



# COMMUNITY DEVELOPMENT SERVICES

## PLANNING AND BUILDING DEPARTMENT

<http://www.edcgov.us/DevServices/>

---

**PLACERVILLE OFFICE:**

2850 Fairlane Court, Placerville, CA 95667

**BUILDING**

(530) 621-5315 / (530) 622-1708 Fax

[bldgdept@edcgov.us](mailto:bldgdept@edcgov.us)

**PLANNING**

(530) 621-5355 / (530) 642-0508 Fax

[planning@edcgov.us](mailto:planning@edcgov.us)

**LAKE TAHOE OFFICE:**

924 B Emerald Bay Rd.

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

TO: Interested Parties

FROM: Rommel [Mel] Pabalinas, Senior Planner, County of El Dorado

DATE: July 14, 2017

**RE: Notice of Preparation of a Draft Environmental Impact Report and Notice of Public Scoping Meeting for the Montano De El Dorado Phase II Master Plan**

---

The County of El Dorado (County) will be the lead agency under the California Environmental Quality Act (CEQA) for preparation of an Environmental Impact Report (EIR) for the proposed Montano De El Dorado Phase II Master Plan (Project) in El Dorado County. This Notice of Preparation (NOP) and notice of public scoping meeting has been issued to solicit comments from responsible and trustee agencies and other interested parties regarding the scope and content of the environmental information and analyses that should be included in the Draft EIR. The location, project description, project entitlement requests, and potential environmental effects of the proposed project are summarized below.

Comments and suggestions are requested during the 30-day public comment period for the NOP regarding the environmental issues that will be analyzed in the EIR. Agencies and interested parties may provide the County with written comments on topics to be addressed in the EIR for the project. Because of time limits mandated by State law, comments should be provided no later than 5:00 p.m. on August 14, 2017. Keep in mind that there will be another opportunity to submit detailed comments when the Draft EIR is released for public review. Please mail, email, or fax your comments to:

Rommel (Mel) Pabalinas, Senior Planner  
El Dorado County Development Services Department, Planning Division  
2850 Fairlane Court, Building C  
Placerville, CA 95667  
Email: [rommel.pabalinas@edcgov.us](mailto:rommel.pabalinas@edcgov.us)  
Fax: (530) 642-0508

The County will hold a public scoping meeting to provide additional information about the Project and to receive verbal and written comments.

**Date:** Thursday, August 3, 2017

**Time:** 6:00 p.m. to 8:00 p.m.

**Where:** El Dorado Hills Fire Department Station  
1050 Wilson Boulevard  
El Dorado Hills, CA 95762

The scoping meeting format will be an open house; interested parties may arrive at any time during the 2-hour window to receive information on the Project or provide comments.

**NOTICE OF PREPARATION OF  
A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)  
AND NOTICE OF PUBLIC SCOPING MEETING  
FOR THE  
MONTANO DE EL DORADO PHASE II MASTER PLAN**

**Project Information**

**Location:**

The proposed Montano De El Dorado Phase II Master Plan (project) is in El Dorado Hills, California, an unincorporated area of El Dorado County (County) that is approximately 23 miles east of Sacramento and 20 miles west of Placerville (see Exhibit 1). The project represents Phase II expansion of the existing Montano de El Dorado retail center, Phase I of the Master Plan, located north of the project site and at the southeast corner of the Latrobe Road intersection with White Rock Road (see Exhibit 2). Highway 50 is located 0.5 mile north of the project site. Existing land uses adjacent to the project site include single-family residential uses along Monte Verde Drive (Creekside Greens Development) to the east/southeast and the existing Montano de El Dorado retail center to the north. Latrobe Road borders the west/southwest boundary of the site with undeveloped land located just west of Latrobe Road. The southernmost portion of the site tapers into a point just before the intersection of Latrobe Road and Monte Verde Drive.

**Project Description:**

The project site is approximately 16.8 acres (731,808 square feet) of undeveloped nonnative grassland and ranges in elevation from approximately 575 to 640 feet above sea level sloping gently south to north.

*Project Characteristics*

**1. Site Design**

The project is Phase II expansion of an existing retail center (Phase I of the Montano de El Dorado Master Plan) located north of the project site that would include additional retail space, an office building, a boutique hotel, and a small amphitheater to host occasional events (see Exhibit 3).

The retail element of the project consists of development of eight buildings containing approximately 74,000 square feet (sf) of retail space. These buildings would range in size from 3,200 sf to 30,000 sf with suite sizes ranging from 1,000 sf to a maximum of 30,000 square feet. As shown in Exhibit 3, the retail buildings would be dispersed along the eastern and western boundaries of the site with one of the retail buildings located near the center of the site. The retail buildings would be between 24 and 50 feet in height, with some architectural elements reaching 70 feet.

An office building containing approximately 6,000 sf of office space would be in the southernmost portion of the site with a maximum height of 43 feet.

An approximate 63,000 square foot hotel is proposed on the north-western portion of the project site at Latrobe Road (south of the existing Pottery World Building). The hotel would include up to 99 guest rooms, two ground level conference rooms (approximately 1,000 square feet each), a lobby area, and other typical amenities featured in boutique non-full-service hotels (e.g., a small sundry sales area and minimal bar area). The hotel building would be diagonally positioned along the western boundary of the project site. To compensate for hillside elevation variations, the hotel would be trellised where the parking area on the north side of the building is at the second level of the hotel and the west side of the building hosts the main entrance at the first level with the porte-cochere facing the proposed main signalized entrance to the shopping center at Post Street and Latrobe Road. The hotel would be four-stories and 47-feet in height, with some architectural elements reaching 70 feet.

A small amphitheater is proposed near the center of the site to host occasional local events for the El Dorado Hills community and others who are visiting the area. Typical events may include plays, music, and local celebrations. The amphitheater would be constructed in a lowered grade configuration to minimize and contain noise levels from travelling into nearby neighborhoods. Specifically, the stage area would be located approximately 15 feet lower than the top of the viewing area to the south, and approximately 20 feet lower than the grade level of a retail building proposed just north (see Exhibit 3). Sound barrier walls would surround the stage at approximately 20 feet below grade on three sides and heavy landscaping would further dampen noise as well as add ambiance. The seating area facing the stage would be a combination concrete/grass “step down” area that gradually transitions to the lowered stage area.

## **2. Access, Circulation, and Parking**

The primary entrances to the project would be the existing signalized Post Street at White Rock Road and an extension of Post Street to the proposed Latrobe Road entrance. The primary roadway that bisects through the shopping center would be Post Street, which will extend from the currently constructed Post Street at White Rock Road extending southward through the plaza and terminating at the proposed new signalized Latrobe Road entrance. An existing secondary point of ingress/egress (right in/right out only) for the existing retail center is located along White Rock Road. Another secondary point of ingress/egress (right in/right out only) is proposed on Latrobe Road near the southern tip of the project site. Approximately 534 new parking spaces would be created to serve the site.

## **3. Improvements and Infrastructure**

The project would extend infrastructure into the site to serve the proposed commercial use. Parking lot and building lighting would be “night sky friendly” like the existing Montano de El Dorado retail center. During installation of outdoor lighting at the project site, outdoor lighting at the existing retail center would be converted from incandescent to light-emitting diode (LED) to conform with proposed outdoor lighting of the project site. Water-efficient landscaping, including parking lot shade trees, would be provided throughout the site and consistent with the character of surrounding landscaping.

**Proposed Entitlement Requests:**

- Rezone (Z15-0002) of 16.85-acre property from Regional Commercial- Design Control (CR-DC) to Regional Commercial- Planned Development;
- Commercial Tentative Parcel Map (P15-0006) of 16.85-acre property creating a total of 12 commercial lots, ranging from 0.719 acres to 3.48 acres in size, as part of the proposed Montano De El Dorado Phase 2 Development Plan; and
- Planned Development Permit (PD15-0004) for the proposed expansion of the existing Montano De El Dorado Phase 1 Development. The proposed Phase 2 of the development would include approximately 74,000 square feet of retail/commercial space within eight buildings, 6,000 square feet of office space, 63,000 square feet, 99-room hotel, and an amphitheater.

Additional project information can be accessed via the following web link:

<http://edcapps.edcgov.us/Planning/ProjectInquiryDisplay.asp?ProjectID=20502>

**Environmental Effects and Project Alternatives****Probable Environmental Effects:**

Based on a preliminary environmental analysis of the project, the County has determined that the range of issues identified in the CEQA Guidelines, listed below, shall be addressed in the EIR.

- |                                   |   |
|-----------------------------------|---|
| • Aesthetics                      | • Geology, Soils, Minerals, and Paleontological Resources |
| • Hydrology and Water Quality     | • Land Use and Planning                                   |
| • Air Quality                     | • Population and Housing                                  |
| • Biological Resources            | • Public Services and Utilities                           |
| • Cultural Resources              | • Traffic and Circulation                                 |
| • Noise and Vibration             | • Greenhouse Gas Emissions                                |
| • Hazards and Hazardous Materials |   |

In addition to the above areas, the Draft EIR will also evaluate the potential cumulative and growth inducing effects of the project, as required by CEQA. Reasonably foreseeable future projects in the project vicinity will be considered in this analysis.

Comments and suggestions are requested during the 30-day public comment period for the NOP regarding the environmental issues that will be analyzed in the EIR.

**Potential Alternatives to be addressed in the EIR:**

In accordance with section 15126.6 of the State CEQA Guidelines, an EIR must “describe a range of reasonable alternatives to the Project, or to the location of the Project, which would feasibly attain most of the basic objectives of the Project, but would avoid or substantially lessen any of the significant effects of the Project, and evaluate the comparative merits of the alternatives.” As required by CEQA, the EIR will evaluate a No Project Alternative. Aside from the No Project Alternative, the County has not yet determined what additional alternatives to the project will be evaluated in the EIR. These will be identified during the environmental review process. Once selected, the alternatives will be analyzed at a qualitative level of detail in the Draft EIR for comparison against the impacts identified for the proposed project, consistent with the requirements of CEQA.

**Public Scoping Meeting**

The County will hold a public scoping meeting to provide additional information about the project and to receive verbal and written input. The public scoping meeting will be held on August 3, 2017 from 6:00 p.m. to 8:00 p.m. at El Dorado Hills Fire Department Station 85 at 1050 Wilson Boulevard, El Dorado Hills, CA 95762. The scoping meeting format will be an open house; interested parties may arrive at any time during the 2-hour window to receive information on the project or provide input.

**Requests for Additional Information**

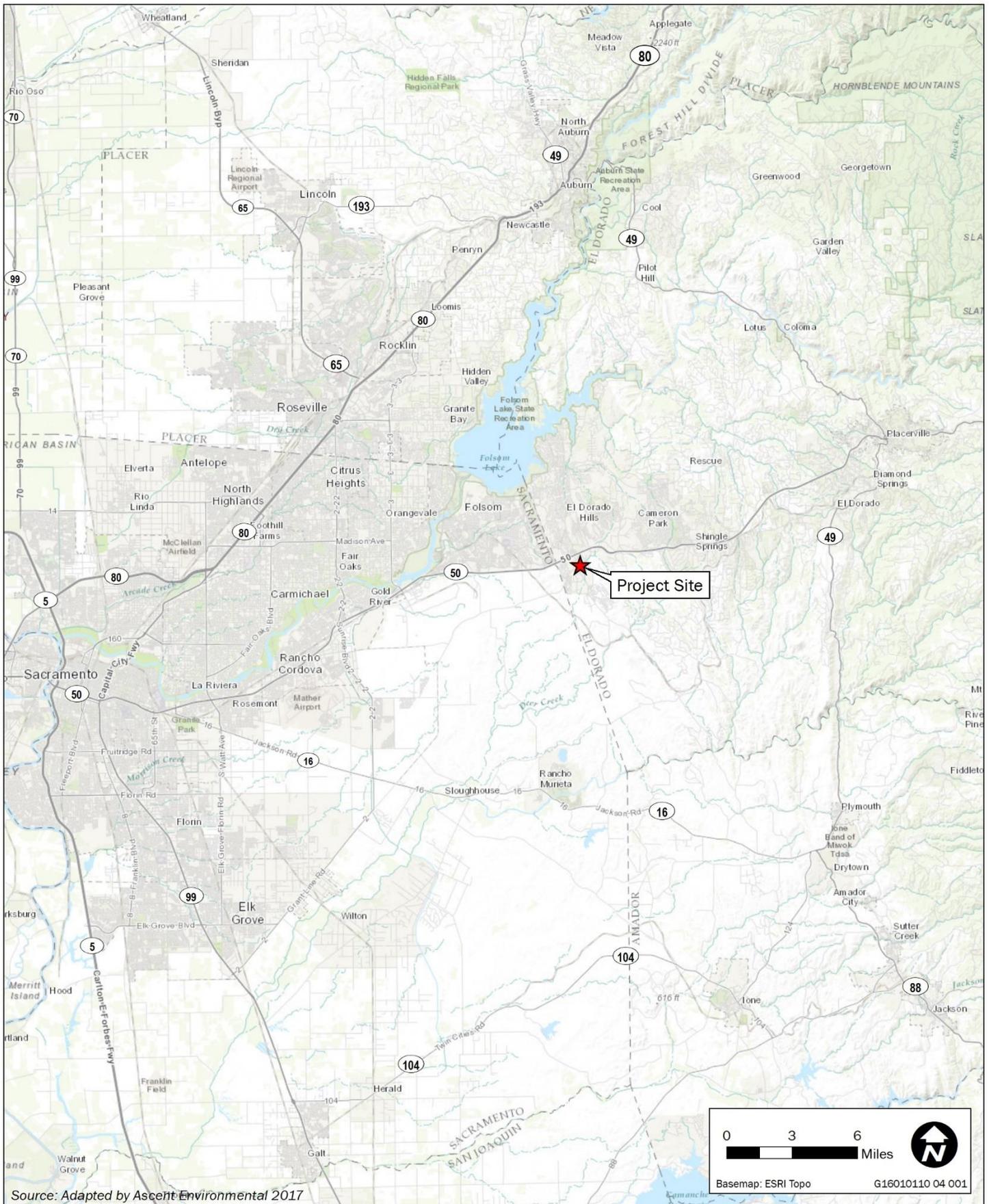
If you have any questions, please contact Rommel (Mel) Pabalinas at the County of El Dorado, Community Development Agency, Development Services Division-Planning, 2850 Fairlane Court, Building C, Placerville, CA95667, by telephone at (530) 621-5363, or by email to [rommel.pabalinas@edcgov.us](mailto:rommel.pabalinas@edcgov.us).

**Attachments:**

Exhibit 1 – Regional Map

Exhibit 2 – Project Site

Exhibit 3 – Preliminary Site Plan



Source: Adapted by Ascent Environmental 2017

**Exhibit 1**

**Regional Map**





Source: Adapted by Ascent Environmental 2017

**Exhibit 2**

**Project Site**



