SUBMITTAL INFORMATION

for

PRE-APPLICATION/CONCEPTUAL REVIEW

There are no minimum submittal requirements for the Pre-Application meeting. However, the following is a list of desirable information that should be available, to the extent practical, for staff to maximize the productivity of the Pre-Application meeting. **All plans and maps MUST be folded to 8 ½" x 11".** The items with an asterisk (*) below must be submitted for a Conceptual Review Workshop.

Choose at least one:

- [ ] I request a Pre-Application Meeting
- [ ] I request a Conceptual Review Workshop with the Planning Commission
- [ ] I request a Conceptual Review Workshop with the Board of Supervisors

Assessors Parcel Map noting the subject parcel.*

A conceptual site plan or map plan, preferably showing the following:*

a. Number of units or lots, approximate size of lots, and overall density (buildings, square footage, parking and if multi-family housing or town homes/condos).

b. Access to the site from County or State road system.

c. Existing Zoning and Land Use designation, and any proposed zoning or Land Use designation changes.

d. Such items as existing/proposed open space, recreation areas, and trail systems.

e. Identification of wetlands, reservoirs, creeks, slopes which are 30% or greater, key types of vegetation (trees, shrubs, grass), and any other significant natural features. The presence of these features can be approximated.

f. Any information on previous applications and parcel creation, existing code violations, nonconforming uses, etc. that would be helpful to staff.

Aerial photograph of the project area.*

Any other information which helps to define the proposal, including preliminary grading, drainage, etc., which may help the review team understand and comment on the proposed project.

Like all other programs, this service is intended to meet your needs in a timely and inexpensive manner. If after the review, you have comments and suggestions on the value of the service or how it can be improved, please let us know.
ASSESSOR'S PARCEL NUMBER(s)  115-020-02, 03, & 04

PROJECT NAME/REQUEST (Describe proposed use and use separate sheet if necessary):

84 LOT SUBDIVISION - SEE ATTACHED EXHIBITS

IF SUBDIVISION/PARCEL MAP: Create 84 lots, ranging in size from 6,000 to 10,000 acre(s)/square feet

IF ZONE CHANGE: From NA to

IF GENERAL PLAN AMENDMENT: From NA to

APPLICANT/AGENT  RICHLAND REAL ESTATE FUND, LLC

Mailing Address  3161 MICHELSON DRIVE
                    IRVINE
                    CA  92612

Phone  949-383-4137

FAX  949-261-7016

PROPERTY OWNER  RICHLAND REAL ESTATE FUND, LLC

Mailing Address  3161 MICHELSON DRIVE
                    IRVINE
                    CA  92612

Phone  949-733-4412

FAX  949-261-7016

LOCATION: The property is located on the WEST side of BASS LAKE ROAD

0.4 MILES feet/miles SOUTH of the intersection with GREEN VALLEY ROAD

in the RESCUE area.

PROPERTY SIZE +/- 30 Acre(s) / Square Feet

FOR OFFICE USE ONLY

Date  9/13/15

Fee $ 
Receipt # 
Rec'd by 
Census 

Zoning 
GPD 
Supervisor 
District 
Sec 
Twn 
Rng 

Pre-application completed by: 
Date completed: 

Pre-Application and Conceptual Review Process, 2/4/2014
CONCEPT LOTTING STUDY - QL-1

2512-2580 BASS LAKE ROAD
EL DORADO COUNTY, CA

PROJECT SUMMARY:
2512-2580 BASS LAKE ROAD
APN: 115-020-02, 03, & 04
AREA: 29.85 ACRES (GROSS)
SINGLE FAMILY HOMES
46 (6,000 SF LOTS - INTERIOR)
38 (10,000 SF LOTS - PERIMETER)
TOTAL LOTS: 84
2.8 LOTS/ACRE
EXISTING ZONING: ONE FAMILY RESIDENTIAL
GENERAL PLAN: HIGH DENSITY RESIDENTIAL 1-5 DU/ACRE
PRIOR APPLICATIONS:
VERDE VISTA Z97-21/TM97-1342