



Montano De El Dorado Phase I and II Master Plan Draft EIR

El Dorado County Planning Commission Meeting

June 25, 2020



Overview of Presentation

- ▀ Provide an overview of the proposed Montano De El Dorado Phase I and II Master Plan and its environmental review process
- ▀ Summary of Draft Environmental Impact Report (EIR)
- ▀ Receive comments on the adequacy of the Draft EIR
- ▀ **No consideration or action on the project will occur at today's meeting.**



Overview of Montano De EL Dorado Phase I and II Master Plan



Project Site and Existing Conditions

- Located at the southeast corner of the Latrobe Road and White Rock Road Intersection
- Montano De El Dorado Phase I is developed and consists of 68,500 square feet of commercial uses
- Phase II (16.8 acres) would be located south of Phase I and is zoned Regional Commercial



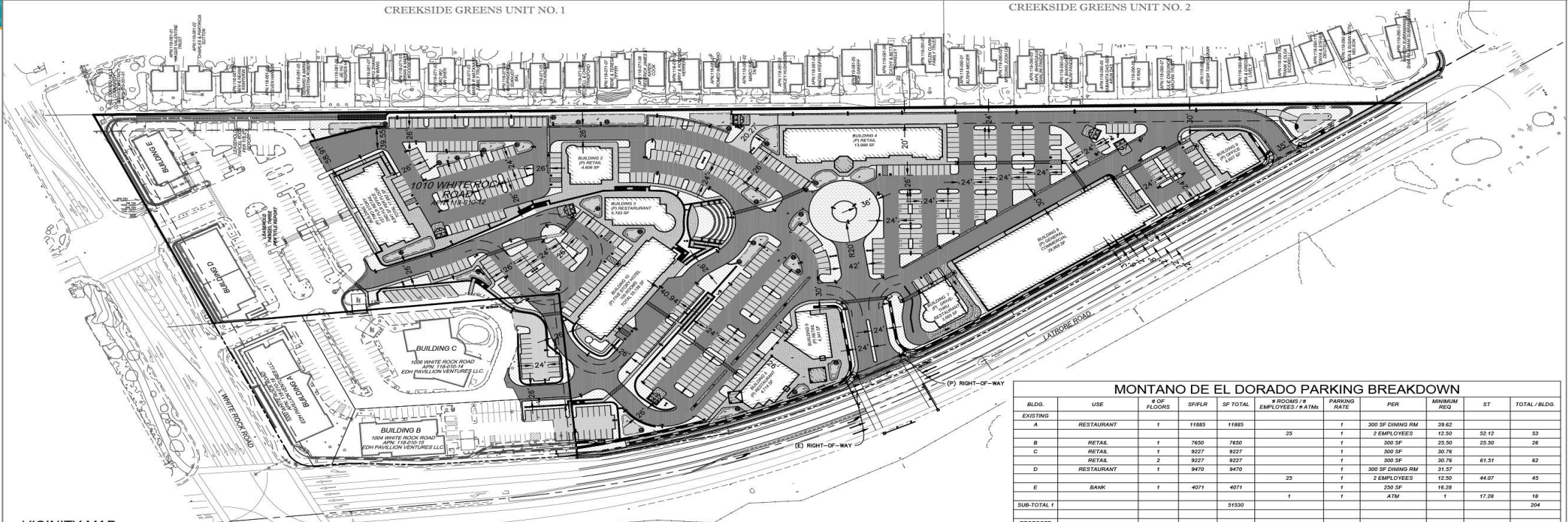


Proposed Development

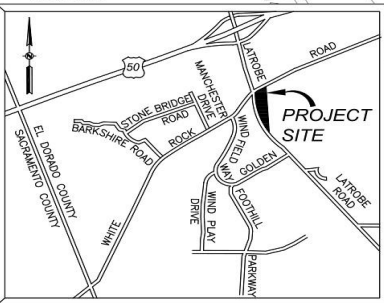
- 10 commercial and office buildings consisting of approximately 75,400 square feet in Phase II (143,900 total square feet for entire Montano De El Dorado Center)
- Building/architectural feature heights ranging from 24 to 70 feet above finished grade
- On-site amphitheater
- New signalized intersection for new project driveway on Latrobe Road
- Wall/landscape treatments to buffer from existing residents
- Off-site wastewater improvements



Site Plan



VICINITY MAP
NOT TO SCALE



LEGEND:

FIRE TURNING RADII
INNER RADIUS=40'
INNER RADIUS=56'



MONTANO DE EL DORADO PARKING BREAKDOWN										
BLDG.	USE	# OF FLOORS	SF/FLR	SF TOTAL	# ROOMS / # EMPLOYEES / # ATMs	PARKING RATE	PER	MINIMUM REQ.	ST	TOTAL / BLDG.
EXISTING										
A	RESTAURANT	1	11885	11885		1	300 SF DINING RM	39.62		
B	RETAIL	1	7650	7650	25	1	2 EMPLOYEES	12.50	50.12	53
C	RETAIL	1	9227	9227		1	300 SF	25.50	25.50	26
D	RETAIL	2	9227	9227		1	300 SF	30.76	61.51	62
E	RESTAURANT	1	9470	9470		1	300 SF DINING RM	31.57		
						25	1	2 EMPLOYEES	12.50	44.07
							1	250 SF	16.28	
							1	ATM	1	17.28
										204
SUB-TOTAL 1				51530						
PROPOSED										
1	RETAIL	12	8841	8841		1	300 SF	29.47		
1	OFFICE	8841	8841			1	250 SF	35.36	64.83	65
2	RETAIL	1	4606	4606		1	300 SF	15.35	15.35	16
3	RESTAURANT	1	5193	5193		1	300 SF DINING RM	17.31		
3					25	1	2 EMPLOYEES	12.50	29.81	30
4	RETAIL	1	13988	13988		1	300 SF	46.63	46.63	47
5	RESTAURANT	1	4714	4714		1	300 SF DINING RM	15.71		
5					25	1	2 EMPLOYEES	12.50	28.21	29
6	RETAIL	1	4341	4341		1	300 SF	14.47	14.47	15
7	DRIVE-THRU RESTAURANT	1	3663	3663		1	300 SF GFA	12.22	12.22	13
8	GENERAL COMMERCIAL	1	29968	29968		1	200 SF ALIA	149.84	149.84	150
9	OFFICE	1	4607	4607		1	250 SF	18.43	18.43	19
10	HOTEL	2, 3, 4, & 5	11260	45040	100	1.2	GUEST ROOM	120.00		
10	OFFICE	1	1246	1246		1	50% OF 250 SF	2.49		
10	CHECK-IN ENTRY	1	1830	1830		1	50% OF 300 SF	3.08		
10	BAR	1	3500	3500		1	300 SF	11.67		
10					12	1	2 EMPLOYEES	8.50		
10	MEETING ROOMS	1	3500	3500		1	50% OF 50 SF	35.00	178.24	179
SUB-TOTAL 2				143900						563
ESTIMATED PARKING REQUIRED										
PARKING PROVIDED										
							REGULAR	COMPACT	ACCESSIBLE	
EXISTING							158	73	10	241
PROPOSED							468	39	19	526
TOTAL PROVIDED							626	112	29	767



Architectural Renderings





Architectural Renderings





Proposed Entitlements

- ▀ Rezone to Regional Commercial-Planned Development
- ▀ Commercial Tentative Parcel Map to create 12 lots
- ▀ Planned Development Permit
- ▀ Conditional Use Permit for outdoor special events in Phase I and Phase II and office uses



Environmental Review Process



What is CEQA?

- California Environmental Quality Act (CEQA)
- Public disclosure process
- Public participation is essential
- Avoid or mitigate for environmental impacts
- Certification of EIR does not indicate approval of project



What is an EIR?

- An informational document
 - Discloses information about the effects a proposed project could have on the environment
 - Identifies mitigation measures
 - Describes feasible alternatives to the proposed project
 - Provides opportunity for public comment
- Must be certified prior to project approval



What is an EIR? (cont.)

What an EIR Does...

- ▀ Analyzes the environmental effects of the project
- ▀ Discloses information about the effects a project could have on the environment
- ▀ Identifies mitigation measures
- ▀ Describes feasible alternatives to the proposed project
- ▀ Solicits agency and public input throughout process



What is an EIR? (cont.)

What an EIR Does Not Do...

- ▀ Does not require mitigation for existing environmental conditions
- ▀ Does not advocate for the project under evaluation
- ▀ Does not require project denial due to significant environmental impacts
- ▀ Does not address economic and social issues (e.g., property values)



Environmental Issues Evaluated in the Draft EIR

- Aesthetics
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gases
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Noise and Vibration
- Public Services
- Traffic and Circulation
- Utilities and Service Systems
- Cumulative Impacts



Significant and Unavoidable Impacts in the Draft EIR

- ▀ Construction noise (Impact 3.10-1)
- ▀ Construction vibration (Impact 3.10-2)
- ▀ Increases in vehicle miles traveled under project conditions (Impact 3.12-1)
- ▀ Increases in vehicle miles traveled under cumulative conditions (Impact 4-14)



Alternatives Considered in the Draft EIR

- ▀ Alternative 1: No Project – No Development Alternative
- ▀ Alternative 2: Modification of Special Events Alternative
- ▀ Alternative 3: Reduced Development Alternative



Submittal of Comments on the Draft EIR

▀ **Direct Written Comments to:**

El Dorado County Planning and Building Department
Planning Division

Attn: Tom Purciel

2850 Fairlane Court

Placerville, CA 95667

Or e-mail to: montano@edcgov.us

▀ **Draft EIR comment period ends on Monday July 13, 2020 at 5:00 p.m.**



Next Steps in Process

- ▀ Preparation and release of the Final EIR (Fall 2020)
- ▀ Planning Commission Hearing on Final EIR and project (Late 2020/Early 2021)
 - Make recommendation to Board of Supervisors (Board) on both project and project Final EIR
- ▀ Board Hearing (Late 2020/Early 2021)
 - Certify Final EIR
 - Take action on the project