



## COMMUNITY DEVELOPMENT RESOURCE AGENCY Planning Services Division

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### DEVELOPMENT AGREEMENT

The Placer County Planning Services Division accepts applications online and over the counter. To use the County's convenient automated online application system, visit the County's [Online Permit Services](#) page to get started. Alternatively, you may submit a [Universal Application](#) with the required supplemental application materials in person at the Community Development Resource Agency (CDRA) front counter. An appointment to submit your application may be made using the County's automated appointment scheduling system [here](#). Applications are also accepted without an appointment on a walk-in basis.

All supplemental application materials are required to be submitted electrically in accordance with the County's Electronic Document Submittal Requirements detailed in the [Electronic Application Filing Instructions](#), which specifies file naming conventions, formatting requirements, and file types that are accepted. For applications submitted at the CDRA front counter, all supplemental applications materials shall be delivered on a portable storage device, such as a flash drive or CD.

The following is a checklist of application materials required to submit a Design Review Agreement application online or at the CDRA front counter.

- Completed Universal Application: Select the [Development Agreement](#) entitlement plus other entitlement requests such as a Specific Plan, Specific Plan Amendment, General Plan Amendment, Rezone, Major Subdivision or Use Permit, which are major entitlement requests that are most commonly paired with a request for approval of a Development Agreement. For those applications that include companion entitlement requests, please review the filing instructions for each companion entitlement.
- Completed [Environmental Questionnaire Form](#): (Most projects seeking approval of major land use entitlement actions that would warrant approval of a Development Agreement are subject to CEQA review. For further information see instructions for [Projects Subject to CEQA](#)).
- Project description: (see [Project Description Requirements](#))
- At-Cost Disclosure: Placer County land development entitlements determined to be "major projects", as defined in the most current Planning Services Division Fee Schedule, are processed "at-cost". The fee paid at the time of filing a major project application is a deposit. Staff time and other direct expenses, such as public noticing, will be charged against the deposit (see [At-Cost Entitlement Processing of Major Entitlements](#) for more detailed information). The most current version of the Planning Services Division Fee Schedule is available [here](#). Consent to At-Cost billing will be required prior to acceptance of the application for processing.
- Pre-Development Meeting Application Number: Major Projects require submittal of a Pre-Development Meeting application prior to County acceptance of a Major Project entitlement application. Please review the most current version of the Planning Division Fee Schedule to determine if your entitlement is classified as a Major Project.

## **BASIS FOR APPROVAL OF DEVELOPMENT AGREEMENTS**

Approval of a Development Agreement may be requested in accordance with Sections 17.58.220 through 17.58.260 of the Placer County Code. The purpose of a Development Agreement is to strengthen the public planning process, encourage private participation in comprehensive planning and to reduce the economic costs of development by enabling the county and applicant to agree upon project vesting and development rights in accordance with the terms of the Development Agreement. The reduction of uncertainty in the development review process will promote long term stability in the Placer County land use planning process and will thereby result in significant benefits to the citizens of the County. Development Agreements establish the obligations of both the County and the applicant for the time period specified in the agreement and establish the regulations to which the development will be subject, except where amendments are made pursuant to the provisions of Section 17.58.260.

The County's authority to execute a Development Agreement with a property owner or group of owners is established in accordance with California Government Code, Section 65864 et seq., and the terms Sections 17.58.210 through 17.58.260 of the Placer County Code and are consistent with the same terms used in California Government Code Section 65864, et seq. Agreement to enter a Development Agreement on any particular project is entirely at the discretion of Placer County. The County has no obligation to enter such agreements unless to do so would provide a benefit to the County, as determined by the Board of Supervisors.