

PLACER COUNTY PLANNING SERVICES DIVISION

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TAHOE OFFICE 775 North Lake Blvd., Tahoe City, CA 96146 PO Box 1909, Tahoe City, CA 96145 530-581-6280/FAX 530-581-6282

MAJOR SUBDIVISION APPLICATION

FILE #:	PSUB		
	IDUD		

PURSUANT TO THE POLICY OF THE BOARD OF SUPERVISORS, THE PLANNING DIVISION CANNOT ACCEPT APPLICATIONS ON TAX DELINQUENT PROPERTY. APPLICATIONS AFFECTING PROPERTIES WITH ZONING VIOLATIONS, OR OTHER VIOLATIONS OF COUNTY CODE, MAY BE REJECTED.

----TO BE COMPLETED BY THE APPLICANT----

1. Project Name			APN				
2.	Developer						
		Telephone Number		Fax Number			
	Address						
		City		State	Zip Code		
3.	Engineer						
		Telephone l	Number Fax Number		lber		
	Address			Q :	T' C 1		
		City		State	Zip Code		
4.	Total acreage	Number of j	Number of proposed lots/units				
	Proposed lot sizes: Minimum	ım Maximun		Average			
	-						
	Signature of Applicant **DEMNIFICATION AGREEMENT: I, the Subdivider, will defend, indemnify and hold harmless the						
from resu	a any defense costs, including attorneys It of an approval concerning this Subda I provided by the County and available	s' fees or other loss of ivision. I also agree for my inspection.	connected wi to execute a	th any legal cl formal agreem	hallenge brought as a nent to this effect on a		
	SIGNATURE OF SUBDIVIDER_						
		OFFICE USE ON	LY				
Date	e Tentative Map approved:		Expiration date				
Date first extension approved:							
Date second extension approved:			New expiration date				
Auto. ext. of time per Sec, Subd. Map Act			New expiration date				
Date last extension approved:			Final expiration date				

POSTING OF PROPERTY: At the time of application, posters will be provided by the Planning Division. These posters, in addition to notifying adjacent land owners of pending subdivision near their property, are used by county staff members to confirm they are looking at the correct piece of property when doing a field review. Should the staff members not be able to locate the property involved, the proposed subdivision will be continued to an open date by the Planning Commission until the required field review can be completed.

FILING INSTRUCTIONS MAJOR SUBDIVISION

- 1. Submit one Initial Project Application;
- 2. Submit one Major Subdivision Application (Note: Application must include Indemnification Agreement signature); and
- 3. Submit a total of 15 tentative maps **folded** to 8½"x11" 1 (one) to be **reduced** to 8½" x 11". Maps should include information per Section 16.12.040 of the Placer County Code, or 16.12.060 for the Tahoe region (available on the internet at http://ordlink.com/codes/placer/index.htm "Chapter 16 Subdivisions"). In addition:
 - a. Accurately plot, label, and show exact location of the base and driplines of all protected trees (native 6" dbh or multi-trunk trees 10" dbh or greater) within 50 feet of any development activity (i.e. proposed structures, driveways, roadways, cuts/fills, underground utilities, lakes, recreation facilities, etc.) pursuant to Placer County Code, Chapter 36 (Tree Ordinance); and
 - b. Provide an aerial photo of the site (1'' = 100') or same scale as the proposed tentative map).

APPEALS - An appeal must be filed within 10 calendar days of the decision that is the subject of the appeal. An appeal application shall be submitted, along with the current filing fee, to the Planning Division. The appeal shall include any explanatory materials the appellant may wish to furnish. The Board of Supervisors will be the hearing body that will consider the appeal.

PUBLIC NOTICING REQUIREMENTS - The Planning Division shall notify all owners of property lying within 300 or more feet of the property, which is the subject of this project. In addition, the applicant shall post the property with posters furnished by the Planning Division at least 10 days prior to the scheduled hearing date (date and time will be available from the Planning Division approximately 20 days prior to the scheduled hearing.) One copy of the poster, together with the Affidavit of Posting, must be filed with the Planning Division prior to the hearing date.