

## 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 # 2022040338**

**Project Title:** Creekside Plaza

Lead Agency: El Dorado County

Contact Person: Bianca Dinkler

Mailing Address: 2850 Fairlane Court

Phone: 530-621-5875

City: Placerville

Zip: 95667

County: El Dorado County

**Project Location:** County: El Dorado

City/Nearest Community: Diamond Springs

Cross Streets: Forni Road and Missouri Flat Road

Zip Code: 95667

Longitude/Latitude (degrees, minutes and seconds): 38 ° 42 ' 25.94 " N / 120 ° 49 ' 52.21 " W Total Acres: 4.39

Assessor's Parcel No.: 327-211-014, 327-211-016, 327-211-025

Section: 24

Twp.: 10

Range: 10 east

Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: Highway 50

Waterways: Weber Creek

Airports: \_\_\_\_\_

Railways: \_\_\_\_\_

Schools: Herbert C. Green middle

### Document Type:

- |                                      |   |                                    |  |
|--------------------------------------|---|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP   | <input type="checkbox"/> Draft EIR                            | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons  | <input checked="" type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec     | (Prior SCH No.) _____   | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input type="checkbox"/> Mit Neg Dec | Other: _____  | <input type="checkbox"/> FONSI     | _____  |

### Local Action Type:

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update    | <input type="checkbox"/> Specific Plan            | <input type="checkbox"/> Rezone                            | <input type="checkbox"/> Annexation                               |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                           | <input type="checkbox"/> Redevelopment                            |
| <input type="checkbox"/> General Plan Element   | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit                        | <input type="checkbox"/> Coastal Permit                           |
| <input type="checkbox"/> Community Plan         | <input type="checkbox"/> Site Plan                | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input checked="" type="checkbox"/> Other: <u>PD Revision/CUP</u> |

### Development Type:

- |  |  |
|--|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____                                      | <input type="checkbox"/> Transportation: Type _____            |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____                          | <input type="checkbox"/> Mining: Mineral _____                 |
| <input checked="" type="checkbox"/> Commercial: Sq.ft. <u>5,589</u> Acres _____ Employees <u>2</u> | <input type="checkbox"/> Power: Type _____ MW _____            |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____                      | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____  | <input type="checkbox"/> Hazardous Waste: Type _____           |
| <input type="checkbox"/> Recreational: _____   | <input type="checkbox"/> Other: _____                          |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____                                    |  |

### Project Issues Discussed in Document:

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

### Present Land Use/Zoning/General Plan Designation:

**Community Commercial with a Development Plan combining zone (CC-PD)/COMMERCIAL**

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

The project consists of replacing the previously approved two-story commercial building at the northernmost portion of the property with a convenience store, carwash, and fueling island. The two commercial buildings located on the southeastern portion of the property will remain the same (retail space and fast food restaurant with drive thru), and no changes are proposed to the parcel intended for a conservation easement. The proposed project is requesting an amendment to a previously approved project (PD10-0005) and involves the following two related actions: 1) Planned Development Plan Amendment for a proposed convenience store, carwash, and fueling island, which will replace the commercial building at the northwestern portion of the property. 2) Conditional Use Permit for a proposed carwash associated with a convenience store and fueling station. The proposed ARCO development would specifically consist of new convenience store of 2,880square feet, a carwash of 3,325 square feet, a fuel canopy of 3,784square feet with six fuel dispensers, two underground storage tanks, and related site improvements and landscaping.

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 an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" 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 checked="" 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"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date 01/27/2025 Ending Date 03/14/2025

### Lead Agency (Complete if applicable):

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

Signature of Lead Agency Representative: Bianca Dinkler Date: 1/23/25

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