

El Dorado Hills Area Planning Advisory Committee



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July 24, 2023

RE: PA23-0007 Montano Master Plan Mixed Use Proposal, Technical Advisory Committee Meeting, scheduled for July 31, 2023

The El Dorado Hills Area Planning Advisory Committee (EDH APAC) would like to offer the following questions, concerns, and comments on the proposed PA23-0007 Montano Master Plan Mixed Use Proposal to member agencies and staff for the July 31, 2023 Technical Advisory Committee meeting.

1. EDH APAC is concerned that the hypothesis presented in the pre-application that the redefining of traditional mixed use to “modern mixed use” will create an environment of increased pedestrian or bicycle transit versus vehicle use for essentials, groceries, goods/services, entertainment, restaurants, etc. requires additional analysis. Concerns raised by EDH APAC members and residents are focused on:
 - 1.1. Limited commercial and retail in the Montano development.
 - 1.2. No grocery store
 - 1.3. 2 restaurants bars
 - 1.4. 1 high end restaurant
 - 1.5. 1 bank
 - 1.6. Spas
 - 1.7. Coffee shops
 - 1.8. These are very limited services in the main concept of a walkable path to goods and services. “*They are strategically located just one crosswalk away*” 0.5 miles or greater in varying weather conditions. The pedestrian and vehicle circulation elements in the existing Phase 1 of Montano de El Dorado are challenging at best. Are there improvements proposed for the pedestrian and vehicle circulation

elements in the Montano Master Plan Mixed Use proposal/revision?

- 1.9. Walking distance when weather (90+ or 55- temp or rain/wind) to Approx. 0.5 miles/10-15 minute walk or 2-3 minute drive to:
 - Target
 - Nugget Market is the closest full-service market
 - Regal Theater
 - ACE Hardware
 - Town Center - Banks, Quick Food, Restaurants, Retail Services

2. Pedestrian circulation inside and out of the project.
 - 2.1. Will there be sidewalks provided on both sides of the internal private Post Street, or along the public White Rock Road that will facilitate the “modern mixed use” proposal of the revised project, to achieve the suggested benefits of pedestrian connectivity with Town Center East? These are local roadways with very significant traffic volume. Pedestrian circulation in the evening with limited lighting will be a significant challenge.
 - 2.2. It is highly likely that residents will drive to these businesses.

3. The proposed Neighborhood Plaza is 12,000 square ft./ 0.28 acres. Is this an adequate size for a landscaped plaza as described as a project amenity?

4. Is there an onsite apartment manager 24/7?

5. What is the current zoning density? The preapplication indicates the proposed residential density is 23.2 du/ac - is this consistent with commercial mixed use residential zoning?

6. Is the applicant seeking a rezone? The El Dorado County Assessor’s GIS map indicates that APN 118-010-12-100 is zoned Commercial. El Dorado County Zoning Ordinance Sec. 130.40.180 – Mixed Use Development, Development Standards indicates that for mixed use development “*The maximum density for the residential use component shall be 20 dwelling units per acre in Community Regions and 10 dwelling units per acre in Rural Centers or developments without a public sewer connection.*” And further that “*Minimum residential dwelling unit area shall comply with the building code.*”
As currently zoned for commercial use, what is the maximum allowable Dwelling Units per Acre density for the Montano Master Plan Mixed Use Proposal property?

7. What is the maximum height of the proposed 4 story buildings? Will the top floor apartments have views into neighboring backyards and residents of Cresleigh El Dorado? EDH APAC is concerned that with the abandonment of the previous project that there should be renewed engagement with the neighboring established residents of Cresleigh El Dorado. Does the developer plan to reach out to the affected residents that

will be on the east border of this property?

8. Will additional security walls, block walls be put in place where only old wood fences separate existing residences from the apartment complex? Will there be engagement with the adjacent residents about this project and the proposed changes in uses from retail, grocer, hotel to apartments?
9. What is set back from residents' property on the Eastern boundary?
10. Parking on site - 604 spaces at a parking ratio of 1.83 spaces per unit. The site plan will absorb the commercial parking spaces. How many parking spaces for the commercial/retail were necessary to build this area? If the parking is absorbed will the commercial/retail be below the required number of spaces when built? How may this impact existing Montano businesses? The existing Montano de El Dorado Phase 1 parking and internal circulation is challenging for use as currently designed, will any circulation improvements be provided to remedy these existing conditions? Fire apparatus accessing the project is an additional concern.
11. What size and number of apartments are being proposed? How many studios, 1 bed, 2 bed etc.? How many parking spaces per unit? Many households have more than one car? Will there be enough parking spaces?
12. Will these be market rate rent/lease units?
13. What is the floor area limit in the County Zoning Ordinance for commercial mixed use?
14. Why did this project go from a 100 room Hotel, fast food outlet and outdoor amphitheater to all apartments? EDH APAC understands the significant impacts of on-line shopping on traditional brick and mortar retail locations, but what challenges have prevented the proposed and approved hotel, fast food, and grocer uses, as well as the amphitheater being eliminated?
15. Traffic Concerns
 - 15.1. Will there be updated traffic studies of the proposed additional Full Movement Access on Latrobe Road and at Post Street in consideration of the differences in volume and circulation between the previously approved full commercial usage vs the new proposed residential usages?
 - 15.2. Current signaled intersections are: White Rock Road and Latrobe Road, Golden Foothill Pkwy and Monte Verde Dr. - Proposed new Full Movement Access Signalized intersection on Latrobe Road is located 0.2 mile from Monte Verde Dr. and 0.2miles from White Rock Road. This seems like a very short distance to have a total of three (3) Full Movement Access signalized intersections within 0.4 miles of each other and a proposed Right-In Right-Out in between the new Full

Movement Access signalized intersection and Monte Verde Dr., perhaps only 0.1 mile, all on Latrobe Road. How will the new Full Movement Access signalized intersection on Latrobe Road, which is assumed will be triggered by vehicles waiting in the apartment complex to turn left or right, impact the traffic circulation, and LOS on Latrobe Road and White Rock Road? Will there be a separate left turn lane at the new Full Movement Access into the apartment complex from southbound Latrobe Road?

- 15.3. Sharing the current Full Movement Access signalized Post Street entrance to the commercial area with the residential elements of the proposed project may increase the left turn number of cars going to the Post Street entrance from Latrobe Road and White Rock. Does the proposed private Post Street have the capacity and design standards to meet the expected usage?
- 15.4. The 2021 approved Montano de El Dorado Phase 2 project proposed a median to be constructed on White Rock Road at the existing private Right-in-Right-Out restricted turn movement driveway as a safety mitigation - will this project provide the same median?

EDH APAC appreciates the opportunity to review and provide feedback on proposed development projects to mitigate impacts in our El Dorado Hills Community. Through question and feedback, our goal is to realize the best possible project outcome for our community, the project applicants, and for El Dorado County.

Respectfully,

Roger Bailey
EDH APAC Montano Subcommittee Member

John Davey
Chair
El Dorado Hills Area Planning Advisory Committee
"Non-Partisan Volunteers Planning Our Future Since 1981"