

# PRELIMINARY SITE PLAN OVERVIEW



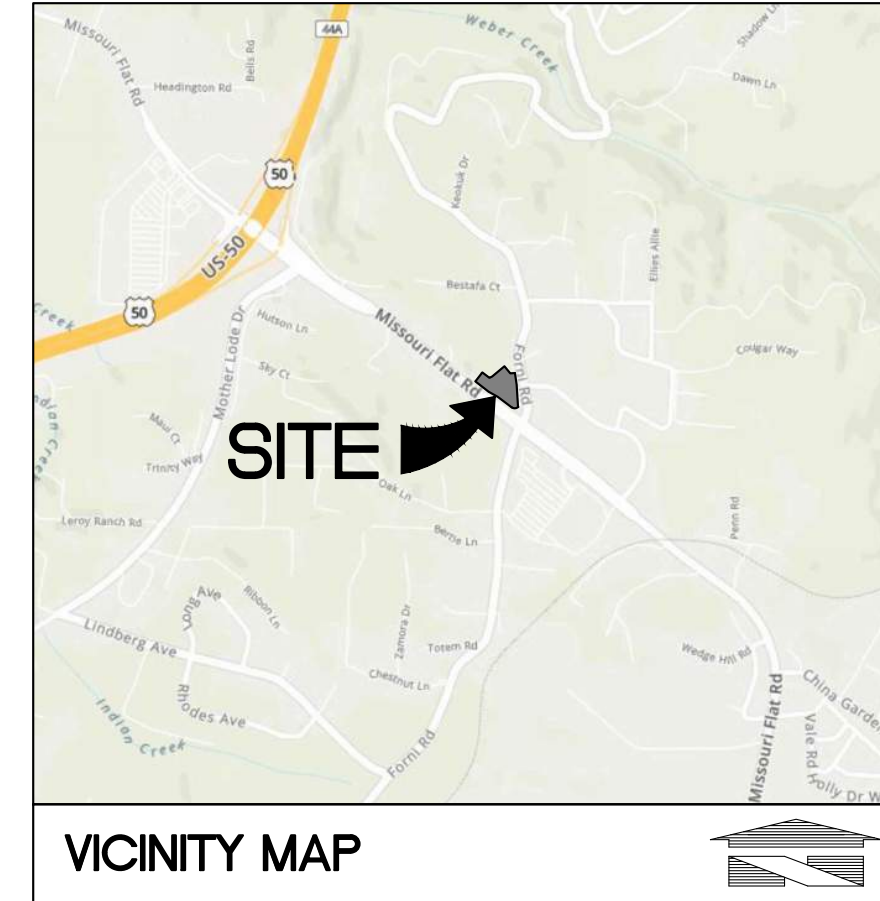
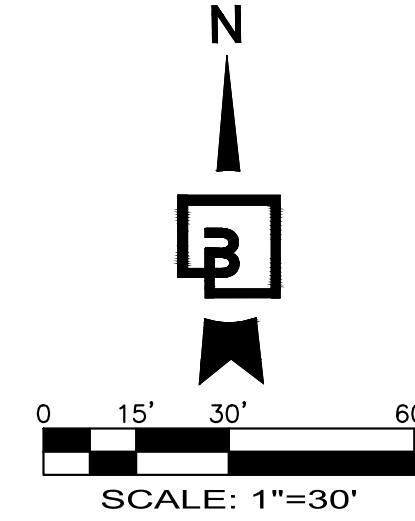
APPROVED  
EL DORADO COUNTY  
PLANNING COMMISSION  
DATE: October 9, 2025  
EXECUTIVE SECRETARY: Karen L. Garner

## LEGEND

PORTION OF SITE APPROVED BY BOARD OF SUPERVISORS ON DECEMBER 17, 2019 UNDER CREEKSIDE PLAZA PROJECT (Z10-0009/P10-0012/PD10-0005)

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## PARCEL 2 DATA:

LOCATION: NWC MISSOURI FLAT RD AND FORNI RD  
EL DORADO COUNTY, CA

JURISDICTION: EL DORADO COUNTY

A: A.P.N.: 327-211-025

COMMUNITY COMMERCIAL - PLANNED DEVELOPMENT

PLOT AREA: ±65,449 SF (±1.5 ACRES)

BUILDING SETBACKS:

FRONT: 10'  
REAR: 5'  
SIDE (ADJACENT TO RESIDENTIAL): 10'

## FLOOD ZONE:

FEMA INDICATES THAT THE MAJORITY OF THE SITE IS WITHIN FLOOD ZONE AREA X - AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% CHANCE FLOODPLAIN; A SMALL PORTION OF THE SOUTHWEST SIDE OF THE PROPERTY IS WITHIN THE 0.2%/1% ANNUAL CHANCE FLOODPLAIN.

## LOADING ZONE: NONE REQUIRED

PARKING REQUIREMENTS (PER TABLE 130.35.030.1 OF EL DORADO COUNTY CODE):

C-STORE: 2,280 SF  
(1 PER 300 S.F. OF AUA PLUS 1 PER 600 SF OF STORAGE AREA)  
2,880/300 = 9.6 = 10 SPACES

CARWASH: 1 WASHING STALL  
(CAR WASH 2 PER WASHING STALL)  
1\*2 = 2 SPACES

PARKING SPACES REQUIRED: 10+2 = 12 SPACES  
PARKING SPACES PROVIDED:  
11 STANDARD  
12 UNDER CANOPY  
4 EV SPACES  
14 VACUUM SPACE  
1 AIR/WATER SPACE  
TOTAL = 42 SPACES

## BICYCLE PARKING REQUIREMENTS:

SHORT-TERM BICYCLE PARKING SPACES REQUIRED (PER PARKING AND LOADING COMMUNITY DESIGN STANDARDS):  
(1 PER EVERY 5 REQUIRED VEHICLE PARKING SPACES)  
12/5 = 2.4 = 3 SPACES

SHORT-TERM BICYCLE PARKING SPACES PROVIDED: 4 SPACES (2 PER RACK)

LONG-TERM BICYCLE PARKING SPACES REQUIRED (PER SECTION 5.106.4.1.2 OF COBOL):  
(FOR NEW BUILDINGS WITH TENANT SPACES THAT HAVE 10 OR MORE TENANT-OCCUPANTS, PROVIDE PARKING FOR 5% OF TENANT-OCCUPANT VEHICULAR SPACES)  
0 TENANT SPACES = 0 SPACES

LONG-TERM BICYCLE PARKING SPACES PROVIDED: 0 SPACES

④ NUMBER OF PARKING STALLS IN ISOLATED AREA.

## PROPOSED GROUND COVER SUMMARY:

ONSITE:  
BUILDINGS: 6,027 SF (9.2%)  
PARKING AND MANEUVERING: 31,932 SF (48.7%)  
FUELING CANOPY: 3,768 SF (5.6%)  
WALKWAYS: 5,560 SF (8.4%)  
LANDSCAPE: 18,162 SF (28%)

OFFSITE:  
WALKWAYS: 6,332 SF (29%)  
LANDSCAPE: 4,360 SF (20%)  
PAVEMENT: 11,202 SF (51%)  
21,894 SF (100.0%)

## OWNER:

STRAUCH COMPANIES  
193 BLUE RAVINE RD, SUITE 135  
FOLSOM, CA 95630  
TEL: (916) 294-9752  
CONTACT: MARC STRAUCH

## APPLICANT:

BARGHAUSEN CONSULTING ENGINEERS, INC.  
18215 72ND AVE. SOUTH  
KENT, WA 98032  
TEL: (425) 251-6222

## CIVIL ENGINEER:

BARGHAUSEN CONSULTING ENGINEERS, INC.  
18215 72ND AVE. SOUTH  
KENT, WA 98032  
TEL: (425) 251-6222  
CONTACT: KACEY C. HELD, P.E.

## ARCHITECT:

BARGHAUSEN CONSULTING ENGINEERS, INC. 18215  
72ND AVE. SOUTH  
KENT, WA 98032  
TEL: (425) 251-6222  
CONTACT: DAN GOALWIN

## LANDSCAPE ARCHITECT:

BARGHAUSEN CONSULTING ENGINEERS, INC.  
18215 72ND AVE. SOUTH  
KENT, WA 98032  
TEL: (425) 251-6222  
CONTACT: JEFFREY VARLEY, R.L.A.

## SURVEYOR:

GEOLAND INC.  
8854 GREENBACK LANE, SUITE 3  
ORANGEVALE, CA 95662  
TEL: (916) 871-4789  
CONTACT: CHRISTOPHER D. JOHNSON

## TRAFFIC ENGINEER:

FLECKER ASSOCIATES  
8020 SW VALLEY VIEW CT  
PORTLAND, OR 97225  
TEL: (916) 501-7513  
CONTACT: JONATHAN D. FLECKER, P.E.

## ENVIRONMENTAL CONSULTANT:

SALIX CONSULTING, INC.  
2280 GRASS VALLEY HIGHWAY, SUITE 306  
AUBURN, CA 95603  
TEL: (530) 888-0130  
CONTACT: JEFF GLAZNER

## ACOUSTICAL CONSULTANT:

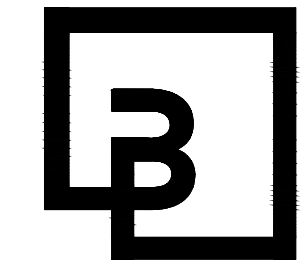
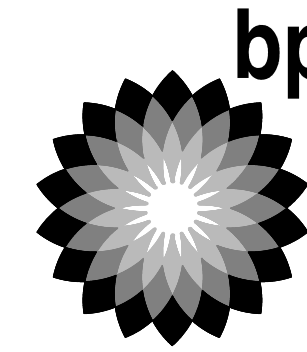
BOLLARD ACOUSTICAL CONSULTANTS, INC.  
3551 BANKHEAD ROAD  
LOOMIS, CA 95650  
TEL: (916) 663-0500  
CONTACT: DARIO GOTCHET

## GEOTECHNICAL ENGINEER:

YOUNGDAHL CONSULTING GROUP, INC.  
1234 GLENHAVEN COURT  
EL DORADO HILLS, CA 95762  
TEL: (916) 933-0633  
CONTACT: MATTHEW J. GROSS, P.E.

PRELIMINARY NOT FOR CONSTRUCTION

CLIENT:

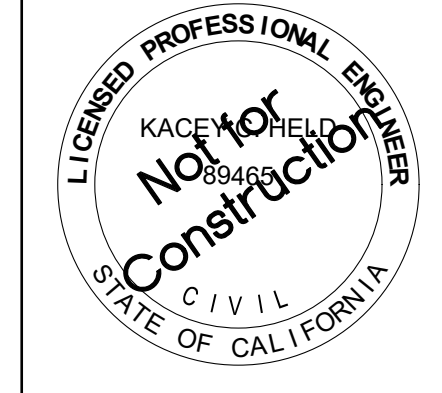


Barghausen  
Consulting Engineers, Inc.

18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222  
barghausen.com

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SEAL:



## DEVELOPMENT INFORMATION:

ARCO NTI  
2900 am/pm  
FUEL CANOPY w/ 6 MPD's  
105' CAR WASH

## SITE ADDRESS:

4221 MISSOURI FLAT RD  
@ FORNI ROAD  
PLACERVILLE, CALIFORNIA

## FACILITY #TBD

DESIGNED BY: EVS ALLIANCE 280M:

CHECKED BY: KCH BP REP: PM

DRAWN BY: NW ALLIANCE PM:

VERSION: PROJECT NO:

21517

## DRAWING TITLE:

PRELIMINARY SITE  
PLAN OVERVIEW

SHEET NO:

SP-OV



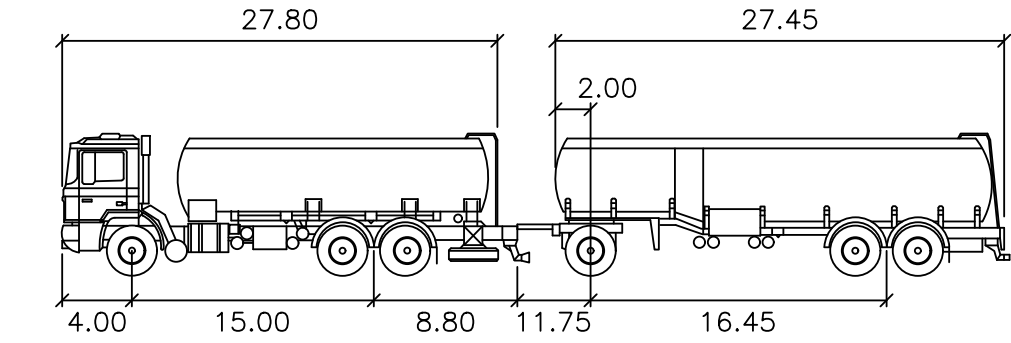


APPROVED  
EL DORADO COUNTY  
PLANNING COMMISSION  
DATE: October 9, 2025  
EXECUTIVE SECRETARY: Karen L. Garner

# PRELIMINARY SITE PLAN



PORTION OF SITE APPROVED BY BOARD OF  
SUPERVISORS ON DECEMBER 17, 2019 UNDER  
CREEKSIDE PLAZA PROJECT  
(Z10-0009/P10-0012/PD10-0005)



Arco65'  
feet

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

0 10' 20' 40'  
SCALE: 1"=20'

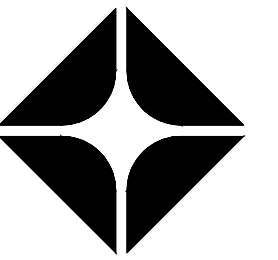
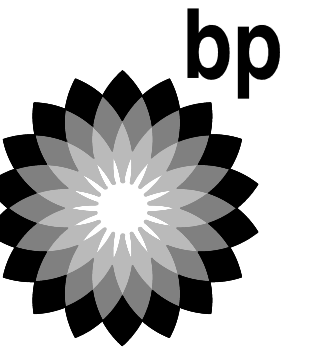
## KEYED NOTES:

- 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.
- SAWCUT LIMITS, TYPICAL.
- PROPOSED VAPOR RISERS AND HEALY 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:

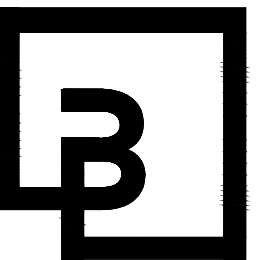
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- SETBACK LINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- EASEMENT LINE

CLIENT:



ARCO

BP WEST COAST PRODUCTS, LLC

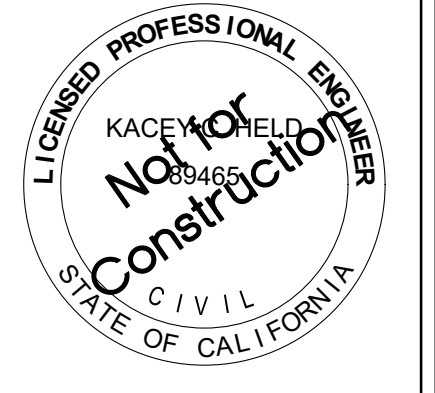


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SEAL:



DEVELOPMENT INFORMATION:

ARCO NTI  
2900 am/pm  
FUEL CANOPY w/ 6 MPD's  
105' CAR WASH

SITE ADDRESS:

4221 MISSOURI FLAT RD  
@ FORNI ROAD  
PLACERVILLE, CALIFORNIA

FACILITY #TBD

DESIGNED BY: EVS ALLIANCE Z&M:  
CHECKED BY: KCH BP REP:  
DRAWN BY: NW ALLIANCE PM:  
VERSION: PROJECT NO:  
21517

DRAWING TITLE:

PRELIMINARY SITE  
PLAN

SHEET NO:

SP-1

PRELIMINARY NOT FOR CONSTRUCTION



PRELIMINARY SITE PLAN - FORNI ROAD

MATCHLINE - SEE BELOW

APPROVED  
EL DORADO COUNTY  
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DATE: October 9, 2025  
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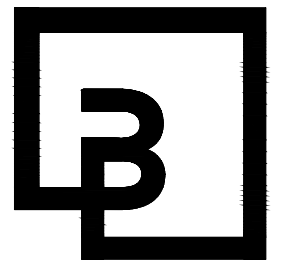
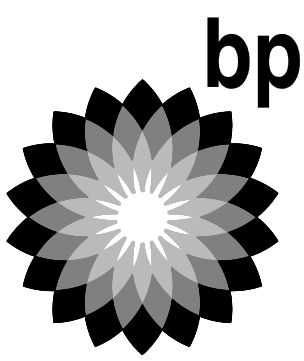
PORTION OF SITE APPROVED BY BOARD OF SUPERVISORS ON DECEMBER 17, 2019 UNDER CREEKSIDE PLAZA PROJECT (Z10-0009/P10-0012/PD10-0005)

NOTE:

LINE WORK FOR EXISTING SURFACE IMPROVEMENTS AND LOCATION OF SIGN IS BASED ON AERIAL IMAGERY AND IS FOR PRELIMINARY PURPOSES ONLY.

KEYED NOTES:

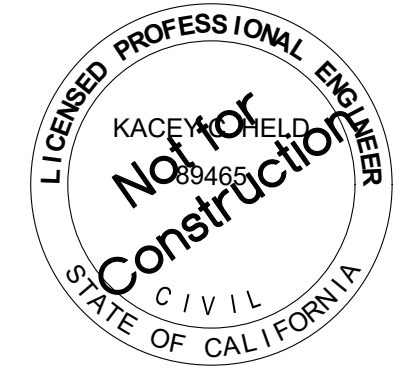
1. PROPOSED STOP BAR PER EL DORADO COUNTY STANDARD DETAIL 105A.
2. REPAINT THE WORD "STOP" PER CALTRANS STANDARD DETAIL A24D.
3. PROPOSED CROSSWALK SIGNAGE PER CA MUTCD SECTION 2B.51.
4. PROPOSED HIGH VISIBILITY LADDER CROSSWALK. RE-STRIPE PER CALTRANS STANDARD DETAIL A24F. PAINT YELLOW PER CA MUTCD REQUIREMENTS.
5. REPLACE EXISTING NON-FLASHING SCHOOL ZONE SIGNS WITH RAPID SCHOOL ZONE FLASHING BEACON PER CA MUTCD SECTION 4L101.
6. INSTALL FLEXIBLE DELINEATORS AT 6' O.C. UP TO SCHOOL DRIVEWAY; TYPICAL OF 32 DELINEATORS.



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2900 am/pm  
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105' CAR WASH

SITE ADDRESS:

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@ FORNI ROAD  
PLACERVILLE, CALIFORNIA

FACILITY #TBD

DESIGNED BY: EVS ALLIANCE ZACH:  
CHECKED BY: KCH BP REP:  
DRAWN BY: NW ALLIANCE PM:  
VERSION: PROJECT NO:  
21517

DRAWING TITLE:

PRELIMINARY SITE  
PLAN - FORNI ROAD

SHEET NO:

SP-2

PRELIMINARY NOT FOR CONSTRUCTION

LEGEND:

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

0 15' 30' 60'  
SCALE: 1"=30'

0 15' 30' 60'  
SCALE: 1"=30'

MATCHLINE - SEE ABOVE