



PLANNING AND BUILDING DEPARTMENT

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December 14, 2022

Pacific Realty Associates, LP
Scott Hodson
15350 SW Sequoia Parkway, Ste. 300
Portland, OR 97224

**Re: Determination of Application Completeness
Carson Creek R&D Project
Project Number: P22-0009
APN(s): 117-210-048, 049, 050 & 060**

Mr. Hodson:

Planning Services has reviewed the above-referenced application, which was received on November 15, 2022, and found it to be **incomplete**. The following information is needed to complete the application:

Tentative Parcel Map Application Checklist

1. Obtain and provide a Facilities Improvement Letter for public water and sewer service.
Checklist Item No. 8

*as noted in the application, a letter from 2010 was submitted and a new letter is in process
2. Please submit a cultural records search conducted by the North Central Information Center located at CSU-Sacramento, 6000 J Street, Adams Building, Suite #103, Sacramento, CA 95819-6100, phone number (916) 278-6217. If the record search identifies a need for a field survey, a survey shall be required. *Checklist Item No. 15*
3. A completed and signed traffic impact determination utilizing El Dorado County's Traffic Impact Study (TIS) – Initial Determination Form. *Checklist Item No. 20.*

*The original submittal included this form but Planning needs the version that has been reviewed, completed and signed off by the DOT. Contact information for the DOT is located at the top of the TIS form.

4. An air quality impact analysis shall be provided utilizing the El Dorado County Air Quality District's "Guide to Air Quality Assessment". Please contact the El Dorado County Air Quality Management District (AQMD) to determine if such an analysis is required. If no such analysis is required, please provide a copy of their determination letter/ waiver. *Checklist item no. 19.* You can contact County AQMD at (530) 621-7501.

General

Please provide a project narrative that includes detailed information about the existing site; any relevant history/background of the site; utilities; and proposed site changes. Please also include adjacent land uses and a detailed written description of the proposed project in the project narrative. Based on aerial imagery, there does not appear to be any trees or water sources located on the parcel, please confirm this information in the project narrative as well. This list of information may not be exhaustive.

Based on the project narrative received, additional information may be required. **At this time, no further processing can occur until the missing information is submitted.**

This application will be held incomplete until the requested information has been submitted. Please submit new materials to: Tim Pitt, Planning Services, 2850 Fairlane Court, Placerville, CA 95667. Be sure to refer to the specific application number(s). Please call me at (530) 621-6565 or email me at timothy.pitt@edcgov.us if you have any questions or concerns regarding the requested items.

As indicated on Page 12 of the Tentative Parcel Map application:

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.

Once it has been determined that our agency has enough information to move 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. After which, a TAC meeting will be scheduled to discuss the comments received and any potential 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.

Best Regards,



Tim Pitt, Associate Planner

Planning Division

Cc: Morton & Pitalo, Inc.