



# COMMUNITY DEVELOPMENT AGENCY

## DEVELOPMENT SERVICES DIVISION

<http://www.edcgov.us/DevServices/>

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**PLACERVILLE OFFICE:**

2850 Fairlane Court, Placerville, CA 95667

**BUILDING**

(530) 621-5315 / (530) 622-1708 Fax

[bldgdept@edcgov.us](mailto:bldgdept@edcgov.us)

**PLANNING**

(530) 621-5355 / (530) 642-0508 Fax

[planning@edcgov.us](mailto:planning@edcgov.us)

**LAKE TAHOE OFFICE:**

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

[tahoebuild@edcgov.us](mailto:tahoebuild@edcgov.us)

August 4, 2021

Tiffany Wilson  
RSC Engineering  
1420 Rocky Ridge Drive, Ste. 150  
Roseville, CA 95661

**Re: Determination of Application Completeness**  
**Project File Name: EDH 52 Commercial Center**  
**Project Application Nos.: Planned Development Permit PD15-0001, Rezone Z17-0004, Tentative Parcel Map P17-0007, Conditional Use Permit CUP-R21-0024 (reactivation of S17-0017), Lot Line Adjustment LLA21-0009**  
**APNs: 122-720-002, -003, -018, -019, -020, and -021**

Dear Ms. Wilson,

Planning Services has reviewed the above-referenced project applications and found it to be complete for preliminary review purposes.

Our understanding is that

1. The process for obtaining an updated Facilities Improvement Letter (FIL) for the proposed project is in progress. It is our understanding that as part of that process, you are in contact with the El Dorado Irrigation District (EID) while also working with the El Dorado Hills Fire Department to obtain a Fire Flow Requirements Letter, which is required by EID in order to provide a FIL. Note that any analyses needed for the environmental assessment related to the fire flow information or the FIL cannot proceed until that information is received by the Planning Department;
2. A drainage study for the overall project is being prepared;
3. The EIR Consultant, Ascent Environmental, Inc. (Ascent), will be conducting the acoustical analysis in the course of preparing the environmental impact analysis for the project.
  - a. Working as a subconsultant to Ascent, Kittelson & Associates, is preparing a Traffic Impact Study (TIS) for the proposed project, which will be submitted to the County once completed. Once submitted, the TIS will be reviewed by the County Department of Transportation (DOT). Note that any analyses needed for the environmental

assessment related to the TIS and the data contained in the TIS cannot proceed until the TIS has been approved by DOT, and

- b. Working as a subconsultant to Ascent, Ramboll US Consulting is preparing analyses for air quality, greenhouse gas, energy, and health effects which will be part of the environmental impact analysis for the project

As mentioned in the above-referenced applications, please note that a security deposit for on-site oak tree/oak woodland retention and/or replacement planting, may be required upon determination of oak resource impacts.

This list of required information may not be exhaustive. As indicated on Page 15 of the Planned Development Permit application:

Planning Services reserves the right to require additional project information as provided by Section 15060 of the California Environment Quality Act, or as required by the General Plan development policies, when such is necessary to complete the environmental assessment.

Delayed submittal of the items listed above may affect timely preparation of the environmental assessment document(s). Please let me know if you have any questions about these items.

Once it has been determined that we have enough information to go forward for Technical Advisory Committee (TAC) review, the application will be distributed to affected departments and agencies for a 30-day review and comment period. In addition, a TAC meeting will be scheduled to discuss the comments received and any project issues. TAC meetings are for agency discussion and it is recommended that you or your agent be present at the TAC meeting to discuss the progress of your application.

New materials should be submitted to: Gina Hamilton, Planning Services, 2850 Fairlane Court, Placerville, CA 95667. Be sure to refer to the specific project number(s). Please call me at (530) 621-5980 or email me at [gina.hamilton@edcgov.us](mailto:gina.hamilton@edcgov.us) if you have any questions or concerns regarding the requested items.

Regards,



Gina Hamilton, Senior Planner

cc:

Files PD15-0001, Z17-0004, P17-0007, CUP-R21-0024, LLA21-0009

Lynette Dias, Urban Planning Partners

Brandon Northart, Urban Planning Partners