

Notice of Completion & Environmental Document Transmittal

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 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2017072027

Project Title: Montano De El Dorado Phase I and II Master PlanLead Agency: County of El DoradoContact Person: Tom PurcielMailing Address: 2850 Fairlane Court, Building CPhone: (530) 621-5355City: PlacervilleZip: 95667County: El Dorado**Project Location:** County: El DoradoCity/Nearest Community: El Dorado HillsCross Streets: Latrobe Road and White Rock RoadZip Code: 95762Longitude/Latitude (degrees, minutes and seconds): 38 ° 38 ' 39.9 " N / 121 ° 03 ' 59.2 " W Total Acres: 16.8Assessor's Parcel No.: _____ Section: 11 Twp.: 9N Range: 8E Base: MDMWithin 2 Miles: State Hwy #: Highway 50Waterways: CarsonAirports: noneRailways: noneSchools: Silva Valley and William**Document Type:**CEQA: NOP Draft EIRNEPA: NOIOther: Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec

(Prior SCH No.) _____

 Draft EIS

Other: _____

 Mit Neg Dec

Other: _____

 FONSI**MAY 29 2020****Local Action Type:** General Plan Update Specific Plan Rezone**STATE CLEARINGHOUSE** Annexation General Plan Amendment Master Plan Prezone Redevelopment General Plan Element Planned Unit Development Use Permit Coastal Permit Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____**Development Type:** Residential: Units _____ Acres _____ Office: Sq.ft. 4,600 Acres _____ Employees _____ Transportation: Type _____ Commercial: Sq.ft. 70,800 Acres _____ Employees _____ Mining: Mineral _____ Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____ Educational: _____ Waste Treatment: Type _____ MGD _____ Recreational: _____ Hazardous Waste: Type _____ Water Facilities: Type _____ MGD _____ Other: _____**Project Issues Discussed in Document:** Aesthetic/Visual Fiscal Recreation/Parks Vegetation Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement Coastal Zone Noise Solid Waste Land Use Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects Economic/Jobs Public Services/Facilities Traffic/Circulation Other: greenhouse gases**Present Land Use/Zoning/General Plan Designation:**Land Use Designation: Commercial (C); Zoned Regional Commercial-Design Control**Project Description:** (please use a separate page if necessary)

Project would expand the existing Montano de El Dorado retail center (Phase I) to include additional retail space, an office building, hotel, and a small amphitheater. Phase II would consist of a total of 10 buildings for a total floor area of approximately 75,400 square feet and 143,900 square feet of commercial and office uses. The project would also include the provision of outdoor special events within existing Phase I and within the proposed amphitheater and parking lots within Phase II.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>3</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>5</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>2</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date May 29, 2020 Ending Date July 13, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>Ascent Environmental</u>	Applicant: <u>Montano Ventures</u>
Address: <u>455 Capitol Mall, Suite 300</u>	Address: <u>1000 White Rock Road, Suite 700</u>
City/State/Zip: <u>Sacramento, CA 95814</u>	City/State/Zip: <u>EI Dorado Hills, CA 95630</u>
Contact: <u>Pat Angell</u>	Phone: <u>(916) 284-2555</u>
Phone: <u>(916) 764-0108</u>	

Signature of Lead Agency Representative:  Date: 5/29/20

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