

Mountain Democrat

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

Proof of Publication of NOTICE OF PUBLIC HEARING

STATE OF CALIFORNIA
County of El Dorado

I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 2889 Ray Lawyer Dr, a newspaper of general circulation, printed and published Monday, Wednesday, and Friday, in the City of Placerville, County of El Dorado, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court to the County of El Dorado, State of California, under the date of March 7, 1952, Case Number 7258; that the notice, of which the annexed is a printed copy (set in type no smaller than non-pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

3/3

ALL IN THE YEAR 2021.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Placerville, California, this 3rd day
of MARCH, 2021

Melissa Rainey

Signature

NOTICE OF PUBLIC HEARING

The County of El Dorado Planning Commission will hold a public hearing in the Planning Commission Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on March 25, 2021, at 8:30 a.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 I 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] Agenda and Staff Reports are available prior at <https://eldorado.legistar.com/Calendar.aspx> All persons interested are invited to write their comments to the Planning Commission 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 Commission at, or prior to, the public hearing. Any written correspondence should be directed to the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us. To ensure delivery to the Commission prior to the hearing, written information from the public is encouraged to be submitted by Thursday the week prior to the meeting. Planning Services cannot guarantee that any FAX or mail received the day of the Commission meeting will be delivered to the Commission prior to any action. COUNTY OF EL DORADO PLANNING COMMISSION TIFFANY SCHMID, Executive Secretary March 3, 2021 3/3 8732