



## Legislation Details (With Text)

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**File created:** 6/9/2020 **In control:** Planning Commission  
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**Title:** NOTICED WORKSHOP: Planning and Building Department, Planning Division, providing a public workshop on the Montano De El Dorado Master Plan project (Rezone Z15-0002/Planned Development PD15-0004/Tentative Parcel Map P15-0006/Conditional Use Permit S17-0015) to present information on the Draft Environmental Impact Report which is undergoing a 45-day public review from May 30, 2020 to July 13, 2020 and to receive public input. No action by the Planning Commission will be taken.  
(Supervisory District 2)

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. A - Montano Draft EIR Notice of Availability and Public Workshop PC 06-25-20, 2. B - Proof of Publication - Mountain Democrat PC 06-25-20, 3. C - Proof of Publication - Sacramento Bee PC 06-25-20, 4. D - Notification Map (1 mile radius) PC 06-25-20, 5. E - Staff's Powerpoint Presentation PC 06-25-20, 6. Public Comment Rcvd 06-23-20 PC 06-25-20

Date	Ver.	Action By	Action	Result
6/25/2020	1	Planning Commission		

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(Supervisory District 2)

### DISCUSSION / BACKGROUND

Montano De El Dorado Master Plan project (Rezone Z15-0002/Planned Development PD15-0004/Tentative Parcel Map P15-0006/Conditional Use Permit S17-0015) to present information on the Draft Environmental Impact Report which is undergoing a 45-day public review from May 30, 2020 to July 13, 2020 and to receive public input. No action by the Planning Commission will be taken. Supervisory District 2. (County Planner: Tom Purciel)

**PROJECT LOCATION:** The proposed Montano De El Dorado Master Plan project (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. Access to the Project site is provided from White Rock Road. 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 Phase II expansion of the existing commercial center is located south of the project site on an approximate 16.8-acre parcel and would include eight retail buildings with approximately 74,000 square feet of retail space, a 6,000 square foot office building, an approximate 63,000 square foot hotel and a small amphitheater to host occasional events (see Exhibit 3 of the DEIR). Architectural design of proposed Phase II would match the design of existing Phase I. To implement the proposed development, the applicant is requesting the following entitlements: 1) a Rezone (Z15-0002) of the 16.85-acre Phase II parcel from Regional Commercial-Design Control (CR-DC) to Regional Commercial-Planned Development; 2) a commercial Tentative Parcel Map (P15-0006) of the 16.85-acre Phase II parcel to create a total of 12 commercial lots, ranging from 0.72 acres to 3.48 acres in size, for the proposed Montano De El Dorado Phase 2 Development Plan; 3) a Planned Development Permit (PD15-0004) applying to both the existing Montano De El Dorado Phase 1 Development and the proposed Phase II expansion and 4) modifications to an existing Conditional Use Permit (S17-0015) to allow outdoor special events and office uses within existing Phase 1 and proposed Phase II.

## **CONTACT**

Tom Purciel

Planning and Building Department, Planning Division