



# PLANNING & BUILDING DEPARTMENT

## PLANNING DIVISION

<https://www.eldoradocounty.ca.gov/Land-Use/Planning-Services>

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### NOTICE OF AVAILABILITY SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT FOR THE CREEKSIDE PLAZA PROJECT (STATE CLEARINGHOUSE NUMBER: 2022040338)

**Date:** January 24, 2025  
**To:** Interested Agencies and Individuals  
**From:** Planning and Building Department-Planning Division

The El Dorado County Planning and Building Department-Planning Division, as the Lead Agency, prepared a Supplemental Environmental Impact Report (SEIR) for the Creekside Plaza Project (proposed project). The SEIR has been prepared in accordance with the California Environmental Quality Act (CEQA) Sections 15087 and 15163.

The SEIR is available for public and agency review for a 45-day period beginning **January 27, 2025, ending March 14, 2025**. Comments pertaining to the SEIR will be considered by the County during preparation of the Final SEIR. The Final SEIR will include copies of the comments and the County's responses to comments pertaining to the environmental review and SEIR.

A scheduled public hearing will be conducted on the project upon completion of the Final SEIR when the County considers action on the project. The County must certify the Final SEIR prior to project approval. If you wish to be notified of that hearing date, please provide your name and mailing address to this department.

The SEIR and supporting information may be reviewed and/or obtained at the following locations:

<b>Planning and Building Department</b> 2850 Fairlane Court, Building C Placerville, CA 95667	<b>El Dorado County Library</b> 345 Fair Lane Placerville, California 95667	<b>El Dorado County Library</b> 7455 Silva Valley Parkway El Dorado Hills, CA 95762	<b>Cameron Park Library</b> 2500 Country Club Drive Cameron Park, CA 95682
<p>Planning Division Website  <a href="https://www.eldoradocounty.ca.gov/Land-Use/Planning-Services">https://www.eldoradocounty.ca.gov/Land-Use/Planning-Services</a>   <a href="https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Planning-Division/Environmental-Impact-Report-EIR-Documents">https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Planning-Division/Environmental-Impact-Report-EIR-Documents</a></p>			

All written public and agency comments must be received by 5:00 p.m. on **March 14, 2025**, and should be directed to: El Dorado County Planning and Building Department-Planning Division, Attention: Bianca Dinkler, 2850 Fairlane Court, Placerville, CA 95667. Please include your name or the name of the contact person of your agency, if applicable. Comments may also be submitted in person or via email to [creeksideplazaarco@edcgov.us](mailto:creeksideplazaarco@edcgov.us) Comments submitted via email must either be included in the body text of the message or as an attachment in Microsoft® Word or Adobe® PDF format.

**PROJECT INFORMATION**

**PROJECT TITLE/  
APPLICATION:**

Creekside Plaza Project/CUP21-0004, PD-R21-0002

**PROJECT APPLICANT:**

Strauch and Company  
193 Blue Ravine Road, Suite 135  
Folsom, CA 95630

**PROJECT LOCATION:**

The project site is located within the El Dorado - Diamond Springs Community Region at the northwest corner of the intersection of Forni Road and Missouri Flat Road. The project site consists of three parcels identified by Assessor's Parcel Number (APN) 327-211-014, 327-211-016, and 327-211-025, totaling approximately 4.39 acres.

**PROJECT DESCRIPTION:**

The proposed 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; and 2) Conditional Use Permit for a proposed carwash associated with a convenience store and fueling station. The proposed development would specifically consist of new convenience store of 2,880 square feet, a carwash of 3,325 square feet, a fuel canopy of 3,784square feet with six fuel dispensers, two underground storage tanks, and related site improvements and landscaping.

**ENVIRONMENTAL  
REVIEW:**

Pursuant to the CEQA Guidelines Section 15163, the County prepared this SEIR. The purpose of this SEIR is to provide the public with information on environmental effects that would result from the project construction and operation. The SEIR provides analysis for the following topic areas: Aesthetic/Visual, Air Quality, Archaeological/Historical, Geologic/Seismic, Noise, Public Services/Facilities, Toxic/Hazardous, Traffic/Circulation, and Water Quality.

**Hazardous Waste Sites:**

The proposed project is not located on any hazardous waste sites lists enumerated under Section 65962.5 of the Government Code.

El Dorado County Planning and Building Department  
Karen Garner, Director  
Date: January 24, 2025