Print From

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 #: 2020049050

Project Title: DR19-0006/Cool General Retail

Lead Agency: El Dorado County

Contact Name: Evan Mattes

Email: planning@edcgov.us Phone Number: 530-621-5994

Project Location: Cool (*City*) El Dorado (*County*)

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

PROJECT DESCRIPTION: The project applicant proposes to construct a 9,100 SF. commercial retail building (Dollar General). The single-story building would have a maximum height of 33 feet. The project design is in the style of new traditional, Western false front architecture. The building has a central entrance, and parapet walls extending along the building façade. The design is responsive to community input and designed to replicate the “Boardwalk” project on the west side of SR 49. The project would include parking for 31 vehicles, a refuse enclosure for solid waste, landscaping, an on-site septic system, and on-site stormwater treatment.

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 would have the following potentially significant effects:

1. Potential significant impacts to nesting raptors or other protected migratory birds.
   Proposed Mitigation: BIO-1 - Pre-construction survey required.
2. Potential significant impacts to Tribal Cultural Resources (TCR).
   Proposed Mitigation: TCR-1 - Culturally affiliated tribe notification in occurrence of TCR discovery.

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

During previous public hearings Public comments brought up potential controversy relating to traffic/circulation, aesthetics, cultural resources, drainage, urban decay, and cumulative impacts.

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

El Dorado County
2850 Fairlane Court, Building C
Placerville, CA 95667