



COMMUNITY DEVELOPMENT SERVICES

PLANNING AND BUILDING DEPARTMENT

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August 31, 2018

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

**Re: Determination of Application Incompleteness
Z18-0008/TM18-1537/Rancho Tierra
APN: 116-040-22, 24 to 28, 31, and 33**

Dear CTA Engineering & Surveying:

Planning Services has reviewed the application and found it to be incomplete for processing. The following information from the "Required Submittal Information" for the Zone Change and Tentative Subdivision Map application is needed to complete the application:

Forms and Maps (F&M) Required

1. FM#10: One hard copy plus an electronic PDF copy (CD_ROM or other medium) 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 six feet, retaining walls, and mass pad graded lots. Show location of existing drainage, proposed modifications, and impacts to downstream facilities. (See Section 110.14 of County Grading Ordinance for submittal detail of grading plan. See Section 1.8.3 of County Drainage Manual for submittal requirements of the drainage plan and report.)
2. FM#11: An electronic PDF copy (CD-ROM or other medium) of the Geotechnical Engineering Study for Rancho Tierra Subdivision as prepared by YoungDahl Consulting Group, Inc. dated July 2016.
3. FM#12: An amended/updated biological study that includes proposed mitigation measures if applicable.
4. FM#12: An electronic PDF copy (CD-ROM or other medium) of the Updated Biological Resources Evaluation and Botanical Inventory as prepared by Sycamore Environmental Consultants, Inc. dated 26 September 2017, and any amended/updated biological study.

5. FM#14: An electronic PDF copy (CD-ROM or other medium) of the North Central Information Center archaeological resources record search, and both the Cultural Resources Study of the Rancho Tierra Proposed Subdivision, and the Addendum as prepared by Historic Resource Associates dated May 2016, and September 2017, respectively.
6. FM#15: A site-specific wetland investigation shall be required on projects with wetlands as determined by the biological study. One hard copy plus an electronic PDF copy (CD-ROM or other medium) shall be submitted.
7. FM#16: 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 Zoning Ordinance Chapter 130.37. 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. One hard copy plus an electronic PDF copy (CD-ROM or other medium) shall be submitted.
8. FM#17: An air quality impact analysis shall be provided utilizing the Air Quality Management District's AQMD Guide to Air Quality Assessment: Determining Significance of Air Quality Impacts under the California Environmental Quality Act (February 2002) available at:
http://www.edcgov.us/Government/AirQualityManagementDistrict/Guide_to_Air_Quality_Assessment.aspx Emissions modeling should utilize the statewide land use emissions computer model CalEEMod available at: www.caleemod.com to quantify potential criteria pollutant and greenhouse gas (GHG) emissions. One hard copy plus an electronic PDF copy (CD-ROM or other medium) shall be submitted.
9. FM#18: If required by the El Dorado County Transportation Division (TD) based on submittal of a Traffic Impact Study – Initial Determination Form, a traffic study shall be provided utilizing their Traffic Impact Study Protocol and Procedures or other latest traffic study requirements, as determined by TD. 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).One hard copy plus an electronic PDF copy (CD-ROM or other medium) shall be submitted.
10. FM#23: An electronic PDF copy (CD-ROM or other medium) of the submitted plans.
11. FM#27: A Fire Safe Plan approved by the applicable fire district and Cal Fire shall be submitted if project is located in a high or very high wildland fire hazard area; or in an area identified as “urban wildland interface communities within the vicinity of Federal lands that are a high risk for wildfire,” as listed in the most current Federal Register. One hard copy plus an electronic PDF copy (CD-ROM or other medium) shall be submitted.

This application will be held incomplete until you submit the requested information. Please submit the requested items to: Alex Guilbert, Planning Services, 2850 Fairlane Court, Placerville, CA 95667. Be sure to refer to the specific project number.

We studied your application carefully in making our determination. Please call me at (530) 621-5977 if you have any questions or concerns regarding the requested items. If you continue to have concerns regarding the requested information, I can schedule a meeting with my supervisor, Mel Pabalinas. Please call me within ten working days of the date of this letter if you believe a meeting is necessary.

Pursuant to Government Code Section 65943, this letter is being mailed to you no later than 30 calendar days after receiving the application. Upon receipt of all required information requested in this letter, a new 30-day period shall begin.

Sincerely,

Handwritten signature of Alex Guilbert in cursive script.

Alex Guilbert
Associate Planner

cc: Michael J. Hawkins, 5205 Carrizo Road, Atascadero, CA 93422
Midland Pacific, 7305 Morro Road, Suite 207, Atascadero, CA 95344
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