

NOTICE OF AVAILABILITY OF ENVIRONMENTAL DOCUMENT

To: El Dorado County Recorder
330 Fair Lane
Placerville, CA 95667

From: El Dorado County Planning Division
2850 Fairlane Court, Building C
Placerville, California 95667

This is to provide notification that the County of El Dorado is undertaking the preparation of a Supplemental Environmental Impact Report (SEIR) for the project identified below. This notice is provided as required by California Public Resources Code (PRC) section 21092 and section 21092.3. As specified in PRC section 21092.3, notices for an Environmental Impact Report (EIR) must be posted in the office of the county clerk of each county in which the project will be located. Such notices for an EIR are required to remain posted for a period of 30 days. The county clerk is required to post these notices within 24 hours of receipt.

Project Title: Creekside Plaza

Location of Project:
Forni Road and Missouri Flat Road,
Diamond Springs, CA 95667

Lead Agency:
El Dorado County

Applicant:
Strauch and Company

Project Description: 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 2,880 square feet, a carwash of 3,325 square feet, a fuel canopy of 3,784 square feet with six fuel dispensers, two underground storage tanks, and related site improvements and landscaping.

Any Significant Effects on the Environment: None.

Period During Which Comments on the Document Will Be Received:

Start Date: January 27, 2025

End Date: March 14, 2025

Location Where Documents Can Be Reviewed:

El Dorado County Planning Division
2850 Fairlane Court, Building C
Placerville, California 95667

<https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Planning-Division/Environmental-Impact-Report-EIR-Documents/Creekside-Plaza-ARCO-Notice-of-Preparation-of-a-SEIR>

Bianca Dinkler

Contact Person Signature

1/10/25

Date

Bianca Dinkler
Contact Person Name

Senior Planner
Contact Person Title

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Phone #