



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

bldgdept@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 ALL CONCERNED AGENCIES:

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

PA24-0007 – Quick Serve Restaurant (Gerald Koh/ Kevin Khinda – A To Z Investments, LLC/ Core States Group): A Pre-Application to 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. 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.**

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 July 23, 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 July 29, 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 agendized 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.

The Cameron Park Design Review Committee will meet to review this project on July 22, 2024. The meeting will be held at 6:30 P.M. in the Shingle Springs Cameron Park Chamber of Commerce at 4095 Cameron Park Drive, Cameron Park, CA 95682. The applicant and/or agent are requested to attend. Meeting Agendas are posted no less than 72 hours before the meeting, which will be posted at

https://www.edcgov.us/Government/Planning/pages/Cameron_Park_Design_Review_Committee.aspx.

If you have questions or need additional information, please call Planning Services office at (530) 621-5355.

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

Email: Thomas.skidmore@edcgov.us

TS/jab

cc: Air Quality Management District
Building Services
Cameron Park Design Review Committee
El Dorado Cemeteries
El Dorado County Emergency Medical Services
El Dorado County Fire Protection
El Dorado Disposal
Environmental Management
Recorder's Office
Stormwater El Dorado County
Department of Transportation El Dorado County

Assessor's Office
CAL FIRE
Commission on Aging
El Dorado County Economic Development
El Dorado County Emergency Services Authority
El Dorado County Transportation Authority
El Dorado Irrigation District
Pacific Gas & Electric
Sheriff's Office El Dorado County
Surveyors Office El Dorado County