



# COMMUNITY DEVELOPMENT AGENCY

## DEVELOPMENT SERVICES DIVISION

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

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May 23, 2021

Emilio Balingit  
Urban Planning Partners  
388 17th Street, Suite 230  
Oakland, CA

**Re: Determination of Application Incompleteness**  
**Project File Name: EDH 52-Costco**  
**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, -018, -019, -020, and -021**

Dear Mr. Balingit,

Planning Services has reviewed the above-referenced project application set resubmittal and found it to be *incomplete* for preliminary review purposes. The resubmittal was received on April 28, 2021. Below is a list of information needed to *complete* the above-referenced applications.

Some outstanding information is duplicative for a project with multiple applications. The list of materials/ information below has been consolidated based on the assumptions that a) the same sets of project plans will be adequate for multiple applications, and b) that technical reports will encompass the entire project site, and, where applicable, construction and operational activities on the North and South Sites. As such, please ensure that all materials submitted for use in multiple applications and/or APNs include the relevant information for each application number and APN(s).

Note that some previously-submitted application materials reference the old APN that was applicable before the parcel map that was approved in 2018 (P17-0004).

**Planned Development Permit PD15-0001**

1. An updated signed Planned Development Permit (PD) application, including the Environmental Questionnaire (encompassing the North and South Sites). (PD application with Environmental Questionnaire attached). *PD checklist item no. 1*
2. Letter of authorization from all landowners, including Mee Capital Investments (owners of APN: 122-720-002) authorizing the agent(s) identified on the applications to act on their behalf. *PD checklist item no. 2*
3. A copy of the official Assessor's map, showing the project parcels outlined in red. *PD checklist item no. 4*
4. A stand-alone 8½ x 11 vicinity map showing the location of the project site in relation to the distance to major roads, intersections, and town sites. *PD checklist item no. 5*
5. Completed Environmental Questionnaire form (*included in PD application, attached*). *PD checklist item no. 6*
6. Our understanding is that Kittelson & Associates is preparing the traffic study. Please provide a final traffic study, when available. *PD checklist item no. 9*
7. An updated Facilities Improvement Letter (FIL) from El Dorado Irrigation District. (The previously submitted FIL expires on December 6, 2021 and references the old APN for the original parcel.) *PD checklist item no. 10*
8. Preliminary grading and drainage plan. *PD checklist item no. 14*
9. Confirmation letter from Foothill Associates, or other biological resources expert, that site conditions relative to biological resources have not changed since the previous Biological Resources Assessment was prepared in October 2017. *Relevant to PD checklist items no. 17 and 19*
10. Our understanding is that the EIR Consultant will be conducting the acoustical analysis in the course of preparing the environmental impact analysis for the project. Please let us know if you expect to submit this analysis directly. *Checklist item no. 18*
11. Our understanding is that Ramboll is preparing analyses for air quality, greenhouse gas, energy, and health effects. Please provide these reports, when available. *PD checklist item no. 20*
12. A completed and signed Oak Resources Code Compliance Certificate and Oak Resources Technical Report Checklist (attached). A security deposit for on-site oak tree/oak woodland retention and/or replacement planting may be required upon analysis of oak resource impacts. *Oak Tree/Oak Woodland Removal checklist items no. 1 and 3 (PD application, page 12)*
13. For the South Site, include the location of trash and litter storage or collection areas on the site plans. Site Plan Requirements checklist item no. 9 (*PD application, page 13*)
14. For the North Site, provide building elevations for all cardinal directions. *Plan of Building Elevations, checklist item no. 1 (PD application, page 15)*

15. On the landscape plan, indicate:

- The quantity and number of trees to be removed.
- The location, general type (pine, oak, etc.) and size of all existing trees, in those areas that are subject to grading or otherwise may be removed/affected by the proposed improvements. *Preliminary Landscape Plan Requirements checklist items no 2 and 3 (PD application, page 14)*

**Rezone Z17-0004**

16. A completed signed Rezone application and agreement for payment of processing fees (Rezone application and payment form attached). *Checklist item no. 1*

**Tentative Parcel Map P17-0007**

17. A completed signed Tentative Parcel Map (TPM) application and agreement for payment of processing fees (TPM application and payment form attached). *Checklist item no. 1*

18. Four copies of a slope map noting the following slope range categories: 0 to 10%, 11 to 20%, 21 to 29%, 30 to 39%, 40% and over. *Checklist item no. 20.b*

19. TPM plan sheet including all information listed as Required Information on Tentative Map section. *TPM application, starting on page 10*

**CUP-R21-0024 (Reactivation of S17-0017)**

20. A completed signed Conditional Use Permit (CUP) application and agreement for payment of processing fees (CUP application and payment form attached). *Checklist Item no 1*

**Lot Line Adjustment LLA21-0009**

21. Lot Line Adjustment (LLA) application and agreement for payment of processing fees, both completed and signed (both forms are provided alongside this letter). *Checklist item no. 1*

22. One full-size site plan drawn to scale and of sufficient size to allow for a clear delineation of the required information in items a-m as listed in the LLA application, as applicable, and one 11 x 17 version of the full-size site plan. *Checklist item no. 4*

Note that this list of required information may not be exhaustive.

In addition, the project description dated April 23, 2021 indicates the intent to submit a separate PD application for the South Site/ Costco site. Please submit a completed signed PD application for the South Site if that is still the plan.

Planning staff recommends reviewing El Dorado County General Plan Policy 10.2.1.5 under Objective 10.2.1, Public and Civic Facilities Investment, in regard to the potential requirement for a Public Facilities Financing Plan for commercial projects that are located in a Community Region and that exceed 20 acres or 100,000 square feet. This policy can be found in the County's Economic Development Element here:

[https://www.edcgov.us/Government/Planning/pages/Adopted\\_General\\_Plan.aspx](https://www.edcgov.us/Government/Planning/pages/Adopted_General_Plan.aspx)

As indicated on in the above-referenced PD, Rezone, CUP, and TPM applications:

Planning 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, or 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 don't hesitate to 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 applications 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, Building C, 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.

Kind regards,



Gina Hamilton, Senior Planner

cc: Tiffany Wilson, RSC Engineering

Files: PD15-0001, Z17-004, P17-0007, CUP-R21-0024, LLA21-0009

Attachments:

- Planned Development Permit application
- Agreement for Payment of Processing Fees form
- Oak Resources Code Compliance Certificate form
- Oak Resources Technical Report Checklist
- Tentative Parcel Map application
- Conditional Use Permit application
- Lot Line Adjustment application