



# PLANNING AND BUILDING DEPARTMENT PLANNING DIVISION

<https://www.edcgov.us/Government/Planning>

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April 11, 2023

Michael Chen  
MCHEN@MCKNZE.com

Re: Building Permit Application No. 0361781, AN 117-210-061-000

Michael:

The Planning Division has reviewed the application referenced above for compliance with the El Dorado County Zoning Codes and General Plan Policies. Corrections/Revisions and/or supplemental information is required in order for Planning Division review to recommence. Please provide two sets of revised plans and/or supplemental information to the Building Division to address the following issues:

- 1. General Corrections; Commercial Site Plan Submittal Requirements:** The submitted plans do not meet the minimum submittal requirements for a site plan. Please see the [Commercial Site Plan Requirements](#) and provide plans that meet those standards.
- 2. Parking and Loading Standards:** Please submit a standalone parking plan that demonstrates compliance with the [Community Design Standards for Parking and Loading](#).
- 3. 130.35 Parking and Loading:** Please submit parking plans that demonstrate compliance with [130.35 Parking and Loading](#). Be sure to include a table with the appropriate uses, area calculations, required parking and provided parking.
- 4. 130.34 Outdoor Lighting:** Please submit plans that demonstrate compliance with [130.34 Outdoor Lighting](#). The lighting is supposed to be zero at all property lines.
- 5. Outdoor Lighting Standards:** Please submit plans and supplemental information that demonstrate compliance with the [Community Design Standards for Outdoor Lighting](#). This includes filling out Appendix A at the end of the document. Be sure to include the lighting cut sheets for review along with your photometric plans.

6. **Research and Development Design Standards:** Please submit plans that demonstrate compliance with the [Research and Development Design Standards](#). Please submit color versions and verify that items from the [Business Park Design Guidelines](#) are included. Please include an approval letter from the El Dorado Hills Business Park Architectural Review Committee.
7. **Landscaping and Design Standards:** Please submit plans that demonstrate compliance with [Community Design Standards Landscaping and Irrigation Standards](#). Do note there are residential lots southwest adjacent to this site that require the use of different landscaping standards. Please see the conservation easement document in correction 10 and verify there are no potential conflicts between landscaping and conservation area.
8. **Model Water Efficient Landscape Ordinance (MWELo):** The landscaping package submitted does not have all items from the checklist labeled and numbered as described on the checklist. A full review will occur once all checklist item numbers are labeled on the landscaping plans. Take this opportunity to review the [MWELo webpage](#) for total MWELo compliance. Please provide a completed [MWELo Performance checklist](#) and provide a complete MWELo landscaping documentation package.
9. **Oak Code Compliance Certificate; Missing Certificate:** Please submit a complete [Oak Code Compliance Certificate](#).
10. **General Corrections:** Sheet G1.10 Building Height allowance is not 75'. Please revise your plans to demonstrate compliance with [130.23.030 Development Standards](#).
11. **General Correction:** Please demonstrate how the work is consistent with the conservation easement document 2010-0016486. You can obtain this document by calling our County Recorder Clerk office at 530-621-5490.
12. **130.23.030 Industrial and Research & Development Zones Development Standards:** Please verify that the Floor Area Ratio calculation is on the plans and it was computed with the Gross Floor Area definition.
  - a. **Floor Area Ratio (FAR)** The gross floor area permitted on a site divided by the total net area of the site, expressed in decimals to one or two places.- *Definition from General Plan.*
  - b. **Floor Area, Gross** The sum of the total horizontal areas of the several floors of all buildings on a lot, measured from the exterior faces of the walls. The term gross floor area shall include basements; elevator shafts; stairwells at each story; floor space used for mechanical equipment with structural headroom of six feet, six inches or more; penthouses; attic space, whether or not a floor has actually been laid, providing structural headroom of six feet, six inches or more; interior balconies; and mezzanines.-*Definition from General Plan.*
  - c. Then verify it does not exceed .5 as described in 130.23.050.

**13. Easements; Proposed Work Within Easements:** The submitted plans proposed work within the easements. Please provide a narrative that describes all the work that is to occur within the easements, provide the type of easement the work is occurring in, provide letters from all public utilities that they do not have any issues with the proposed work within those easements. However, no work may occur within drainage easements unless it is directly related to drainage. Be sure all landscaping, etc. is proposed outside of drainage easements.

Another potential solution is to go through a parcel map amendment and reduce or abandon the easements.

This corrections letter is consistent with corrections you may have already received from the Building Division.

This letter reflects the requirements from the Planning Division only. The submittal of your corrections/revisions may raise other issues which will be addressed at that time. **Please note: corrected plans are to be resubmitted to the Building Division and will not be reviewed over the counter. The applicant shall be responsible for slip sheeting the revised sheets into the plan sets.** You may also receive additional comments from other departments who are reviewing your application.

If you wish to discuss these requirements further, please contact me at [jon.mijat@edcgov.us](mailto:jon.mijat@edcgov.us) 5306215993.

Sincerely,



Jon Philip Mijat, Associate Planner  
Planning Division

Attachments or Links (4):

[130.30.050 Setback Requirements and Exceptions](#)  
[Adopted General Plan](#)  
[Drop Off Corrections Sheet](#)  
[130.80 Glossary](#)

cc: Permit Center Planning, Correction Letter Database, File #361781