

City of Placerville Development Services Department

3101 Center Street Placerville, CA 95667 (530) 642-5252

TENTATIVE SUBDIVISION MAP REQUIRED SUBMITTAL INFORMATION

The following information must be provided with all applications. If all the information is not provided, the application will be deemed incomplete and will not be accepted. For your convenience, please use the check ($\sqrt{}$) column on the left to be sure you have all the required submittal information. All plans and maps MUST be folded to $8\frac{1}{2}$ " x 11". All plans required in PDF format should have Optical Character Recognition (OCR), be optimized, and be in a reduced file size.

NOTE: APPLICATIONS WILL BE ACCEPTED BY APPOINTMENT ONLY. TO MAKE YOUR APPOINTMENT IN ADVANCE, PLEASE CALL DEVELOPMENT SERVICES AT (530) 642-5252.

NOTE: Submittal of the materials required in this application packet does not necessarily constitute a complete application for purposes of the California Permit Streamlining Act; the City may require further submittals or clarification of materials in order for staff to begin processing the project. If so, you will receive a letter within 30 days stating what additional materials must be submitted. Discretionary project applications (a project considered by the Planning Commission, and/or City Council) will need to be deemed complete for processing before the environmental review of the project can be started in accordance with the California Environmental Quality Act. In order to prepare an environmental document to comply with CEQA, the City may require the applicant to submit additional information or studies after the application has been deemed complete for processing. Note that studies may be required to analyze potential impacts from off-site improvements.

FORMS AND MAPS REQUIRED

Check $(\sqrt{})$

| <u>Applicant</u> | <u>City</u> | |
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| | | 1) Application form completed and signed. All application forms shall be completed in ink or typed. |
| | | 2) Letter of Authorization: When there are multiple owners, a Letter of Authorization is required from the other property owner(s) authorizing the applicant to act as their agent; or when the applicant is not the property owner. |
| | | 3) Project Narrative / Description |
| | | 4) One copy of a Title Report (no more than six months old) for the project. Proof of ownership (Grant Deed) shall be required, if the property has changed title since the last tax roll. |

| | 5) Provide name, mailing address, and phone number of all property owners and their agents. |
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| | 6) If the project is located within the El Dorado Irrigation District (EID) service area, obtain and provide a Facilities Improvement Letter (FIL). |
| | 7) Sewer and water facilities maps proposed to serve the project; provide four copies of a map showing location and size of the proposed facilities. |
| | 8) One hard copy plus an electronic PDF copy (CD-ROM or other medium) of a preliminary grading, drainage plan and report. The plan should be of sufficient detail to identify the scope of grading, including quantities, depths of cut and fills for: roads, driveways where cuts/fills exceed six feet, retaining walls, and mass pad graded lots. Show location of existing drainage, proposed modifications, and impacts to downstream facilities. (See Title 8 (Public Ways and Property), Chapter 7 (Grading, Erosion and Sediment Control) for submittal requirements of the drainage plan and report.) |
| | 9) One hard copy plus an electronic PDF copy (CD-ROM or other medium) of a Preliminary Geotechnical Engineering Study as described in the adopted Design and Improvement Standards Manual. |
| | 10) An on-site biological study shall be required to determine if the site contains special status plant or animal species or natural communities and habitats, including riparian vegetation and plant habitat. The report should include proposed mitigation measures if applicable. Such survey can only occur from March 15 through August 15 when plants are identifiable. One hard copy plus an electronic PDF copy (CD-ROM or other medium), with attachments, shall be submitted. |
| | 11) A site-specific wetland investigation shall be required on projects with wetlands as determined by the biological study. One hard copy plus an electronic PDF copy (CD-ROM or other medium) shall be submitted. |
| | 12) Name and address of Homeowners' Association, Zone of Benefit, or other road maintenance entity, if it exists in the project area. |

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| | ☐ 13) A record search for archeological resources shall be conducted through the North Central Information Center (NCIC) located at CSU-Sacramento. | | | |
| | Mailii | ng Address: | Physical Location: | |
| | California State University, Sacramento 6000 J Street, MS 6100 | | North Central Information Center Folsom Hall, Suite 2042 7667 Folsom Boulevard Sacramento, CA 95826 | |
| | | required. Archaeological surveys s consistent with the qualification sta | ed for a field survey, a survey shall be hall be prepared by qualified professionals undards adopted by the Society for California y plus an electronic PDF copy (CD-ROM or | |
| | | 14) An acoustical analysis shall be provided to demonstrate consistency with General Plan Policies (see policies following Health and Safety General Plan Goals I and J). The analysis should include description of construction noise, traffic noise generated from the project, and impacts of traffic noise to the residences within the project. One hard copy plus an electronic PDF copy (CD-ROM or other medium) shall be submitted. | | |
| | | 15) An air quality impact analysis shall be provided utilizing the Air Quality Management District's AQMD Guide to Air Quality Assessment: Determining Significance of Air Quality Impacts under the California Environmental Quality Act (February 2002) available at: https://www.edcgov.us/Government/AirQualityManagement/Pages/guide_to_air_quality_assessment.aspx | | |
| | | model CalEEMod available at: ww | the statewide land use emissions computer vw.caleemod.com to quantify potential as (GHG) emissions. One hard copy plus an other medium) shall be submitted. | |
| | | 16) Transportation / Circulation Plat: | an. Applications shall include information | |
| | | General Plan Land Use/ Circula | ith the Placerville General Plan's Part I. ation Diagrams and Standards Policies, the General Plan's Master Street Plan. | |

| Applicant City | | B. Identify access to City road(s); describe proposed road and intersection improvements (on-site and off-site). | |
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| | | One hard copy plus an electronic PDF copy (CD-ROM or other medium) shall be submitted. | |
| | | If required by the City of Placerville Engineering Division, a traffic study shall be provided utilizing their latest traffic study requirements, as determined by City Engineer. | |
| | | 17) Copy of previous parcel map, subdivision map, or record of survey, if applicable. | |
| | | 18) Application Fees pursuant to the adopted fee schedule. | |
| | | 19) Five copies plus an electronic PDF copy (CD-ROM or other medium) of the site plan detailing what exists on the site at time of application shall be submitted on 24" x 36" sheets, drawn to scale, and of sufficient size to clearly show all details and required data. All plans MUST be folded to 8½" x 11", plus one 8½" x 11" reduction that includes a graphic scale. NO ROLLED DRAWINGS WILL BE ACCEPTED. | |
| | | 20) Five copies plus an electronic PDF copy (CD-ROM or other medium) of a Phasing Plan, if proposed; and one 8½" x 11" reduced copy that includes a graphic scale. | |
| | | 21) For divisions of R-1 (single-family residential) zone classification properties, one full-sized copy plus an electronic PDF copy (CD-ROM or other medium) of a slope map showing cross-slope analysis and minimum parcel area per City Code Section 10-4-2(D)4; and one 8½" x 11" reduced copy. | |
| | | 22) One full-sized copy plus an electronic PDF copy (CD-ROM or other medium) of an aerial photograph with the tentative map overlaid. Scale should be $1'' = 100'$ or the same scale as tentative map. | |
| | | 23) A Fire Safe Plan approved by the El Dorado County Fire District. One hard copy plus an electronic PDF copy (CD-ROM or other medium) shall be submitted. | |
| | | 24) Five copies plus an electronic PDF copy (CD-ROM or other medium) of a Woodland Alteration Plan, subject to the requirements and standards under Title 8 (Public Ways and Property), Chapter 13 (Woodland and Forest Conservation). | |

REQUIRED INFORMATION ON TENTATIVE SUBDIVISION MAP

| <u>Applicant</u> | <u>City</u> | |
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| | | 1) Proposed subdivision name. |
| | | 2) North arrow and Scale. |
| | | 3) Location Map |
| | | 4) Project boundaries with dimensions. |
| | | 5) The approximate dimensions and area of all lots (gross and net). Net area of lots excludes non-buildable areas such as road rights-of-way, land normally under water for all or part of the year, and easements not for the exclusive use of the parcel on which it is located. Parcel sizes must be consistent with General Plan and Zoning standards unless the application is accompanied by a General Plan, Rezone, and/or Planned Development application. |
| | | 6) Topography & Drainage A. Contour lines shown at 5-foot intervals. Contours may be shown at 10- foot or 20-foot intervals on parcels of 10 acres or larger (using USGS interpolation or field survey), if said contours reasonably identify significant site features (e.g., benches or abrupt topographical changes, etc.). |
| | | B. Slope of land (percentages) |
| | | 7) Adjacent ownership with book and page number of recorded deeds or parcel map references. |
| | | 8) Existing Street(s) or Rights of Way to Public Street(s)A. Location (drawn to scale)B. Name(s)C. Rights-of-way widths |
| | | 9) Proposed Street(s) and/or Rights of Way A. Location (drawn to scale) B. Proposed name(s) C. Note if private (together with deed or map reference that documents the access) and/or public road. D. Right-of-way width(s) and grade(s) E. Proposed section(s) |
| | | 10) Approximate radii of centerline on all street curves. |

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| | | 11) Existing Utilities A. Purpose, width, and approximate location of all proposed and existing easements (other than roads) together with the deed or map reference that |
| | | documents the easement. B. Underground structures (wells, septic systems |
| | | 12) Proposed Utilities A. Easements shown (where necessary for water, sewer, storm drainage, PG&E, telephone and cable television, etc.), minimum width 15 ft. |
| | | 13) All existing structures, buildings, dirt roads, and distances to existing and proposed property lines. Show structures within 50 feet of property. |
| | | 14) Show location of all structures for which permits have either been applied for or granted, but not yet constructed. |
| | | 15) Fire hydrant location, existing and/or proposed. |
| | | 16) The location, if present, of rock outcropping, lava caps, drainage courses, ponds, lakes, canals, reservoirs, rivers, perennial streams, creeks, spring areas subject to inundation and wetlands. |
| | | 17) Identify areas subject to a 100-year flood; and show high water level (100-year) on map. |
| | | 18) Show any other subdivision-related improvements such as: street lighting, subdivision signage, landscaping, parking, storm drains, catch basins, storm water quality treatment areas, parks, and utility facilities (e.g.: electric, gas, phone, cable TV). The depiction of these improvements may be submitted on a separate exhibit map if appropriate. |
| | | 19) General Information Block;The following information is to be listed on the tentative map in the following consecutive order:a. Owner of record (name and address)b. Name of applicant (name and address)c. Map prepared by (name and address)d. Scale |
| | | e. Contour interval (if any) |

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| | | f. Source of topography |
| | | g. Section, Township and Range |
| | | h. Assessor's Parcel Number(s) |
| | | i. Present and proposed General Plan land-use designation(s) |
| | | j. Present and proposed zoning classifications(s) |
| | | k. Total parcel area |
| | | l. Total number of lots |
| | | m. Minimum parcel area |
| | | n. Total number of lettered lots |
| | | o. Water supply |
| | | p. Sewage disposal |
| | | q. Fire protection district |
| | | r. Date of preparation |
| | | s. Approval block: |
| | | In the lower right-hand corner of each map, a signature block should be shown, |
| | | giving space for: |
| | | City Council: |
| | | Approval/Denial Date: |
| | | |

The Development Services Department reserves the right to require additional project information as provided by Section 15060 of the California Environment Quality Act, or as required by the General Plan development policies, or when such is necessary to complete the environmental assessment.

NOTE: APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY. MAKE YOUR APPOINTMENT IN ADVANCE BY CALLING (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 ot perform. In these cases, the applicant shall pay the direct cost of stration. |
| PROJECT APPLICANT | APPLICANT'S REPRESENTATIVE (if different) |
| NAME: | |
| MAILING ADDRESS: | |
| PHONE: | 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

| | ns or Restrictions (CC&Rs), concerning use a dopment requirements that were placed on the said restrictions expire. | |
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| required findings of fact, are in all respe | d information contained in this application, in exts true and correct. I understand that all proper the event that the lines and monuments are rasibility. | rty lines must be shown on the drawings |
| | ment Code §65105, planning agency personne my project. These entries, examinations, and su o the possession thereof. | |
| sufficient factual evidence at the heari request; that the findings of fact furnish | It is subsequently contested, the burden will be not of support this request; that the evidence hed by me are adequate, and further that all strength may result in the request being set asid my expense. | adequately justifies the granting of the tructures or improvements are properly |
| liability for damage or claims for damage 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 allege | hall hold the CITY, its officers, agents, employe for personal injury, including death, and claim the PROPERTY OWNER or those of his controllate to this project. PROPERTY OWNER agricultatives from actions for damages caused or all connection with the project. This hold harmled to have been suffered by reason of the oprepared, supplies or approved plans or specifical | ns for property damage which may arise actor, subcontractor, agent, employee or rees to and shall defend the CITY and its leged to have been caused by reason of ss agreement applies to all damages and perations referred to in this paragraph. |
| PROPERTY OWNER further agrees to challenging the validity of PROPERTY | indemnify, hold harmless, pay all costs and pr 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. | is request, I have read and understood the comp | plete 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 Occur conditions imposed by the Planning Cor | ville Municipal Code prohibits the occupancy of apancy by the Building Division AND the commission or City Council UNLESS a satisfactor letion. VIOLATIONS may result in prosecution | npletion of all zoning requirements and ry performance bond or other acceptable |
| ********* | ************ | ****** |
| sent to the Applicant and Owner. Notice documents will be sent to the mailing ac | eport will be prepared for applications requiring es and Staff Reports will be sent via email if a ddresses provided on this form. Please list beloany alternate instructions for sending these materials. | ddresses have been provided; if not, the ow any alternate or additional recipients |
| | | |