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**NOTICE OF AVAILABILITY
OF A DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE MONTANO DE EL DORADO PHASE I AND II MASTER PLAN
(State Clearinghouse No. 2017072027)**

Date: May 29, 2020
To: Interested Agencies and Individuals
From: Planning and Building Department, Planning Division

The Planning and Building Department, Planning Division, as the Lead Agency, has prepared a Draft Environmental Impact Report (DEIR) for the proposed Montano De El Dorado Phase I and II Master Plan Project. The DEIR has been prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Sections 2100 et seq. and the CEQA Guidelines (14 California Code of Regulations [CCR] Sections 1500 et seq.).

DOCUMENT AVAILABILITY AND REVIEW PERIOD: This DEIR is available for public and agency review for a 45-day period beginning **Saturday, May 30, 2020 and ending Monday, July 13, 2020**. The purpose of this comment period is to consider the content of the DEIR and the potential environmental impacts that may result from project implementation, not the positive or negative attributes of the Project itself. Comments pertaining to the impact analysis, criteria and thresholds, mitigation measures, and alternatives presented in the DEIR will be considered by the County during preparation of the Final EIR (FEIR). The FEIR will include copies of comments and the County's responses to comments pertaining to the environmental analysis provided in the DEIR. The DEIR and supporting information may be reviewed and/or obtained at the following location:

Planning and Building Department- Planning Services Webpage: <https://www.edcgov.us/government/Planning>.

To comply with social distancing requirements and the stay at home order from Governor Gavin Newsom, the public counter at the Planning and Building Department and the County libraries identified below is closed until further notice. In the event the existing order is modified and/or lifted, copies of the DEIR may be available at one or more of the locations below:

El Dorado County Planning and Building Department 2850 Fairlane Court, Building C Placerville, CA 95667	El Dorado County Main Library 345 Fair Lane Placerville, California 95667	El Dorado County El Dorado Hills Library 7455 Silva Valley Pkwy. El Dorado Hills, CA 95762	El Dorado County Cameron Park Library 2500 Country Club Drive Cameron Park, CA 95682
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All written public and agency comments on the DEIR must be received by 5:00 PM on **Monday, July 13, 2020** and should be directed to: El Dorado County Planning and Building Department, Planning Division, **Attention: Tom Purciel, 2850 Fairlane Court, Placerville, CA 95667**. Please include the name of the contact person of your agency, if applicable. Comments may be submitted via email to montano@edcgov.us. Comments submitted via email must either be included in the body text of the message or as an attachment in Microsoft® Word or Adobe® PDF format. Comments may also be submitted via fax to (530) 642-0508.

PUBLIC WORKSHOP: The DEIR is scheduled for a public workshop before the Planning Commission on **June 25, 2020**. The purpose of this workshop is to present information on the DEIR and receive public input; **no action will be taken**. To subscribe to Planning Commission agendas and minutes visit:

https://www.edcgov.us/Government/planning/Pages/planning_commission.aspx and register your email address with the County's free email subscription service. When registering, please select "Planning Commission agenda" from the list of topics provided. Planning Commission agendas are posted online no less than 72 hours prior to the meeting at: <https://eldorado.legistar.com/Calendar.aspx>.

PROJECT INFORMATION

LOCATION:

The Montano De El Dorado existing Phase I and proposed Phase II Master Plan (project) is located in 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 approximately 0.5 miles south of U.S. Highway 50 on the east side of Latrobe road, 500 feet south of the intersection with White Rock Road (see Exhibits 1 and 2 in the Draft EIR). Access to the project site is provided from White Rock Road. Existing land uses adjacent to the project site include single-family residential uses along Monte Verde Drive (Creekside Greens Development) to the east/southeast and the commercial development of El Dorado Hills Town Center to the north. Latrobe Road borders the west/southwest boundary of the site with developed and undeveloped land located just west of Latrobe Road. The southernmost portion of the site tapers into a point just before the intersection of Latrobe Road and Monte Verde Drive. The project site is identified as Assessor's Parcel Number 118-010-012.

PROJECT DESCRIPTION:

The Phase I project site is an existing commercial center consisting of five structures totaling 39,645 square feet in size located on four parcels totaling 20.1 acres. Uses include retail, restaurants, and a bank.

The proposed Phase II project site is approximately 16.8 acres (731,808 square feet) of undeveloped nonnative grassland and ranges in elevation from approximately 575 to 640 feet above sea level sloping gently north to south.

Project Characteristics

1. Site Design

The Phase II expansion of the existing commercial center (Phase I of the Montano de El Dorado Master Plan) located south of the project site that would include additional retail space, an office building, a hotel, and a small amphitheater to host occasional events (see Exhibit 3). Architectural design of proposed Phase II would match the design of existing Phase I. Other than minor parking improvements, the Phase I site would remain unaffected.

The proposed retail element of the project consists of the development of eight buildings containing approximately 74,000 square feet (sq. ft.) of retail space. These buildings would range in size from 3,200 sf to 30,000 sf with suite sizes ranging from 1,000 sq. ft. to a maximum of 30,000 square feet. As shown in Exhibit 3, the retail buildings would be dispersed along the eastern and western boundaries of the site with one of the retail buildings located near the center of the site. The retail buildings would be between 24 and 50 feet in height, with some architectural elements reaching 70 feet in height.

A proposed office building containing approximately 6,000 sq. ft. of office space would be in the southernmost portion of the site with a maximum height of 43 feet.

An approximate 63,000 square foot hotel is proposed on the north-western portion of the project site at Latrobe Road (south of the existing Pottery World Building). The hotel would include up to 99 guest rooms, two ground level conference rooms (approximately 1,000 square feet each), a lobby area, and other typical amenities featured in boutique non-full-service hotels (e.g., a small sundry sales area and minimal bar area). The hotel building would be diagonally positioned along the western boundary of the project site. To compensate for hillside elevation variations, the hotel would be terraced where the parking area on the north side of the building is at the second level of the hotel and the west side of the building hosts the main entrance at the first level with the porte-cochere facing the proposed

main signalized entrance to the shopping center is at Post Street and Latrobe Road. The hotel would be four-stories and 47 feet in height, with some architectural elements reaching 52 feet in height.

A small amphitheater is proposed near the center of the site to host occasional local events for the El Dorado Hills community and others who are visiting the area. Typical events may include plays, music, and local celebrations. The amphitheater would be constructed in a lowered grade configuration to minimize and contain noise levels from travelling into nearby neighborhoods. Specifically, the stage area would be located approximately 15 feet lower than the top of the viewing area to the south, and approximately 20 feet lower than the grade level of a retail building proposed just north (see Exhibit 3). Sound barrier walls would surround the stage at approximately 20 feet below grade on three sides and heavy landscaping would further dampen noise as well as add ambiance. The seating area facing the stage would be a combination concrete/grass “step down” area that gradually transitions to the lowered stage area.

2. Access, Circulation, and Parking

The north entrance to the project would be at the existing signalized Post Street and White Rock Road intersection that introduces an extension of Post Street southward to the proposed Latrobe Road entrance. The primary roadway that bisects through the shopping center would be Post Street, which will extend from the currently constructed Post Street at White Rock Road extending southward through the plaza and terminating at the proposed new signalized Latrobe Road entrance. An existing secondary point of ingress/egress (right in/right out only) for the existing retail center is located along White Rock Road. A proposed secondary point of ingress/egress (right in/right out only) is proposed on Latrobe Road near the southern tip of the project site. Approximately 534 new parking spaces would be created to serve the site. Pedestrian circulation includes a sidewalk extension and connection to Monte Verde Way.

3. Improvements and Infrastructure

The project would extend infrastructure into the site to serve the proposed commercial use, including an off-site sewer facility improvement along Golden Foothill Parkway. Parking lot and building lighting would be “night sky friendly” consistent with Montano de El Dorado Phase I. During installation of outdoor lighting at the project site, outdoor lighting at the existing retail center would be converted from incandescent to light-emitting diode (LED) to conform with proposed LED outdoor lighting of the project site. Water-efficient landscaping, including parking lot shade trees, would be provided throughout the site and consistent with the character of surrounding landscaping. Future improvements would also include on-site signage based on an approved sign program for the project parcels consistent with Chapter 130.36 (Signs) of County Code.

4. Outdoor Special Events

The project includes outdoor special events within existing Phase I and within the proposed amphitheater and parking lots within Phase II. Events at the proposed amphitheater would not conduct music more than once per week and would not be in operation for any music, plays, and presentations later than 9:00 p.m. All events would end no later than 9:00 p.m. except occasional outdoor movie nights (April-September) which would end at 10:00 p.m.

Potential outdoor events could consist of uses either the same or similar to the following:

Table 2-11 Sample Outdoor Special Events Schedule (Illustrative Only)

Typical Month	Typical Events	Typical Location on Site - (see DEIR Figure 2-14)	Attendance Estimate
January	▶ Community Blood Drive at the Amphitheater	Red	100
February	▶ Bridal Fashion Show at the Amphitheater	Red	100
March	▶ Fashion Show at the Amphitheater	Red	100
	▶ Montano Chile Cookoff/plaza Wide Craft Fair Charity Event	Green	200
April	▶ Easter Event/Egg Hunt	Orange	100

Table 2-11 Sample Outdoor Special Events Schedule (Illustrative Only)

Typical Month	Typical Events	Typical Location on Site - (see DEIR Figure 2-14)	Attendance Estimate
	<ul style="list-style-type: none"> ▶ Monday Movie at Montano - Amphitheater ▶ St. Patrick's Day Event 	<p style="text-align: center;">Red</p> <p style="text-align: center;">Purple</p>	<p style="text-align: center;">75</p> <p style="text-align: center;">75</p>
May	<ul style="list-style-type: none"> ▶ Memorial Day Music - Amphitheater ▶ El Dorado Music Theater (EDMT) Play (4 days) ▶ Local Wine Crush and Arts Festival ▶ Monday Movie at Montano - Amphitheater ▶ Amphitheater Music – limited amplification 5:30pm-8:30pm 	<p style="text-align: center;">Red</p> <p style="text-align: center;">Red</p> <p style="text-align: center;">Green</p> <p style="text-align: center;">Red</p> <p style="text-align: center;">Red</p>	<p style="text-align: center;">150</p> <p style="text-align: center;">150</p> <p style="text-align: center;">350</p> <p style="text-align: center;">75</p> <p style="text-align: center;">75</p>
June	<ul style="list-style-type: none"> ▶ Farmers Market 2nd Saturday ▶ Taste of El Dorado County – Food, Wine, and Crafts ▶ Monday Movie at Montano - Amphitheater ▶ Amphitheater Music – limited amplification 5:00 pm-8:00 pm 	<p style="text-align: center;">Orange</p> <p style="text-align: center;">Green</p> <p style="text-align: center;">Red</p> <p style="text-align: center;">Red</p>	<p style="text-align: center;">175</p> <p style="text-align: center;">150</p> <p style="text-align: center;">75</p> <p style="text-align: center;">150</p>
July	<ul style="list-style-type: none"> ▶ July 4th Celebration in Coordination with Town Center ▶ Farmers Market 2nd Saturday ▶ Amphitheater Music – limited amplification 5:30pm-8:30pm (Saturdays) ▶ Monday Movie at Montano - Amphitheater 	<p style="text-align: center;">Orange</p> <p style="text-align: center;">Orange</p> <p style="text-align: center;">Red</p> <p style="text-align: center;">Red</p>	<p style="text-align: center;">300</p> <p style="text-align: center;">175</p> <p style="text-align: center;">150</p> <p style="text-align: center;">150</p>
August	<ul style="list-style-type: none"> ▶ Farmers Market 2nd Saturday ▶ El Dorado Music Theater (EDMT) Play - Amphitheater ▶ Amphitheater Music – limited amplification 5:30pm-8:30pm (Saturdays) ▶ Perks and Paws Festival to Benefit Humane Society ▶ Monday Movie at Montano - Amphitheater 	<p style="text-align: center;">Orange</p> <p style="text-align: center;">Red</p> <p style="text-align: center;">Red</p> <p style="text-align: center;">Orange</p> <p style="text-align: center;">Red</p>	<p style="text-align: center;">175</p> <p style="text-align: center;">150</p> <p style="text-align: center;">150</p> <p style="text-align: center;">300</p> <p style="text-align: center;">75</p>
September	<ul style="list-style-type: none"> ▶ 9/11 Patriots/Veterans Event ▶ Farmers Market 2nd Saturday ▶ Monday Movie at Montano - Amphitheater ▶ Amphitheater Music – limited amplification 5:30pm-8:30pm (Saturdays) 	<p style="text-align: center;">Blue</p> <p style="text-align: center;">Orange</p> <p style="text-align: center;">Red</p> <p style="text-align: center;">Red</p>	<p style="text-align: center;">150</p> <p style="text-align: center;">175</p> <p style="text-align: center;">75</p> <p style="text-align: center;">75</p>
October	<ul style="list-style-type: none"> ▶ Oktoberfest (2-4 days) Primarily at 36 Handles Pub. ▶ Craft Brew Tasting and Blue Grass ▶ Monday Movie at Montano - Amphitheater ▶ Classic Car Show 	<p style="text-align: center;">Purple</p> <p style="text-align: center;">Green</p> <p style="text-align: center;">Red</p> <p style="text-align: center;">Orange</p>	<p style="text-align: center;">350</p> <p style="text-align: center;">50</p> <p style="text-align: center;">50</p> <p style="text-align: center;">150</p>
November	<ul style="list-style-type: none"> ▶ Cornish Craft Festival and Merchant Each Saturday (Thanksgiving to Christmas) Plaza Wide ▶ Talent Show to Benefit Charity Groups 	<p style="text-align: center;">Phase I and II</p> <p style="text-align: center;">Red</p>	<p style="text-align: center;">250</p> <p style="text-align: center;">150</p>
December	<ul style="list-style-type: none"> ▶ Cornish Craft and Merchant Festival Each Saturday (Thanksgiving to Christmas) Plaza Wide ▶ Christmas Special/Charity Event 	<p style="text-align: center;">Phase I and II</p> <p style="text-align: center;">Phase I and II</p>	<p style="text-align: center;">250</p> <p style="text-align: center;">250</p>



Anticipated Locations of Proposed Special Events (Circled) [From DEIR Figure 2-14]

Proposed Entitlement Requests:

- A Rezone (Z15-0002) of the 16.85-acre Phase II property from Regional Commercial- Design Control (CR-DC) to Regional Commercial- Planned Development;
- A Commercial Tentative Parcel Map (P15-0006) on the 16.85-acre Phase II parcel creating a total of 12 commercial lots, ranging from 0.72 acres to 3.48 acres in size, as part of the proposed Montano De El Dorado Phase 2 Development Plan; and
- A Planned Development Permit (PD15-0004) for the existing Montano De El Dorado Phase 1 Development and the proposed Phase II expansion. The proposed Phase 2 of the development would include approximately 74,000 square feet of retail/commercial space within eight buildings, 6,000 square feet of office space, 63,000 square feet, 99-room hotel, and an amphitheater.
- Modifications to an existing Conditional Use Permit (S17-0015) for Phase I to allow outdoor special events and office uses within existing Phase 1 and the proposed Phase II.

Additional project information can be accessed via the following web link, using a search by project number:

<https://edc-trk.aspgov.com/etrakit/Search/project.aspx>

Significant Environmental Effects:

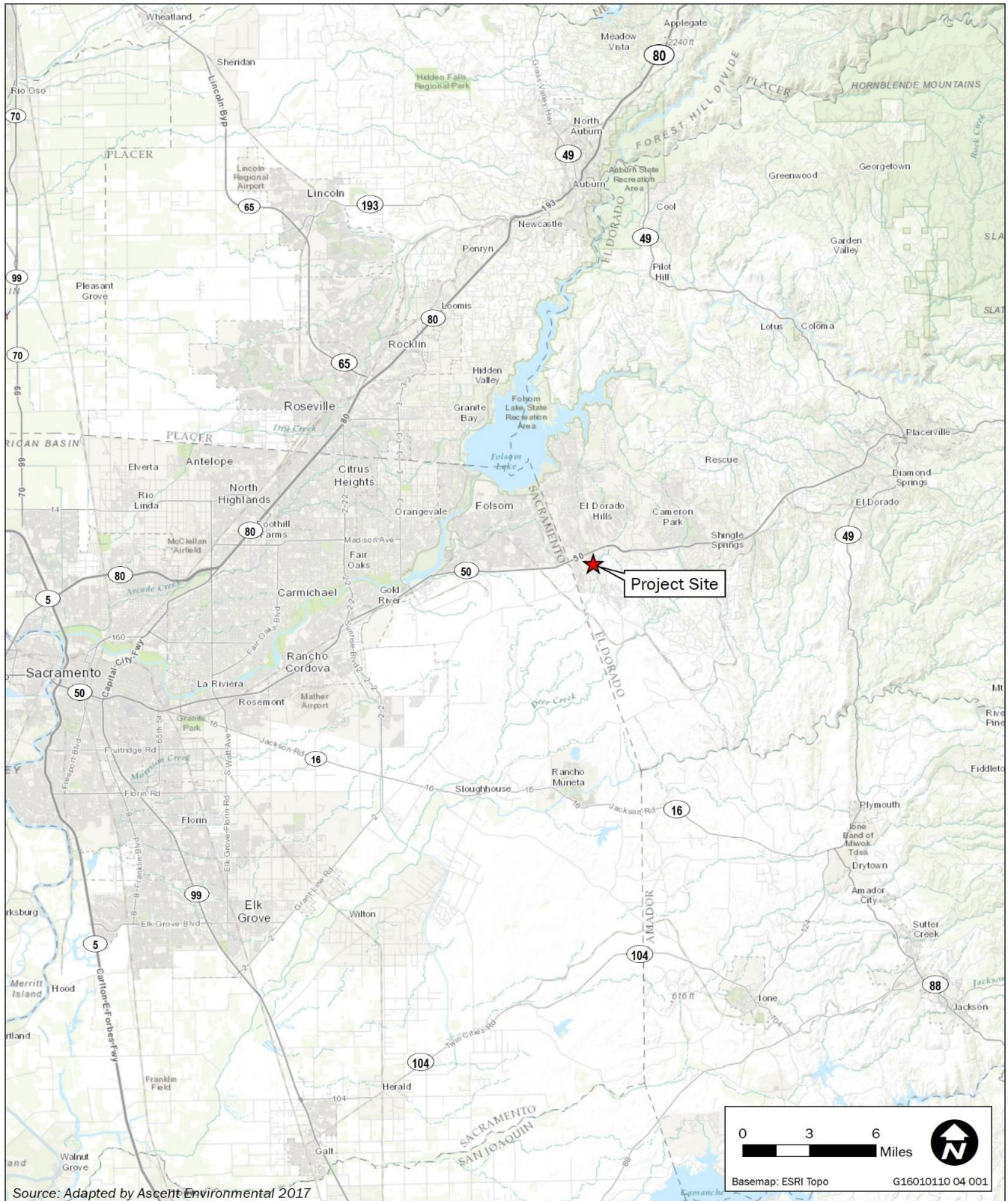
Significant environmental effects addressed in the Draft Environmental Impact Report (DEIR) include Aesthetics, Air Quality, Biological Resources, Cultural and Tribal Cultural Resources, Greenhouse Gas Emissions, Noise and Vibration and Transportation/Traffic.

Attachments:

Exhibit 1 – Regional Map

Exhibit 2 – Project Site

Exhibit 3 – Preliminary Site Plan



Source: Adapted by Ascent Environmental 2017

Exhibit 1

Regional Map

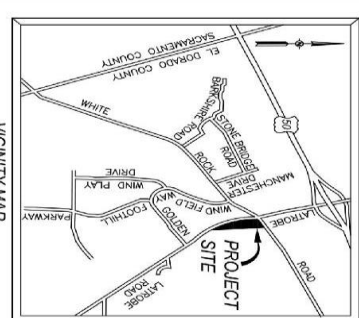
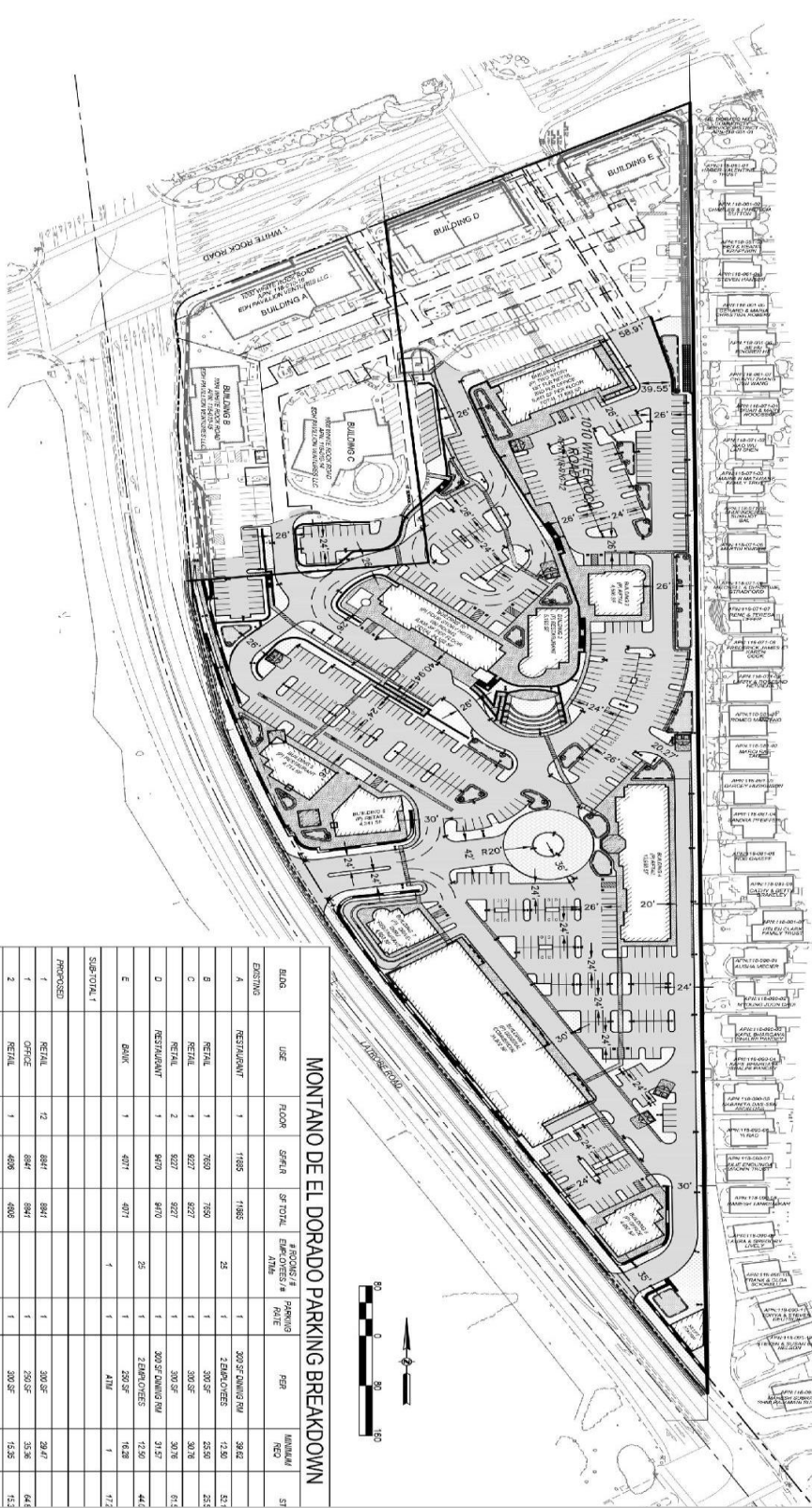




Exhibit 2

Project Site





VICINITY MAP
NOT TO SCALE

LEGEND:
 FIRE TURNING RADIUS
 INNER RADIUS=45'
 OUTER RADIUS=55'

APPROXIMATE DATE
 SOURCE: FIRE DEPARTMENT, INC. 2019

MONTANO DE EL DORADO PARKING BREAKDOWN

BUILDING	USE	FLOOR	SQ.FT./FLOOR	SQ.FT. TOTAL	# ROOMS / # EMPLOYEES / # ATMs	PARKING SPACES	PER FEET	MINIMUM REQ'D	ST
EXISTING									
A	RESTAURANT	1	11835	11835	1	1	200 SF DINING RM	3942	51
B	RETAIL	1	7650	7650	25	1	2 EMPLOYEES	1230	51
C	RETAIL	1	6277	6277	1	1	300 SF	2530	25.3
D	RESTAURANT	1	8170	8170	1	1	200 SF DINING RM	3076	61.5
E	BANK	1	4971	4971	25	1	2 EMPLOYEES	1230	44.6
PROPOSED									
SUB-TOTAL 1									
PROPOSED									
1	RETAIL	12	8841	8841	1	1	300 SF	2947	64.6
2	OFFICE	1	4637	4637	1	1	250 SF	3536	64.6
3	RESTAURANT	1	4086	4086	1	1	300 SF	1535	13.3
4	RETAIL	1	5193	5193	1	1	200 SF DINING RM	1731	13.3
5	RETAIL	1	1588	1588	25	1	2 EMPLOYEES	1230	28.6
6	RESTAURANT	1	4714	4714	1	1	300 SF	483	48.6
7	RESTAURANT	1	4237	4237	25	1	2 EMPLOYEES	1530	28.2
8	RETAIL, GROCERY	1	3192	3192	1	1	300 SF	1941	19.3
9	OFFICE	1	4837	4837	1	1	250 SF	1230	15.4
10	OFFICE	2, 3, 4	8839	29514	100	12	GUEST ROOMS	12030	
11	OFFICE	1	1038	1038	1	1	50% OF 200 SF	238	
12	OFFICE	1	600	600	1	1	50% OF 200 SF	238	
13	OFFICE	1	3000	3000	1	1	50% OF 200 SF	238	
14	MEETING ROOMS	1	3000	3000	1	1	50% OF 200 SF	3000	166
SUB-TOTAL 2									
TOTAL ESTIMATED REQUIRED									
PARKING PROVIDED									
EXISTING									
PROPOSED									
TOTAL									

Exhibit 3

Preliminary Site Plan

