



## Legislation Details (With Text)

**File #:** 21-1198      **Version:** 1

**Type:** Agenda Item      **Status:** Approved

**File created:** 7/15/2021      **In control:** Board of Supervisors

**On agenda:** 8/10/2021      **Final action:** 8/10/2021

**Title:** HEARING -To consider the Planning Commission's recommendation for approval of the Montano De El Dorado Phase I and II Master Plan Project (Rezone Z15-0002/Tentative Parcel Map P15-0006/Planned Development PD15-0004/Conditional Use Permit S17-0015) to request: 1) Rezone (Z15-0002) from Regional Commercial - Community Design Review Combining Zone (CR-DC) to Regional Commercial - Planned Development Combining Zone (CR-PD); 2) Commercial Tentative Parcel Map (P15-0006) on Assessor's Parcel No. 118-010-012 to create a total of 12 commercial parcels from an existing 16.85-acre parcel, ranging from 0.72 acres to 3.48 acres in size, as part of proposed Phase II of the Montano De El Dorado Master Plan; 3) Planned Development (PD15-0004) to establish a Development Plan for the existing Montano De El Dorado Phase 1 development and the proposed Phase II expansion. and 4) Conditional Use Permit (S17-0015) to allow outdoor special events and office uses within existing Phase I and proposed Phase II of the Montano De El Dorado Master Plan on property identified by Assessor's Parcel Numbers 118-010-012, 118-010-014, 118-010-015, and 118-010-016, consisting of 20.1 acres, in the El Dorado Hills area, submitted by Montano Venture 2, LLC; and forwarding the Planning Commission's (PC) recommendation to the Board of Supervisors:

- 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, subject to California Environmental Quality Act (CEQA) Findings;
- 2) Adopt the Mitigation Monitoring and Reporting Program (MMRP) and Statement of Overriding Considerations in compliance with CEQA Guidelines Sections 15091, 15092 and 15093;
- 3) Approve Rezone Z15-0002 and adopt Ordinance 5145 based on the Findings as presented by staff;
- 4) Approve Planned Development PD15-0004 based on the Findings as presented by staff, with modified Conditions of Approval (COAs) and hearing exhibits;
- 5) Approve Tentative Parcel Map P15-0006 based on the Findings as presented by staff, with modified COAs and hearing exhibits; and
- 6) Approve Conditional Use Permit S17-0015 based on the Findings as presented by staff, with modified COAs.

(Supervisory District 2)

FUNDING: Developer Funded Project.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. A - Approved Blue Route-Rezone Ordinance, 2. B - Approved Blue Route-Resolution Certifying FEIR, 3. C - Rezone Ordinance, 4. D - Resolution Certifying FEIR, 5. E - PC 03-25-21 Minute Order, 6. F - PC Findings and Conditions of Approval 03-25-21, 7. G - Revised Landscape Plans, 8. H - Revised Building Elevations, 9. I - Revised Site Plan With Retaining Wall Profiles, 10. J - Planning Commission Staff Report 3-25-21, 11. K - Planning Commission Staff Report Exhibits A-X, 12. L - Planning Commission Staff Report Exhibit M-Traffic Impact Study, 13. M - Draft EIR May 2020, 14. N - Draft EIR Appendices A-C, 15. O - Draft EIR Appendices D-F, 16. P - Final EIR November 2020, 17. Q - Notification Map (1 mile), 18. R - Proof of Publication-Mt. Democrat, 19. S - Proof of Publication-Sacramento Bee, 20. T - Montano De El Dorado Phase I and II Master Plan Project, 21. Public Comment Rcvd 8-9-2021, 22. Public Comment Rcvd 03-30-21, 23. Executed Resolution 098-2021, 24. Executed Ordinance 5145 (Rezone), 25. Ordinance 5145 Proof of Publication-Mt. Democrat, 26.

FINAL Findings, 27. FINAL Conditions of Approval, 28. STAMPED APPROVED Exhibits, 29. RECEIPT-Notice of Determination, 30. FILED-Notice of Determination

Date	Ver.	Action By	Action	Result
8/10/2021	1	Board of Supervisors	Approved	Pass

HEARING -To consider the Planning Commission's recommendation for approval of the Montano De El Dorado Phase I and II Master Plan Project (Rezone Z15-0002/Tentative Parcel Map P15-0006/Planned Development PD15-0004/Conditional Use Permit S17-0015) to request: 1) Rezone (Z15-0002) from Regional Commercial - Community Design Review Combining Zone (CR-DC) to Regional Commercial - Planned Development Combining Zone (CR-PD); 2) Commercial Tentative Parcel Map (P15-0006) on Assessor's Parcel No. 118-010-012 to create a total of 12 commercial parcels from an existing 16.85-acre parcel, ranging from 0.72 acres to 3.48 acres in size, as part of proposed Phase II of the Montano De El Dorado Master Plan; 3) Planned Development (PD15-0004) to establish a Development Plan for the existing Montano De El Dorado Phase 1 development and the proposed Phase II expansion. and 4) Conditional Use Permit (S17-0015) to allow outdoor special events and office uses within existing Phase I and proposed Phase II of the Montano De El Dorado Master Plan on property identified by Assessor's Parcel Numbers 118-010-012, 118-010-014, 118-010-015, and 118-010-016, consisting of 20.1 acres, in the El Dorado Hills area, submitted by Montano Venture 2, LLC; and forwarding the Planning Commission's (PC) recommendation to the Board of Supervisors:

- 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, subject to California Environmental Quality Act (CEQA) Findings;
  - 2) Adopt the Mitigation Monitoring and Reporting Program (MMRP) and Statement of Overriding Considerations in compliance with CEQA Guidelines Sections 15091, 15092 and 15093;
  - 3) Approve Rezone Z15-0002 and adopt Ordinance **5145** based on the Findings as presented by staff;
  - 4) Approve Planned Development PD15-0004 based on the Findings as presented by staff, with modified Conditions of Approval (COAs) and hearing exhibits;
  - 5) Approve Tentative Parcel Map P15-0006 based on the Findings as presented by staff, with modified COAs and hearing exhibits; and
  - 6) Approve Conditional Use Permit S17-0015 based on the Findings as presented by staff, with modified COAs.
- (Supervisory District 2)

**FUNDING:** Developer Funded Project.

**DISCUSSION/BACKGROUND**

Request to consider the Montano De El Dorado Phase I and II Master Plan Project (Rezone Z15-0002/Tentative Parcel Map P15-0006/Planned Development PD15-0004/Conditional Use Permit S17-0015), in the El Dorado Hills area, submitted by Montano Venture 2, LLC/Vinal Perkins. At its March 25, 2021 public hearing, the PC reviewed the project, the Project EIR and related documents and exhibits as presented by staff. The Commission discussed several topics at length including on-site and off-site transportation/circulation including traffic flow management and public safety considerations, views of the project from adjacent residences along the eastern project boundary, potential effects of noise resulting from outdoor special events held at the proposed community pavilion, public safety concerns regarding fencing/screening of an on-site stormwater detention basin, aesthetic concerns regarding the proposed fence/wall along the eastern project boundary, and the location of trash dumpsters on site. Several public comments were received at the hearing.

Following closure of deliberation and public comment, Commissioner Ross made a motion, with a second by Commissioner Bly-Chester, to recommend the Board of Supervisors approve the project and certify the Project EIR as recommended by staff with several amendments to the project COAs and hearing exhibits as documented in the PC meeting minute order (Attachment E). PC-recommended amendments to project COAs, exhibits and the project MMRP included relocation of trash dumpsters (COA No. 9), amended language for a required Roadway Improvement Agreement (COA No. 13a), addition of a new COA regarding construction of a median barrier at the existing right-in, right-out access driveway at White Rock Road for public safety (new COA No. 13c), a new COA (new COA No. 53) regarding detailed practices and procedures to minimize noise resulting from outdoor special events held at the proposed community pavilion, and minor revisions to MMRP Section 3.10-b to specify public noticing of blasting activities shall include the date and the start and stop times of when blasting will occur.

PC recommended plan revisions including revised landscape plans to show appropriate green screening vegetation and railing around the proposed detention basin and a continuation of a living/crib wall along the eastern boundary substantially the same as existing in Phase I (Attachment G). Revised plans also include building elevations showing a reduced tower height to 50 feet (Attachment H) and retaining wall plans/diagrams showing elevations of the proposed retaining walls/sound walls (Attachment I).

The motion passed 4-1. The Planning Commission Findings and recommended COAs are included as Attachment F.

### **ALTERNATIVES**

- 1) The Board may elect to continue the item to a date certain for additional information and future action;
- 2) Continue the item off-calendar, which would require a new public notice for future consideration and action; or
- 3) Deny the application. A Denial action would result in a request to have the item be continued to a date certain so that staff can prepare Findings for Denial.

### **PRIOR BOARD ACTION**

N/A

### **OTHER DEPARTMENT/AGENCY INVOLVEMENT**

County Counsel, Department of Transportation

### **CAO RECOMMENDATION**

N/A. Pursuant to Section 2.13.050 of the County Code of Ordinances, the Chief Administrative Officer does not make recommendations on those items scheduled for public hearing through the Planning Commission.

### **FINANCIAL IMPACT**

There will be no net County cost associated with the project. Developer Funded Project.

### **CLERK OF THE BOARD FOLLOW UP ACTIONS**

- 1) Clerk to obtain the Chair's signature on the original copy of the Rezone Ordinance.
- 2) Clerk to send one (1) fully executed copy of the Rezone Ordinance to the Planning and Building Department, attention of Julie Saylor, Clerk of the Planning Commission.

3) Clerk to obtain the Chair's signature on the original copy of the FEIR Resolution.

**STRATEGIC PLAN COMPONENT**

Economic Development and Good Governance. This project aligns with the General Plan Economic Development Element as well as the Economic Development goals of the County's Strategic Plan. Project approval would allow the development of approximately 136,000 square feet of new commercial floor area that would provide sales tax and property tax revenue. It is also a practice of Good Governance as the project would include needed improvements to County-maintained roadways in the project vicinity and also improve vehicular and emergency vehicle access for the public benefit.

**CONTACT**

Rob Peters, Deputy Director of Planning  
Planning and Building Department