

CITY OF PLACERVILLE



SINGLE FAMILY DWELLING APPLICATION PACKET

(Manufactured Homes not included)

DEVELOPMENT SERVICES DEPARTMENT

3101 CENTER STREET
PLACERVILLE, CA 95667

EFFECTIVE October 7, 2022

Building Division
(Construction Permits)

(530) 642-5240

Planning Division
(Historic review, Zoning)

(530) 642-5252

Engineering Department
(Grading, Water, Sewer, Streets)

(530) 642-5250

Visit our website: www.cityofplacerville.org

Single Family Dwelling (SFD) Construction Permit

Welcome to the City of Placerville's Development Services Department. The staff is always available to help you through the permit process and assist with your construction project to insure it is built in conformance with all applicable federal, state and local regulations. Construction permitting is a small but critical part of the construction process – a process that begins with a glimmer of an idea and ends with a finished dream home. It is part of the construction team to produce a safe, healthy and energy efficient home. This packet is designed to assist you in submitting all necessary information and documentation to obtain a construction permit for your Single Family Dwelling. Please take the time to review all of the information provided within this packet. Be sure to review the "Plan Review Submittal Checklists" and thoroughly fill out all applicable forms to prevent any unnecessary delays. Include a copy of your grant deed if you have recently purchased the property. Deemed **complete** submittals are accepted by the Building Division by appointment between the 10:00 a.m. and 11:30 a.m., Monday through Friday.

The information within this booklet is subject to change due to code changes, fee updates and newly adopted ordinances to meet local and state requirements.

Pre-check items:

The City of Placerville has zones designated as historic districts with specific development guidelines that may affect your proposed design. New construction of buildings within **city historic districts would require building plans and elevations subject to approval by the Planning Commission prior to issuance of a construction permit for applicable single family residence Section 10-4-10 of the zoning ordinance.** Contact the Planning Division to verify site zoning. The City website contains links to zoning, site addresses and the zoning code.

Some of the fees shown are sometimes referred to as impact fees and are collected to pay your project's fair share of the City's infrastructure needed to service your construction project which includes; transportation improvement, water system capacity improvements, sewer collection and treatment system capacity, fire suppression, new and improved parks and new or expanded schools. They are called impact fees because the addition of new residences impacts the community by increasing the demand for these services.

You will find within this booklet a submittal checklist to use when submitting your application. A fee worksheet is included to help determine an estimated fee for your Single Family Dwelling project. A checklist of all the sheets needed for a complete building construction plan set included for permit submittal and a checklist for a construction project site plan. We have also included additional information that will help you through the SFD permit process.

Many times we are asked if a property owner may build their own home. If a person is knowledgeable in the construction field they certainly could by law build their own home as an [Owner-Builder](#). If you are not familiar with construction our recommendation would be to use properly licensed contractors.

The following is an excerpt from California State License Board concerning the laws regulating an owner builder.

Owner-Builder Exemption (B&P 7044)

1. Who is considered to be an owner-builder?

An owner-builder is any individual or group of individuals who own the property or building on which they plan to construct, alter, repair, improve, or remodel a building or structure. Also, a tenant may be considered an owner-builder (case-by-case).

2. Is an owner-builder required to have a CSLB license?

An owner-builder does not need to have a CSLB license, but there are limitations.

A license is not required if:

- The owner-builder does the work himself or herself or through his or her own employees, with wages as their sole compensation, and the structure(s) is/are not intended for sale; or
- The owner-builder contracts with properly licensed subcontractors. This exemption applies to the construction of a single-family residential structure and limits the number of structures intended or offered for sale to four or fewer in a calendar year.

The number of structures is unlimited if the owner-builder contracts with a General Building (B) contractor.

If you choose to contract the construction with a general contractor or sub-contractors you can verify their license status, business name and address, any CSLB disciplinary actions, classifications held, business type and bond and worker's compensation information. The CSLB is responsible for regulating the state contractor's license laws and the building division is responsible for verifying the license, status and worker's compensation are active before the issuance of a permit. If an owner is acting as a general contractor for their project they would be responsible for verify the license, status and worker's compensation. The information can be verified at www.cslb.ca.gov or by calling the CSLB toll free assistance number. All contractors working within the City limits of Placerville must have a current [City Business License](#).

Additional information can be found on the permit application part 1 and 2, owner builder check list. See page 15 of this booklet for benefits and risk of being an owner builder.

CITY OF PLACERVILLE
SINGLE-FAMILY DWELLING APPLICATION
SUBMITTAL CHECKLIST

The following documents are required for a Single Family Dwelling application to be deemed a complete submittal. Please complete the worksheet part 19 for the application. Feel free to make any comments on that worksheet that will provide us additional information necessary in reviewing your application.

A worksheet similar to below must be completed and submitted with your application.

See part 19 at the end of this booklet for your use

	Form or information needed:	Description of requirements
	Construction Permit Application. (Part 1a and Part 3)	Complete the city's three part application and sign where applicable (the signature will be verified by office permit staff). Part 1a is standard information identifying the building project. The contractors name is only needed if the contractor is applying for the permit. The workers compensation information is required by both the contractor and owner builder. Enter none if a lender is not involved with a project otherwise include the lender's name and address.
	Owner Builder Declaration (Part 2)	If you are applying as owner-builder, you must be the owner of record and complete part 2 of the multi-part application. When other than the owner or licensed contractor is applying for the permit, the second half of part 2 must be completed, giving authority to act as permit agent on the property owner's behalf.
	Application and Permit Expirations (Part 3) (See Construction Permit Application above)	Permit applications and issued permits have a limited time per city ordinances. Read part 3 carefully as it explains these expiration dates, limited refunds and recording of notices on property title when a permit expires.
	Individual home owner association reminder (no form)	Check with your individual association for any possible contractual restrictions that may affect your construction project within the association. The Building Division does not enforce these restrictions nor require written approval.
	Residential Construction Waste (Part 12b)	Effective January 1, 2020 the Green Standards Code mandates new residential construction projects to recycle and/or salvage a minimum 65% of the non-hazard debris generated during the project. Three methods are presented in the part 12b form, choose one method.
	Printed copy of Contractor's License information (done by city staff) when a licensed contractor applies.	Contractors acting as agent for the owner must have a current active California State Contractor's License, worker's compensation coverage, and a current City of Placerville Business License. These items will be verified by city staff using the State Contractor's License Board's website.

	Grant Deed	Provides written evidence that you own the property.
	Obtain water and sewer services to the dwelling (water may be city or EID, check for service area) (Part 17)	When served by city water or sewer services, you must have or be able to obtain a water meter and sewer connection prior to permit issuance. When water services are by EID, they will review your project and approve the water meter. Verification of EID water service may be required at time of application. A second dwelling may be on the same meter but may require an upgrade to a larger meter, check with water purveyor. (see additional utilities information in this booklet)
	Contact El Dorado County Environmental Management at Building C, Fairlane Court (septic waste system)	When the city public sewer is not within 200 linear feet of the new dwelling unit you must submit a percolation test and septic design to the El Dorado County Environmental Management Department. This may only be submitted with or after the City of Placerville building permit application.
	City of Placerville, Engineer Division application.	An encroachment permit is needed if you are required to do any work in the public right-of-way (ie driveway, frontage improvement, sidewalk installation, street widening, etc.). Check with the City's Engineering Division for requirements. See the county Fire Safe Regulations for fire safe driveway information.
	State of California CF-1R form (State approved forms or a computer energy analysis by a state approved program)	Include a State of California Energy Code, Building Energy Analysis (Title24), showing all requirements to prevent excessive energy use or loss. May be a prescriptive or performance based submittal. Prescriptive forms are available from the California Energy Commission website or a performance based design by using an approved computer program available from the state or by outside contract designers. The CF-1R forms are not required to be registered at time of application. The registration is required for the form and results of a Home Energy Rating System HERS test.
	A separate grading permit and plan (see plan requirements) Engineer Division review. (Part 14)	If the site requires grading to create a building construction site or driveway/road to the building, a grading permit may be required. Four sets of plans will need to be submitted for City Engineering Division review.
	A separate retaining wall permit and engineered plans (see plan requirements)	If the site requires a retaining wall(s) to create a building construction site or driveway/road to the building, a separate retaining wall permit will be required. The wall design and engineering may be included with the grading plan submittal.
	Plans for the construction of the dwelling (see plan requirements below). Plans should be submitted electronically to pville.building@gmail.com	Three complete sets of construction plans, one copy of the floor plan and elevation sheets, and three copies of any supporting documentation such as structural engineering, truss calculations, etc. One set will be returned approved to be used as the project construction plans. One set will remain in the Building Division and the separate floor plan sheet sent to the county tax assessor.

	Submitted to El Dorado County Fire District Site Plan with driveway elevations. Address: 4040 Carson Rd, Camino Phone: (530) 644-9630	Provide 2 sets of the site plans with driveway elevations for review and approval.
Note: All fees for the city and other agencies will be due at issuance. A plan review fee will be determined and become due at time of application. (see fee schedule)		
If you have any questions or need assistance, please contact our office at (530) 642-5240.		

CITY OF PLACERVILLE
SINGLE-FAMILY DWELLING FEE SCHEDULE
SUBMITTAL REQUIREMENTS

Permit Fee Schedule				
The following fee schedule will be used to determine applicable fees for review and construction of a single family dwelling. Fill in the applicable column provided should be an approximate permit fee.				
Fee calculations: A number of the following permit fees are based on the valuation of the dwelling being constructed. New construction costs (valuation) can be determined by square foot estimates. The City of Placerville, by ordinance, uses the most recently published International Code Council Building Validation Data table that provides the national average construction costs per square foot published each February and August. To determine the valuation multiply the square footage of the wood construction dwelling by \$150.87 . Then multiply the <u>attached</u> garage square footage by \$60.43 . The total valuation of both will then be used to determine the plan check, building and other fees per the schedule below.				
The fees shown may change from the time this booklet was written. It is for estimation purpose only and you can visit the City web site for current fees.				
Enter proposed square footage:	<i>Dwelling sq. ft</i>		<i>x \$166.08=</i>	\$
	<i>Attached Garage sq. ft.</i>		<i>x \$66.48 =</i>	\$
	<i>PV Solar</i>		<i>valuation</i>	\$
Insert your total calculated valuation here: (Val.)			\$	
	Fee Title	Fee Description		Enter fee amount
	Application and	A minimum \$95.00 fee on < \$16K Valuation.		

	Plan Review:	0.6% of Val. from \$16K to \$100K		
		\$600.00 + 0.3% of Val. over \$100K		
	Construction Permit	A minimum \$95.00 fee on < \$8K valuation.		
		1.2% of Val. from \$8k to \$100K		
		\$1,200 + 0.7% of Val. over \$100K		
	SMIP	A fee collected for the State of California to support a Strong Motion Instrumentation Program for seismic studies. .013% of Val.		
	Park Impact	A fee to help with developing and maintaining recreational parks. \$1,320.00		
	Traffic Impact	Single Family Dwelling:	\$18,409.00	
	Fire District Impact	A fee collected for the El Dorado County Fire District. \$1.03 x total sq. ft.		
	State of California Green Building	A fee collected for the state to fund green projects. \$1.00 per every \$25K Val		
	City Sewer Service	Application fee: \$75.00		
	Sewer-Impact Capital Improvement Charges	Single Family Dwelling:	\$7,350.00	
	City Water meters Installed	Application fee: \$75.00		
		Water meter 1"	\$1,000 (T&M)	
		Water meter 1 ½ "	\$1,000 (T&M)	
	Water- Impact Capital Improvement Charges (CIC)	5/8" & 3/4" meter size: (typ)*	\$21,046.00	
		1" ** meter size:	\$39,345.00	
		1 ½ " meter size:	\$56,270.00	
	* City (\$6,867) and EID (\$14,179). ** In most residential instances the 1 inch water meter is for an automatic fire sprinkler only and the CIC charge will be the same as the 5/8 & 3/4 inch meter fee.			
	The estimated cost shown below is the contract price to do your building site improvement in preparation of constructing the dwelling and associated buildings. Estimated cost for offsite may be for roads, driveway aprons to access the lot or other street improvements.			
	Site Improvement Plan Review	Estimate cost up to \$100K	\$100.00 + 0.5%	
		Estimate over \$100K	Add- 0.25%	
	Grading Plan Review	Deposit into T&M account \$500.00		
	Grading Permit	Value of Improvements	X 1%	

		A minimum T & M deposit \$300.00	
	Off Site-Roadway Plan Review	Estimated cost up to \$20K 2.5%	X
	Off Site-Roadway Plan Review Encroachment	Estimated cost over \$20K Add- 1% For any work in the public ROW. \$175.00	
	<u>Street Frontage Improvement or Agreement</u> Contact the Engineering Dept.	The <u>construction or addition of new residential sq ft greater than 200 sq ft or the construction of a garage of more than 400 sq ft requires the installation of street frontage improvements.</u> A request for an exemption in the form of a street frontage improvement agreement must be request through the Engineering Department.	
	Addressing	This is required if the property does not already have an address assigned to it. The administrative cost covers the notification of various departments with the City and County and the U.S. Postal Service. \$70.00	
Insert the total of the approximate fees here→			\$

The El Dorado County Office of Education collects a developer fee per Government Code Section 66997(b). Note that the fee is determined by the EDCOE prior to issuance of the permit. It is collected as a separate check at the time of permit issuance. Any fee increase may apply during the permit application process. The County Office of Education should be contacted directly with any questions.

School District Fee:	As of March 2021, the current rate is:	\$4.08 per square foot for the dwelling area.
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CITY OF PLACERVILLE
SINGLE-FAMILY DWELLING CONSTRUCTION PLAN WORKSHEET
SUBMITTAL REQUIREMENTS

Single Family Dwelling Required Construction Plans			
The following plan items are required for a permit application submittal to be deemed a complete application:			
Provide electronic plans or two (2) complete sets of building construction drawings and one (1) additional Floor plan & elevation sheet for the El Dorado County Assessor.			
A	S	Sheets included in plan set.	Description of information needed.
<input type="checkbox"/>	<input type="checkbox"/>	Plot Plan	See plot/site requirements in the plot plan table below.
<input type="checkbox"/>	<input type="checkbox"/>	Cover Sheet Title Block	Property owner's name and mailing address, project site address, and assessor's parcel number. Include a summary of square footage identifying proposed occupancies. <div style="margin-left: 20px;"> <input type="checkbox"/> Include a vicinity map. <input type="checkbox"/> Include a plan set index of all sheets. <input type="checkbox"/> The California Code cycle (year). </div>
<input type="checkbox"/>	<input type="checkbox"/>	Project Description Block on cover sheet	Identify and describe all work to be covered by the permit for which application is made.
<input type="checkbox"/>	<input type="checkbox"/>	Foundation Plan	The foundation plan and floor plan maybe combined but separate sheets provides for more clarity. The foundation plans should include section details of the footings and other specific items for clarification. Show locations and types of any holddowns.
<input type="checkbox"/>	<input type="checkbox"/>	Floor Plan	(Fully dimensioned) illustrating proposed sizes and uses of rooms. Show braced wall panel locations or engineered shear walls with holddowns (if applicable).
<input type="checkbox"/>	<input type="checkbox"/>	Floor Framing Plan	Include the substructure, types of joists, floor deck, etc. Include any additional structural details for clarity. (Include exterior deck framing if applicable).
<input type="checkbox"/>	<input type="checkbox"/>	Building Sections	A complete section detail(s) can include a lot of information concerning substructure, wall structure and the roof structure in one or two details. It can clarify more complex structural issues.
<input type="checkbox"/>	<input type="checkbox"/>	Structural Plans (details)	Provide three (3) copies of state licensed architect or engineer calculations with plans (if applicable).
<input type="checkbox"/>	<input type="checkbox"/>	Roof Framing Plan	Include the truss manufacturer's specifications if a roof truss system is used. Must be reviewed and signed by the project engineer (if applicable). Include structural members such as rafters, ridge boards etc.
<input type="checkbox"/>	<input type="checkbox"/>	Elevations	Typically the four orientated elevations are within the plans set. Exterior information can be included with the elevations such as siding material, window location, roofing material, eaves, aesthetics of dwelling exterior, etc.

<input type="checkbox"/>	<input type="checkbox"/>	Electrical, Plumbing & Mechanical Plan.	This may be illustrated on the Floor Plan. Include a gas piping plan (if applicable.)
<input type="checkbox"/>	<input type="checkbox"/>	LPG Plumbing Plan and Tank Location (if being used)	Include a gas line schematic showing size of pipe, BTU's of appliances and length of pipe. Show distances from the LP tank and between appliances.
<input type="checkbox"/>	<input type="checkbox"/>	Post Construction Storm Water Plan	The State Water Resources Board requires all new construction sites prevent any water contamination into the natural environment and erosion to occur on the site. You plans will include temporary and permanent erosion and sediment control provisions. See site plan requirements.
<input type="checkbox"/>	<input type="checkbox"/>	Residential Automatic Fire Sprinkler System	The State of California Building code requires an automatic fire sprinklers systems installed in all new residential construction. The proposed system shall be designed and installed by an appropriate California licensed professional. As the owner of the property you can design and install the system but you will need a working knowledge of water fire suppression systems.
<input type="checkbox"/>	<input type="checkbox"/>	Name and Wet-signature	Include original signature of the person responsible for preparing plans. (Plans requiring design by a California-Registered Architect or Engineer must have seal and 'wet' signature and the license number with current expiration date.)
<p>An application missing any items above will be deemed incomplete and rejected. Plan check will not be scheduled until all the items indicated are received by the Development Services Department. This may affect application fees and codes since the operative date of application will be the date on which a complete application is received.</p>			
<p>CHECK OUR PLAN REVIEW GUIDELINES FOR MORE DETAILS ON THE PLAN CHECK PROCESS. The guideline, while not all-inclusive, is intended to assist in preparation of your residential plans that are essentially "complete".</p>			
<p>Plan Review Fees are due at the time of submittal. The City of Placerville will accept a personal check, most debit and credit cards.</p>			
<p>NOTE: All accessory buildings will need to be shown on the plot plan and may require separate permits if not previously permitted at the time of this submittal.</p>			

Solar Ready Requirements (California Building Code 2019):

The California Energy Code (Section 110.10) contains mandatory requirements for solar in newly constructed single-family and multifamily residences.

Photovoltaic Requirements. All low-rise residential buildings shall have a photovoltaic (PV) system meeting the minimum qualification requirements as specified in Joint Appendix JA 11, with annual electrical output equal to or greater than the dwelling's annual electrical usage as determined by Equation 150.1-C:

EQUATION 150.1-C ANNUAL PHOTOVOLTAIC ELECTRICAL OUTPUT

$$\text{kWP}_v = (\text{CFA} \times A) / 1000 + (\text{ND}_{\text{well}} \times B)$$

where:

kWP_v = kWdc size of the PV system

CFA = Conditioned floor area

ND_{well} = Number of dwelling units

A = Adjustment factor from Table 150.1-C

B = Dwelling adjustment factor from Table 150.1-C

Exception 1 to Section 150.1(c)14: No PV system is required if the effective annual solar access is restricted to less than 80 contiguous square feet by shading from existing permanent natural or manmade barriers external to the dwelling, including but not limited to trees, hills, and adjacent structures. The effective annual solar access shall be 70 percent or greater of the output of an unshaded PV array on an annual basis.

Exception 2 to Section 150.1(c)14: In Climate Zone 15, the PV system size shall be the smaller of a size that can be accommodated by the effective annual solar access or a PV system size required by the Equation 150.1-C, but no less than 1.5 Watt DC per square foot of conditioned floor area.

Exception 3 to Section 150.1(c)14: In all climate zones, for dwelling units with two habitable stories, the PV system size shall be the smaller of a size that can be accommodated by the effective annual solar access or a PV system size required by the Equation 150.1-C, but no less than 1.0 Watt DC per square foot of conditioned floor area.

Exception 4 to Section 150.1(c)14: In all climate zones, for low-rise residential dwellings with three habitable stories and single-family dwellings with three or more habitable stories, the PV system size shall be the smaller of a size that can be accommodated by the effective annual solar access or a PV system size required by the Equation 150.1-C, but no less than 0.8 Watt DC per square foot of conditioned floor area.

Exception 5 to Section 150.1(c)14: For a dwelling unit plan that is approved by the planning department prior to January 1, 2020 with available solar ready zone between 80 and 200 square feet, the PV system size is limited to the lesser of the size that can be accommodated by the effective annual solar access or a size that is required by the Equation 150.1-C.

Exception 6 to Section 150.1(c)14: PV system sizes from Equation 150.1-C may be reduced by 25 percent if installed in conjunction with a battery storage system. The battery storage system shall meet the qualification requirements specified in Joint Appendix JA12 and have a minimum capacity of 7.5 kWh.

CITY OF PLACERVILLE
SINGLE-FAMILY DWELLING SITE PLAN WORKSHEET
SUBMITTAL REQUIREMENTS

Single Family Residence Construction Site/Plot Plans			
A	S	Show on plans:	Description of sheet requirements
<input type="checkbox"/>	<input type="checkbox"/>	Site Plan	<p>Drawn at a conventional scale (i.e., 1" = 10', 1" = 20', etc.) showing the entire parcel with property lines dimensioned (if you have a very large parcel, you may use a reduced scale such as 1" = 50' or 1" = 100', as long as the <i>grading portion</i> of the site plan is <i>no smaller than 1" = 20'</i> (this method may require two or more drawings)).</p> <ul style="list-style-type: none"> <input type="checkbox"/> Provide a North arrow on the site plan. <input type="checkbox"/> Provide the scale being used for the site plan. <input type="checkbox"/> Show all utilities (existing or proposed) location(s).
<input type="checkbox"/>	<input type="checkbox"/>	Street Frontage Improvements <i>(Chapter 9 Street Improvements; 8-9-3)</i>	The construction of a dwelling or garage shall also provide for the construction of curbs, gutters, sidewalks, and street paving to meet the existing street pavement, in accordance with city of Placerville standard specifications and design along all public street frontage adjoining the property upon which such work is to be done, unless curbs, gutters, sidewalks and paving constructed in accordance with city standards and design therefor already exist.
<input type="checkbox"/>	<input type="checkbox"/>	Location and Dimension	<p>Show all recorded easements on the parcel - (i.e. road easements, public utility easements, drainage easements, etc.). Show distances from the proposed structure(s) to all property lines (or nearest edge of road easement(s)). <u>Show to scale</u> all existing or proposed structure(s) on the property (such as garage, well, shed, barn, swimming pool, propane tank, septic system, etc.) and the building separation(s) dimensioned.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Provide all existing and proposed <u>driveways and parking areas</u>. <input type="checkbox"/> Indicate on plans all the required <u>zoning setbacks</u> for the property.
<input type="checkbox"/>	<input type="checkbox"/>	Site Topography	<p>Prior to grading - using contour lines at 1' vertical increments. The contour lines must extend a minimum of 20 feet beyond the building site, driveway or other area of disturbance. Use positive values only and state the source of the topography.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Indicate existing contours as broken or light lines. <input type="checkbox"/> Indicate the top and toe of all graded slopes. <input type="checkbox"/> Include a driveway profile and contour lines of driveway.
<input type="checkbox"/>	<input type="checkbox"/>	Drainage, and Erosion and Sediment Control	<p>Indicate on plans all surface and subsurface drainage devices such as drainage swales, interceptors, drains, culverts, ditches, catch basins, etc., both public and private.</p> <p>Indicate on plans all erosion control devices such as areas of seeds/mulch, hydro mulch, jute wattles or slope blankets, riprap, cobbles, etc., and note all replanting requirements.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Indicate both temporary and permanent erosion controls. <input type="checkbox"/> Include on separate plan sheet for the drainage and erosion plan.
<input type="checkbox"/>	<input type="checkbox"/>	California Firesafe and Defensible Space	<p>Indicate the driveway on larger parcels 1 acre or greater from the proposed structure to the addressed road width, turnarounds, turnouts for fire access.</p> <p>Include fuel modification vegetation management to reduce the severity of potential exterior wildfire exposure.</p>

<input type="checkbox"/>	<input type="checkbox"/>	Landscape and Irrigation	For new residential projects with an aggregate landscape area equal to or greater than 500 sq.ft. and includes an irrigation system, the landscape & irrigation plan shall comply with the water efficient landscape regulations under section 10-6-1 through 10-6-17 of the city zoning ordinance. These regulations include the submittal of landscape and irrigation design plans.
<input type="checkbox"/>	<input type="checkbox"/>	Utilities, water and sewer system	Show on plans the location of the sewer and water laterals from the proposed dwelling to the street connection. Only a Class A General Engineering licensed and bonded Contractor may be allowed to connect to services in the City's street and R.O.W. Circumstances for connecting to a private sewer lateral will require plans by a civil engineer, City pre-approval, recorded agreements of the owners involved, proof of acceptable line service and approved design of the lateral at connection to the main. (see additional utilities information in this booklet)
<input type="checkbox"/>	<input type="checkbox"/>	Septic installation	If a city sewer system connection or the extension of an existing sewer main to the proposed construction cannot be obtained, an approved septic system may be installed on the property. Show on the site plan the location of the septic tank and all leach fields. The system design will need to be submitted to the El Dorado County Environmental Management Department for their approval and permit prior to the issuance of the City building permit.
<input type="checkbox"/>	<input type="checkbox"/>	Proposed Grading or Excavation A separate grading permit is required for the project.	Show any proposed grading - This is generally done by using one of two methods: darker, thicker contour lines that overlay the (lighter) existing contour lines; or thicker lines that show cut and fill slopes to scale (the slopes are plotted using a scale). Also specify the yardage of all cuts and fills (exported and imported) <input type="checkbox"/> Provide the finish floor elevation of the proposed structure. <input type="checkbox"/> Environmental review may be required for: Grading involving in excess of fifteen hundred (1,500) cubic yards of material; Grading that creates cut or fill slopes that exceed ten feet (10') in height; Grading on slopes with an average cross slope greater than twenty-five percent (25%); Mass pad grading.
<input type="checkbox"/>	<input type="checkbox"/>	Retaining wall construction A separate grading permit is required for the project.	Provide engineered design and calculations for all retaining walls 48 inches in height or taller measured from top of wall to bottom of the footing. Engineered design and calculations are also required for retaining walls less than 48 inches in height supporting a surcharge load such as; a driveway, roadway, parking, greater than a 2 to 1 slope above the wall or the foundation of a structure above.
<input type="checkbox"/>	<input type="checkbox"/>	Soils Condition Report	A Soil and Geology Report or Geotechnical Memorandum may be required when cuts exceed a 2 to 1 slope, fills exceed a 2 to 1 slope, or unstable soil conditions exist, or the structure pad is in a fault zone, or as required by the City Engineer.
<input type="checkbox"/>	<input type="checkbox"/>	Flood Zone	Clearly show if the parcel and/or the structure is in the flood zone as shown by the FEMA flood insurance rate map (FIRM). <input type="checkbox"/> A licensed civil engineer or surveyor may need to determine the location in or out of the flood zone and the base flood elevation (BFE).

<input type="checkbox"/>	<input type="checkbox"/>	Note	<input type="checkbox"/> Due to the technical nature of this aspect of the building plans, we recommend that you have a design professional (i.e. California licensed civil engineer, architect, or landscape architect) assist with this portion of your plan preparation. Depending on several factors, it may be required that a licensed civil engineer prepares or supervises the preparation of your site plan.
<p>Site Plans that do not contain the required information will not be accepted as complete. Site plans may also include grading and should include all necessary information to properly grade the proposed site and meet all local and state requirements.</p> <p>Since each project varies in complexity, design, and site constraints, the City may require additional information at any time during the process.</p>			

Additional Utilities Information

Sewer

You will need to provide a sewer lateral from your parcel to the City sewer system. The City is not responsible for any construction, repair or maintenance of sewer lines or laterals other than the City's sewer mains.

It is your responsibility to request a sewer connection for your sewer lateral to the City's sewer main where the connection is to be made. Inspections by the Engineering Department will be required for connection to the main and by the Building Division for the lateral to the dwelling unit and cleanout.

The sewer lateral, whether installed at the time the public sewer is constructed or not, is installed and maintained at the sole expense of you, the property owner. The City is responsible for maintenance of only the public sewer system.

If an available City sewer main is not adjacent to the property line, then it shall be the responsibility of the property owner to extend a service lateral to the public sewer line at the City sewer main in accordance with City standards.

It shall be unlawful for any person to construct a septic tank in the City unless, because of the terrain, it is not feasible to connect with the city sewer system, and in that event, a permit must be first obtained. When connection to the city sewer system is not feasible, a building permit shall not be issued until the proposed building site is inspected and approved by El Dorado County Environmental Management and all county regulations regarding septic tanks have been complied with. Upon presentation of an approved numbered septic tank installation permit issued by the county, a building construction permit may be issued by the city.

When a sewer lateral is not available, the installation of the sewer lateral and the connection to the public sewer in the streets shall be done only by a contractor approved by the City and licensed by the State of California with a Class A General

Engineering Contracting license. The contractor also shall possess a current City business license and have on deposit with the City a surety bond in a form approved by the City in the sum of twenty thousand dollars (\$20,000.00) to guarantee the faithful performance of all terms and conditions of the City. Construction shall be as follows:

1. The Engineering Department shall be notified forty eight (48) hours, not including weekends and holidays, in advance before a connection is made to a public sewer, and in no case shall the sewer lateral and connection be covered until the work has been inspected.
2. Construction operations shall be conducted in such a manner as to cause as little inconvenience as possible to abutting property owners and the traveling public. The contractor shall furnish, erect, and maintain such lights, signs, barricades, and other devices as are necessary to prevent accidents. The contractor shall obtain all necessary permits to complete the work.

Water

It is the policy of the City for water meters to be installed on City property adjacent to the property line where the water is to be used. If in the opinion of the City Engineer there are circumstances in individual cases which indicate that it would be less burdensome and more advantageous to the City and the property owner to have the water meter at a place within the property line, this may be done provided that there is either an easement or written agreement which has been accepted by the City.

Costs associated with extensions of water lines from the City main to the customer's property line shall be solely bourn by customer. The customer shall make a deposit based upon a cost estimate by the City. The installation of the water lines and the connection to the public water main in the City streets shall be done only by a licensed contractor by the State of California to do this type of work. The water meter will be set by the City Public Works Division.

At the completion of the installation, the City public works superintendent will submit an invoice based on actual materials, including the meter, labor and equipment used, and charge this against the deposit. If the deposit was too large, the customer will be refunded the difference, if it is too small, the customer shall pay the difference.

Electrical

Typically electrical service is provided by PG&E and you will need to coordinate directly with them. The connection made from the utility cannot be connected until approved by the building official. A temporary connection may be made at a temp power pole with outlet(s) provided for use during construction. Temporary power may be at the permanent location on the dwelling with prior approval from the building official. You should contact PG&E ahead of the time power is needed and they will set

the meter once the installation is inspected and an approval tag attached to the equipment. PG&E will not connect until approval per City ordinance.

Solar panels and system installed on the roof during the construction of the dwelling will not require any additional permitting unless it was not included in the original plan submittal.

Communications

All other utility services such as telephone, cable and any other forms of communication are not be regulated by the City unless it is underground and will need encroachment permits to do work in the City street or right of way.

Important information you need to know if you submit as an Owner Builder

The term “Owner-Builder” can mean three different things:
“Owner as *Worker*”, “Owner as *Contractor*” or “Owner as *Employer*”
Understand each has Benefits or Risk, and it is possible to combine them!

Hiring a California Licensed Contractor means you do not personally perform any of the construction work, the permit is not taken out in your name, you are not personally responsible for the construction and you are *not* an Owner-Builder. Instead, you become a “Customer” and California law provides you the benefit of protection from poor workmanship, failure to finish the job and financial risk due to worker injury.

Benefit/Risk: Highest Benefits and the Least amount of Risk

Owner-as-Worker is a type of Owner-Builder where you *personally perform* the construction work, the permit is taken out in your name and you are *personally responsible* for the construction management, knowledge, workmanship, and completion of the job. You benefit by not paying others to perform this work for you and your risk depends on your own ability to complete the job successfully.

Benefit/Risk: Possible Benefit with Low Financial Risk

Owner-as-Contractor is a type of Owner-Builder where you personally act as your own General Contractor, the permit is taken out in your name and you hire California licensed sub-contractors to perform portions of the construction work. **WARNING:** The benefit of protection provided by law when you hire only California licensed sub-contractors can turn to serious financial risk if you hire *unlicensed* contractors to perform *any* of the work. Check the sub-contractor for proper license and workers compensation insurance.

Benefit/Risk: Possible Benefit and Significant Financial Risk

Owner-as-Employer is a type of Owner-Builder where you pay *any* unlicensed individual to perform *any* construction work valued at more than \$500.00, the permit is taken out in your name and you are personally responsible for their employment requirements, supervision, performance, safety and welfare while on your property. **WARNING:** Cost savings benefit can turn to serious financial risk if you fail to deduct *payroll taxes* or provide *workers compensation insurance* for each worker.

Benefit/Risk: Possible Benefit with Significant Financial Risk

REFERENCE DIRECTORY

CITY OF PLACERVILLE

3101 Center Street
Placerville, CA 95667

DEVELOPMENT SERVICES DEPARTMENT

Building

(Plan review, Construction Permit)
(530) 642-5240

Planning

(Historic review, Setbacks, Zoning)
(530) 642-5252

ENGINEERING DEPARTMENT

(Grading, Water, Sewer, Roads, Encroachment)
(530) 642-5250

OTHER AGENCIES:

**El Dorado County Environmental
Management (Food Service, Well, Septic)**
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5300

Pacific Gas & Electric Company
4636 Missouri Flat Road
Placerville, CA 95667
(800)743-5000

**El Dorado County Fire Protection
District**
4040 Carson Road
Camino, CA 95709
(530) 644-9630

AT&T
3970 Missouri Flat Rd Ste 4
Placerville, CA 95667
(530) 295-8520

El Dorado Irrigation District
2890 Mosquito Road
Placerville, CA 95667
(530) 622-4513

**El Dorado Disposal/
Waste Management, Inc.**
4100 Dimetrics Way
Placerville, CA 95667
(530) 626-4141

**El Dorado County Resource
Conservation District**
100 Forni Road
Placerville, CA 95667
(530) 295-5630

**El Dorado County
Office of Education**
4675 Missouri Flat Rd
Placerville, CA 95667
(530) 622-5081
(916) 933-5165

**CITY OF PLACERVILLE
Development Services Department**

CODES, ORDINANCES, REFERENCE & DESIGN GUIDELINES

THE REFERENCES BELOW ARE AVAILABLE DURING OFFICE HOURS FOR REVIEW AT OUR SELF-SERVICE COUNTER:

BUILDING DIVISION

Title 4 of the City Code of Placerville

2019 California Building Code

2019 California Residential Code

2019 California Fire Code

2019 California Green Building Standards

2019 California Electrical Code

2019 California Energy Code

2019 California Plumbing Code

2019 California Mechanical Code

2019 California Historical Building Code

2019 California Administrative Building Code

PLANNING DIVISION

Title 10 of the City Code of Placerville

ENGINEERING DIVISION

Title 8 of the City Code of Placerville

*California Design Manuals

*American Assoc. of State Highways
& Transportation Official Standards

City of Placerville Standard Plans

CONSTRUCTION DESIGN CRITERIA

Residential only:

WIND: 85 mph

CLIMATE ZONE: 12

ROOF SNOW: 20 lbs. per sq. ft.
(non-reducible per city ordinance)

SURFACE ROUGHNESS: B

SOIL SITE: Class C

EXPOSURE CATEGORY: B

SEISMIC DESIGN CATEGORY: C & D

LIGHTING ZONE: 3

Most of the city is in the State Fire Marshalls VERY HIGH FIRE HAZARD ZONE.
(See El Dorado County fire hazard maps.)

*Available by request. Contact Engineering Department.

Date _____ Assessor's Parcel No. _____-_____-_____	CITY OF PLACERVILLE PERMIT APPLICATION Part 19 SFD SUBMITTAL CHECKLIST To be Deemed Complete	Permit No: _____ Site Address: _____
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The following documents are required for a Single Family Dwelling application to be deemed a complete application submittal. Feel free to make any comments on this worksheet that will provide additional information necessary in reviewing your application.

The applicant must fill out the checklist by placing a check mark in the space shown under column "A" (for applicant). The Building Division will check and mark column "S" (for staff) as being received at application.

This worksheet must be completed and submitted with your Plan Review packet.

Permit application submittals for the following:

A	S	Form or information needed:	Description of requirements
<input type="checkbox"/>	<input type="checkbox"/>	Construction Permit Application. (Part 1a)	Complete the city's three part application and sign where applicable (the signature will be verified by office permit staff). Part 1a is standard information identifying the building project. The contractors name is only needed if the contractor is applying for the permit. The workers compensation information is required by both the contractor and owner builder. Enter none if a lender is not involved with a project otherwise include the lender's name and address.
<input type="checkbox"/>	<input type="checkbox"/>	Owner Builder Declaration (Part 2)	If you are applying as owner-builder, you must be the owner of record and complete part 2 of the multi-part application.
<input type="checkbox"/>	<input type="checkbox"/>	Application and Permit Expirations (Part 3)	Permit applications and issued permits have a limited time per city ordinances. Read part 3 carefully as it explains these expiration dates, limited refunds and recording of notices on property title when a permit expires.
<input type="checkbox"/>		Individual home owner association reminder	Check with your individual association for any possible contractual restrictions that may affect your construction project within the association. The Building Division does not enforce these restrictions; however, <u>we require written approval from the association.</u>

<input type="checkbox"/>	<input type="checkbox"/>	Residential Construction Waste (Part 12b)	Effective January 1, 2020 the Green Standards Code mandates new residential construction projects to recycle and/or salvage a minimum 60% of the non-hazard debris generated during the project. Three methods are presented in the part 12b form, choose one method.
	<input type="checkbox"/>	Printed copy of Contractor's License information (done by city staff) when a licensed contractor applies.	Contractors acting as agent for the owner must have a current active California State Contractor's License, worker's compensation coverage, and a current City of Placerville Business License. These items will be verified by city staff using the State Contractor's License Board's website.
<input type="checkbox"/>	<input type="checkbox"/>	Obtain water and sewer services to the dwelling (water may be city or EID, check for service area) (Part 17)	When served by city water or sewer services, you must have or be able to obtain a water meter and sewer connection prior to permit issuance. When water services are by EID, they will review your project and approve the water meter. Verification of EID water service may be required at time of application. A second dwelling may be on the same meter but may require an upgrade to a larger meter, check with water purveyor. (see additional utilities information in this booklet)
<input type="checkbox"/>		Contact El Dorado County Environmental Management at Building C, Fairlane Court (for a septic waste system)	When the city public sewer is not within 200 linear feet of the new dwelling unit you must submit a percolation test and septic design to the El Dorado County Environmental Management Department. This may only be submitted with or after the City of Placerville building permit application.
<input type="checkbox"/>	<input type="checkbox"/>	City of Placerville, Engineer Division application. (Part 15) if an encroachment is proposed for the project. <input type="checkbox"/> Check if needed	An encroachment permit is needed if you are required to do any work in the public right-of-way (ie driveway, frontage improvement, sidewalk installation, street widening, etc.). Check with the City's Engineering Division for requirements. See the county Fire Safe Regulations for fire safe driveway information.

<input type="checkbox"/>	<input type="checkbox"/>	State of California CF-1R form (State approved forms or a computer energy analysis by a state approved program)	Include a State of California Energy Code, Building Energy Analysis (Title24), showing all requirements to prevent excessive energy use or loss. May be either a prescriptive or performance based submittal. Prescriptive forms are available from the California Energy Commission website or a performance based design by using an approved computer program available from the state or by outside contract designers. The CF-1R forms are not required to be registered at time of application. The registration is required for the form and results of a Home Energy Rating System HERS test.
<input type="checkbox"/>	<input type="checkbox"/>	A separate grading permit and plan (see plan requirements) Engineer Department review. (Part 14)	If the site requires grading to create a building construction site or driveway/road to the building, a grading permit may be required. Four sets of plans will need to be submitted for City Engineering Department review.
<input type="checkbox"/>	<input type="checkbox"/>	A separate retaining wall permit and engineered plans (see plan requirements) <input type="checkbox"/> Check if needed	If the site requires a retaining wall(s) to create a building construction site or driveway/road to the building, a separate retaining wall permit will be required. The wall design and engineering may be included with the grading plan submittal.
<input type="checkbox"/>	<input type="checkbox"/>	Plans for the construction of the dwelling. (see plan requirements as outlined in the SFD Booklet available at the building division)	Electronic construction plan, sprinkler plan, PV Solar plan and supporting documents or two complete sets of construction plan, sprinkler plan, PV Solar plan, one copy of the floor plan and elevation sheets, and two copies of any supporting documentation such as structural engineering, truss calculations, etc.

Note: All fees for the city and other agencies will be due at issuance. A plan review fee will be determined and become due at time of application.

I understand the above information is required for a deemed complete SFD application submittal.

Signature of applicant		Date:	
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SFD check list form

Revision date 3/4/2020



CITY OF PLACERVILLE DEVELOPMENT SERVICES
BUILDING DIVISION

3101 Center Street Placerville, CA.95667
530-642-5240

SUBMITTAL CHECKLIST FOR PLAN SUBMITTAL

Design Criteria:

- ◆ Seismic Zone C or D depending on location or provide analysis and calculations from California Registered Engineer
- ◆ Basic velocity 85 mph exposure B or provide wind speed calculations from California Registered Engineer
- ◆ 2019 editions of the California Codes: Building (CBC), Electrical (CEC), Plumbing (CPC), Mechanical (CMC), Fire (CFC), Historical Code, Administrative Code, Green Building standards (CGBSC), Energy Codes Standards (Title 24), Administrative Code and Health and Safety Codes.

Building Plan Criteria: Electronic submittals are preferred (pville.building@gmail.com); however, if submitting plans over the counter we required 2 Sets of plans for submittal and 1 floor plan with all rooms labeled

- ◆ Drawing sizes for the permit set of plans shall be a **minimum of 11" x 17"** to a **maximum of 36" x 42"** and all pages shall be the same size. Plans must be clear and legible; **illegible plans will not be accepted.**
- ◆ **Plans must be wet signed by the preparer on each page. Engineer/Architect must affix their seal and wet-sign (cover sheet of supporting documents to be wet-signed). Exceptions apply to Single Family Dwellings**

Mandatory Requirements on Cover sheet of Plans: All items in **Red must be on plan submittal**

- | | |
|---|--|
| ○ Property Address | ○ Architect/Engineer/Designer information |
| ○ Assessor's Parcel Number (APN) | ○ Sheet Index and page description |
| ○ Owner name, Address, Phone Number | ○ Existing/New floor plan with North arrow |
| ○ Contractors Name, Address, Phone Number | ○ Code study |
| ○ Business Name, Address, Phone number | ○ Type of Construction |
| ○ Scope of Work | ○ Square footage and Building Dimensions |
| ○ Wildland Urban Interface (WUI) requirements | ○ Engineers scale used (1/4" per ft. etc.) |
| | ○ Street Frontage Improvements |

For City of Placerville Office Use Only

- | | |
|--|--|
| ✓ Permit application complete | ✓ Planning Division complete |
| ✓ Structural Calculations provided (2) Copies | ✓ El Dorado County Fire District Clearance |
| ✓ Title 24 Calculations provided (2) Copies | ✓ Public Works/Engineering |
| ✓ Truss Calculations provided (2) Copies | ✓ Additional Comments: |
| ✓ Engineering/Grading Completed | _____ |
| ✓ Fire Sprinkler plans completed with calculations | |

Building Plans: 2 sets complete plans and 1 floor plan for the Assessor's office.

Site plan	Mechanical and Plumbing plans with fixtures
Foundation plan with footing details	Cross sections showing construction
details	
Floor framing plan	Smoke and Carbon Monoxide detector
locations	
Geotechnical report (if applicable for soils conditions)	Solar equipment and roof layout
Floor plan; rooms labeled, windows and doors	
Roof framing plan with header/beam sizes	
Elevations (North, East, South, West)	

This is not a complete list of all required submittals and additional information may be required to facilitate plan review. Other departments and/or public agencies may review the plans before permits can be issued.

Applicant Signature: _____ **Date:** _____



CITY OF PLACERVILLE DEVELOPMENT SERVICES
BUILDING DIVISION

3101 Center Street Placerville, CA.95667
530-642-5240

Proper Site-Plan Submittal

6/10/20

IMPORTANCE OF A SITE-PLAN

A properly submitted site-plan is key to zoning review. A site-plan may be hand-drawn, it need not be a survey or engineered drawing (although having such may identify easements and/or other factors a property owner may be unaware of).

A site-plan must include the following components to avoid a possible delay in the permitting review process:

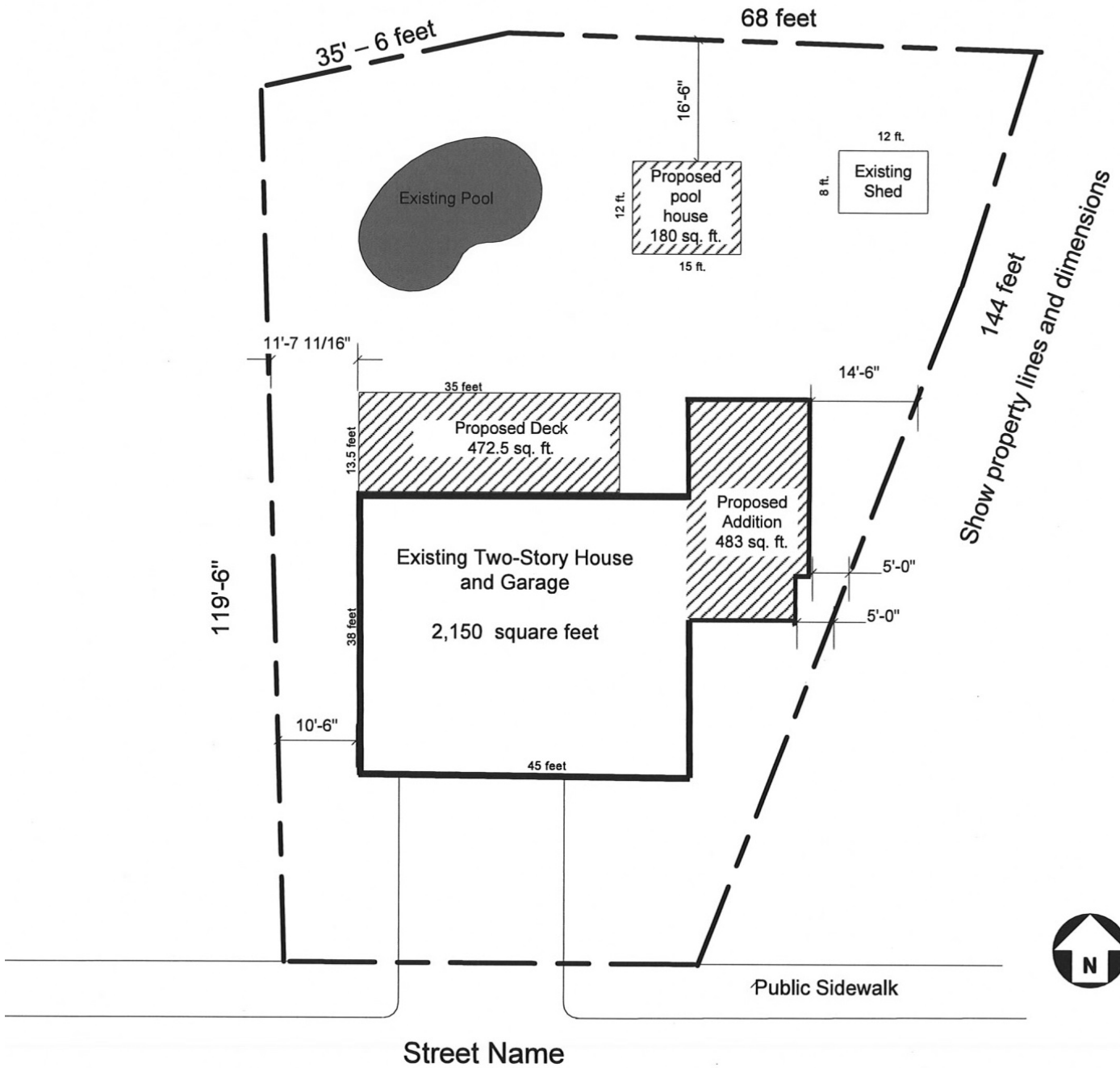
1. Complete property boundary, clearly delineated and labeled (with property measurements);
 2. Street(s) clearly identified and labeled;
 3. Proposed structure(s) with setbacks from affected property lines clearly drawn, labeled and delineated. New construction, additions and/or any accessory structure(s) proposed.
- The property size, zoning and location dictate site development regulations.
 - If you're uncertain about a specific property, we encourage you to contact the Planning Division (530) 642-5252 or email your questions to pv.planning@gmail.com.
 - For the zoning on a parcel please go to [https://www.cityofplacerville.org/zoning-look-up-for-Street- Addresses](https://www.cityofplacerville.org/zoning-look-up-for-Street-Addresses).
 - You can then go to the City's Code and locate the City [Zoning Ordinance](#), and look up the zone related to the parcel you are looking to develop.

Site Plan Check List - Three (3) sets of prints with the criteria to be shown as follows:

A. Plan - Locate and label all:

- ☐ 1) Distances and bearing of all property lines, easements, rights-of-way, setbacks and Assessor's Parcel Numbers of subject lot and adjacent lots.
- ☐ 2) Locations of all existing utilities and structures within project and within 15 feet of the property including underground utilities.
- ☐ 3) If grading outside the footing perimeter is to occur, provide existing and proposed finished contours (existing contours should be broken lines and proposed should be solid lines), top and toe of all graded slopes, slope steepness and critical elevations to nearest tenth of a foot.
- ☐ 4) Show locations of all retaining walls and terraces. Provide engineering for wall(s) 48" and above in height (top wall to bottom footing).
- ☐ 5) If drainage facilities are needed, show all surface and subsurface drainage devices such as drainage swales, interceptors, drains, culverts, ditches, catch basins, etc., both public and private.
- ☐ 6) If grading outside the footing perimeter is to occur, show all erosion control devices such as areas of seeds/mulch, hydro mulch, jute wattles or slope blankets, riprap, cobbles, etc., and note all replanting requirements.
- ☐ 7) Scale, north arrow, legend and street names.
- ☐ 8) Project vicinity map.
- ☐ 9) Engineer's signature and stamp if over 5,000 cubic yards or as required by the Building Official.
- ☐ 10) Project title block.
- ☐ 11) Project data.
 - a) Owner's and/or applicant's name and address.
 - b) Project address.
 - c) Assessor's Parcel Number.

Example of a Site Plan





**CITY OF PLACERVILLE
ENGINEERING DEPARTMENT**

3101 Center Street

Placerville, CA 95667

(530) 642-5250

GRADING PERMIT APPLICATION

This application is subject to the City Code and all applicable sections of the City's Grading Ordinance, including, but not limited to § 8-7-12 and 8-7-15. All submitted material must conform to § 8-7-21, -22, and -23 or as applicable and deemed necessary by the City Engineer. All fees must be paid in accordance with § 8-7-29.

DATE: _____

NUMBER: _____

Please complete the items listed below. A grading permit may be issued following City review and approval of this application. The applicant may be required to furnish additional information prior to issuance of a grading permit or rough grading permit. This information may include plans and specifications, a soil engineering report and/or an engineering geology report, design calculations, updated engineer's estimate, proof of ownership, or other items as needed or requested by the Engineering Division. Fees for plan checking and inspection are indicated in the City of Placerville Development Fee Schedule. The application, plan checking and inspection fees must be paid in full at the time application is made and prior to permit issuance.

Project	Owner/Developer	Assessor's Parcel Number
Contractor Performing Work	Contractor Contact Name	Contractor Phone
Contractor Address	Contractor City / ST / Zip	Contractor Fax & Email

Estimated Start of Grading: _____

Estimated Completion Date: _____

1. What type of project is this?

☐ Commercial

☐ Residential

☐ Don't Know

2. Have you completed the plan submittal requirements checklist?

☐ Yes

☐ No*

☐ Don't Know

***If you have not completed the checklist, your application will not be accepted.**

3. Will you be applying for a building permit?

☐ Yes

☐ No

If yes, what is the square foot measurement of the proposed improvements? _____ SF

***If more than 200 SF, frontage improvements are required per City Code §8-9-5 and 8-9-7.**

4. Briefly describe the work to be covered by this permit:

5. Describe the site on which the proposed work is to be performed. (Indicate by assessor's parcel number, subdivision lot number or street address, or other description.)

6. Estimated Quantity of Grading : _____ CUBIC YARDS

7. Estimated Cost of Grading: \$ _____

8. Describe the purpose for the proposed grading work.

9. Explain the proposed future use or uses of this site. If the proposed grading work is for future development, include the status of discretionary permits (e.g. tentative map, conditional use permit, building permit, development agreement, etc.)

10. Will the grading and/or construction of your project have any influence on archeological or historical features?

☐ Yes

☐ No

☐ Don't Know

If yes, what measure have been taken to protect these resources?

11. Will there be any impacts on sensitive resources such as vegetation, creeks, waterways, wildlife habitat, and/or designated wetland areas?

☐ Yes

☐ No

☐ Don't Know

If yes, what measure have been taken to protect these resources and do you have a permit from the State to conduct that work?

12. Application Fee:

☐ Commercial Project: \$2,000.00 T&M Deposit

☐ Residential Project: \$ _____
1% of Estimate/T&M Deposit if over \$300

13. Site Plan Review Fee:

☐ Commercial Project: \$ _____
- Estimate up to \$100,000: 2.5% of Estimate/T&M Deposit if over \$300
- Estimate \$100,001 and Above: Add 1.5% of Estimate over \$100,000

☐ Residential Project: \$ _____
- Estimate up to \$100,000: \$100 + 0.5% of Estimate
- Estimate \$100,001 and Above: Add 0.25% of Estimate over \$100,000

14. Grading Plan Review Fee:

☐ Commercial Project: \$ _____
- Estimate up to \$100,000: 2.5% of Estimate/T&M Deposit if over \$300
- Estimate \$100,001 and Above: Add 1.5% of Estimate over \$100,000

☐ Residential Project: \$ _____
- \$500 T&M Deposit

15. Construction Inspection Fee:

☐ Commercial Project: \$ _____
2.5% of the Estimate/T&M Deposit if over \$300

☐ Residential Project: \$150

16. Encroachment Permit Fee (if required):

☐ Commercial Project: \$175

☐ Residential Project: \$175

☐ Not Required/Not Applicable

Total Fees Due at Permit Application (Items 12 through 14): \$

Total Fees Due at Permit Issuance (Items 15 through 16): \$

***Applicant shall be notified within 10 working days if the application is deemed incomplete and of the requirements for completing the application.**

GRADING PRIOR TO ISSUANCE OF BUILDING PERMIT OR APPROVAL OF IMPROVEMENT PLANS:

Applicants for a permit to allow grading prior to issuance of a building permit or approval of improvement plans shall meet the following requirements:

- A. Preliminary grading plan shall be submitted for review and approval by the Engineering Department. This plan shall conform to the requirements of the grading ordinance and any applicable conditions placed on the project as a result of any formal discretionary permit process. The applicant shall acknowledge that any additional grading or revisions to work necessitated by conflicts discovered during the improvement plan check or subsequent construction will be corrected at the applicant's expense.
- B. Both erosion and sediment control plans in accordance with provisions of plans and specifications, of the grading ordinance, and City Code Chapter 7-15 shall be submitted for review and approval by the Engineering Department.
- C. A winterization certification shall be submitted for review and approval by the City Engineer.
- D. Application and Plan check fees shall be required in full at the time of submittal.
- E. No grading permit shall be issued until all applicable CEQA requirements have been met.
- F. Prior to issuance of Building Permit, a pad certification is required to the Engineering Department.

REFERRAL TO OTHER PUBLIC AGENCIES: The Engineering Department may refer the application to other City departments or other interested public agencies for their recommendations.

PERMISSION OF OTHER AGENCIES OR OWNERS: No application for grading approval shall relieve the applicant of responsibility for securing other permits or approvals required for work which is regulated by any other department or other public agency, or for obtaining any easement or authorization for grading on property not owned by the applicant. Proof of public agency permits may be required prior to issuance of grading approval.

THE PROPERTY OWNER AGREES TO THE FOLLOWING:

- 1. To the fullest extent allowed by law, the Developer shall defend, indemnify and hold the City or its employees and designated representative harmless against and from any and all claims, suits, losses, damages, and liability for damages of every name, kind and description, including attorneys fees and costs incurred, brought for, or on account of, injuries to or death of any person, including but not limited to workers, City employees, and the public or damage to property, or any economic or consequential losses, which are claimed to or in any way arise out of or are connected with the work by Developer, his agents or employees including contractors services, operations or performance hereunder, regardless of the existence or degree of fault or negligence on the part of the City, the Developer, contractor, subcontractor(s) and employee(s) or any of these, except for the sole or active negligence of the City, its officers and employees or as expressly prescribed by statute. This duty of Developer to indemnify and save the City harmless includes the duties to defend set forth in California Civil Code §2778.
- 2. Pay costs and reasonable attorney fees should the City be required to commence an action to enforce the provisions of this agreement or in enforcing the security obligations provided herein.
- 3. This permit does not grant permission to work across property lines. It is the applicant's responsibility to determine property lines and work within them.
- 4. The property owner and/or the applicant understand that any additional conditions required under this permit must be addressed to the satisfaction of the City Engineer.
- 5. Certain permits are billed on a time and materials (T&M) basis pursuant to City Council Resolution #7625. Plan check and inspection fees are collected and will be held as a deposit; billings are deducted from the deposit until depleted to a 10% retention withholding requirement. At such time the property owner will be billed directly.

I HEREBY AFFIRM UNDER PENALTY OF PERJURY THAT I HAVE READ, ACKNOWLEDGE, AND AGREE TO ALL CONDITIONS OF THIS PERMIT AND THAT ALL OF THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.*

*Property Owner Signature	Date
If property owner signature is not witnessed by a City employee, the signature must be notarized.	

Application Submitted By: (Print Name)	Title
--	-------

Signature	Date
-----------	------

Address	Phone/Fax/Email
---------	-----------------

For Office Use Only:	
Special Permit Conditions:	Yes, see attached permit conditions.
Amount Paid: \$	<div style="border-bottom: 1px solid black; height: 15px;"></div>
Receipt Number:	<div style="border-bottom: 1px solid black; height: 15px;"></div>
Application Received By:	<div style="border-bottom: 1px solid black; height: 15px;"></div>
Issued By:	<div style="border-bottom: 1px solid black; height: 15px;"></div>
Date Issued:	<div style="border-bottom: 1px solid black; height: 15px;"></div>



Call (530) 642-5250 to Schedule Inspection

Notes and Observations

[illegible]

City of Placerville
Engineering Department



Grading Permit Plan Submittal Requirements Checklist
(Per City Code §8-7-23)

The completion of this checklist is required as an attachment to the grading permit application.

- ☐ Final grading plans and specifications shall be prepared and signed by a civil engineer, except as otherwise provided herein, on sheets twenty four inches by thirty six inches (24" x 36"). The plans or specifications shall include the following, in addition to all requirements for preliminary grading plans:
- ☐ A title block. Plans shall be entitled "Grading Plan" and state the purpose of the proposed grading and the name of the engineer or firm by whom this plan was prepared.
- ☐ Project data including:
 - 1. Owner name and address.
 - 2. Assessor's parcel number.
 - 3. Property deed reference.
- ☐ Accurate contour lines at intervals not greater than two feet (2') or as approved by the city engineer, showing topographic features and drainage patterns and the configuration of the ground before and after grading, relative to a bench mark established on site with an elevation established from a USGS datum point or as approved by the city engineer.
- ☐ Location, extent and finished surface slopes of all proposed grading and final cut and fill lines.
- ☐ Cross sections, profiles, elevations, dimensions and construction details based on accurate field data.
- ☐ Construction details for roads, watercourses, culverts, bridges and drainage devices, retaining walls, cribbing, dams, and other improvements existing or to be constructed, together with supporting calculations and maps as required.
- ☐ Complete construction specifications, including estimate of progress schedule of work (actual progress schedule to be provided after the grading permit is issued prior to the beginning of construction).
- ☐ A detailed erosion and sediment control plan provided by September, including specific locations construction details, and supporting calculations for temporary and permanent sediment control structures and facilities if project is not to be completed by October 15.
- ☐ If applicable, a landscaping plan, including temporary erosion control plantings, permanent drought resistant slope plantings, replacement of temporary ground cover, and irrigation facilities.
- ☐ An estimate of the quantities of excavation and fill, adjusted for anticipated swell or shrinkage.
- ☐ The location of any borrow site or location for disposal of surplus material.

☐ A projected schedule of operations, including, as a minimum, the dates of:

1. Commencement of work.
2. Start and finish of rough grading.
3. Completion of drainage facilities.
4. Completion of work in any watercourse.
5. Completion of erosion and sediment control facilities.

6. Completion of hydromulching and other drought resistant landscaping. If rough grading is proposed between October 15 and May 1, a more detailed schedule of grading activities and use of erosion and sediment control facilities shall be required. (Final schedule to be provided after the grading permit is issued prior to the beginning of construction.)

☐ Itemized cost estimate of the proposed grading and related work. (Ord. 1523, 4-11-1995)

OFFICE USE ONLY

ENCROACHMENT PERMIT NO. _____

DATE RECEIVED: _____

FEE PAID: _____

RECEIPT NO.: _____

APPROVED BY: _____

**ENCROACHMENT PERMIT
APPLICATION****CITY OF PLACERVILLE****ENGINEERING DEPARTMENT**3101 Center Street, 3RD Floor

Placerville, CA 95667

PH: (530) 642-5250 FAX: (530) 642-5568

Email: engineering@cityofplacerville.orgWebsite: <https://www.cityofplacerville.org/engineering>**SUBMIT APPLICATION ELECTRONICALLY TO:**engineering@cityofplacerville.org**APPLICANT/OWNER INFORMATION**

NAME: _____ TELEPHONE NO.: _____

ADDRESS: _____ EMAIL: _____

CITY, STATE: _____ ZIP CODE: _____

CITY BUSINESS LICENSE NO. : _____

START DATE: _____ ESTIMATED COMPLETION DATE: _____

Per City Code 8-3-5, you are required to notify the Engineering Department 24 hours in advance of beginning work under this permit. If notification is not provided, you will not be allowed to work. Notifications provided on a weekend will be counted as received Monday with work deferred to Tuesday.

EST. DURATION OF WORK: _____

(Per City Code 8-3-2, work needs to begin within 90 days from the date of permit issuance, unless a different period is stated in the permit. If the work has not begun in ninety days, or within the time stated in the permit, then the permit shall become void.)

CLASS A CONTRACTOR'S LICENSE NUMBER: _____

DIG ALERT TICKET NUMBER: _____

LOCATION OF WORK: _____

PRIMARY FIELD CONTACT/SUPERVISOR/PROJECT SUPERINTENDENT NAME AND PHONE NUMBER: _____

1. DESCRIPTION/SCOPE OF WORK AND PROPOSED ENCROACHMENT:**2. IS THIS OVERHEAD UTILITY WORK LOCATED WITHIN THE SCENIC CORRIDOR OF HIGHWAY 50? (Check one.)** Yes ☐ No ☐

a. IF YES, PLEASE PROVIDE APPROVAL FROM THE CPUC OR EXEMPTION ATTACHED TO THIS APPLICATION. _____

3. WILL YOU BE REQUIRING THE USE OF CITY OWNED PARKING SPACES? IF SO, WHERE AND HOW MANY? _____**4. DESCRIPTION OF ANY NECESSARY TRAFFIC CONTROL (IF WORK IS COMMENCING WITHIN A ROADWAY, A TRAFFIC CONTROL PLAN IS REQUIRED):**

5. DESCRIPTION OF HOW YOU WILL MAINTAIN PEDESTRIAN SAFETY IN THE AFFECTED AREA:

By signing this application, the Permittee agrees to all terms and conditions of the permit and acknowledge all City Code requirements are to be adhered to. Failure to adhere to any of these conditions, codes, and ordinances constitutes breach of contract and may result in the revocation of this permit and applicable fines and penalties per City Code Section 1-4-5.

SIGNATURE: _____

DATE: _____

PRINTED NAME: _____

ADDITIONAL INFORMATION AS NEEDED OR REQUIRED:

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Standard Encroachment Permit Conditions

City of Placerville – Engineering Department

1. The Permit

The work shall be performed in conformance with the project drawings, the City of Placerville Municipal Code, these Standard Permit Conditions, any special conditions of this encroachment permit, current El Dorado Irrigation District (EID) Standards for water and sewer construction, and the current El Dorado County Design standards for roadways, and the current Caltrans Standard Specifications and Details. Where city standards are referenced herein, refer to the standards listed above. There will be no changes in the work without written permission from the City. The Encroachment Permit or a copy thereof shall be kept at the site of the work and must be shown to any representative of the City of Placerville Engineering Department or any law enforcement officer on demand. **Work may be suspended if permit is not at job site as provided until such time that a valid permit can be verified. Expiration of the permit is 10 working days after the stated completion date on the encroachment permit application.**

EID standard details and specifications can be viewed at:

www.eid.org/doing-business-with-eid/design-and-construction-standards

El Dorado County Transportation Division details and specifications can be viewed at:

www.edcgov.us/DOT/Apps.aspx

Caltrans standard details and specifications can be viewed at:

www.dot.ca.gov/hq/esc/oe/construction-contract-standards

Permittee/s agree to uphold all Standard Conditions and attached Special conditions listed or incorporated herein. Deviation from any condition listed may result in revocation of this permit at the discretion of the City Engineer/designee.

2. Notification

The Permittee shall notify the City Engineering Department at least one full working day prior to the following:

- A. Initial start of work 530-642-5250 or email: engineering@cityofplacerville.org
- B. Restarting work when work has been interrupted 530-642-5250
- C. Any Paving, so that final compaction tests can be scheduled 530-642-5250
- D. Any work within 500 feet of one of the city's two signalized intersections, Placerville Drive at Cold Springs Rd. or Placerville Drive at Ray Lawyer/Green Valley Rd. requires 5 working days notice. 530- 642-5250. Any work within 500 feet of any other signalized intersection requires Caltrans notification and may require an encroachment permit from them. Caltrans can be notified by calling 530-741-4403
- E. Per Section 4216/4217 of the California Government Code, the Contractor is required to contact "Underground Service Alert" to obtain a "Dig Alert Identification Number" no less than two working days prior to any excavation activities. Call TOLL FREE 1-800-422-4133. This permit is not valid without a Dig Alert Identification Number.
- F. The local Police Department and Fire Departments shall be notified by Permittee's 24 hours prior to the start of hauling operations or street closures at Police 530-642-5210 / Fire 530-644-9630

G. If the scope of work results in any significant impact to existing homes or businesses, the permittee may be required to pass out fliers to that effect.

3. Working Hours

Hours shall be between 7 am and 5 pm Monday through Friday, except lane closures will only be permitted with proper traffic control and public noticing between 9 am and 4 pm. Monday through Friday, unless otherwise indicated herein. Weekend and/or holiday work will require prior approval.

4. Inspection and Approval by Engineering Department

All work will be subject to inspection and approval by the City Engineering Department. The permittee shall notify the City of Placerville Engineering Department when the work has been completed so that a final inspection can be performed. A Pre-Construction meeting may be needed as determined by the Engineering Inspector. The Permittee will pay applicable permit fees, including administration, plan check, and inspection fees, as shown in the encroachment permit fee chart prior to issuance of permit. If Time and Materials deposits are required the applicant acknowledges that the deposit is an estimate only, and that if the City's cost exceeds the deposit, the applicant shall make additional payments as necessary to maintain a positive account balance.

Work within the City right of way or roadway requires the contractor to possess a Class A license or equivalent combination of classes required by the categories and type of work described.

5. Public Convenience and Signing, Traffic Control

Applicant/Permittee shall provide 3 copies of plans, traffic control plan (if applicable) and proof of insurance with this application. The permittee, or Permittee's Contractor, shall place warning signs and devices and take other safety measures as necessary, including flagmen, to warn persons of the excavation, obstruction and equipment operations to prevent injury to persons or damage to property. The use of flagmen, barricades and construction signing shall conform to the California Manual of Uniform Traffic Control Devices for Streets and Highways (FHWA's MUTCD current edition, as amended for use in California). Traffic control measures and working hours will be assessed on a case –by-case basis. In worst case areas with heavy traffic, no work will be allowed during commute or other busy times. A traffic control plan may be required before starting work. If, after work starts, traffic control measures are not satisfactory for existing traffic conditions, then revisions will be necessary.

Weather or other causes, either within or beyond the control of the permittee, may force delay of the work that shall in no way relieve the Permittee of their responsibility for maintain traffic through the project and providing local access as specified herein. At all times there shall be kept on the job such material, force, and equipment as may be necessary to keep roads, shoulders, bike lanes, pedestrian facilities and driveways within the project area open to traffic and in good repair, and shall expedite the passage of traffic using such force and equipment as may be necessary. Traffic includes pedestrian, bicycle, and other non-motorized vehicle traffic as well. Where traffic cones or delineators are used to delineate a temporary edge of traffic lane, the line of cones or delineators shall be considered to be the edge of traffic lane; however, the width of an existing lane shall not be reduced to less than 11' without written permission from the City Engineering Department. Access to all businesses and/or residences shall be provided at all times or as coordinated with the property owner(s) involved. The work shall be performed in an expeditious manner so as to cause as little inconvenience to the traveling public as possible. A free and clear travel way shall be maintained for any and all emergency

vehicles. Private driveways may only be closed between 8 AM and 4 PM and all private driveway closures must be coordinated with residents to allow for reasonable resident use of the driveway during construction. Driveways shall be open for use at night and during other periods when work is not in progress. Commercial driveways shall not be closed during business hours. Road closures, if allowed, require prior City Council approval per city code.

6. Earthwork, Trenching, and Backfill

- A. Where an excavation consists of trenching parallel to the centerline of the road, the total length of open trench shall not exceed 100 feet at any time. All open trenches crossing the travel way or running parallel within six feet of the edge of pavement must be backfilled and temporarily patched at the end of each work day. All other open excavations shall be backfilled or protected with chain link fence and covered at the end of each work day. Steel plate bridging is required over open trenches in private driveways during working hours.
- B. All trenches over 5' in depth must be shored and comply with CAL-OSHA standards.
- C. Facilities installed under this Permit shall have a minimum separation of one foot from drainage culverts and other utilities, unless greater separation is required by the adjacent utility company facility.
- D. Backfill and compaction of trench must immediately follow the placement of the utility. Testing will be performed by the Permittee with results supplied to the City Inspector. Not more than 300 feet of trench may be backfilled without passing compaction tests.
- E. Excavations under the pavement are to be backfilled with controlled low strength material (CLSM), two sack slurry, or AB compacted to 95%.
- F. Backfill within City Right of way, off pavement, shall be compacted to 90% minimum.
- G. Backfill within City Right of way, in the drivable shoulder area, shall be AB compacted to 95% minimum.
- H. Controlled low strength material shall consist of a workable mixture of aggregate, cementitious materials and water, and shall conform to the provisions in Section 19-3, Structure Excavation and Backfill, of the Standard Specifications and these special provisions.
When controlled low strength material is used for structure backfill, the width of the excavation shown on the plans may be reduced so that the clear distance between the outside of the pipe and the side of the excavation, on each side of the pipe, is a minimum of 12". This minimum may be reduced to 6" when either the height of cover is less than 20' or the pipe diameter or span is less than 3.5'. Controlled low strength material in new construction shall not be permanently placed higher than the basement soil. For trenches in existing pavements, permanent placement shall be no higher than the bottom of any existing pavement permeable drainage layer. If a drainage layer does not exist, permanent placement in existing pavements shall be no higher than 1' below the bottom of the existing asphalt concrete, or no higher than the top of base below the existing Portland cement concrete pavements.
- I. Unpaved shoulders shall be returned to a firm, stable condition, and the disturbed area surfaced with a layer of AB or crushed rock.
- J. Structure backfill for all manholes in streets shall conform to the current Caltrans Standard Specifications for grading, S.E., and compaction (95%). The backfill shall be checked for compliance and compaction tests taken every 2-3 feet vertically.
- K. All areas where apparent water pumping or seepage exists due to disruption of subsurface conditions encountered during excavating in the City right of way shall be addressed and corrected by means of an approved subsurface drainage system.

7. Haul Route

Import/Export of all materials for the project shall follow a specific haul route and operate between the hours of 9 am and 4 pm Monday through Friday. The Contractor shall submit a plan indicating the intended haul route from the place of origin, including the number and types of trucks to be used. The City Engineer will review and approve the haul route prior to the start of any hauling operations. All loads must be covered to mitigate dust generation.

8. Use of City Water

To obtain water for construction from City of Placerville Water System Fire Hydrants, contact City Utility Billing in the City Finance Department, 1st Floor City Hall. They will collect contact information and a deposit, then will send the applicant to the Corporation Yard on Big Cut Road to pick up the construction meter. This process will be reversed at the end of the water meter usage, with the meter being read when returned to the Corporation Yard and then final payment or refund being completed at the Finance Department.

9. Temporary Steel Plate Bridging – Non-skid surface

When backfilling operations of an excavation in the traveled way, whether transverse or longitudinal, cannot be properly completed within a work day, steel plate bridging with a non-skid surface and shoring may be required to open the road to public traffic. In such cases, the following conditions shall apply;

- A. Steel plates may only be utilized when parallel or perpendicular to the travel way.
- B. Steel plates, in the roadway, must have the name and 24-hour emergency telephone number of the contractor responsible for maintaining the plates stenciled on the roadway pavement adjacent to the plates. Painted text must be in white lettering using chalk-based paint. The text must be neatly stenciled lettering, a minimum 3-inches in height, and must be maintained in legible condition for the duration of plate placement.
- C. Steel plate bridging shall be installed to operate with minimum noise.
- D. The length of a series of plates running parallel to traffic wheel paths must not exceed 30 feet unless approved in writing by the City or noted in the TCP, and plates shall be tack welded together.
- E. Signing and warning devices are required. Flashing barricades, “Bump” (W8-1) signs, and reflective cones shall be required depending on the location of the project.
- F. Whenever steel plates are used to cover an excavation where the related work is to take place less than 2 weeks, they may be placed on top of the asphalt with transitional ramps of MC250 asphalt mix against the vertical edges of the plates. Ramping must be accomplished to provide a minimum angle of approach of 12 to 1, providing a smooth, gradual transition between the pavement and the plate. Steel plates must be anchored to the roadway surface with pins or spikes on the 4 outermost corners. Additional pins must be placed as necessary to assure the steel plates are secured. Pins must be installed such that they do not protrude above the plate surface any more than is necessary to anchor the plate and must not create a hazard for the motoring or pedestrian public. Steel plates used for bridging must extend a minimum of 18” beyond the edges of the trench, but no more than 30 inches on all sides. Corners of steel plates must not protrude into the travelled way creating a hazard to motorists, bicyclists, or pedestrians.

- G. Whenever steel plates are used to cover an excavation where the related work is to take place longer than 2 weeks, plates shall be recessed into the surrounding pavement by cold planning to a depth equal to the thickness of the plate and to a width and length equal to the dimensions of the plate. Temporary paving shall be placed around the recessed steel plate bridging if ordered by the City Engineer.
- H. The Contractor is responsible for damages or injuries that occur as a result of the plates being in the roadway. Unless specifically noted in the provisions of the Permit, steel plate bridging shall not exceed four (4) consecutive working days in any given week. Prior to opening the roadway to public traffic, excavations shall be covered with a minimum 3" temporary paving.

Minimal thickness of steel plate bridging shall is shown in the following table:

Trench Width	Minimum Plate Thickness
1.0'	½"
1.5'	¾"
2.0'	7/8"
2.5'	1"
3.0'	1 ¼"

For spans greater than four (4) feet, a structural design shall be prepared by a registered Civil Engineer. Steel plate bridging shall be steel plate designed for HS20-44 truck loading per Caltrans Bridge Design Specifications Manual. The Permittee shall maintain on the steel plate a non-skid surface having a minimum coefficient of friction equivalent to 0.35, as determined by California Test Method 342.

10. Roadway Surfacing and Base Materials

The City of Placerville prohibits sawcuts or excavations in newly constructed or overlaid roadways for a period of 3 years. In circumstances such as emergency repair work where no other feasible options exist, the City Engineer may grant a waiver to this restriction. If a waiver is granted, the applicant must be prepared to meet more stringent restoration requirements than those listed in these Standard Permit Conditions.

When the Permit authorizes sawcuts or excavations, surface restoration, backfill and base material type, thickness, and compaction thereof shall comply with the City of Placerville Standard Trench-Backfill Detail, Asphalt Concrete Trench Restoration Detail, or as specified in the Permit. Temporary pavement shall be placed and maintained upon completion of backfill until permanent paving is performed. Temporary paving shall be maintained to a smooth surface with hot mix asphalt concrete on collector roadways and cold mix on minor roadways. Temporary paving shall be placed and maintained in a smooth riding plane, free of humps or depressions suitable for pedestrian, bicycle, and vehicle traffic. The words "TEMPORARY PAVING" shall be stenciled on the temporary pavement at the beginning, ending, and along the length of the temporary paving at maximum intervals of 500 feet. The painted text must be in white, neatly stenciled lettering, a minimum 5 inches in height, and must be maintained in legible condition until final paving is complete. Thickness of new pavement sections shall conform to City of Placerville Asphalt Concrete Trench Restoration Detail. For pavement that was constructed or overlaid within 3 to 5 years or having a PCI ≥60, a 1-1/2 inch minimum grind (Mat Grind)

is required from lane line to lane line or edge of pavement/lip of gutter, and overlaid with asphalt concrete. All exposed edges of existing paving shall be primed with an asphalt binder prior to placement of paving. Any damage to existing adjacent pavements caused by construction activity will require repair or AC overlay as determined by the City Engineer. Prior to permanent paving, the trench area to be paved shall be cut or cold planed to neat straight lines. The cut lines shall exceed the excavated trench width by a minimum of 8 inches (T-Cut) on each side. Finish pavement surfacing shall have a straight uniform appearance without numerous jogs and placed level with the adjacent paving after compaction. If new surfacing is too high, it shall be cold planed to grade, and a Type 2 slurry seal applied. If new surfacing is too low, it shall be removed and repaved.

11. Concrete

All concrete work shall be per El Dorado County standard plans and specifications for sidewalks, curbs, gutters, driveways, and miscellaneous concrete work. In general all new concrete for surfaces that will be exposed shall be 6 sack mix with $\frac{3}{4}$ lb. of lampblack added per cubic yard. At times the city inspector or the permit language may specify different quantities of lampblack to better match adjacent existing concrete surfaces.

12. City Sewer Connections

All work on sewer systems shall be completed in accordance with the City of Placerville Design Standards and/or EID standards.

13. City Water Connections

Properties within the City limits are served by either El Dorado Irrigation District (EID) or the City of Placerville Water System depending on their location.

For work within EID system boundaries contact EID at eid.org, visit their offices at 2890 Mosquito Rd., Placerville, CA 95667, or phone 530-622-4513. All work on City of Placerville water system services shall be completed in accordance with City of Placerville Design Standards and/or EID standards.

14. Street Lights

The City's color for streetlights and signal poles is Federal Color Code 34092, gloss finish. This is a dark army green color matching many of the poles in downtown and along Hwy 50.

15. Signs and Striping

Permittee shall be responsible for installing roadway striping to all areas disturbed by the project to current City standards. This includes adjacent areas where striping or pavement markings as damaged by the work. All thermoplastic striping and markings shall be replaced with thermoplastic, and all pavement markers shall be replaced in-kind.

16. Archaeological Resources

The Permittee/s shall cease work in the vicinity of any archaeological resources that are revealed. The City Engineer shall be notified immediately. A qualified archaeologist, retained by the permittee, will

evaluate the situation and make recommendations to the City Engineer concerning the continuation of the work.

17. Care of Drainage systems

The Permittee/s shall be responsible for maintaining and controlling all drainage to and from the site. Control of surface waters shall be such that existing drainage patterns are not disturbed or altered to increase the amount and/or intensity of runoff water and silt to adjacent private properties, City right-of-way and existing drainage structures. Maintenance of drainage facilities which directly serve the site are the responsibility of the permittee until such time as all engineering improvements are in place and approved by the city. Roadside ditches, cross culverts, and other drainage facilities pertinent to City Streets shall be protected from damage. Those facilities disturbed or damaged shall be returned to their original conditions or replaced to the satisfaction of the City Engineering Inspector. Facilities under or below ditches shall have a minimum cover of 18" from top of pipe to bottom of ditch draining the road.

18. Trees

Any underground work within the drip line of any trees on City right of way or easement shall conform to the following requirements:

- No trees shall be removed unless specifically authorized by the City
- No roots over two inches in diameter shall be cut
- Hand trenching and tunneling will be required when excavation exposes roots two inches in diameter or larger
- Roots two inches in diameter or larger which are exposed to the air shall be kept moist
- Roots two inches in diameter or larger which are accidentally damaged shall be treated with material approved by the City Engineering Department.
- If roots two inches in diameter or larger are cut or broken, the tree shall be trimmed to compensate for the decreased root system. Such trimming shall be done to the satisfaction of the City Engineering Department.
- Manholes or boring pits shall not be installed within 20 feet of any tree trunk.

19. Tree Removal and Trimming

- Job plans should be submitted for tree removal/trimming contracts that are not for routine maintenance
- The City Engineering Department is to be notified 24 hours in advance of any tree trimming or removal. Notification is to include the name of the tree contractor.
- Trees are not to be felled on City streets.
- Stumps that are a hazard for public traffic and snow removal operations will be ground to six inches below grade. Other stumps are to be cut flush with ground.
- All debris from tree trimming and cutting shall be removed from the City right of way and disposed of by the permittee.
- Logs, limbs, poles, etc., shall be located so as to not infringe upon sight distance or present a roadside obstruction and be removed from drainage ditches at the end of each work day.

20. Fugitive Dust and Water Quality Regulations

County, State and Federal air and water quality regulations shall be strictly adhered to.

- **Fugitive Dust and Asbestos Dust Controls**

Fugitive and asbestos dust shall be mitigated in accordance with El Dorado air Quality Management district (AQMD) Rule 223-1, fugitive Dust – Construction Requirements and/or Rule 223-2, Fugitive Dust – Asbestos hazard mitigation.

The Permittee shall be responsible for checking and following the most current procedures and regulations of the AZMD prior to beginning project. These are available at:

www.edcgov.us/airqualitymanagement

Fugitive Dust and/or Asbestos Dust Mitigation Plans if required by AZMD's Construction Project Applicability flow Chart must be approved by AZMD and submitted to the County Transportation Division prior to beginning project.

If no Fugitive Dust Plan is required by the AZMD's Construction Project Applicability flow Chart, the project must still comply with the provisions of AZMD's Rule 223-1.

- **Storm Water Quality Controls**

Permittee shall comply with the State of California Water Resources Control Board's (SWRCB) rules, regulations, policies and orders as applicable to the project.

Permittee shall provide a Storm Water Pollution Prevention Plan (SWPPP) to the County upon request if required by the SWRCB.

Permittee shall provide a Qualified SWPPP Developer (QSD) and a Qualified SWPPP Practitioner (QSP) if required by the SWRCB. Permittee shall comply with the Storm Water Management Plan for the City of Placerville and the City Grading, Erosion and Sediment Control Ordinance. For projects that do not require a permit from the SWRCB, Permittee shall implement Best Management Practices for Erosion and Sediment Control to reduce or eliminate discharge of sediments and other pollutants to any natural or man-made drainage course.

For projects that do not require a permit from the SWRCB, erosion and sediment control measures are to be in place prior to any storm event, and in place and in operable condition by October 15. Site inspections must be conducted by the Permittee before and after each storm event to identify areas that contribute to erosion and sediment problems or any other pollutant discharges. During each inspection, determine if additional Best Management practices are needed and implement those practices as soon as possible. Maintenance and repair of control measures shall be routinely conducted. The Permittee shall be responsible for fines, penalties, and damages, whether proposed, assessed, or levied against the Permittee or Contractor, or the City (including employees, agents and assigns of the City), including those levied under the Federal Clean Water Act and the State Porter-Cologne Water Quality Act, by governmental agencies or as a result of citizen suits. Penalties shall also include payments made or costs incurred in settlement for alleged violations of the Federal, State or County laws. Cost incurred include sums spend in lieu of penalties, such as settlement agreements, mitigation or remediation. Permittee shall complete re-vegetation and stabilization of all disturbed soils, both within and outside of City right of way, as required by the City.

Permittee is required to comply with Section 404 of the clean Water Act regulating dredging and filling of Waters of the U.S. and shall provide evidence of such to the City upon demand.

Permittee is required to comply with Section 1600 of the State of California fish and Wildlife Code regulating work in streambeds and shall provide evidence of such to the City Engineering Department upon demand.

21. Indemnity

Permittee/s shall defend, indemnify and save harmless the City, its officers, agents and employees from any and all claims, demands, damages, costs, expenses (including attorney's fees), judgments or liabilities arising out of the Agreement or occasioned by the performance or attempted performance of the provisions hereof: including, but not limited to, any act or omission to act on the part of the or his agents or employees or other independent directly responsible to him; except those claims, demands, damages, costs, expenses (including attorney's fees), judgments or liabilities resulting solely from the negligence or willful misconduct of the City. (Current language above applicant signature line current permit form): In consideration of the granting of this Permit and other good and valuable consideration therefore, the undersigned, intending to be legally bound, does hereby, for the undersigned and the heirs, executors, administrators and assigns of the undersigned, agree that Applicant and Permittee shall be responsible for all liability imposed by law for personal injury or property damage proximately caused by failure on Permittee's part to perform his obligations under said permit in respect to maintenance. If any claim of such liability is made against the City of Placerville, its officers, or employees, Permittee shall defend, indemnify and hold them, and each of them, harmless from such claim. Nothing herein is intended to impose on Permittee any different or higher standard of care than required by law.

22. Insurance

Proof of Insurance is required. Permittee/s shall name the City as additional insured on a separate endorsement (ISO form CG 2012 or equivalent) in an amount not less than \$1,000,000 per occurrence for vehicular and bodily injury claims with an insurance company having a Best's rating of "B+" or better, and a 30 day cancelation notification policy. Permittee's shall notify the City immediately in the event of any accident or injury arising out of or in connection with this permit.

23. Bonds

A Surety Bond in the amount of the estimated cost of the work plus twenty percent (20%) is required unless specifically waived in the permit. City Code 8-3-3 contains specifics on types and amounts of bonds, annual bonds, cash bonds, exclusions, etc. Additional bond amounts may also be required if the bond amount is determined to be insufficient to cover the work.

24. Completion of the Work

All work under this permit must be completed within ninety (90) days of the permit issuance, unless additional time is granted on the permit. Prior to final clearance of this permit, any outstanding plan check and inspection fees shall be paid. Permittee continues to be responsible for all activity under this permit until final clearance and inspection is performed and/or signed off below. This permit may be revoked or canceled without cause at any time by the City Engineer or his/her designee. Upon written cancellation or revocation of this permit for any cause, permittee shall promptly restore the City right of way and/or site conditions to their pre-existing state, and then vacate such premises. If the Permittee/s fails to provide services and/or equipment necessary to fulfill permit conditions, the City

Engineer shall have the authority to have the work performed by others at the expense of the Permittee/s. Permittee/s shall notify the City Engineer or their designee when work is completed. This permit is not completed until signed off by the City Engineer/designee and all outstanding fees are paid in full.

25. Guarantee

Improvements constructed under this permit shall be guaranteed for a period of one (1) year from the permit clearance date.

26. Protection of existing facilities and Clean-Up

Permittee shall notify Underground Service Alert (USA) forty-eight (48) hours prior to performing any excavation work under this permit by calling the toll free number 811. The Permittee/s shall be responsible for protecting all existing City infrastructure or improvements and shall replace or repair, at their own expense, any improvements damaged during the course of construction. Permittee/s shall be responsible for protecting all survey monuments in place and resetting of any disturbed monuments by a licensed land surveyor as required by state law. All surface markings (such as markings of underground utility locations) and survey markings shall be masked (painted out black or white to match the surface finish color) as part of the final clean up. Upon completion of the work, all debris and material shall be entirely removed and the right of way left in a presentable condition as before work started.



STREET STANDARDS

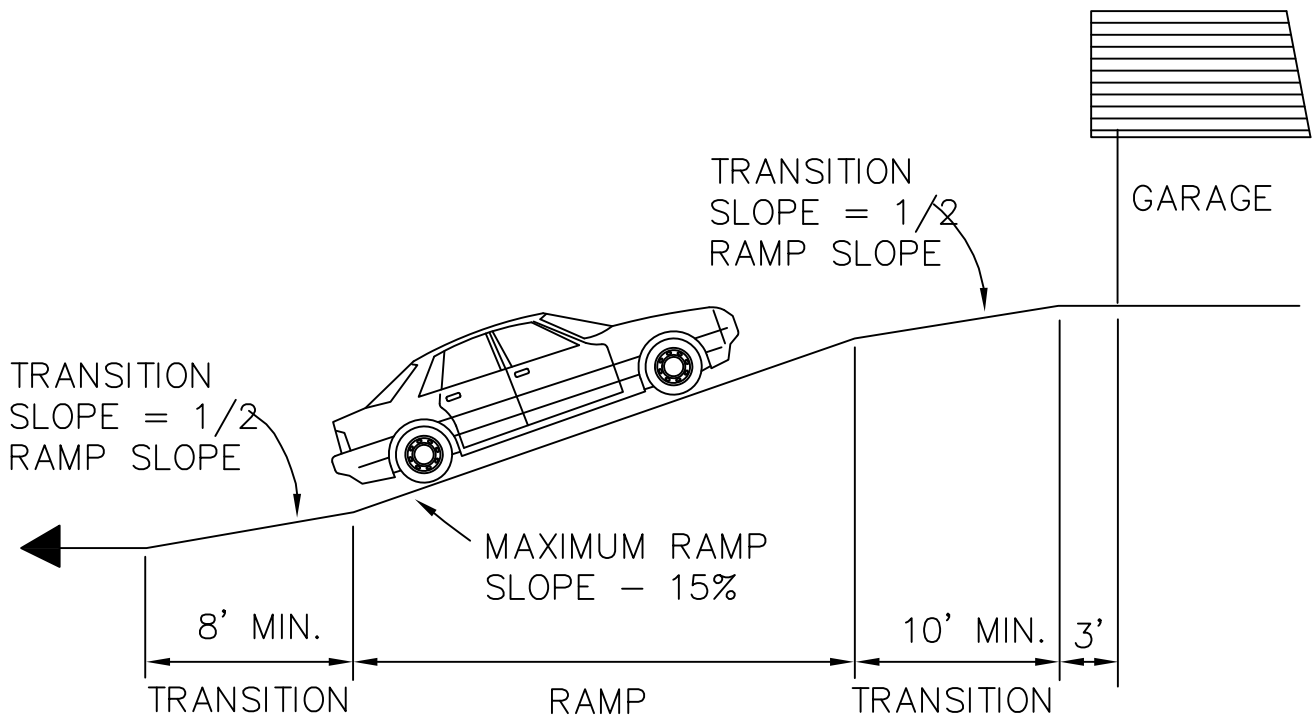
RAMP SLOPES

NOTES:

THE MAXIMUM RAMP SLOPE SHOULD BE 15%. FOR SLOPES OVER 10%, A TRANSITION AT LEAST EIGHT FEET LONG SHOULD BE PROVIDED AT EACH END OF THE RAMP AT ONE HALF THE SLOPE OF THE RAMP ITSELF.

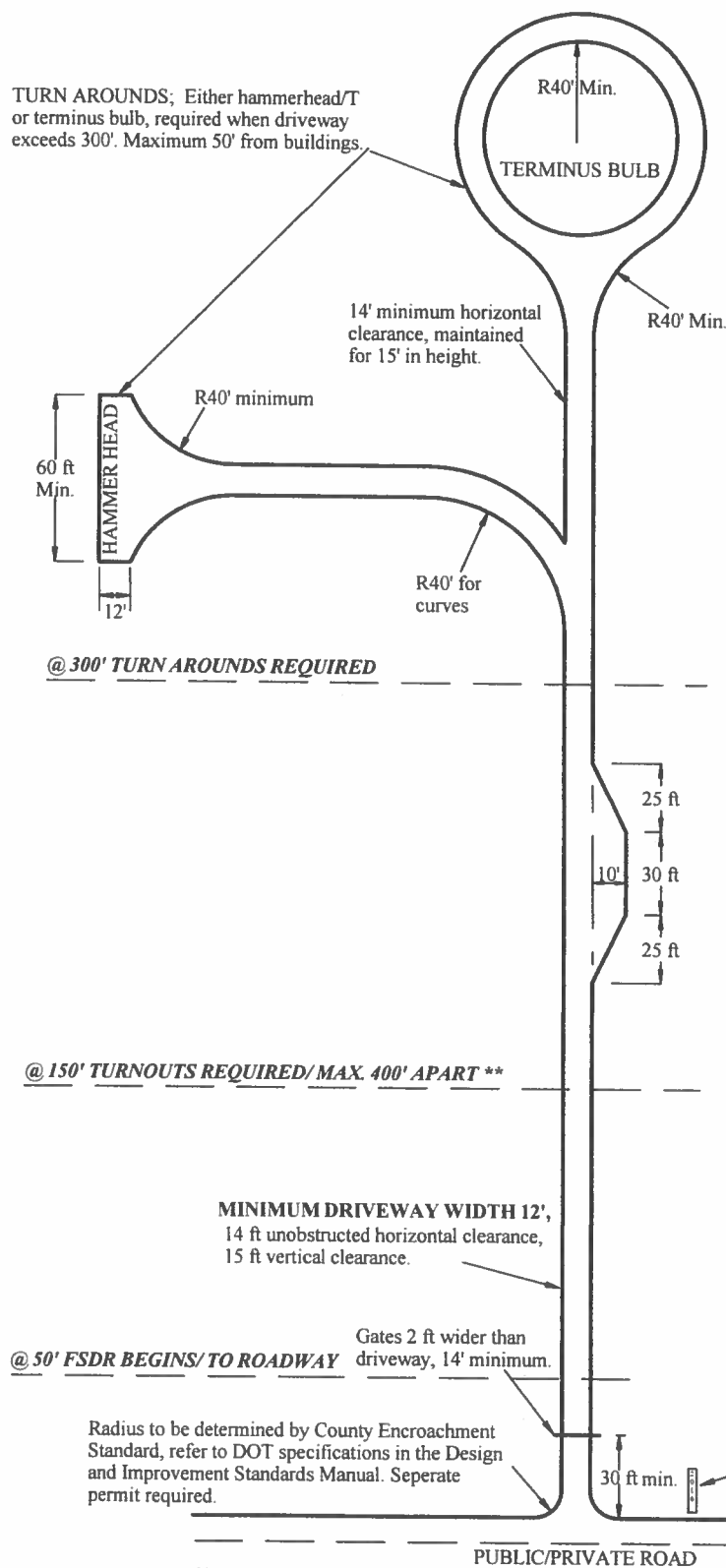
TRANSITIONS REQUIRED ONLY IF RAMP SLOPE EXCEEDS 10%.

CONNECTION TO CITY STREET PER ENCROACHMENT PERMIT REQUIREMENTS.



FIRE SAFE DRIVEWAY REGULATIONS

SINGLE PARCEL



GENERAL NOTES

- 1 FIRE SAFE DRIVEWAY REQUIRED when building is more than 50' from road. Requirements need to be met to addressed roadway. Minimum driveway width is 12' maintaining a horizontal clearance of 14' and vertical clearance of 15'.
- 2) Minimum compaction of soil is 95%. Driveway surface must be all weather and support 75,000 pounds.
- 3) TURNOUTS; required at midpoint of driveway when it exceeds 150'. Where the driveway exceeds 800', turnouts shall be provided no more than 400 ft apart. Must be same surface as driveway, 12' wide, 30' long and 25' long tapers.
** Exception when driveway is less than 400' and full sight distance is maintained from the road.
- 4) TURN AROUNDS; required when driveway exceeds 300'. Must be within 50' of buildings.
- 5) GATES; to be 2' wider than the surfaced driveway, must be a minimum of 14' wide and a minimum of 30' from roadway. Gates must open to allow vehicle to stop without obstructing road traffic.
- 6) BRIDGES and culverts shall be designed by a civil engineer and shall support a minimum load of 75,000 pounds. Signs shall be posted on the bridge which indicate the weight limit, width and height restrictions.

REFER TO COUNTY WEBSITE FOR CURRENT INFORMATION.

Address numbers to be 4" high by 1/2" wide stroke, reflectorized with contrasting background. Visible from both directions. Multiple addresses to be on a single post.