



# Montano De El Dorado Phase I and II Master Plan Project

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

**Planning Commission, March 25, 2021**

**Planning and Building Department - Planning Division**





## Agenda/Purpose

Provide the Planning Commission with Information and Recommendations for both the Project and the Project Environmental Impact Report (EIR)

### Presenters:

Tom Purciel – Project Planner, Planning Division

Vinal Perkins – Applicant

Pat Angell – Principal, Ascent Environmental Consulting  
(EIR Consultant)





## Agenda/Purpose (Cont.)

- Staff Recommendation Summary (Staff)
- Project Overview (Applicant and Staff)
- Requested Entitlements (Staff)
- Topics of Community Interest and Public Comments (Staff)
- Environmental Review Process (EIR Consultant)
- Staff Recommendations (Staff)





# Staff Recommendation Summary





## Staff Recommendation Summary

### **Staff recommends the Planning Commission forward the following actions to the Board of Supervisors:**

1. Adopt Resolution (Exhibit G) to Certify the Project EIR, adopt the Project Mitigation Monitoring and Reporting Program (MMRP) and adopt the Statement of Overriding Considerations consistent with Sections 15091, 15092 and 15093 of the CEQA Guidelines;
2. Adopt a Resolution to rezone the project parcels from Regional Commercial - Community Design Review Combining Zone (CR-DC) to Regional Commercial - Planned Development Combining Zone (CR-PD);
3. Approve Rezone Z15-0002 based on the Findings as presented;





## Staff Recommendation Summary (Cont.)

4. Approve Planned Development PD15-0004 as the official Development Plan for the Montano De El Dorado Phase I and II Master Plan project based on the Findings and subject to the Conditions of Approval as presented;
5. Approve Tentative Parcel Map P15-0006 based on the Findings and subject to the Conditions of Approval as presented;
6. Approve Conditional Use Permit S17-0015 for outdoor special events and office uses within Phase I and Phase II of the Montano De El Dorado Master Plan based on the Findings and subject to the Conditions of Approval as presented.





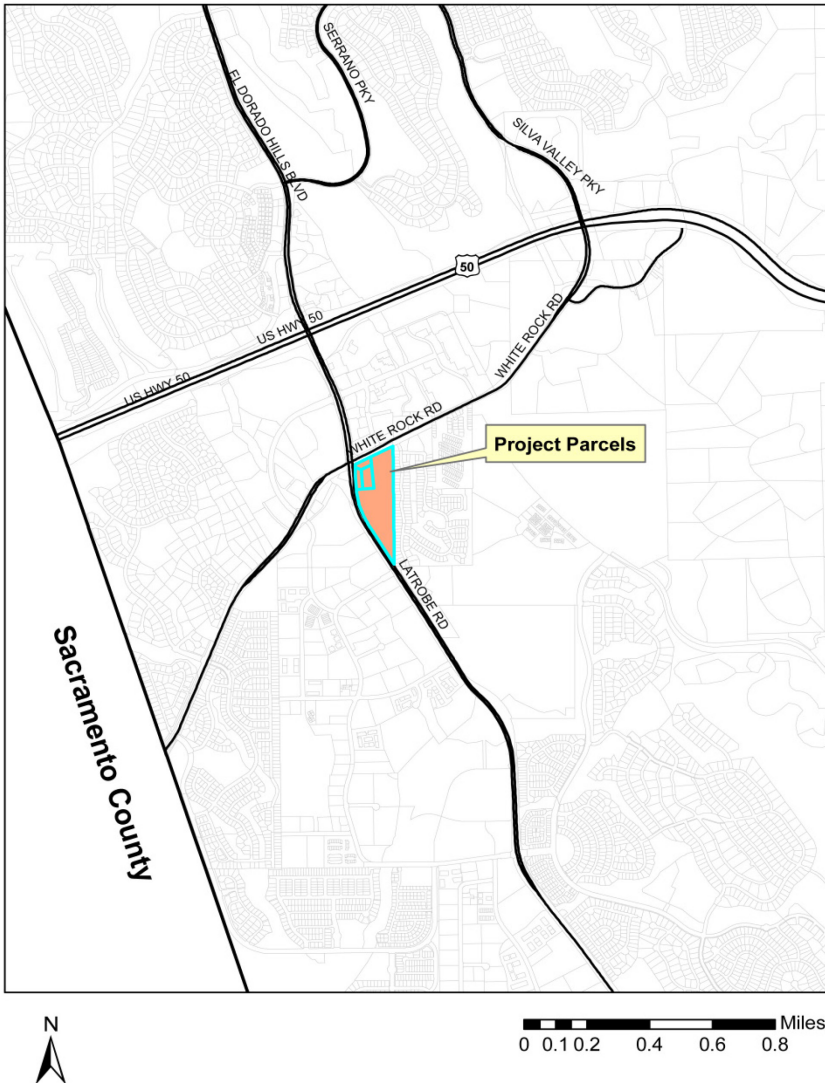
# Project Overview



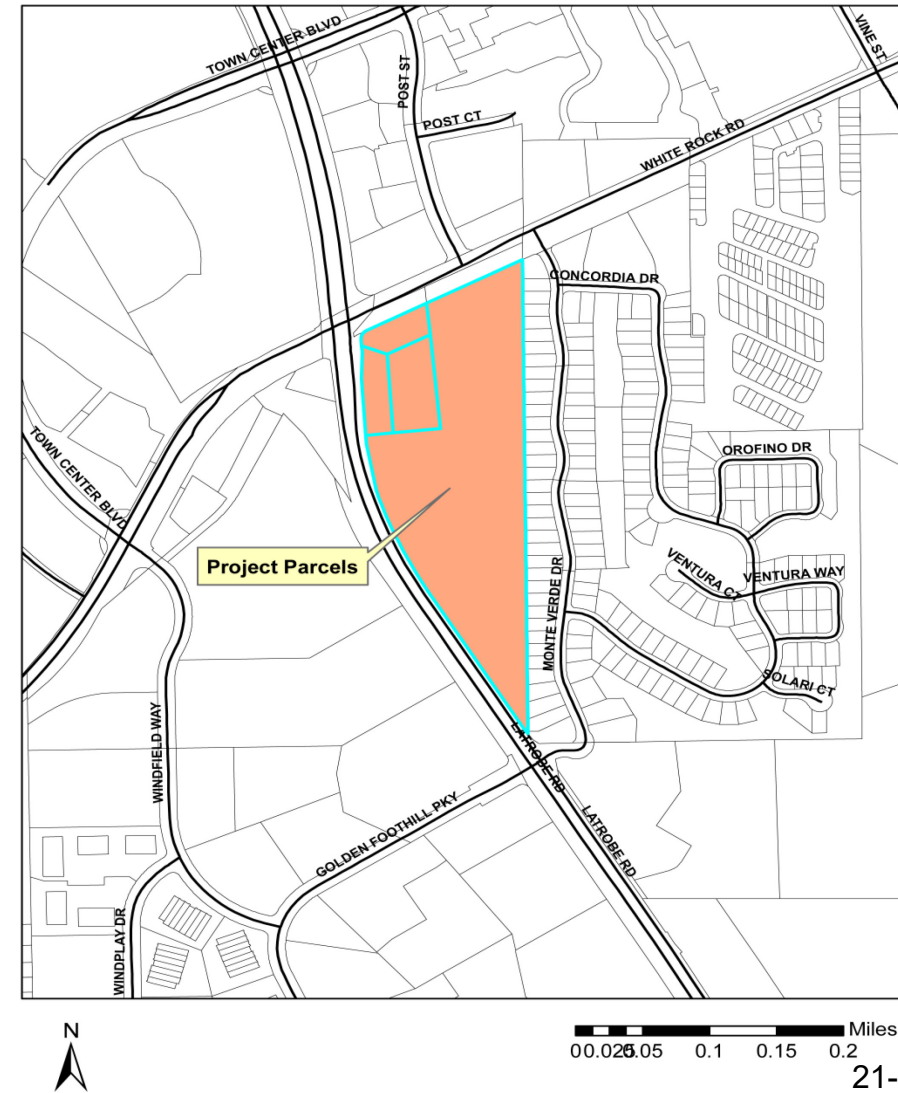


# Project Location (Exhibits A and B)

**EXHIBIT A - LOCATION MAP**



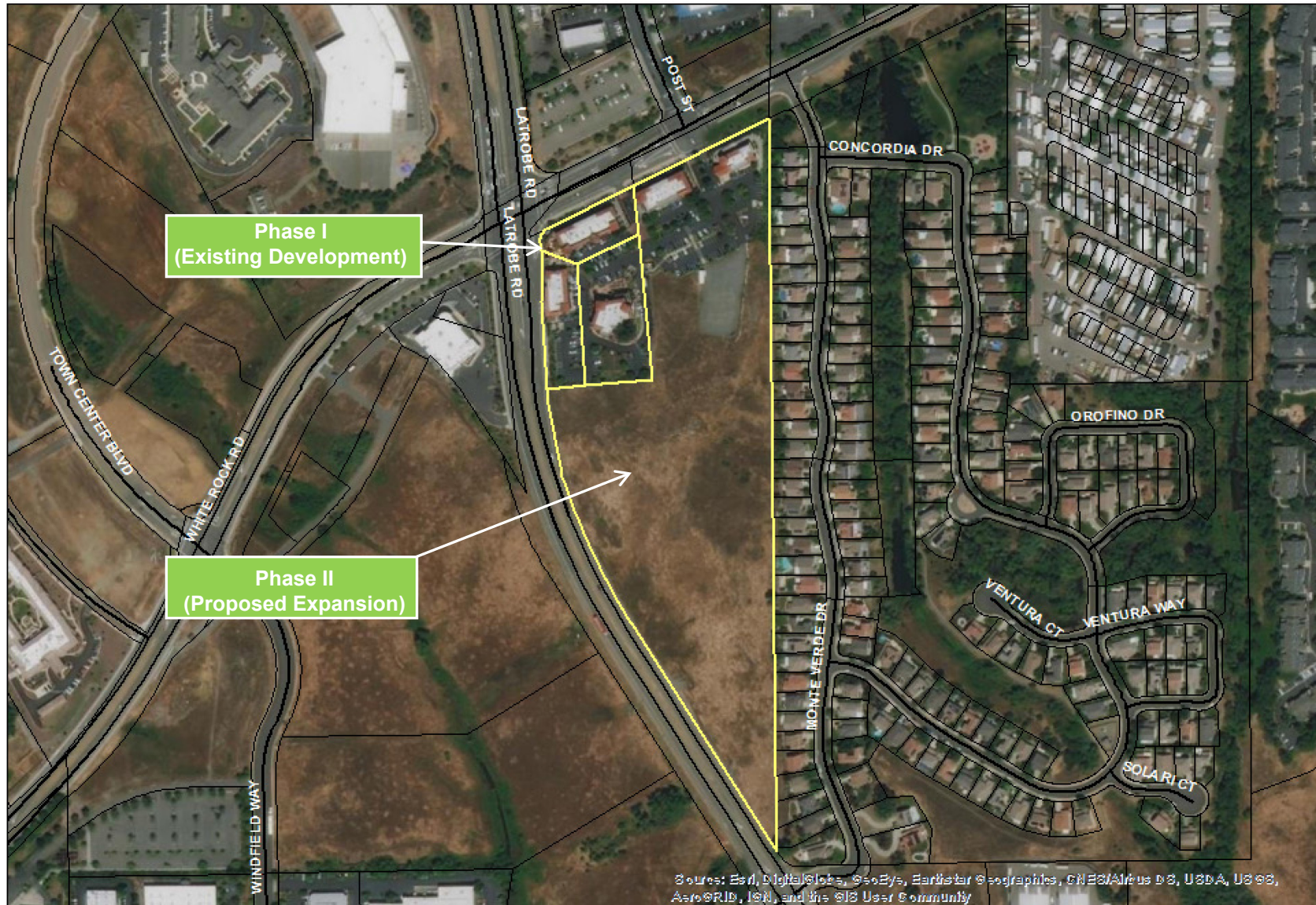
**EXHIBIT B - VICINITY MAP**







# Site Aerial Photo (Exhibit C)



Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community





# General Plan and Zoning Maps (Exhibits E and F)

EXHIBIT E - GENERAL PLAN LAND USE MAP

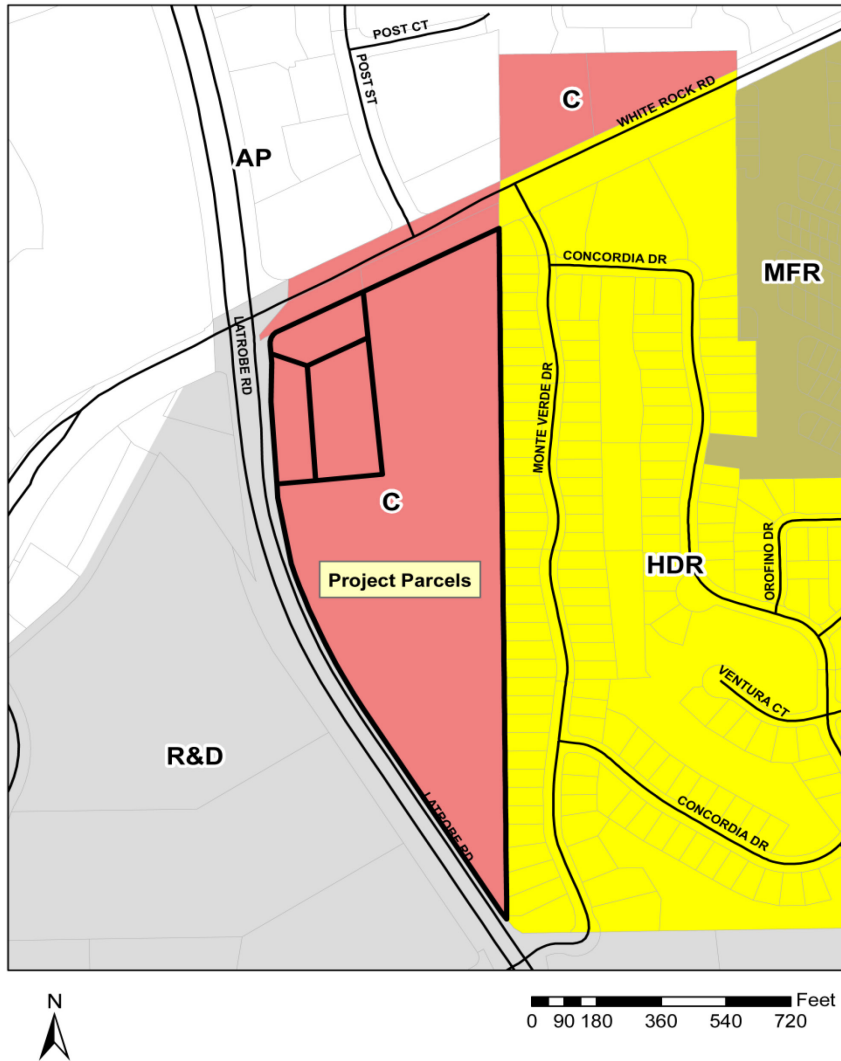
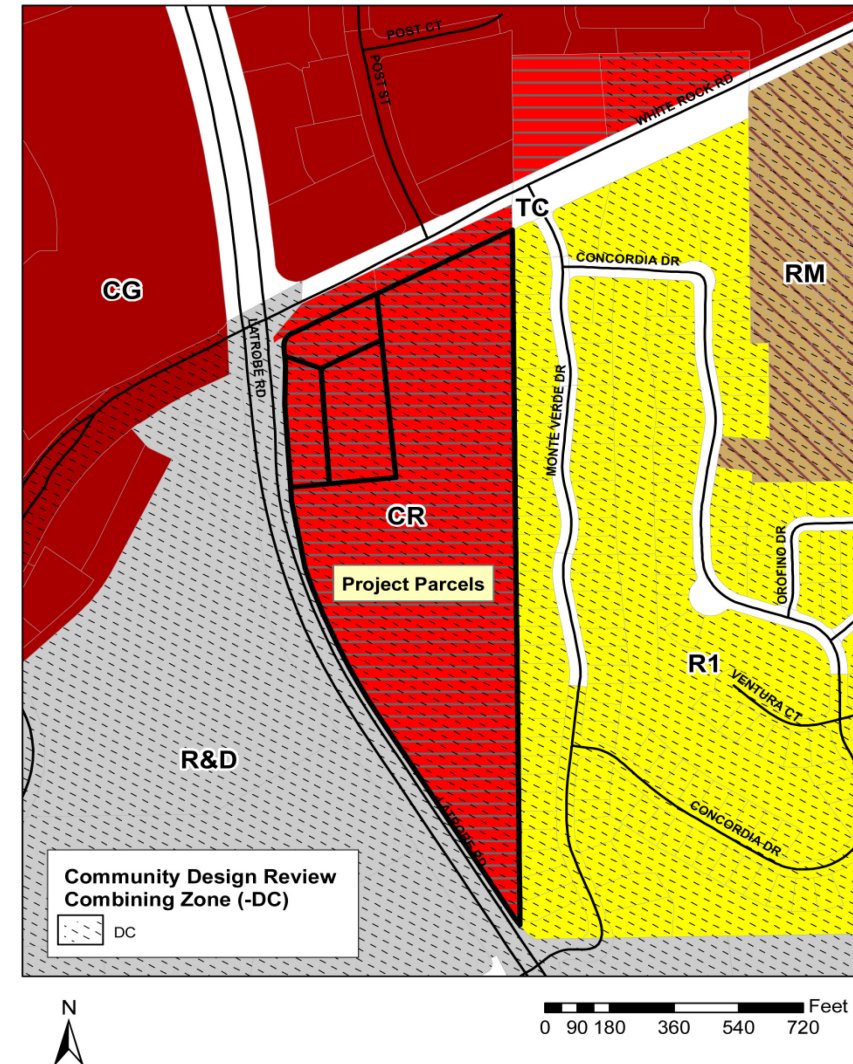


EXHIBIT F - ZONING MAP







# MONTANO DE EL DORADO MASTERPLAN

## **Applicant Overview**





Phase 1  
2007

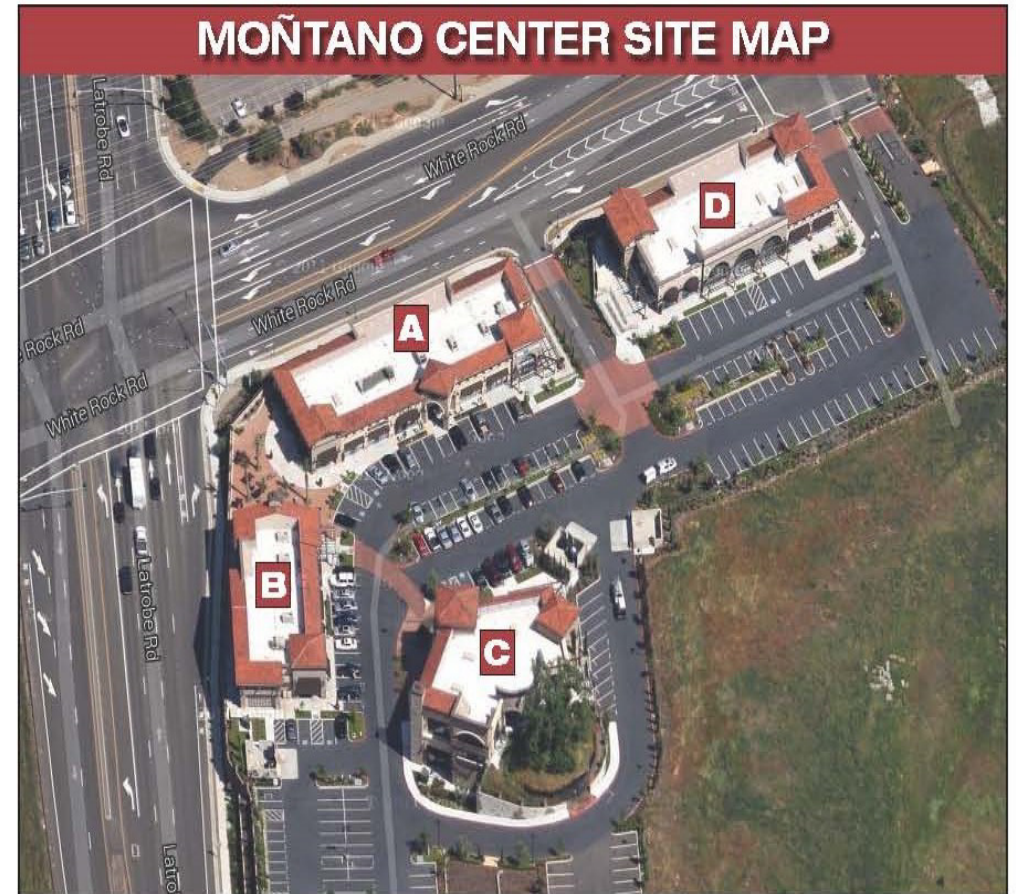


US Bank  
2012





# S/E CORNER OF WHITE ROCK AND LATROBE ROADS





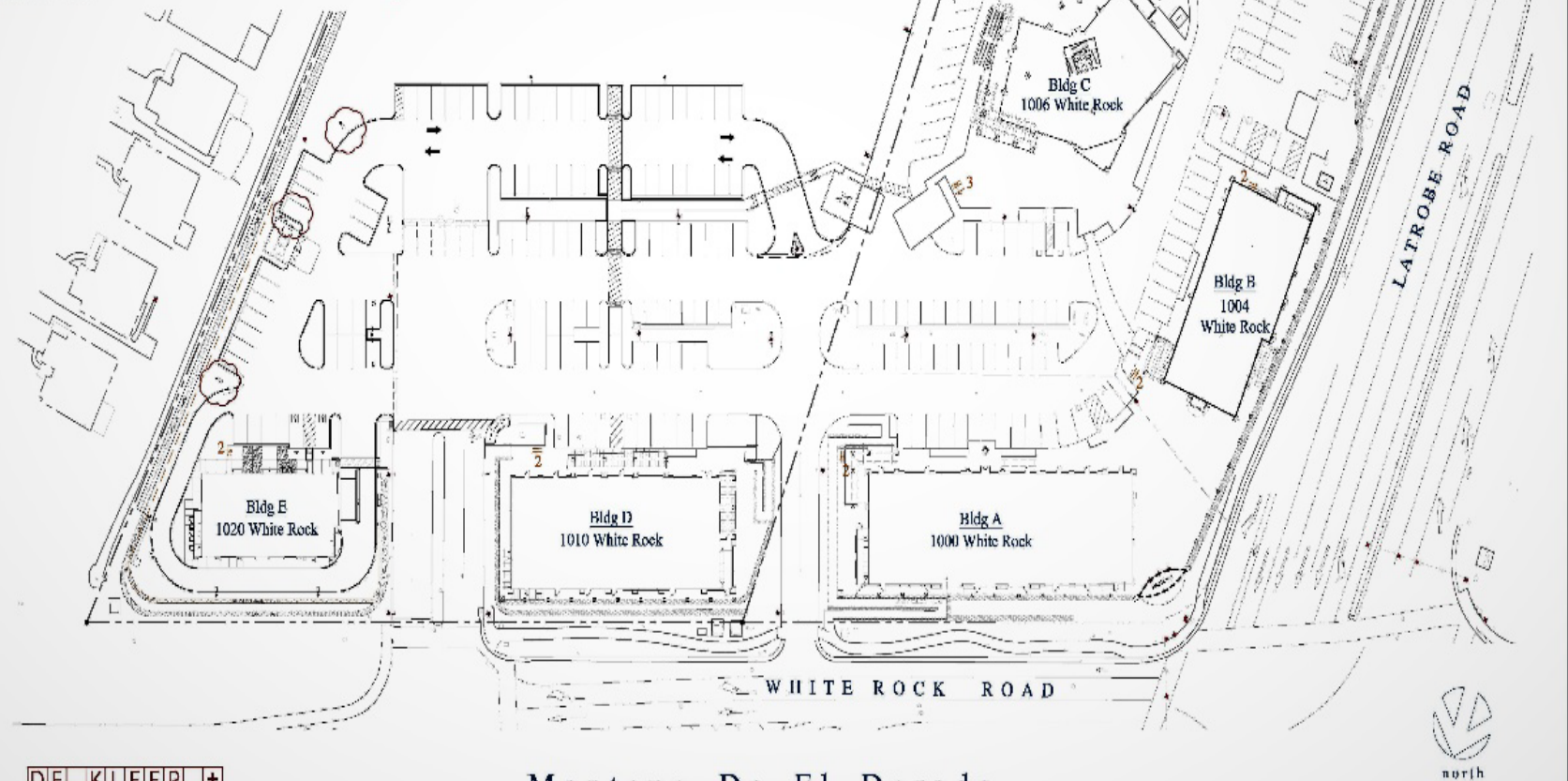
## PHASE 1 (AS BUILTS)



Building	Area
Existing Building A	8,400 sq. ft.
Existing Building B	6,100 sq. ft.
Existing Building C	11,205 sq. ft.
Existing Building D	8,100 sq. ft.
Proposed Building E	3,894 sq. ft.
<b>TOTAL</b>	<b>37,850 sq. ft.</b>
Total Parking Provided	254 stalls
Overall Parking Ratio	6.34 per 1,000 sq. ft.
Required Bicycle Parking	12.7 (8%)
Proposed Bicycle Parking	12 racks

### BICYCLE RACK LEGEND

- ← Location / Orientation of Racks
- 4 ← Quantity of Bicycle Parking





# CENTRAL EDH BUSINESS NODE

- Centralized EDH Business District
- Town Center Across the Street
- 1 Mile Straight Shot to Folsom Ranch (West)
- ½ Mile to Hwy 50 (North)





# MONTAÑO DE EL DORADO

006 WHITE ROCK ROAD, EL DORADO HILLS, CA 95762

## FOLSOM RANCH

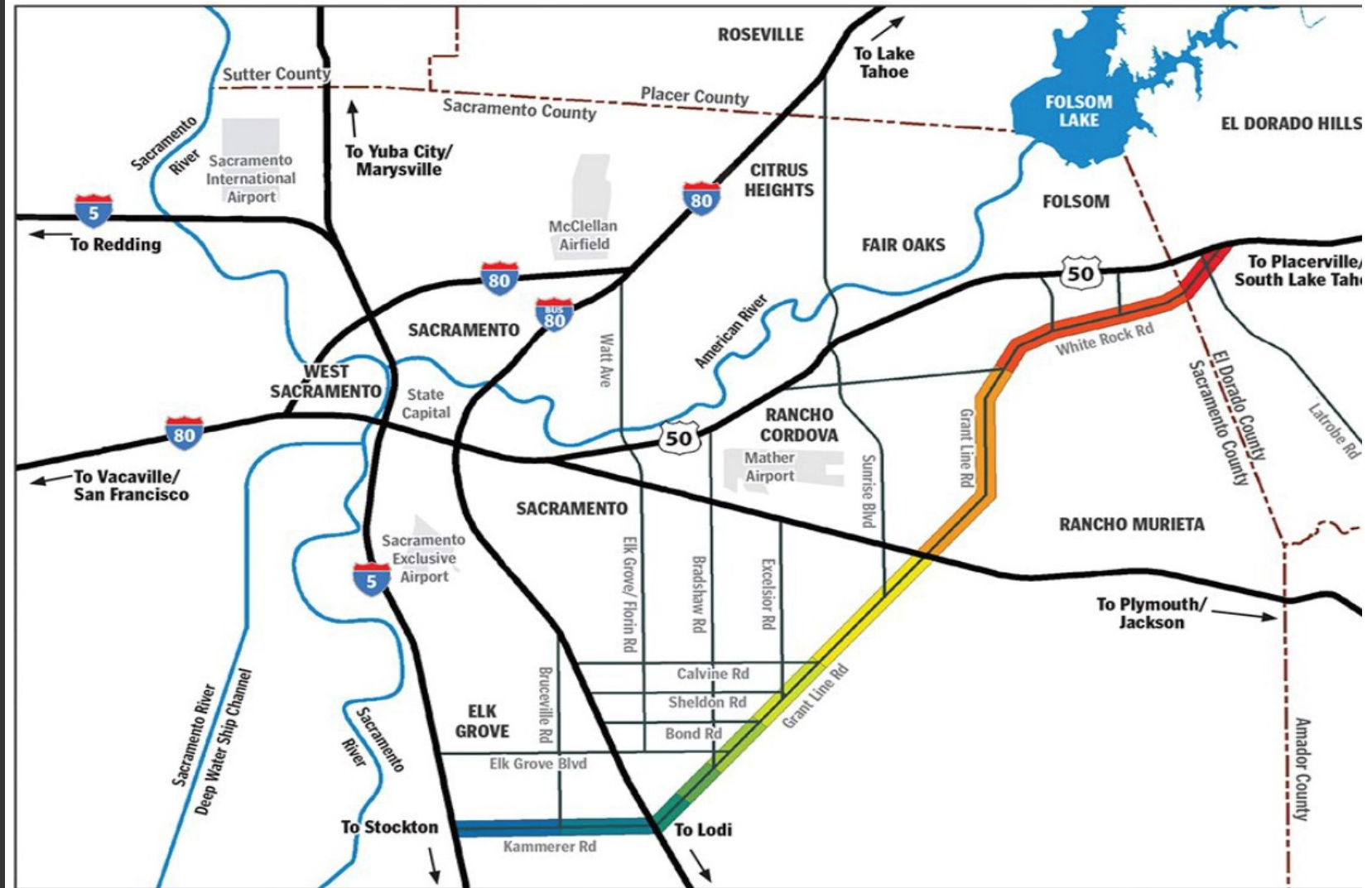
CHOICE:  
Shop Local  
Shop EDH  
(if we can compete)





# JPA PARKWAY & Folsom South

*CAPTURE  
THE  
AUDIENCE*





# HOTEL ROOM COMPARISON WITHIN 3 MILES

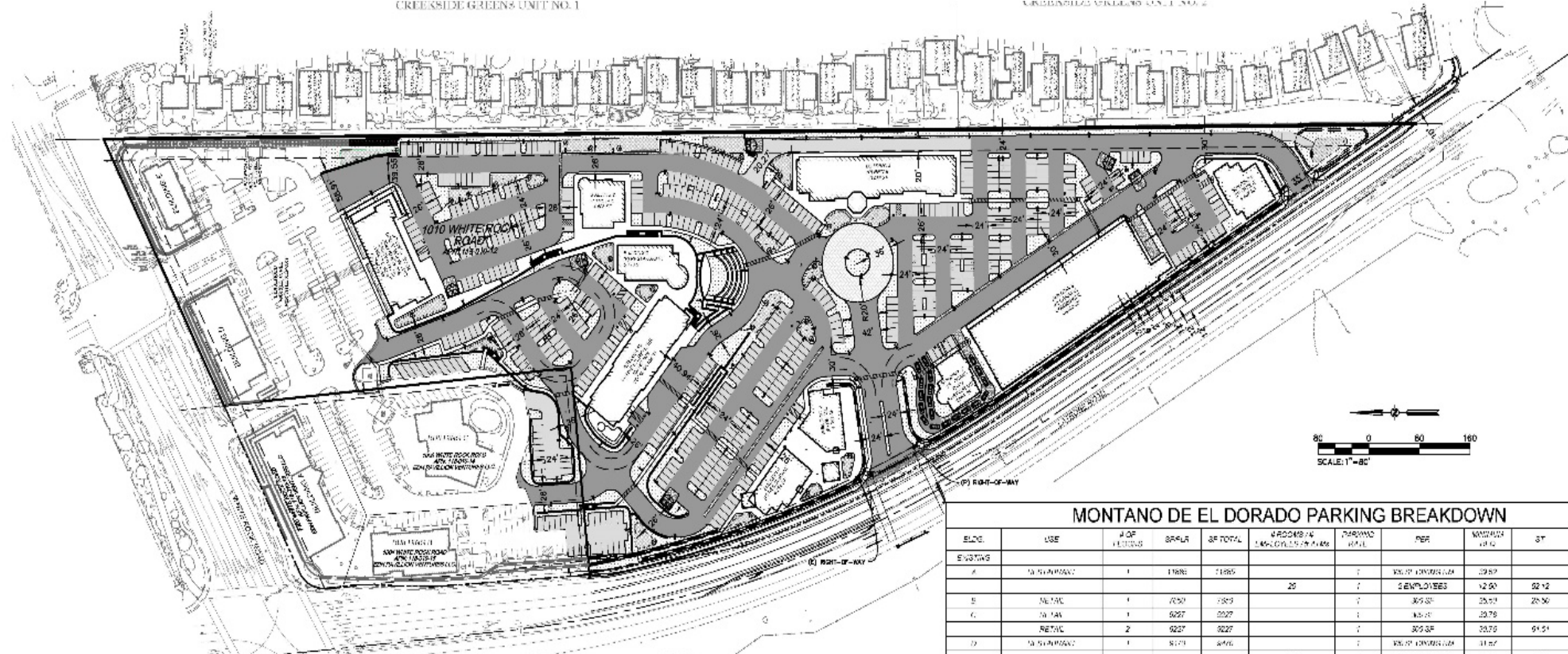
## FOLSOM



## EL DORADO HILLS







**MONTANO DE EL DORADO PARKING BREAKDOWN**

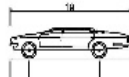
BLDG.	USE	# OF VEHICLES	SPRFLR	SP TOTAL	# ROOMS / # EMPLOYEES / # STUDENTS	PARKING RATE	PER	MINIMUM	ST	TOTAL / BLDG
EXISTING										
1	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50		
2	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	02.12	03
3	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	20.50	20
4	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
5	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
6	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
7	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
8	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
9	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
10	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
11	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
12	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
13	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
14	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
15	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
16	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
17	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
18	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
19	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
20	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
21	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
22	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
23	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
24	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
25	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
26	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
27	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
28	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
29	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
30	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
31	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
32	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
33	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
34	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
35	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
36	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
37	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
38	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
39	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
40	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
41	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
42	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
43	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
44	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
45	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
46	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
47	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
48	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
49	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
50	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
51	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
52	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
53	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
54	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
55	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
56	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
57	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
58	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
59	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
60	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
61	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
62	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
63	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
64	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
65	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
66	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
67	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
68	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
69	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
70	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
71	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
72	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
73	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
74	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
75	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
76	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
77	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
78	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
79	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
80	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
81	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
82	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
83	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
84	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
85	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
86	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
87	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
88	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
89	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
90	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
91	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
92	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
93	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
94	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
95	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
96	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
97	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
98	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
99	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02
100	1010 WHITE ROCK	1	1186	1186		1	100% CONCRETE	12.50	01.51	02

**LEGEND:**

FIRE TURNING RADII

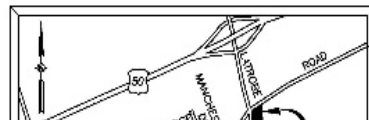
INNER RADIUS=40'  
INNER RADIUS=56'

PASSENGER CAR  
TURNING RADII



**SHEET INDEX**

- C1 PRELIMINARY SITE PLAN
- C2 EXISTING CONDITIONS PLAN
- C3 PRELIMINARY GRADING, DRAINAGE, AND PAVING PLAN
- C4 PRELIMINARY GRADING, DRAINAGE, AND PAVING PLAN
- C5 PRELIMINARY GRADING, DRAINAGE, AND PAVING PLAN
- C6 IMMEDIATE WATER AND SANITARY



**RFE ENGINEERING, INC.**  
Professional Engineer - Mechanical - Registered  
10000 S. 100th Ave., Suite 100, Greenwood, MN 55887  
TEL: 763-884-2200 FAX: 763-884-2201  
www.rfe-engineering.com

DESIGNED BY: RFE ENGINEERING, INC. 010  
APPROVED BY: RFE ENGINEERING, INC. 010  
4000 SHERA COLLEGE BLVD., # 200  
ROCKLIN, CA 95777  
ATTN: JEFFREY J. RIFE  
TEL: 916-884-2200

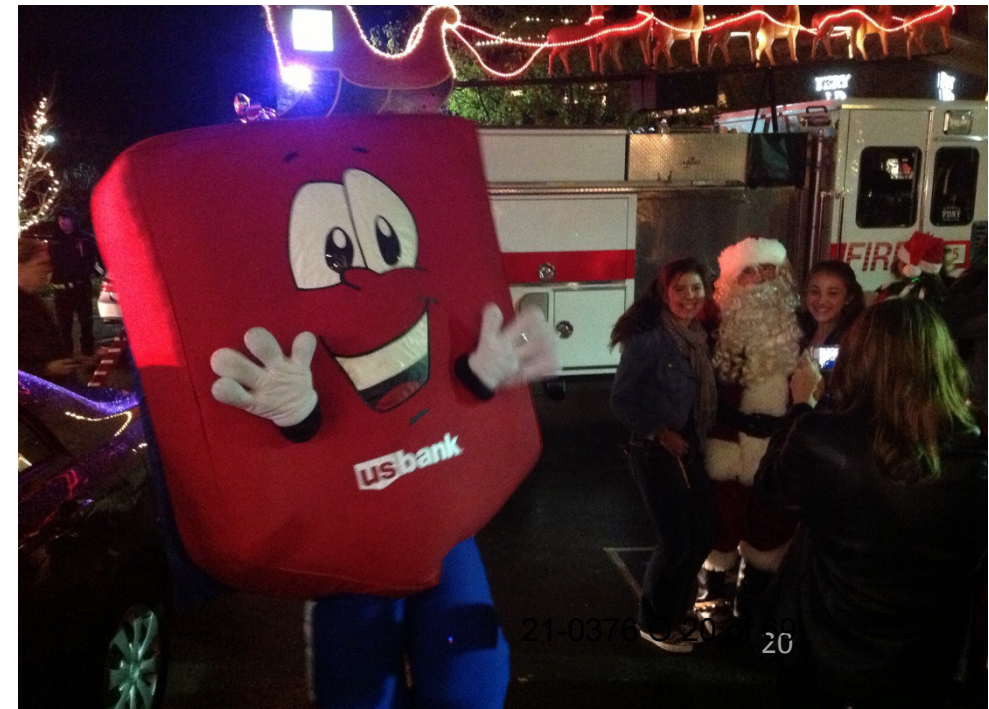
**SITE PLAN**

# MONTANO DE EL DORADO SITE PLAN



# Montano De El Dorado

## *The Place Above*





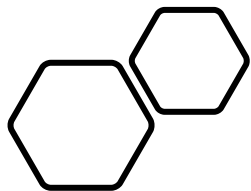




# Buildings back up to the Road (or are those fronts??)

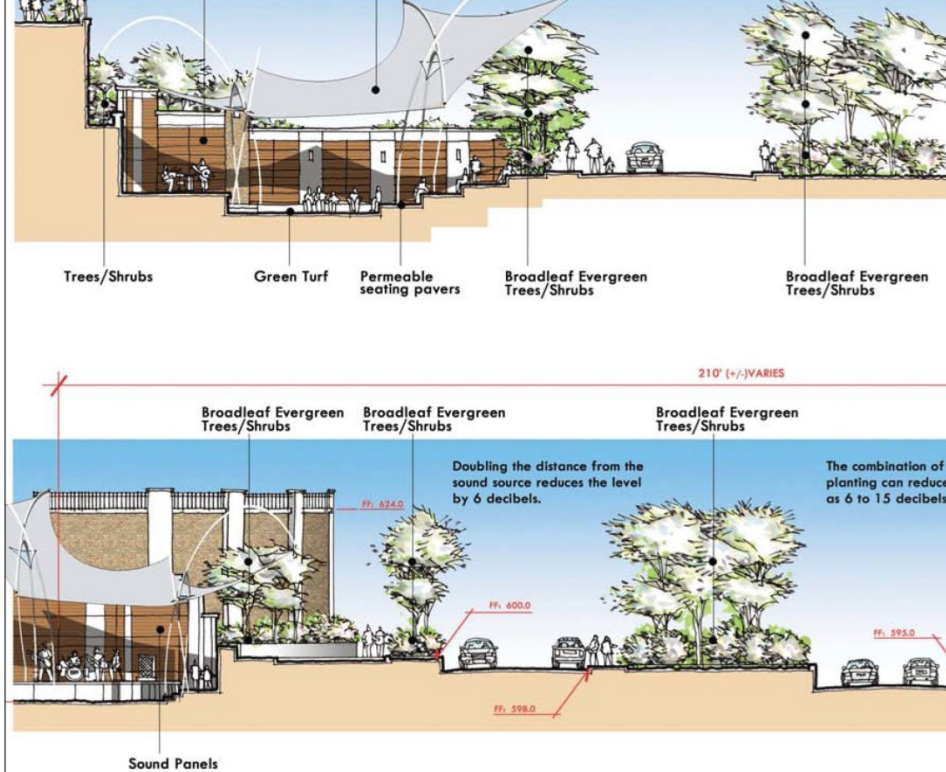






# COMMUNITY PAVILION

- **NOISE/AMBIENT SOUND REDUCTION**
- Built into Hillside
- Presentation Tier 15-ft Below Grade
- Noise Deadening Wall Material
- Angled Away From Residential Area
- Overhead Noise Dampening Umbrella
- After-Hours Noise Restrictions
- Plaza Managed To Ensure Compliance



## 1. Sound Barrier / Acoustic Panels along side walls:

These are all-weather sound panels that can be applied along both side walls of the amphitheater. These panels are not just "sound absorbing" but also "sound blocking" to potentially mitigate low frequency sounds (30-100 HZ).

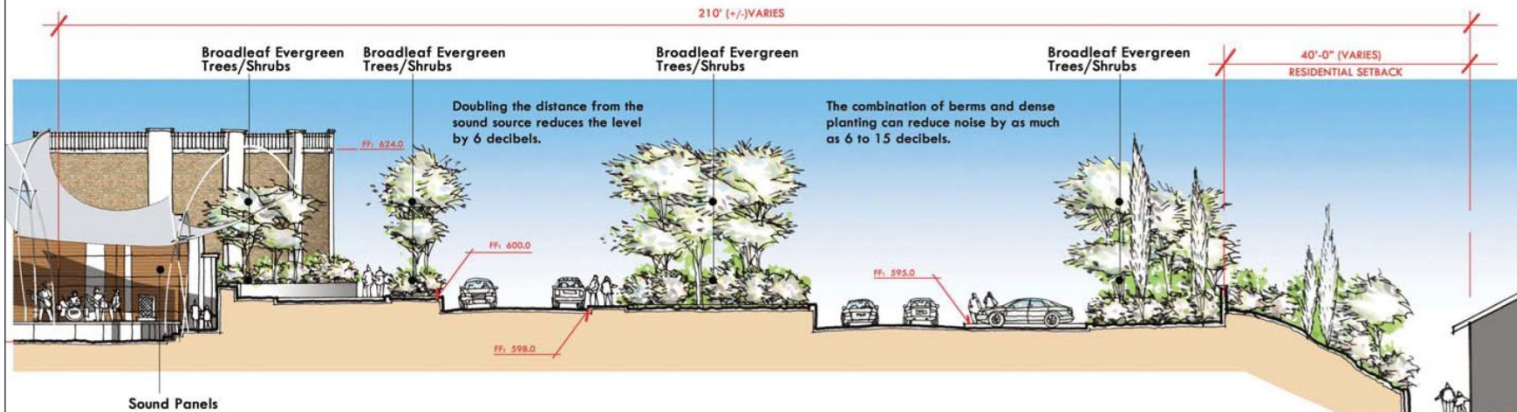
## 2. Tensioned Fabric Structure / Acoustic Canopy Feature:

Not only protection from the elements, but will strategically absorb and bounce reflected sounds back to the turf seating areas.

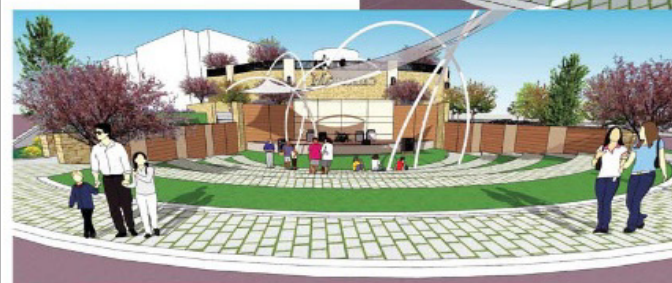
## 3. Trees-Shrubs and Berms as Noise Barrier :

An advantage to using trees and plants as noise blockers is that they absorb sounds best in the high frequencies that people find most annoying.

Use of Evergreen trees and shrubs provide year-round sound/noise reduction. Broadleaf evergreens are more effective than narrow-leaf plants and conifers. The combination of berms and dense planting can reduce noise by as much as 6 to 15 decibels.



## PERSPECTIVE VIEWS







# ARCHITECTURE







BEFORE AND AFTER  
2012 -2021

Wall at Property Line between US  
Bank and Monte Verde

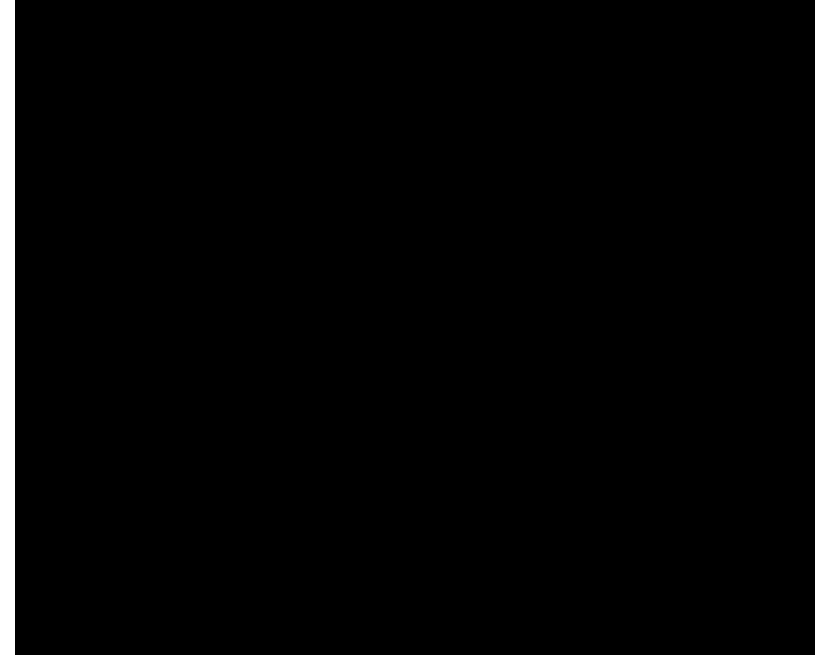






# POTTERY WORLD BUILDING 2007-2021







# Peets Coffee/Sotheby's Real Estate/BI Design (Backing up to Latrobe Road) 2007-2021





2021

# MONTANO DE EL DORADO











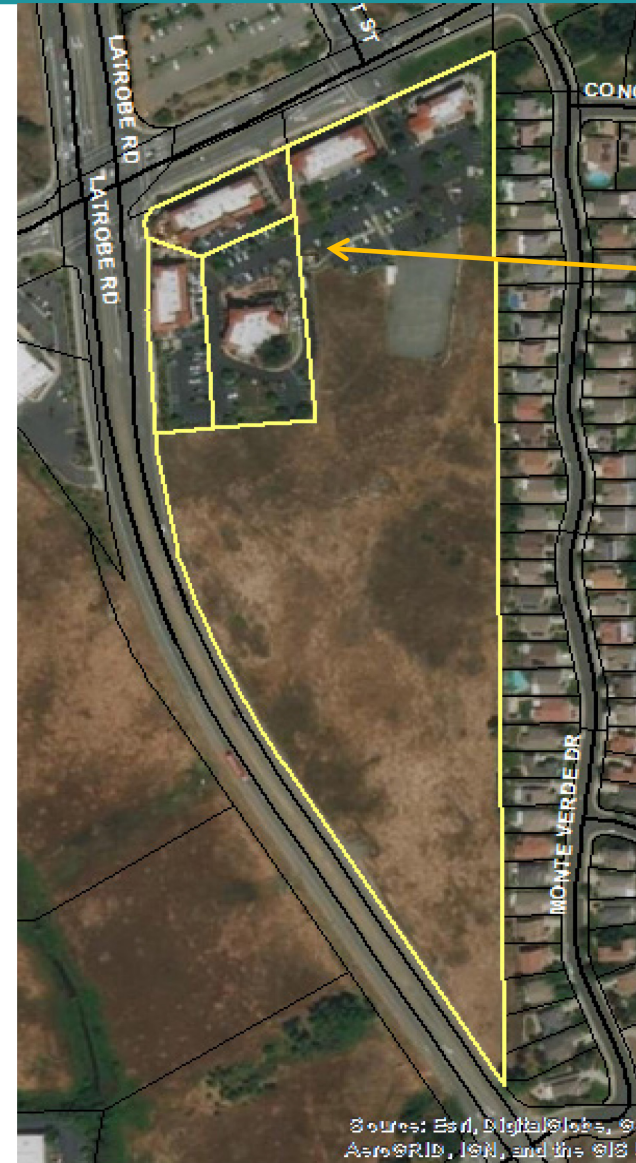
THANK YOU





# Existing Commercial Center (Montano De El Dorado Phase I)

- Five buildings and four separate parcels on 20.1-acres
- 39,645 square feet of commercial floor area
- 241 parking spaces
- Outdoor lighting, landscaping, signage
- Existing Use Permits:
  - Outdoor music/Relish Burger Bar (S12-0005) - approved in 2013
  - Dentist office (CUP18-0008) - approved in 2018
  - Temporary Use Permits (TUPs) for outdoor events (2013-present)



Phase I  
(Existing  
Development)

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

21-0376 O 33 of 69





## Proposed Expansion (Montano De El Dorado Phase II)

- Nine additional commercial buildings and 11 additional parcels on a 16.1-acre parcel
- Approx. 80,000 sf of new commercial floor area
- A 55,136 sf boutique hotel
- Small community pavilion
- 526 additional parking spaces
- Outdoor lighting, landscaping, signage similar to Phase I



Phase II  
(Proposed  
Expansion)

Source: Esri, DigitalGlobe, Geo  
AeroGRID, IGN, and the GIS U

21-0376 O 34 of 69





## Proposed Expansion (Montano De El Dorado Phase II) (Cont.)

- Soundwall/landscaping along east boundary to buffer from existing residents (Exhibit R)
- On and off-site "wet" and "dry" utility improvements, including off-site wastewater connections (Exhibit U)
- Proposed Conditional Use Permit S17-0015:
  - Office uses in Phases I and II
  - Outdoor events consistent with Outdoor Special Events Plan (Exhibit I)
  - Will not affect existing Phase I CUPs



Phase II  
(Proposed  
Expansion)

Source: Esri, DigitalGlobe, Geo  
AeroGRID, IGN, and the GIS U

21-0376 O 35 of 69

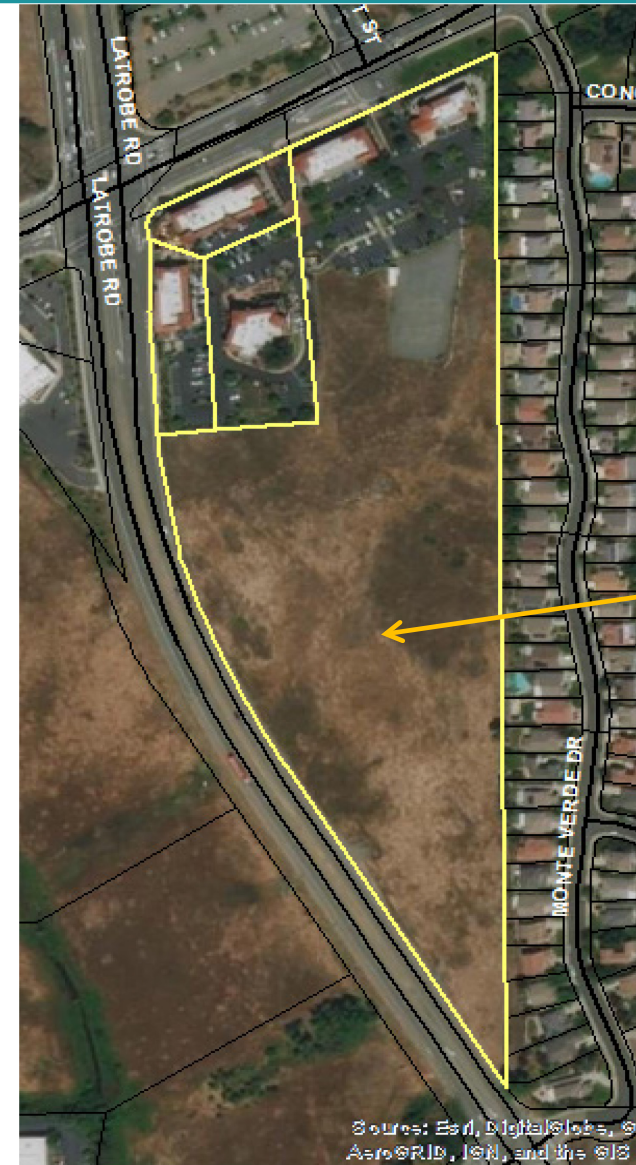




## Proposed Expansion (Montano De El Dorado Phase II) (Cont.)

### Transportation and Circulation Improvements:

- New signalized intersection and new project driveway on Latrobe Road (Exhibit H)
- New right-in/right-out driveway near south corner of site
- New internal driveway connections to Phase I

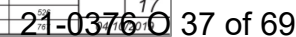


Phase II  
(Proposed  
Expansion)

Source: Esri, DigitalGlobe, Geo  
AeroGRID, IGN, and the GIS U

21-0376 O 36 of 69









# Preliminary Landscape Planting Plan (Exhibit R)

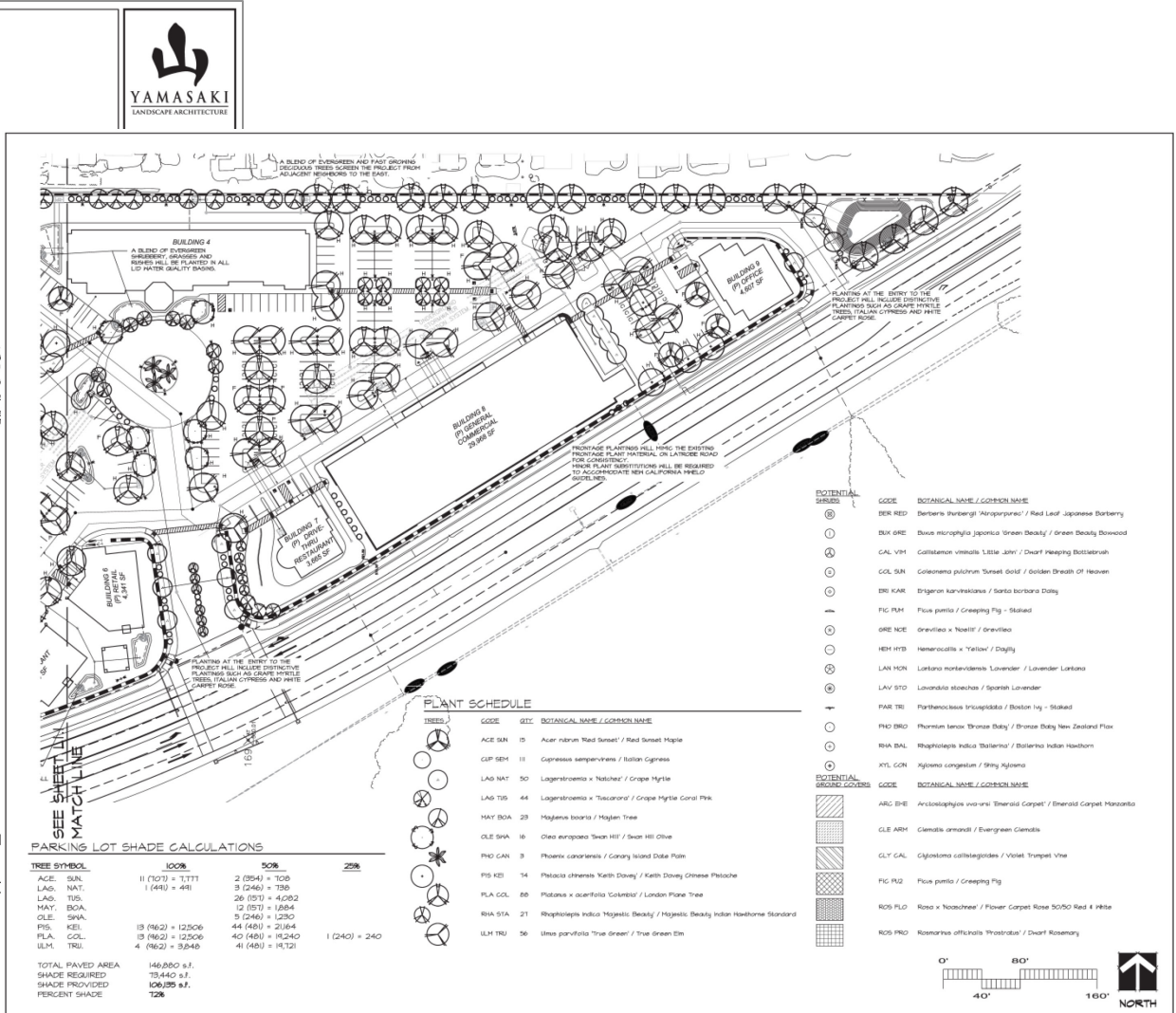


## PLANT SCHEDULE

TREES	CODE	QTY
ACE SEN	10	
GUP SEM	11	
LAS NAT	50	
LAS TUS	44	
HAT BOA	23	
OLE SHA	16	
PHO CAN	3	
PLS KEI	14	
PLA GOL	88	
RHA STA	21	
ULM TRU	56	

### NOTES:

PLANT MATERIAL WILL COMPLY WITH  
OF CALIFORNIA LANDSCAPE MODEL 1  
EFFICIENCY LANDSCAPE ORDINANCE.  
THE IRRIGATION SYSTEM WILL CONSIST  
PREHABLY OF DRIP IRRIGATION IN  
ACCORDANCE WITH MPELO GUIDELINE  
SEE SHEET L1.2 FOR FULL PLANT SCHEDULE  
PARKING LOT SHADE TREE CALCULATIONS



## PARKING LOT SHADE CALCULATIONS

TREE SYMBOL	100%	50%	25%
ACE SEN	11 (70') x 111'	3 (294') x 108'	
LAS NAT	1 (44') x 44'	3 (246') x 138'	
LAS TUS		26 (57') x 4,082'	
HAT BOA		12 (57') x 1,884'	
OLE SHA		5 (246') x 1,230'	
PLS KEI	13 (162') x 12,506'	44 (480') x 2,164'	
PLA GOL	13 (162') x 12,506'	40 (480') x 16,240'	
ULM TRU	4 (162') x 3,948'	41 (480') x 14,121'	1 (240') x 240'

TOTAL PAVED AREA 146,880 s.f.  
SHADE REQUIRED 13,440 s.f.  
SHADE PROVIDED 106,250 s.f.  
PERCENT SHADE 72%



MONTANO DE EL DORADO  
PHASE II MASTER PLAN  
WHITTECK ROAD  
EL DORADO HILLS, CALIFORNIA







- Appropriately located, adequately shielded, and directed to prevent direct light falling outside the property line or into a public right-of-way.  
(Chapter 130.34 of County Code - Outdoor Lighting)







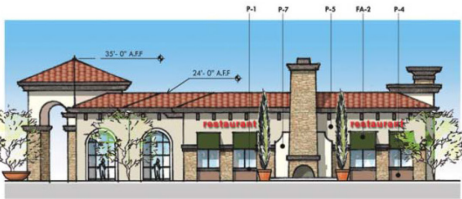
# Architectural Elevations (Exhibit Q) Proposed Commercial Buildings



Northeast Elevation



North Elevation



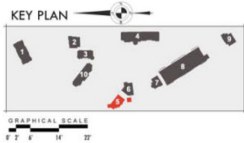
Northwest Elevation



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)	
P-4 DUNN EDWARDS #5188 "RUDDY OAK" (PAINT)	FA-1 SUNBRELLA COLOR #8631 "BURGANDY" (FABRIC AWNING)
P-5 DUNN EDWARDS #6220 "POROUS STONE" (PAINT)	FA-2 SUNBRELLA COLOR #8637 "FOREST GREEN" (FABRIC AWNING)
P-6 DUNN EDWARDS #6350 "DARK ENGINE" (PAINT)	FA-3 SUNBRELLA COLOR #8608 "BLACK" (FABRIC AWNING)
P-7 SHERWIN WILLIAMS #7100 "ARCADE WHITE" (PAINT)	FA-4 SUNBRELLA COLOR #8621 "TRUE BROWN" (FABRIC AWNING)



MONTANO DE EL DORADO

CONCEPTUAL ELEVATIONS

BUILDING-05



EL DORADO, CA

16010

ISSUE DATE: 12-05-16

1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T916 782 7200 borgesarch.com



West Elevation



South Elevation



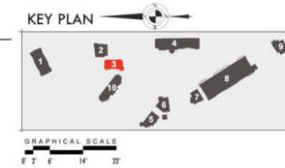
East Elevation



North Elevation

## EXTERIOR MATERIALS & FINISHES

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



MONTANO DE EL DORADO

CONCEPTUAL ELEVATIONS

BUILDING-03



EL DORADO, CA

16010

ISSUE DATE: 12-05-16

1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T916 782 7200 borgesarch.com





# Architectural Elevations - Proposed Hotel



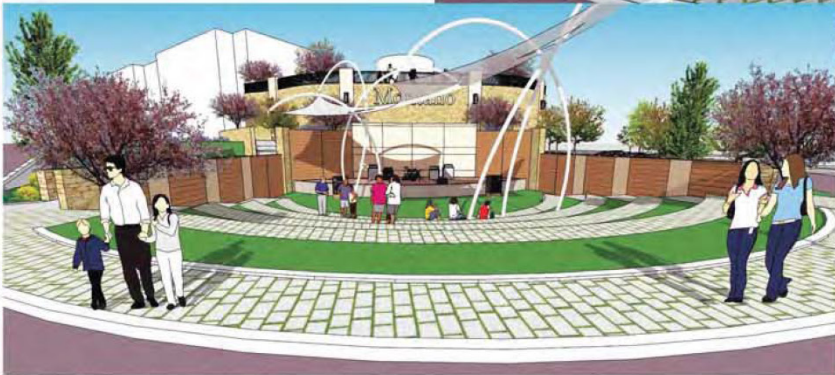
16010110.02 GRX 042





# 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

1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T(916) 782 7200 borgesarch.com

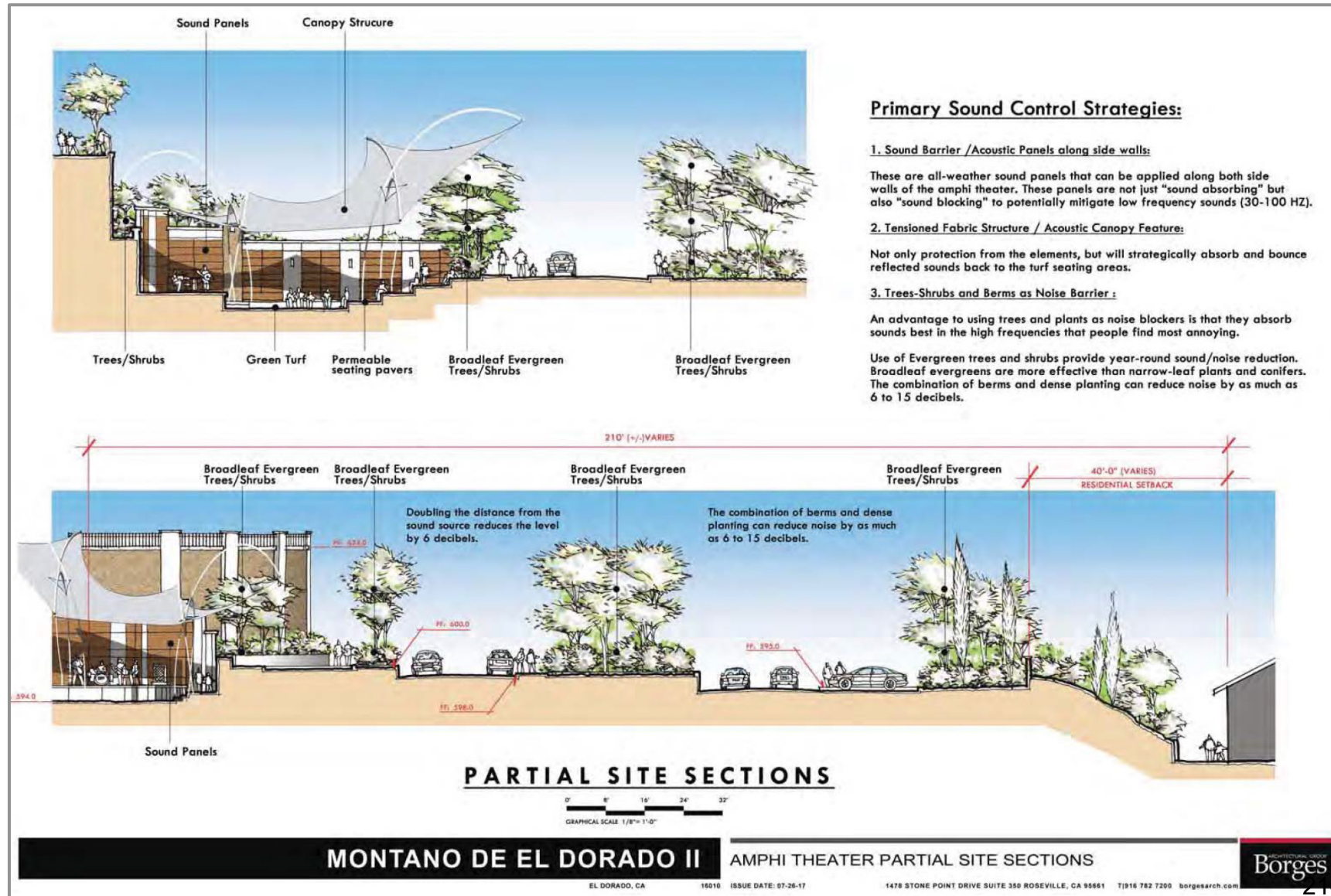
**Borges**  
ARCHITECTURAL GROUP

21-0376-O 42 of 69





# Architectural Elevations - Proposed Community Pavilion







# Conceptual Phase II Sign Program (Exhibit P)

Page 13 of 19

DEPICTION OF GENERIC "PRIMARY MONUMENT SIGN THAT MAY BE SIMILAR TO THE SIGNAGE REQUEST IN THE COMING UNDER SEPARATE FORMAL APPLICATION.



**EXHIBIT E - PRIMARY MONUMENT SIGN EXAMPLE**  
(Dimensions to be sized to Code Compliance)



**EXHIBIT F - PRIMARY MONUMENT SIGN EXAMPLE**  
(Dimensions to be sized to Code Compliance)

Montano De El Dorado, PHASE 2 - MASTERPLAN  
El Dorado Hills, California  
Preliminary - 2021

Page 11 of 19



**EXHIBIT C**



**NIGHT VIEW -Back lit "Halo"**

## TYPE A3- Street Back Tenant signs

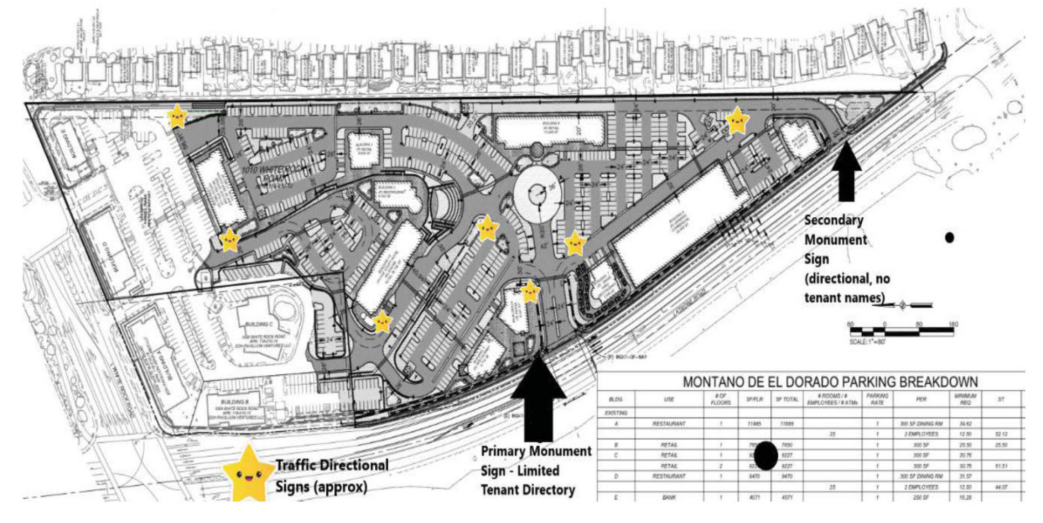
The signs shall be composed of internally illuminated Halo lighting Reverse pan channel letters (EXHIBIT D).  
For one line, sign letters can be a maximum of 24" in height.  
For two lines, the maximum height of the sign can be 30" in height.  
Tenant signs shall be no longer than 75% of leasehold width.

Tenants total area signage shall not exceed the Maximum square footages specified within this Signage Program (depending upon the total square footage of Tenants total floor area) as discussed herein.

Montano De El Dorado, PHASE 2 - MASTERPLAN  
El Dorado Hills, California  
Preliminary - 2021

## ATTACHMENT A

**PRELIMINARY LAYOUT OF SIGNAGE LOCATION WITHIN THE MASTERPLAN.** The 'Arrows' illustrate general location of the Primary & Secondary monument signs, while the "Stars" illustrate the general location of Traffic Direction Signs.







# Requested Entitlements





## Requested Entitlements

- Rezone (Z15-0002) from Regional Commercial - Community Design Review Combining Zone (CR-DC) to Regional Commercial - Planned Development Combining Zone (CR-PD);
- Commercial Tentative Parcel Map (P15-0006) to create a total of 12 parcels from an existing 16.85-acre parcel;
- Planned Development (PD15-0004) to establish a Development Plan for the Montano De El Dorado Phase 1 and II Master Plan Project;
- Conditional Use Permit (S17-0015) for office uses and outdoor special events in Phase I and Phase II.





# Requested Entitlements

## Rezone Z15-0002:

A Rezone allows for a site-specific Development Plan to Incorporate:

- Uniform design elements and architectural styles in both Phase I and II
- Shared common areas and landscaping features
- Exceptions to zone development standards (where needed) to accommodate unique constraints of the site
- Uniform Sign Program
- Shared parking and circulation
- Shared maintenance

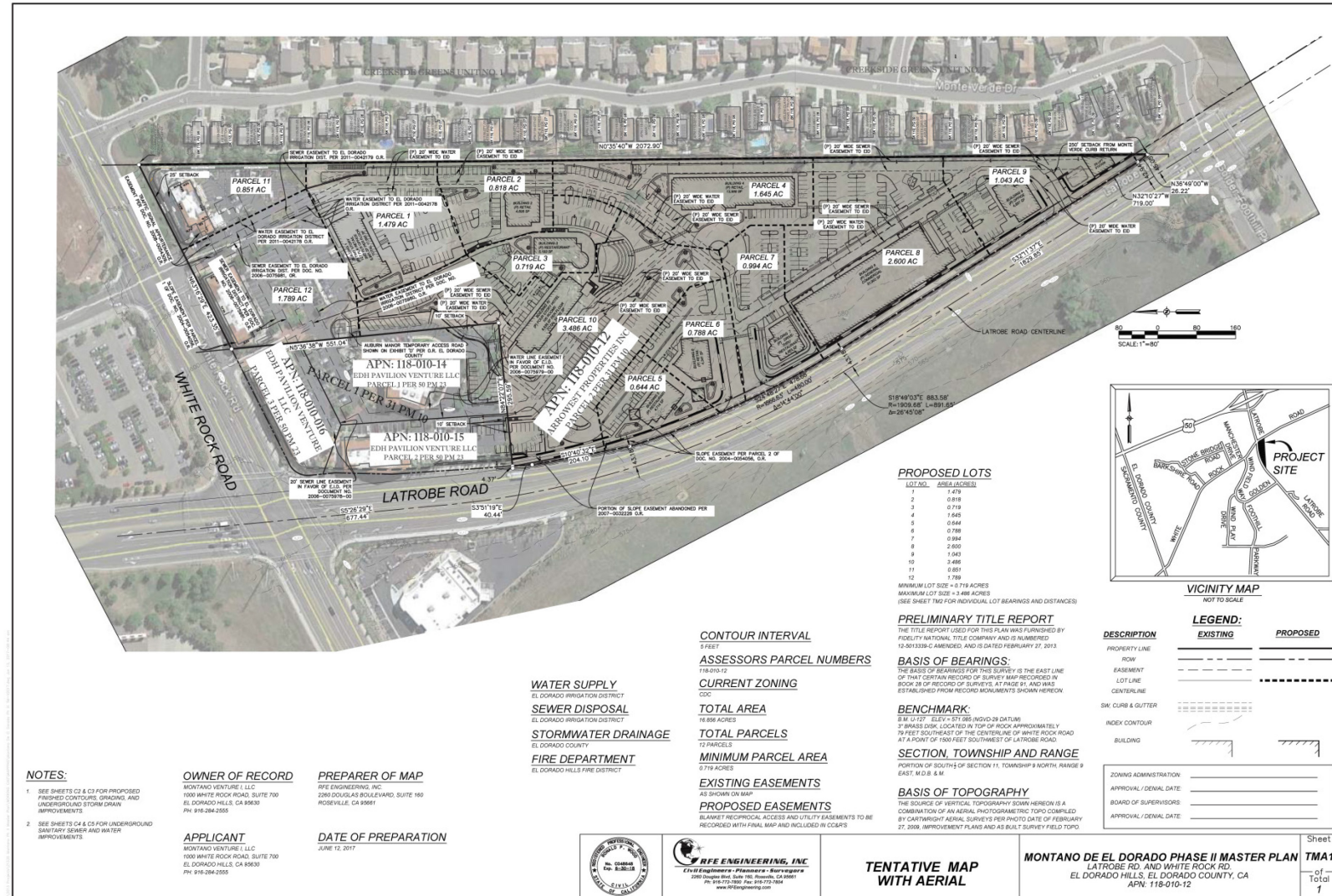




# Requested Entitlements

## Commercial Tentative Parcel Map P15-0006:

- Creates 12 parcels from an existing 16.85-acre parcel
- Parcels range in size from approx. 0.54 acres to 3.3 acres
- Easements for "wet" and "dry" utility services
- All proposed buildings located on separate parcels



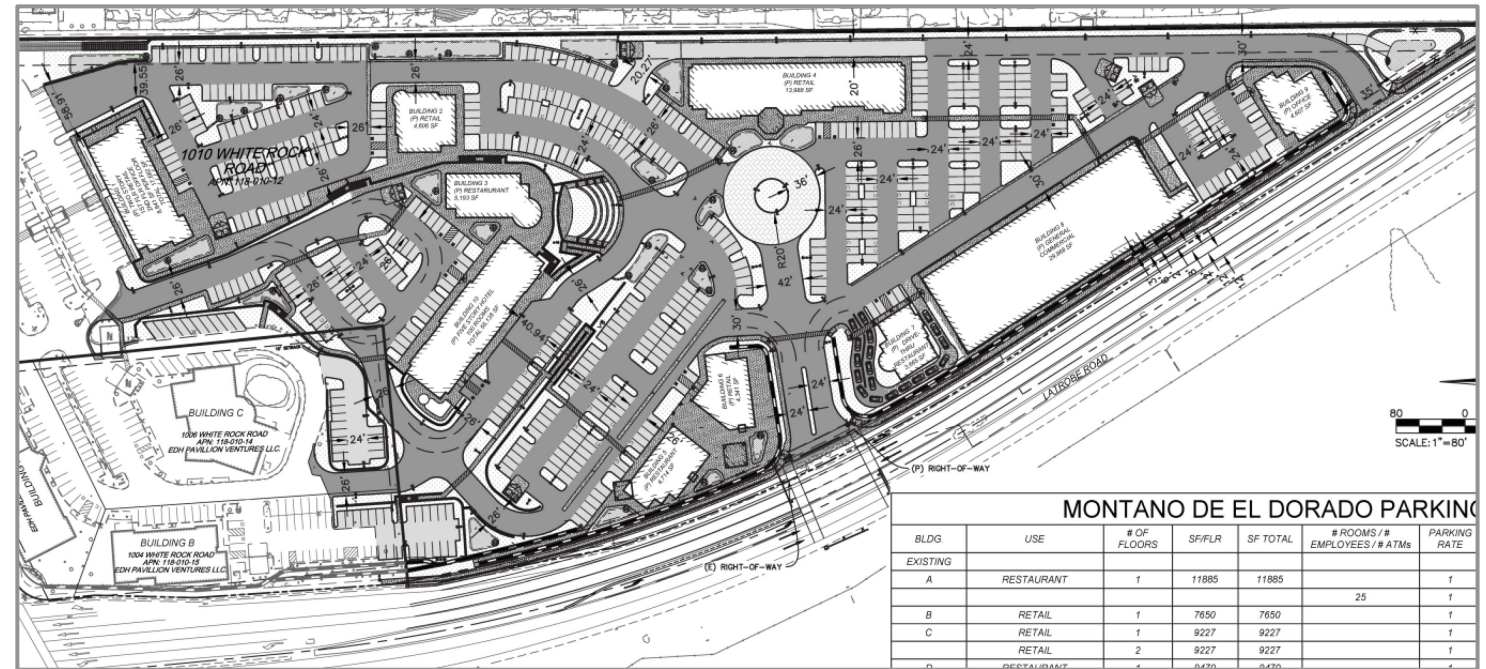




# Requested Entitlements

## Planned Development PD15-0004:

- Establishes a Development Plan for the Project
- Uniform design elements and architectural styles
- Shared common areas and landscaping features
- Flexible development standards to accommodate limitations of the project site
- Uniform Sign Program
- Shared parking and circulation
- Shared maintenance







# Requested Entitlements

## Conditional Use Permit S17-0015 To Allow:

- Office uses in Phases I and II
- New outdoor events in Phases I and II consistent with Outdoor Special Events Plan (Exhibit I)
- Does not change existing Phase I CUPs

Outdoor Special Events Schedule [From Draft EIR Table 2-1]

Typical Month	Typical Event	Site Location (Colored Circles in Figure 1)	Attendance Estimate
September	➤ 9/11 Patriots/Veterans Event	Blue	150
	➤ Farmers Market 2 <sup>nd</sup> Saturday	Orange	175
	➤ Monday Movie at Montano - Community Pavilion	Red	75
	➤ Community Pavilion Music – limited amplification 5:30pm-8:30pm (Saturdays)	Red	75
October	➤ Oktoberfest (2-4 days) Primarily at 36 Handles Pub	Purple	350
	➤ Craft Brew Tasting and Blue Grass	Green	50
	➤ Monday Movie at Montano - Community Pavilion	Red	50
	➤ Classic Car Show	Orange	150
November	➤ Cornish Craft Festival and Merchant Each Saturday (Thanksgiving to Christmas) Plaza Wide	Phase I and II	250
	➤ Talent Show to Benefit Charity Groups	Red	150
December	➤ Cornish Craft and Merchant Festival Each Saturday (Thanksgiving to Christmas) Plaza Wide	Phase I and II	250
	➤ Christmas Special/Charity Event	Phase I and II	250

Figure 1. Special Event Locations [From Draft EIR Figure 2-14]



Z15-0002/P15-0006/PD15-0004/S17-0015 EXHIBIT I - OUTDOOR SPECIAL EVENTS PLAN





# Topics of Community Interest





# Topics of Community Interest

- Project Appearance/Aesthetics
  - Building Height, Light and Glare
  - Mitigation Measures in Mitigation Monitoring Reporting Program (MMRP) (Exhibit L) to reduce identified impacts
- Transportation and Traffic
  - CEQA Changes
    - Congestion no longer considered an impact under CEQA
    - New metric of Vehicle Miles Travelled (VMT)
    - Congestion impacts addressed under DOT Project conditions of approval
- Noise
  - Specific Mitigation Measures in MMRP will ensure noise levels remain less than required General Plan/Zoning noise thresholds





# Public Comments





# 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 Project 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 Identified in the Project 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 Project EIR

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





# Contents of a Final EIR:

(CEQA Guidelines Section 15132)

### ■ The Draft EIR

- Includes non-substantive revisions/clarifications as needed
- List of commenters on the Draft EIR
- Responses to comments received on the Draft EIR
- Other information added by the Lead Agency (County) as needed





## Final EIR (Cont.)

### Key Environmental Comments Received:

- Transportation impacts to roadways and neighborhoods
- Noise from construction, truck use, special events and community pavilion
- Building Height





### Final EIR Certification:

(CEQA Guidelines Section 15090)

- The Final EIR was completed in compliance with CEQA
- The decision-making body reviewed and considered information in the Final EIR prior to approving the project
- The Final EIR reflects the County's independent judgement and analysis





## Next Steps in Process

- Planning Commission Hearing on Final EIR and Project
  - Make recommendation to Board of Supervisors (Board) on both the project and the project Final EIR
- Board Hearing (Anticipated May/June 2021)
  - Certify Final EIR
  - Take action on the project





# Staff Recommendation





## Staff Recommendation

### **Staff recommends the Planning Commission forward the following actions to the Board of Supervisors:**

1. Adopt Resolution XX-2021 (Exhibit G) to certify the EIR (SCH No. 2017072027) for the Montano De El Dorado Phase I and II Master Plan Project (project), subject to California Environmental Quality Act (CEQA) Findings and adopt the Project Mitigation Monitoring and Reporting Program (MMRP) and Statement of Overriding Considerations in compliance with CEQA Guidelines Sections 15091, 15092 and 15093;
2. Adopt a Resolution to rezone the project parcels from Regional Commercial - Community Design Review Combining Zone (CR-DC) to Regional Commercial - Planned Development Combining Zone (CR-PD);
3. Approve Rezone Z15-0002 based on the Findings as presented;





## Staff Recommendation (Cont.)

4. Approve Planned Development PD15-0004 as the official Development Plan for the Montano De El Dorado Phase I and II Master Plan project based on the Findings and subject to the Conditions of Approval as presented;
5. Approve Tentative Parcel Map P15-0006 based on the Findings and subject to the Conditions of Approval as presented;
6. Approve Conditional Use Permit S17-0015 to allow outdoor special events and office uses within Phase I and Phase II of the Montano De El Dorado Master Plan based on the Findings and subject to the Conditions of Approval as presented.





Questions?