



EL DORADO COUNTY PLANNING SERVICES

2023 JUN -2 AM 11:20
RECEIVED
PLANNING DEPARTMENT

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RECEIVED
PLANNING DEPARTMENT

ASSESSOR'S PARCEL NUMBER(s) 118-010-012

PROJECT NAME/REQUEST (Describe proposed use and use separate sheet if necessary):

A request for pre-application review for mixed-use community, Montano De El Dorado.

IF SUBDIVISION/PARCEL MAP: Create _____ lots, ranging in size from _____ to _____ acre(s)/square feet

IF ZONE CHANGE: From _____ to _____

IF GENERAL PLAN AMENDMENT: From _____ to _____

APPLICANT/AGENT Vinal Perkins - Arrowest Properties, Inc.

Mailing Address 1000 White Rock Rd #700 El Dorado Hills CA 95762
P.O. Box or Street City State ZIP

Phone 916-284-2555 FAX _____

PROPERTY OWNER Same As Applicant

Mailing Address _____
P.O. Box or Street City State ZIP

Phone _____ FAX _____

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Kephart Architects

Mailing Address 2555 Walnut Street Denver CO 80205
P.O. Box or Street City State ZIP

Phone 303-832-4474 FAX _____

LOCATION: The property is located on the E side of Latrobe Road
N/E/W/S Street or Road

450 feet/miles S of the intersection with White Rock Road
N/E/W/S Major Street or Road

in the Starkville, El Dorado Hills area. PROPERTY SIZE +/- 14.2 acres.
Acre(s) / Square Feet

X [Signature] Date 5/26/2023
Signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 6/2/23 Fee \$ 1586 Receipt # R47166 Rec'd by PLBLD Census _____

Zoning CR-PD GPD C Supervisor District 2 Sec _____ TwN _____ Rng _____

Pre-application completed by: _____ Date completed: _____



June 1, 2023

El Dorado County Planning Services
2850 Fairlane Court
Placerville, California 95667

2023 JUN -2 AM 11:21
PLANNING DEPARTMENT

**RE: Letter of Introduction
Montano de El Dorado Pre-Application
KA#: 222075**

Dear Sir/Madam,

On behalf of the applicant, Montano Venture II, LLC and/or Arrowest Properties, Inc. - we are pleased to submit for a Minor Pre-Application Review for a proposed Multi-Family neighborhood (as a mixed-use component) within the existing Montano de El Dorado commercial center in El Dorado Hills, CA. This new neighborhood would be added into the existing Masterplan Z15-0002, P15-0006, PD15-0004, S17-0005 (approved 8/10/2021).

The following team has been assembled to complete this application:

- Developer – Vinal Perkins: Montano Venture II – 1000 White Rock Road, Ste. 700 El Dorado Hills, CA 95762 /
- Architect/Land Planner – Chris Gardy: KEPHART – 2555 Walnut St. Denver, CO 80205, (303) 832-4474 / chriscg@kephart.com

The following items are included in the Pre-Application submittal package:

1. Letter of Introduction
2. Pre-Application Form
3. Parcel Assessors Map
4. Conceptual Site Plan Package
 - a. Site Plan
 - b. Conceptual Amenity Imagery
 - c. Perspective Views
 - d. Section Diagram
5. Aerial Map

2555 Walnut Street, Denver, CO 80205 303.832.4474 fax 303.832.4476 www.kephart.com



Site Context

The proposed multi-family development is located along the east side of Latrobe Rd. adjacent to the existing commercial subdivision, Montano de El Dorado. The multi-family site includes approximately 14.2 acres and is zoned Regional Commercial – Planned Development Combining Zone (CR-PD) and has a General Plan land use designation of Commercial. The Creekside Green single-family subdivision borders the property to the east and is zoned R1. The Montano de El Dorado commercial development is adjacent to the west and shall be blended with the proposed residences through vehicular and pedestrian connections. Across Latrobe Rd. to the west, the property is primarily vacant with a single, developed commercial outparcel. South of the proposed development is the Golden Foothill Pkwy. and Monte Verde Dr. signalized intersection which provides access to the adjacent single-family subdivision (to the east), and warehouse, industrial, and office uses (to the west). This proposed Multi-Family community (set within the mixed-use concept) includes up to 330 units creating an overall density of 23.2 du/ac. To achieve the desired density, a variance application will be submitted to allow a modification to the required Floor Area Ratio (FAR) as outlined in final findings of Ordinance No. 5145.

Site Plan

The proposed multi-family development is designed in an amenity courtyard configuration where the proposed multiplexes are arranged around a central neighborhood/community plaza. The proposed plaza will enhance the experience of future residents and local visitors. It exceeds 12,000 square feet which provides ample space to host picnics, small festivals, small community events and outdoor markets. The organization of the multiplexes-are visually represented in the attached illustrative site plan and conceptual perspective views. On the eastern side of the plaza is an approximately 8,000 sf clubhouse which will be programmed with a variety of active recreational opportunities as well as a leasing and business center. Surrounding key areas of the clubhouse exterior are additional public gathering spaces as well as play courts and a swimming pool. The site plan features six multi-unit buildings ranging from 42 units to 72 units, primarily uphill and downhill 4/3 splits with a maximum of 4-stories. The property has an approximately 10% slope from the center to the western boundaries so implementing a split building design is essential to maximize use of the land. The site has four access points. The existing, signalized access drive at the intersection of Post Rd. and White Rock and the right-in, right-out access point to the north will be shared with the existing Montano de El Dorado commercial center. In addition, two access points along Latrobe Rd. are proposed – each of which are now conditionally entitled under the previously approved Masterplan Z15-0002, P15-0006, PD15-0004, S17-0005 (approved 8/10/2021); A full movement signalized access point located near the property’s Latrobe Rd. midpoint and a right-in, right-out access point at the southern end of the site is being proposed (which was also previously approved under the above masterplan). The proposed, signalized access point will feature special paving, signature landscaping, and monument signage. Those features are represented in a conceptual perspective view in the

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attached submittal package. Each multiplex will include attached garages with supplemental tandem spaces for a portion of units. The remaining parking spaces are on the surface or within the two strategically positioned two-story/pan deck parking garages to be utilized as part of our Mixed-Use concept and integrated into the existing Montano Retail Plaza as a shared amenity. Specifically, a portion of the parking garage at the north end of the site will have retail parking for the existing commercial development on the upper level, and residential parking at the lower level. As site grade/civil plans will illustrate, the 2nd/upper level of the parking structure will appear to be at near level grade with the existing plaza grades, with the multi-units and other parking areas sloping lower to the south. The proposed site plan has approximately 604 parking spaces for an overall parking ratio of 1.83 spaces per unit. The site plan intentionally merges the existing commercial space with the proposed multi-family community to create a cohesive mixed-use development that fits into the context of the surrounding neighborhood while emphasizing a walkable mixed-use community environment.

PD Amendment Summary

Following National & Local trends in recent years, an anomaly of diminishing needs in office and commercial space coupled with increased demands in residential space has witnessed a vast transition in California’s markets. During the COVID-19 pandemic, the use of brick-and-mortar office and commercial space became under-utilized while the need to work remotely has expanded. This trend to work remotely and shop online has increased exponentially amongst all age groups and continues to accelerate. As on-line/amazon style companies expand along with better delivery and return efficiencies, this mixed-use project aims to adapt to that pattern which is surely to moving from trend to permanency. This project caters to this new way of life.

This development request properly (and responsibly) reflects the desire and need for additional housing in the El Dorado County Western Slope Region and acknowledges the need for less (non-service oriented) commercial brick and mortar space. It emphasizes the need for combining existing service-oriented retail & restaurant demands within a walkable residential community. Montano Plaza is just that - a service & restaurant-oriented plaza offering three restaurants, a hair salon, coffee house (Peets Coffee & Tea), banking (US Bank), nails and day spa facilities – most of which obviously do not fit well through online ordering.

Per the El Dorado County Zoning Ordinance (Title 130, Article 2) – within CR zoned properties (Dwellings – as part of a Mixed-Use Development) are permitted by Design Review. However, another passage in the code states residential uses are “generally” inappropriate in the CR zone. Seeking further clarification, we found that The El Dorado County Mixed Use Handbook (dated 12/15/2015, revised 4/24/2018) is primarily geared toward historical communities and the restoration of “cultural revitalization” (as the mixed-use handbook discusses in its introduction). The handbook does not discuss the growing trend of modern mixed-use communities that encourage inclusive residential and commercial uses as a cohesive “mixed use” structure.



The Montano Plaza has approximately 55,000 square feet of existing commercial space and a site that is appropriate for mixed-use component with the addition of this Multi-Family Plan. The proposed development requests to amend the Planned Development to include Multi-Family as part of a “mixed use” project in Phase II of the Montano de El Dorado Master Plan and consider an FAR variance to bring the overall residential and commercial offerings into balance.

Variance Summary

The proposed project focuses on implementing multi-family to create a mixed-use community. To maximize the proposed use, the plan provides 4-story multiplexes featuring 42 to 72 units per building. Ordinance No. 5145 rezoned the subject property in 2021, the previously approved development standards are required to be consistent with the Regional Commercial zoning district. According to the El Dorado County Zoning Ordinance, the floor area ratio is 0.85. In order to properly utilize the site with the desired residential density and open space amenities, the floor area ratio will be required slightly to exceed 0.85. This site plan, the height of the multiplexes and even the 2-level garages are strategically positioned and utilized as an integral part of Montano’s slope retention needs due to its challenging grade variants.

Overall, the project’s intent is to provide a high quality, sensitively designed mixed-use community within the vastly growing western slope of El Dorado County. This development strives to address the **current and future market demand for housing** while maintaining a safe and friendly walkable community for residents and guests to visit, play, shop and eat – and reside. Our team is excited to continue working with County staff throughout this process.

Sincerely,

Max Garcia
KEPHART

Approved and submitted to EDC Planning Development Services by:

Vinal Perkins, LLC Managing Member
Montano Venture 2, LLC
Dir. 916.284.2555
1000 White Rock Road, #700
El Dorado Hills, CA 95762



2555 Walnut Street, Denver, CO 80205 303.832.4474 fax 303.832.4476 www.kephart.com



Montano Venture II, LLC
1000 White Rock Road, #700
El Dorado Hills, CA 95762

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PLANNING

June 1st, 2023

El Dorado Planning Development Services
El Dorado County Planning Services
2850 Fairlane Court
Placerville, California 95667

RE: Developers Supplemental letter – Montano Pre-App

Dear Sir, Madam,

This letter serves as a supplement to the Project Letter of Introduction presented by Kephart Architects. Its purpose is to provide additional comment from the developer and assist in the reasoning behind the requested added use in the previously approved Montano De El Dorado Masterplan Z15-0002, P15-0006, PD15-0004, S17-0005 (approved 8/10/2021).

MONTANO MASTERPLAN: On August 10, 2021, the El Dorado County Board of Supervisors approved the Montano De El Dorado Masterplan and certify the accompanied EIR. The overall content of the project was to expand the existing 4+/- acre, 55,000+/- square foot Montano De El Dorado Retail Plaza located at the SE Corner of White Rock Road at Latrobe Road in El Dorado Hills, Ca. The masterplan expansion would extend southward along Latrobe Road to Monte Verde Drive on approximately 14.2 acres of unimproved property. As the attached approved site plan shows, the project would include an additional 80,000+/- square feet of retail/commercial space; a 4-story 100 room hotel component; and a quick serve (drive-through) restaurant. Also conditionally approved was an outdoor amphitheater and two (2) vehicular project access points along Latrobe Road; (a full movement Traffic Signal and right in/right out near the southern end of the property). Lastly a rezone was approved from PD Commercial to CRPD (Regional Commercial with PD Overlay). This project (from project start of concept to EDC CBOS approval) took nearly 9 years (2013-2021). The first phase of Montano Plaza was built in 2007 with the US Bank building constructed in 2012. Hence, the Masterplan project commenced a year later in 2013 with Masterplan CBOS approval in 2021.

ONLINE SHOPPING TREND: As the Montano Masterplan Project and its draft EIR were being processed over this long period, a substantial economic trend in consumer shopping patterns emerged locally and globally that would challenge and threaten the very livelihood of Brick & Mortar retail developments everywhere; El Dorado Hills is no exception. This trend has become a permanent and ever-growing shopping pattern in our society – **online shopping**. From 2013 to present, Amazon style online shopping & delivery would become so efficient that products ordered today could be at our doorstep tonight at a price cheaper than products purchased in brick & mortar stores.

PA23-0007

THE NEXT SHOE DROPPED WITH COVID 19: The 2020-2021 Covid Pandemic vastly accelerated the push toward online shopping patterns as the crisis forced people into isolation within their own homes. The ability to shop online became the preferred buying method across all age groups - including the older population. Further, the Pandemic forced office employees to remote locations where programs such as “Zoom” and “Teams” replaced live interaction within the office, board meetings and conference calls. This shift and the resulting decrease in the need for office space resulted in a severe glut of vacant space in the Office Sector. Hence, the preferred and accepted “live/work” and “hybrid” (Home/Office) work model was born and now emerging as a permanent fixture in today’s work force.

THE CALIFORNIA HOUSING CRISIS: As the Pandemic finally subsided in late 2021-22, the intensifying shift in housing demands and patterns increased in the US, and particularly in California. As the post-covid economy continued to strengthen and immigration patterns intensified, California’s crisis became more predominant whereby the California legislature stepped in to address the housing issue through passing several Housing bills (*such as AB 6 and SB 2011*) to streamline State housing construction permitting (even in commercially zoned properties). The latest Bill on this subject was SB 7 (see attached article) that Governor Newsom Signed to Restore & Expand CEQA Streamlining - specifically for this reason. The Bill was signed at an Amazon/Residential Mixed-Use project in San Jose, California.

THE NEW WAY TO LIVE, WORK AND SHOP – MIXED USE: As new patterns of remote work and shopping have gained ground and become more entrenched in recent years, development teams, economists & consultants worldwide have been studying the complexity of this seismic economic shift to understand what is next for existing and new commercial developments, the live/work residential sector and the interactions between the two segments. The resounding answer is – Integrate housing design into walkable communities whereby residents can live and work in the home with the ability/choice to walk/access restaurants, shops, services and community entertainment venues without the need to drive.

We believe **Montano De El Dorado** is the prime “Mixed Use” project for this new trend and the future of El Dorado Hills living at this key area where EDH Town Center & Montano meet. This project will lend itself to the encouragement of the walkable path to goods and services directly from the residential front door in a horizontally Mixed-Use environment. Montano currently offers restaurants, banking, spa services, boutiques, morning coffee, and Pilates/fitness services. We are strategically located just one crosswalk away from EDH Town Center where the walkable path continues to movies, shopping, community events and much more.

Montano Pre-App Supplemental Ltr
June 1, 2023
Page -3-

In closing, while the El Dorado County "Mixed-Use" code and its (Mixed-Use Handbook) primarily focusses on historical revitalization – we ask that you consider the modern definition of "mixed-use" in a well-thought-out setting where the interaction of residential and commercial components can thrive as "a combined use" in an environment where driving can be the choice and a secondary thought. We ask that within the ministerial capacity of the Planning Administrator - Mixed-Use may be added to our Masterplan Entitlements of August 10, 2021.

Thank you for your consideration,

Vinal Perkins

**Montano De El Dorado Sr. Development Mgr.
Perkins Commercial Group, Inc.
1000 White Rock Road, #700
El Dorado Hills, Ca 95762
Dir. 916.284.2555
vinal@perkinsgroup.biz**





Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

April 10, 2023

Parcel Map - Montano de El Dorado

2023 JUN -2 AM 11:22

- County Outline
- Highway Labels
- Highways
- Major Roads
- Minor Roads
- Cities
- Parcels

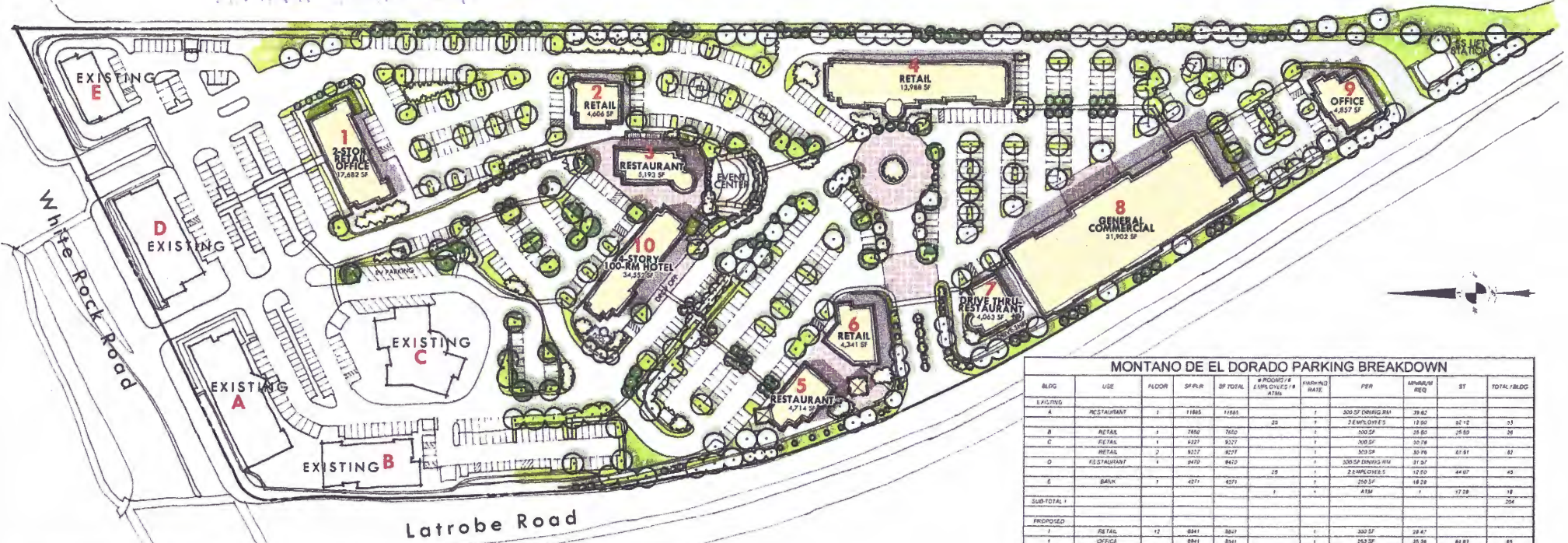
Disclaimer: Parcel boundaries in this map are illustrative only and not considered the legal boundary.



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PLAINS PASTORAT

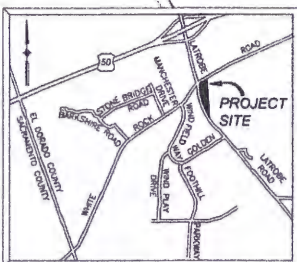
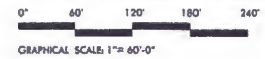
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MONTANO DE EL DORADO PARKING BREAKDOWN

BLDG	USE	FLOOR	SF/FLR	SF TOTAL	# ROOMS / # EMPLOYEES / # ATMs	PARKING RATE	PER	SPACING REQ	ST	TOTAL /BLDG	
EXISTING											
A	RESTAURANT	1	1185	1185	1	1	200 SF DRIVING RM	39.62		39.62	
B	RETAIL	1	7650	7650	20	1	2 EMPLOYEES	12.50	37-12	25	
C	RETAIL	1	9227	9227	1	1	300 SF	28.82	28.82	26	
D	RETAIL	2	9227	9227	1	1	300 SF	30.76	30.76	62	
E	RESTAURANT	1	4470	4470	1	1	200 SF DRIVING RM	31.37		31.37	
	BANK	1	4271	4271	1	1	2 EMPLOYEES	12.50	44.07	48	
							ATM		17.28	18	
SUB-TOTAL 1											
PROPOSED											
1	RETAIL	1/2	8841	8841	1	1	300 SF	29.47		29.47	
1	OFFICE	1	8841	8841	1	1	253 SF	25.26	81.83	85	
2	RETAIL	1	4626	4626	1	1	240 SF	19.28	19.28	18	
3	RESTAURANT	1	5193	5193	1	1	300 SF DRIVING RM	13.21		13.21	
4	RETAIL	1	13988	13988	20	1	2 EMPLOYEES	12.50	29.81	30	
5	RETAIL	1	4714	4714	1	1	300 SF	48.83	48.83	47	
6	RESTAURANT	1	4714	4714	1	1	300 SF DRIVING RM	15.71		15.71	
7	RETAIL	1	4231	4231	25	1	2 EMPLOYEES	12.50	28.21	29	
8	RETAIL	1	4231	4231	1	1	300 SF	14.44	14.44	15	
9	DRIVE THRU RESTAURANT	1	4063	4063	1	1	300 SF CPA	13.84	13.84	14	
8	GENERAL COMMERCIAL	1	31902	31902	1	1	200 SF ALCA	199.21	158.87	180	
10	OFFICE	1	4837	4837	1	1	300 SF	19.43		19.43	
10	HOTEL	2, 3 & 4	8238	25114	100	1, 2	GLAZED ROOM	120.00		120.00	
10	OFFICE	1	1038	1038	1	1	95% OF 250 SF	2.08		2.08	
10	CHECK-IN/RETRY	1	1630	1630	1	1	80% OF 300 SF	3.87		3.87	
10	BANK	1	3000	3000	1	1	253 SF	13.00		13.00	
10	MEETING ROOMS	1	3650	3650	1	1	50% OF 40 SF	30.00	168.74	187	
SUB-TOTAL 2											
TOTAL ESTIMATED REQUIRED											
PARKING PROVIDED											
									REGULAR	COMPACT	ACCESSIBLE
EXISTING									188	66	10
PROPOSED									482	33	19
TOTAL PROVIDED									670	99	29

PRELIMINARY SITE PLAN



VICINITY MAP

MONTANO DE EL DORADO II

CONCEPTUAL SITE PLAN

EL DORADO, CA

18010 ISSUE DATE: 12-07-16

1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 Tj516 782 7300 borgesarch.com



f (https://www.facebook.com/SDToni/) (https://www.instagram.com/senatortoniatkins/) (https://twitter.com/sentoniatickins)

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Governor Newsom Signs Senate Leader Atkins' SB 7 to Restore, Expand CEQA Streamlining

May 20, 2021

(/print/699)

SACRAMENTO – Governor Gavin Newsom today signed into law Senate President pro Tempore Toni G. Atkins' SB 7—legislation restoring California Environmental Quality Act (CEQA) streamlining provisions and expanding them to benefit small-scale housing projects. The legislation, which is an integral piece of the Senate's "Building Opportunities for All (https://focus.senate.ca.gov/housing)" housing package and the first of the bills to be signed, would help stimulate economic development projects and create jobs for Californians.

"This bill is a win for the environment, the economy, and California as a whole," Pro Tem Atkins said. "It speeds up the costly and time-consuming review process without compromising California's strict environmental standards. With our economy in recovery mode from the impacts of COVID, high-wage jobs are needed, and this bill meets that demand. Now, shovel-ready, economic development projects will get started sooner, putting people to work and providing transformative change to communities across the state that are in need of jobs and housing. I'm appreciative to Governor Newsom and my Senate and Assembly colleagues for seeing the value of this legislation, and to Speaker Rendon for expediting this legislation – this bill is going to make a real difference for our state and the people who call it home."

Governor Newsom signed SB 7 today at the site of Google's new Downtown West project, a mixed-use development in San Jose's Diridon Station Area.

"California's recovery from the pandemic must tackle the housing shortage that threatens our economic growth and long-term prosperity," said Governor Newsom. "Cutting red tape to save time and remove barriers to production helps us meet the urgent need for more housing while creating good jobs and preserving important environmental review. I thank Pro Tem Atkins and the Legislature's leaders on housing for their partnership in taking on this challenge."

SB 7, the Housing + Jobs Expansion & Extension Act, extends and broadens provisions of AB 900, legislation passed in 2011 to establish a new process under CEQA to streamline administrative paperwork and expedite legal challenges for large, multi-benefit, housing, clean energy, and manufacturing projects that have a capital investment of more than \$100 million. AB 900 resulted in approval of nearly 20 major new clean energy and infill housing projects, amounting to an estimated \$2 billion in the state and resulting in thousands of new housing units and high-wage construction and permanent jobs.

SB 7 extends the 2021 sunset of AB 900 through 2025, and because it extends the law to also include smaller projects—lowering the threshold of qualifying projects to \$15 million and reducing the required investment by 85%—it is expected to yield even more housing and jobs in California. SB

PA23-0007

7 also would help widen access to more traditionally-affordable housing options for Californians – the legislation maintains a requirement that qualifying projects have to include at least 15% lower-cost housing, be infill projects, and meet specified labor and environmental standards.

It also maintains California's efforts to protect environmental standards by fully preserving environmental mitigation and challenging projects that do not mitigate their adverse effects. The bill excludes "sprawl" projects that would destroy important natural resources or prime agricultural lands.

The bill passed the Senate on a 34-0 bipartisan vote on March 1, and passed the Assembly on a bipartisan 70-1 vote on May 10.

###

Toni G. Atkins is President pro Tempore of the California Senate. Having previously served as Speaker of the California Assembly, she began her tenure in the Senate in 2016. As Senator for District 39, she represents the cities of San Diego, Coronado, Del Mar and Solana Beach. Website of President pro Tempore Toni G. Atkins: www.senate.ca.gov/Atkins (<http://www.senate.ca.gov/Atkins>)

Latest News

Senate Leader Atkins' Legislation to Strengthen Protections for Abortion, Gender-Affirming Care Providers Passes Senate (</news/20230524-senate-leader-atkins%E2%80%99-legislation-strengthen-protections-abortion-gender-affirming>)

May 24, 2023

Senate Leader Atkins' BRIDGE Project to Foster Acceptance of LGBTQ+ People in Other States Passes Senate (</news/20230524-senate-leader-atkins%E2%80%99-bridge-project-foster-acceptance-lgbtq-people-other-states>)

May 24, 2023

Senate Leader Atkins, Budget Chair Skinner Issue Statement on Governor's Revised 2023-24 Budget (</news/20230512-senate-leader-atkins-budget-chair-skinner-issue-statement-governor%E2%80%99s-revised-2023-24>)

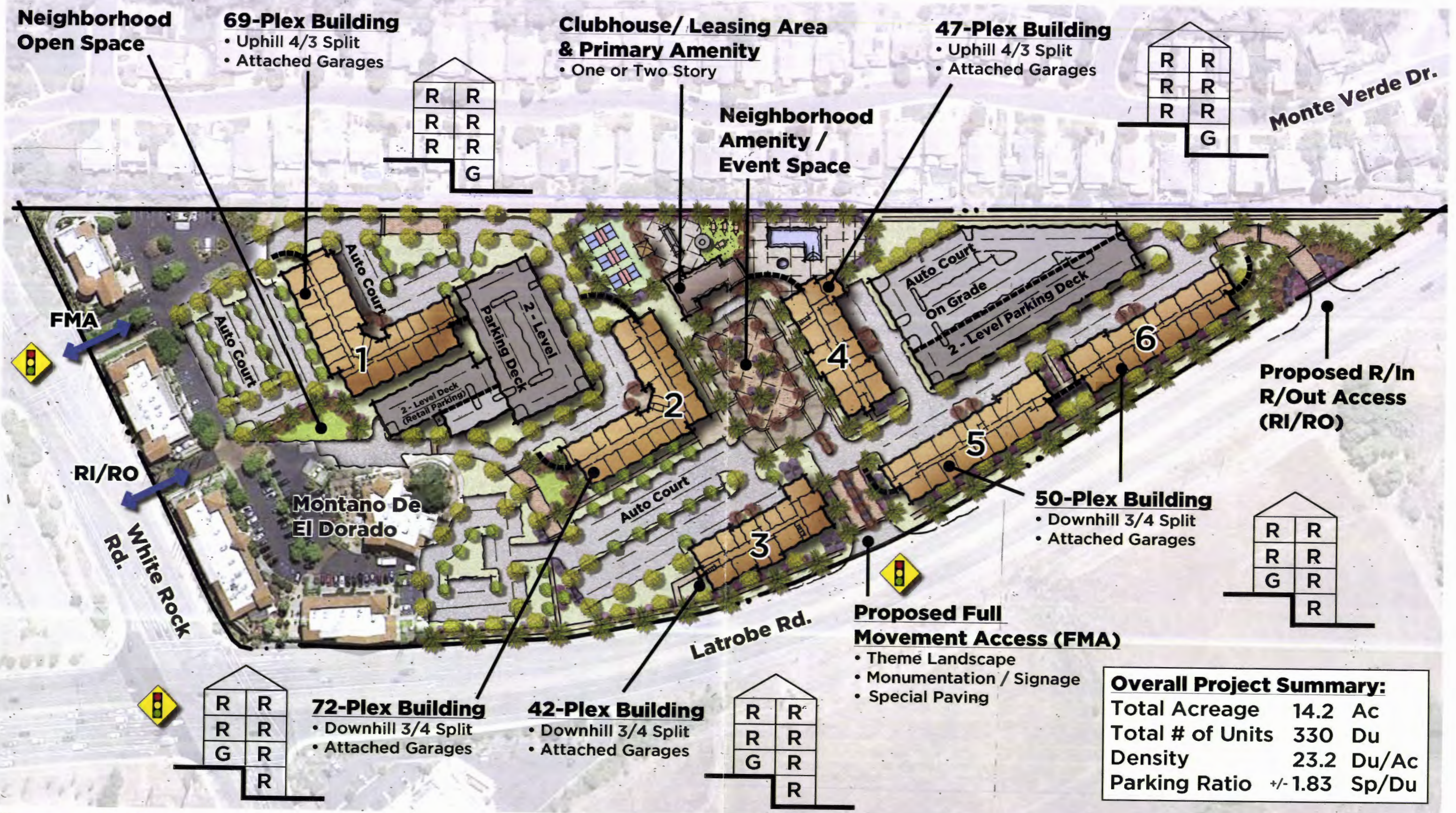
May 12, 2023

Dayna Bochco and Katie Rice Reappointed to California Coastal Commission, Nick Macchione Appointed to California Tax Credit Allocation Committee (</news/20230510-dayna-bochco-and-katie-rice-reappointed-california-coastal-commission-nick-macchione>)

May 10, 2023

Senate Leader Atkins Legislation to Further Expand Reproductive Care Training, Widen Abortion Access Passes State Senate (</news/20230508-senate-leader-atkins-legislation-further-expand-reproductive-care-training-widen>)

May 8, 2023



Neighborhood Open Space

69-Plex Building
 • Uphill 4/3 Split
 • Attached Garages

Clubhouse/Leasing Area & Primary Amenity
 • One or Two Story

47-Plex Building
 • Uphill 4/3 Split
 • Attached Garages

Neighborhood Amenity / Event Space

50-Plex Building
 • Downhill 3/4 Split
 • Attached Garages

72-Plex Building
 • Downhill 3/4 Split
 • Attached Garages

42-Plex Building
 • Downhill 3/4 Split
 • Attached Garages

Overall Project Summary:

Total Acreage	14.2	Ac
Total # of Units	330	Du
Density	23.2	Du/Ac
Parking Ratio	+/- 1.83	Sp/Du

Illustrative Site Plan

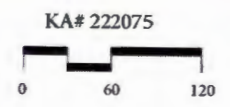
MONTANO De EL DORADO

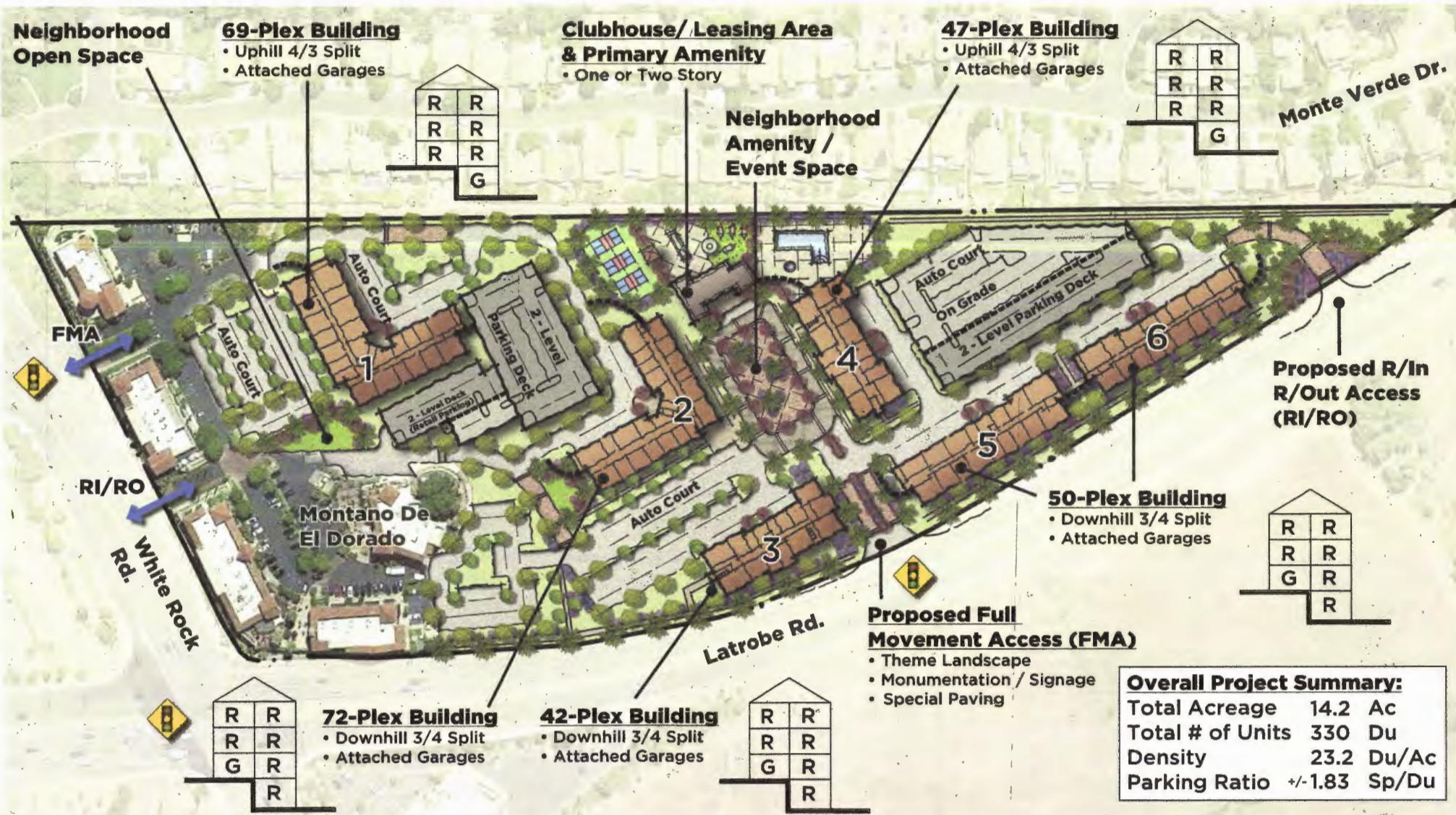
El Dorado Hills, CA

Mixed - Use Neighborhood

3.31.2023

PA23-0007





Illustrative Site Plan

MONTANO De EL DORADO

El Dorado Hills, CA

Mixed - Use Neighborhood

3.31.2023



PA23-0007

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...



Outdoor Kitchen



Hammock Garden



Dog Run



Conceptual Neighborhood Amenity Imagery



Dog Wash / Spa



Pickleball / Sport Court

MONTANO De EL DORADO

Mixed - Use Neighborhood

El Dorado Hills, CA

3.31.2023

KA# 222075



PA23-0007

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THE UNIVERSITY OF
ALABAMA



Workshare



Fitness Center



Bike Cafe / Storage



Pool Amenity



Outdoor Kitchen



Fire Pit / Gathering Area

Conceptual Neighborhood Amenity Imagery

MONTANO De EL DORADO

Mixed - Use Neighborhood

3.31.2023

El Dorado Hills, CA

KA# 222075

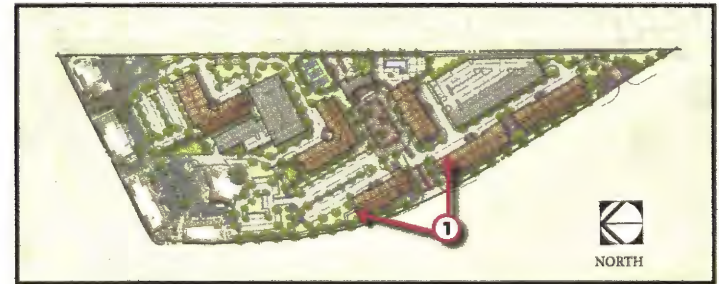


PA23-0007

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WIN 10

Key Map



Perspective View

MONTANO De EL DORADO

El Dorado Hills, CA

Mixed - Use Neighborhood

3.31.2023

KA# 222075



PA23-0007

Key Map



Perspective View

MONTANO De EL DORADO

El Dorado Hills, CA

Mixed - Use Neighborhood

3.31.2023

KA# 222075

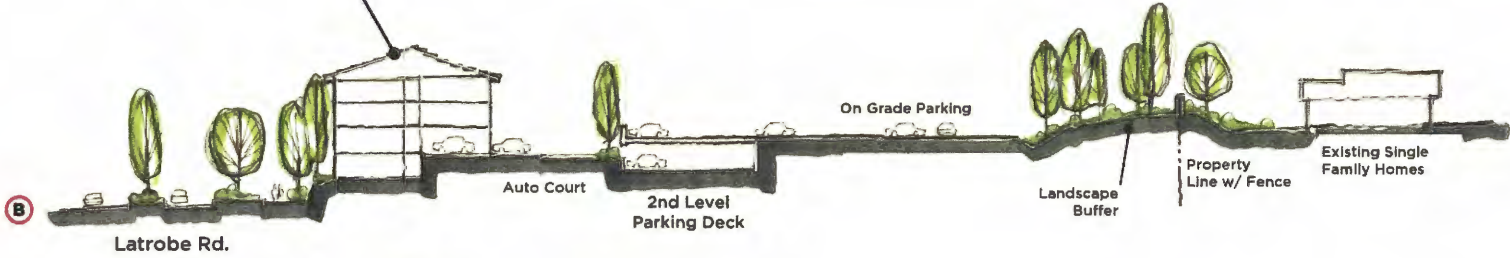


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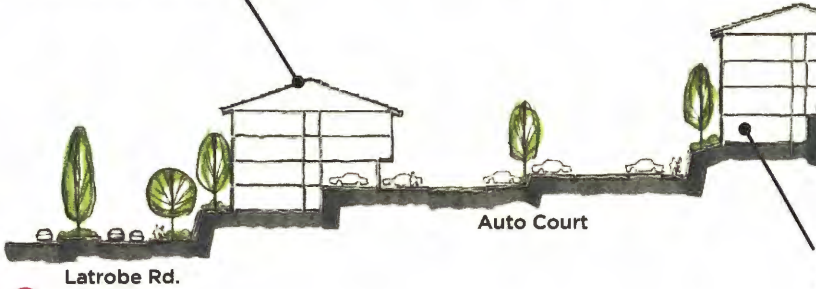
Key Map



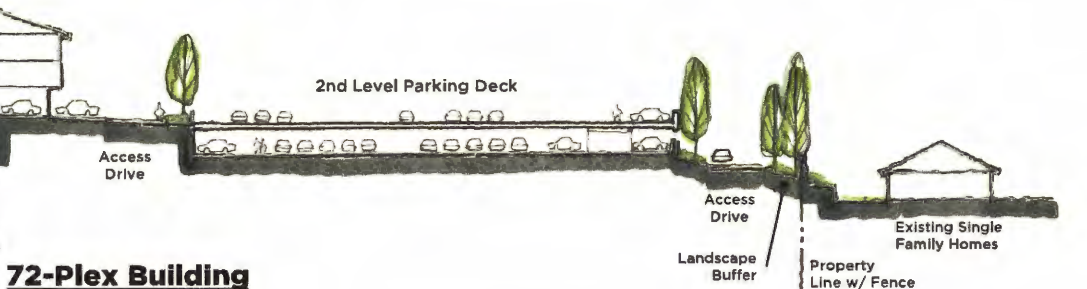
50-Plex Building
 • Downhill 3/4 Split
 • Attached Garages



42-Plex Building
 • Downhill 3/4 Split
 • Attached Garages



72-Plex Building
 • Downhill 3/4 Split
 • Attached Garages



Site Sections

MONTANO De EL DORADO

Mixed - Use Neighborhood

El Dorado Hills, CA

3.31.2023

KA# 222075



PA23-0007

Aerial Map - Montano de El Dorado

Location of subject property



Google Earth

300 ft

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