

Notice of Completion & Environmental Document Transmittal

SCH# 2020049050

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

Project Title: DR19-0006/Cool General Retail
 Lead Agency: El Dorado County Contact Person: Evan Mattes, Senior Planner
 Mailing Address: 2850 Fairlane Court Phone: (530) 621-4994
 City: Placerville Zip: 95667 County: El Dorado County

Project Location: County: El Dorado County City/Nearest Community: Cool
 Cross Streets: State Highway 49 and Northside Drive Zip Code: 95614
 Longitude/Latitude (degrees, minutes and seconds): 38 ° 53 ' 18.4 " N / 121 ° 00 ' 55.9 " W Total Acres: 1.69
 Assessor's Parcel No.: 071-500-037 Section: 18 Twp: 12N Range: 9E Base: _____
 Within 2 Miles: State Hwy#: 49, 93 Waterways: Knickerbocker Creek
 Airports: N/A Railways: N/A Schools: Northside Elementary School, Cool Care Preschool

Document Type:

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

Sep 23 2020

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

STATE CLEARINGHOUSE

Development Type:

Residential: Units _____ Acres _____
 Office: Sq. ft. _____ Acres _____ Employees _____
 Commercial: Sq. ft. 9,100 Acres _____ Employees _____
 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 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: _____

Present Land Use/Zoning/General Plan Designation:

General Plan Designation: Commercial (C)
 Zoning: General Commercial (CG) w/ Design Control (DC) overlay

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.

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

The project applicant proposes to construct 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 project would include parking for 31 vehicles, a refuse enclosure for solid waste, landscaping, an on-site septic system, and on-site stormwater treatment.

Dollar General hours of operation are Monday thru Sunday 8am to 10pm. Typically, there would be 3 employees during a normal shift and 4-5 customers at a time during peak hours.

Project landscaping would include tree plantings in the parking lot, and a variety of shrubs and ground cover around the parking lot and building. The two mature oak trees at the northwest corner of the property would be preserved, and the area around them left in a natural state. The eastern end of the property would also be left as natural open space and would also be used for stormwater detention.

A monument sign would be located at the northwest corner of the project, near the corner of State Route 49 and Northside Drive. The sign would be approximately 50 s.f., approximately 4 feet above ground surface (at the lowest ground elevation). The design is a wood framed sign, with channelized internally illuminated letters on a wood grain background.

Project lighting includes at least one parking lot fixture and building mounted lighting (“gooseneck” or similar downward lighting fixtures).

Access to the project site is proposed via a single, 40-foot wide driveway on Northside Drive. The project’s Northside Drive frontage is currently unimproved, and other than the driveway access improvements, development of the project would not include additional improvements along the Northside Drive frontage.

In terms of onsite circulation, regular truck deliveries would consist of 1-2 full size trucks visiting the store each week. The project proponents anticipate that smaller single unit trucks may visit the site each day. The project would result in trucks turning into the site and turning first right into the parking aisle that runs parallel to Northside Drive. From that point the truck would back into the aisle towards the store’s rear door. After completing the delivery, the trucks would proceed to Northside Drive. This is a common Dollar General Store configuration, and the parking layout is wide enough to accommodate these movements.

The project would include a Class 2 bike lane on the east side of SR 49 adjacent to the property frontage. This improvement would either be constructed by the applicant or subject to an in-lieu fee.

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>5S</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>2</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"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date 9/23/20 Ending Date 10/22/20

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>Woodcrest</u>
Address: <u>1102 R Street</u>	Address: <u>1410 Main Street, Ste C</u>
City/State/Zip: <u>Sacramento CA 95811</u>	City/State/Zip: <u>Ramona, CA 92065</u>
Contact: <u>Brian Grattidge</u>	Phone: _____
Phone: <u>916-438-5312</u>	

Signature of Lead Agency Representative:  For El Dorado County Date: 9/22/20

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