

Table 130.50.030.A – Review Authority

Type of Application	Citation	Director	Zoning Administrator	Planning Commission	Board of Supervisors
Administrative Permit	130.52.010	Issue ⁴	–	Appeal	Appeal
Minor Use Permit	130.52.020	Recommend ¹	Decide	Appeal	Appeal
Conditional Use Permit	130.52.021	Reccommend ¹	Decide ²	Decide	Appeal
Design Review Permit	130.52.030	Decide / Recommend	–	Decide	Appeal
Development Agreement	130.58.030	–	–	Recommend	Decide
Development Plan Permit	130.52.040	Recommend	–	Decide	Appeal
Revisions to an Approved Permit or Authorization ³	130.54.070	Decide	Decide	Decide / Appeal	Appeal
Specific Plan	130.56.020	–	–	Recommend	Decide
Temporary Mobile Home Permit	130.52.050	Issue	–	Appeal	Appeal
Temporary Use Permit	130.52.060	Decide	–	Appeal	Appeal
Variance	130.52.070	–	Decide	Appeal	Appeal

NOTES:

¹ The review authority will consider a discretionary application and make a recommendation for decision to a higher review authority.

² Where two deciding review authorities are indicated, such as for Conditional Use Permits, the review authority of original jurisdiction will be determined by the complexity of the project.

³ Revisions to an approved project shall be decided by the review authority of original jurisdiction.

⁴ Administrative relief and waivers of agricultural setbacks beyond the scope of the Director’s authority are referred to the Ag Commission for consideration and approval. The Ag Commission decision may be appealed to the Board.



COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

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May 20, 2022

DPIF2 CA 32 El Dorado Hills LLC
5500 Equity Avenue
Reno, NV 89502

RECEIVED

NOV 21 2022

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

**Re: Determination of Application Incompleteness
Project Frontier
Application Number: DR22-0003**

Jeff Zyglar and George Condon,

Planning Services has reviewed the above-referenced application and found it to be **incomplete**. The application was submitted on April 10, 2022 but no fees were submitted to allow for processing until April 21, 2022.

Note that the project proposes a building height that exceeds the maximum height identified within Table 130.23.020 for the Research and Development Zone. In accordance with Section 130.30.060, all structures shall conform to the maximum height requirements for the zone unless a Conditional Use Permit (CUP) is approved in compliance with section 130.52.040. Please submit a CUP application with all applicable materials and fees for the exception to the height requirement. CUP application and fee schedule attached. Reports submitted (previously or forthcoming) under the Design Review (DR) application can be utilized to meet the requirements of the CUP application checklist.

As identified in the DR and CUP checklists, the following information is needed to complete the application:

1. Grant deed. *Checklist item no. 3.*
- done 2. 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. *Checklist item no. 5.*
- tbd 3. A site grading and drainage exhibit was provided with the submittal. However, if, after further review, staff determines that a drainage report is needed, you will be required to provide that, as well. *Checklist item no. 14.*

Further, the following items were identified as "in process" on the application checklist provided with the submittal and are considered outstanding:

- done 4. A record search for archaeological resources conducted through the North Central Information Center. *Checklist item no. 8.*

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- done 5. A traffic impact determination provided utilizing El Dorado County's Transportation Impact Study (TIS) – Initial Determination Form, completed and signed by County Department of Transportation. *Checklist item no. 9.*
- done 6. A Facilities Improvement Letter from El Dorado Irrigation District. *Checklist item no. 10.*
- done 7. Information and maps for any off-site sewer or water 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. *Checklist item no. 11.*
- done 8. Biological Plant Survey. *Checklist item no. 15.*
- done 9. Site-specific wetland investigation. *Checklist item no. 17.*
- done 10. Acoustical analysis. *Checklist item no. 18.*
- done 11. On-site biological study. *Checklist item no. 19.*
- n/a 12. Air Quality/ Greenhouse Gas Analysis. *Checklist item no. 20.*
- done 13. Items 1 – 4 on the "Oak Tree/ Oak Woodland Removal" checklist.
- done 14. Updated Landscape Plans, which reflect the inclusion of items 2 and 3 on the "Preliminary Landscape Plan Requirements" checklist.
- deferred 15. The Site Plan Exhibit indicates that there will be on monument sign but does not include any information about the sign dimensions, style, lighting, etc. Please provide an additional plan sheet showing the sign and the relevant design information. Also, please confirm that there will be no additional signs. Item 3 on "Plan of Building Elevations" checklist.
- done 16. A completed signed Agreement for Payment of Processing Fees form (attached).

Note that this list of required information may not be exhaustive. As indicated on Page 12 of the Design Review application:

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

Delayed submittal of the items listed above may affect timely preparation of the application and/ or the environmental assessment document. Please let me know if you have any questions about these items.

Once it has been determined that we have enough information to go forward for Technical Advisory Committee (TAC) review, the application will be distributed to affected departments and agencies for a 30-day review and comment period. In addition, a TAC meeting will be scheduled to discuss the comments received and any project issues. TAC meetings are for agency discussion and it is recommended that you or your agent be present at the TAC meeting to discuss the progress of your application.

New materials should be submitted to: Gina Hamilton, Planning Services, 2850 Fairlane Court, Placerville, CA 95667. Be sure to refer to the specific project number(s) (DR22-0003). Please call me at (530) 621-5980 or email me at gina.hamilton@edcgov.us if you have any questions or concerns regarding the requested items.

Regards,



Gina Hamilton, Planning Manager

cc:

George Carpenter, Winn Communities
Mark Bartolone, Ware Malcomb
File (DR22-0003)

Enclosure:

CUP Application
Combined Fee Schedule
Agreement for Payment of Processing Fees form