

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 #: 2022040338

Project Title: Creekside Plaza

Lead Agency: El Dorado County

Contact Name: Bianca Dinkler, Senior Planner

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Project Location: Diamond Springs El Dorado
City *County*

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

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.

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

The proposed project would not result in any potentially significant impacts. Therefore, mitigation measures are not required as part of the proposed project to ensure that potential impacts would remain at a less-than-significant level.

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

No known project controversy.

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

El Dorado County Air Quality Management District (AQMD), County Building Services, El Dorado County Department of Transportation (DOT), County Stormwater - West Slope, El Dorado County Fire Protection District, El Dorado Irrigation District (EID), and PG&E