

Notice of Determination

Form C

To: County Clerk
County of El Dorado
360 Fair Lane
Placerville, CA 95667

From: County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667

Subject:

Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

Creekside Plaza ARCO

CUP21-0004/PD-R21-0002/P-E25-0001

Strauch and Company Marc.s@strauchco.com

Project Title	Project Applicant	Project Applicant
2022040338 State Clearinghouse Number (if submitted to Clearinghouse)	Bianca Dinkler bianca.dinkler@edcgov.us Lead Agency Contact Person	(530) 621-5875 Area Code/Telephone Extension

Assessor's Parcel Numbers 327-211-014, 327-211-016, and 327-211-025; Located on the northwest corner of the intersection of Forni Road and Missouri Flat Road in the Placerville area, within the El Dorado-Diamond Springs Community Region.

Project Location (El Dorado County)

Project Description: 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, a carwash of 3,325 square feet, a fuel canopy of 3,784 square feet with six (6) fuel dispensers, two (2) underground storage tanks, an amendment to the Uniform Sign Program, and related site improvements and landscaping.

This is to advise that the Planning Commission has approved the above described project on 10/09/2025
 Lead Agency Responsible Agency (date)

and has made the following determinations regarding the above described project:

- The project will will not have a significant effect on the environment.
- A Supplemental Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- Mitigation Measures were were not made a condition of the approval of this project.
- A Statement of Overriding Considerations was was not adopted for this project.
- Findings were were not made pursuant to the provisions of CEQA.

Fish and Wildlife Fees/Recording Fees

- Mitigated Negative Declaration prepared; \$2,968.75 Fish and Wildlife fee required for Notice of Determination
- SEIR filed; \$4,123.50 fee required for Notice of Determination
- Recording fee of \$50 required

This is to certify that the Negative Declaration is available to the General Public at the County of El Dorado, Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667.

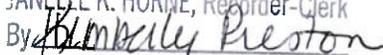

Signature (Public Agency) ande.flower@edcgov.us

10/13
Date

PLANNING MANAGER
Title

FILED

OCT 13 2025

JANELLE K. HORNE, Recorder-Clerk
By 

EL DORADO CO. RECORDER-CLERK

DATE POSTED: 10/13/25

DATE REMOVED: 11/12/25

DATE RETURNED: 12/01/25



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:
 09--10132025-085
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2022040338

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY EL DORADO CO BUILDING DEPT	LEAD AGENCY EMAIL bianca.dinkler@edcgov.us	DATE 10/13/2025
COUNTY/STATE AGENCY OF FILING EL DORADO	DOCUMENT NUMBER FW2025-0085	

PROJECT TITLE

CREEKSIDE PLAZA ARCO

PROJECT APPLICANT NAME EL DORADO CO BUILDING DEPT	PROJECT APPLICANT EMAIL bianca.dinkler@edcgov.us	PHONE NUMBER (530) 621-5875
PROJECT APPLICANT ADDRESS 2850 FAIRLANE COURT	CITY PLACERVILLE	STATE CA
		ZIP CODE 95667

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|------------|
| <input checked="" type="checkbox"/> Environmental Impact Report (EIR) | \$4,123.50 | \$ | \$4,123.50 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,968.75 | \$ | |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,401.75 | \$ | |
|
 | | | |
| <input type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |
|
 | | | |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | \$50.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash Credit Check Other

TOTAL RECEIVED \$ \$4,173.50

SIGNATURE

X *Kimberly Preston*

AGENCY OF FILING PRINTED NAME AND TITLE

Janelle K. Horne Recorder-Clerk, by Kimberly Preston, Dpty

El Dorado County
Janelle K. Horne, Recorder-Clerk
360 Fair Lane
Placerville, CA 95667
(530) 621-5490

Receipt: 25-29678

*** REPRINT *** REPRINT *** REPRINT ***

Product Name	Extended
FISH FISH AND WILDLIFE FILING	\$4,173.50
# Pages	1
Document #	09--10132025-085
Document Info: EL DORADO CO BUILDING DEPT	
Filing Type	EIR

Total \$4,173.50

Tender (Check) \$4,173.50

Paid By STRAUCH

Check Number 1313

Paid By STRAUCH

*** REPRINT *** REPRINT *** REPRINT ***

Thank You for Your Business

**10/13/25 2:13 PM PST KP
PLACERVILLE**