



**COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
PLANNING COMMISSION
STAFF REPORT**

Agenda of:

October 23, 2025

Staff:

Lela Shelley

PLANNED DEVELOPMENT PERMIT REVISION

FILE NUMBER: PD-R24-0003 / Green Valley Station

APPLICANT Peter M. Berchtold, Architect

PROPERTY OWNER: Quail Valley, Inc.

REQUEST: A Planned Development Permit Revision, PD-R24-0003, to modify an approved development plan, PD05-0004, to increase allowable restaurant space from 8,000 square feet to 12,711 square feet, within the previously approved developed area.

LOCATION: On the southeast corner of the intersection between Green Valley Road and Cambridge Road, in the Cameron Park Community Region (Exhibits A and B).

**SUPERVISOR
DISTRICT:**

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APN: 116-301-006, 116-301-007, 116-301-008, 116-301-009,
116-301-010, and 116-301-011
(Exhibit C)

ACREAGE: 12.94 acres

GENERAL PLAN: Commercial (C) (Exhibit D)

ZONING: Commercial Community and Commercial Limited within Planned Development and Design Control Combining Zones (CC-PD-DC, CL-PD-DC) (Exhibit E)

ENVIRONMENTAL DOCUMENT: Previously adopted Mitigated Negative Declaration for PD05-0004 (Exhibit H).

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

1. Find Planned Development Permit Revision PD-R24-0003 consistent with the Mitigated Negative Declaration adopted for the approved PD05-0004/Green Valley Station, pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines; and
2. Approve Planned Development Permit Revision PD-R24-0003 based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

Approval of the Planned Development Permit Revision, PD-R24-0003, would allow an increase of the allowable restaurant space from 8,000 square feet to 12,711 square feet, within the previously developed area of the existing shopping center. The restaurant space cap was created with the approved 2005 Planned Development proposal, by the original PD applicant. The need for this PD revision became evident with review of the most recent tenant, Menchie's Frozen Yogurt. No new development is proposed with this request.

A memo titled Green Valley Station Trip Generation Analysis (Exhibit J) assessed whether additional traffic analysis would be required with this exchange of uses within the existing development. The memo was determined to have an acceptable conclusion that no additional traffic analysis is necessary for this proposal. Access to the project site would continue to be from an existing encroachment to Green Valley Road, a County-maintained roadway. Water and sewer service is currently provided by El Dorado Irrigation District (EID), and electricity is provided through existing PG&E connections. There would be no expansion of the existing utilities on site.

The project site is zoned Commercial Community and Commercial Limited within a Planned Development and Design Control Combining Zone (CC-PD-DC and CL-PD-DC), and a General Plan land use designation of Commercial (C). Staff has determined that the proposed project is consistent with the applicable General Plan policies and Zoning Ordinance requirements.

BACKGROUND

The original adopted Planned Development (PD05-0004) for Green Valley Station (Exhibit F) was approved by the Planning Commission on January 26, 2006. Phase I of the project included a 64,079-square-foot commercial shopping center on a 12.94-acre parcel featuring two (2) drive-up fast-food establishments and a pharmacy retailer with a drive-up pharmacy window. The adopted Planned Development allows 8,000 square feet of restaurant space within the existing building development.

Following is a timeline list of entitlement activity after approval of the original PD05-0004 permit:

- Parcel Map Waiver P07-0040 was approved by the Planning and Building Department Director on September 4, 2007, allowing the 12.94-acre parcel to be split into seven (7) separate parcels.
- Planned Development Permit Revision PD-R20-0009 was approved by the Planning Commission on December 9, 2021 (Legistar File 21-1660), which exclusively focused on Phase II, for Grocery Outlet, which is east of the original PD site plan. The approved site plan indicated a site to the east of Grocery Outlet as intended for future development.
- The Board of Supervisors denied an appeal (PD-A21-0001) to the approval of PD-R20-0009 on January 25, 2022 (Legistar File 22-0130), which allowed for construction of a 16,061-square-foot Grocery Outlet, which has been developed.
- Parcel Map Waiver P21-0007 was approved by staff on February 9, 2022, which created an eighth parcel by splitting the 5.37-acre Grocery Outlet parcel into two (2) parcels.
- The current request for Planned Development Permit Revision PD-R24-0003 does not propose any development and is requesting an increase of allowed restaurant space from 8,000 square feet to 12,711 square feet inclusive of all six (6) parcels from the PD05-0004 approved site plan.

Existing restaurants within Green Valley Station added outdoor dining due to COVID-19, which exceeded the 8,000 square feet of restaurant space allowed. A trip generation analysis has been prepared (Exhibit J) which includes the proposed increase of restaurant space as well as outdoor dining space for several restaurants. The approved and existing uses for Green Valley Station include general indoor retail, community services such as health and fitness, laundromat, printing and mailing services, barber and personal care, and restaurants. With several retail spaces currently vacant, this request would allow the space to be used for community-desired restaurants in response to the current market.

EXISTING CONDITIONS & SITE CHARACTERISTICS

The project site is approximately 12.94 acres made up of eight (8) separate parcels. The parcels are located at an elevation of approximately 1,200 feet above sea level. The topography of the subject property is relatively flat and mostly developed with buildings, parking, landscaping,

lighting, and waste receptacles. Two (2) building pads toward the Southwest corner of the Planned Development area remain vacant. The project parcels are on the Southeast corner of Green Valley Road and Cambridge Road, within the Cameron Park Community Region.

The adjacent-neighboring parcels to the south, east, and west are similarly zoned CC-PD-DC, with Multi Residential Design Control (RM-DC) also to the south and west. To the north across Green Valley Road, the parcels are zoned Residential (R1). The General Plan land use designations to the south, east, and west are Commercial (C) and Multi-Family Residential (MFR); to the north across Green Valley Road, the designation is High Density Residential (HDR). The surrounding parcels and uses have been developed, apart from a vacant commercial parcel to the east.

Table of Adjacent Uses:

	Zoning:	General Plan:	Improvements:
Project Site:	CC & CL-PD-DC	C	Mostly developed commercial center
North:	R1 (Across Green Valley Road)	HDR	Single Family Dwellings
East:	CC-PD-DC	C	Vacant Commercial parcel
South:	CC-PD-DC RM-DC	C MFR	Happy Kids Daycare Knoll Apartments
West:	CC-PD-DC RM-PD-DC	C MFR	Superior Self Storage Cameron Oaks Apartments

PROJECT DESCRIPTION

A Planned Development Permit Revision, PD-R24-0003, requesting an increase to the allowable restaurant space from 8,000 square feet to 12,711 square feet, within the previously developed area of an existing shopping center. No new development is proposed, except for internal tenant improvements.

STAFF ANALYSIS

General Plan Consistency: The project is located within the Cameron Park Community Region. The General Plan land use designation is Commercial. As proposed and conditioned, the project is consistent with the development standards established for the Commercial land use designation.

Staff has determined the proposed project is consistent with the applicable policies and requirements of the General Plan as discussed in Section 2.0 of the Findings.

Zoning Ordinance Consistency: Staff has determined that the proposed project, as conditioned, is consistent with all applicable standards and requirements of Title 130 of the Zoning Ordinance. The proposed project has been analyzed in accordance with all applicable development standards for this zone district. As conditioned, the proposed project is consistent with the zoning requirements, as more fully described in the Findings.

The Findings and COA from the original approved development plan for Green Valley Station, PD05-0004, are included for reference (Exhibit F); however, the original COA were based on analysis and requirements from 2005. The proposed revision would only be subject to the new COA contained in this Staff Report, which is based upon comments received from Agencies that have reviewed the current project, and analysis by staff in accordance with current requirements.

AGENCY REVIEW

The project was distributed to applicable agencies for review and comments including the El Dorado County Building Division, El Dorado County Air Quality Management District (AQMD), El Dorado County Stormwater Coordinator - West Slope, El Dorado County Department of Environmental Management, El Dorado County Surveyor's Office, Department of Transportation (DOT), EID, Cameron Park Fire Protection District, Cameron Park Design Review Committee, and PG&E. Comments received have been considered and included as Conditions of Approval, as applicable. No comments or conditions were received by AQMD or Cameron Park Fire Protection District. The Cameron Park Design Review Committee had no comments or exceptions to this request because no changes to the existing center is proposed.

PUBLIC NOTICE

No formal public outreach was conducted by the County, and a public outreach plan was not required pursuant to the Zoning Ordinance. The project was duly noticed for a Planning Commission public hearing with a public notification range of 1,000 feet and a posting on the County Legistar: <https://eldorado.legistar.com/Calendar.aspx>. A legal advertisement was published in applicable local newspapers, and a physical sign was posted on the project site.

ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration were prepared for PD05-0004 and adopted by the Planning Commission on January 26, 2006 (Exhibits H and I). Pursuant to CEQA

Guidelines Section 15162 and 15164 no subsequent, nor addendum to the Negative Declaration shall be prepared for this project as there has been no substantial change in the project based on the whole record that would cause significant effect on the environment.

This revision would allow an increase of 4,711 square feet of allowable restaurant area within an existing, developed shopping center and will not have a substantial impact on the environment that was not already analyzed in the previous approval and therefore, no additional environmental analysis is necessary. Pursuant to Section 15162 and 15164 of the CEQA Guidelines, staff has determined that PD-R24-0003 does not require a subsequent Negative Declaration, nor does it require an addendum to the Negative Declaration.

The applicant shall submit to the Planning Division a \$50.00 recording fee as required by the County Recorder to file the Notice of Determination (NOD).

SUPPORT INFORMATION

Attachments to Staff Report:

Findings

Conditions of Approval

Exhibit A.....Location Map

Exhibit BAerial Photo

Exhibit CAssessor's Parcel Map

Exhibit D.....General Plan Land Use Map

Exhibit EZoning Designation Map

Exhibit F.....PD05-0004

Exhibit GSite Plan and Parking Calculations

Exhibit HOriginal IS/MND

Exhibit ITraffic Impact Analysis 2005

Exhibit JTrip Generation Analysis Memo 2025

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