

2019 FEB 28 PM 3:57

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PLANNING DEPARTMENT

FILE # Pa19-0001



EL DORADO COUNTY PLANNING SERVICES

PRE-APPLICATION AND CONCEPTUAL REVIEW PROCESS

ASSESSOR'S PARCEL NUMBER(s) 117-010-12

PROJECT NAME/REQUEST (Describe proposed use and use separate sheet if necessary):

Creekside Village - a request for a General Plan Amendment, Rezone to Specific Plan & Adoption of a Specific Plan.

IF SUBDIVISION/PARCEL MAP: Create _____ lots, ranging in size from _____ to _____ acre(s)/square feet

IF ZONE CHANGE: From Research & Development to Specific Plan

IF GENERAL PLAN AMENDMENT: From Research & Development to Approved Specific Plan

APPLICANT/AGENT George Carpenter - Vice President, Winn Communities

Mailing Address 3001 I Street, Suite 300 Sacramento CA 95816
P.O. Box or Street City State ZIP
Phone 916-930-0925 FAX 916-930-0927

PROPERTY OWNER Winn Ridge Investments, LLC.

Mailing Address 3001 I Street, Suite 300 Sacramento CA 95816
P.O. Box or Street City State ZIP
Phone 916-930-0925 FAX 916-930-0927

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

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 FAX 916-638-2479

LOCATION: The property is located on the West side of Latrobe Road
N/E/W/S Street or Road
West of the intersection with Royal Oaks Drive
N/E/W/S Major Street or Road

in the El Dorado Hills area.

PROPERTY SIZE 207.89 Acres
Acre(s) / Square Feet

X [Signature]
Signature of property owner or authorized agent

Date 2/27/19

FOR OFFICE USE ONLY

Date 2-28-19 Fee \$ 4560 Receipt # 9304 Rec'd by [Signature] Census _____

Zoning R3D GPD R3D Supervisor District 2 Sec _____ Twn _____ Rng _____

Pre-application completed by: _____ Date completed: _____



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SUBMITTAL INFORMATION

for

PRE-APPLICATION/CONCEPTUAL REVIEW

There are no minimum submittal requirements for the Pre-Application meeting. However, the following is a list of desirable information that should be available, to the extent practical, for staff to maximize the productivity of the Pre-Application meeting. **All plans and maps MUST be folded to 8 1/2" x 11"**. The items with an asterisk (*) below must be submitted for a Conceptual Review Workshop.

Choose at least one:

- I request a Pre-Application Meeting
- I request a Conceptual Review Workshop with the Planning Commission
- I request a Conceptual Review Workshop with the Board of Supervisors

Check
(√)

<u>Applicant</u>	<u>County</u>	
<input type="checkbox"/>	<input type="checkbox"/>	1) Assessors Parcel Map noting the subject parcel.*
<input type="checkbox"/>	<input type="checkbox"/>	2) A conceptual site plan or map plan, preferably showing the following:*
<input type="checkbox"/>	<input type="checkbox"/>	a. Number of units or lots, approximate size of lots, and overall density (buildings, square footage, parking and if multi-family housing or town homes/condos).
<input type="checkbox"/>	<input type="checkbox"/>	b. Access to the site from County or State road system.
<input type="checkbox"/>	<input type="checkbox"/>	c. Existing Zoning and Land Use designation, and any proposed zoning or Land Use designation changes.
<input type="checkbox"/>	<input type="checkbox"/>	d. Such items as existing/proposed open space, recreation areas, and trail systems.
<input type="checkbox"/>	<input type="checkbox"/>	e. Identification of wetlands, reservoirs, creeks, slopes which are 30% or greater, key types of vegetation (trees, shrubs, grass), and any other significant natural features. The presence of these features can be approximated.
<input type="checkbox"/>	<input type="checkbox"/>	f. Any information on previous applications and parcel creation, existing code violations, nonconforming uses, etc. that would be helpful to staff.
<input type="checkbox"/>	<input type="checkbox"/>	3) Aerial photograph of the project area.*
<input type="checkbox"/>	<input type="checkbox"/>	4) Any other information which helps to define the proposal, including preliminary grading, drainage, etc., which may help the review team understand and comment on the proposed project.

Like all other programs, this service is intended to meet your needs in a timely and inexpensive manner. If after the review, you have comments and suggestions on the value of the service or how it can be improved, please let us know.