

Planning Commission Hearing

Creekside Plaza ARCO
(PD-R21-00002/CUP21-00004/P-E25-00001)

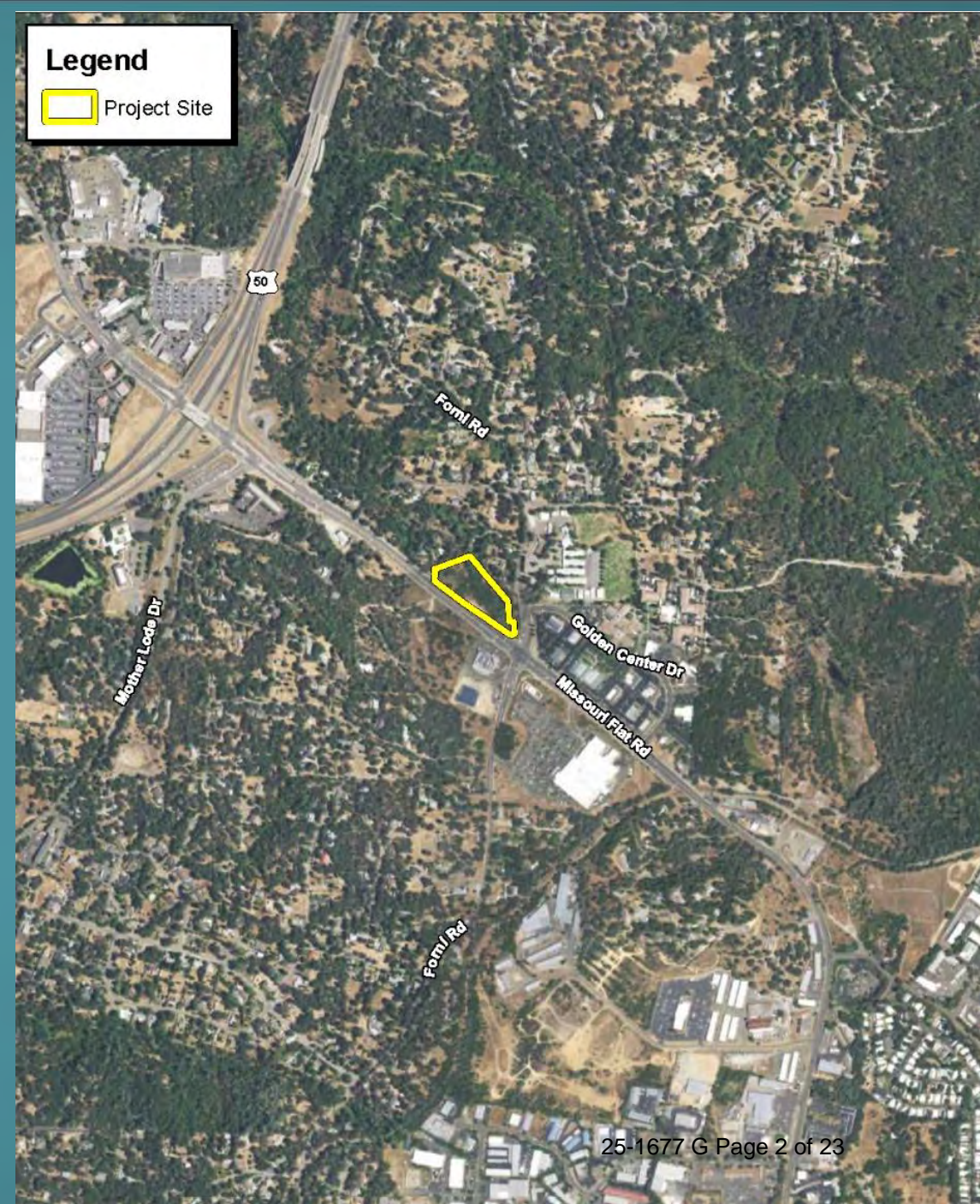


OCTOBER 9, 2025

PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION

Existing Site Conditions

- 1.5-acre vacant project site
- Located at the northwest corner intersection of Missouri Flat Road and Forni Road
- Designated and Zoned Community Commercial – Planned Development (CC-PD)



Proposed Project

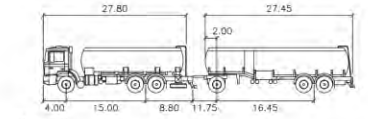
- A Planned Development Permit Revision, Conditional Use Permit, and Tentative Parcel Map Time Extension to replace the previously approved two-story commercial building at the northernmost portion of the property with a new ARCO am/pm
 - convenience store of 2,880 square feet
 - carwash of 3,325 square feet
 - fuel canopy of 3,784 square feet with six (6) fuel dispensers
 - two (2) underground storage tanks
 - related site improvements and landscaping
- Amendment to the Uniform Sign Program

Project Entitlements

- A Planned Development (PD) Revision and Conditional Use Permit Resubmittal to allow the construction and operation of an ARCO ampm with fuel facility and carwash
- Design Review to ensure consistency with the Missouri Flat Corridor Design Guidelines
- Tentative Parcel Map Time Extension (P-E25-0001)

PRELIMINARY SITE PLAN

PORTION OF SITE APPROVED BY BOARD OF SUPERVISORS ON DECEMBER 17, 2014 UNDER GREENSIDE PLAZA PROJECT (210-0009/P10-0012/P010-0005)



Arco65' feet

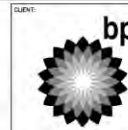
First Part Width	8.00	Lock to Lock Time	6.0
Trailer Width	8.00	Shearing Angle	35.0
First Part Track	7.70	Articulating Angle	70.0
Trailer Track	7.70		

KEYED NOTES:

- EXISTING RIGHT-OF-WAY LINE TO BE ABANDONED VIA SEPARATE MAPPING PROCESS.
- PROPOSED BUILDING AS NOTED; REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- PROPOSED SOLID WASTE ENCLOSURE; REFER TO ARCHITECTURAL PLANS.
- EXISTING EASEMENT, WIDTH AND DESCRIPTION AS NOTED ON THE SURVEY, TYPICAL.
- PROPOSED HYDRAULICALLY ISOLATED FUELING ISLAND WITH OVERHEAD CANOPY; REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- PROPOSED UNDERGROUND STORAGE TANKS.
- PROPOSED ASPHALT PAVING.
- PROPOSED CONCRETE PAVING.
- PROPOSED BARRIER CURB.
- PROPOSED CURB AND GUTTER.
- PROPOSED CONCRETE SIDEWALK, WIDTH VARIES.
- PROPOSED ACCESSIBLE CURB RAMP, TYPICAL.
- PROPOSED PUBLIC SIDEWALK (WIDTH PER PLAN).
- PROPOSED PUBLIC ACCESSIBLE CURB RAMP AND/OR DETECTABLE WARNING.
- PROPOSED LOCATION OF MONUMENT SIGN.
- PROPOSED LANDSCAPING AREA; REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- PROPOSED ACCESSIBLE PARKING SPACE.
- PROPOSED STANDARD PARKING STALL, TYPICAL.
- PROPOSED SHORT-TERM BICYCLE PARKING.
- PROPOSED LOCATION OF AIR/WATER UNIT.
- PROPOSED LOCATION OF CAR WASH CLEARANCE BAR; REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- PROPOSED CARWASH PAY STATION; REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- PROPOSED CAR WASH MENU BOARD; REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- PROPOSED CARWASH ENTRY GATE.
- PROPOSED VACUUM SPACE, TYPICAL.
- PROPOSED DRIVEWAY PER EDC STANDARDS (WIDTH PER PLAN).
- PROPOSED RETAINING WALL (HEIGHT VARIES; REFER TO GRADING PLAN).
- PROPOSED PUBLIC ASPHALT PAVING.
- PROPOSED EV STALL, TYPICAL.
- PROPOSED VAN ACCESSIBLE EV CHARGING STALL.
- PROPOSED ROCK PROTECTION.
- PROPOSED VACUUM EQUIPMENT ENCLOSURE.
- PROPOSED LOT LIGHT, TYPICAL.
- EXISTING BOUNDARY LINE TO REMAIN.
- PROPOSED GUARD POST.
- PROPOSED PAD-MOUNTED TRANSFORMER PER PURVEYOR REQUIREMENTS.
- PROPOSED LOCATION OF CARWASH AND MECHANICAL ROOM; REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- EXISTING PROPERTY LINE TO BE REMOVED VIA SEPARATE MAPPING PROCESS.
- SAFETY LIMITS, TYPICAL.
- PROPOSED VAPOR RISERS AND HEAVY TANK.
- PROPOSED FIRE HYDRANT ASSEMBLY.
- EXISTING TELEPHONE BOX TO BE RELOCATED.
- PROPOSED VACUUM CANOPY, TYPICAL.
- PROPOSED VALLEY GUTTER, TYPICAL.
- PROPOSED PROPERTY LINE VIA SEPARATE MAPPING PROCESS.
- PROPOSED RIGHT-OF-WAY LINE VIA SEPARATE MAPPING PROCESS.

LEGEND:

---	EXISTING PROPERTY LINE
---	PROPOSED PROPERTY LINE
---	SETBACK LINE
---	PROPOSED RIGHT-OF-WAY
---	EXISTING RIGHT-OF-WAY
---	EASEMENT LINE



Barghausen Consulting Engineers, Inc.
1825 72nd Avenue South
Kent, WA 98032
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DEVELOPMENT INFORMATION:
ARCO NTI
2900 am/pm
FUEL CANOPY w/ 6 MPD's
105' CAR WASH

SITE ADDRESS:
4221 MISSOURI FLAT RD
8 FORM ROAD
PLACERVILLE, CALIFORNIA

FACILITY #TBD

DESIGNED BY:	EVS	APPROVED BY:	BY SIGN
DRAWN BY:	KCH	ALIGNED BY:	
VERSION:	REV	PROJECT NO.:	21517

DRAWING TITLE:
PRELIMINARY SITE PLAN

SHEET NO.:

SP-1

PRELIMINARY NOT FOR CONSTRUCTION

NOTE:
ALL WALLS TO BE CMU
TO A PLATE HEIGHTS-
MIN 9'-0" IN HEIGHT

GENERAL NOTES

- A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.
- B. SEE SHEET A4.3 FOR ACM PANEL JOINT DETAILS

KEYED NOTES

- 1 ALUMINUM ENTRANCE AND STOREFRONT SYSTEM, REFER TO SHEET AS-3 & SPECIFICATION.
- 2 STEEL ROOF AWNING
- 3 OVERFLOW DRAIN
- 4 MT. TRELLIS FIXTURE
- 5 SMALL INTERNALLY ILLUMINATED SURFACE MOUNTED WALL SIGN
- 6 WALL MOUNTED LED FIXTURE

COLOR LEGEND

- | | |
|---|--|
|  | P-1 BENJAMIN MOORE, 1077
"GREAT PLAINS GOLD", SATIN FINISH |
|  | P-2 BENJAMIN MOORE, 1030
"BRANDY CREAM", SATIN FINISH |
|  | P-3 BENJAMIN MOORE, 2121-30
"PEWTER", HIGH GLOSS FINISH |
|  | P-15 BENJAMIN MOORE, 2121-30
"PEWTER", HIGH GLOSS FINISH |
|  | P-16 BENJAMIN MOORE, 2121-30
"PEWTER", HIGH GLOSS FINISH |

MATERIAL LEGEND

- 
- | | |
|---------------|---|
| STONE | PANELIZED STONE VENEER
MFR: CORONAOD, SERIES: PRO-LEDGE
COLOR: "ALASKAN SUNSET" |
| STUCCO | 3/4" CEMENT PLASTER, INSTALLED PER MFG.
SPECIFICATIONS; TEXTURE: FINE SAND FINISH |
| ALUM | CLEAR ANODIZED ALUMINUM |
| ROOF | STANDING SEAM METAL ROOF |
| STL-1 | STEEL ANNING |
| WOOD | WOOD TRIM |
| SIDING | HORIZ WOOD SIDING |



ARCO
BP WEST COAST PRODUCTS, LLC



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SEAL:

Not for
Construction

DEVELOPMENT INFORMATION:

ARCO NTI
2900 am/pm
FUEL CANOPY w/ 8 MPD's
105' LONG CAR WASH

NWC MISSOURI FLAT RD
10 Forni Road
Placerville, California

FACILITY #TBD

DESIGNED BY:	ALLIANCE BROW
CHECKED BY:	BP REF#:
DRAWN BY:	ALLIANCE PM
VERSION:	PROJECT NO: 21517

**CARWASH
ELEVATIONS**

SHEET NO:



3
-
LEFT ELEVATION-WEST SIDE
SCALE: 3/16"=1'-0"



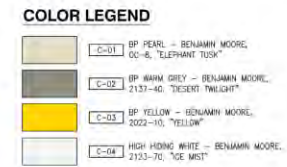
2 RIGHT ELEVATION- EAST SIDE
SCALE: 3/16"=1'-0"



3 FRONT ELEVATION- SOUTH SIDE
SCALE: $3/16" = 1' - 0"$



4 REAR ELEVATION- NORTH SIDE
SCALE: 3/16" = 1'-0"

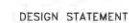
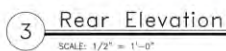
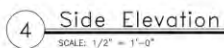


Technical drawing of a building facade showing two ARCO gas dispensers under a canopy. The drawing includes various callouts for materials and specifications:

- METAL ROOFING TO MATCH BLDG.
- CANOPY ACM FASCIA PANEL W/1" PRINTED BULLNOSE DECAL W/ 20mm BLUE L.E.D. ON 3 SIDES
- CANOPY FASCIA TO BE FINISHED C-01
- CANOPY UNDERSIDE TO BE PAINTED C-04
- DISPENSER NUMBERING SYSTEM BY D.C. APPROVED MANUFACTURER IS DURACOLOR. INSTALL 18"-8" FROM SLAB TO BOTTOM OF PLACED. TYPICAL OF 12
- BUILDING SIDE
- PAINT BUMPER POST C-03 ON TOP 1/3 AND C-01 ON BOTTOM 2/3 (TYP)
- DISPENSER, TYP. OF 8
- ILLUMINATED DISPENSER VULCANITE TYP. OF 8
- C-01
- C-02
- C-03
- C-04

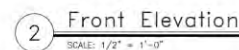
0.3 SOUTH CANOPY ELEVATION (FACING MISSOURI FLAT ROAD)
SCALE: 1/4"=1'-0"





THE INTERIOR WALL SURFACES OF THE TRASH ENCLOSURE ARE TO BE SMOOTH, SEALED AND WASHABLE. APPLY ONE COAT EPOXY FILLER/SEALER; AND ONE COAT GLOSS POLYURETHANE.

1 Trash/Recycle Enclosure Plan



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Not for
Construction

DEVELOPMENT INFORMATION:

ARCO NTI
2900 am/pm
FUEL CANOPY w/ 8 MPD's
105' LONG CAR WASH

SITE ADDRESS:

NWC MISSOURI FLAT RD
@ FORNI ROAD
PLACERVILLE, CALIFORNIA

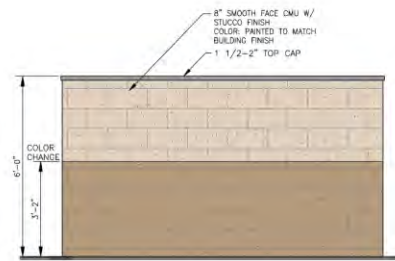
FACILITY #TBD

DESIGNED BY:	ALLIANCE ZBDM
CHECKED BY:	BY RUPAL
DRAWN BY:	ALLIANCE PW
VERSION:	PROJECT NO: 2151

DRAWING TITLE

TRASH ENCLOSURE

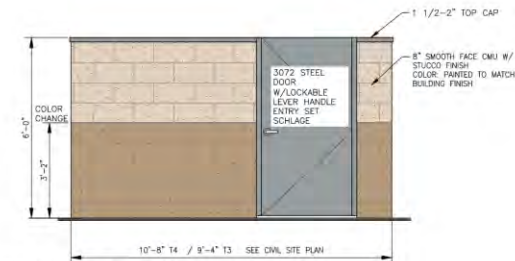
SWIFT no.



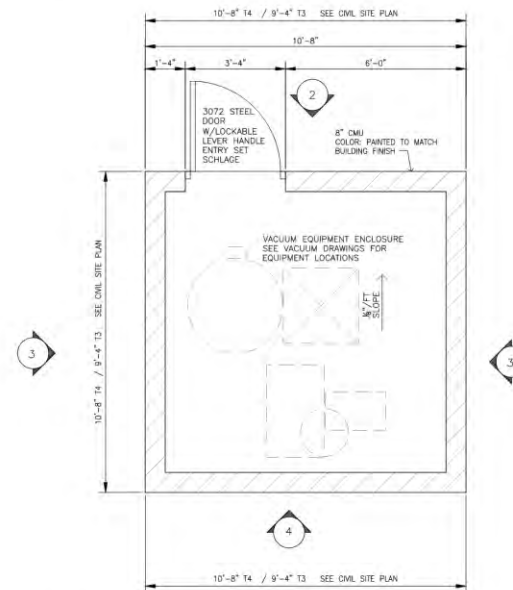
3 SIDE ELEVATION
SCALE: 1/2" = 1'-0"



4 REAR ELEVATION
SCALE: 1/2" = 1'-0"



2 FRONT ELEVATION
SCALE: 1/2" = 1'-0"



1 Vac Equip Enclosure Plan
SCALE: 1/2" = 1'-0"



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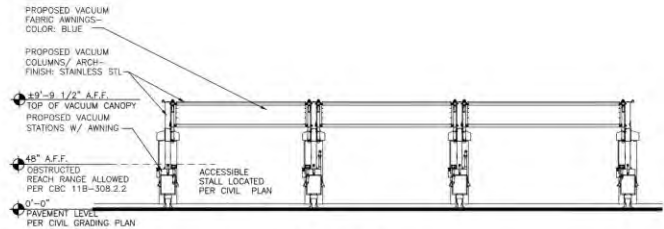
DESIGNED BY: ALLIANCE 2006
CHECKED BY: BP 2006
DRAWN BY: ALLIANCE PM
VERSION: PROJECT NO. 21517

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VACUUM EQUIP
ENCLOSURE

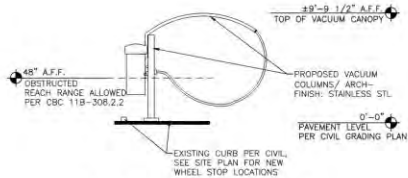
SHEET NO.



03 VACUUM REFERENCE PHOTO
SCALE: NTS



01 VACUUM FRONT ELEVATION
SCALE: 3/16"=1'-0"



02 VACUUM SIDE ELEVATION
SCALE: 3/16"=1'-0"

CLIENT

bp

ARCO
BP WEST COAST PRODUCTS, LLC

B

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Not for
Construction

DEVELOPMENT INFORMATION
ARCO NTI
2900 am/pm
FUEL CANOPY w/ 8 MPD's
105' LONG CAR WASH
SITE ADDRESS
NWC MISSOURI FLAT RD
@ FORM ROAD
PLACERVILLE, CALIFORNIA
FACILITY #TBD
DRAWN BY: -
CHECKED BY: -
DESIGN BY: -
VERSION: -
PROJECT NO: 21517

DRAWING TITLE:
**VACUUM PLAN
& ELEVATIONS**

SHEET NO:

VAC1.1



1 PROPOSED SOUTH ELEVATION
SCALE: 3/16"=1'-0"



2 PROPOSED NORTH ELEVATION
SCALE: 3/16"=1'-0"



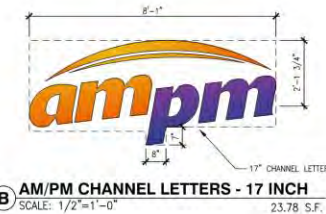
A1 MAIN ID/PRICE SIGN- 50 S.F.
SCALE: NTS



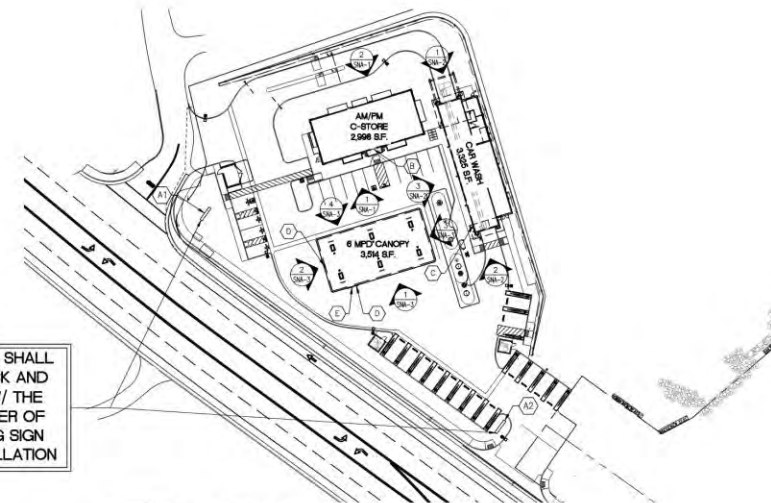
A2 PRICE SIGN- 25 S.F.
SCALE: NTS

NOT FOR
CONSTRUCTION
CONCEPTUAL ONLY
NOT APPROVED BY
CITY

SITE SIGNAGE TABLE					
KEY	SIGN	ALLOWED AREA	QTY.	PROPOSED AREA	TOTAL AREA
A1	MULTI-TENANT MAIN I.D. SIGN/PRICE SIGN		1	50.0 sf	50.0 sf
A2	MAIN I.D. SIGN/PRICE SIGN		1	25.0 sf	25.0 sf
B	17" AM/PM CHANNEL LETTERS (23.78 sf ea.)	<10,000 sf FLOOR AREA = 50 sf x 20% = 60 sf MAX. SIGN AREA	1	23.78 sf	9,837 sf FLOOR AREA
C	SMALL CAR WASH SIGNAGE CABINET (16 sf ea.)		1	16.0 sf	59.60 sf SIGN AREA
D	CANOPY SIGN (SPARK) (4.91 sf ea.)		2	9.82 sf	
E	CANOPY "ARCO" CHANNEL LETTERS (10 sf ea.)		1	10.0 sf	



B AM/PM CHANNEL LETTERS - 17 INCH
SCALE: 1/2"=1'-0" 23.78 S.F.



SIGN SITE PLAN
SCALE: N.T.S.



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@ FORD ROAD
PLACERVILLE, CALIFORNIA

FACILITY #TBD

DESIGNED BY: ALLIANCE DESIGN
CHECKED BY: BP NTM
DRAWN BY: ALLIANCE PM
REVISION: PROJECT NO. 21517

DRAWING TITLE:

SIGN PLAN

SHEET NO.

25-1677 G Page 13 of 23

SNA-1

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1 PROPOSED NORTH ELEVATION
SCALE: 3/16"=1'-0"



2 PROPOSED SOUTH ELEVATION
SCALE: 3/16"=1'-0"

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NOT APPROVED BY
CITY

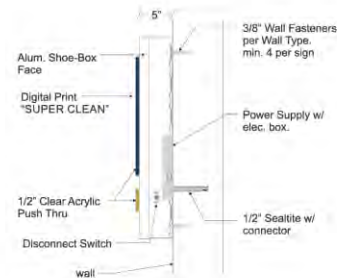


3 PROPOSED WEST ELEVATION - FACING MISSOURI FLAT RD
SCALE: 3/16"=1'-0"



SIGN-A: S/F LED Illuminated Wall Sign Cabinet.
Scale: 3/8" = 1'-0"

Fab. 5" Deep S/F Alum. Cabinet Painted White Satin Finish.
0.100" Alum. Shoe-box Face w/ Routed out Copy and Graphics.
1/2" Clear Acrylic Push Thru Copy and Graphics w/
Digital Print and Vinyl Overlay.
White LED Illuminated w/ Self-contained Power Supply.
Flush Mounted to Wall.



C SMALL CAR WASH INTERNALLY ILLUMINATED SIGN 25 S.F.
SCALE: 1/2"=1'-0"



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DEVELOPMENT INFORMATION
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FUEL CANOPY w/ 8 MPD's
105' CAR WASH

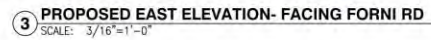
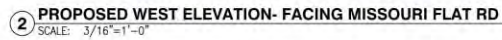
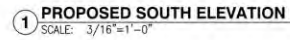
SITE ADDRESS:
NWC MISSOURI FLAT RD
8 FORB ROAD
PLACERVILLE, CALIFORNIA

FACILITY #TBO

DESIGNED BY: ALLIANCE FIRM
CHECKED BY: BP RETL
DRAWN BY: ALLIANCE FIRM
VERSION: PROJECT NO: 21517

SIGN PLAN

SHEET NO.



SNA-3

Staff Analysis

- Proposed project is consistent with the CC-PD land use designation of the General Plan
- Proposed project is consistent with the uses permitted in the CC-PD zone and complies with the CC-PD development standards
- Proposed project is consistent with the Missouri Flat Corridor Design Guidelines

Staff Analysis

- Project was routed for review and comment to all applicable local and State agencies
- All comments received have been considered, and if applicable, incorporated as conditions of approval
- The proposed project has been reviewed to ensure compliance with all applicable standards and requirements of Title 130 of the County Zoning Ordinance

Environmental Review

- Project site was previously approved for development of office/mixed use buildings
- The Creekside Plaza EIR was certified by the Board of Supervisors in 2019
- Supplemental EIR was prepared for the revised project
 - Comments received during Scoping Meeting (July 2024)
 - No comments were received during the public comment period (ended March 2025)

Environmental Review

Effects Requiring Additional Analysis

- Air Quality
 - Potential for fugitive dust from construction activities
- Biological Resources
 - Potential for vegetation removal during nesting period for migratory bird species and nesting raptor species
 - Potential for alteration to a streambed
 - Potential for fill of jurisdictional wetland
 - Potential for discharges to stream
 - Potential impacts to on-site oak woodlands
- Traffic
 - Potential unacceptable traffic operations under Existing Plus Project conditions
 - Potential to increase hazards at the Forni Road/Golden Center Drive/Project intersection

Environmental Review

Mitigation measures to reduce potential impacts

- Air Quality
 - Contractor required to submit a Fugitive Dust Plan
- Biological Resources
 - Conduct pre-construction survey for active bird nests
 - Obtain Streambed Alteration Agreement
 - Authorization for placement of fill material in on-site waters of the U.S. (404 permit)
 - Obtain Water Quality Certification (401 permit)
 - Prepare and approve updated technical report and mitigation plan addressing impacts to on-site oak woodlands
 - Implement measures to minimize impacts to oak tress retained on-site

Environmental Review

Mitigation measures to reduce potential impacts (continued)

- Noise
 - Construction of solid noise barriers
 - Limit drive-through operations to daytime hours
 - Installation of the HME SP10 (or equivalent model) speaker post
 - Limit car wash and vacuum and operations to daytime hours
 - Limit truck deliveries to daytime hours
- Traffic
 - Install pedestrian movement improvements at the Golden Center Drive/Forni Road intersection
 - Install on-site pedestrian movement improvements

Environmental Review

Findings of Supplemental EIR

- Implementation of recommended mitigation measures or conditions of approval to would reduce potential impacts to a less-than-significant level

Staff Recommendation

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

1. Adopt the SEIR (SCH No. 2011092017) (Exhibit V) for the Creekside Plaza ARCO project in accordance with the CEQA Guidelines and subject to the CEQA Findings;
2. Adopt the Mitigation Monitoring and Reporting Program (MMRP) (Exhibit W) in accordance with CEQA Guidelines 15074(d), based on the Mitigation Measures contained in the SEIR; and
3. Approve Planned Development Permit Revision PD-R21-0002, Conditional Use Permit CUP21-0004, and Tentative Parcel Map Time Extension P-E25-0001, based on the Findings and subject to the Conditions of Approval, as presented herein.