

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: DR19-0006/Gool General Retail

Lead Agency: El Dorado County

Contact Person: Evan Mattes

Mailing Address: 2850 Fairlane Court

Phone: (530) 695-5994

City: Placerville

Zip: 95667

County: El Dorado

Project Location: County: El Dorado

City/Nearest Community: Cool

Cross Streets: Northside Drive and CA State Route 49

Zip Code: 95614

Longitude/Latitude (degrees, minutes and seconds): 38 ° 53 ' 18.72 " N / 121 ° 00 ' 55.02 " W Total Acres: 1.69

Assessor's Parcel No.: 071-500-037-000

Section: 18

Twp.: 12 N

Range: 9 E

Base: MDM

Within 2 Miles: State Hwy #: 49 & 193

Waterways: S. Fork American R, Knickerbocker Cr, Salt Cr, Black Rock Cr, Blue Tent Cr, Greenwood Cr

Airports:

Railways:

Schools: Northside Elementary School

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOI☐ Other Planning & Research☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Joint Document☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS☐ Final Document☒ Mit Neg Dec

Other:

☐ FONSI

Other:

Local Action Type:☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☒ Other: Design Review**Development Type:**☐ Residential: Units

Acres

☐ Office: Sq.ft.

Acres

Employees

☐ Transportation: Type☐ Mining: Mineral☒ Commercial: Sq.ft. 9,100

Acres

Employees³☐ Power: Type

MW

☐ Educational:☐ Waste Treatment: Type

MGD

☐ Recreational:☐ Hazardous Waste: Type☐ Water Facilities: Type

MGD

☐ Other:**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☐ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☒ Other: Wildfire, Energy**Present Land Use/Zoning/General Plan Designation:**

General Commercial-Design Control/Commercial

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

The project proposes to construct and operate a 9,100 sq. ft. commercial retail building (Dollar General) on a 1.69 acre site. The single-story building would have a maximum height of 33 feet. The building would be located in the southerly half of the project site, facing the intersection of Highway 49 and Northside Drive. The building has a gabled central entrance, and parapet walls extending along the building facade. The project would include parking for 31 vehicles, six bicycle spaces, a concrete delivery pad, a dumpster enclosure for solid waste, landscaping, an on-site septic system, and on-site stormwater treatment. A 50 square foot, 10 foot high monument sign would be located at the northwest corner of the project, near the corner of State Route 49 and Northside Drive. The proposed monument sign would be constructed of wood or steel of like size, and would be painted brown with illuminated yellow lettering. An externally illuminated wall sign of approximately 50 square feet is proposed along the building frontage facing State Route 49.

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 an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>3</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>CV</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>R2</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date April 28, 2020 Ending Date May 27, 2020

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Woodcres REV</u>
Address: _____	Address: <u>1410 Main Street, Suite C</u>
City/State/Zip: _____	City/State/Zip: <u>Ramona, CA 92065</u>
Contact: _____	Phone: <u>(760) 271-9400</u>
Phone: _____	

Signature of Lead Agency Representative: [Signature] Date: 4-22-2020

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