



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

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NOTICE OF AVAILABILITY EXTENDED PUBLIC REVIEW PERIOD OF THE  
MONTANO DE EL DORADO PHASE I AND II MASTER PLAN PROJECT DRAFT  
ENVIRONMENTAL IMPACT REPORT  
SCH # 2017072027

DATE: July 2, 2020

TO: Interested Agencies and Individuals

FROM: County of El Dorado, Planning and Building Department, Planning Division  
2850 Fairlane Ct., Building C, Placerville, CA 95667  
Contact: Tom Purciel, Associate Planner  
Email: [montano@edcgov.us](mailto:montano@edcgov.us)

SUBJECT: Extended public review timeline for the Montano De El Dorado Phase I and II  
Master Plan Draft EIR (DEIR)

NOTICE IS HEREBY GIVEN that El Dorado County, as Lead Agency, has completed a DEIR for the Montano De El Dorado Phase I and II Master Plan Project and has extended the public review period to 60 days ending on July 28, 2020.

**PROJECT LOCATION:** The project site is located in El Dorado Hills, California, an unincorporated area of El Dorado County, approximately 20 miles west of the City of Placerville. The project site is located approximately 0.5 miles south of U.S. Highway 50 on the east side of Latrobe road, 500 feet south of the intersection with White Rock Road (see Exhibit 2 in the DEIR). Access to the project site is provided from White Rock Road. The project site is identified as Assessor's Parcel Number 118-010-012.

**PROJECT DESCRIPTION:** The Phase I project site is an existing commercial center consisting of five structures totaling 39,645 square feet in size located on four parcels totaling 20.1 acres. Uses include retail, restaurants, and a bank. The Phase II expansion of the existing commercial center is located south of the project site on an approximate 16.8-acre parcel and would include eight retail buildings with approximately 74,000 square feet of retail space, a 6,000 square foot office building, an approximate 63,000 square foot hotel and a small amphitheater to host occasional events (see Exhibit 3 of the DEIR). Architectural design of proposed Phase II would match the design of existing Phase I. Entitlement requests include the following: 1) a Rezone (Z15-0002) of the 16.85-acre Phase II parcel from Regional Commercial- Design Control (CR-DC) to Regional Commercial-Planned Development; 2) a commercial Tentative Parcel Map (P15-0006) of the 16.85-acre Phase II parcel to create a total of 12 commercial lots, ranging from

0.72 acres to 3.48 acres in size, for the proposed Montano De El Dorado Phase 2 Development Plan; 3) a Planned Development Permit (PD15-0004) applying to both the existing Montano De El Dorado Phase 1 Development and the proposed Phase II expansion and 4) modifications to an existing Conditional Use Permit (S17-0015) to allow outdoor special events and office uses within existing Phase 1 and proposed Phase II. Additional project information can be accessed via the following web link, using a search by project number: <https://edc-trk.aspgov.com/etrakit/Search/project.aspx>.

**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 DEIR provides an evaluation of the potential environmental impacts of the proposed project. The DEIR has identified significant and unavoidable environmental impacts related to: Aesthetics, Air Quality, Biological Resources, Cultural and Tribal Cultural Resources, Greenhouse Gas Emissions, Noise and Vibration and Transportation/Traffic. All other 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:** The DEIR is available online at: <https://www.edcgov.us/Planning/>. To comply with social distancing requirements and the stay at home order from Governor Gavin Newsom, the public counter at the Planning and Building Department and the County libraries identified below is closed until further notice. In the event the existing order is modified and/or lifted to allow public access, copies of the DEIR will be available for review Monday through Friday, between the hours of 8:00 a.m. and 4:00 p.m., at the El Dorado County Planning Division, 2850 Fairlane Ct., Building C, Placerville, CA 95667, except on County holidays. Copies may also be available at the following County libraries: the El Dorado County Main Library, 345 Fair Lane Placerville, California 95667; the El Dorado Hills Library 7455 Silva Valley Pkwy., El Dorado Hills, CA 95762; and, the Cameron Park Library, 2500 Country Club Drive, Cameron Park, CA 95682.

**PUBLIC REVIEW TIMELINE:** The 45-day public review period for the DEIR began May 30, 2020 and originally ended July 13, 2020. Pursuant to public comments received and the request of the project applicant, the 45-day public review timeline has been extended to 60 days ending July 28, 2020. The County must receive all written comments within this time period. Written comments may be submitted to the attention of Tom Purciel, El Dorado County Associate Planner, at the following:

El Dorado County Planning Division  
2850 Fairlane Court, Building C, Placerville, CA 95667  
Email: [montano@edcgov.us](mailto:montano@edcgov.us)

**QUESTIONS:** If you have any questions about this project, please contact Tom Purciel, El Dorado County Associate Planner, at [montano@edcgov.us](mailto:montano@edcgov.us), or (530) 621-5903.