



# 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](mailto:bldgdept@edcgov.us)

#### PLANNING

(530) 621-5355 / (530) 642-0508 Fax

[planning@edcgov.us](mailto:planning@edcgov.us)

### LAKE TAHOE OFFICE:

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

December 21, 2020

TO ALL CONCERNED AGENCIES:

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

**PD-R20-0009 – GROCERY OUTLET GREEN VALLEY STATION (Boos Development West LLC, Scott Moreland/Green Valley & Winterhaven LLC/Morton & Pitalo Inc., Jeff Thompson):**

A Development Plan-Revision request (Original PD05-0004, Green Valley Station) for the development of a new 16,061 square foot Grocery Outlet. The project includes associated improvements to parking, lighting, landscaping, and signage. The property, identified by Assessor's Parcel Number 116-301-012, consists of 5.37 acres, and is located on the south side of Green Valley Road, approximately 600 feet west of the intersection with Winterhaven Drive, in the Cameron Park area.

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.

DRAFT project documentation is available for review online:

<https://edc-trk.asp.gov.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 January 20, 2021**. 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 February 1, 2021** to take one or more of the following actions; 1) Make an environmental determination, 2) Determine Final project conditions and/or, 3) Confirm the public hearing date. The meeting will be held in the *El Dorado County Planning Commission Conference Room*, at 2850 Fairlane Court, Placerville, CA. Please call this office 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 January 25, 2021**. The meeting will be held at 6:30 P.M. at the Cameron Park Fire Station #89, located at 3200 Country Club 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](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) 621-5875.  
EL DORADO COUNTY PLANNING SERVICES

County Planner: Bianca Dinkler, (530) 621-5875

BLD/ps

cc: Gary Miller, Planning Commissioner District 2  
Shiva Frentzen, Supervisor District 2  
Building Services  
Environmental Management  
Department of Transportation, Dave Spiegelberg  
Cameron Park Design Review Committee  
El Dorado County Economic Development  
Air Quality Management District  
Assessor's Office  
Surveyor's Office El Dorado County  
Chief Administrative Office  
Sheriff's Office El Dorado County  
Cameron Park Community Services District  
Cameron Park Fire Protection District  
El Dorado Union High School District  
Rescue Union School District  
Pacific Gas and Electric  
El Dorado Irrigation District