



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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

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April 7, 2023

Matthew Oyen

15350 SW Sequoia Parkways, Suite 300

Portland, OR 97224

matto@pactrust.com

Re: Building Permit Application No. 0362070, AN 117-210-061-000

Matthew:

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 Correction; Site Plan/Plot Plan Submittal Standards:** The submitted site plan for this project does not meet minimum submittal requirements for site/plot plans. Site/plot plans must include, at minimum, all property lines and dimensions; a conventional scale; north arrow; the location, purpose, and width of all easements; any streams or wetlands; and all setbacks measured from the closest property line or road easement perpendicular to the proposed development. Please submit revised site/plot plan(s) that meets [Commercial Building Plan Requirements](#) to the Building Division.
 - a. Please submit a site plan that has all the property lines dimensioned accurately as found on Parcel Map 52/60A, B, and C. Contact the County Recorder's Office at 530-621-5490 to obtain the map.
 - b. Provide setback measurements from all property lines to structures and retaining walls per [130.30.050 Setback Requirements and Exception](#).
 - c. Provide a set of grading site plans that is one page at a 1:40 or 1:50 scale whichever fits best all property lines required. Make sure you still have the other grading plans at a 1:20 scale with the above submittal items where applicable.
 - d. Please place the cross visibility triangles as found in [130.30.070 Fences, Walls, and Retaining Walls](#) on your plans and landscaping plans
 - e. Provide the Floor Area calculations and show the work
- 2. Design Guidelines; Not Demonstrating Compliance with El Dorado Hills Business Park Design Guidelines:** Please submit plans that demonstrate compliance with the [El Dorado Hills Business Park Design Guidelines](#).
- 3. Landscaping and Design Standards:** Please submit plans that demonstrate compliance with Community Design Standards Landscaping and Irrigation Standards. Also, landscaping and related items are not allowed within drainage easements or road and public utility easements please revise. Provide letters of authorization from EID that the proposed landscaping will not negatively impact their infrastructure. Do note the there are residentially zoned lots to the southwest so landscape accordingly.
- 4. 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. A quick review does show the WUCOLS ratings and names of the plants need revising. Please utilize the [WUCOLS Database from UC Davis](#) and revise the landscaping plans where appropriate. Missing the [MWELo submittal form](#) and a filled out MWELo [Performance checklist](#). Provide the canopy area and source data for trees at maturity.
- 5. General Correction; Missing Oak Resource Code Compliance Certificate:** Please provide a completed oak code compliance certificate.

6. **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.

7. **Easements; Proposed Work Within Easements:** The submitted plans proposed work within the drainage easements along the property lines. Please provide a narrative that describes all the work that is to occur within the drainage easements and provide a letter from an appropriate professional that details how the proposed work will not negatively impact the drainage easements. This information is going to be used to evaluate if the proposed work as submitted can work within those easements and you may be required to alter your plans at the conclusion of research.

Except for drainage related items, submit all the work occurring outside the drainage easements is another potential solution.

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 5306215993.

Sincerely,



Jon Philip Mijat, Associate Planner
Planning Division

Attachments or Links (11):

- [130.30.050 Setback Requirements and Exceptions](#)
- [Oak Certificate](#)
- [MWELO Submittal Form](#)
- [MWELO Webpage](#)
- [Research and Development Zone Standards](#)
- [130.33 Landscaping Standards & Landscaping and Irrigation Standards](#)
- [130.23 Industrial and Research & Development Zones](#)
- [Adopted General Plan](#)
- [Drop Off Corrections Sheet](#)
- [130.80 Glossary](#)

cc: Permit Center Planning, Correction Letter Database, File #362070