



County of El Dorado

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Minutes - Draft Cameron Park Design Review Committee

Vince K. Maloney, Chair - Business/Resident
Dyana Anderly, Vice Chair - Resident
Nicholas Howell - Resident
Timothy Powell - Resident
Vacant - Business/Resident

Monday, October 27, 2025

6:30 PM

<https://edcgov-us.zoom.us/j/96425149671>

Board of Supervisors Meeting Room
330 Fair Lane, Building A Placerville, CA 95667
OR Live Streamed - Click here to view

PUBLIC PARTICIPATION INSTRUCTIONS: The Committee meeting room will be open to the public. The meeting will be live-streamed via Zoom. By participating in this meeting, you acknowledge that you are being recorded.

Members of the public may address the Committee in-person or via Zoom to make a public comment. The public should call into 530-621-7603 or 530-621-7610. The Meeting ID is 964 2514 9671. Please note you will not be able to join the live-stream until the posted meeting start time. To observe the live stream of the Committee meeting go to <https://edcgov-us.zoom.us/j/96425149671>.

If you are joining the meeting via zoom and wish to make a comment on an item, press the "raise hand" button. If you are joining the meeting by phone, press *9 to indicate a desire to make a comment. Public testimony will be received on each agenda item as it is called. Individual comments are limited to 3 minutes, and individuals speaking for a group are allocated 5 minutes. Matters not on the agenda may be addressed by the general public during the Open Forum. Public comments during Open Forum are limited to 3 minutes per person. The Committee reserves the right to waive said rules by a majority vote. Adopted (09/14/2009).

Although the County strives to offer remote participation, be advised that remote Zoom participation is provided for convenience only. In the event of a technological malfunction, the only assurance of live comments being received by the Committee is to attend in person. Except for a noticed teleconference meeting, the Committee reserves the right to conduct the meeting without remote access if there is a malfunction.

If you choose not to observe the Committee meeting but wish to make a comment on a specific agenda item, please submit your comment in writing. You are encouraged to submit your comment in writing by 4:00 PM on the Friday before the meeting to ensure the Committee has adequate time to review. Please submit your comment to the Clerk of the Board at edc.cob@edcgov.us. Your comment will be placed into the record and forwarded to Committee members.

PROTOCOLS FOR PUBLIC COMMENT

Public comment is welcome at designated periods as called by the Committee Chair.

Individuals will have three minutes to address the Committee. Except with the consent of the Committee, individuals shall be allowed to speak to an item only once.

Individual Committee members may ask clarifying questions but will not engage in substantive dialogue with persons providing input to the Committee.

If a person providing input to the Committee creates a disruption by refusing to follow Committee guidelines, the Committee Chair may take the following actions:

Step 1. Request the person adhere to Committee guidelines. If the person refuses, the Committee Chair may turn off the speaker's microphone.

Step 2. If the disruption continues, the Committee Chair may order a recess of the Committee meeting.

Step 3. If the disruption continues, the Committee Chair may order the removal of the person from the Committee meeting.

We are the Cameron Park Design Review Committee, and our role in this meeting is focused specifically on the look and feel of the proposed project. Our purpose is to ensure that the design thoughtfully balances development with community character and values particularly in terms of exterior aesthetics and how the project fits within the surrounding neighborhood.

Please note that broader questions about the project will be addressed by other County departments as the project moves through the full review and approval process.

CALLED TO ORDER AT 6:31 P.M.

ROLL CALL

Present: 3 - Anderly, Maloney and Howell

Absent: 1 - Powell

ADOPTION OF THE AGENDA AND APPROVAL OF CONSENT CALENDAR

There was no public comment.

Member Maloney made a motion, seconded by Member Howell to Adopt the Agenda and Approve the Consent Calendar.

Supervisor Turnboo made a comment on item 3.

CONSENT CALENDAR

1. [25-1176](#) Approval of the Minutes from the regular meeting on June 23, 2025.

Attachments: [6-23-2025 Draft Minutes](#)

The Committee may make any necessary additions, deletions or corrections to the agenda including moving items to or from the Consent Calendar and adopt the agenda and the Consent Calendar with one single vote. A Committee member may request an item be removed from the Consent Calendar for discussion and separate Committee action. At the appropriate time as called by the Committee Chair, members of the public may make a comment on matters on the Consent Calendar prior to Committee action.

END OF CONSENT CALENDAR

OPEN FORUM

There was no public comment.

Open Forum is an opportunity for members of the public to address the Committee on subject matter that is not on their meeting agenda and within their jurisdiction. Public comments during Open Forum are limited to three minutes per person. The Committee Chair may limit public comment during Open Forum.

AGENDA ITEMS

2. [25-1728](#) Cameron Park Design Review Committee to review and make recommendations regarding the following project: PD24-0003 / CUP25-0003 - Green Valley Commercial Center (A to Z Investments, Inc./Barghausen Consulting Engineers LLC): A Planned Development Permit (PD24-0003) and Conditional Use Permit (CUP25-0003) for a new commercial development, Green Valley Commercial Center, featuring a 1,459 square foot Quick Serve Restaurant (QSR) (no drive-through), a 3,549 square foot convenience store and fueling station with 4,366 square foot canopy and six (6) multi-product dispensers (MPDs) providing twelve (12) fueling positions (ARCO AM/PM), a 3,694 square foot restaurant with side-by-side drive-through (McDonald's), and a 3,588 square foot, single-bay drive-through carwash (Quick Quack). The project includes associated on-site improvements for parking, lighting, landscaping, and signage (Uniform Sign Program), and off-site improvements for proposed traffic signals on Green Valley Road into the shopping center. 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 Road, 0.20 miles west of the intersection with Cameron Park Drive, in the Cameron Park area, and Supervisor District 2.

Attachments: [A - PD24-0003 CUP25-0003 Project Attachments](#)

[B - 22837-D-PLNG-Revised Plans-2025-08-27 GVCC](#)

[C - 22837 ARCO Elevations](#)

[D - 22837 MCD Elevations](#)

[E - 22837 Monument Signage](#)

[F - 22837 QQ Elevations](#)

[G - PD24-0003 CUP25-0003 Cameron Park Design Review Committee
Comment Sheet](#)

[H - Applicant Response To DRC Comments 9.8.25_GVCC](#)

[I - Photometric Evaluation](#)

[J - Preliminary Landscape Plan](#)

[K - Uniform Sign Program Criteria](#)

[L - Applicant Landscape Exhibit](#)

There was no public comment.

The Members received a presentation and provided recommendations on the Green Valley Commercial Center (CUP25-003/PD24-0003).

3. [25-1808](#) Planning and Building Department, Long Range Planning Unit, will present an overview of the Cameron Park Community Design Standards project and invite community members to volunteer for a Stakeholder Advisory Team to help shape the development of the new standards.

Attachments: [A - SAT Application Cameron Park Comm Region](#)
[B- DRC Presentation 102725](#)

There was no public comment.

Members received an overview of the Cameron Park Community Design Standards project.

ADJOURNED AT 7:37 P.M.