



El Dorado Hills APAC

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Discussion

- Project Entitlement Process
- How to stay informed/get involved
- Planning & DOT – How we work together
- DOT – Road Issues

Project Entitlement Process



Discretionary

- Planning application (entitlement)
- Application Review/Technical Advisory Committee
- CEQA Review/determine level
- Review/approval by recommending or approving authority

Ministerial

- Building application (ministerial). Must comply with state and County standards and requirements.
- If project received entitlement, reviewed against conditions of approval & mitigation measures, development agreement, etc.



Time Constraints

- Planning application completeness – 30 days
- Prohibited from conducting more than five hearings for housing projects
- Tribal Consultation
- EIR Review minimum 45 days but should not be longer than 60 days.
- Must approve or deny a housing/mixed-use project within 90 days after the project is EIR certified or 60 days if at least 49% affordable units.
- Public Hearing Notices; Notice of Preparation of EIR
- Staff report preparation; length of agenda



Stay Informed & Get Involved

- Projects in Your Area - [Engage El Dorado \(engagementhq.com\)](https://www.engagementhq.com)
- County Email Subscription Service - [Email Subscription Service - El Dorado County \(ca.gov\)](https://www.el-dorado-county.ca.gov)
 - Land Use and Development Services Public Notices
 - Planning Commission Agenda
 - Zoning Administrator Agenda
 - Road Work Alerts
 - Roads – Public Notices
- Community Meetings & Public Workshops
 - Generations at Green Valley DEIR comments and environmental process overview. Tomorrow from 5:30 – 7:30 p.m. Zoom available
 - Public Notices/Direct Mail Noticing (postcards/letters)
- TRAKiT



Planning & DOT

Projects

- Pre-application
- Technical Advisory Committee
- Environmental Review
- Development Agreements
- Conditions of Approval
- Plan Review

Planning/Long-Range

- General Plan Review (annual & 5-year)
- CIP Update/PC Review
- Meetings with EDC Transit & SACOG
- Regular communication



Next: DOT

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