

RECEIVED  
PLANNING DEPARTMENT

EL DORADO COUNTY PLANNING AND BUILDING DEPARTMENT

SP-R21-0002, Z21-0013,  
PD-R19-0003, TM22-0005

APPLICATION FOR: **TENTATIVE SUBDIVISION MAP**

FILE # TM 22-0005

ASSESSOR'S PARCEL NUMBER(S) 119-080-012, 021, and 023

PROJECT NAME/REQUEST (Describe proposed use) Town & Country Village El Dorado, 5 multi-family lots,  
1 roadway lot, 3 open space lots, and 7 commercial lots.

IF SUBDIVISION MAP: Create 16 lots, ranging in size from .38 to 6.41 acre(s)/square feet

IF ZONE CHANGE: From RE-10 to CC-PD, RM-PD, OS-PD

IF GENERAL PLAN CHANGE: From Rural Region to Community Region  
Except the area N of Country Club Dr/Cottage Area: no change is required: Ex. GP Designation: Comm. Region  
IF TIME EXTENSION, REVISION, CORRECTION: Original approval date \_\_\_\_\_ Expiration date \_\_\_\_\_

APPLICANT/AGENT Josh Pane

Mailing Address 1123 J Street Sacramento CA 95814  
P.O. Box or Street City State ZIP  
Phone 916-447-8982 Email: joshpane1@icloud.com

PROPERTY OWNER Mohammad H. Mohanna

Mailing Address 1025 9th Street Sacramento CA 95814  
P.O. Box or Street City State ZIP  
Phone 916-447-5232 Email: moe@mohannadevelopment.com

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET, IF APPLICABLE

Agent/  
ENGINEER/ARCHITECT CTA Engineering & Surveying

Mailing Address 3233 Monier Circle Rancho Cordova CA 95742  
P.O. Box or Street City State ZIP  
Phone 916-638-0919 Email: dcrosariol@ctaes.net

LOCATION: The property is located on the east side of Bass Lake Road  
N/E/W/S Street or Road

900 feet/miles north of the intersection with Highway 50  
N/E/W/S Major Street or Road

in the BLHSP area. PROPERTY SIZE 60.5  
Acre(s) / Square Feet

X Moe Mohanna Date Sept. 19 2022  
Signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date \_\_\_\_\_ Fee \$ \_\_\_\_\_ Receipt # \_\_\_\_\_ Rec'd by \_\_\_\_\_ Census \_\_\_\_\_  
Zoning \_\_\_\_\_ GPD \_\_\_\_\_ Supervisor \_\_\_\_\_ Sec \_\_\_\_\_ Twn \_\_\_\_\_ Rng \_\_\_\_\_  
Application completed by: \_\_\_\_\_ Date completed: \_\_\_\_\_

ACTION BY \_\_\_\_\_ PLANNING COMMISSION

Hearing Date \_\_\_\_\_

Approved \_\_\_\_\_ Denied \_\_\_\_\_  
Findings and/or conditions attached

Executive Secretary

ACTION BY BOARD OF SUPERVISORS

Hearing Date \_\_\_\_\_

Approved \_\_\_\_\_ Denied \_\_\_\_\_  
Findings and/or conditions attached

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

2022 SEP 22 AM 9:18

RECEIVED  
PLANNING DEPARTMENT

September 14, 2022

El Dorado County  
Planning Department  
2850 Fairlane Court, Bldg. C  
Placerville, CA 95667

RE: TOWN & COUNTRY VILLAGE, EL DORADO

Dear Sir:

This letter shall serve as authorization for CTA Engineering and Surveying to act as my agent for the above mentioned subject. Should you have any questions, please do not hesitate to contact us at 916-477-5232.

Sincerely,



Mohammad H. Mohanna

SP-R21-0002,Z21-0013,  
PD-R19-0003.TM22-0005

PROPERTY OWNER:

Mohammad H. Mohanna  
1025 9<sup>th</sup> Street  
Sacramento, CA 95814  
916-447-5232

APPLICANT/AGENT:

Josh Pane  
1123 J Street  
Sacramento, CA 95814  
916-447-8982

ENGINEER:

CTA Engineering & Surveying  
3233 Monier Circle  
Rancho Cordova, CA 95742  
Contact: David R. Crosariol, PE  
916-638-0919



# COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667  
Phone: (530) 621-5355 [www.edcgov.us/Planning/](http://www.edcgov.us/Planning/)

## TENTATIVE SUBDISVIONS MAP REQUIRED SUBMITTAL INFORMATION

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 submittal information. **All plans and maps MUST be folded to 8 1/2" x 11". All plans required in PDF format should have Optical Character Recognition (OCR), be Optimized, and be in a reduced file size.**

**NOTE: APPLICATIONS WILL BE ACCEPTED BY APPOINTMENT ONLY. TO MAKE YOUR APPOINTMENT IN ADVANCE, PLEASE CALL PLANNING SERVICES AT (530) 621-5355.**

NOTE: Submittal of the materials required in this application packet does not necessarily constitute a complete application for purposes of the California Permit Streamlining Act; the County may require further submittals or clarification of materials in order for staff to begin processing the project. If so, you will receive a letter within 30 days stating what additional materials must be submitted. Discretionary project applications (a project considered by the Zoning Administrator, Planning Commission, and/or Board of Supervisors) will need to be deemed **complete** for processing before the environmental review of the project can be started in accordance with the California Environmental Quality Act. In order to prepare an environmental document to comply with CEQA, the County may require the applicant to submit additional information or studies after the application has been deemed **complete** for processing. Note that studies may be required to analyze potential impacts from off-site improvements. Studies typically required for a **complete** application (e.g.: traffic study) would be deferred when an environmental impact report is to be prepared and said EIR would address the impact.

### FORMS AND MAPS REQUIRED

Check (✓)

<u>Applicant</u>	<u>County</u>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1) Application form completed and signed. All application forms shall be completed in ink or typed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2) Agreement for Payment of Processing Fees completed and signed by the applicant (form available on Planning Services website under Applications and Forms).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3) 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; or when the applicant is not the property owner.

**SP-R21-0002, Z21-0013,  
PD-R19-0003.TM22-0005**

Check (✓)

<u>Applicant</u>	<u>County</u>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4) One copy of a Title Report (no more than six months old) for the project. Proof of ownership (Grant Deed), if the property has changed title since the last tax roll.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5) Provide name, mailing address, and phone number of all property owners and their agents.
<input checked="" type="checkbox"/> See PD21-0005 Submittal, received 9/21/22	<input type="checkbox"/>	6) If public sewer or water service is proposed, obtain and provide a Facilities Improvement Letter if the project is located within the EID service area, or a similar letter if located in another sewer and/or water district.
<input checked="" type="checkbox"/> See PD21-0005 Submittal, received 9/21/22	<input type="checkbox"/>	7) If on-site wastewater treatment systems are proposed to serve the project, provide a wastewater feasibility report as described in the adopted design and improvement standards manual.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8) If off-site sewer or water facilities are proposed to serve the project, provide four copies of a map showing location and size of the proposed facilities.
N/A	<input type="checkbox"/>	9) If groundwater is to be used for domestic water, provide proof of a safe and reliable water source as described in the adopted Design and Improvement Standards Manual.
<input checked="" type="checkbox"/> See PD21-0005 Submittal, received 9/21/22	<input type="checkbox"/>	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.)
<input checked="" type="checkbox"/> (Environmental Consultant)	<input type="checkbox"/>	11) One hard copy plus an electronic PDF copy (CD-ROM or other medium) of a Preliminary Geotechnical Engineering Study as described in the adopted Design and Improvement Standards Manual.
<input checked="" type="checkbox"/> (Environmental Consultant)	<input type="checkbox"/>	12) 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, including riparian vegetation and plant habitat. The report should include proposed mitigation measures if applicable. Such survey can only occur from March 15 through August 15 when plants are identifiable. One hard copy plus an electronic PDF copy (CD-ROM or other medium), with attachments, shall be submitted.

The biological study shall include a plant survey to determine the extent and location of rare plants on the project site if located within Mitigation Area 0 ("EP" overlay designation on the General Plan land use map) or Mitigation Area 1 (within the gabbro soils area as shown on maps on file at the Development Services Division). The Mitigation Area for each parcel may be determined by accessing the Parcel Data Information page on Planning Service's website.

Check (√)		
Applicant	County	
N/A	<input type="checkbox"/>	13) Name and address of Homeowners' Association, CSA 9 Zone of Benefit, or other road maintenance entity, if it exists in the project area.
<input checked="" type="checkbox"/> (Environmental Consultant)	<input type="checkbox"/>	14) A record search for archeological resources shall be conducted through the North Central Information Center located at CSU-Sacramento, 6000 J Street, Adams Building, Suite #208, Sacramento, CA 95819-6100, phone number (916) 278-6217. If the record search identified a need for a field survey, a survey shall be required. Archaeological surveys shall meet the Guidelines for Cultural Resources Studies approved by the Board of Supervisors, available at Planning Services. One hard copy plus an electronic PDF copy (CD-ROM or other medium) shall be submitted.
<input checked="" type="checkbox"/> (Environmental Consultant)	<input type="checkbox"/>	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.
<input checked="" type="checkbox"/> (Environmental Consultant)	<input type="checkbox"/>	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.
<input checked="" type="checkbox"/> (Environmental Consultant)	<input type="checkbox"/>	17) An air quality impact analysis shall be provided utilizing the Air Quality Management District's <i>AQMD Guide to Air Quality Assessment: Determining Significance of Air Quality Impacts under the California Environmental Quality Act</i> (February 2002) available at: <a href="http://www.edcgov.us/Government/AirQualityManagementDistrict/Guide_to_Air_Quality_Assessment.aspx">http://www.edcgov.us/Government/AirQualityManagementDistrict/Guide_to_Air_Quality_Assessment.aspx</a> Emissions modeling should utilize the statewide land use emissions computer model CalEEMod available at: <a href="http://www.caleemod.com">www.caleemod.com</a> 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.
<input checked="" type="checkbox"/> (Environmental Consultant)	<input type="checkbox"/>	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: <ol style="list-style-type: none"> <li>a. Demonstrate consistency with 2004 General Plan Transportation and Circulation Element Policies.</li> <li>b. Identify access to County Road(s); describe proposed road and intersection improvements (on-site and off-site).</li> </ol> <p>One hard copy plus an electronic PDF copy (CD-ROM or other medium) shall be submitted.</p>

Check (√)	Applicant	County	
	N/A	<input type="checkbox"/>	19) A Snow Removal and Storage Plan for subdivisions above 3,000 feet elevation (Design and Improvement Standards Manual (DISM) Volume I, Section 5, A. One hard copy plus an electronic PDF copy (CD-ROM or other medium) shall be submitted.
	N/A	<input type="checkbox"/>	20) A discussion of passive solar opportunities for proposed lots having 20,000 square feet or less (DISM Volume I, Section 5, B.). One hard copy plus an electronic PDF copy (CD-ROM or other medium) shall be submitted.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	21) Copy of previous parcel map, subdivision map, or record of survey, if applicable.
	See PD21-0005 Submittal, received 9/21/22	<input type="checkbox"/>	22) Application Fees pursuant to the adopted fee schedule.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	23) Five copies plus an electronic PDF copy (CD-ROM or other medium) of the site plan detailing what exists on the site at time of application shall be submitted on 24" x 36" sheets, drawn to scale, and of sufficient size to clearly show all details and required data. <b>All plans MUST be folded to 8½" x 11", plus one 8½" x 11" reduction that includes a graphic scale. NO ROLLED DRAWINGS WILL BE ACCEPTED.</b>
	Included in the Tentative Map	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	24) Five copies plus an electronic PDF copy (CD-ROM or other medium) of a Phasing Plan, if proposed; and one 8½" x 11" reduced copy that includes a graphic scale.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	25) One full-sized copy plus an electronic PDF copy (CD-ROM or other medium) of a slope map noting the following slope range categories: 10 to 15 percent; greater than 15 to 20 percent; greater than 20 to 25 percent; greater than 25 to less than 30 percent; and 30 percent or greater; and one 8½" x 11" reduced copy.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	26) One full-sized copy plus an electronic PDF copy (CD-ROM or other medium) of an aerial photograph with the tentative map overlaid. Scale should be 1" = 100' or the same scale as tentative map.
	N/A	<input type="checkbox"/>	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.
	Project located in "moderate" hazard area		
	N/A	<input type="checkbox"/>	28) A description of all proposed deviations or waivers to County design standards. The four findings required for approval of the deviation(s) or waiver(s) listed in County Code Section 120.40.010.A.2.a through d must be addressed by the applicant to justify granting the request(s). One hard copy plus an electronic PDF copy (CD-ROM or other medium) shall be submitted.

**OAK TREE/OAK WOODLAND REMOVAL** See PD21-0005 Submittal,  
received 9/21/22

The following supplemental information shall be required if any Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions) will be impacted by the project (i.e. cut down) consistent with Section 130.39.070 (Oak Tree and Oak Woodland Removal Permits – Discretionary Development Projects).

Check (√)

Applicant    County

- |                                     |                          |     |   |
|-------------------------------------|--------------------------|-----|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 29) | Oak Resources Code Compliance Certificate.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 30) | Oak Resources Technical Report prepared by a Qualified Professional consistent with Section 2.5 (Oak Resources Technical Reports) of the Oak Resources Management Plan.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 31) | Completed Oak Resources Technical Report Checklist, including supplemental data for impacted Individual Native Oak Trees within Oak Woodlands, as applicable  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 32) | Security deposit for on-site oak tree/oak woodland retention and/or replacement planting (if proposed as part of project mitigation) consistent with Section 130.39.070.F (Security Deposit for On-Site Oak Tree/Oak Woodland Retention and Section 130.30.070.G (Security Deposit for On-Site Oak Tree/Oak Woodland Replacement Planting). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 33) | Reason and objective for Impact to oak trees and/or oak woodlands.  |

**REQUIRED INFORMATION ON TENTATIVE MAP**

Check (√)

Applicant    County

- |                                     |                          |    |   |
|-------------------------------------|--------------------------|----|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1) | Proposed subdivision name.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2) | North arrow and Scale.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3) | Project boundaries with dimensions.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4) | The approximate dimensions and area of all lots (gross and net). Net area of lots excludes non-buildable areas such as road rights-of-way, bodies of water, and areas of 30 percent or greater slope. Parcel sizes must be consistent with General Plan and Zoning standards unless the application is accompanied by a General Plan, Rezone, and/or Planned Development application. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5) | Adjacent ownership with book and page number of recorded deeds or parcel map references.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6) | Location and names of rights-of-way width of adjacent streets, highways, and alleys.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7) | Access easements to a connection with a public road, together with deed or map reference that documents the access.   |



- |                                     |                          |  |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8) Existing encroachments to the public road on adjacent parcels. If a new access is proposed through adjacent parcels, provide a letter of authorization (if available) and a description of the access easement.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 9) Purpose, width, and approximate location of all proposed and existing easements (other than roads) together with the deed or map reference that documents the easement.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10) Approximate radii of centerline on all street curves.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11) Names of adjacent subdivisions with the recording reference.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 12) 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.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 13) All existing structures, buildings, utility, transmission lines and dirt roads, and distances to existing and proposed property lines. Show structures within 50 feet of property.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14) Show location of all structures for which permits have either been applied for or granted, but not yet constructed.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 15) Fire hydrant location, existing and/or proposed.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 16) Existing water and sewer line locations.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17) 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), <u>if said contours reasonably identify significant site features</u> (e.g., benches or abrupt topographical changes, etc.).                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 18) Areas of 30 percent or greater slope shall be identified.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 19) The location, if present, of rock outcropping, lava caps, drainage courses, ponds, lakes, canals, reservoirs, rivers, perennial streams, creeks, spring areas subject to inundation and wetlands. Show respective 100-foot and 50-foot septic system setbacks when a septic system is proposed. Setbacks from riparian and wetland areas consistent with Section 130.30.030.G of the Zoning Ordinance shall be shown on the tentative map. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 20) Identify areas subject to a 100-year flood; 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.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 21) Show any other subdivision-related improvements such as: street lighting, subdivision signage, landscaping, parking, storm drains, catch basins, storm water quality treatment areas, parks, and utility facilities (e.g.: electric, gas, phone, cable TV). The depiction of these improvements may be submitted on a separate exhibit map if appropriate.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 22) The following information is to be listed on the tentative map in the following consecutive order:   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | a. Owner of record (name and address)  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | b. Name of applicant (name and address)  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | c. Map prepared by (name and address)  |

- |                                     |                          |   |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | d. Scale  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | e. Contour interval (if any)  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | f. Source of topography   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | g. Section, Township and Range  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | h. Assessor's Parcel Number(s)  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | i. Present and proposed General Plan land-use designation(s)  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | j. Present and proposed zoning district(s)  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | k. Total area   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | l. Total number of lots   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | m. Total number of lettered lots  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | n. Minimum parcel area  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | o. Water supply   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | p. Sewage disposal  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | q. Proposed fire protection district or agency  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | r. Date of preparation  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | s. 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, or 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.**



**EL DORADO COUNTY  
DEPARTMENT OF TRANSPORTATION**

2022 SEP 22 AM 9:20

RECEIVED

**INTEROFFICE MEMORANDUM**

PLANNING DEPARTMENT

**Date:** September 15, 2022

**To:** DRE – Subdivision/Land Development Group  
County Engineer

**From:** Adam Bane

**Subject:** Plan Check & Inspection Fee Deposits, Tentative Map/Parcel Map Projects

**Remarks:** El Dorado County Board of Supervisors Resolution 036-2021 establishes the Department of Transportation's Fee Schedule. Planning shall collect a \$5,000 deposit at the time of intake for discretionary review services. Discretionary review and subsequent grading/improvement plan review will be billed against the deposit and invoiced for costs exceeding the deposited amount. Prior to construction, an inspection fee deposit shall be collected in the amount of 2.5% of the total construction cost estimate.

All review and inspection fees are billed on a time and materials basis. A Financially Responsible Party form (FRP) is required at initial intake and an updated FRP is required prior to plan review and again prior to construction start.

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PD-R19-0003, TM22-0005**