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: Cool Station-Automobile-based Commercial Project/DR22-0007

Lead Agency: El Dorado County Planning Division — Contact Person: Lela Shelley, Assistant Planner

Mailing Address: 2850 Fairlane Court — Phone: (530) 621-5859

City: Placerville — Zip: 95667 — County: El Dorado

Project Location: County: El Dorado — City/Nearest Community: Cool

Cross Streets: California State Highway 49 and California State Highway 193 — Zip Code: 95614

Longitude/Latitude (degrees, minutes and seconds): 38 ° 53 ′ 13.9 ″ N / 121 ° 00 ′ 56.5 ″ W Total Acres: 5.2 Acres

Assessor's Parcel No.: 071-080-007 & 071-500-036 — Section: 18 — Twp.: 12 — Range: 9 — Base: MDM

Within 2 Miles: State Hwy #: State Hwy193 & State Hwy 49 — Waterways: North Fork American River

Airports: — Railways: — Schools: Northside 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: Design Review

Development Type:

☐ Residential: Units ____ Acres ____
☐ Office: Sq.ft. ____ Acres ____ Employees ____
☒ Commercial: Sq.ft. 14,973 Acres 5.2 Employees 6-8
☐ Industrial: Sq.ft. ____ Acres ____ Employees ____
☐ Educational:
☒ Recreational: Continue trail and trailhead parking
☐ 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: TCR, GHG, energy, wildfire

Present Land Use/Zoning/General Plan Designation:

General Commercial (CG), Community Design Review (CG-DR)

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

Design Review for the proposed two-phase construction of a 7,205-square-foot commercial building including a 2,585-square-foot drive-thru quick serve restaurant, and a 4,620-square-foot Convenience store. An additional 3,024-square-foot fuel canopy would be developed alongside the commercial building as Phase One, with associated driveways, parking lot, utilities, signage, and landscaping improvements. Phase Two would include a 2,852-square-foot building expansion and the development of an 1,892-square-foot carwash.

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 # 3	____	Public Utilities Commission
____	Caltrans Division of Aeronautics	____	Regional WQCB # ____
____	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
____	Fish & Game Region # ____	____	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: ____
x	Native American Heritage Commission		

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

Starting Date September 22, 2025 Ending Date October 21, 2025

Lead Agency (Complete if applicable):

Consulting Firm: Ascent, Inc.
Address: 455 Capitol Mall, Suite 300
City/State/Zip: Sacramento, CA, 95814
Contact: Sean Bechta
Phone: 916-444-7301

Applicant: MHA Design Services
Address: 11584 Francis Drive
City/State/Zip: Grass Valley, CA 95949
Phone: (530) 263-5899

Signature of Lead Agency Representative: Lela J. Shelley Digitally signed by Lela J. Shelley Date: 2025.09.04 16:52:20 -07'00' **Date:** 9/4/2025

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