Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Valley Springs Commercial Project

Lead Agency: Calaveras County | Contact Person: Madeleine Flandreau, Senior Planner
Mailing Address: 891 Mountain Ranch Road | Phone: (209) 754-6394
City: San Andreas | Zip: 95249 | County: Calaveras

Project Location: County: Calaveras | City/Nearest Community: Valley Springs
Cross Streets: State Route (SR) 26, SR 12, Nove Way | Zip Code: 95252
Longitude/Latitude (degrees, minutes and seconds): 38 ° 11 ′ 16.242 ″ N / -120 ° 49 ′ 36.661 ″ W | Total Acres: 6.99
Assessor's Parcel No.: 046-016-091, 046-016-092 | Section: 24 | Twp.: 4N | Range: 10E | Base: MDB&M
Within 2 Miles: State Hwy #: SR 26, SR 12 | Waterways: New Hogan Reservoir
Airports: N/A | Railways: N/A | Schools: Valley Springs Elementary

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☒ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other:
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☒ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☒ Rezone ☐ Prezone ☒ Use Permit ☒ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☒ Other: Grading/Building Permit

Development Type:

☐ Residential: Units ____ Acres ____
☐ Office: Sq.ft. ____ Acres ____ Employees ____
☒ Commercial: Sq.ft. 17,521 Acres 6.37 Employees 70
☐ Industrial: Sq.ft. ____ Acres ____ Employees ____
☐ Educational: ____
☐ Recreational: ____
☐ Water Facilities: Type ____ MGD ____
☐ Transportation: Type ____
☐ Mining: Mineral ____
☐ Power: Type ____ MW ____
☐ Waste Treatment: Type ____ MGD ____
☐ Hazardous Waste: Type ____
☐ Other: ____

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☒ Agricultural Land ☒ Air Quality ☒ Archeological/Historical ☒ Biological Resources ☐ Coastal Zone ☒ Drainage/Absorption ☐ Economic/Jobs
☐ Fiscal ☒ Flood Plain/Flooding ☒ Forest Land/Fire Hazard ☒ Geologic/Seismic ☒ Minerals ☒ Noise ☒ Population/Housing Balance ☒ Public Services/Facilities
☒ Recreation/Parks ☒ Schools/Universities ☒ Septic Systems ☒ Sewer Capacity ☒ Soil Erosion/Compaction/Grading ☒ Solid Waste ☒ Toxic/Hazardous ☒ Traffic/Circulation
☒ Vegetation ☒ Water Quality ☒ Water Supply/Groundwater ☒ Wetland/Riparian ☒ Growth Inducement ☒ Land Use ☒ Cumulative Effects ☒ Other: Tribal Cultural Resources; GHG

Present Land Use/Zoning/General Plan Designation:

General Plan Land Use: Industrial/Commercial (I/C); Zoning: General Commercial/Business Park (C2/M4)

Project Description: *(please use a separate page if necessary)*

An application has been received by the Calaveras County Planning Department requesting a General Plan Amendment from Industrial/Commercial (I/C) to Commercial (C) and a Zoning Amendment from General Commercial/Business Park (C2/M4) to General Commercial (C2) for the subject parcel. A concurrent Tentative Parcel Map is requested to divide the 32.3-acre subject parcel into a total of five parcels, four of which would be developed under the proposed project. The project would include construction of a drive-through coffee shop, gas station with six fuel pumps, a convenience store, and a car wash, a drive-through fast-food restaurant, a diner, and an oil change shop. A Conditional Use Permit is also requested to allow for the proposed gas station, convenience store, car wash, and drive-throughs in the C2 zone. The subject parcel is located approximately 1,040 feet south of the State Route (SR) 26 and SR 12 intersection and immediately west of SR 26 and Nove Way in Valley Springs.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

____	Air Resources Board	____	Office of Historic Preservation
____	Boating & Waterways, Department of	____	Office of Public School Construction
____	California Emergency Management Agency	____	Parks & Recreation, Department of
____	California Highway Patrol	____	Pesticide Regulation, Department of
X	Caltrans District # 10	____	Public Utilities Commission
____	Caltrans Division of Aeronautics	X	Regional WQCB # 5
____	Caltrans Planning	____	Resources Agency
____	Central Valley Flood Protection Board	____	Resources Recycling and Recovery, Department of
____	Coachella Valley Mtns. Conservancy	____	S.F. Bay Conservation & Development Comm.
____	Coastal Commission	____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
____	Colorado River Board	____	San Joaquin River Conservancy
____	Conservation, Department of	____	Santa Monica Mtns. Conservancy
____	Corrections, Department of	____	State Lands Commission
____	Delta Protection Commission	____	SWRCB: Clean Water Grants
____	Education, Department of	____	SWRCB: Water Quality
____	Energy Commission	____	SWRCB: Water Rights
X	Fish & Game Region # 2	____	Tahoe Regional Planning Agency
____	Food & Agriculture, Department of	____	Toxic Substances Control, Department of
____	Forestry and Fire Protection, Department of	____	Water Resources, Department of
____	General Services, Department of		
____	Health Services, Department of	____	Other:
____	Housing & Community Development	____	Other:
____	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date November 6, 2026 Ending Date December 7, 2026

Lead Agency (Complete if applicable):

Consulting Firm: HELIX Environmental Planning, Inc.
Address: 1180 Iron Point Road, Suite 130
City/State/Zip: Folsom/CA/95630
Contact: Lesley Owning
Phone: 916.365.8710

Applicant: Mandeep Dhillon
Address: 9416 Rainbow Falls Way
City/State/Zip: Elk Grove/CA/95624
Phone: 916.607.4514

Signature of Lead Agency Representative Mandeep Dhillon **Date:** 11/3/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.