

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Green Valley Commercial Center, CUP25-0003, P24-0003

Lead Agency: El Dorado County Planning Division

Contact Name: Bianca Dinkler, Senior Planner

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Project Location: Cameron Park El Dorado County
City County

Project Description (Proposed actions, location, and/or consequences).

Planned Development Permit and Conditional Use Permit for 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, signage, 8-ft CMU sound wall, and expansion of the existing utilities by extending the public utility lines including sewer force main and waterline. The project includes associated off-site improvements to Green Valley Road including a 6-foot-wide sidewalk and a proposed traffic signal on Green Valley Road into the shopping center. Electrical service would be provided by connecting to PG&E infrastructure in the project vicinity.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

A Mitigated Negative Declaration - Initial Study was prepared for the project (IS/MND).

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None

Provide a list of the responsible or trustee agencies for the project.

El Dorado County Air Quality Management District (AQMD), El Dorado County Department of Transportation (DOT), El Dorado County Building Services, El Dorado County Stormwater, Cameron Park Fire Department-CAL FIRE, El Dorado County Environmental Management Department (EMD), El Dorado Irrigation District (EID), and Pacific Gas & Electric (PG&E).