



# County of El Dorado

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## Legislation Details (With Text)

<b>File #:</b>	21-0376	<b>Version:</b>	1
<b>Type:</b>	Agenda Item	<b>Status:</b>	Approved
<b>File created:</b>	3/3/2021	<b>In control:</b>	Planning Commission
<b>On agenda:</b>	3/25/2021	<b>Final action:</b>	3/25/2021
<b>Title:</b>	<p>Hearing 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) 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. Phase I consists of an existing commercial center, consisting of five buildings, on the 20.1-acre project site with a combined total of 39,645 square feet of floor area. Existing uses include retail stores, restaurants, and a bank. The proposed Phase II expansion consists of nine additional commercial buildings with a combined total of approximately 80,000 square feet of retail, restaurant, commercial and office uses, a 55,136 square foot, 100-room hotel, a small community pavilion and on-site parking, lighting, signage and landscaping; 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 staff recommending the Planning Commission forward the following recommendation to the Board of Supervisors:</p> <p>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;</p> <p>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);</p> <p>3) Approve Rezone Z15-0002 based on the Findings as presented;</p> <p>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;</p> <p>5) Approve Tentative Parcel Map P15-0006 based on the Findings and subject to the Conditions of Approval as presented;</p> <p>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.</p> <p>(Supervisory District 2)</p>		

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**Attachments:** 1. A - Staff Report, 2. B - Findings, 3. C - Conditions of Approval, 4. D - Staff Report Exhibits A-F, 5. E - Staff Report Exhibits G-L, 6. F - Staff Report Exhibit M, 7. G - Staff Report Exhibits N-P, 8. H - Staff Report Exhibits Q-V, 9. I - Staff Report Exhibits W-X, 10. J - Staff Report Exhibit Y (DEIR), 11. K - Staff Report Exhibit Z (FEIR), 12. L - Staff Report Exhibit AA, 13. M - Notification Map (1 Mile), 14. N - Proof

of Physical Sign Posting (Posted 02-22-21), 15. O - Staff Presentation, 16. P - Proof of Publication-Mt. Democrat, 17. Q - Proof of Publication-Sacramento Bee, 18. R - DEIR Appendices A-C, 19. S - DEIR Appendices D-F, 20. Public Comment Rcvd 03-25-21 & Handouts Distributed at Hearing, 21. Traffic Simulation (Distributed at Hearing), 22. Public Comment Rcvd 03-24-21, 23. Public Comment Rcvd 03-23-21, 24. Public Comment Rcvd 03-12-21

Date	Ver.	Action By	Action	Result
3/25/2021	1	Planning Commission	Approved	Pass

Hearing 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) 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. Phase I consists of an existing commercial center, consisting of five buildings, on the 20.1-acre project site with a combined total of 39,645 square feet of floor area. Existing uses include retail stores, restaurants, and a bank. The proposed Phase II expansion consists of nine additional commercial buildings with a combined total of approximately 80,000 square feet of retail, restaurant, commercial and office uses, a 55,136 square foot, 100-room hotel, a small community pavilion and on-site parking, lighting, signage and landscaping; 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 staff recommending the Planning Commission forward the following recommendation 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;
  - 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.
- (Supervisory District 2)

## DISCUSSION / BACKGROUND

Request to consider Rezone Z15-0002/Tentative Parcel Map P15-0006/Planned Development PD15-0004/ Conditional Use Permit S17-0015/Montano De El Dorado Phase I and II Master Plan submitted

by MONTANO VENTURE 2, LLC to: 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. Phase I consists of an existing commercial center, consisting of five buildings, on the 20.1-acre project site with a combined total of 39,645 square feet of floor area. Existing uses include retail stores, restaurants, and a bank. The proposed Phase II expansion consists of nine additional commercial buildings with a combined total of approximately 80,000 square feet of retail, restaurant, commercial and office uses, a 55,136 square foot, 100-room hotel, a small community pavilion and on-site parking, lighting, signage and landscaping; 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. The properties, identified by Assessor's Parcel Numbers 118-010-012, 118-010-014, 118-010-015, and 118-010-016, consisting of 20.1 acres, is located approximately 0.5 mile south of U.S. Highway 50 on the east side of Latrobe Road at the intersection with White Rock Road, in the El Dorado Hills area, Supervisorial District 2. (County Planner: Tom Purciel) [An Environmental Impact Report (EIR) (State Clearinghouse No. 2017072027) consisting of a Draft EIR and Final EIR has been prepared for the project]

A Staff Report is attached.

## **CONTACT**

Tom Purciel

Planning and Building Department, Planning Division