



**EL DORADO COUNTY PLANNING SERVICES**  
2850 Fairlane Court, Placerville CA 95667

(530) 621-5355 | fax: (530) 642-0508 | <http://www.co.el-dorado.ca.us/planning>

## **TENTATIVE SUBDIVISION MAP**

(Revised 12/12/06)

### **PURPOSE**

The California State Subdivision Map Act mandates a process for the division of land creating 5 or more parcels. The process, typically called a subdivision or major land division, includes a County staff and Planning Commission review to make certain the proposed division conforms to the minimum County standards for lot size, access, road improvements, grading, sewage facilities, water supply and other environmental concerns.

A major land division undergoes two key steps. The first step is the submittal of a tentative subdivision map application to the County for review with County requirements and CEQA (California Environmental Quality Act). If approved, the Planning Commission requires conditions relating to fees, subdivision improvements, and possible modifications to the tentative subdivision map. The second key step occurs after the tentative subdivision map has been approved. The subdivider then proceeds with development of construction drawings and subdivision improvements, and submits the final map, bonds and agreements to the County. Upon completion of the conditions of the tentative subdivision map, the final map may be submitted to the County (see Final Map Application for more information). The final map must be recorded before lots can be sold.

### **REQUIRED FINDINGS**

In accordance with Section 16.12.030 of the Major Land Division Ordinance, there are certain legal findings that must be made by the Planning Commission. These are as follows:

1. The proposed map and design shall be consistent with the General Plan and Specific Plans adopted by the County.
2. The site must be physically suitable for the type and density of development proposed.
3. The design of the subdivision and proposed improvements as conditioned will not cause significant environmental damage or injure fish and wildlife habitat.
4. The subdivision shall have adequate access to accommodate the proposed density.
5. The subdivision shall not create serious public health and safety problems or unacceptable fire risk to future occupants to adjoining properties.

### **PROCESS**

1. Applicant/agent may meet with Planning staff for a *Pre-application* meeting in order to review submittal information and discuss initial project design. cursory review of Zoning Ordinance and General Plan Policies before subdivision design is complete.
2. Applicant/agent prepares all required submittal information and makes an appointment to submit the application to Planning.
3. Planner is assigned and the application is distributed to affected agencies for comment and recommendation.
4. Assigned planner and representative from Department of Transportation and other interested agencies meet on-site with the applicant/agent.

5. Draft environmental document is prepared or project is found Statutorily 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 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.

6. 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.

7. Project is noticed in the local newspaper advertising the required 30-day public review period for Negative Declarations as set by State law, or noting the project is Statutorily Exempt.
8. 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.
9. Public hearing is conducted before the Planning Commission where a decision is made unless appealed by the applicant or affected party. (An approved map expires within 36 months from date of approval unless a final map is recorded prior to that time, or if a time extension request is approved.)
10. An appeal may be filed by either the applicant or affected party within ten (10) working days after decision.
11. Board of Supervisors public hearing is held on the appeal and a final decision is made (about 30 days after Planning Commission decision).

#### **TIMING**

Steps 2 through 6 are typically completed within 60 days. The remaining steps are more flexible depending on the complexity of the project. Most applications will reach the public hearing (Step 8) in six to nine months.

#### **HEARING**

The tentative subdivision map application is heard by the Planning Commission. The hearing is given public notice in a local newspaper and also by mailing notice to all owners within 500 feet of the applicant's property. Modifications to the tentative subdivision map, which are presented either at or a few weeks before the public hearing, will generally result in delaying the action by the Planning Commission. The length of delay will depend on the extent of changes proposed.

#### **APPEALS**

The decision of the Planning Commission may be appealed to the Board of Supervisors by either the applicant or the affected neighbors. Said appeal must be made within ten (10) working days from date of decision and filed with Planning Services and appeal fee paid. (\$352.<sup>00</sup> Class I Subdivision and \$300.<sup>00</sup> Rural Subdivision.) 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 at (530) 621-5355 or by accessing Planning's online fee schedule at <http://www.co.el-dorado.ca.us/planning>.

Class I is defined as any subdivision where parcels are less than 2.0 acres in size. Rural subdivisions are defined as having parcels 2.0 acres in size or larger.

**Time and Materials:** The Department of Transportation, Planning and Environmental Management review tentative subdivision maps on a Time and Materials (T&M) basis. The fees listed on the adopted fee resolution are collected upon application submittal and will be held as a deposit. The applicant will be billed monthly or as otherwise established by each Department under each Department's T&M procedures. If deposit exceeds project cost, applicant will be reimbursed for the remainder of the deposit at project finalization.

**NOTE:** Should your application be denied, the T&M costs are nonrefundable. Should you request withdrawal of the application, you may receive only that portion of the fee which has not yet been expended.

**Fish and Game Fees:** If the project is located within or adjacent to an area which may have an impact on wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), the project must be referred to California Department of Fish and Game. In accordance with State Legislation (AB3158), the applicant is required to pay a fee of \$1,285.<sup>00</sup> after approval of your application prior to the County filing the Notice of Determination on your project. This fee, less \$35.<sup>00</sup> processing fee, is forwarded to the State Department of Fish and Game 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 be de minimis (having no effect on fish and game resources or otherwise exempt), only the \$35.<sup>00</sup> 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 for processing.

### **DESIGN WAIVERS**

Occasionally, due to severe topography on your site, or the nature of existing conditions in your area, or other factors, there may be justification for the approval of a design waiver. Design waivers are typically requested to modify a County standard such as the reduction of the required roadway width to a lesser standard. Typically, design waivers only affect road and lot design. If you and your engineer believe there are exceptional circumstances, and the findings which follow can be made, then you may wish to request a design waiver from a specified standard when you make your tentative map application.

The County can only approve design waivers when each of the following conditions exists:

1. There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver;
2. Strict application of the design or improvement requirement of the Major Land Division Ordinance or Design and Improvements Manual would cause extraordinary and unnecessary hardship in developing the property;
3. The adjustment or waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public; and
4. The adjustment or waiver would not have the effect of nullifying the objectives of the Ordinance and Manual noted above or any other law or ordinance applicable to the division.

### **CONDITIONS OF APPROVAL**

As an applicant you should be aware that there is far more to this process than simply obtaining approval of a tentative subdivision map. All tentative map approvals are conditional approvals, typically requiring more engineering, surveying, road improvements, environmental mitigation measures, payment of fees, etc.

The following is a partial list of the types of conditions which may be made part of the approval of your application. This list does not represent all possible conditions or mitigation measures since every application is unique, nor does it imply that all of these may be applied to your application. Additionally, the extent of the conditions applied could vary between urban and rural applications. You should be aware however, that these conditions plus others may require further effort and expenditures prior to map recording and the sale of parcels.

**Typical Conditions:**

1. Improvement of roads on-site and potentially off-site with pavement, curb, gutter and sidewalks, including related grading and erosion control. The width of the improvement is based on the amount of traffic to be generated.
2. Provisions for public sewer, water, and drainage facilities. Water meters must be purchased before the final map is recorded. Other improvements including roads must be in place before the final map is recorded, or bonds are provided.
3. Fire protection measures are required including fuel management to reduce wildfire hazards, fire hydrants, and storage, if necessary.
4. Provision for at least two points of access from a through road.
5. Installation of road name signs, stop lights, stop signs, and other signs as may be necessary for safety.
6. Provision for street lights at major intersections.
7. Provision for parks or payment of park-in-lieu fees. The amount depends on the size of the project and land values.
8. Provision for open space and trails, especially if the project is also a planned development, which is required if the project contains 50 or more parcels, within Airport Safety Zone 3, or is zoned with the Planned Development (PD) overlay.
9. Noise reduction measures (mounds, walls, landscaping) along noise sources such as major highways. (Requires noise studies.)
10. Wetland protection when wetlands are identified on-site. Wetland studies are required with application submittal.
11. Protection of archaeological and cultural resources when found on-site. Archaeological studies are required with application submittal.
12. Protection of biological resources, rare and endangered species when found on-site. Biological studies are required with application submittal.
13. Protection of oak trees, tree habitat, and riparian areas. Tree surveys and tree protection plans are required with application submittal.

Should you have general questions regarding the possible application of any conditions mentioned above to your project or have questions regarding the design waiver option, please call (530) 621-5355. Staff cannot make a final determination on the applicability of these conditions to your project without an actual submittal of an application, since field investigations and analysis are generally required.

**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.

**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 and documentation completed before your appointment. Appointments are generally made within 48 hours of your call to Planning at (530) 621-5355.

**PRE-APPLICATION REVIEW MEETING**

Staff recommends that a formal pre-application meeting be held with representatives of Planning, Department of Transportation and other County Departments prior to preparing the tentative map and submittal information. The purpose of the meeting would be to identify any potentially significant issues during the design stage of the subdivision project so that impacts and constraints can be avoided and any specific analysis of unique issues associates with the project site can be addressed at the earliest time. These meetings will likely be mandatory in the future. To start the pre-application review process, review the *Pre-Application Submittal Meeting* application on our website at:

<http://www.co.el-dorado.ca.us/Planning/applications.html>

In addition, the County offers the *Preliminary Map* review process. This process provides a more thorough review of a project and is also recommended. See the application titled: *Subdivision Maps, Preliminary* on the Planning website.



EL DORADO COUNTY PLANNING SERVICES

**REQUIRED SUBMITTAL INFORMATION**  
**for**  
**Tentative Subdivision Map**

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

**FORMS AND MAPS REQUIRED**

Check (✓)

Applicant County

- \_\_\_\_\_ 1) Application form and Agreement to Pay Time and Materials, completed and signed by the property owner(s).
- \_\_\_\_\_ 2) Letter of Authorization: When there are multiple owners, a Letter of Authorization is required from the other property owner(s) authorizing the applicant to act as their agent.
- \_\_\_\_\_ 3) One copy of a Title Report (no more than six (6) months old) for the project. Proof of ownership (Grant Deed), if the property has changed title since the last tax roll.
- \_\_\_\_\_ 4) A copy of the current Assessor's map, with the subject property outlined in red.
- \_\_\_\_\_ 5) An 8 ½ by 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) If public sewer or water service is proposed, obtain and provide a Facilities Improvement Letter if the project is located within the El Dorado Irrigation District service area, or a similar letter if located in another sewer/water district.
- \_\_\_\_\_ 9) 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.
- \_\_\_\_\_ 10) If groundwater 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.
- \_\_\_\_\_ 11) Submit four (4) copies of a tree canopy preservation plan, showing the existing conditions and projecting potential tree removal. Projects that are over an acre and have at least one percent (1%) total canopy or are less than an acre and have cover of at least ten percent (10%) are subject to canopy coverage retention standards as follows, pursuant to General Plan Policy 7.4.4.4:

**Existing Canopy Cover:**

80 - 100 percent  
60 - 79 percent  
40 - 59 percent  
20 - 39 percent  
10 - 19 percent or less  
1 - 9 percent or less

**Percent of Canopy Cover to be Retained:**

60 percent of existing canopy  
70 percent of existing canopy  
80 percent of existing canopy  
85 percent of existing canopy  
90 percent of existing canopy  
90 percent of existing canopy

Applicant County

- \_\_\_\_\_ 12) Oak Tree Protection Plan pursuant to General Plan Policy 7.4.5.2 (B) (where native oak(s) may be removed as a result of the project):
- a. A written statement by the applicant or arborist stating the justification for the development activity, identifying how trees in the vicinity of the project will be protected.
  - b. A site map that identifies all native oaks on the project site.
  - c. An arborist report providing specific information on all native oak trees on the project site.
- \_\_\_\_\_ 13) A tree replacement plan shall be provided pursuant to General Plan Policy 7.4.4.4 and 7.4.5.1. The replacement plan shall identify the numbers and types of trees to be removed as part of subdivision improvements, including future residential construction. The replacement plan shall show locations for tree replacement and include a mitigation monitoring plan to ensure the proper ratio of replacement trees are planted and that proposed replacement trees survive.
- \_\_\_\_\_ 14) An on-site plant survey to determine the extent and location of rare plants on the project site is required, if located within Mitigation Area 0 ("EP" overlay designation on the General Plan land use map) or Mitigation Area 1 (within the EID service area). (The Mitigation Area for each parcel may be determined on the following website: <http://www.co.el-dorado.ca.us/Planning/ParcelData.html>.) Such a survey can only occur from March 15 through August 15 when plants are readily identifiable. (A list of possible Botanical Consultants is available at Planning Services.)
- \_\_\_\_\_ 15) Name and address of Homeowners' Association, CSA 9 Zone of Benefit or other road maintenance entity, if it exists in the project area.
- \_\_\_\_\_ 16) Four (4) copies of a preliminary grading, drainage plan and report. The plan should be of sufficient detail to identify the scope of grading, including quantities, depths of cut and fills for: roads, driveways where cuts/fills exceed 6 feet, retaining walls, and mass pad graded lots. Show location of existing drainage, proposed modifications, and impacts to downstream facilities. (See Section 15.14.240 of County Grading Ordinance for submittal detail of grading plan. See Section 1.8.3 of the County of El Dorado Drainage Manual for submittal requirements of the drainage plan and report.)
- \_\_\_\_\_ 17) Nine (9) copies of a Land Capability Report with support data as required by Volume I of the Subdivision Design and Improvements Standards Manual. (The Manual is available from the Department of Transportation.)
- \_\_\_\_\_ 18) A survey for archaeological resources shall be submitted. The survey shall meet the "Guidelines for Cultural Resource Studies" approved by the Board of Supervisors, available at Planning.
- \_\_\_\_\_ 19) A site-specific wetland investigation shall be required on projects with identified wetlands shown on the USGS Quad maps when proposed improvements will directly impact the wetland (reduce the size of the wetland area) or lie near the wetlands. (A list of qualified consultants is available from Planning.)
- \_\_\_\_\_ 20) An acoustical analysis shall be provided to demonstrate consistency with General Plan Policies (see policies following General Plan Objective 6.5.1). The analysis shall define the existing and projected (2025) noise levels and define how the project will comply with standards set forth in the General Plan. The analysis should include description of construction noise, traffic noise generated from the project, and impacts of traffic noise to the residences within the project.

Applicant County

- \_\_\_\_\_ 21) 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. The report should include proposed mitigation measures if applicable.
- \_\_\_\_\_ 22) An air quality impact analysis shall be provided utilizing the El Dorado County Air Pollution Control District's *Guide to Air Quality Assessment*.
- \_\_\_\_\_ 23) A traffic study shall be provided utilizing El Dorado County Department of Transportation's *Generic Traffic Study Scope of Work* or other latest traffic study requirements as determined by DOT. Applications shall:
- a) Demonstrate consistency with 2004 General Plan Transportation and Circulation Element Policies.
  - b) Identify access to County Road(s); describe proposed road and intersection improvements (on-site and off-site).
- \_\_\_\_\_ 24) Copy of previous parcel map or subdivision map, if applicable
- \_\_\_\_\_ 25) Application Fees pursuant to the adopted fee schedule.
- \_\_\_\_\_ 26) Twenty-five (25) copies of the tentative map. The maps shall not exceed 24" wide by 36" long. The maps shall be drawn to scale, and of sufficient size to clearly show all details and required data. **All maps MUST be folded to 8 1/2" x 11". NO ROLLED DRAWINGS WILL BE ACCEPTED.**
- \_\_\_\_\_ 27) Four (4) copies of a slope map noting the following slope range categories: 0 to 10%, 11 to 20%, 21 to 29%, 30% to 39%, 40% and over.
- \_\_\_\_\_ 28) One aerial photograph with the tentative map overlaid. Scale should be 1" = 100' or same scale as tentative map.

REQUIRED INFORMATION ON TENTATIVE MAP

Check (√)

Applicant County

- \_\_\_\_\_ 1) North arrow and scale.
- \_\_\_\_\_ 2) Project boundaries with dimensions
- \_\_\_\_\_ 3) The approximate dimensions and area of all lots (gross and net). Net area of lots excludes non-buildable areas such as road right(s) of way, bodies of water, and areas of 30 percent or greater slope. Parcel sizes must be consistent with Zoning and General Plan standards unless the application is accompanied by a Planned Development, Rezone and/or General Plan Amendment application(s).
- \_\_\_\_\_ 4) Show adjacent ownership with book and page number of recorded deeds or parcel map references.
- \_\_\_\_\_ 5) Show the location, names and right-of-way width of adjacent streets, highways and alleys.
- \_\_\_\_\_ 6) Show access easements to a connection with a public road, together with deed or map reference documenting such access.
- \_\_\_\_\_ 7) Note all existing encroachments to the public road on adjacent parcels. If a new access is proposed through adjacent parcels, provide letter of authorization and a description of the access easement.

- \_\_\_\_\_ 8) Purpose, width and approximate location of all proposed and existing easements (other than roads).
- \_\_\_\_\_ 9) Approximate radii of centerline on all street curves.
- \_\_\_\_\_ 10) Names of adjacent subdivisions.
- \_\_\_\_\_ 11) Grades and widths of proposed and existing roads or road easements, showing typical improvement cross-section for all proposed and existing roads, including cul-de-sac roads and turnarounds.
- \_\_\_\_\_ 12) All existing structures, buildings, utility, transmission lines and dirt roads, and distances to existing and proposed property lines. Show structures within 50 feet of the property.
- \_\_\_\_\_ 13) The location of all structures for residential, commercial, industrial or recreational use for which permits have either been applied for or granted, but not yet constructed.
- \_\_\_\_\_ 14) Fire hydrant location, existing and/or proposed.
- \_\_\_\_\_ 15) Existing water and sewer line locations.
- \_\_\_\_\_ 16) Contour lines shown at 5-foot intervals if any slopes on the property exceed 10 percent (contours not required if all slopes are 10 percent or less). Contours may be shown at 10-foot or 20-foot intervals on parcels of 10 acres or larger (using USGS interpolation or field survey), if said contours reasonably identify significant site features; i.e., benches or abrupt topographical changes, etc.
- \_\_\_\_\_ 17) Areas of 30 percent or greater slope shall be identified.
- \_\_\_\_\_ 18) The location, if present, of rock outcropping, lava caps, drainage courses, lakes, canals, reservoirs, rivers, streams, spring areas subject to inundation and wetlands and show respective 100-foot and 50-foot septic system setbacks when a septic system is proposed. 50-foot and 100-foot setbacks from riparian and wetland areas shall be shown on the tentative map.
- \_\_\_\_\_ 19) Identify areas subject to a 100-year flood, 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.
- \_\_\_\_\_ 20) Show any other subdivision related improvements such as: street lighting, subdivision signage, landscaping, parking, storm drains, catch basins, storm water quality treatment areas, parks, utility facilities (electric, gas, phone, cable TV). The depiction of these improvements may be submitted on a separate exhibit map if appropriate.
- \_\_\_\_\_ 21) The following information is to be listed on the tentative map in the following consecutive order:
- \_\_\_\_\_ a) Owner of record (name and address)
  - \_\_\_\_\_ b) Name of applicant (name and address)
  - \_\_\_\_\_ c) Map prepared by (name and address)
  - \_\_\_\_\_ d) Scale
  - \_\_\_\_\_ e) Contour interval (if any)
  - \_\_\_\_\_ f) Source of topography
  - \_\_\_\_\_ g) Section, Township and Range
  - \_\_\_\_\_ h) Assessor's Parcel Number(s)
  - \_\_\_\_\_ i) Present zoning
  - \_\_\_\_\_ j) Total area
  - \_\_\_\_\_ k) Total number of parcels
  - \_\_\_\_\_ l) Minimum parcel area
  - \_\_\_\_\_ m) Water supply
  - \_\_\_\_\_ n) Sewage disposal

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- o) Proposed structural fire protection
- p) Date of preparation
- q) In the lower right-hand corner of each map a signature block should be shown, giving space for:

Planning Commission: \_\_\_\_\_

Approval/Denial Date: \_\_\_\_\_

Board of Supervisors: \_\_\_\_\_

Approval/Denial Date: \_\_\_\_\_

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

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

File # \_\_\_\_\_  
Date Filed \_\_\_\_\_

**EL DORADO COUNTY  
ENVIRONMENTAL QUESTIONNAIRE**

Project Title \_\_\_\_\_ Lead Agency \_\_\_\_\_  
Name of Owner \_\_\_\_\_  
Telephone (\_\_\_\_\_) \_\_\_\_\_  
Address \_\_\_\_\_  
Name of Applicant \_\_\_\_\_  
Telephone (\_\_\_\_\_) \_\_\_\_\_  
Address \_\_\_\_\_  
Project Location \_\_\_\_\_  
Assessor's Parcel Number(s) \_\_\_\_\_ Acreage \_\_\_\_\_ Zoning \_\_\_\_\_

**Please answer all of the following questions as completely as possible. Subdivisions and other major projects will require a Technical Supplement to be filed together with this form.**

1. Type of project and description:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
2. What is the number of units/parcels proposed? \_\_\_\_\_

**GEOLOGY AND SOILS**

3. Identify the percentage of land in the following slope categories:  
 0 to 10%       11 to 15%       16 to 20%       21 to 29%       over 30%
4. Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area? \_\_\_\_\_
5. Could the project affect any existing agriculture uses or result in the loss of agricultural land?  
\_\_\_\_\_

**DRAINAGE AND HYDROLOGY**

6. Is the project located within the flood plain of any stream or river?  
\_\_\_\_\_  
If so, which one?  
\_\_\_\_\_
7. What is the distance to the nearest body of water, river, stream or year-round drainage channel?  
Name of the water body? \_\_\_\_\_
8. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amount into any lakes, rivers or streams?  
\_\_\_\_\_

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

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

**VEGETATION AND WILDLIFE**

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each: \_\_\_\_\_

12. How many trees of 6-inch diameter will be removed when this project is implemented?  
\_\_\_\_\_

**FIRE PROTECTION**

13. In what structural fire protection district (if any) is the project located?  
\_\_\_\_\_

14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)?  
\_\_\_\_\_

15. What is the distance to the nearest fire station?  
\_\_\_\_\_

16. Will the project create any dead-end roads greater than 500 feet in length?  
\_\_\_\_\_

17. Will the project involve the burning of any material including brush, trees and construction materials?  
\_\_\_\_\_

**NOISE QUALITY**

18. Is the project near an industrial area, freeway, major highway or airport?  
\_\_\_\_\_

If so, how far?  
\_\_\_\_\_

19. What types of noise would be created by the establishment of this land use, both during and after construction?  
\_\_\_\_\_

**AIR QUALITY**

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

**WATER QUALITY**

21. Is the proposed water source  public or  private,  treated or  untreated?

Name the system: \_\_\_\_\_

22. What is the water use (residential, agricultural, industrial or commercial)? \_\_\_\_\_

**AESTHETICS**

23. Will the project obstruct scenic views from existing residential areas, public lands, public bodies of water or roads?  
\_\_\_\_\_

**ARCHAEOLOGY/HISTORY**

24. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (e.g., Indian burial grounds, gold mines, etc.) \_\_\_\_\_

**SEWAGE**

25. What is the proposed method of sewage disposal?  septic system  sanitation district  
Name of district: \_\_\_\_\_

26. Would the project require a change in sewage disposal methods from those currently used in the vicinity?  
\_\_\_\_\_

**TRANSPORTATION**

27. Will the project create any traffic problems or change any existing roads, highways or existing traffic patterns? \_\_\_\_\_

28. Will the project reduce or restrict access to public lands, parks or any public facilities?  
\_\_\_\_\_

**GROWTH-INDUCING IMPACTS**

29. Will the project result in the introduction of activities not currently found within the community?  
\_\_\_\_\_

30. Would the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?  
\_\_\_\_\_  
\_\_\_\_\_

31. Will the project require the extension of existing public utility lines? If so, identify and give distances:  
\_\_\_\_\_

**GENERAL**

32. Does the project involve lands currently protected under the Williamson Act or an Open Space Agreement? \_\_\_\_\_

33. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material?  
\_\_\_\_\_

34. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)?  
\_\_\_\_\_  
\_\_\_\_\_

35. Could the project create new, or aggravate existing health problems (including, but not limited to, flies, mosquitoes, rodents and other disease vectors)? \_\_\_\_\_

36. Will the project displace any community residents?  
\_\_\_\_\_

**DISCUSS ANY YES ANSWERS TO THE PREVIOUS QUESTIONS** (Attach additional sheets if necessary.)

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**MITIGATION MEASURES** (Attach additional sheets if necessary.)

Proposed mitigation measures for any of the above questions where there will be an adverse impact:

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Form completed by: \_\_\_\_\_ Date: \_\_\_\_\_ (revised 12/12/06)



FILE # \_\_\_\_\_

**EL DORADO COUNTY PLANNING SERVICES**

**TENTATIVE SUBDIVISION MAP APPLICATION**

ASSESSOR'S PARCEL NO.(s) \_\_\_\_\_

PROJECT NAME/REQUEST: (Describe proposed use) \_\_\_\_\_

IF SUBDIVISION/PARCEL MAP: Create \_\_\_\_\_ lots, ranging in size from \_\_\_\_\_ to \_\_\_\_\_ acre(s) / square feet

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 \_\_\_\_\_ <pick from list>  
P.O. Box or street city state zip code

Phone ( ) \_\_\_\_\_ FAX ( ) \_\_\_\_\_

PROPERTY OWNER \_\_\_\_\_

Mailing Address \_\_\_\_\_ <pick from list>  
P.O. Box or street city state zip code

Phone ( ) \_\_\_\_\_ FAX ( ) \_\_\_\_\_

**LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE**

ENGINEER/ARCHITECT \_\_\_\_\_

Mailing Address \_\_\_\_\_ <pick from list>  
P.O. Box or street city state zip code

Phone ( ) \_\_\_\_\_ FAX ( ) \_\_\_\_\_

LOCATION: The property is located on the <pick from list> side of \_\_\_\_\_ street or road  
N/E/W/S

\_\_\_\_\_ feet/miles <pick from list> of the intersection with \_\_\_\_\_ major street or road  
N/E/W/S

in the \_\_\_\_\_ <or pick from list> area. PROPERTY SIZE \_\_\_\_\_ acreage / square footage

X \_\_\_\_\_ Date \_\_\_\_\_  
signature of property owner or authorized agent

**FOR OFFICE USE ONLY**

Date \_\_\_\_\_ Fee \$ \_\_\_\_\_ Receipt # \_\_\_\_\_ Received by \_\_\_\_\_ Census \_\_\_\_\_  
Zoning \_\_\_\_\_ GPD \_\_\_\_\_ Supervisor Dist \_\_\_\_\_ Sec \_\_\_\_\_ Twn \_\_\_\_\_ Rng \_\_\_\_\_

**ACTION BY PLANNING COMMISSION**

**ACTION BY BOARD OF SUPERVISORS**

Hearing Date \_\_\_\_\_  
Approved \_\_\_\_\_ Denied \_\_\_\_\_  
findings and/or conditions attached

Hearing Date \_\_\_\_\_  
Approved \_\_\_\_\_ Denied \_\_\_\_\_  
findings and/or conditions attached

Executive Secretary \_\_\_\_\_

APPEAL: Approved \_\_\_\_\_ Denied \_\_\_\_\_

(Application Revised 12/12/06)

