



Legislation Details

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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