



## EL DORADO COUNTY PLANNING & BUILDING DEPARTMENT

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2850 Fairlane Court, Placerville, CA 95667  
Phone (530) 621-5355, Fax (530) 642-0508

Date: January 8, 2021  
To: Interested Parties  
From: Evan Mattes, Senior Planner  
Subject: **DR19-0006/Cool General Retail; Updated DEIR Appendices**

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The purpose of this memorandum is to document the corrected Appendix I of the Cool General Retail Draft Environmental Impact Review (DEIR) to include the Traffic Impact Analysis revised March 9, 2020. With this correction the public review period for the DEIR has been extended to February 23, 2021.



## NOTICE OF AVAILABILITY

### OF THE COOL GENERAL RETAIL PROJECT (Design Review Permit DR19-0006) DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR)

**SCH #2020049050**

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**DATE:** January 6, 2021

**TO:** Responsible Agencies and Interested Parties

**FROM:** County of El Dorado, Planning and Building Department  
2850 Fair Lane Court, Building C  
Placerville, CA 95667  
Contact: Evan Mattes, Senior Planner  
Email: [CoolGeneralRetail@edcgov.us](mailto:CoolGeneralRetail@edcgov.us)

**SUBJECT:** Notice of Availability of the 45-day Public Review of the Cool General Retail Project (DR19-0006) Draft Environmental Impact Report (DEIR)

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**NOTICE IS HEREBY GIVEN** that El Dorado County, as Lead Agency, has completed a Draft Environmental Impact Report (Draft EIR) for the Cool General Retail Project.

**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.

**PROJECT LOCATION:** The project site fronts the east side of State Highway 49 (Golden Chain Highway) south of the intersection with Northside Drive, north of State Highway 193 (Georgetown Road)

approximately 400 feet, in the community of Cool, El Dorado County, California. The project site is identified as Assessor's Parcel Number (APN) 071-500-037.

**HAZARDOUS WASTE SITES:** The proposed project is not located on any hazardous waste sites lists enumerated under Section 65965.5 of the Government Code.

**SIGNIFICANT ANTICIPATED ENVIRONMENTAL EFFECTS:** The Draft EIR provides an evaluation of the potential environmental impacts of the proposed project. The Draft EIR has not identified significant and unavoidable environmental impacts related to the project. All identified project-level and cumulative impacts were found to be less-than-significant or could be reduced to a less-than-significant level with implementation of mitigation measures.

**DOCUMENT AVAILABILITY:** Copies of the Draft EIR are available for review Monday through Friday, between the hours of 8:00 a.m. and 5:00 p.m., at the County of El Dorado, Planning and Building Department, 2850 Fairlane Court, Building C, Placerville, CA 95667, except on County holidays. Please be advised that front counter access for the Planning Division may be affected due to COVID-19 restrictions. Copies are also available at the following County libraries: The El Dorado County Main Library, 345 Fair Lane, Placerville, CA 95667; The Cameron Park Library, 2500 Country Club Drive, Cameron Park, CA 95682; and, the Georgetown Library, 6680 Orleans St, Georgetown, CA 95634. The Draft EIR is also available online at:

<https://www.edcgov.us/Government/planning>

**PUBLIC WORKSHOP:** The Draft EIR is scheduled for a public workshop before the Planning Commission on January 28, 2021. The purpose of this workshop is to present information on the Draft EIR and receive public input; **no action will be taken.** To subscribe to Planning Commission agendas and minutes visit: [https://www.edcgov.us/Government/planning/Pages/planning\\_commission.aspx](https://www.edcgov.us/Government/planning/Pages/planning_commission.aspx) and register your email address with the County's free email subscription service. When registering, please select "Planning Commission Agenda" from the list of topics provided. Planning Commission agendas are posted online no less than 72 hours prior to the meeting at: <https://eldorado.legistar.com/Calendar.aspx>.

**PUBLIC REVIEW TIMELINE:** The 45-day public review period for the Draft EIR begins January 7, 2021 and ends February 22, 2021. The County must receive all written comments within this time period. Written comments may be submitted to the attention of Evan Mattes, El Dorado County Senior Planner at the following:

County of El Dorado  
Planning and Building Department  
2850 Fair Lane Court, Building C  
Placerville, CA 95667  
Email: CoolGeneralRetail@edcgov.us

**QUESTIONS:** If you have any questions about this project, please contact Evan Mattes, El Dorado County Senior Planner, at CoolGeneralRetail@edcgov.us, or the Planning Department line at (530) 621-5355.