



"We are a welcoming, active and business-friendly rural foothill community built on California's rich gold rush history."

Planning Commission Memorandum

Meeting Date: July 15, 2025

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PLACERVILLE ENCROACHMENT PERMIT OVERVIEW

At the June 17th Planning Commission meeting, the Commission sought clarification on encroachment permits. According to the City of Placerville City Code, Title 8, Chapter 3, Section 1 ("Encroachment onto City Streets"), an encroachment is defined as any activity that obstructs, interferes with, or uses the public right-of-way in ways such as:

- Excavating or disturbing the right-of-way.
- Erecting or maintaining structures like posts, signs, poles, fences, guardrails, walls, or loading platforms on, over, or under the right-of-way.
- Planting trees, shrubs, grass, or other vegetation within the right-of-way.
- Placing or leaving materials such as rubbish, brush, or earth on the right-of-way.
- Constructing or maintaining pathways, sidewalks, driveways, culverts, drainage facilities, pipes, conduits, or cables within the right-of-way.
- Operating vehicles or objects exceeding legal dimensions, weight, or characteristics without a permit.
- Lighting or building fires.
- Placing structures, embankments, excavations, or trees adjacent to the right-of-way that cause or may cause an encroachment.

Section 8-3-1(E) prohibits any person, firm, company, corporation, association, public agency, or organization from encroaching, altering, or obstructing the right-of-way without a written permit. This includes constructing or maintaining fixtures, removing or trimming trees, setting fires, moving oversized vehicles or objects that could damage the right-of-way, or creating embankments or excavations that endanger normal usage. (Ord. 994, 5-26-1970)

In relation to Title 10 (Zoning), encroachment permits are required for the following:

- 10-4-4(C)8: Parking stalls (except for one- and two-family dwellings) must have vehicular access to the street without backing into the public travelway. Parking stalls or aisles within the public right-of-way require Planning Commission approval or conditional approval and an encroachment permit from the Development Services Department. Exception: Vehicles on specified streets may back into the public travelway with a conditional use permit per Section 10-3-6. (Ord. 1474, 1-8-1991; amd. Ord. 1654, 6-25-2013)

- 10-4-19(I): Sidewalk dining requires an encroachment permit from the City Engineer before it can be established.
- 10-8-35(F): An encroachment permit from the City's Engineering Department or Caltrans is required for easements serving parcels along publicly maintained roads or highways.
- 10-5-14(D)4 and 10-5-15(D)4: Minimum yard setbacks are front: 4 feet; sides and rear: 5 feet or on the property line with a fireproof wall without openings. Marquees, canopies, eaves, unenclosed/uncovered balconies, or similar projections may encroach beyond the front yard setback into the public right-of-way with an encroachment permit from the Engineering Division and a building permit from the Building Division. Signs may extend into the front yard setback or right-of-way, subject to Section 10-4-17.

RECOMMENDED PLANNING COMMISSION ACTION

1. Receive and file

ATTACHMENTS

1. Title 8, Chapter 3

INCORPORATED BY REFERENCE

City of Placerville City Code