

El Dorado Hills Area Planning Advisory Committee



APAC 2020 Board

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The County of El Dorado Planning and Building Services Department

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ATTN: TOM PURCIEL

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Montano Phase II

Montano Sub Committee Final Report / Concerns & Suggestions

Amphitheater

- The Amphitheater will have a significant impact on the residential communities in the area. Amplified sound from amphitheater, which can operate from 7AM to 10 PM will have a significant impact on the quality of life in this area. Amplified music from Relish Burger on the corner of Latrobe and White Rock has prompted complaints from residents in Blackstone, Four Seasons and residents along Monte Verde Drive.
- Alternatives such a garden setting with benches/gazebo that could be used by patrons and families using the planned restaurants and offices.
- Hours of operation should be from 8AM to 9PM
- Additional security by the County Sheriff to patrol the amphitheater that most likely will become a magnet for youth in our community. Additional time will be required by the County Sheriff to answer complaints from residents about this amphitheater.

Hotel & Building 4

- Line of sight: this project is located on a high elevation that towers over the adjacent residential community. A line of sight study is needed to determine what the height of these building will have on the entire community. Building 4 has a 70ft architectural detail. This exceeds zoning regulations. No building code height exceptions should be permitted.

Traffic

- Drive-thru and location of large box store in close proximity and within a short distance from the stop light on White Rock will cause a serious traffic build up and may cause drivers to use Monte Verde Drive, a residential community street as an alternate.
- Residents request signage posted at both entrances of Monte Verde Drive indicating: Residential Street No Through Traffic

- Place calming striping on the entrance of Monte Verde and calming striping the length of this street.
- A deceleration lane on Latrobe would be needed for vehicles entering the site on Latrobe Road at the southern property entrance.

Exits

- It has been observed that the existing Right In, Right Out Exit on White Rock Road as part of Phase 1 has not been observed by motorists. The same may become the case for the exit on Latrobe.
- A solution would be to have a median constructed to prevent left out on Latrobe Road and on White Rock Road.

Noise/blasting

- The soil in this area has asbestos and the use of blasting for construction is unacceptable. Hours of construction operation from 7:00 AM to 7:00 PM weekday and until 5PM on weekends will have a serious impact on neighboring residents Construction on Sundays is not defined and project applicant Vinal Perkins pledged no Sunday Construction. We need this in writing.
- Alternative: no blasting. Construction time 7:30AM to 5:00 PM. No Sunday Construction.

Building 8

- This area could be the site of large box store and a drive-thru. This combination will add to traffic congestion and parking issues. Congestion on Latrobe Road will make the adjacent residential Monte Verde Drive an attractive alternative.
- Alternative: Remove the drive-thru. Place calming striping on the entrance of Monte Verde Drive and calming striping the length of this street. Residents request signage posted at both entrances of Monte Verde Drive indicating: Residential Street No Through Traffic.

Trash Collection/Loading Dock

- Location of loading dock is unsafe for pedestrians and cars coming in and out of shopping center. There is no noise protection for residents when trucks are backing up and unloading.
- The location of trash collection for Building 8, restaurants and hotel must be situated away from residential property.

Prepared by the Montano Sub Committee APAC:

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