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NOTICE OF AVAILABILITY EXTENDED PUBLIC REVIEW PERIOD
OF THE VINEYARDS AT EL DORADO HILLS PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT
SCH #2017102026

DATE: January 4, 2019
TO: Responsible Agencies and Interested Parties
FROM: El Dorado County, Community Development Services, Planning and Building
Department
2850 Fairlane Court, Building C
Placerville, CA 95667
Contact: Evan Mattes, Associate Planner
Email: evan.mattes@edcgov.us

SUBJECT: Extended public review timeline for the Vineyards at El Dorado Hills Project Draft EIR

NOTICE IS HEREBY GIVEN that El Dorado County, as Lead Agency, has completed a Draft Environmental Impact Report (Draft EIR) for the Vineyards at El Dorado Hills Project and has extended to the public review period to 90 days ending on February 5, 2019.

PROJECT LOCATION: The project site is east of 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 north of Malcolm Dixon Road in the area east of Salmon Falls Road (see Figure 2.0-2 in the Draft EIR). Access to the project site is provided from Malcolm Dixon Road. The project site is identified as Assessor's Parcel Number 126-100-24.

PROJECT DESCRIPTION: The proposed project is a clustered residential subdivision on 114.03 acres. The project includes subdivision of 42 single-family residential lots on a total of 42.23 acres. The remaining approximately 71.8 acres would include one 6.22-acre roadway lot and five open space lots totaling 65.58 acres. The project also includes utilities and transportation improvements. The project is requesting a density bonus, as provided by General Plan Policy 2.2.4.1 and Zoning Ordinance Section 130.28.060. The project is also requesting a rezone to add a Planned Development (-PD) overlay zone to the underlying RE-5 zoning.

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 Draft EIR provides an evaluation of the potential environmental impacts of the proposed project. The Draft EIR has identified

significant and unavoidable environmental impacts related to: substantial degradation of the existing visual character of the site and its surroundings, a substantial adverse change to a significant historical resource, as defined in CEQA Guidelines §15064.5, and cumulative degradation of the existing visual character of the region. 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: Copies of the Draft EIR are available for review Monday through Friday, between the hours of 8:00 a.m. and 5:00 p.m., at the El Dorado County, Planning and Building Department, 2850 Fairlane Court, Building C, Placerville, CA 95667, except on County holidays. The Draft EIR is also available online at: <https://www.edcgov.us/Planning/>

PUBLIC REVIEW TIMELINE: The 60-day public review period for the Draft EIR began November 7, 2018 and originally ended January 7, 2019. Pursuant to public comments received and the request of the project applicant the 60 day public review timeline has been extended to 90 days ending February 5, 2019. The County must receive all written comments within this time period. Written comments may be submitted to the attention of Evan Mattes, El Dorado County Associate Planner at the following:

El Dorado County, Community Development Services,
Planning and Building Department
2850 Fairlane Court, Building C
Placerville, CA 95667
Email: evan.mattes@edcgov.us

QUESTIONS: If you have any questions about this project, please contact Evan Mattes, El Dorado County Associate Planner, at evan.mattes@edcgov.us, or the Planning Department line at (530) 621-5355.