Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2017072027

Project Title: Montano De El Dorado Phase I and II Master Plan

Lead Agency: County of El Dorado

Contact Name: Tom Purciel

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Project Location: El Dorado Hills, El Dorado County
City *County*

Project Decription (Proposed actions, location, and/or consequences).

Project would expand the existing Montano de El Dorado retail center (Phase I) to include additional retail space, an office building, hotel, and a small amphitheater. Phase II would consist of a total of 10 buildings for a total floor area of approximately 75,400 square feet and 143,900 square feet of commercial and office uses. The project would also include the provision of outdoor special events within existing Phase I and within the proposed amphitheater and parking lots within Phase II.

Project is located on the southeast corner of the Latrobe Road and White Rock Road intersection in El Dorado Hills on 16.8 acres.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Significant but mitigatable impacts:
Impact 3.1-2: Effects of Light and Glare - Mitigation Measure 3.1-2a and 3.1-2b
Impact 3.2-4: Exposure of Sensitive Receptors to Toxic Air Contaminants - Mitigation Measure 3.2-4
Impact 3.3-1: Disturbance to or Loss of Special-Status Plant Species and Habitat - Mitigation Measure 3.3-1
Impact 3.3-2: Cause Disturbance to or Loss of Burrowing Owl - Mitigation Measure 3.3-2
Impact 3.3-3: Cause the Disturbance to or Loss of Native Grassland- or Shrub-Nesting Birds - Mitigation Measure 3.3-3
Impact 3.4-1: Adverse Effects to Archaeological Resources - Mitigation Measure 3.4-1
Impact 3.4-3: Adverse Effects to Tribal Cultural Resources - Mitigation Measure 3.4-3a and 3.4-3b
Impact 3.7-1: Greenhouse Gas Emissions - Mitigation Measures 3.7-1a, 3.7-1b, and 3.7-1c
Impact 3.10-4: Long-Term Operational Noise from On-Site Activities - Mitigation Measure 3.10-4a and 3.10-4b
Impact 3.10-5: Long-Term Operational Noise Impacts from Stationary or Area Sources - Mitigation Measures 3.10-5a, 3.10-5b, and 3.10-5c
Impact 3.10-6: Long-Term Operational Noise Impacts from On-Site Events - Mitigation Measure 3.10-6a and 3.10-6b

Significant and Unavoidable Impacts:
Impact 3.10-1: Construction-Generated Noise Levels
Impact 3.10-2: Short-term Construction Vibration Impacts
Impact 3.12-1: Result in a Net Increase in VMT for the Proposed Project
Impact 4-14: Cumulative VMT Impacts

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

- increased traffic in project area;
- noise impacts from special events;
- increased crime from expansion of the Montano De El Dorado retail center;
- visual, lighting, and privacy impacts to residences east of the site;
- drainage impacts to the existing drainage canal associated with the existing Phase I of Montano De El Dorado; and
- biological resource impacts from development of the site;

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife