



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

<https://www.edcgov.us/Government/Planning>

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#### BUILDING

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#### PLANNING

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July 13, 2022

TO ALL CONCERNED AGENCIES:

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

**PD22-0001/EDH SOPHIA PARKWAY NEIGHBORHOOD RETAIL CENTER (Matthew Yzuel/ Sophia Parkway Retail Partners, LLC/ CRM Architects and Planners):** A Planned Development request for a new neighborhood retail center with four commercial pads consisting of (1) Automotive Detail/Smog Shop; (2) Drive-Thru quick serve restaurant with an attached retail suite; and, (3) Stand-alone drive-thru quick serve restaurant. An additional commercial pad to consist of a Quick Quack Car Wash facility is associated with this site and is being reviewed per a separate permit request (CUP21-0010/PD21-0004). The property, identified by Assessor's Parcel Number 124-301-045, consists of 3.03 acres, and is located on the west side of Sophia Parkway, at the corner of the intersection with Green Valley Road, **in the El Dorado Hills area, Supervisorial District 1.**

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 August 13, 2022.** 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 August 15, 2022** 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 only (no physical meeting location). 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.

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

EL DORADO COUNTY PLANNING SERVICES

County Planner: Matthew Aselage, (530) 621-5977

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MAA/emm

cc: Jon Vegna, Planning Commissioner District 1  
John Hidahl, Supervisor District 1  
Environmental Management  
Department of Transportation  
El Dorado Hills Area Planning Advisory Committee  
Air Quality Management District  
Assessor's Office  
Stormwater El Dorado County  
Surveyor's Office El Dorado County  
El Dorado Hills Community Services District  
El Dorado Hills Fire Protection District  
Pacific Gas and Electric  
El Dorado Irrigation District