



EL DORADO COUNTY PLANNING SERVICES

2850 Fairlane Court, Placerville, CA 95667 (530) 621-5355 <http://edcgov.us/Planning/>

PLANNED DEVELOPMENT (Revised 12/2015)

This packet is available on our website

PURPOSE

A development plan is required when a proposed project is located within a Planned Development (PD) Zone District, or at such time a request is being made for the creation of a PD Zone District. It is the intent of the PD Zone District to:

1. Allow use of modern planning and development techniques, affect more efficient utilization of land, and to allow flexibility of development;
2. To aid in the reduction of development costs, and to provide for a combination of different land uses which complement each other but which may not in all aspects conform to the existing zoning regulations;
3. To encourage a more efficient use of public and/or private services; and
4. To regulate condominium conversions as well as condominium projects.

The planned development process is used to provide for innovative planning and development techniques which further fulfill General Plan strategies of: providing open space; permitting clustered development which conforms to the natural topography; permitting a design concept which minimizes impacts on natural resources; avoiding cultural resources, and minimizing aesthetic concerns; and promoting public health, safety, and welfare. Residential planned developments are required to have a minimum of 30% public open space; are encouraged to utilize clustering concepts; and must be utilized if the density bonus provisions of the General Plan are requested (General Plan Policy 2.2.3.1 and 2.2.4.1).

The use of the planned development process is mandatory when a subdivision proposes to create 50 or more parcels, unless the project does not require a General Plan Amendment; overall density of the project is two units per acre or less; and the project site is designated High Density Residential (General Plan Policy 2.2.5.4). To use the planned development process, the project site must be rezoned, applying the planned development combining zone district overlay. In this instance, a tentative subdivision map application, a development plan application, and a zone change application are typically submitted and processed concurrently.

Development plans are also required on multi-family and commercial projects where such lands have been previously zoned PD as a means to place greater emphasis on design to assure neighborhood compatibility, or in those instances where townhouses or condominiums are proposed and the normal requirements of the zone district cannot be applied. Additionally, the planned development process can also be used to transfer density. (See General Plan Policy 2.2.3.4).

(Please see the end of this information section for a full reading of the General Plan Policies cited above.)

REQUIRED FINDINGS

In accordance with Section 130.04.030 of the County Code, a development plan cannot be approved unless the Planning Commission can make the following findings:

1. That the planned development request is consistent with the General Plan;
2. That the proposed development is so designed to provide a desirable environment within its own boundaries;
3. That any exceptions to the standard requirements of the zone regulations are justified by the design or existing topography;
4. That the site is physically suited for the proposed uses;
5. That adequate services are available for the proposed uses, including but not limited to water supply, sewage disposal, roads, and utilities;
6. That the proposed uses do not significantly detract from the natural land and scenic values of the site.

PROCESS

1. Applicant/agent prepares all required submittal information and makes an appointment to submit the application to the Planning Department.
2. Planner is assigned and the application is distributed to affected agencies for comment and recommendation.
3. Assigned planner and representative from Department of Transportation meet on-site with the applicant/agent.
4. Draft environmental document is prepared or project is found Categorical Exempt, and conditions of approval are drafted (or recommendation for denial is suggested).

Based upon the provisions set forth in the California Environmental Quality Act (CEQA), a Negative Declaration or Mitigated Negative Declaration may be prepared for a proposed project that *will not* have significant environmental effects, or where those effects can be mitigated to a less than significant level. However, if the project *will* have significant environmental effects that cannot be mitigated, an Environmental Impact Report (EIR) is required. Certain projects may be listed in CEQA as Statutorily or Categorical Exempt from those provisions, in which case the timing and processing of the project is expedited. If it is determined that an EIR is required for your project, processing of the application is placed on "hold" status. The project only proceeds if the applicant agrees to fund the costlier EIR process.

5. Applicant/agent meet with the Technical Advisory Committee (TAC - staff representatives of affected agencies) to discuss environmental review, conditions of approval (or recommendation for denial), and to confirm the hearing date.

NOTE: This is a critical meeting and it is absolutely necessary for the applicant or agent to attend. If issues arise which cannot be resolved at this meeting, the application will either be placed on hold or the meeting rescheduled until the issue is resolved.

6. Project is noticed in the local newspaper advertising the required 30-day public review period for Negative Declarations as set by State law.
7. Applicant receives the staff report at least two weeks prior to the public hearing which includes staff recommendation and proposed conditions of approval or mitigation measures.
8. Public hearing is conducted before the Planning Commission where a final decision is made unless appealed.
9. An appeal may be filed by either the applicant or affected party within ten (10) working days after decision.
10. If the development plan is submitted with a zone change, or if the Planning Commission's decision is appealed, the Board of Supervisors sets the matter for public hearing and a final decision is made.

TIMING

Steps 1 through 5 are typically completed within 50 to 60 days. The remaining steps are more flexible depending on the complexity of the application. Most applications will reach public hearing in four (4) months. If appealed, an additional 30 days is required and the Board of Supervisors hearing is usually held by the fifth month.

HEARINGS

The development plan application must first be heard by the Planning Commission. The hearing is given public notice in a local newspaper and also by mailing notice to all property owners within a minimum 500-foot radius of the applicant's property. In those instances where the development plan is being processed concurrently with a zone change, a hearing is automatically set before the Board of Supervisors.

APPEALS

Decisions made by the Planning Commission may be appealed to the Board of Supervisors within ten (10) working days from the date of decision. Appeals must be filed with the Planning Department with an appeal fee as adopted by the Board through fee resolution. If an appeal is made, the matter is heard at a public hearing of the Board of Supervisors, with notice given as described above.

FEES

Current application and revision fees may be obtained by contacting Planning Services at (530) 621-5355 or by accessing the Planning Department's online fee schedule at <http://edcgov.us/Planning/>.

NOTE: Should your application be denied, application fees are nonrefundable. Should you request withdrawal of the application, you may receive only that portion of the fee which has not yet been expended. If the public hearing notice has been advertised, fees are nonrefundable.

NOTE: In accordance with State Legislation (AB3158), you will be required to pay a State Department of Fish and Wildlife fee after approval of your application prior to the County filing the Notice of Determination on your project. This fee that increases annually, less \$50.⁰⁰ processing fee, is forwarded to the State Department of Fish and Wildlife and is used to help defray the cost of managing and protecting the State's fish and wildlife resources. If the project is found to have no effect on fish and game resources or otherwise exempt, only the \$50.⁰⁰ processing fee is required to file the Notice of Exemption with the State. These fees are due

immediately after project approval, checks payable to “El Dorado County” and submitted to Planning Services for processing.

CONVERSION TO TIME AND MATERIALS

When in the opinion of the Planning Director the required fee for an application is going to be inadequate to cover processing costs due to the complexity of the project or potential controversy that it may generate, the Development Services Director may convert the application to a time and materials process. When this conversion is proposed, the applicant will be notified in writing and will be requested to submit a deposit in an amount estimated to be sufficient to cover the remaining staff work to bring the application to a final decision. Staff work on the application will stop until a deposit is provided. Normally this conversion will occur when it is obvious the required fee is going to be insufficient, which would typically occur during or soon after the Technical Advisory committee meeting. However, it could occur later in the project if controversy becomes more evident and/or revisions are proposed to the project to mitigate project impacts or neighbor concerns. After the conversion, the applicant will receive a monthly statement/bill identifying the remaining processing fee and/or deposit, or the amount due if deposited funds have been exhausted. If monies are owed, they shall be paid before action by the hearing body.

CONDITIONS OF APPROVAL

As an applicant, you should be aware that environmental mitigation measures or other requirements will likely be made conditions of approval. Depending on the nature of the application, conditions of approval might involve landscaping, protection of riparian areas, fencing, paving of parking or access road, building design, sign design or limitations, provision for development of open space, maintenance of common areas, etc.

If your application eventually involves a building permit, you should be aware of other costs that may be part of the building permit process that typically follows approval of an application. In addition to normal building permit fees, you will likely be required to pay traffic impact mitigation (TIM) fees, school fees based on square footage of the proposed building, plus fire and solid waste fees. The County Building Services has an informational document on residential and commercial projects which identifies the extent of fees that may be required. It is also beneficial to contact those departments or agencies requiring the fees to determine actual estimated costs. The TIM fees, for example, are potentially significant and may affect the feasibility of your project.

DEED RESTRICTIONS

Please review and understand any private deed restrictions recorded against your property to insure your proposed application does not violate such deed restrictions. If a conflict exists between the deed restrictions and your application, the County can still approve your application and issue necessary permits. However, County approval does not absolve your obligation to comply with deed restrictions.

APPLICATION

If the application and submittal requirements are not attached to this information packet, please contact Planning Services. You may also call Planning Services at (530) 621-5355 for general assistance.

APPOINTMENT

Applications are accepted by appointment only. Please call ahead for an appointment with a planner when you are ready to submit your application. Please have all required submittal information completed before your appointment. Appointments are generally made within 48 hours of your call to Planning Services at (530) 621-5355.

GENERAL PLAN POLICIES

OBJECTIVE 2.2.3: PLANNED DEVELOPMENTS

Provide for innovative planning and development techniques and further fulfill the Plan Strategy by encouraging balanced growth to better reflect the character and scale of the community in which it occurs while minimizing impacts on the surrounding areas, to provide more efficient utilization of land, and to allow for flexibility of development while providing for general public benefits.

Policy 2.2.3.1

The Planned Development (-PD) Combining Zone District, to be implemented through the zoning ordinance, shall allow residential, commercial, and industrial land uses consistent with the density specified by the underlying zoning district with which it is combined. Primary emphasis shall be placed on furthering uses and/or design that provide a public or common benefit, both on- and off-site, by clustering intensive land uses to minimize impact on various natural resources, avoid cultural resources where feasible, minimize public health concerns, minimize aesthetic concerns, and promote the public health, safety, and welfare. A goal statement shall accompany each application specifically stating how the proposed project meets these criteria.

- A. The major components of a planned development in residential projects shall include the following:
 - (1) Commonly owned or publicly dedicated open space lands of at least 30 percent of the total site. Within a community area, the commonly owned open space can be developed for recreational purposes such as parks, ball fields, or picnic areas. Commonly owned open space does not include space occupied by infrastructure (e.g., roads, sewer, and water treatment plants).
 - (2) Clustered housing units or lots designed to conform to the natural topography.
- B. Non-residential planned developments shall be accomplished through the Zoning Ordinance.

Policy 2.2.3.2

The calculation of development density for purposes of planned developments shall be based on the maximum density permitted by the underlying zone district(s). No density shall be attributed to bodies of water, such as lakes, rivers, and perennial streams, excluding wetlands.

Policy 2.2.3.3

Where an application to apply the -PD combining zone district also includes the request to rezone the base zone district(s), said rezone shall not occur where the land cannot support a higher density or intensity of land use due to infrastructure availability, physical and topographic constraints, or otherwise conform with Policy 2.2.5.3.

Policy 2.2.3.4

To further the planned development concept as presented in other General Plan policies and foster the use of the Transfer of Development Density concept, planned developments may be allowed on non-contiguous residential parcels provided that:

- A. The combined allowed density of the General Plan is not exceeded for the non-contiguous planned development; and
- B. The parcels are located within the same general area and the same special district and/or service area and receive access through the same arterial, collector street, or road.

OBJECTIVE 2.2.4: DENSITY BONUS

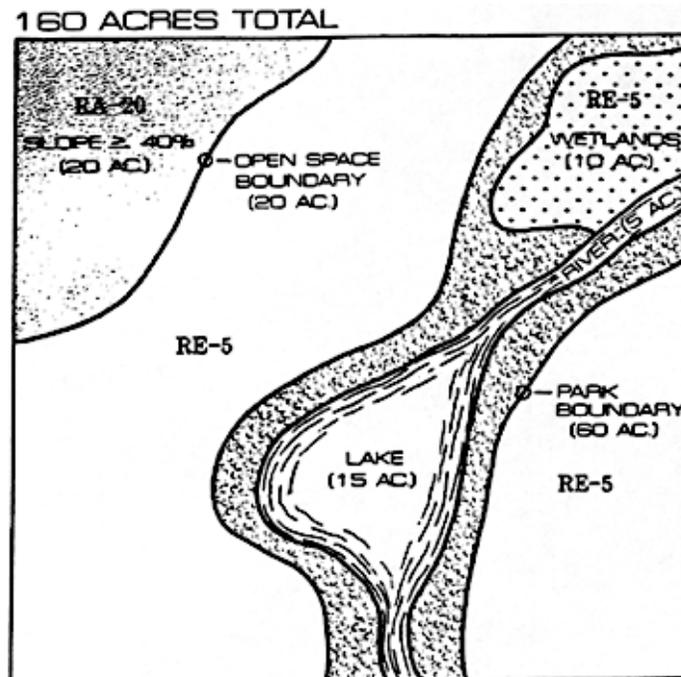
Provide for incentives which encourage the utilization of the planned development concept and further the provision of public benefits as a component of development.

Policy 2.2.4.1

Planned developments shall be provided additional residential units (density bonus), in accordance with A through C, for the provision of otherwise developable lands set aside for public benefit including open space, wildlife habitat areas, parks (parkland provided in excess of that required by the Quimby Act), ball fields, or other uses determined to provide a bona fide public benefit. (See following example)

- A. Maximum Density: The maximum density created utilizing the density bonus provisions shall not exceed the maximum density permitted by the General Plan land use designation as calculated for the entire project area except as provided for by Section B.
- B. In addition to the number of base units, one and one half (1.5) dwelling units may be provided for planned developments within a planning concept area for each unit of developable land dedicated to public benefit. In calculating the maximum density permitted by the General Plan land use designation, the County shall include acreage of undevelopable land, except as excluded in Policy 2.2.3.2.
- C. Public Benefit: Lands set aside for public benefit, as used herein, shall be those lands made available to the general public including but not limited to open space areas, parks, and wildlife habitat areas.

DENSITY BONUS CALCULATION EXAMPLE



LAND CHARACTERISTIC SUMMARY	
110 acres:	Developable land, zoned Estate Residential Five-Acre (RE-5)
20 acres:	Slope \geq 40 percent, zoned Residential Agricultural Twenty-Acre (RA-20)
15 acres:	Lake
5 acres:	River
10 acres:	Wetland, zoned Estate Residential Five-Acre (RE-5)
TOTAL:	160 acres

STANDARD RURAL SUBDIVISION

A standard subdivision may subdivide the hypothetical example consistent with zoning. The 20 acre portion comprising slope \geq 40 percent will yield one 20-acre parcel. The 110 acre portion considered developable will yield 22 5-acre parcels. The 15 acre lake and 5 acre river areas yield no developable parcels since these are bodies of water. It is assumed that the remaining 10 acre wetland area is set aside as impact mitigation yielding no developable parcels. Thus, subdivision of the property may yield a maximum of 23 developable parcels (6.95 ac/du average).

PLANNED DEVELOPMENT SUBDIVISION UTILIZING DENSITY BONUS PROVISIONS

A planned development proposing to set aside the 20 acre portion comprising slope \geq 40 percent as open space and a set aside of 60 acres including the lake, river, wetlands, and 30 acres of developable land will yield a total of 38 2-acre developable parcels clustered on the remaining 80 acres (4.21 ac/du). Calculation of the yield is summarized as follows:

1. 20 acres open space density bonus yield = 20 acres at 1 dwelling unit/20 acres zoning = 1 dwelling unit x 2.5 density bonus = 2.5 dwelling units.
2. 60 acres park density bonus yield = 60 acres minus 15 acre lake minus 5 acre river = 40 acres at 1 dwelling unit/5 acre zoning = 8 dwelling units x 2.5 density = 20 dwelling units.
3. 80 acres developable area remaining = 80 acres at 1 dwelling unit/5 acre zoning = 16 dwelling units.
4. Total yield = 2.5 dwelling units + 20 dwelling units + 16 dwelling units = 38.5 dwelling units or 39 dwelling units.

Note: To achieve the maximum parcel creation, minimum development standards and public services must be met commensurate with the lot sizes and density proposed.

Policy 2.2.4.2

The density bonus limits described herein are exclusive of the density bonuses contained in the Housing Element.

Policy 2.2.5.4

All development applications which have the potential to create 50 parcels or more shall require the application of the Planned Development Combining Zone District. However, in no event shall a project require the application of the Planned Development Combining Zone District if all of the following are true: (1) the project does not require a General Plan amendment; (2) the project has an overall density of two units per acre or less; and (3) the project site is designated High Density Residential.

OBJECTIVE 4.2.3: PLANNED DEVELOPMENTS

Use of planned developments to allow design flexibility and creativity to produce affordable housing.

Policy 4.2.3.1

Use of the Planned Development (-PD) Combining Zone District shall be promoted to allow greater flexibility in development standards to encourage developers to include low and moderate income housing within residential developments.

EL DORADO COUNTY PLANNING SERVICES

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REQUIRED SUBMITTAL INFORMATION for Planned Development

The following items 1 through 9 must be provided with all applications. The remaining items shall be required where applicable. **If all the required and applicable information is not provided, the application will be deemed incomplete and will not be accepted.** For your convenience, please use the check (✓) column on the left to be sure you have all the required and applicable information. **All plans and maps MUST be folded to 8½" x 11"**.

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- | | | | |
|-------|-------|-----|--|
| _____ | _____ | 1) | Application form, completed and signed. |
| _____ | _____ | 2) | Letter of authorization from all property owners authorizing agent to act as applicant, when applicable. |
| _____ | _____ | 3) | Proof of ownership (Grant Deed), if the property has changed title since the last tax roll. |
| _____ | _____ | 4) | A copy of official Assessor's map, showing the property outlined in red. |
| _____ | _____ | 5) | An 8 ½ x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and town sites. |
| _____ | _____ | 6) | Environmental Questionnaire form, completed and signed. |
| _____ | _____ | 7) | Provide name, mailing address and phone number of all property owners and their agents. |
| _____ | _____ | 8) | A record search for archaeological resources shall be conducted through the North Central Information Center located at CSU-Sacramento, 6000 J Street, Adams Bldg, #103, Sacramento, CA 95819-6100, phone number (916) 278-6217. If the record search identifies a need for a field survey, a survey shall be required. (A list of Archaeological Consultants and survey requirements is available at the Planning Department.) Archaeological surveys shall meet the "Guidelines for Cultural Resource Studies" approved by the Board of Supervisors, available at the Planning Department. |
| _____ | _____ | 9) | A traffic impact determination shall be provided utilizing El Dorado County's "Transportation Impact Study (TIS) – Initial Determination Form, located on the Planning Services website under "Applications and Forms". |
| _____ | _____ | 10) | If public sewer or water service is proposed, obtain and provide a Facilities Improvement Letter if the project is located within the EID service area, or a similar letter if located in another sewer/water district. |
| _____ | _____ | 11) | If off-site sewer or water facilities are proposed to serve the project, provide four (4) copies of a map showing location and size of proposed facilities. If ground water is to be used for domestic water, submit a report noting well production data for adjacent parcels, or submit a hydrological report prepared by a geologist noting the potential for water based on the nature of project site geology. |

- _____ 12) In an accompanying report, provide the following data for area on each proposed parcel which is to be used for sewage disposal:
- _____ a) The percolation rate and location of test on 4.5 acres or smaller
 - _____ b) The depth of soil and location of test
 - _____ c) The depth of groundwater and location of test
 - _____ d) The direction and percent of slope of the ground
 - _____ e) The location, if present, of rivers, streams, springs, areas subject to inundation, rock outcropping, lava caps, cuts, fills, and easements
 - _____ f) Identify the area to be used for sewage disposal
 - _____ g) Such additional data and information as may be required by the Division Director of Environmental Management to assess the source of potable water, the disposal of sewage and other liquid wastes, the disposal of solid wastes, drainage, and erosion control

_____ 13) Preceding parcel map, final map, or record of survey, if any exists.

_____ 14) Four (4) copies of an oak tree preservation plan. The oak tree preservation plan shall accurately include the following:

- _____ a) General identification of the oak tree canopy, noting significant oak tree species (e.g. blue oak, valley oak, etc.) where such groups are clearly distinguishable. Identification of the oak tree canopy shall be determined from base aerial photographs or by an on-site survey performed by a qualified biologist, certified arborist, or Registered Professional Forester (RPF).
- _____ b) Parcels having canopy cover of at least ten percent (10%) are subject to oak tree canopy coverage retention or replacement standards as follows:

<u>Existing Canopy Cover</u>	<u>Percent of Canopy Cover to be Retained or Replaced</u>
80 - 100 percent	60 percent of existing canopy
60 - 79 percent	70 percent of existing canopy
40 - 59 percent	80 percent of existing canopy
20 - 39 percent	85 percent of existing canopy
19 percent or less	90 percent of existing canopy

_____ c) Where item (b) above applies and trees will be removed as the result of project improvements, a replacement plan shall be included with application submittal. Any provisions for tree preservation, transplanting, or replacement, shall be shown on a recordable (black and white version) site plan. The replacement plan shall also include a mitigation monitoring plan to ensure that proposed replacement trees survive.

_____ 15) Preliminary grading, drainage plan, and report. The plan should be of sufficient detail to identify the scope of grading, including quantities, depths of cut and fills (for roads and driveways where cuts/fills exceed 6 feet, and mass pad graded lots), location of existing drainage, proposed modifications, and impacts to downstream facilities. (See Section 15.14.240 of County Grading Ordinance for submittal detail)

FORMS AND MAPS REQUIRED

Check (✓)

Applicant County

- _____ 16) If located within one of the five Ecological Preserve - EP overlay zones (Mitigation Area 0), rare plants may exist on-site. The State Department of Fish & Wildlife will require an on-site biological plant survey to determine the extent and location of rare plants on the project site. Such a survey can only occur from March 15 through August 15 when plants are readily visible. Therefore, if the State Department of Fish & Wildlife requires the plant survey, a substantial delay in the processing of your application could result. To avoid potential delays, you may choose to provide this survey with application submittal. (A list of possible Botanical Consultants is available at Planning Services.)
- _____ 17) Name and address of Homeowner's Association, CSA 9 Zone of Benefit, or other road maintenance entity if it exists in the project area.
- _____ 18) A site-specific wetland investigation shall be required on projects with identified wetlands as delineated on the applicable U.S.G.S. Quadrangle and/or by site visit, when proposed improvements will directly impact the wetland (reduce the size of the wetland area) or lie near the wetlands. (Available from Planning Services are the U.S. Corps of Engineers requirements for a wetlands delineation study. A list of qualified consultants is also available.)
- _____ 19) An acoustical analysis shall be provided whenever a noise-sensitive land use (residences, hospitals, churches, libraries) are proposed adjacent to a major transportation source, or adjacent or near existing stationary noise sources. Such study shall define the existing and projected noise levels and define how the project will comply with standards set forth in the General Plan.
- _____ 20) Where potential for special status plant and/or animal habitats are identified on the parcel(s), an on-site biological study shall be required to determine if the site contains special status plant or animal species or natural communities and habitats.
- _____ 21) An air quality impact analysis shall be provided utilizing the El Dorado County Air Pollution Control District's "Guide to Air Quality Assessment."

SITE PLAN REQUIREMENTS

Five (5) copies plus an electronic copy (CD-ROM or other medium) of the site plan detailing what exists on the site at time of application shall be submitted on 24" x 36" sheets or smaller, drawn to scale, and of sufficient size to clearly show all details and required data. **All plans MUST be folded to 8½" x 11", plus one 8½" x 11" reduction. NO ROLLED DRAWINGS WILL BE ACCEPTED.** For your convenience, please check the Applicant column on the left to be sure you have all the required submittal information.

Check (√)
Applicant County

- _____ 1) Project name (if applicable).
- _____ 2) Name, address of applicant and designer (if applicable).
- _____ 3) Date, north arrow, and scale.
- _____ 4) Entire parcel of land showing perimeter with dimensions.
- _____ 5) All roads, alleys, streets, and their names.
- _____ 6) Location of easements, their purpose and width.
- _____ 7) All existing and proposed uses (i.e. buildings, driveways, dwellings, utility transmission lines, etc.).
- _____ 8) Parking and loading stalls with dimensions (refer to Zoning Ordinance Chapter 130.18).
- _____ 9) Trash and litter storage or collection areas, and propane tank location(s).
- _____ 10) Total gross square footage of proposed buildings.
- _____ 11) Proposed/existing fences or walls.
- _____ 12) Sign locations and sizes (if proposed) (refer to Zoning Ordinance Chapter 130.16).
- _____ 13) Pedestrian walkways, courtyards, etc. (if proposed).
- _____ 14) Exterior lighting plan (if proposed), along with a Photometric Study and fixture specifications demonstrating compliance with Zoning Ordinance Chapter 130.14.170.
- _____ 15) Existing/proposed water, sewer, septic systems, and wells (if applicable).
- _____ 16) Existing/proposed fire hydrants.
- _____ 17) Tentative subdivision or parcel map (if applicable).
- _____ 18) Adjacent parcel owner(s); Assessor's Parcel Number (unless this is included on tentative map).

SITE PLAN REQUIREMENTS

Check (√)
Applicant County

- _____ 19) Public uses (schools, parks, etc.)
- _____ 20) The location, if present, of rock outcropping, lava caps, drainage courses, lakes, canals, reservoirs, rivers, streams, spring areas subject to inundation and wetlands. (Show respective 100-foot and 50-foot septic system setbacks when a septic system is proposed.)
- _____ 21) Identify areas subject to a 100-year flood on perennial streams or creeks, and show high water level (100-year) on map. Where this data is not readily available, January 1997 flood level can be shown if known. (Refer to the Federal Emergency Management Agency (FEMA) website).
- _____ 22) Note any proposed trails within the project; and where applicable, connection to existing or proposed trail systems.

PRELIMINARY LANDSCAPE PLAN REQUIREMENTS

Required when parking facilities are proposed or otherwise at planner's discretion. (Refer to Zoning Ordinance Chapter 130.18).

(Five (5) copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 11" x 17" reduction**).

Check (√)
Applicant County

- _____ 1) Location, quantity, and a gallon size of proposed plant material (See Zoning Ordinance Section 130.18.090)
- _____ 2) Note quantity/type of trees to be removed.
- _____ 3) Location, general type (pine, oak, etc.) and size of all existing trees, in those areas that are subject to grading or otherwise may be removed/affected by proposed improvements. Note quantity of trees to be removed.
- _____ 4) List of both common and botanical names of plant material (use of drought tolerant species is highly recommended). A recommended list of drought-tolerant species is available at Planning Services.
- _____ 5) Location of irrigation proposed. (NOTE: The final Landscape Plan will ultimately be required to meet the County's Water Conserving Landscape Standards. Copies are available at Planning Services).

PRELIMINARY GRADING AND DRAINAGE PLAN

Required whenever any grading is proposed.

(Five (5) copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 11" x 17" reduction**).

Check (√)

Applicant County

- _____ 1) Contours or slope data (pursuant to Chapter 110.14 of County Code Grading, Erosion, and Sediment Control Ordinance).
- _____ 2) Drainage improvements, culverts, drains, etc.
- _____ 3) Limits of cut and fill.

PLAN OF BUILDING ELEVATIONS

Required whenever a new structure or addition is proposed.

(Five (5) copies plus an electronic copy (CD-ROM or other medium), **folded to 8½" x 11", plus one 11" x 17" reduction**).

Check (√)

Applicant County

- _____ 1) Building design, elevations of all sides.
- _____ 2) Exterior materials, finishes, and colors.
- _____ 3) Existing/proposed signs showing location, height and dimensions. Include sign plan for project with multiple businesses.

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

NOTE: APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY. MAKE YOUR APPOINTMENT IN ADVANCE BY CALLING (530) 621-5355.



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PLANNED DEVELOPMENT

FILE # _____

ASSESSOR'S PARCEL NO.(s) _____

PROJECT NAME/REQUEST: (Describe proposed use) _____

IF SUBDIVISION/PARCEL MAP: Create _____ lots, ranging in size from _____ to _____ acre(s) / SF

IF ZONE CHANGE: From _____ to _____ IF GENERAL PLAN AMENDMENT: From _____ to _____

IF TIME EXTENSION, REVISION, CORRECTION: Original approval date _____ Expiration date _____

APPLICANT/AGENT _____

Mailing Address _____ P.O. Box or Street _____ City _____ State & Zip _____

Phone () _____ EMAIL: _____

PROPERTY OWNER _____

Mailing Address _____ P.O. Box or Street _____ City _____ State & Zip _____

Phone () _____ EMAIL: _____

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT _____

Mailing Address _____ P.O. Box or Street _____ City _____ State & Zip _____

Phone () _____ EMAIL: _____

LOCATION: The property is located on the _____ side of _____ street or road

_____ feet/miles _____ of the intersection with _____ major street or road

in the _____ area. PROPERTY SIZE _____ acreage / square footage

X _____ Date _____ signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date _____ Fee \$ _____ Receipt # _____ Rec'd by _____ Census _____

Zoning _____ GPD _____ Supervisor Dist _____ Sec _____ Twn _____ Rng _____

ACTION BY _____ PLANNING COMMISSION ZONING ADMINISTRATOR

ACTION BY BOARD OF SUPERVISORS

Hearing Date _____

Hearing Date _____

Approved _____ Denied _____ findings and/or conditions attached

Approved _____ Denied _____ findings and/or conditions attached

APPEAL: Approved _____ Denied _____

Executive Secretary _____