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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: CUP23-0007 Durock Road AM/PM

Lead Agency: El Dorado County Planning and Building Department, Planning Division

Contact Name: Anna Quan, Senior Planner

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Project Location: Shingle Springs, El Dorado County
City *County*

Project Description (Proposed actions, location, and/or consequences).

A Conditional Use Permit request for the proposed construction and ongoing operation of a new ARCO AM/PM that would consist of a 3,349-square-foot convenience store, a 100-foot-long automatic car wash, a 4,606-square-foot fuel canopy with six (6) fuel islands and twelve (12) fueling positions, and three (3) underground storage tanks. The project site would be served by El Dorado Irrigation District. Electric service would be provided through Pacific Gas & Electric facilities.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project may have significant impacts related to special-status rare plants, nesting birds, noise, and greenhouse gas emissions. Mitigation measures for rare plants and nesting birds include pre-construction surveys and monitoring if the special-status species are present. Mitigation for noise includes restricting on-site truck circulation to 7 am - 7 pm. Mitigation for greenhouse gas emissions includes designing and constructing the project without natural gas infrastructure and meeting the current California Green Building Code Tier 2 standards for EV charging parking spaces, except all EV Capable spaces shall instead be EV Ready.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None

Provide a list of the responsible or trustee agencies for the project.

El Dorado County: Department of Transportation, Air Quality Management District, Environmental Management Department, Surveyor, Stormwater; El Dorado County Fire Protection District; El Dorado Irrigation District; Pacific Gas & Electric; California Department of Fish and Wildlife; California Department of Transportation; California Department of Forestry and Fire Protection