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Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
38579	105210	Print Legal Ad - IPL0033814	0810 mONTANO bos	\$821.62	2	56 L

Attention: Vinal Perkins
 MONTANO VENTURE II, LLC
 1000 WHITE ROCK ROAD, #700
 EL DORADO HILLS, CA 95762

NOTICE OF PUBLIC HEARING

The County of El Dorado Board of Supervisors will hold a public hearing in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667 on August 10, 2021, at 1:00 p.m., to consider Rezone Z15-0002/Tentative Parcel Map P15-0006/Planned Development PD15-0004/ Conditional Use Permit S17-0015/ Montano De El Dorado Phase I and II Master Plan submitted by MONTANO VENTURE 2, LLC to: 1) Rezone (Z15-0002) from Regional Commercial - Community Design Review Combining Zone (CR-DC) to Regional Commercial - Planned Development Combining Zone (CR-PD); 2) Commercial Tentative Parcel Map (P15-0006) on Assessor's Parcel No. 118-010-012 to create a total of 12 commercial parcels from an existing 16.85-acre parcel, ranging from 0.72 acres to 3.48 acres in size, as part of proposed Phase II of the Montano De El Dorado Master Plan; 3) Planned Development (PD15-0004) to establish a Development Plan for the existing Montano De El Dorado Phase 1 development and the proposed Phase II expansion. Phase I consists of an existing commercial center, consisting of five buildings, on the 20.1-acre project site with a combined total of 39,645 square feet of floor area. Existing uses include retail stores, restaurants, and a bank. The proposed Phase II expansion consists of nine additional commercial buildings with a combined total of approximately 80,000 square feet of retail, restaurant, commercial and office uses, a 55,136 square foot, 100-room hotel, a small community pavilion and on-site parking, lighting, signage and landscaping; and 4) Conditional Use Permit (S17-0015) to allow outdoor special events and office uses within existing Phase I and proposed Phase II of the Montano De El Dorado Master Plan. The properties, identified by Assessor's Parcel Numbers 118-010-012, 118-010-014, 118-010-015, and 118-010-016, consisting of 20.1 acres, is located approximately 0.5 mile south of U.S. Highway 50 on the east side of Latrobe Road at the intersection with White Rock Road, in the El Dorado Hills area, Supervisorial District 2. (County Planner: Tom Purciel, 530-621-5903) [An Environmental Impact Report (EIR) (State Clearinghouse No. 2017072027) consisting of a Draft EIR and Final EIR has been prepared for the project]

The Planning Commission has recommended approval of these applications based on the Findings and Conditions of Approval on file in Planning Services of the Planning and Building Department.

Agenda and Staff Reports are available no less than 72 hours before the meeting at <https://eldorado.legistar.com/Calendar.aspx>

Project Information is available online at <https://edc-trk.aspgov.com/etrakit/Search/project.aspx> search by project name or project number.

All persons interested are invited to write their comments to the Board of Supervisors in advance of the hearing. In light of COVID-19, all persons may be required to observe and participate in the hearing remotely as in-person attendance may be restricted depending on the current COVID-19 recommendations as the hearing date approaches. For the current remote options, including whether in-person attendance is allowed or a potential change in hearing location if in-person attendance resumes, please check the meeting Agenda no less than 72 hours before the meeting, which will be posted at <https://eldorado.legistar.com/Calendar.aspx>. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing. Any written correspondence should be directed to the County of El Dorado Board of Supervisors, 330 Fair Lane, Placerville, CA 95667 or via e-mail: edc.cob@edcgov.us.

COUNTY OF EL DORADO PLANNING COMMISSION
 TIFFANY SCHMID, Executive Secretary

July 23, 2021
 IPL0033814
 Jul 23 2021

DECLARATION OF PUBLICATION (C.C.P.2015.5)

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the printer and principal clerk of the publisher of The Sacramento Bee, printed and published in the City of Sacramento, County of Sacramento, State of California, daily, for which said newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Sacramento, State of California, under the date of September 26, 1994, Action No. 379071; that the notice of which the annexed is a printed copy, has been published in each issue thereof and not in any supplement thereof on the following dates, to wit:

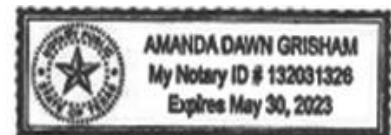
No. of Insertions: 1
 Beginning Issue of: 07/23/2021
 Ending Issue of: 07/23/2021

Legals Clerk

COUNTY OF DALLAS STATE OF TEXAS

I certify (or declare) under penalty of perjury that the foregoing is true and correct and that this declaration was executed at Sacramento, California, on 7/23/2021.

Notary Public in and for the state of Texas, residing in Dallas County



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