County of El Dorado

330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
www.edcgov.us/bos/

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, June 23, 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.

CALLED TO ORDER AT 6:30 P.M.

ROLL CALL

Present: 4 - Anderly, Maloney, Howell and Powell

ADOPTION OF THE AGENDA AND APPROVAL OF CONSENT CALENDAR

There was no public comment.

A motion was made by Member Anderly, seconded by Member Powell to Adopt the Agenda and Approve the Consent Calendar.

Yes: 4 - Anderly, Maloney, Howell and Powell

CONSENT CALENDAR

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.

1. 25-0860 Approval of the April 28, 2025 regular meeting Minutes.

Attachments: 4-28-2025 Draft Minutes

4-28-2025 Final Minutes

This matter was Approved on the Consent Calendar.

Yes: 4 - Anderly, Maloney, Howell and Powell

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. 25-0938 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: PD24-0003 CUP25-0003 Project Attachments

Public Comment: S. Statti, B. Statti

Chair Maloney will draft a comment letter summarizing the committees recommendations and submit to the Planning Department.

ADJOURNED AT 7:39 P.M.