

Appendix A

Notice of Preparation and Comments



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

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

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
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 | |
| • Air Quality | • Land Use and Planning |
| • Biological Resources | • Population and Housing |
| • Cultural Resources | • Public Services and Utilities |
| • Noise and Vibration | • Traffic and Circulation |
| • Hazards and Hazardous Materials | • 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 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.

Attachments:

Exhibit 1 – Regional Map

Exhibit 2 – Project Site

Exhibit 3 – Preliminary Site Plan

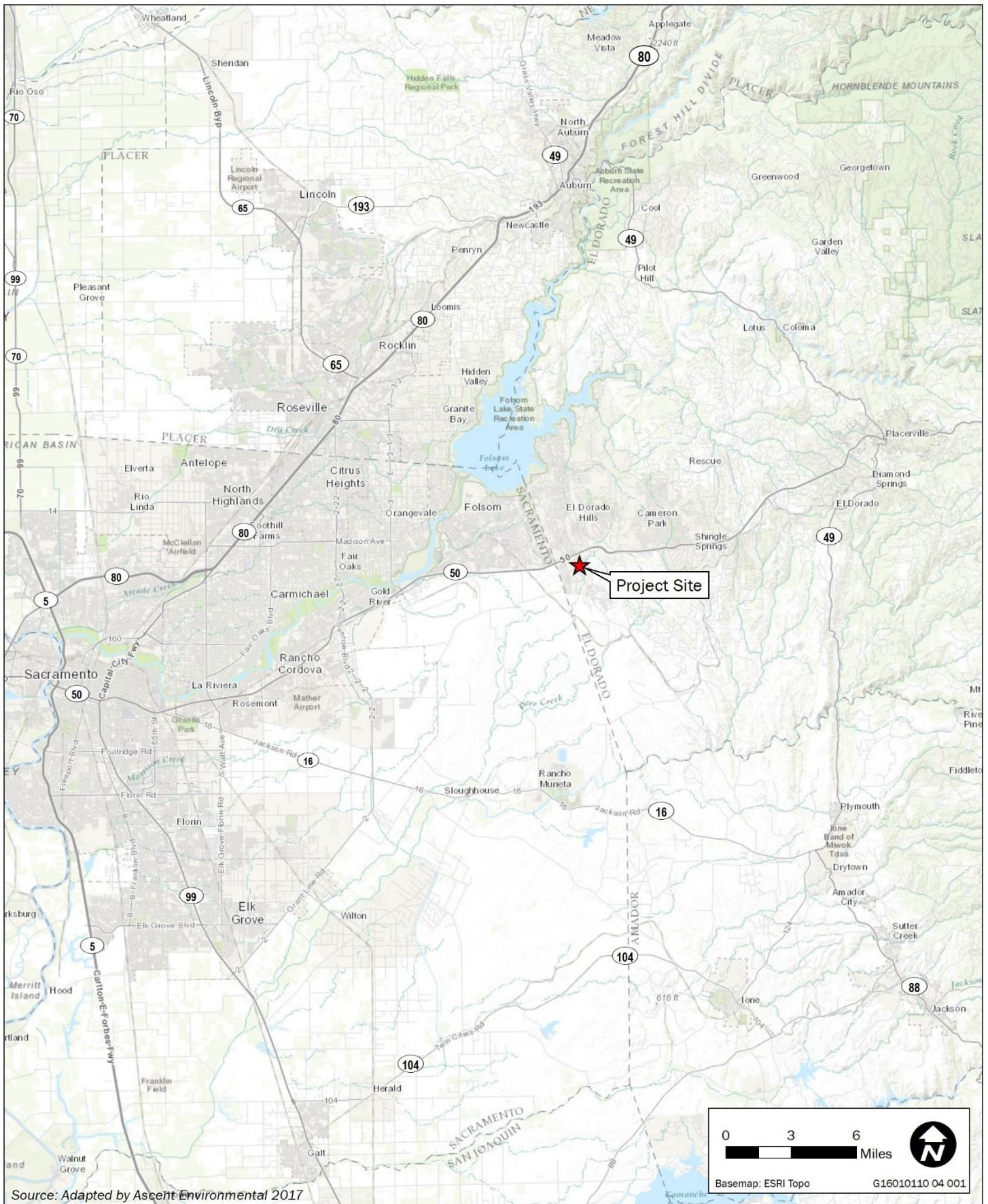


Exhibit 1

Regional Map





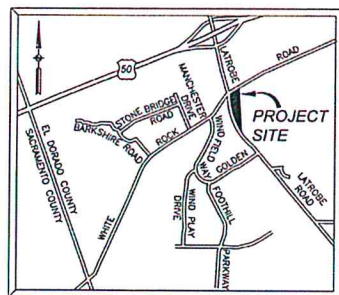
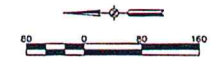
Exhibit 2

Project Site



CREEKSIDE GREENS UNIT NO. 1

CREEKSIDE GREENS UNIT NO. 2



VICINITY MAP
NOT TO SCALE

LEGEND:

FIRE TURNING RADIUS

INNER RADIUS=40'
OUTER RADIUS=56'



MONTANO DE EL DORADO PARKING BREAKDOWN

BLDG.	USE	FLOOR	SF/FLR	SF TOTAL	# ROOMS / # EMPLOYEES / # ATMs	PARKING RATE	PER	AREA/SP REQD	ST	TOTAL / BLDG.
EXISTING										
A	RESTAURANT	1	11885	11885		1	300 SF DINING RM	29.82		
					25	1	2 EMPLOYEES	12.50	52.12	53
B	RETAIL	1	7650	7650		1	300 SF	25.50	25.50	26
C	RETAIL	1	9227	9227		1	300 SF	30.76		
	RETAIL	2	9227	9227		1	300 SF	30.76	81.81	62
D	RESTAURANT	1	9470	9470		1	300 SF DINING RM	31.87		
					25	1	2 EMPLOYEES	12.50	44.07	45
E	BANK	1	4071	4071		1	250 SF	18.28		
					1	1	ATM	1	17.28	18
SUB-TOTAL 1										
										204
PROPOSED										
1	RETAIL	12	8841	8841		1	300 SF	29.47		
1	OFFICE		8841	8841		1	750 SF	35.36	64.83	65
2	RETAIL	1	4606	4606		1	300 SF	15.35	15.35	16
3	RESTAURANT	1	5193	5193		1	300 SF DINING RM	17.31		
					25	1	2 EMPLOYEES	12.50	29.81	30
4	RETAIL	1	13968	13968		1	300 SF	46.63	46.63	47
5	RESTAURANT	1	4714	4714		1	300 SF DINING RM	15.71		
					25	1	2 EMPLOYEES	12.50	28.21	29
6	RETAIL	1	4331	4331		1	300 SF	14.44	14.44	15
7	DRIVE-THRU RESTAURANT	1	4063	4063		1	300 SF GFA	13.54	13.54	14
8	RETAIL - GROCERY	1	31902	31902		1	200 SF ADA	159.51	159.51	160
9	OFFICE	1	4857	4857		1	250 SF	18.43	18.43	20
10	HOTEL	2, 3 & 4	2636	25914	100	1.2	GUEST ROOM	100.00		
10	OFFICE	1	1038	1038		1	50% OF 250 SF	2.58		
10	CHECK-IN ENTRY	1	1600	1600		1	50% OF 300 SF	2.87		
10	BANK	1	3200	3200		1	250 SF	13.00		
10	MEETING ROOMS	1	3000	3000		1	50% OF 50 SF	30.00	168.74	167
SUB-TOTAL 2										
				125638						563
TOTAL ESTIMATED REQUIRED										
										767
PARKING PROVIDED										
	EXISTING						REGULAR	COMPACT	ACCESSIBLE	
							165	58	10	233
	PROPOSED						483	33	19	534
TOTAL PROVIDED										
							648	91	29	767

X160101010 01 002
Source: RFE Engineering, Inc. 2016



COMMUNITY DEVELOPMENT SERVICES

PLANNING AND BUILDING DEPARTMENT

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LAKE TAHOE OFFICE:

924 B Emerald Bay Rd.

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

TO: Interested Parties

FROM: Aaron Mount, Senior Planner, County of El Dorado

DATE: October 1, 2018

**RE: Re-Circulation of Notice of Preparation of a Draft Environmental Impact Report
for the Montano De El Dorado Phase I and 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 existing Montano De El Dorado Phase I and proposed Phase II Master Plan (Project) in El Dorado County. This re-circulated Notice of Preparation (NOP) has been issued October 1, 2018 due to changes in the project since release of the previous NOP in 2017 and 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 October 31, 2018. 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:

Aaron Mount, Senior Planner
El Dorado County, Planning and Building Department, Planning Services
2850 Fairlane Court, Building C
Placerville, CA 95667
Email: aaron.mount@edcgov.us
Fax: (530) 621-5345

RE-CIRCULATION OF NOTICE OF PREPARATION OF
A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)
FOR THE
MONTANO DE EL DORADO PHASE I and II MASTER PLAN

Project Information

Location:

The Montano De El Dorado existing Phase I and proposed 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 existing Phase I and proposed Phase II expansion of the Montano de El Dorado retail center located 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 commercial development of El Dorado Hills Town Center to the north. Latrobe Road borders the west/southwest boundary of the site with developed and 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 Phase I project site is an existing commercial center consisting of five structures totaling 39,645 square feet in size located on four parcels totaling 20.1 acres. Uses include retail, restaurants, and a bank.

The proposed Phase II 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 north to south.

Project Characteristics

1. Site Design

The Phase II expansion of the existing retail center (Phase I of the Montano de El Dorado Master Plan) located south of the project site that would include additional retail space, an office building, a hotel, and a small amphitheater to host occasional events (see Exhibit 3). Architectural design of proposed Phase II would match the design of existing Phase I. Other than minor parking improvements, the Phase I site would remain unaffected.

The proposed retail element of the project consists of the development of eight buildings containing approximately 74,000 square feet (sq. ft.) of retail space. These buildings would range in size from 3,200 sf to 30,000 sf with suite sizes ranging from 1,000 sq. ft. 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 in height.

A proposed office building containing approximately 6,000 sq. ft. 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 terraced 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 is at Post Street and Latrobe Road. The hotel would be four-stories and 47 feet in height, with some architectural elements reaching 52 feet in height.

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 north entrance to the project would be at the existing signalized Post Street and White Rock Road intersection that introduces an extension of Post Street southward 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. A proposed 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. Pedestrian circulation includes a sidewalk extension and connection to Monte Verde Way.

3. Improvements and Infrastructure

The project would extend infrastructure into the site to serve the proposed commercial use, including an off-site sewer facility improvement along Golden Foothill Parkway. Parking lot and building lighting would be “night sky friendly” consistent with Montano de El Dorado Phase 1. 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 LED 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.

4. Outdoor Special Events

The project would include existing and proposed outdoor special events within existing Phase I and within the proposed amphitheater and parking lots within Phase II. Events at the proposed amphitheater would not conduct music more than once per week and would not be in operation for any music, plays, and presentations later than 9:00 p.m. All events would end no later than 9:00 p.m. except occasional outdoor movie nights (April-September) which would end at 10:00 p.m.

Outdoor special events would include but not be limited to the following:

Month	Event	Where on Site (See Map Below)	Attendance ESTIMATE
January	<ul style="list-style-type: none"> Community Blood Drive at the Amphitheater 	Red	100
February	<ul style="list-style-type: none"> Bridal Fashion Show at the Amphitheater 	Red	100
March	<ul style="list-style-type: none"> Fashion Show at the Amphitheater Montano Chile Cookoff/plaza wide craft Fair Charity event 	Red Green	100 200
April	<ul style="list-style-type: none"> Easter Event/Egg Hunt Monday Movie at Montano - Amphitheater St. Patrick's Day Event 	Orange Red Purple	100 75
May	<ul style="list-style-type: none"> Memorial Day Music - Amphitheater El Dorado Music Theater (EDMT) Play (4 days) Local Wine Crush & Arts Festival Monday Movie at Montano - Amphitheater Amphitheater Music – limited amplification 5:30pm-8:30pm 	Red Red Green Red Red	150 150 350 75
June	<ul style="list-style-type: none"> Farmers Market 2nd Saturday Taste of El Dorado County – Food, Wine, and Crafts Monday Movie at Montano - Amphitheater Amphitheater Music – limited amplification 5pm-8pm 	Orange Green Red Red	175 150 75 150
July	<ul style="list-style-type: none"> July 4th celebration in coordination with Town Center Farmers Market 2nd Saturday Amphitheater Music – limited amplification 5:30pm-8:30pm (Saturdays) Monday Movie at Montano - Amphitheater 	Orange Orange Red Red	300 175 150
August	<ul style="list-style-type: none"> Farmers Market 2nd Saturday El Dorado Music Theater (EDMT) Play - Amphitheater Amphitheater Music – limited amplification 5:30pm-8:30pm (Saturdays) Perks & Paws Festival to benefit Humane Society Monday Movie at Montano - Amphitheater 	Orange Red Red Orange Red	175 150 150 300 75
September	<ul style="list-style-type: none"> 9/11 Patriots/Veterans Event Farmers Market 2nd Saturday Monday Movie at Montano - Amphitheater Amphitheater Music – limited amplification 5:30pm-8:30pm (Saturdays) 	White Orange Red Red	150 175 75
October	<ul style="list-style-type: none"> Oktoberfest (2-4 days) primarily at 36 Handles Pub. Craft Brew Tasting & Blue Grass 	Purple Green	350 50

	<ul style="list-style-type: none"> Monday Movie at Montano - Amphitheater Classic Car Show 	Red Orange	150
November	<ul style="list-style-type: none"> Cornish Craft Festival & Merchant Each Saturday (Thanksgiving to Christmas) Plaza wide Talent Show to benefit Charity Groups 	Phase I and II	250
		Red	150
December	<ul style="list-style-type: none"> ➤ Cornish Craft and Merchant Festival Each Saturday (Thanksgiving to Christmas) Plaza wide ➤ Christmas Special/charity event – Coordinate 	Phase I and II	250



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 existing Montano De El Dorado Phase 1 Development and the proposed Phase II expansion. 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.
- Conditional Use Permit (S17-0005) for outdoor special events to take place within existing Phase 1 and proposed Phase II.

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

<https://edcgov.trakit.net/etrakit>

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 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.

Requests for Additional Information

If you have any questions, please contact Aaron Mount at the County of El Dorado, Community Development Services, Planning and Building Department-Planning, 2850 Fairlane Court, Building C, Placerville, CA 95667, by telephone at (530) 621-5345, or by email to aaron.mount@edcgov.us.

Attachments:

Exhibit 1 – Regional Map

Exhibit 2 – Project Site

Exhibit 3 – Preliminary Site Plan

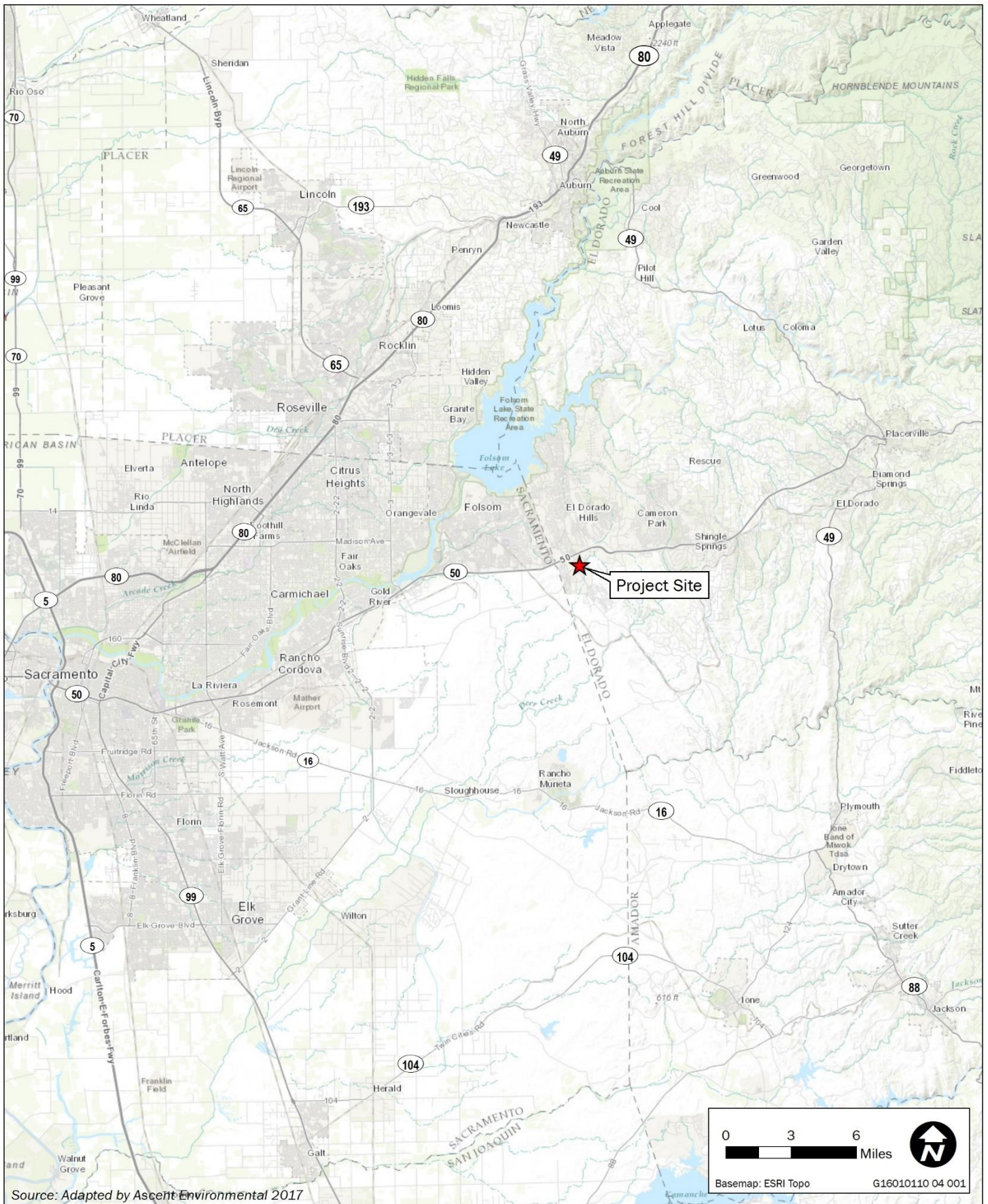


Exhibit 1

Regional Map





Exhibit 2

Project Site





FIRE TURNING RADII

INNER RADIUS=40'
INNER RADIUS=56'

MONTANO DE EL DORADO PARKING BREAKDOWN										
BLDG.	USE	FLOOR	SF/FLR	SF TOTAL	# ROOMS / # EMPLOYEES / # ATMs	PARKING RATE	PER	MINIMUM REQ	ST	TOTAL / BLDG.
EXISTING										
A	RESTAURANT	1	11885	11885		1	300 SF DINING RM	39.62		
					25	1	2 EMPLOYEES	12.50	52.12	53
B	RETAIL	1	7650	7650		1	300 SF	25.50	25.50	26
C	RETAIL	1	9227	9227		1	300 SF	30.76		
	RETAIL	2	9227	9227		1	300 SF	30.76	61.51	62
D	RESTAURANT	1	9470	9470		1	300 SF DINING RM	31.57		
					25	1	2 EMPLOYEES	12.50	44.07	45
E	BANK	1	4071	4071		1	250 SF	16.28		
					1	1	ATM	1	17.28	18
SUB-TOTAL 1										204
PROPOSED										
1	RETAIL	12	8841	8841		1	300 SF	29.47		
1	OFFICE		8841	8841		1	250 SF	35.36	64.83	65
2	RETAIL	1	4606	4606		1	300 SF	15.35	15.35	16
3	RESTAURANT	1	5193	5193		1	300 SF DINING RM	17.31		
3					25	1	2 EMPLOYEES	12.50	29.81	30
4	RETAIL	1	13988	13988		1	300 SF	46.63	46.63	47
5	RESTAURANT	1	4714	4714		1	300 SF DINING RM	15.71		
5					25	1	2 EMPLOYEES	12.50	28.21	29
6	RETAIL	1	4331	4331		1	300 SF	14.44	14.44	15
7	DRIVE-THRU RESTAURANT	1	4063	4063		1	300 SF GFA	13.54	13.54	14
8	RETAIL - GROCERY	1	31902	31902		1	200 SF AUA	159.51	159.51	160
9	OFFICE	1	4857	4857		1	250 SF	19.43	19.43	20
10	HOTEL	2, 3, & 4	8638	25914	100	1.2	GUEST ROOM	120.00		
10	OFFICE	1	1038	1038		1	50% OF 250 SF	2.08		
10	CHECK-IN ENTRY	1	1600	1600		1	50% OF 300 SF	2.67		
10	BANK	1	3000	3000		1	250 SF	12.00		
10	MEETING ROOMS	1	3000	3000		1	50% OF 50 SF	30.00	166.74	167
SUB-TOTAL 2					125888					563
TOTAL										
TOTAL		ESTIMATED REQUIRED								767
PARKING PROVIDED										
PARKING		PROVIDED					REGULAR	COMPACT	ACCESSIBLE	
		EXISTING					185	58	10	253
		PROPOSED					482	33	19	534
TOTAL		PROVIDED					667	91	29	787

From: [Rommel Pabalinas](#)
To: [Pat Angell](#); [Kristen Stoner](#); [Vinal Perkins](#); [Jill Todd](#)
Subject: Fwd: EDH DEIR Montano De Eldorado Phase 2 Master Plan
Date: Monday, August 14, 2017 8:54:54 PM

fyi

----- Forwarded message -----

From: <animales00@yahoo.com>
Date: Mon, Aug 14, 2017 at 8:42 PM
Subject: Re: EDH DEIR Montano De Eldorado Phase 2 Master Plan
To: rommel.pabalinas@edcgov.us

On Aug 14, 2017 8:34 AM, animales00@yahoo.com wrote:

I am writing to express concern about the proposed phase 2 developmnt. This new development would cause traffic issues beyond the capacity of the infrastructure at Latrobe and White Rock Road. With only one entrance on White Rock Road to the new development, traffic will be backed up on an already busy street. I propose that they build a 2nd entrance off of LaTrobe to minimize traffic buildup on White Rock Road. Traffic jams would exist on White Rock Road and Latrobe making access to the freeway dangerous and difficult. Cumulative impacts should include the proposed apartment complex in Town Center as well as the residential development along the Highway 50 corridor from Folsom to Do Dorado Hills.

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***Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Community Development Agency-
Development Services Division-Planning Services
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508***

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From: [Rommel Pabalinas](#)
To: [Pat Angell](#); [Kristen Stoner](#); [Vinal Perkins](#); [Jill Todd](#)
Subject: Fwd: EDH DEIR Montano Phase 2 comments
Date: Monday, August 14, 2017 8:56:40 PM

f yi

From: <animales00@yahoo.com>
Date: Mon, Aug 14, 2017 at 8:50 PM
Subject: Re: EDH DEIR Montano Phase 2 comments
To: rommel.pabalinas@edcgov.us

With only one entrance off of White Rock Road, adding a 100 room hotel and amphitheatre will significantly increase the traffic on White Rock Road. This road is already very busy during rush hour. I propose a 2nd entrance is added off of Latrobe Road to allow more traffic flow to the new development.

On Aug 14, 2017 8:34 AM, animales00@yahoo.com wrote:

I am writing to express concern about the proposed apartment complex. This new development would cause traffic issues beyond the capacity of the infrastructure at Town Center. The local community would have major traffic buildup at the few entrances into Town Center. Currently, parking is a challenge and adding a major apartment development would exceed the capacity of the available parking by the visitors of the residents. Traffic jams would exist on White Rock Road and Latrobe making access to the freeway dangerous and difficult. Have the cumulative impacts of the proposed hotel near the shopping center at Latrobe and White Rocks been considered also? Living in this community will drastically challenge and no longer be enjoyable.

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***Rommel (Mel) Pabalinas, Senior Planner
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Placerville, CA 95667
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DEPARTMENT OF TRANSPORTATION**DISTRICT 3—SACRAMENTO AREA OFFICES**

2379 GATEWAY OAKS DRIVE, SUITE 150—MS 19

SACRAMENTO, CA 95833

PHONE (916) 274-0638

FAX (916) 263-1796

TTY 711

www.dot.ca.gov/dist3

*Making Conservation
a California Way of Life.*

August 14, 2017

03-ED-2017-00071

SCH # 2017072027

Mr. Rommel Pabalinas

Senior Planner

El Dorado County

2850 Fairlane Court

Placerville, CA 95667

Montano de El Dorado Phase II Master Plan – Notice of Preparation (NOP)

Dear Mr. Pabalinas:

Thank you for including the California Department of Transportation (Caltrans) in the review of the NOP for the Montano de El Dorado—Phase II Master Plan Draft Environmental Impact Report (DEIR). Caltrans' new mission, vision, and goals signal a modernization of our approach to California's transportation system. We review this project for impacts to the State Highway System (SHS) in keeping with our mission, vision and goals for sustainability/livability economy, and safety/health. We provide these comments consistent with the state's smart mobility goals that support a vibrant economy, and build communities, not sprawl. The following based on the NOP.

The project represents an expansion of the existing Montano de El Dorado retail center located in the southeast corner of the Latrobe Road intersection with White Rock Road in El Dorado Hills, California. The existing center is comprised of approximately 41,300-square feet (sf) of commercial use. The project proposes an additional up to 82,500-sf of commercial use and a 100-room hotel. Caltrans provides the following comments:

Traffic Impact Study (TIS)

Per the October 2016 Kimley-Horn Draft TIS, the project will result in significant impacts to seven (7) intersections, including the U.S. Route (US) 50/El Dorado Hills Boulevard westbound (WB) ramp and US 50/Latrobe Road eastbound (EB) ramp. The impacts are expected to be mitigated by a redistribution of traffic from the completion of the Silva Valley-Phase I interchange, as well as the optimization of the El Dorado Hills Boulevard/Latrobe Road coordinated signal system (TIS, page 40). We request a coordination meeting between Caltrans' Signal Operations Engineer, Traffic Operations Engineer, and the project proponent to develop a subsequent study or Monitoring Plan to determine if the above proposed mitigations are feasible

Mr. Rommel Pabalinas
August 14, 2017
Page 2

and sufficient, or if further improvements are necessary to maintain an acceptable Level of Service (LOS) through the El Dorado Hills Boulevard/Latrobe Road corridor.

Additionally, we would appreciate an explanation in the TIS on why LOS improves and traffic density decreases for US 50 mainline when comparing the Table 11 (Existing plus Project) to future conditions shown in Tables 20 (Cumulative) and 23 (Cumulative Plus Project).

Vehicles Miles Traveled (VMT)

Caltrans seeks to reduce vehicle trips and new VMT associated with development and recommends appropriate measures to avoid, minimize, or mitigate impacts through smart mobility community design and innovative multimodal demand reduction strategies. We recommend identifying possible mitigation to reduce VMT and potential impacts to public safety in the DEIR.

Please provide our office with copies of any further actions regarding this project. We would appreciate the opportunity to review and comment on any changes related to this development.

If you have any questions regarding these comments or require additional information, please contact Jennifer Synhorst, Intergovernmental Review Coordinator at (916) 274-0639 or by email at: jennifer.synhorst@dot.ca.gov.

Sincerely,



JEFFREY MORNEAU
Office of Transportation Planning—South Branch

c: State Clearinghouse



EDMUND G. BROWN JR.
GOVERNOR



MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

2017 AUG 11 PM 1:31

Central Valley Regional Water Quality Control Board

RECEIVED
PLANNING DEPARTMENT

8 August 2017

Rommel Pabalinas
El Dorado County
2850 Fairlane Court
Placerville, CA 95667

CERTIFIED MAIL
91 7199 9991 7035 8421 1809

**COMMENTS TO REQUEST FOR REVIEW FOR THE NOTICE OF PREPARATION FOR THE
DRAFT ENVIRONMENTAL IMPACT REPORT, MONTANO DE EL DORADO PHASE II
MASTER PLAN PROJECT, SCH# 2017072027, EL DORADO COUNTY**

Pursuant to the State Clearinghouse's 14 July 2017 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Notice of Preparation for the Draft Environment Impact Report* for the Montano De El Dorado Phase II Master Plan Project, located in El Dorado County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases,

the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues.

For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:

http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/.

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Policy is available on page IV-15.01 at:

http://www.waterboards.ca.gov/centralvalleywater_issues/basin_plans/sacsjr.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan

(SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml.

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/.

For more information on the Caltrans Phase I MS4 Permit, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/caltrans.shtml.

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml.

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACOE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance (i.e., discharge of dredge or fill material) of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

Waste Discharge Requirements (WDRs)

Discharges to Waters of the State

If USACOE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

Land Disposal of Dredge Material

If the project will involve dredging, Water Quality Certification for the dredging activity and Waste Discharge Requirements for the land disposal may be needed.

Local Agency Oversight

Pursuant to the State Water Board’s Onsite Wastewater Treatment Systems Policy (OWTS Policy), the regulation of septic tank and leach field systems may be regulated under the local agency’s management program in lieu of WDRs. A county environmental health department may permit septic tank and leach field systems designed for less than 10,000 gpd. For more information on septic system regulations, visit the Central Valley Water Board’s website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/owts/sb_owts_policy.pdf

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml.

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Risk General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Risk Waiver) R5-2013-0145. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Risk General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf

Regulatory Compliance for Commercially Irrigated Agriculture

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program. There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: http://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/app_approval/index.shtml; or contact water board staff at (916) 464-4611 or via email at IrrLands@waterboards.ca.gov.
2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other

action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 10-100 acres are currently \$1,084 + \$6.70/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

Low or Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Dewatering and Other Low Threat Discharges to Surface Waters* (Low Threat General Order) or the General Order for *Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water* (Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf

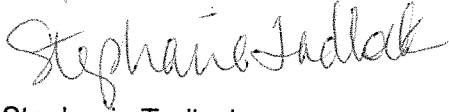
For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of the waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit.

For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/help/business_help/permit3.shtml

If you have questions regarding these comments, please contact me at (916) 464-4644 or
Stephanie.Tadlock@waterboards.ca.gov.

A handwritten signature in cursive script that reads "Stephanie Tadlock".

Stephanie Tadlock
Environmental Scientist

cc: State Clearinghouse unit, Governor's Office of Planning and Research, Sacramento



County of El Dorado Air Quality Management District

330 Fair Lane, Placerville Ca 95667
Tel. 530.621.7501 Fax 530.295.2774
www.edcgov.us/airqualitymanagement

Dave Johnston
Air Pollution Control Officer

July 18, 2017

Rommel Pabalinas, Project Planner
El Dorado County Planning Services
2850 Fairlane Court
Placerville, CA 95667

**RE: PD15-0004, Z15-0002 – Montano de El Dorado Phase II
APN 118-010-12 – AQMD Comments**

Dear Mr. Pabalinas:

The El Dorado County Air Quality Management District (AQMD) has reviewed the Air Quality Analysis (Sycamore Environmental Consultants, June 29, 2017) for the proposed Montano de El Dorado Phase II retail commercial and hotel project (45,600 sf office, 31,766 sf retail, 4,063 sf fast food, 9,907 sf restaurant and a 100 room hotel) and has the following comments regarding potential air quality impacts:

Air Quality/GHG Analysis:

While many of the project plans indicate a grocery store, AQMD confirmed with the consultant that there is no grocery store component and instead it will be office space.

AQMD has reviewed the Analysis and concurs with its findings. AQMD recommends the measures proposed to mitigate the operational greenhouse gas emissions impacts be clearly added as conditions of approval for the project.

Applicable General Plan Policies, AQMD Recommendations & Conditions

El Dorado County's General Plan¹ contains two goals specifically addressing air quality: 1) Strive to achieve and maintain ambient air quality standards established by the U.S. Environmental Protection Agency and the California Air Resources Board, and 2) Minimize public exposure to toxic or hazardous air pollutants and air pollutants that create unpleasant odors. The General Plan establishes objectives and policies to guide land use development within the County to reach these goals. The General Plan policies AQMD believes are applicable to the proposed project are listed below:

¹ El Dorado County General Plan: http://edcgov.us/Government/Planning/Adopted_General_Plan.aspx

OBJECTIVE 6.7.2: VEHICULAR EMISSIONS

Reduce motor vehicle air pollution by developing programs aimed at minimizing congestion and reducing the number of vehicle trips made in the County and encouraging the use of clean fuels.

Policy 6.7.2.5 Upon reviewing projects, the County shall support and encourage the use of, and facilities for, alternative-fuel vehicles to the extent feasible. The County shall develop language to be included in County contract procedures to give preference to contractors that utilize low-emission heavy-duty vehicles.

Recommended Action:

Installation of Electric Vehicle Supply Equipment (EVSE): Consistent with this General Plan policy and with the state's goal of 1.5 million zero-emissions vehicles on California roadways by 2025, AQMD encourages the applicant to consider the installation of EVSE in the parking area and hotel parking garage to encourage the use of electric vehicles (EV). While the AQ Analysis indicates that 2 electric vehicle charging stations will be added in the project area (presumably Level 2), the site could accommodate many more chargers. Additionally, given the large amount of office space and the number of potential employees, AQMD recommends the installation of "workplace" EVSE, which can be at a lower energy level (Level 1 or 110V). This will allow workers to "trickle-charge" during a normal workday. These outlets are simple to install as they are simply standard outlets. Condition #8 below references the sections of the 2016 Cal Green Building Code with respect to required EVSE installations. Resources for property owners concerning EVSE installation are available at: http://opr.ca.gov/s_zero-emissionvehicles.php and <http://www.pevcollaborative.org/policy-makers>.

Naturally Occurring Asbestos: Our previous letter indicated the project would need to obtain an Asbestos Dust Mitigation Plan (ADMP) as the APN is tagged in the system as being within the Asbestos Review Area. However, upon reviewing the Asbestos Review Map in fine detail, only an extremely small portion of the northeast corner (by the US Bank building) is within the ¼ mile buffer area. That portion was previously developed and will not be disturbed as part of this phase. Therefore, completion and adherence to a Fugitive Dust Plan (FDP) will be acceptable.

Future Development:

The following standard conditions would apply to the proposed project:

1. **Fugitive Dust:** The project construction will involve grading and excavation operations, which will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM₁₀) in the form of dust. The project shall adhere to the regulations and mitigation measures for fugitive dust emissions during the construction process. In addition, a Fugitive Dust Mitigation Plan (DMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to start of project construction if a Grading Permit is required from the Building Dept. (Rules 223 and 223.1)

2. Paving: Project construction will involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224).
3. Painting/Coating: The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings.
4. Open Burning: Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only vegetative waste materials may be disposed of using an open outdoor fire (Rule 300 Open Burning).
5. Construction Emissions: During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (ARB) Regulation for In-Use Off-Road Diesel Fueled Fleets (§ 2449 et al, title 13, article 4.8, chapter 9, California Code of Regulations (CCR)). The full text of the regulation can be found at ARB's website here: <http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm> An applicability flow chart can be found here: http://www.arb.ca.gov/msprog/ordiesel/faq/applicability_flow_chart.pdf Questions on applicability should be directed to ARB at 1-866-634-3735. ARB is responsible for enforcement of this regulation.
6. New Point Source: Prior to construction/installation of any new point source emissions units (e.g., gasoline dispensing facility, emergency standby engine, etc.), Authority to Construct applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors. (Rule 501 and 523)
7. Portable Equipment: All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with the California Air Resources Board (CARB). A copy of the current portable equipment registration shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, daily hours of operations of each piece of equipment.
8. Electric Vehicle Charging – Non-Residential: The commercial portion of the project shall comply with the Non-Residential Mandatory Measures identified in the 2016 Cal Green Building Code §5.106.5.3 concerning installation of electric vehicle supply equipment (EVSE). Plans shall include; the location(s) and type of EVSE, a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit originating at a service panel with sufficient capacity to accommodate a minimum 40A dedicated circuit, and terminating in a suitable enclosure in close proximity to the proposed location of the charging equipment. Plans shall include wiring schematics and electrical calculations to verify the electrical system has sufficient capacity to simultaneously charge electric vehicles at their full rated amperage (Level 2 EVSE). Raceways shall be installed from the electrical service panel to the designated parking areas at the time of initial construction. Please refer to Cal Green Building Stds Code §5.106.5.3 for specific

requirements²:

http://www.edcgov.us/Government/Building/California_Building_Standards_in_Effect.aspx

AQMD Rules and Regulations are available at the following internet address:
www.edcgov.us/airqualitymanagement.

AQMD thanks you for the opportunity to comment on this proposed project. If you have any questions regarding this letter, please contact our office at (530) 621-7501.

Respectfully,

A handwritten signature in blue ink that reads "Adam Baughman". The signature is fluid and cursive, with the first name "Adam" and last name "Baughman" clearly distinguishable.

Adam Baughman
Air Quality Engineer
Air Quality Management District

\\AQData\AQ-Shared\CEQA or AQMD COMMENTS\AQMD Comments\2015\PD15-0004, Z15-0002 Montano de El Dorado Phase II\PD15-0004, Z15-0002 Montano de El Dorado Master Plan - AQMD comments 7-14-17.doc

² Cal Green Building Code: <http://codes.iccsafe.org/app/book/content/2016%20California%20Codes/Green-2017%20Errata/Chapter%205%20Nonresidential%20Mandatory%20Measures.pdf>

From: [Rommel Pabalinas](#)
To: [Pat Angell](#); [Kristen Stoner](#)
Subject: Fwd: PUBLIC NOTICE - 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
Date: Monday, July 17, 2017 12:08:35 PM

fyi

----- Forwarded message -----

From: Amy Velasco <amy.velasco@edcgov.us>
Date: Mon, Jul 17, 2017 at 12:06 PM
Subject: Re: PUBLIC NOTICE - 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
To: Rommel Pabalinas <rommel.pabalinas@edcgov.us>
Cc: Deana Howey <deana.howey@edcgov.us>

Hi Mel,

Here are my comments regarding solid waste generated as a result of building the proposed project. Thanks Amy

Construction and Demolition (C&D) Debris Recycling:

State Law mandates that a minimum of 65% of the waste materials generated from covered Construction and Demolition projects must be diverted from being landfilled by being recycled or reused on site.

Please visit the following website to view El Dorado County's Construction and Demolition Debris Recycling Ordinance Program information and requirements: http://www.edcgov.us/Government/EMD/SolidWaste/Construction_and_Demolition_Debris_Recycling.aspx

Amy Velasco, REHS
Supervising Environmental Health Specialist

Community Development Services
Environmental Management Department
2850 Fairlane Court
Placerville, CA 95667
(530) 621-6665 / FAX (530) 642-1531
amy.velasco@edcgov.us

On Fri, Jul 14, 2017 at 12:40 PM, Deana Howey <deana.howey@edcgov.us> wrote:

Deana Howey
Development Technician II

County of El Dorado
Community Development Agency
Environmental Management Division
2850 Fairlane Court
Placerville, CA 95667
530-621-5373 Phone / 530-642-1531 Fax
deana.howey@edcgov.us

----- Forwarded message -----

From: **Planning Department** <planning@edcgov.us>

Date: Fri, Jul 14, 2017 at 11:15 AM

Subject: PUBLIC NOTICE - 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
To:

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

DATE: July 14, 2017

TO: Interested Parties

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

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

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.

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:

- 1) Rezone (Z15-0002) of 16.85-acre property from Regional Commercial- Design Control (CR-DC) to Regional Commercial- Planned Development;
- 2) 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
- 3) 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 | |
| • Air Quality | • Land Use and Planning |
| • Biological Resources | • Population and Housing |
| • Cultural Resources | • Public Services and Utilities |
| • Noise and Vibration | • Traffic and Circulation |
| • Hazards and Hazardous Materials | • 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 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.

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***Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Community Development Agency-
Development Services Division-Planning Services
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508***

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prohibited. If you are not the intended recipient, please contact the sender immediately and permanently delete the original and any copies of this email and any attachments.

From: [Rommel Pabalinas](#)
To: [Pat Angell](#); [Kristen Stoner](#); [Vinal Perkins](#); [Jill Todd](#)
Subject: Mel's Input on NOP for Montano De El Dorado
Date: Tuesday, August 15, 2017 9:45:47 AM

Hi All-

I took some notes of items brought up at the Scoping Meeting two weeks ago. They are just bullet points of what the concerns that I heard from the attendees. Please include them into the environmental analysis, as applicable:

- Public Safety (mostly traffic related)
- Wetland Features (underground seep if any)
- Left Turn out of Monte Verde into White Rock Road
- Parking
- Lighting
- JPA improvements
- Traffic Impacts (into Cresliegh residential development)

Vinal/Jill-

Please share any information that you recall that maybe useful for the EIR.

Thanks.

=====
***Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Community Development Agency-
Development Services Division-Planning Services
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508***

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From: [Rommel Pabalinas](#)
To: [Pat Angell](#); [Kristen Stoner](#); [Vinal Perkins](#); [Jill Todd](#)
Subject: Fwd: Montano Phase II - concern
Date: Tuesday, August 15, 2017 2:52:37 PM

late NOP comment.

----- Forwarded message -----

From: **Nabanita Das-Sen** <ndassen@ucdavis.edu>
Date: Tue, Aug 15, 2017 at 2:38 PM
Subject: Montano Phase II - concern
To: "rommel.pabalinas@edcgov.us" <rommel.pabalinas@edcgov.us>

Hello Rommel Pabalinas:

My husband and I live on Monte Verde Drive, and the hotel and amphitheater has been planned right next to my backyard. I have the following concerns along with many of my neighbors:

1. First of all the 99 room hotel, the space in the lot is not enough to have a hotel and parking lot for it. Our backyards will lose all privacy and will be very insecure with all the unknown people right across our fence. People will not feel comfortable being in the backyard in afternoon and nobody will be able to allow their kids play in the backyard either. Our homes will lose privacy too, with a hotel right next to our fence we will not be able to keep the doors and windows open on the western side. Specially people like us who live in single-story houses. If the hotel is a multi-storied structure, it will also affect our natural light – making our houses darker. All of these issues will impact the living conditions of our houses negatively, thereby affecting our home values.

2. The amphitheater will be even worse. On the days of any programs, there will be loud noise, a lot of people right next to our fence. There will be more loud drunk people, traffic and it will be a security threat, if in any concert the things go out of hand. Moreover, the people attending the programs will park on our residential streets, run the stop lights and nobody will be able to allow their kids to play in front yard. We experience this every 4th of July, and once a year is okay. But every weekend will be totally a nightmare. It will affect the security of the neighborhood adversely thereby again affecting the home values in the area.

I really appreciate the development El Dorado Hills is getting, but we have similar sized or bigger open lots near the business park or by the CVS. I am not sure why the county planned to build hotel and amphitheater right next to a residential neighborhood. Any meetings that came up regarding this issue was always scheduled on a weekday right around noon. It is very

difficult for us who work outside home to attend such meetings. So, if you can please consider our issues and change the location of the development, it would be very helpful. Also, if these meetings can be arranged around 6/7 pm on weekdays or weekends, it would possible for us to come and voice our concerns to the county.

Thank you so much for listening to our concerns. I hope we can have the development in El Dorado Hills while keeping it as a peaceful neighborhood as it is today.

Regards,

Nabanita Das-Sen

System Analyst VI, Epic Resolute

UC Davis Medical Center

Office: 916-703-2961

Cell: 916-529-0346

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***Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Community Development Agency-
Development Services Division-Planning Services
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508***

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From: [Rommel Pabalinas](#)
To: [Pat Angell](#); [Kristen Stoner](#)
Subject: Fwd: Notice of Preparation for Draft EIR - Montano De El Dorado Phase II Master Plan
Date: Tuesday, July 18, 2017 7:30:04 AM

fyi

----- Forwarded message -----

From: **Sandra Pfeiffer** <sandy54@ymail.com>
Date: Tue, Jul 18, 2017 at 6:52 AM
Subject: Notice of Preparation for Draft EIR - Montano De El Dorado Phase II Master Plan
To: "rommel.pabalinas@edcgov.us" <rommel.pabalinas@edcgov.us>

I live in the subdivision backing the proposed development. I was aware of the planned development when I purchased here and am relatively satisfied with the initial plan included with the Notice. After some of the issues with Montano Phase I, I do want to ensure that the following are adequately covered in the Draft EIR:

- * Land Use and Planning - Elevation changes for the land. I would not be happy with a 20 ft retaining wall backing up to the property as occurred in Phase I
- * Land Use and Planning - Easement between the properties. I'd like some assurance that the easements would be honored unlike what occurred in Phase I
- * Noise and Vibration - Information around noise restrictions for the amphitheater as well as planned frequency of events
- * Noise and Vibration - Information around noise restrictions for the retail businesses such as timing of any delivery trucks and trash pickups during times when residents could normally be considered as sleeping
- * Biological Resources - Information on how the developer will assist with the inevitable pushing of snakes and rodents into the residential area. Will they assist in removal of these animals from the residential area? If so, what form will that assistance take?
- * Traffic and circulation - during the development: will traffic reasonably be expected to short-cut through our neighborhood to avoid any planned road closures during development? If so, what assistance will the developer provide to keep speeds reasonable to protect our neighborhood's children?
- * Traffic and circulation - after the development: will the light at Latrobe and Monte Verde be upgraded to be more responsive to right turns?

Thank you,

Sandra Pfeiffer

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***Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Community Development Agency-
Development Services Division-Planning Services
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508***

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From: [Rommel Pabalinas](#)
To: [Pat Angell](#); [Kristen Stoner](#); [Jill Todd](#); [Vinal Perkins](#)
Subject: Fwd: Montano Phase 2
Date: Friday, August 11, 2017 2:28:43 PM

Fyi

----- Forwarded message -----

From: "Rusty Everett" <rusty@speckproducts.com>
Date: Aug 11, 2017 1:42 PM
Subject: Montano Phase 2
To: "rommel.pabalinas@edcgov.us" <rommel.pabalinas@edcgov.us>
Cc: "Planning@edcgov.us" <Planning@edcgov.us>, "bosone@edcgov.us" <bosone@edcgov.us>

Mel

Hi I wanted to give some input on the Montano Phase 2 project.

The project only has one concern for me beyond the already bad traffic on all 4 corners of Latrobe and White Rock. How will they mitigate more traffic on this road?

The biggest concern I have is that I am about a mile away and I constantly have to call Relish Burger to turn down the DJ music on the patio as we can hear the songs well enough to clearly identify the songs.

They have made efforts with higher glass walls to help keep the sound in so when this packet hit my mail box and I see the plans for an amphitheater I was alarmed at what that will mean for sound in our residential areas.

That's a great concern to me and I suspect the residents on Monte Verde Dr which backs up to the development.

The Amphitheater doesn't seem needed as we already do concerts in the Town Center area so why do we need another venue for live events with amplified sounds right up against residential areas?

Regards

Rusty Everett
14 year resident El dorado Hills

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From: [Rommel Pabalinas](#)
To: [Pat Angell](#); [Kristen Stoner](#); [Vinal Perkins](#); [Jill Todd](#)
Subject: Fwd: Comments/ Concers- Montano De El Dorado Phase II
Date: Friday, August 18, 2017 1:55:18 PM

fyi

----- Forwarded message -----

From: **Shalini Pandey** <shalini_pndy@yahoo.com>
Date: Fri, Aug 18, 2017 at 1:27 PM
Subject: Comments/ Concers- Montano De El Dorado Phase II
To: "rommel.pabalinas@edcgov.us" <rommel.pabalinas@edcgov.us>

El Dorado County Development Services Department
Planning Division, Attn: Rommel (Mel) Pabalinas
Placerville, CA 95667

Dear Sir,

I am writing as a local resident to **OBJECT** to the Montano De El Dorado Phase II Master Plan in El Dorado Hills. I am greatly concerned that the proposal, if it goes ahead, will have significant detrimental effects on the environment and the local community. As a local resident this is a matter of concern which affects me and others. I have examined the plans and I know the site well. I wish to object strongly to the expansion of the existing retail center.

We live in the community right behind the site expansion. The community has already witnessed a number of crimes just by the construction of Montano De El Dorado Phase I project. It is needless to say that Building a market place right behind a residential community makes it more dangerous for the residents living in that community. It was not far back, when on January 8, 2015, shooting at 36 handles (Irish Pub) right behind the residential community took place. In another incident, on July 25, 2016 the El Dorado County Sheriff's Office received a report of a bank robbery at the US Bank, located at 1020 White Rock Road suite E in El Dorado Hills, Ca. The suspect was apparently hiding in one of the creeks at Concordia drive and Solari court in our residential community. Now and then our community has been exposed to all these criminals and robberies due to the Montano de El Dorado shopping center at the corner of Latrobe Road and White Rock Road. I would like to ask the El Dorado County and the planning committee who will be passing this proposal- Does EL Dorado county has enough Sherrif's to deal with the increasing crime that would result from all this new market places being built? How safe are we living in an area surrounded with all these treats and to what extent can the Sherriff department be able to curve/control crime based on the man power and resources available?

Also, there are enough traffic issues already and it is hard for the residents to come out of the community on the White rock road. This shopping complex is further going to increase the traffic jams that are encountered every day and

the traffic is backed up all the way up to Target. Coming out of the suicide lane makes the residents more prone to accidents which will become even worse. Often, our residential community is used as a pass through to go to other roads and vehicles are being driven at fast speed without taking into consideration that they are being cut- through a community area further exposing our kids to danger. Also, our community is often being used as parking place for cars coming to the town center event. With the expansion of Montano De El Dorado market place all these issues are going to worsen and I guess the county is supporting this instead of trying to solve the issues of the residents.

Also, building too much around El Dorado Hills have resulted reduced view quality which would further cause economic losses for communities. When the economy goes down as we witnessed a few years back, the shops/ restaurants are left vacant and declared bankrupt by the owners and they become a housing place for homeless and results in exposure to vandalism.

If this plan is approved and any of the residents are hurt due to it, it will be the liability of the county and the investors of this plan. We will hold the county responsible for risking the lives of all the residents.

PS: - The letter received by us is dated July 14th. We did not receive the letter in mail till almost the end of July. The open house was not till August 3 where we actually got to meet the people to see what was going on. How can the residents only be given less than a month to submit their comments? This only goes on to show that the El Dorado County Development Services Department is already on the investor's/ planner's side.

From,

The worried residents

--

=====

***Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Community Development Agency-
Development Services Division-Planning Services
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508***

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**Aaron Mount** <aaron.mount@edcgov.us>

Montano

1 message

Robert Brannam <e68996@gmail.com>

Thu, Oct 4, 2018 at 6:14 PM

To: aaron.mount@edcgov.us

Mr. Mount,

You have done some nice design work. As a design engineer, I appreciate that. As a life long EDC resident, I reject the plan because it represents another attack on our rural lifestyle. The traffic is already getting worse with all the development long Latrobe Rd and it will get much worse with all of the development in progress on the south side of Hwy 50 across East Bidwell. How much worse do you want to make my commute down the hill? I get the fact that you are just doing your job. Try to understand my concerns as a person who grew up in Placerville when this county was quiet and traffic was never a concern.



Aaron Mount <aaron.mount@edcgov.us>

Montano De El Dorado Phase I & II

1 message

Marysam67 <marysam67@yahoo.com>

Thu, Oct 4, 2018 at 8:13 PM

To: aaron.mount@edcgov.us

Mr. Mount,

I am concerned about about the traffic this project will add to the area. The traffic is already bad in the area. Try turning left from Monte Verde to White Rock Rd at 5:30 pm on weekdays, it's nearly impossible! This project and the new apartment project in Town Center will greatly increase the traffic in the area. What is the plan to deal with the excess traffic?

Please advise.

Thank you,

Mary Woodbeck

**Aaron Mount** <aaron.mount@edcgov.us>

Montano De El Dorado Phase I and II Master Plan1 message

Cathy Drakeley <crdrakeley@sbcglobal.net>
To: aaron.mount@edcgov.us

Wed, Oct 24, 2018 at 12:46 PM

Hello

My name is Cathy Drakeley, I live at 4106 Monte Verde Drive. I am concerned regarding Montano De El Dorado Master Plan. I see in the notice sent out on Oct 1st, there are proposed retail buildings, with one that looks like it will be located right behind my house, ranging in height from 24 feet to 50 feet with some elements reaching 70 feet. Is it possible to find out exactly what the height of the buildings

would be that are planned to be directly behind my house? Also is there some kind of plan to reduce the noise retail shops usually

generate?

Regards

Cathy Drakeley



October 2, 2018

Aaron Mount
El Dorado County
2850 Fairlane Ct., Bldg.C
Placerville, CA 95667

Ref: Gas and Electric Transmission and Distribution

Dear Mr. Mount,

Thank you for submitting 20181001 plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management



Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <http://usanorth811.org/wp-content/uploads/2017/05/CA-LAW-English.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 12 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible (90° +/- 15°). All utility lines crossing the gas pipeline must have a minimum of 12 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.

11. Cathodic Protection: PG&E pipelines are protected from corrosion with an "Impressed Current" cathodic protection system. Any proposed facilities, such as metal conduit, pipes,



service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.



Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. **Buildings and Other Structures:** No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. **Grading:** Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. **Fences:** Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. **Landscaping:** Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. **Reservoirs, Sumps, Drainage Basins, and Ponds:** Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. **Automobile Parking:** Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. **Storage of Flammable, Explosive or Corrosive Materials:** There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.
8. **Streets and Roads:** Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for



proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.

October 8, 2018

2018 OCT 10 PM 1:29

RECEIVED
PLANNING DEPARTMENT

To: Aaron Mount, Senior Planner
El Dorado County, Planning and Building Department, Planning Services
2850 Fairlane Court, Building C
Placerville, CA. 95667

From: Valentine Hager
7028 Windchime Way
Roseville, CA. 95747
(916)771-3407

Re: RE-CIRCULATION OF NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT
REPORT FOR THE MONTANO DE EL DORADO PHASE I AND II MASTER PLAN

We received your letter dated October 1, 2018 regarding the above Montano De El Dorado Phase I and II Master Plan.

This project adversely affects all of the residents on Monte Verde Drive. These properties are directly behind the proposed changes/new development of the Shopping Center.

The new structures will impact approximately twelve homes on Monte Verde Drive. On their properties between the back wall of the SHOPPING CENTER and the owners' back yards there is a run-off drainage canal. With the proposed extension of the Shopping Center, there will be additional run-off. We are concerned the canal will not be able to handle the additional run-off.

We propose this drainage canal be totally updated as part of the proposed building to accommodate the additional run-off. This updating of the canal should be the responsibility of the owner of the Shopping Center.

Thank you very much for notifying us of the proposals for the Center expansion, so our properties on Monte Verde Drive will not be impacted adversely.

Valentine Hager

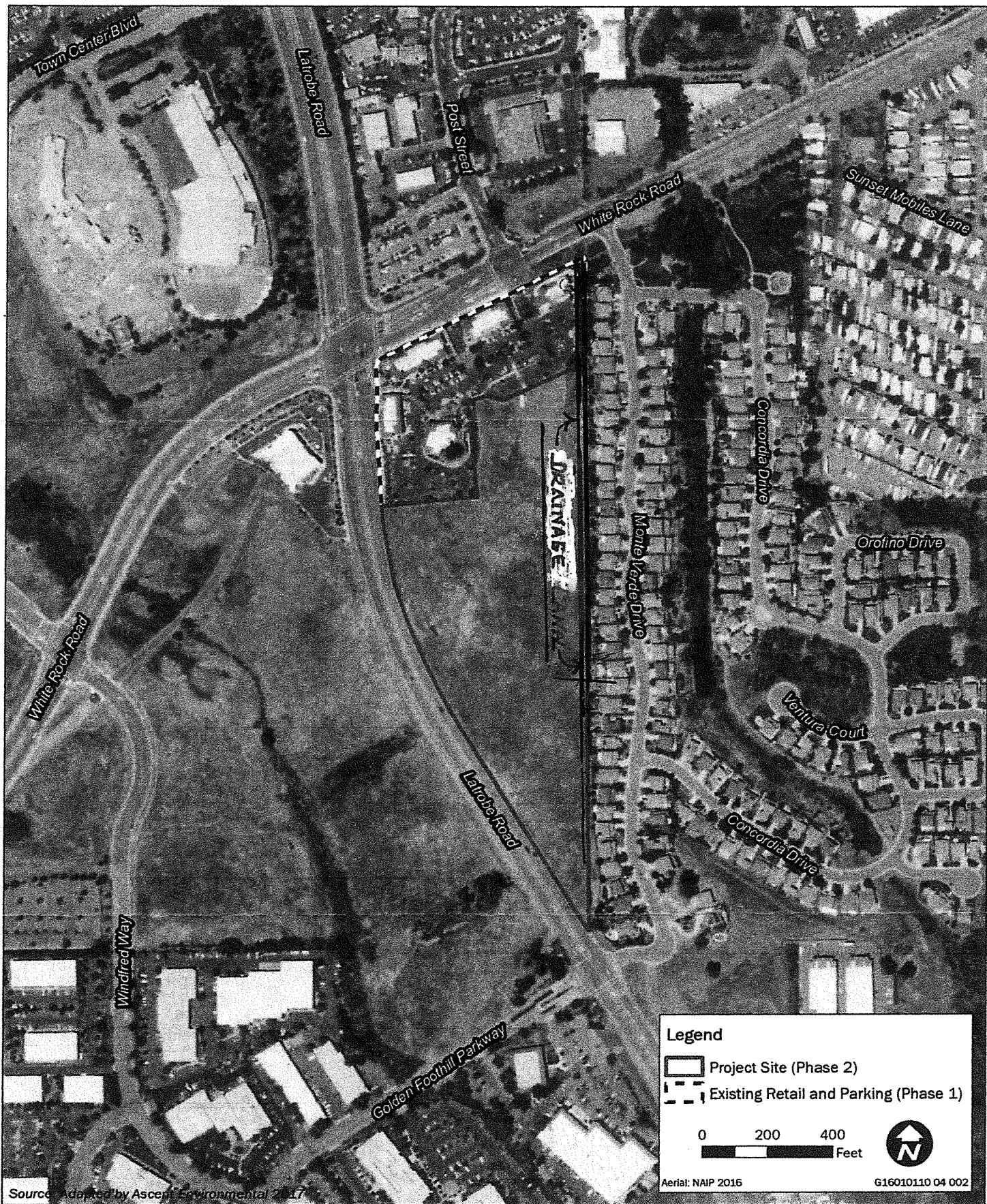


Exhibit 2

Project Site



NATIVE AMERICAN HERITAGE COMMISSION

Cultural and Environmental Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone (916) 373-3710
Email: nahc@nahc.ca.gov
Website: <http://www.nahc.ca.gov>
Twitter: @CA_NAHC



2018 OCT 16 AM 10:53

RECEIVED
PLANNING DEPARTMENT

October 12, 2018

Aaron Mount
El Dorado County
2850 Fairlane Court, Building C
Placerville, CA 95667

RE: SCH#2017072027 Montano De El Dorado Phase I and II Master Plan, El Dorado County

Dear Mr. Mount:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).
 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
 - a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
 - a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
 - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
 - a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

NAHC Recommendations for Cultural Resources Assessments


To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: Sharaya.Souza@nahc.ca.gov.

Sincerely,



for

Sharaya Souza
Staff Services Analyst

cc: State Clearinghouse

DEPARTMENT OF TRANSPORTATION**DISTRICT 3**

703 B STREET
MARYSVILLE, CA 95901
PHONE (530) 741-4286
FAX (530) 741-4245
TTY 711
www.dot.ca.gov/dist3



*Making Conservation
a California Way of Life.*

October 31, 2018

GTS# 03-ED-2017-00116
03-ED-50 PM 0.899
SCH # 2017072027

Aaron Mount, Senior Planner
El Dorado County
2850 Fairlane Court, Building C
Placerville, CA 95667

Montano De El Dorado Phase I and II Master Plan

Dear Aaron Mount:

Thank you for including the California Department of Transportation (Caltrans) in the environmental/application review process for the project referenced above. The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development-Intergovernmental Review (LD-IGR) Program reviews land use projects and plans through the lenses of our mission and state planning priorities of infill, conservation, and travel-efficient development. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

This project consists of an existing center (phase I) comprising of approximately 39,645 square feet of commercial uses, and Phase II which proposes 74,000 square feet of retail space. Phase II has been modified to include additional retail space, an office building, a 99-room hotel, a small amphitheater, and additional parking. The existing center (phase I) is comprised of approximately 39,645 square feet of commercial uses. Phase II proposes 74,000 square feet of retail space. Existing access to the site is located at the intersection of the White Rock Road and Post Street. A secondary ingress/egress is proposed on Latrobe Road near the southern tip of the project site. The project is located approximately 23 miles east of Sacramento and 20 miles west of Placerville in El Dorado Hills, California.

System Planning

As calculated by the 9th Edition ITE Trip Generation analysis, the addition of 74,000 sq. ft. of retail space, 6,000 sq. ft. of office space, a 99-guest room hotel, and a small amphitheater will generate about 146 a.m. and 356 p.m. peak hour trips. A TIS will need to be provided to study and discuss the impacts of the additional trips. State Route (SR) 50/East Bidwell, SR 50/ El

Dorado Hills Blvd./ Latrobe Road Interchange and SR 50/ Silvia Valley Pkwy./ White Rock Road Interchange should be studied, along with their ramp intersections. The proposed Empire Ranch Interchange between Bidwell Street and Latrobe Road/Eldorado Hills Blvd. should be considered in the analysis. Discuss any mitigation plans to lower the impact of the additional trips.

Traffic Operations – Freeway

This project will have a significant impact on the SR 50/El Dorado Hills Blvd. Interchange and it's Westbound (WB) and Eastbound (EB) ramps, and the ramp intersections.

Please include the following in the TIS:

- Existing traffic condition without the project.
- Existing traffic condition with the project.
- Future cumulative traffic impact with the project on the State Highway System (Silva Valley Interchange on SR 50, further east is now complete).
- Trips generated, and trips distributed.
- The Vehicle Miles Traveled (VMT) analysis which includes VMT per capita, and the average VMT per capita for the surrounding area (Due to SB 743 implementation).
- Analysis of EB 50 and WB 50 offramps terminals to El Dorado Hills Blvd./Latrobe Road required. (These terminals operate at or near capacity during peak hours).
- Queue length analysis for the slip offramps of EB 50 to SB Latrobe, the loop offramp of EB 50 to NB El Dorado Hills Blvd. the loop offramp of WB 50 to SB/NB El Dorado Hills Blvd.
- Merge and diverge analysis for the SR 50 and El Dorado Hills Blvd. Interchange.
- Evaluation of elements of multi-modal transportation system like public transportation and bicycle paths.

Please provide our office with copies of any further actions regarding this project or future development of the property. We would appreciate the opportunity to review and comment on any changes related to this development.

Mr. Aaron Mount EDC
October 31, 2018
Page 3

If you have any question regarding these comments or require additional information, please contact Amber Moran, Intergovernmental Review Coordinator for El Dorado County, by phone (530) 634-7624 or via email to amber.moran@dot.ca.gov.

Sincerely,



KEVIN YOUNT, Branch Chief
Office of Transportation Planning
Regional Planning Branch—East



Aaron Mount <aaron.mount@edcgov.us>

Comments Letter - Montano De El Dorado Phase I and II Master Plan

1 message

Moran, Amber@DOT <Amber.Moran@dot.ca.gov>
To: "aaron.mount@edcgov.us" <aaron.mount@edcgov.us>

Wed, Oct 31, 2018 at 2:24 PM

Mr. Aaron Mount,

The Caltrans comments letter for Montano De El Dorado Phase I and II Master Plan is attached. If you have any questions please contact me.

Regards,

Amber Moran

District 3 - Transportation Planner

Regional Liaison - East

703 B Street

Marysville, CA. 95901

530-634-7624



 **Comments Letter - Montano De El Dorado Phase I and II Master Plan.pdf**
107K

El Dorado County Development Services Department
Planning Division, Placerville, CA 95667

To Whom It May Concern

I am writing as a local resident to **OBJECT** to the Montano De El Dorado Phase II Master Plan in El Dorado Hills. I am greatly concerned that the proposal, if it goes ahead, will have significant detrimental effects on the environment and the local community. As a local resident this is a matter of concern which affects me and others. I have examined the plans and I know the site well. I wish to object strongly to the expansion of the existing retail center.

We live in the community right behind the site expansion. The community has already witnessed a number of crimes just by the construction of Montano De El Dorado Phase I project. It is needless to say that Building a market place right behind a residential community makes it more dangerous for the residents living in that community. It was not far back, when on January 8, 2015, shooting at 36 handles (Irish Pub) right behind the residential community took place. In another incident, on July 25, 2016 the El Dorado County Sheriff's Office received a report of a bank robbery at the US Bank, located at 1020 White Rock Road suite E in El Dorado Hills, Ca. The suspect was apparently hiding in one of the creeks at Concordia drive and Solari court in our residential community. Now and then our community has been exposed to all these criminals and robberies due to the Montano de El Dorado shopping center at the corner of Latrobe Road and White Rock Road. I would like to ask the El Dorado County and the planning committee who will be passing this proposal- Does EL Dorado county has enough Sherri's to deal with the increasing crime that would result from all this new market places being built? How safe are we living in an area surrounded with all these treats and to what extent can the Sherri department be able to curve/control crime based on the man power and resources available?

Also, there are enough traffic issues already and it is hard for the residents to come out of the community on the White rock road. This shopping complex is further going to increase the traffic jams that are encountered every day and the traffic is backed up all the way up to Target. Coming out of the suicide lane makes the residents more prone to accidents which will become even worse. Often, our residential community is used as a pass through to go to other roads and vehicles are being driven at fast speed without taking into consideration that they are being cut- through a community area further exposing our kids to danger. Also, our community is often being used as parking place for cars coming to the town center event. With the expansion of Montano De El Dorado

market place all these issues are going to worsen and I guess the county is supporting this instead of trying to solve the issues of the residents.

Also, building too much around El Dorado Hills have resulted reduced view quality which would further cause economic losses for communities. When the economy goes down as we witnessed a few years back, the shops/ restaurants are left vacant and declared bankrupt by the owners and they become a housing place for homeless and results in exposure to vandalism.

If this plan is approved and any of the residents are hurt due to it, it will be the liability of the county and the investors of this plan. We will hold the county responsible for risking the lives of all the residents.

From,

The worried residents

4116 Monte Verde Drive

4124 Monte Verde Drive

4130 Monte Verde Drive

4134 Monte Verde Drive

4140 Monte Verde Drive

4148 Monte Verde Drive

4174 Monte Verde Drive

4175 Monte Verde Drive

7008 Orofino Drive

7042 Orofino Drive

7046 Orofino Drive

522 Ventura Ct.

6009 Ventura Way

6010 Ventura Way



Aaron Mount <aaron.mount@edcgov.us>

Fwd: Comments/ Concers- Montano De El Dorado Phase II

1 message

Planning Department <planning@edcgov.us>
To: Aaron Mount <aaron.mount@edcgov.us>

Wed, Oct 31, 2018 at 8:24 AM

----- Forwarded message -----

From: **Shalini Pandey** <shalini_pndy@yahoo.com>

Date: Wed, Oct 31, 2018 at 7:51 AM

Subject: Comments/ Concers- Montano De El Dorado Phase II

To: <planning@edcgov.us>

El Dorado County Development Services DepartmentPlanning Division,
Placerville, CA 95667

I am writing as a local resident to **OBJECT** to the Montano De El Dorado Phase II Master Plan in El Dorado Hills. I am greatly concerned that the proposal, if it goes ahead, will have significant detrimental effects on the environment and the local community. As a local resident this is a matter of concern which affects me and others. I have examined the plans and I know the site well. I wish to object strongly to the expansion of the existing retail center.

We live in the community right behind the site expansion. The community has already witnessed a number of crimes just by the construction of Montano De El Dorado Phase I project. It is needless to say that Building a market place right behind a residential community makes it more dangerous for the residents living in that community. It was not far back, when on January 8, 2015, shooting at 36 handles (Irish Pub) right behind the residential community took place. In another incident, on July 25, 2016 the El Dorado County Sheriff's Office received a report of a bank robbery at the US Bank, located at 1020 White Rock Road suite E in El Dorado Hills, Ca. The suspect was apparently hiding in one of the creeks at Concordia drive and Solari court in our residential community. Now and then our community has been exposed to all these criminals and robberies due to the Montano de El Dorado shopping center at the corner of Latrobe Road and White Rock Road. I would like to ask the El Dorado County and the planning committee who will be passing this proposal- Does EL Dorado county has enough Sherrif's to deal with the increasing crime that would result from all this new market places being built? How safe are we living in an area surrounded with all these treats and to what extent can the Sherriff department be able to curve/control crime based on the man power and resources available?

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Montano De El Dorado market place all these issues are going to worsen and I guess the county is supporting this instead of trying to solve the issues of the residents.

Also, building too much around El Dorado Hills have resulted reduced view quality which would further cause economic losses for communities. When the economy goes down as we witnessed a few years back, the shops/ restaurants are left vacant and declared bankrupt by the owners and they become a housing place for homeless and results in exposure to vandalism.

If this plan is approved and any of the residents are hurt due to it, it will be the liability of the county and the investors of this plan. We will hold the county responsible for risking the lives of all the residents.

From,

The worried residents



El Dorado County Development Services Department.docx

14K



Aaron Mount <aaron.mount@edcgov.us>

Montano De El Dorado - Phase II - Fire Comments on DEIR

1 message

Marshall Cox <mcox@edhfire.com>

Thu, Nov 1, 2018 at 9:08 AM

To: "aaron.mount@edcgov.us" <aaron.mount@edcgov.us>

Good morning Aaron,

Fire has reviewed the DEIR documents and currently has no additional comments. The project map addresses the access for fire apparatus and emergency personnel. Water Supply, hydrants, building components, etc. will be addressed later in the process. Thank you.

Respectfully,

A handwritten signature in black ink, appearing to read "Marshall Cox".

Marshall Cox

Fire Marshal

El Dorado Hills Fire Department



1050 Wilson Blvd., El Dorado Hills, CA 95762

www.edhfire.com

(916) 933-6623 ext. 1017

(916) 817-9339 cell

(916) 933-5983 fax

mcox@edhfire.com



Aaron Mount <aaron.mount@edcgov.us>

PUBLIC NOTICE - RE-CIRCULATION OF NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE MONTANO DE EL DORADO PHASE I AND II MASTER PLAN

PGE Plan Review <PGEPlanReview@pge.com>

Tue, Oct 2, 2018 at 5:57 AM

To: Planning Department <planning@edcgov.us>, "aaron.mount@edcgov.us" <aaron.mount@edcgov.us>

Dear Mr. Mount,

Thank you for submitting the 20181001 plans. The PGE Plan Review Team is currently reviewing the information provided. We will respond to you with project specific comments prior to the provided deadline. Attached is general information regarding PGE facilities for your reference.

This email and attachment does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed.

Thank you,

Plan Review Team

6111 Bollinger Canyon Rd., 3rd Floor

Mail Code BR1Y3A

San Ramon, CA 94583

pgeplanreview@pge.com

*****This is a notification email only. Please do not reply to this message.***

From: debra.ercolini@edcgov.us <debra.ercolini@edcgov.us> **On Behalf Of** Planning Department

Sent: Monday, October 01, 2018 4:05 PM

Subject: PUBLIC NOTICE - RE-CIRCULATION OF NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE MONTANO DE EL DORADO PHASE I AND II MASTER PLAN

*******CAUTION: This email was sent from an EXTERNAL source. Think before clicking links or opening attachments.*******

[Quoted text hidden]

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Initial_Response_Letter_18_10_02.pdf

426K

**Aaron Mount** <aaron.mount@edcgov.us>

Montano

1 message

Robert Brannam <e68996@gmail.com>

Thu, Oct 4, 2018 at 6:14 PM

To: aaron.mount@edcgov.us

Mr. Mount,

You have done some nice design work. As a design engineer, I appreciate that. As a life long EDC resident, I reject the plan because it represents another attack on our rural lifestyle. The traffic is already getting worse with all the development long Latrobe Rd and it will get much worse with all of the development in progress on the south side of Hwy 50 across East Bidwell. How much worse do you want to make my commute down the hill? I get the fact that you are just doing your job. Try to understand my concerns as a person who grew up in Placerville when this county was quiet and traffic was never a concern.



Aaron Mount <aaron.mount@edcgov.us>

Montano De El Dorado Phase I & II

1 message

Marysam67 <marysam67@yahoo.com>

Thu, Oct 4, 2018 at 8:13 PM

To: aaron.mount@edcgov.us

Mr. Mount,

I am concerned about about the traffic this project will add to the area. The traffic is already bad in the area. Try turning left from Monte Verde to White Rock Rd at 5:30 pm on weekdays, it's nearly impossible! This project and the new apartment project in Town Center will greatly increase the traffic in the area. What is the plan to deal with the excess traffic?

Please advise.

Thank you,

Mary Woodbeck



Aaron Mount <aaron.mount@edcgov.us>

Montano De El Dorado Phase I and II Master Plan

1 message

PGE Plan Review <PGEPlanReview@pge.com>
To: "aaron.mount@edcgov.us" <aaron.mount@edcgov.us>

Wed, Oct 31, 2018 at 2:01 PM

Dear Mr. Mount,

Attached is our response to your proposed project.

Thank you,

Plan Review Team

6111 Bollinger Canyon Rd., 3rd Floor

Mail Code BR1Y3A

San Ramon, CA 94583

pgeplanreview@pge.com

****This is a notification email only. Please do not reply to this message.***



No_Impact_Letter_18_10_31.pdf
396K



Aaron Mount <aaron.mount@edcgov.us>

Montano De El Dorado Phase I and II Master Plan

1 message

Cathy Drakeley <crdrakeley@sbcglobal.net>
To: aaron.mount@edcgov.us

Wed, Oct 24, 2018 at 12:46 PM

Hello

My name is Cathy Drakeley, I live at 4106 Monte Verde Drive. I am concerned regarding Montano De El Dorado Master Plan. I see in the notice sent out on Oct 1st, there are proposed retail buildings, with one that looks like it will be located right behind my house, ranging in height from 24 feet to 50 feet with some elements reaching 70 feet. Is it possible to find out exactly what the height of the buildings

would be that are planned to be directly behind my house? Also is there some kind of plan to reduce the noise retail shops usually

generate?

Regards

Cathy Drakeley



Aaron Mount <aaron.mount@edcgov.us>

Montano De Eldorado Master Plan

1 message

Minalush Allen <animales00@yahoo.com>

Wed, Oct 31, 2018 at 4:38 PM

To: "aaron.mount@edcgov.us" <aaron.mount@edcgov.us>

Aaron, please use this document as my comments. Traci



Montano De Eldorado Master Plan Phases 2 & 3.docx
22K



Aaron Mount <aaron.mount@edcgov.us>

Montano De Eldorado Master Plan Phase I & II

1 message

Minalush Allen <animales00@yahoo.com>

Wed, Oct 31, 2018 at 4:34 PM

To: "aaron.mount@edcgov.us" <aaron.mount@edcgov.us>

Aaron,

Attached are my comments for the proposed Montano De El Dorado Phase I & Phase II Master Plan.

Traci Allen
4069 Monte Verde Dr., EDH
801-505-3738



Montano De Eldorado Master Plan Phases 2 & 3.docx
22K



October 2, 2018

Aaron Mount
El Dorado County
2850 Fairlane Ct., Bldg.C
Placerville, CA 95667

Ref: Gas and Electric Transmission and Distribution

Dear Mr. Mount,

Thank you for submitting 20181001 plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management



Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <http://usanorth811.org/wp-content/uploads/2017/05/CA-LAW-English.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 12 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible (90° +/- 15°). All utility lines crossing the gas pipeline must have a minimum of 12 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.

11. Cathodic Protection: PG&E pipelines are protected from corrosion with an "Impressed Current" cathodic protection system. Any proposed facilities, such as metal conduit, pipes,



service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.



Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. **Buildings and Other Structures:** No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. **Grading:** Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. **Fences:** Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. **Landscaping:** Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. **Reservoirs, Sumps, Drainage Basins, and Ponds:** Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. **Automobile Parking:** Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. **Storage of Flammable, Explosive or Corrosive Materials:** There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.
8. **Streets and Roads:** Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for



proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.

October 8, 2018

2018 OCT 10 PM 1:29

RECEIVED
PLANNING DEPARTMENT

To: Aaron Mount, Senior Planner
El Dorado County, Planning and Building Department, Planning Services
2850 Fairlane Court, Building C
Placerville, CA. 95667

From: Valentine Hager
7028 Windchime Way
Roseville, CA. 95747
(916)771-3407

Re: RE-CIRCULATION OF NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT
REPORT FOR THE MONTANO DE EL DORADO PHASE I AND II MASTER PLAN

We received your letter dated October 1, 2018 regarding the above Montano De El Dorado Phase I and II Master Plan.

This project adversely affects all of the residents on Monte Verde Drive. These properties are directly behind the proposed changes/new development of the Shopping Center.

The new structures will impact approximately twelve homes on Monte Verde Drive. On their properties between the back wall of the SHOPPING CENTER and the owners' back yards there is a run-off drainage canal. With the proposed extension of the Shopping Center, there will be additional run-off. We are concerned the canal will not be able to handle the additional run-off.

We propose this drainage canal be totally updated as part of the proposed building to accommodate the additional run-off. This updating of the canal should be the responsibility of the owner of the Shopping Center.

Thank you very much for notifying us of the proposals for the Center expansion, so our properties on Monte Verde Drive will not be impacted adversely.

Valentine Hager

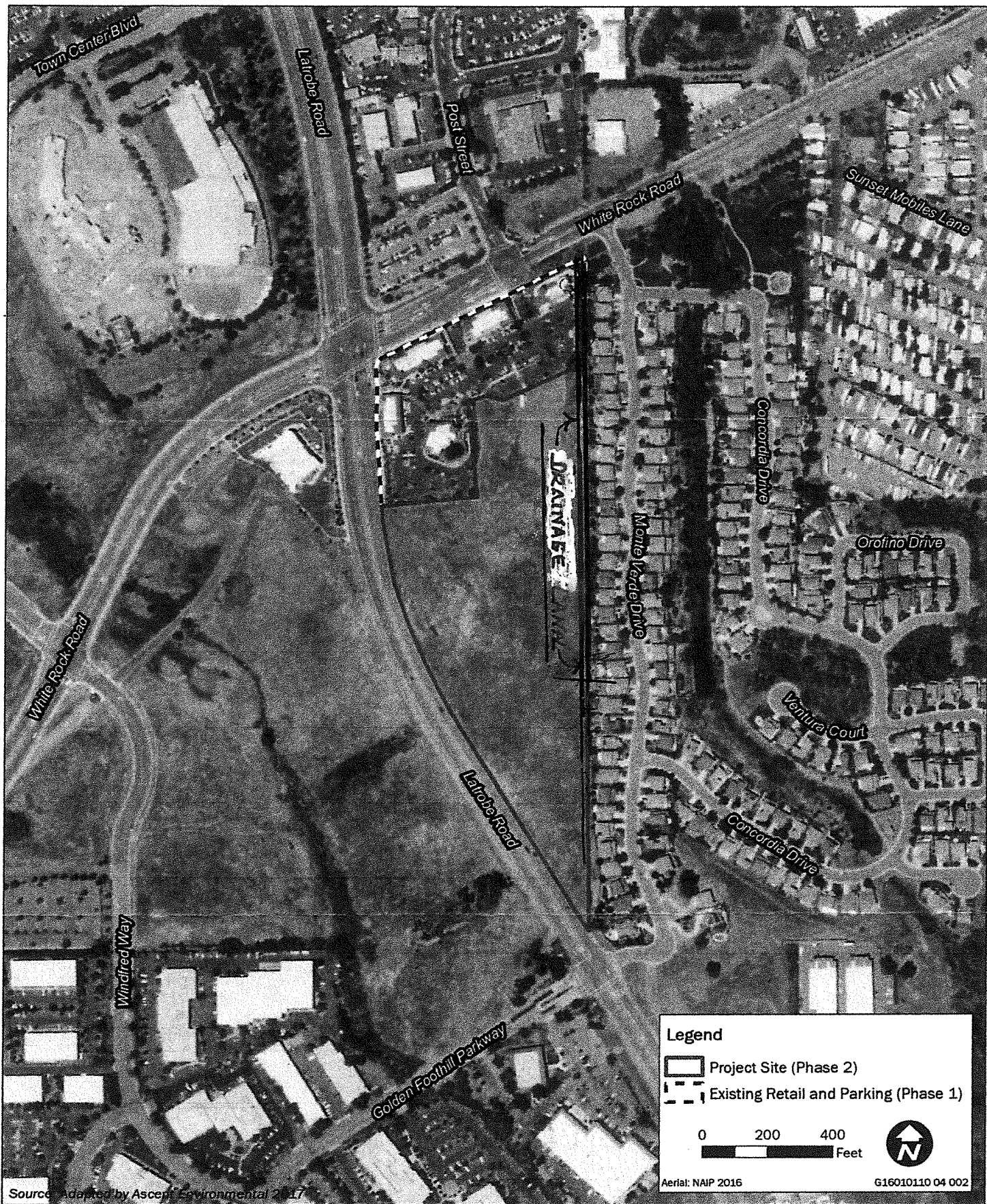


Exhibit 2

Project Site



NATIVE AMERICAN HERITAGE COMMISSION

Cultural and Environmental Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone (916) 373-3710
Email: nahc@nahc.ca.gov
Website: <http://www.nahc.ca.gov>
Twitter: @CA_NAHC



2018 OCT 16 AM 10:53

RECEIVED
PLANNING DEPARTMENT

October 12, 2018

Aaron Mount
El Dorado County
2850 Fairlane Court, Building C
Placerville, CA 95667

RE: SCH#2017072027 Montano De El Dorado Phase I and II Master Plan, El Dorado County

Dear Mr. Mount:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).
 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
 - a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
 - a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
 - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
 - a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

NAHC Recommendations for Cultural Resources Assessments


To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: Sharaya.Souza@nahc.ca.gov.

Sincerely,



for
Sharaya Souza
Staff Services Analyst

cc: State Clearinghouse



October 31, 2018

Aaron Mount
El Dorado County
2850 Fairlane Court
Placerville, CA 95667

Re: Montano De El Dorado Phase I and II Master Plan

Dear Mr. Mount,

Thank you for giving us the opportunity to review the subject plans. The proposed Montano De El Dorado Phase I and II Master Plan dated 10/1/2018 does not appear to interfere with any existing PG&E facilities or easement rights; therefore, we have no comments at this time.

Please note that this is our preliminary review and PG&E reserves the right for future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to your design, we ask that you resubmit the plans to the email address listed below.

In the event that you require PG&E's gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

If you have any questions regarding our response, please contact the PG&E Plan Review Team at (877) 259-8314 or pgeplanreview@pge.com.

Sincerely,

PG&E Plan Review Team
Land Management

Thank you for allowing me comment on the Montano De Eldorado Master Plan Phase I and II. I appreciate being informed of developments.

Noise and Vibration

I am concerned that noise levels during construction and use of all infrastructures (especially from the amphitheater and parking lots) will exceed ambient noise levels. Cumulative effects needs to be addressed in how this proposed development will add incremental noise to current levels of noise from Highway 50, noise from Town Center and Town Center events, noise from traffic along LaTrobe and White Rock Road.

Aesthetics

I am concerned how light pollution will exponentially increase from existing conditions. El Dorado Hills has ordinances for “night sky friendly” light pollution. The current development has significant light pollution that can be seen a relatively long distance away. This project would exponentially increase light pollution, which goes against the ethos of living in El Dorado Hills and will set a lasting precedent for other developers to take advantage of going forward.

As a resident of Creekside Greens, I am deeply concerned that the proposed project will destroy the view shed for residents in our neighborhood. The proposed setback from homes in the subdivision, along Monte Verde Drive appears to be 50 feet, the least distance required.

Geology, Soils

The hillside on the eastside of the proposed development is steep and when development occurs, will dust pollution and soil erosion will affect home owners.

Traffic and Circulation

Adding a 100-room hotel, amphitheater, and office building will significantly increase traffic on the Post Street/White Rock Road considering the existing traffic. Existing infrastructure including residential, services and retail off of White Rock Road is in close proximity to the development. Currently there is a 4-way intersection at LaTrobe and White Rock Road. East of Rock Road within a few 100 meters are turning lanes into Town Center, Montano De El Dorado retail center (Post Road), Crest Leigh neighborhood (Creekside Greens), and Sherman Williams making it extremely difficult to turn west on to White Rock Road, which is a public safety concern. During the morning and evening commutes, White Rock Road is backed up from the intersection of LaTrobe and White Rock Road to the Highway 50 ramp going east, increasing commuter times.

The developer must consider the cumulative effects of adding a major development to the existing current traffic and intersections.

In progress and future development

- Sherwin Williams paint store, which has commercial lumber vehicles going in and out during the day.
- Retail center with businesses and restaurants
- Creekside Greens (Crest Leigh) residential neighborhood
- Trailer park residential neighborhood
- Amphitheater will significantly increase traffic onto Post Road and Latrobe road. The developers failed to disclose what the expected and maximum attendance will be when used.

Sec. 130.40.170 - Lodging Facilities

130.23.030 - Development Standards. (Table 130.23.030) – The proposed hotel including architectural elements will exceed the current limit of 50' height as the proposed hotel will be 52' height. The proposed retail buildings will reach a total height of 70', an additional 20' over the 50' allowable by development standards.

The proposed hotel will have a parking lot. If the 99-room is at maximum occupancy, how many parking spaces will the garage have? Will there be enough spaces to accommodate maximum occupancy?

B. 6. Lodging facilities shall provide off-street parking at a ratio of one space per each guest room, plus two spaces required for the primary dwelling.

The zoning regulations require one parking spot for each hotel room. The hotel will need 99 parking spaces. If they cannot accommodate this, they will be in violation. This will not only contribute to increased traffic but may cause vehicles to park in illegal places or in Creekside Greens.

Population and Housing

Adding substantial developments into 20-acres will cause significant impacts to residents of Creekside Greens.

Biological Resources

The western pond turtle (*Actinemys marmorata*) is the only remaining fresh water turtle species in California. The proposed project is in undeveloped land and suitable for turtle nesting as female pond turtles may climb hillsides, sometimes moving considerable distances to find suitable nest sites. Western pond turtles occupy the Carson Creek watershed and surrounding ponds. As a wildlife biologist, I have observed these turtles in Creekside Greens (few hundred feet away) and along a Carson Creek and LaTrobe crossing within a half a mile of the new development.

My concern is that the hillside may be breeding habitat for these turtles because of the proximity of Carson Creek to the east side of the development.

The USFWS is currently conducting a 12-month assessment to make a determination to list the western pond turtle and designate critical habitat under the Endangered Species Act. Western pond turtle is a California species of concern <https://www.wildlife.ca.gov/Conservation/SSC/Amphibians-Reptiles>.

California is also considering this species as a California endangered and threatened species under the California Fish & Game Commission.

I am not sure if this is an allowable consideration but I am concerned that the developer does not have secure funding to complete this project. As a recession is in the near future, I would have to see an incomplete development in my community as it will drive down home prices and further contribute to a slowing economy.

Thank you for allowing me comment on the Montano De Eldorado Master Plan Phase I and II. I appreciate being informed of developments.

Noise and Vibration

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The western pond turtle (*Actinemys marmorata*) is the only remaining fresh water turtle species in California. The proposed project is in undeveloped land and suitable for turtle nesting as female pond turtles may climb hillsides, sometimes moving considerable distances to find suitable nest sites. Western pond turtles occupy the Carson Creek watershed and surrounding ponds. As a wildlife biologist, I have observed these turtles in Creekside Greens (few hundred feet away) and along a Carson Creek and LaTrobe crossing within a half a mile of the new development.

My concern is that the hillside may be breeding habitat for these turtles because of the proximity of Carson Creek to the east side of the development.

The USFWS is currently conducting a 12-month assessment to make a determination to list the western pond turtle and designate critical habitat under the Endangered Species Act. Western pond turtle is a California species of concern <https://www.wildlife.ca.gov/Conservation/SSC/Amphibians-Reptiles>. California is also considering this species as a California endangered and threatened species under the California Fish & Game Commission.

I am not sure if this is an allowable consideration but I am concerned that the developer does not have secure funding to complete this project. As a recession is in the near future, I would have to see an incomplete development in my community as it will drive down home prices and further contribute to a slowing economy.