



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

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

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September 13, 2024

TO ALL CONCERNED AGENCIES:

Please find enclosed the Initial Consultation information for your review and comment regarding the following application:

**DR24-0002 – Taco Bell Design Review (VMI Architecture Inc. Phillip Moss/ JAS Properties, CA LLC):**

A Design Review Permit for the proposed construction of a new drive-through restaurant, Taco Bell, at 3371 Coach Lane. The project site is within the Cameron Park Community Region and within the Community Commercial - Design Review Control (CC-DC) zone for Cameron Park. The 0.61-acre project site is proposed to have a new 2,028-square-foot building along with associated site improvements, such as parking, landscaping, and lighting. The site has an existing two-story building that will be demolished. The property, identified by Assessor's Parcel Number 109-201-006, consists of 0.61 acres, and is located on the north side of Coach Lane and 250 feet west of the intersection with Cameron Park Drive, **in the Cameron Park area and Supervisorial district #2.**

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.

Login or create an account to review DRAFT project documentation online:

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

Review and comment by your agency is requested to identify your concerns to be considered by the County during our environmental review to mitigate impacts, develop conditions of approval, and/or modify the project. Your agency's written responses must be received by the Planning Services **no later than September 30, 2024.** If we do not receive written correspondence from your agency by that date, we will assume your agency has no comment and your agency's concerns may not be reflected in our recommendations.

**The Technical Advisory Committee (TAC) will meet on October 7, 2024** to take one or more of the following actions;

1) Make an environmental determination, 2) Identify additional information needs; 3) Determine final project conditions and/or, 4) Confirm the public hearing date. TAC Meetings are currently being held remotely via Zoom and in person at 2850 Fairlane Court Building C, Placerville, CA 95667 in the TAC Conference Room. County Planners processing agendaized applications organize individual TAC meetings. If you have questions about an item on the TAC agenda, please contact the County Planner listed below. **Please call this office or the County Planner listed below one week prior to the meeting for the scheduled time.** Technical Advisory Committee meetings are for agency discussion with the applicant and/or agent only. Other interested individuals may obtain project information by contacting the project planner.

