



PLANNING AND BUILDING DEPARTMENT

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September 19, 2019

Kevin Wipf
CTA Engineering & Surveying
3233 Monier Circle
Rancho Cordova, CA 95742

**Re: Determination of Application Completeness
Z18-0008/TM18-1537/Rancho Tierra
APN: 116-040-022, 024 to 028, 031, and 033**

Dear Mr. Wipf:

This office has completed review of the application file contents for Application Number **Z18-0008/TM18-1537** and has determined the application to be **COMPLETE** for processing.

Application Number **Z18-0008/TM18-1537** **Error! Reference source not found.** will be distributed to affected departments and agencies for review and comment. At the end of the comment timeframe, a Technical Advisory Committee (TAC) meeting will be scheduled to discuss the comments received and any project issues. One or more of the following actions may be taken:

- 1) Make an environmental determination,
- 2) Determine project conditions and/or,
- 3) Estimate a public hearing date.

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. Should you have questions regarding the project or this notice, please feel free to contact me at (530) 621-5903 or via email: tom.purciel@edcgov.us.

Advisory:

Based on preliminary review of this application, staff offers the following advisory statement:

1. The proposed project is subject to General Plan Policy 10.2.1.5, which may require a Fiscal Impact Analysis (FIA) Report. The FIA is applicable to 50+ unit residential developments. The FIA helps clarify the short-term and longer-term financial effects the project may have on both public services and use of the County General Fund Revenues for funding the incremental cost of new municipal services in the development area of the project.
 - a. Attached are the standards for preparing both the Fiscal Impact Analysis (FIA) and Public Facilities Financing Plan (PFFP).

Sincerely,

Tom Purciel
Project Planner

cc: Michael J. Hawkins, 5205 Carrizo Road, Atascadero, CA 93422
Midland Pacific, 7305 Morro Road, Suite 207, Atascadero, CA 95344
File: Z18-0008/TM18-1537/Rancho Tierra