



# El Dorado Hills Area Planning Advisory Committee

Wednesday April 10, 2019  
7:00PM

El Dorado Hills Community Services District Norm Rowett Pavilion  
1021 Harvard Way, El Dorado Hills, CA



# 1. Call To Order

2019 Chair: John Davey

2019 Vice Chair: John Raslear

2019 Vice Chair Tim White

2019 Secretary Brooke Washburn



# 2. Adoption of Meeting Agenda

**El Dorado Hills Area  
Planning Advisory Committee**

**APAC 2019 Board**

John Davey, Chair [jdavey@daveygroup.net](mailto:jdavey@daveygroup.net)  
John Raslear, Vice Chair [jrazzpub@sbcglobal.net](mailto:jrazzpub@sbcglobal.net)  
Timothy White, Vice Chair [twhitejd@gmail.com](mailto:twhitejd@gmail.com)  
Brooke Washburn, Secretary [BWashburn@murphyaustin.com](mailto:BWashburn@murphyaustin.com)



1021 Harvard Way, El Dorado Hills, CA 95762

**AGENDA FOR MEETING: April 10, 2019, 7:00 PM**

**Held at:** The El Dorado Hills Community Services District Norm Rowett Pavilion  
1021 Harvard Way, El Dorado Hills CA 95762

1. Call to Order
2. Adoption of Meeting Agenda
3. Public Comment
4. Supervisor Communications: Supervisor John Hidahl
5. Guest Speaker: County of El Dorado Community Development Services Department of Transportation Director Rafael Martinez: Discussion - Impacts of development on Transportation Funding, Planning, & Maintenance.
6. APAC Projects
  - a) **PA17-0004 Carson Creek Specific Plan Amendment – Rezone:** Director of Forward Planning Sean MacDiarmid from Project Applicant Lennar Homes to discuss an overview of the proposal to amend the Carson Creek Specific Plan to include increased residential units, and remove 57 acres of Industrial, and 33 acres of Research & Development.
  - b) **\*Notification - No Review\* PD-R19-0001 Superior Self Storage Revision (PD95-0007)**  
Revision to PD95-0007 to add self-storage to allowable uses and to add a 20,000 square foot addition to an existing commercial structure. The property consists of 14.8 acres, and is located on the west side of Latrobe Road, approximately 25 feet south of the intersection with Town Center Blvd. in the Town Center West Planned Development
  - b) **\*Notification - No Review\* TM08-1463-F La Canada Large Lot Final Map Board of Supervisors April 2**  
Large Lot Final Map (TM08-1463-F) for La Cañada Subdivision, creating a total of eight large lots for financing purposes consisting of six residential lots and two lettered lots on the 143-acre property. The property is located on the west side of Salmon Falls Road, approximately 1,000 feet north of the intersection with Kaila Way
  - d) **\*Notification - No Review\* Regional Housing Needs Assessment presentation at March 19, 2019 Board of Supervisors Meeting**  
An update regarding a presentation to the Board of Supervisors made by the Senior Planner for the Sacramento Area Council of Governments, regarding the upcoming methodology process for the 2021-2029 Regional Housing Needs Assessment for the 2021-2029 Housing Element Update of the General Plan
  - e.) Minor Status Updates: El Dorado Hills area projects
    - Proposed EDH Costco status update & the process for approvals
7. Adjournment: The Next EDH APAC meeting is May 8, 2019 7PM **At the El Dorado Hills Community Services District Norm Rowett Pavilion 1021 Harvard Way, EDH, CA 95762**

Questions regarding this agenda should be addressed to John Davey at [jdavey@daveygroup.net](mailto:jdavey@daveygroup.net)  
Mailing address: c/o El Dorado Hills APAC 1021 Harvard Way, El Dorado Hills, CA, 95762

**Not Printed or Mailed at Government Expense**  
**Courtesy Notice:** Anyone wishing to record any segment of an APAC meeting shall express their intent to do so before they start recording.  
Website: <https://edhapac.org> | Facebook: <https://www.facebook.com/EDHAPAC> | Twitter: <https://twitter.com/EDHAPAC>



# 3. Public Comment

On any matter not on the Agenda

Three minutes provided to each speaker



# 4. Supervisor Communications

District 1 Supervisor  
John Hidahl



## 5. Guest Speakers



**Rafael Martinez**

Director  
County of El Dorado  
Community Development Services  
Department of Transportation



# 6. APAC Matters & Projects



PA17-0004  
Carson Creek Specific Plan Amendment –  
Rezone

Sean MacDiarmid  
Director of Forward Planning  
Lennar Homes

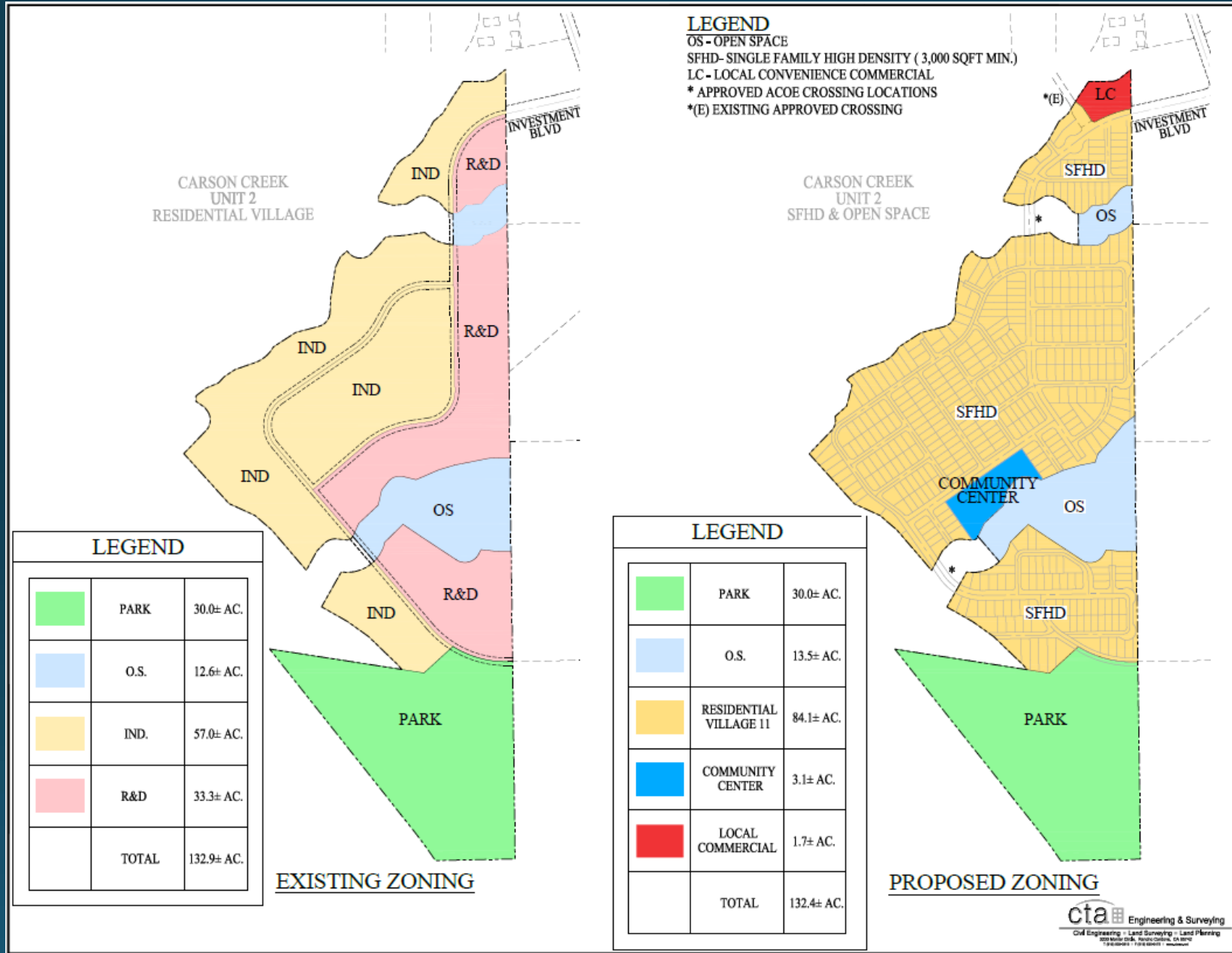
**\*Notification - No Review\***

# Heritage Carson Creek

# Heritage Carson Creek – Project Location



# Heritage Carson Creek – Proposed Zoning







# Heritage Carson Creek - Community

## Proposed Community

- Age Restricted Residential Homes - 415
- Community Center – 3.1 acres
- Local Convenience Commercial - 1.7 acres
- Open Space – 13.5 acres
- Regional Park – 30 acres





# PD-R19-0001 Superior Self Storage Revision (PD95-0007)

**\*Notification - No Review\***



## PD-R19-0001 Superior Self Storage Town Center West

Interior conversion of an existing vacant manufacturing facility to a Superior Self Storage facility, along with the construction of two future phases of additional new self storage buildings. The project is located on a 14.8 acre parcel at 4250 Town Center Boulevard in El Dorado Hills.





# PD-R19-0001 Superior Self Storage Town Center West

Phase 1 of the project will be the conversion of the existing structure to the self storage use, along with the re-design of the existing office to accommodate the new use. The new non-structural storage units will be built within the existing structure.

The existing building areas to be converted total 89,470 gross square feet. Design plans call for a total of 592 new storage units in this phase, ranging in size from 5x5 to 17x40. Phase 1 will also include re-painting the building to the Superior Self Storage tan and green color scheme, adding new signage and extensively re-landscaping the site.

West Building Elevation | Illuminated Pan Channel Letters



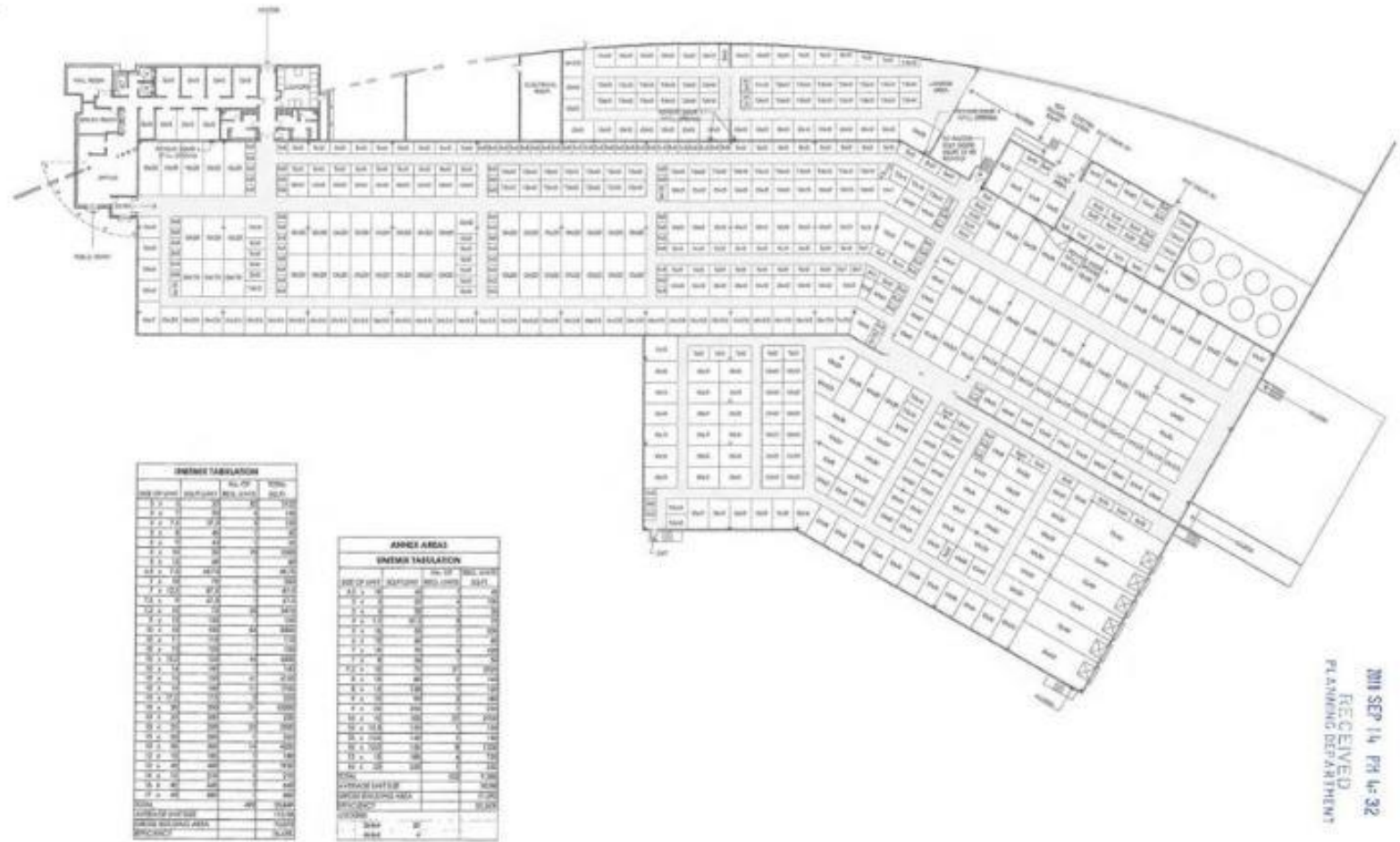
West Elevation (Phase I) - Scale: 1" = 20'-0"





# PD-R19-0001 Superior Self Storage Town Center West

Phase 2 of the project involves the construction of a new self storage building of 22,800 gross square feet. The new single-story structure will abut the existing structure on 2 sides. Design plans call for an additional 201 storage units, ranging in size from 5x5 to 10x30. The new building will match the phase I conversion in scale, mass and colors. Estimated timeframe to complete Phase II would be 1 year from receipt of approval.





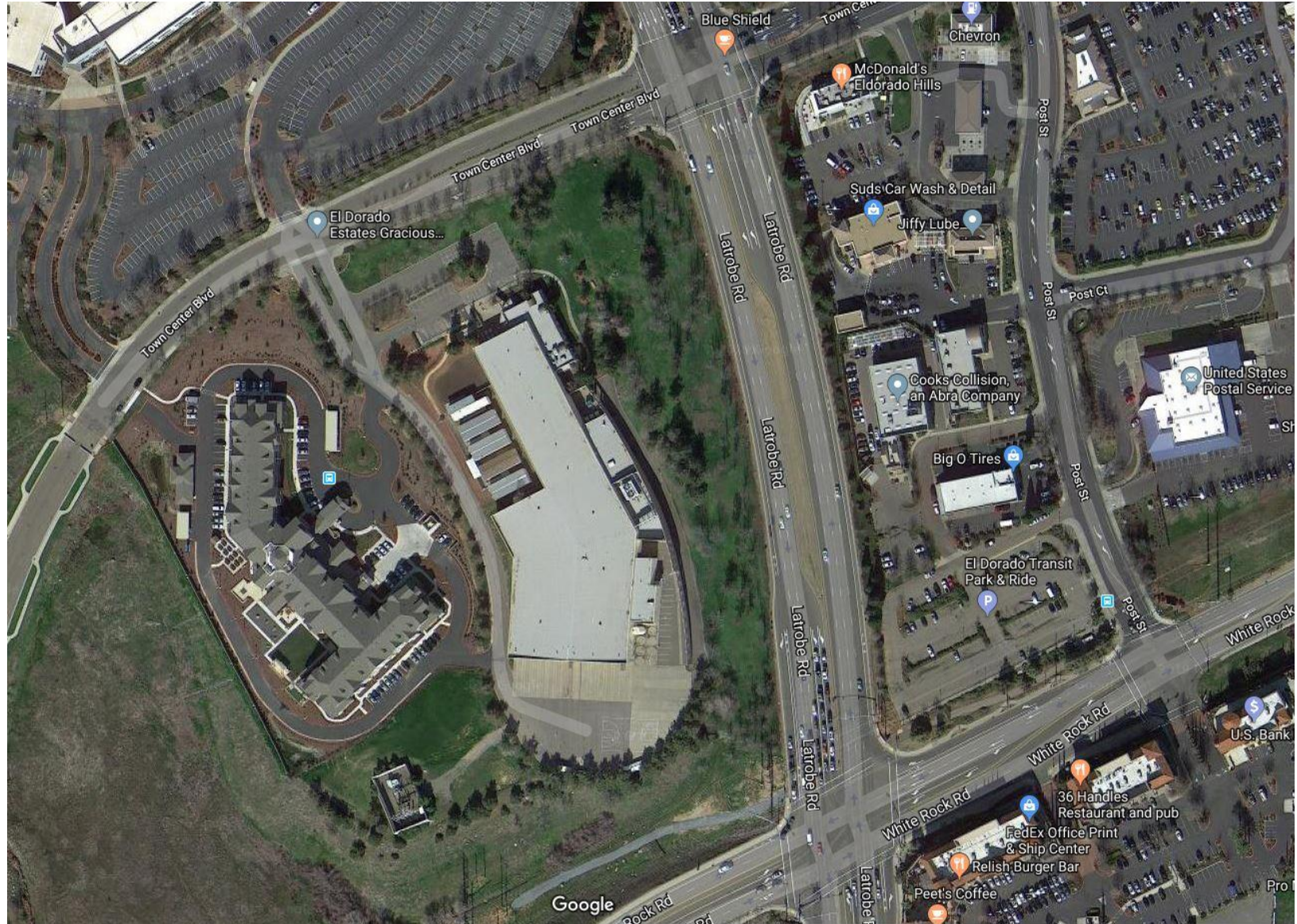
## PD-R19-0001 Superior Self Storage Town Center West

The large existing parking lot at the front of the building will remain unchanged (except for enhanced landscaping) and unfenced for direct future tenant access to the self storage office.

New security gates will be added on the site to restrict storage unit access to only tenants.

Access will be by way of keypad controlled gates, which will restrict illegal access and provide management with records of all persons entering and leaving the site.

Primary vehicular access will be from the existing driveway at Town Center Blvd. There will be no access from adjoining Latrobe Road or White Rock Road.





# TM08-1463-F La Canada Large Lot Final Map

**\*Notification - No Review\***



TM08-1463-F La Canada Large Lot Final Map

La Cañada Tentative Subdivision Map  
47-lot residential subdivision approved January 19, 2010

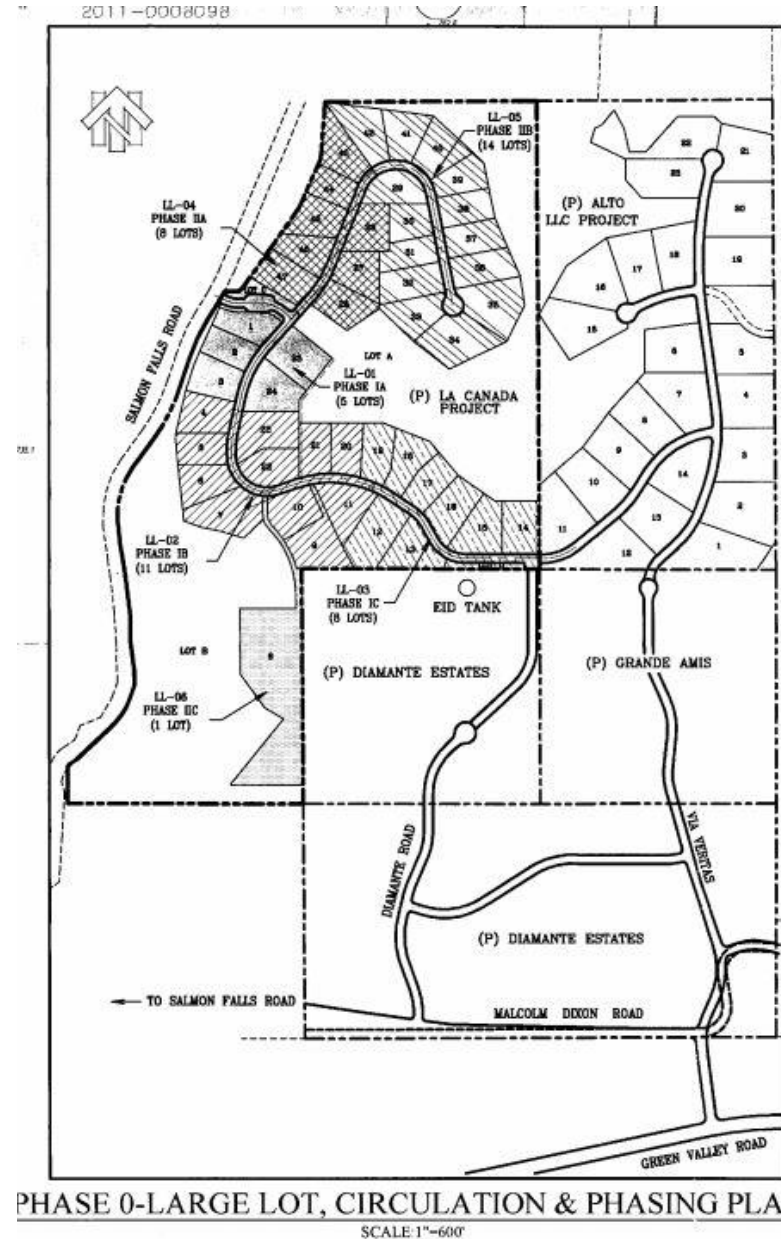
Original expiration date of January 19, 2013  
Automatically extended to January 19, 2017  
due to state legislation.

Planning Commission approved six one-year time extensions  
February 9, 2017 – That map was due to expire Jan 19 2023

Development Services Director approved a revision to the map on  
March 7, 2017 to include an updated phasing plan &  
rearrangement of the lots.  
No development has occurred and no final maps have been  
recorded.

Final Map would create a total of eight (8) large lots for  
phasing and financing purposes.

No development is proposed at this time.







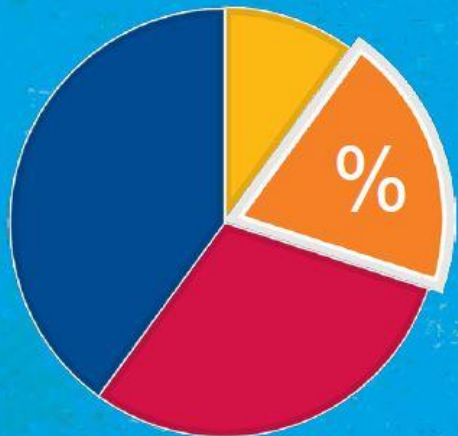
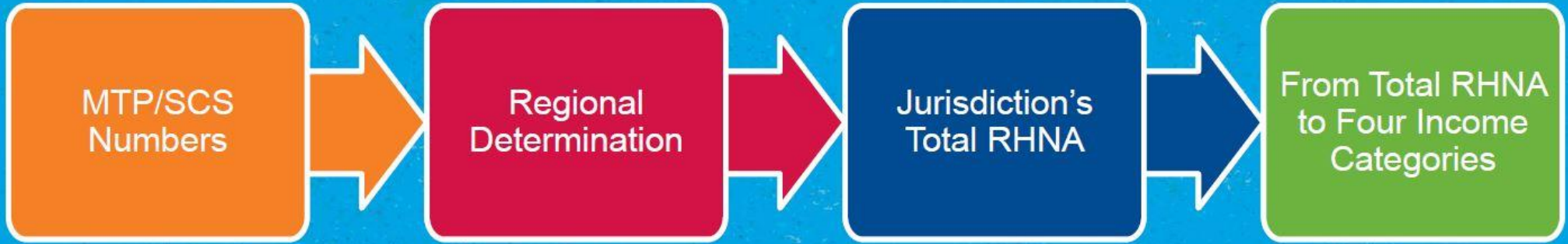
# Regional Housing Needs Assessment presentation

## \*Notification - No Review\*



Regional Housing Needs Assessment

# How does the MTP/SCS Relate to RHNA?



X

Overall Determination

=

Total Units



- Income Categories:
- above mod (120+%)
  - mod (80-120%)
  - low (50-80%)
  - very low (<50%)

SACOG RHNA  
Methodology



Regional Housing Needs Assessment

# RHNA Basic Assumption: Density = Affordability



Jurisdictions must demonstrate they have enough **vacant land** zoned at **appropriate densities** to accommodate the RHNA for each income category.



Regional Housing Needs Assessment

## Timeline

May

- UC Berkeley Turner Center on Housing Policy will Present “Development Math” as part of Suburban Corridors Workshop

Summer

- Potential bus tour(s) of affordable housing developments

August

- Board action to publicly release menu of draft RHNA methodologies

September

- Missing Middle Workshop by Opticos

October

- SACOG Adopts methodology



Proposed El Dorado Hills Costco  
At EDH 52 Silva Valley PKWY  
HWY 50 Interchange

**\*Notification - No Review\***



## Conceptual El Dorado Hills Costco



DBA # P.290



DAVID BARNICK & ASSOCIATES  
ARCHITECTURAL LANDSCAPE ARCHITECTURE  
3800 W. 20TH AVENUE, SUITE 100  
DENVER, COLORADO 80202  
430.320.0000





Conceptual El Dorado Hills Costco





## Conceptual El Dorado Hills Costco

### FREQUENTLY ASKED QUESTIONS EL DORADO HILLS COSTCO



#### El Dorado County

Costco is in the preliminary stages of considering building a warehouse in El Dorado Hills on the east side of Silva Valley Parkway. This document provides information about the process and timeline, the number of jobs created, member demographics, why this location is currently preferred by Costco, and other information.

**Q:** Is the decision to build in El Dorado Hills final?

**A:** No, Costco has an internal selection and approval process which includes the company president doing a site visit. Costco representatives said they hope to have a final decision in April.

**Q:** If they do select this site, how long would it be until it is open for business?

**A:** Costco anticipates approximately 18-24 months for environmental approvals and permitting and a year to build the warehouse for a total of approximately three years, making the opening in 2022.

**Q:** Why would Costco build a warehouse three miles and one freeway exit away from the existing Folsom warehouse?

**A:** There are several areas in California that have two warehouses within a 3-mile proximity to one another. The primary reason Costco is considering the El Dorado Hills location is to take pressure off the Folsom Costco and provide members at both warehouses with a better experience. The Folsom Costco is currently operating over ideal capacity with members from Folsom and El Dorado County. The build-out of Folsom Ranch will likely increase demands on that store, but even without it, the market allows for an additional warehouse in close proximity to serve those from El Dorado Hills and other areas throughout the County.

Costco prefers to have easy freeway access where possible and Silva Valley Parkway interchange is the only A-rated interchange in the County. Other options east of Silva Valley Parkway are not ideal due to issues from inadequate interchanges to handle traffic demand and a lower supporting population base.

There are approximately 40,000 Costco members in the identified trade area, so the necessary customer base already exists.

**Q:** How large would the warehouse be and what would it look like?

**A:** This warehouse would follow Costco's typical size of 150,000 square feet. The company would hold community meetings to gather input on the design to ensure it reflects the look and feel of El Dorado Hills and infrastructure in that area. The new warehouse would have approximately 780-800 parking spaces.

Additionally, there would be a fueling station on the west side of Silva Valley Parkway. Locating the fueling station across the street would result in less traffic in the warehouse parking lot and provides additional distance from existing residences and the school.

**Q:** How many jobs would the warehouse provide?

**A:** The new warehouse would employ between 200-250 people. Costco hires predominately local residents, though there will be some percentage of transfers from other stores (likely those who live closer to the EDH than they do to the warehouse in which they currently work).

Like other warehouses, approximately half of the employees will be full time, half will be part-time (minimum of 24 hours per week).

**Q:** What is the employee wage range and benefits package?

**A:** The starting salary for Costco employees is \$15 an hour for a Service Assistant and tops out at \$28.25 for a Meat Cutter. Its average US hourly wage is \$23 with a full time cashier making nearly \$57,000 annually after five years.

Costco offers medical, dental, vision, pharmacy, mental health, life insurance, disability, long term care, employee assistance program, flexible spending accounts, stock purchase program, 11 holidays per year, college student retention program, free Costco membership with a 2% award, and 401(k) to full time employees. Part time employees are offered core medical, dental and vacation benefits after six months.

The company also promotes from within, providing great opportunity for career advancement.

**Q:** How does Costco plan to mitigate traffic noise and light pollution for nearby residents?

**A:** The entrance, parking and delivery bays all face Silva Valley Parkway, thereby directing all the noise away from the residents (see site drawing). The back of the warehouse – which would abut the residential neighborhood – would include a “buffer” zone that is free from any activity. Additionally, deliveries are very controlled; full trucks are driven in and the driver then picks up an empty truck. Costco places strict time limits on when deliveries are made and length of time to complete them. Finally, the LED lights used in the parking lot are all on the Silva Valley Parkway side of the site and are turned off approximately one hour after the warehouse closes.

**Q:** How would traffic on Silva Valley Parkway be impacted by a new warehouse?

**A:** The County Department of Transportation would develop the required traffic study parameters. They would include Silva Valley Parkway, County Club Drive, Clarksville Crossing, White Rock Road and other area roads the County deems important to study. A thorough traffic study will be required by the County as part of the Environmental Impact Report and California Environmental Quality Act process.

**Q:** How would traffic on nearby schools be impacted by a new warehouse?

**A:** The warehouse opens at 10:00 am weekdays, avoiding conflict with the start time of schools. Additionally, the peak times are weekends and holidays, which don't conflict with school times.

###



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Conceptual El Dorado Hills Costco

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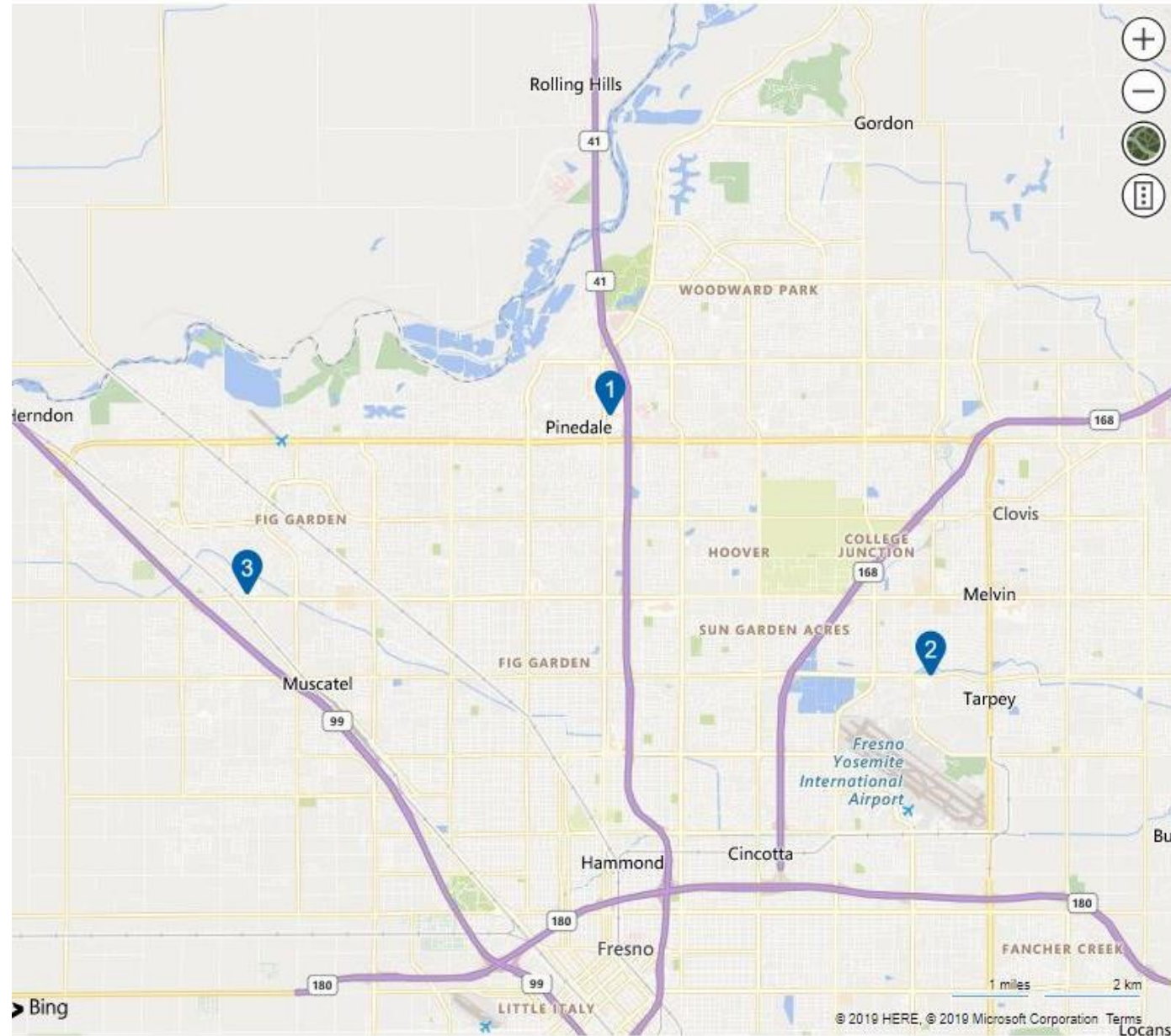


Conceptual El Dorado Hills Costco

# Fresno - Clovis

Three Costco Locations

All within 5 - 6 miles of each other



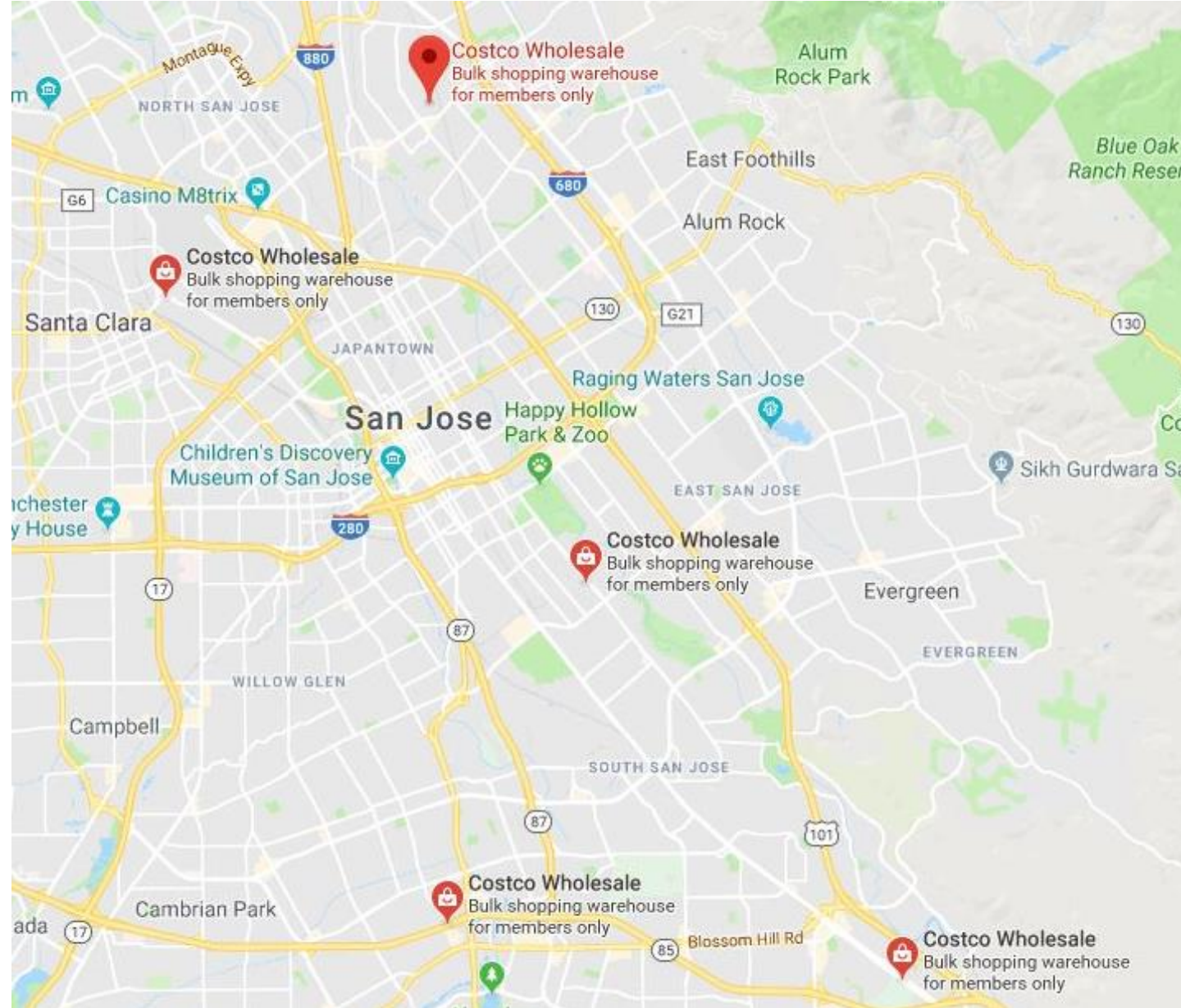


Conceptual El Dorado Hills Costco

## San Jose – Santa Clara

Five Costco Locations

Each within 3-5 miles of another Location



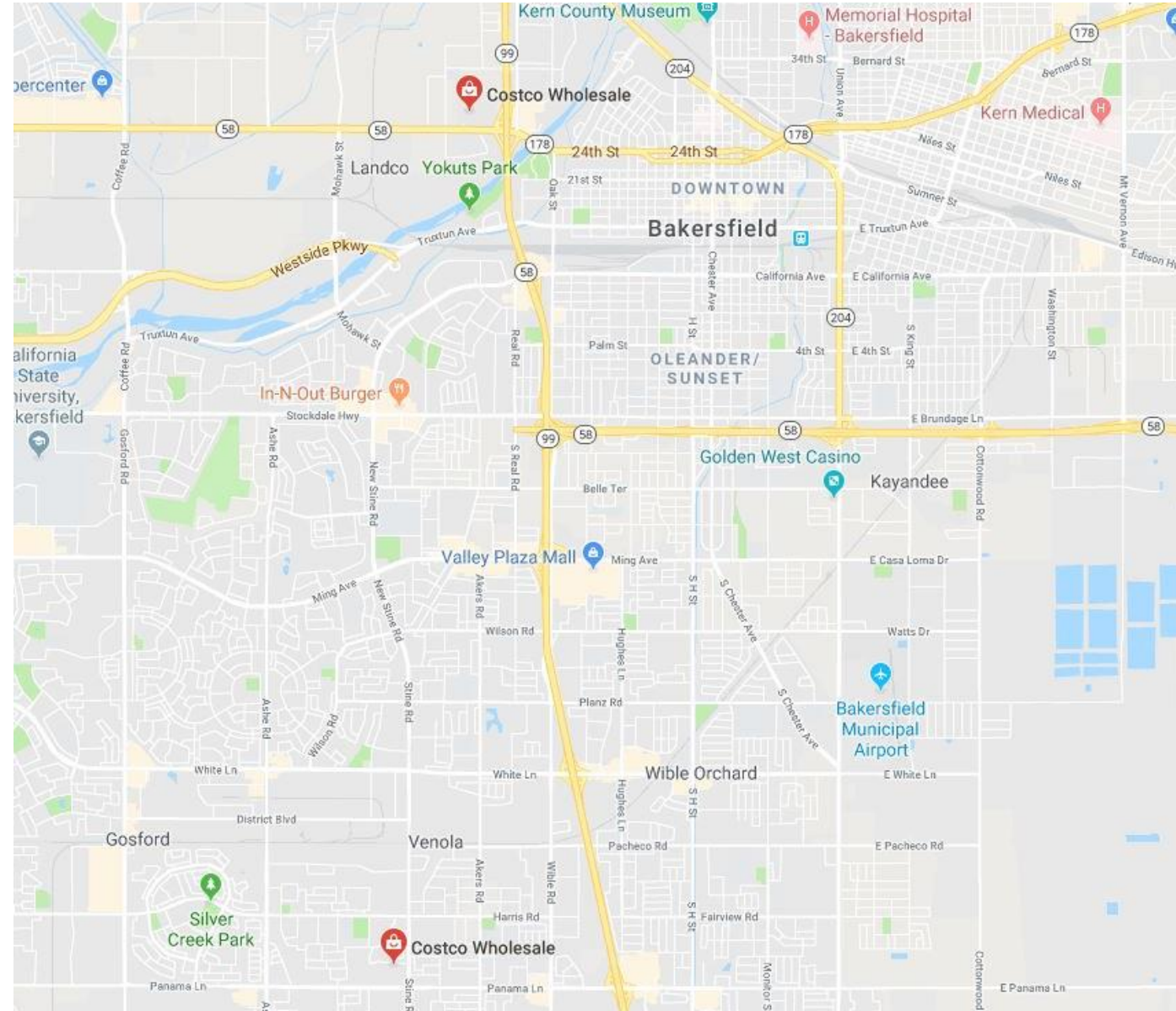


Conceptual El Dorado Hills Costco

# Bakersfield

Two Costco Locations

Within 5 miles of each other







Conceptual El Dorado Hills Costco

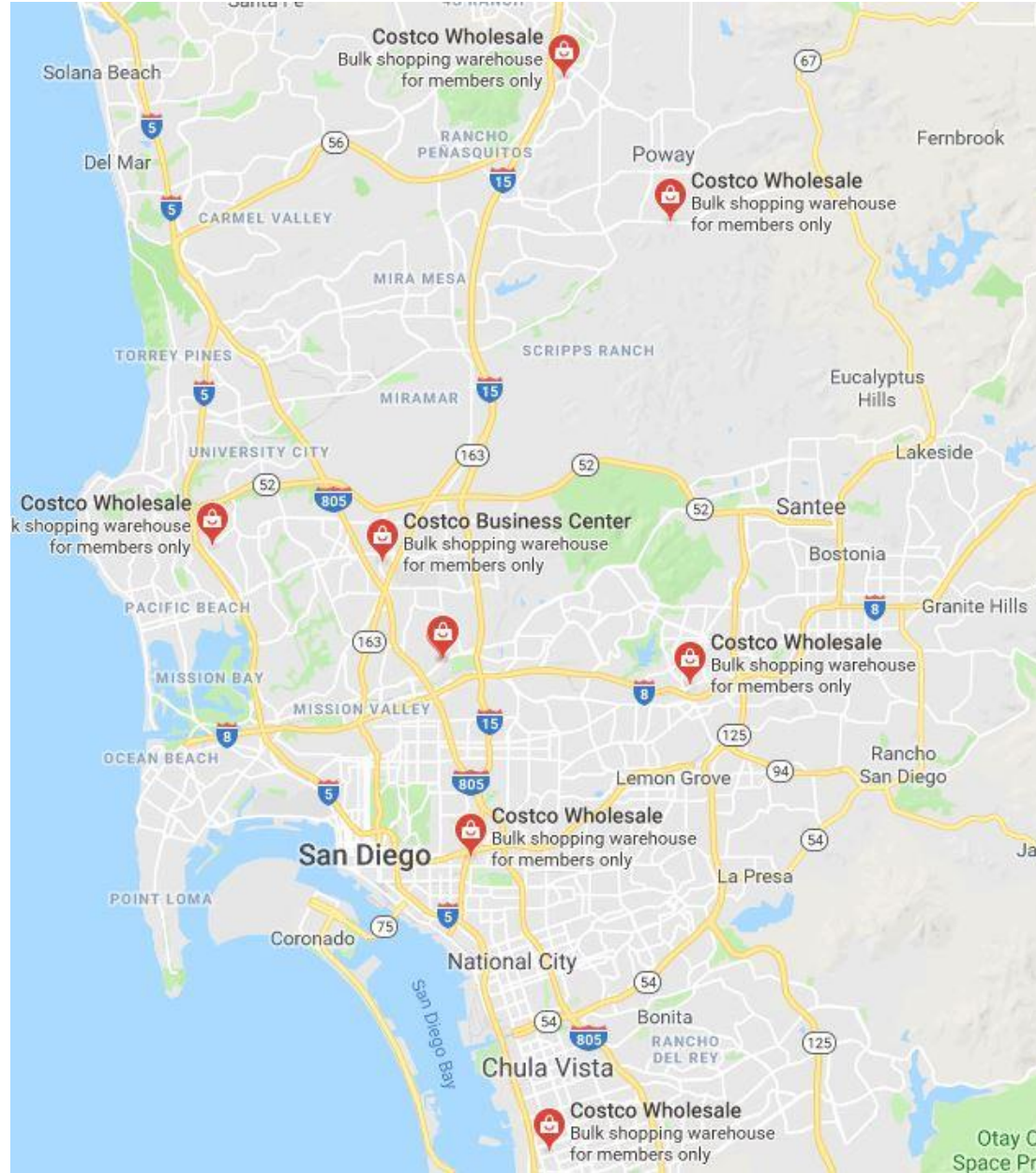
# San Diego Area

Eight Costco Locations

2 within 2.8 miles

3 within 4 -6 miles

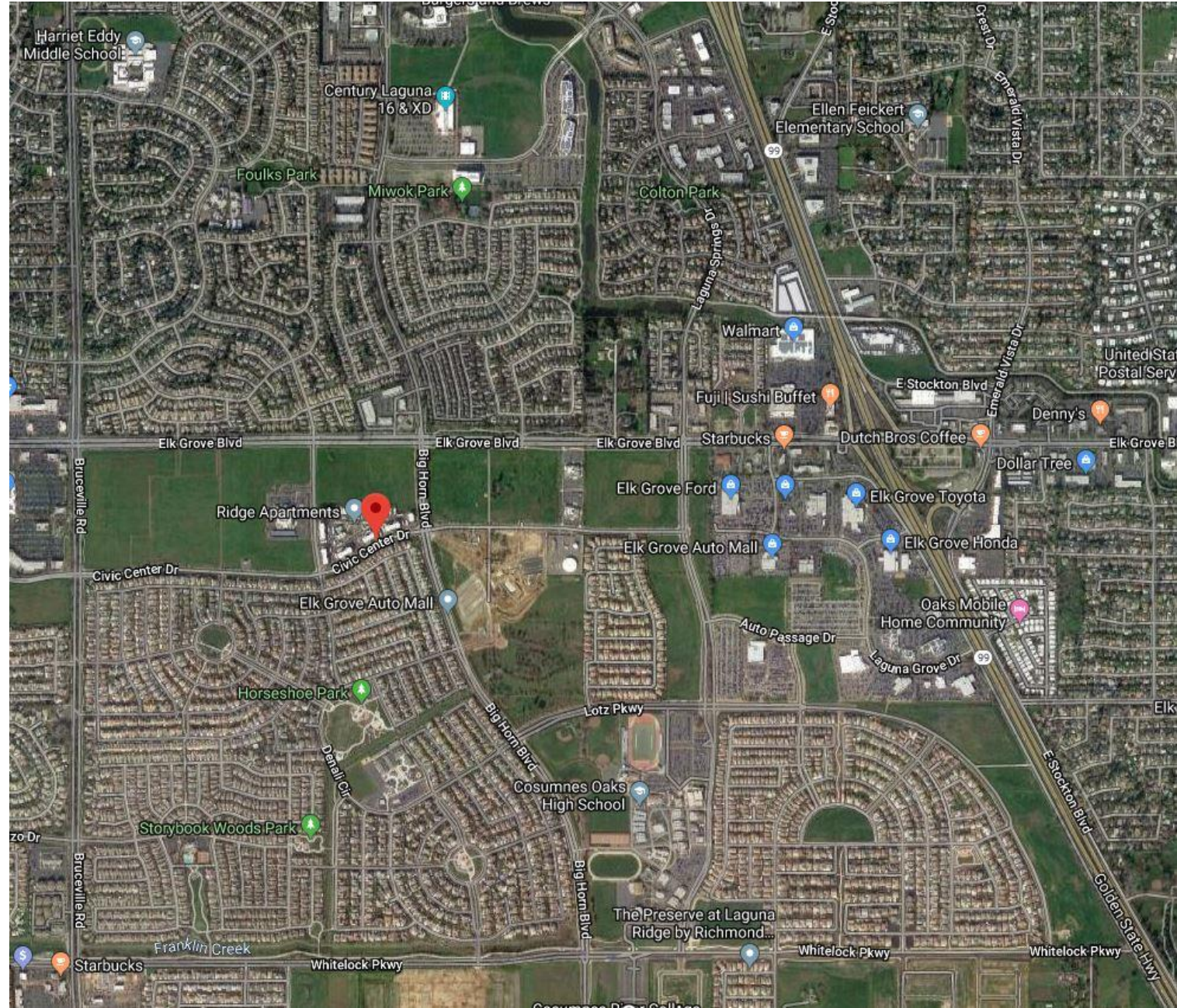
2 within 6 -7 miles





Conceptual El Dorado Hills Costco

# New Elk Grove





Conceptual El Dorado Hills Costco

# Elk Grove



## THE RIDGE

ELK GROVE, CA

### COLOR LANDSCAPE PLAN

DATE: 02.16.2016  
PROJECT NO: 1111-0004  
SCALE:  
SHEET:



DAVID BANKCOCK & ASSOCIATES  
ARCHITECTS - LANDSCAPE ARCHITECTS  
888 AVENUE D BLVD., SUITE 200  
LA JOLLA, CALIFORNIA 92037  
T. 954.383.3075



2000 Mainway Park Drive, Suite 100 Sacramento, CA 95833  
PH: 916.433.8828 landscape.com



Conceptual El Dorado Hills Costco

# NOP - Notice of Preparation of a DRAFT Environmental Impact Report

## Notice of Public Scoping Meeting

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The purpose of the scoping meeting is to seek input from members of the public, and public agencies.

Usually in an open house format.

Displays of proposed layouts, elevations, and project maps.

Applicant and applicant representatives attend to answer questions.

DEIR Consultant selected by the County typically attends.

County Planning Staff attends to ask and answer questions.

Question and public comment cards/forms are available for the public, and collected during the scoping meeting. Responses to questions from the Public Scoping Meeting are provided in the Final Environmental Impact Report



# El Dorado Hills Area Planning Advisory Committee

## Conceptual El Dorado Hills Costco

## Notice of Preparation of DEIR & SCOPING MEETING



### COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

**PLACERVILLE OFFICE**  
200 Fairview Court, Placerville, CA 95667  
951.337.5141 (fax) 951-378-7100  
951.337.5141  
www.el-dorado.ca.gov

**LAKE TAHOE OFFICE**  
2118 Crowley Lake Blvd., CA 95118  
951.871.3333  
951.842.9952 Fax

TO: Interested Parties  
FROM: Rommel [M] Pabalinis, 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 [M] Pabalinis, Senior Planner  
El Dorado County Development Services Department, Planning Division  
2850 Fairview Court, Building C  
Placerville, CA 95667  
Email: rommel.pabalinis@el-dorado.ca.gov  
Fax: (530) 643-0508

Montano De El Dorado Phase II Master Plan 1  
July 14, 2017

### 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 #3 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 [M] Pabalinis at the County of El Dorado, Community Development Agency, Development Services Division/Planning, 2850 Fairview Court, Building C, Placerville, CA 95667, by telephone at (530) 621-5363, or by email to rommel.pabalinis@el-dorado.ca.gov.

Attachments:  
Exhibit 1 – Regional Map  
Exhibit 2 – Project Site  
Exhibit 3 – Preliminary Site Plan

Montano De El Dorado Phase II Master Plan 1  
July 14, 2017

County of El Dorado Montano De El Dorado Phase II Master Plan

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.

Montano De El Dorado Phase II Master Plan 2  
July 14, 2017

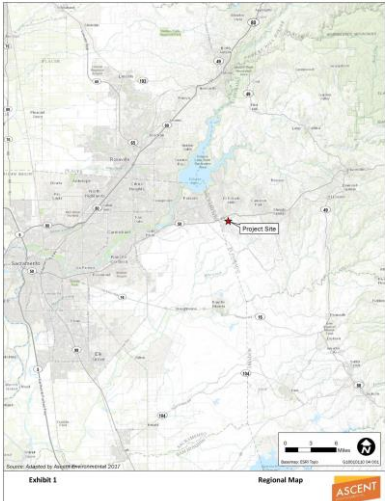


Exhibit 1 Regional Map

County of El Dorado Montano De El Dorado Phase II Master Plan

### 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 (Crestside 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 36.8 acres (733,808 square feet) of undeveloped nonnative grassland and ranges in elevation from approximately 375 to 660 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 76,000 square feet (sf) of retail space. These buildings would range in size from 1,200 to 30,000 sf with suite sizes ranging from 1,000 to a maximum of 80,000 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.

Montano De El Dorado Phase II Master Plan 3  
July 14, 2017



Exhibit 2 Project Site

County of El Dorado Montano De El Dorado Phase II Master Plan

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 Hooters 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 sunny patio 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 finished 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 traveling 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 ambience. 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 entrance 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 "right 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.

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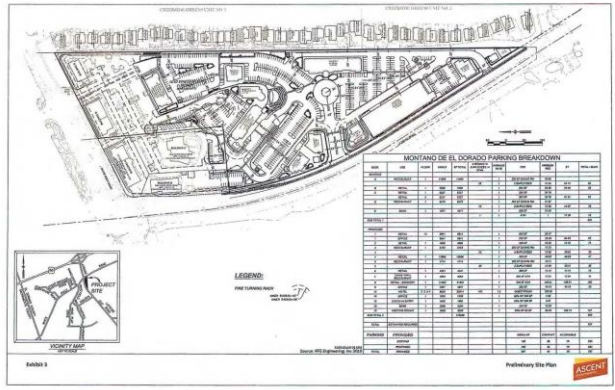


Exhibit 3 Preliminary Site Plan

County of El Dorado Montano De El Dorado Phase II Master Plan

### Proposed Entitlement Requests:

- Rezone (Z15-0002) of 16.85-acre property from Regional Commercial- Design Control (CR-OC) to Regional Commercial- Planned Development;
- Commercial Tentative Parcel Map (PT15-0006) of 16.85-acre property creating a total of 12 commercial lots, ranging from 0.79 acres to 3.48 acres in size, as part of the proposed Montano De El Dorado Phase 2 Development Plan; and
- Planned Development Permit (PDI15-0004) 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://el-dorado.ca.gov/Planning/Projects/engplan/Display.asp?ProjectID=23952>

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

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 the 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.

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Draft Environmental Impact Report Environmental impacts only.

## Elements considered in a DEIR:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology & Soils
- Greenhouse Gas & Energy
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use Planning
- Mineral Resources
- Noise
- Population & Housing
- Public Services
- Recreation
- Transportation – Traffic & Circulation
- Tribal Cultural Resources
- Utilities & Service Systems
- Mandatory Findings of Significance
- Project Alternatives – Environmentally Superior Alternative or No Alternative

DEIR can take many months, to a year to prepare

DEIR will identify impacts.

Impacts can be:

No impact

Less than significant impact

Significant impact

Significant impact but mitigated to less than significant

Significant but unavoidable impact.

The public has a minimum comment period of 30 days, but it can be extended.

All public comments will receive a response, as well as comments from the scoping meeting.



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## What is included in the Final EIR?

Comments and recommendations received on the DEIR, either verbatim or in summary.

List of persons, organizations, and public agencies commenting on the DEIR.

Responses of the lead agency to significant environmental concerns raised in the review and consultation process.



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## Planning Commission

Project is reviewed at the Planning Commission – it could be over the course of several meetings.

Additional Public Comments can be provided to the Planning Commission

Planning Commission vote to accept the project as proposed, or issue additional conditions of approval, or reject the project as proposed.

If rejected, the project may be appealed to the Board of Supervisors within a ten day period.

## Board of Supervisors

Project is reviewed at the Board of Supervisors – it could be over the course of several meetings.

Additional Public Comments can be provided to the Board of Supervisors

Board of Supervisors vote to accept the project as proposed, or issue additional conditions of approval, or reject the project as proposed. If approved, the Board of Supervisors votes to certify the Final Environmental Impact Report.

If rejected, the project may be appealed.



## 7. Adjournment

**Next EDH APAC Meeting  
May 8, 2019 7PM**

**EDH CSD Norm Rowett Pavilion**