



Montano De El Dorado Phase I and II Master Plan Project

File Number: Z15-0002/P15-0006/PD15-0004/S17-0015

Board of Supervisors, August 10, 2021

Planning and Building Department - Planning Division



Planning Commission Recommendation Summary

- **On March 25, 2021, the Planning Commission heard the project and recommended the Board of Supervisors take following actions:**
1. Certification of the Project EIR and other CEQA actions;
 2. Rezoning from Regional Commercial - Community Design Review Combining Zone to Regional Commercial - Planned Development Combining Zone;
 3. Approval of Planned Development PD15-0004 as the official Development Plan;
 4. Approval of Tentative Parcel Map P15-0006; and
 5. Approval of Conditional Use Permit S17-0015 for outdoor special events and office uses

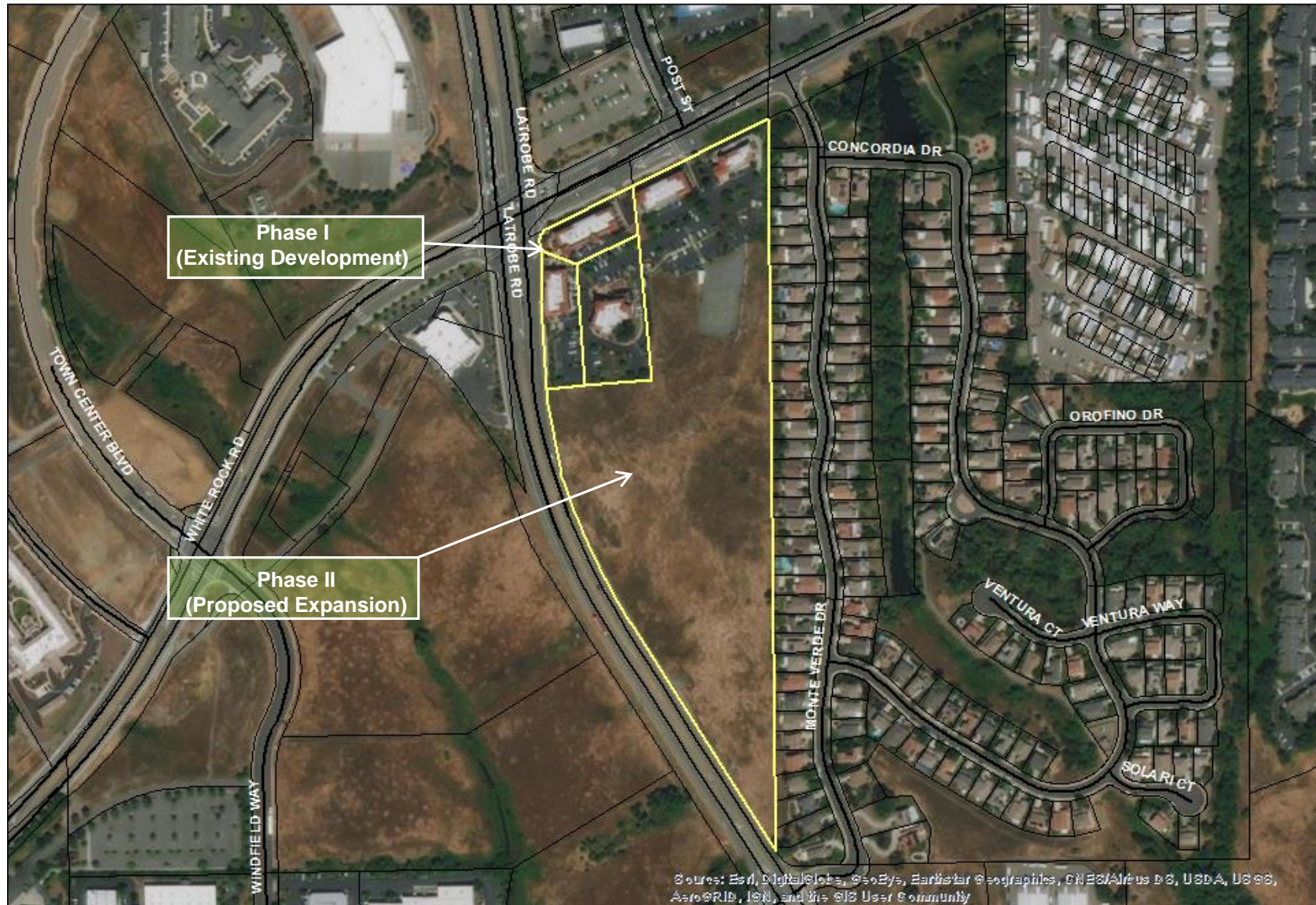


Planning Commission Recommendation Summary

- **Recommendation included specific amendments to Conditions of Approval (COA) and Revised Exhibits:**
 - Transportation COAs (e.g. frontage road improvements and timing)
 - Planning COAs (noise, building height reduction, relocation of trash enclosure)
 - Mitigation Measures (e.g. notification of rock blasting)
 - Revised Project Exhibits (e.g. Site Plan, Landscaping Plan)



Site Aerial Photo





Existing Commercial Center (Montano De El Dorado Phase I)

- 5 commercial buildings on 4 separate parcels totaling 20.1-acres
- 39,645 square feet of commercial floor area
- 241 parking spaces
- Outdoor lighting, landscaping, signage



Phase I
(Existing
Development)



Proposed Project- Proposed Expansion (Montano De El Dorado Phase II)

- 9 commercial buildings and 11 parcels totaling 16.1-acres
- Approx. 80,000 sf of commercial floor area
- 100-room boutique hotel
- Community pavilion
- 526 parking spaces
- Outdoor lighting, landscaping, and signage similar to Phase I



Phase II
(Proposed
Expansion)

Source: Esri, DigitalGlobe, Geo
Aero, IGN, iGeo, and the GIS U



Site Plan

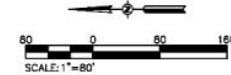
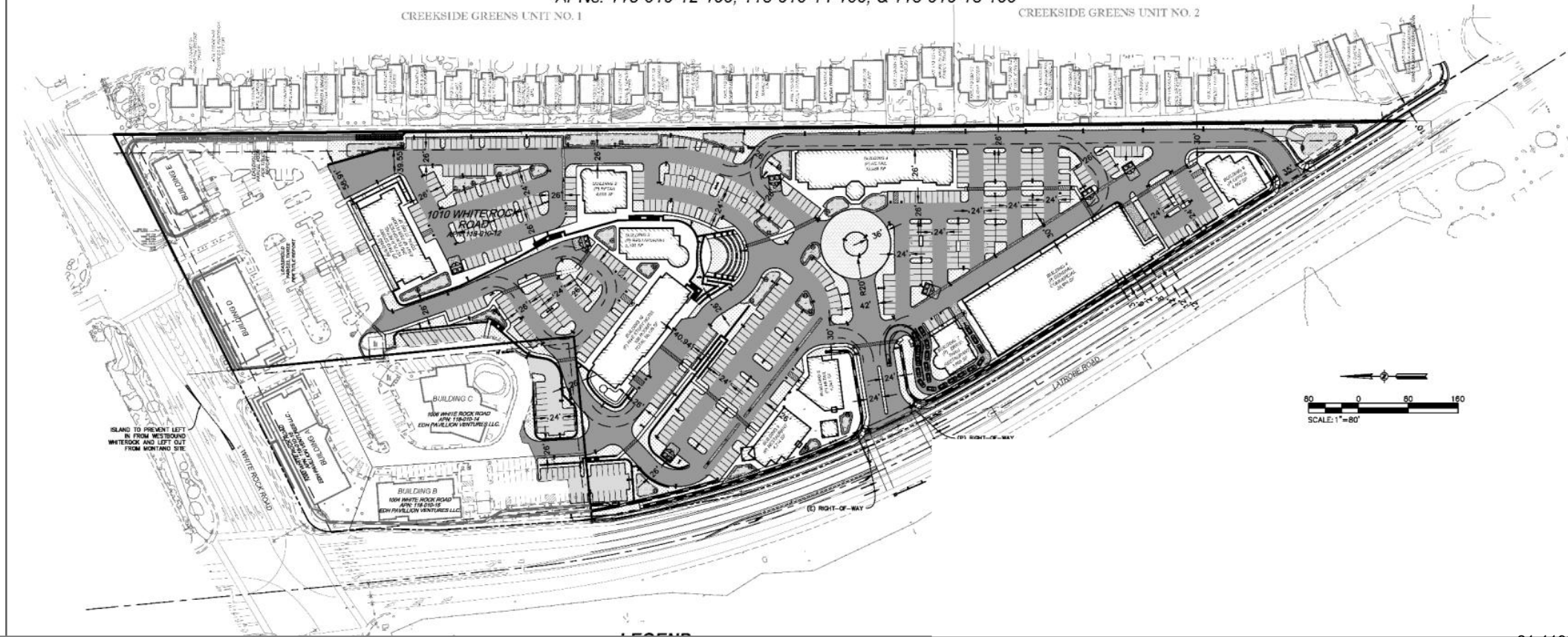
MONTANO DE EL DORADO PHASE II MASTER PLAN PRELIMINARY SITE PLAN

WHITE ROCK ROAD & LATROBE ROAD
EL DORADO HILLS, CA
COUNTY OF EL DORADO

APNs: 118-010-12-100, 118-010-14-100, & 118-010-15-100

CREEKSIDE GREENS UNIT NO. 1

CREEKSIDE GREENS UNIT NO. 2



DESIGN	BY	CHECK	NO.	REVISION	DATE	BY	APPROV
DESIGN	13M	REF					
DRAWN	13M	18T					
QUANT.			2				
0 ORIGINAL SCALE IS IN INCHES							

PROFESSIONAL SEAL
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 STATE OF CALIFORNIA
 No. 60888
 PRELIMINARY
 NOT FOR
 CONSTRUCTION

REF ENGINEERING, INC.
 CIVIL ENGINEERING • PLANNING • SURVEYING
 2000 Douglas Blvd., Suite 100, Roseville, CA 95661
 PH: 916-284-2555
 WWW: REEngineering.com

PROPERTIES, INC. CA
 100 COLLEGE BLVD., # 200
 OAKLAND, CA 94612
 JIVAL PERKINS
 916-284-2555

EL DORADO HILLS, CA



Revised Architectural Elevations of Tower Building (Commission Exhibit Q)



West Elevation



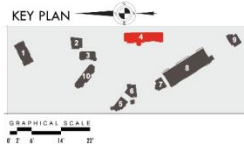
North Elevation



South Elevation

EXTERIOR MATERIALS & FINISHES

P-1 DUNN EDWARDS #6049 "CHAPS" (PAINT)	S-1 EL DORADO STONE - PONDEROSA CLIFFSTONE (STONE MASONRY)
P-2 DUNN EDWARDS #5322 "PALE PEARL" (PAINT)	R-1 REDLAND CLAY TILE CO. - BAJA MISSION TILE (ROOF TILE)
P-3 DUNN EDWARDS #5359 "CROSSROADS" (PAINT)	FA-1 SUNBRELLA COLOR #8631 "BURGANDY" (FABRIC AWNING)
P-4 DUNN EDWARDS #5188 "RUDDY OAK" (PAINT)	FA-2 SUNBRELLA COLOR #8637 "FOREST GREEN" (FABRIC AWNING)
P-5 DUNN EDWARDS #6220 "POROUS STONE" (PAINT)	FA-3 SUNBRELLA COLOR #8608 "BLACK" (FABRIC AWNING)
P-6 DUNN EDWARDS #6350 "DARK ENGINE" (PAINT)	FA-4 SUNBRELLA COLOR #8621 "TRUE BROWN" (FABRIC AWNING)
P-7 SHERWIN WILLIAMS #7100 "ARCADE WHITE" (PAINT)	



MONTANO DE EL DORADO

CONCEPTUAL ELEVATIONS

BUILDING-04 A



EL DORADO, CA

16518 ISSUE DATE: 06-17-21

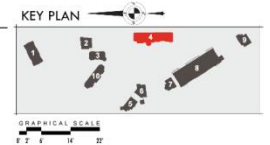
1478 STONE POINT DRIVE SUITE 358 ROSEVILLE, CA 95661 T916 782 7200 borgesarch.com



East Elevation (Rear)

EXTERIOR MATERIALS & FINISHES

P-1 DUNN EDWARDS #6049 "CHAPS" (PAINT)	S-1 EL DORADO STONE - PONDEROSA CLIFFSTONE (STONE MASONRY)
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MONTANO DE EL DORADO

CONCEPTUAL ELEVATIONS

BUILDING-04 B



EL DORADO, CA

16518 ISSUE DATE: 06-17-21

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Architectural Elevations - Proposed Hotel

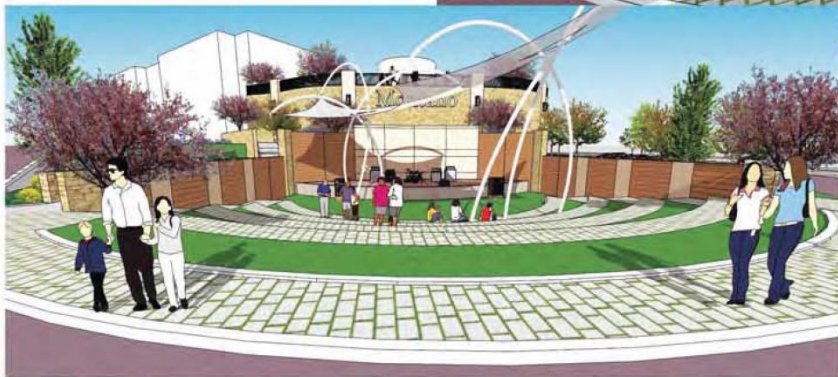


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Architectural Elevations - Proposed Community Pavilion

PERSPECTIVE VIEWS



MONTANO DE EL DORADO II

AMPHI THEATER CONCEPTUAL DESIGN

EL DORADO, CA

16010 ISSUE DATE: 07-26-17

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Borges
ARCHITECTURAL GROUP



Planning Commission Recommendation

The Planning Commission Recommends the Board Take the Following Actions:

1. Adopt Resolution 098-2021 to certify the EIR (SCH No. 2017072027) for the Montano De El Dorado Phase I and II Master Plan Project; adopt the Project Mitigation Monitoring and Reporting Program (MMRP); and adopt the Statement of Overriding Considerations in compliance with CEQA Guidelines;
2. Adopt Rezone Z15-0002 rezoning the project parcels from Regional Commercial - Community Design Review Combining Zone to Regional Commercial - Planned Development Combining Zone;



Planning Commission Recommendation (Cont.)

3. Approval of Planned Development PD15-0004 as the official Development Plan for the Montano De El Dorado Phase I and II Master Plan;
4. Approval of Tentative Parcel Map P15-0006;
5. Approval of Conditional Use Permit S17-0015 for outdoor special events and office uses.



End of Presentation