



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

<https://www.edcgov.us/Government/Planning>

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

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

bdgdept@edcgov.us

PLANNING

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

planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

June 24, 2024

TO INTERESTED PARTIES:

The Planning Division is processing the following application. This information is being shared with you so that you are aware of this project and have the opportunity to review and track it as it progresses through the Planning process.

PA24-0001 – ARCO AM/PM, Quick Quack Carwash (Barghausen Consulting Engineers – Leslie Burnside):

A Pre-Application, PA24-0001, and applicant propose a twenty-four hour (24hr) 3,349 square-foot convenience store providing beer, wine, spirits, tobacco products, eight (8) multiple-product dispensers, twelve (12) fueling positions, one (1) fueling canopy, two (2) underground storage tanks, four (4) Electrical Vehicle charging stalls, a 1,535 square-foot quick serve restaurant, dog wash area and bulk propane tanks. A twenty-four-hour (24hr) 4,114 square foot stand-alone restaurant (McDonald's) with 330' long dual lane drive-through, four (4) electrical vehicle charging stalls and a 3,588 square-foot car wash building operating 7 am - 9 pm with triple lane queuing for approximately 30 cars, 21 vacuum stalls and three (3) employee stalls. The property, identified by Assessor's Parcel Number 116-301-014, consists of 3.43 acres, and is located on the south side of Green Valley approximately 250 feet west of the intersection with Winterhaven, **in the Cameron Park area, Supervisorial District 2.**

This project is currently being reviewed for one or more of the following:

- Initial Consultation – Pursuant to Section 15063 of the State CEQA Guidelines, this Initial Consultation is being conducted to determine if the project may have a significant effect on the environment and determine whether an environmental impact report or a negative declaration will be prepared.
- Identify additional information needs that staff or agencies require from the applicant to complete their review.
- Discuss or determine final project conditions.
- Discuss or determine a public hearing date.

To view more detailed project information, you may login or create an account to review DRAFT project documentation:

<https://edc-trk.aspgov.com/etrakit/Search/project.aspx>

The Cameron Park Design Review Committee is meeting to review this project on July 22, 2024.

Planning Services will accept responses on the above from affected agencies on this project through **July 23, 2024.**

This project will be reviewed by the Technical Advisory Committee (TAC) on July 29, 2024, to discuss the points noted above. The TAC consists of Planning Division staff, staff from other County Divisions and Departments, outside agencies and the applicant and/or applicant's representatives. If you have questions about this project, please contact the Planning Services office at (530) 621-5355.

OR

EL DORADO COUNTY PLANNING SERVICES
County Planner: Thomas Skidmore, (530) 621-5864

Email: Thomas.skidmore@edcgov.us

TS/rj

cc: Board of Supervisor District #2
Cameron Park Design Review Committee

Planning Commissioner District #2