

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Green Valley Commercial Center / CUP25-0003, PD24-0003

Lead Agency: El Dorado County Planning Department

Contact Person: Bianca Dinkler, Senior Planner

Mailing Address: 2850 Fairlane Court

Phone: (530) 621-5355

City: Placerville

Zip: 95667

County: El Dorado

Project Location: County: El Dorado City/Nearest Community: Cameron Park

Cross Streets: South side of Green Valley Road, approximately 0.20 miles west of the intersection with Cameron Park Drive Zip Code: 95682

Longitude/Latitude (degrees, minutes and seconds): 38 ° 41 ' 51.49 " N / 120 ° 59 ' 57.02 " W Total Acres: 3.43-acres

Assessor's Parcel No.: 116-301-014 Section: 28 Twp.: 10N Range: 09E Base: MDM

Within 2 Miles: State Hwy #: _____

Waterways: _____

Airports: _____

Railways: _____

Schools: _____

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Planned Development

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 16,656 Acres 3.43 Employees 0
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services Facilities Traffic/Circulation Other: TCR, GHG, Wildfire

Present Land Use/Zoning/General Plan Designation:

Undeveloped/Commercial Community with Planned Development Permit, Design Review Community & Airport Noise and Safety Contour Combining Zones (CC-PD-DC-ANS)/Commercial (C)

Project Description: (please use a separate page if necessary)

The project proposes 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 simipm), a 3,694 square foot restaurant with side-by-side drive-through (McDonald's), and a 3,368 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 a proposed traffic signal on Green Valley Road into the shopping center. The fueling facility would require the installation of two underground fuel storage tanks, one 25,000-gallon tank and one 22,000-gallon split tank. Access to the project site would be from Green Valley Road and provided by a proposed night-lum ingress and right-lum egress. Secondary access would be provided through an existing full-access driveway along Green Valley Road that provides access to the Grocery Outlet located west of the project site. The proposed traffic signal would be constructed at this existing full-access driveway. On-site circulation would be from drive aisles running through the central portions of the site. One drive aisle would connect to Green Valley Road and provide the main access point, another drive aisle would connect to the Grocery Outlet drive aisle and provide a secondary access point. To ensure adequate off-street parking and emergency/vehicular access is maintained in perpetuity between the proposed project site and the Grocery Outlet, a reciprocal/shared access and parking agreement would be required as a Condition of Approval (COA) and included in the CC&Rs. A concrete masonry unit (CMU) sound wall would be constructed along the eastern and southern property lines. The height of the proposed CMU wall would be 8-ft tall and constructed to match the existing 8-ft CMU wall behind the Grocery Outlet. The CMU wall would be constructed of rectangular concrete block and stacked with mortar. The project includes a bioretention facility covering 6,000 square feet and would be constructed in the south-west corner of the project site. The proposed project includes improvements to Green Valley Road (e.g., 8-foot-wide sidewalk) and expansion of the existing utilities on site, located along Green Valley Road, by extending the public utility lines including sewer force main and waterline. Electrical service would be provided by connecting to existing PG&E infrastructure in the project vicinity.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>3</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # <u>5</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>2</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date June 8 2026 Ending Date July 7, 2026

Lead Agency (Complete if applicable):

Consulting Firm: _____ Applicant: _____
Address: _____ Address: _____
City/State/Zip: _____ City/State/Zip: _____
Contact: _____ Phone: _____
Phone: _____

Signature of Lead Agency Representative:  ANDE FLOWER Date: 6/3/2026
Planning Manager

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.