



COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

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May 31, 2019

RAP Sunnyside LLC
Attn: Sungmin Park
2287 Morley Way
Sacramento, CA 95864

**Re: Determination of Application Incompleteness
Sophia Parkway Assisted Living/Project Number PD19-0001
APN: 124-301-47-100**

Mr. Park:

Planning Services has reviewed your application and found it to be incomplete. The following information is needed to complete the application:

1. Public water service proposed- obtain and provide a Facilities Improvement Letter or similar from the jurisdictional sewer/water district. *Checklist item no. 10*
2. An air quality impact analysis shall be provided utilizing the El Dorado County Air Pollution Control District's "Guide to Air Quality Assessment." Please contact the [El Dorado County Air Quality Management District](#). *Checklist item no. 20*
3. Provide an Oak Resources Code Compliance Certificate (enclosed) verifying, as reported on the preliminary landscape plan, that no Oak trees will be removed. *Oak Tree checklist item no. 1*
4. Provide a sign plan identifying locations, and color elevations demonstrating size. *Site plan checklist item no. 12*
5. Provide an exterior lighting plan along with a photometric study, and fixture specification cut sheets that show BUG ratings. Provide the appendix A lighting inventory work sheet (enclosed). (Refer to Zoning Ordinance Chapter 130.34 and the [Community Design Standards – Outdoor Lighting Standards](#)). *Site plan checklist item no. 14*

This application will be held incomplete until you submit the requested information. Please submit new materials to: Emma Carrico, Planning Services, 2850 Fairlane Court, Placerville, CA 95667. Be sure to refer to the specific project number PD19-0001. If you have any questions or

concerns regarding the requested items please feel free to contact project planner Emma Carrico at 530-621-5875. Pursuant to Government Code Section 65943, this letter is being mailed to you no later than 30 calendar days after receiving the application. Upon receipt of all required information requested in this letter, a new 30-day period shall begin.

Sincerely,



Emma Carrico
Assistant Planner, Planning Services

Enclosures (2):

Oak Resources Code Compliance Certificate
Appendix A Lighting Inventory Worksheet