

MITIGATION MONITORING AND REPORTING PROGRAM | SP94-0002-R-2/CARSON CREEK SPECIFIC PLAN AMENDMENT

MITIGATION MEASURES	MONITORING				VERIFICATION		
	Implementing RP <sup>1</sup>	Type of Monitoring Action	Timing Requirements <sup>3</sup>	Monitoring/ Verification Entity <sup>4</sup>	Signature	Date	Comments
<b>A. AESTHETICS</b>							
MITIGATION MEASURE 4.3-2: WHITE ROCK ROAD AT MANCHESTER LANE a) Use a majority of native plant species in the proposed 3Q-footgreenbelt to maximize a compatible visual relationship with residential uses to the north, and with the surrounding natural terrain and vegetation. b) Require use of natural colored roof materials in project development to maximize consistency with the surrounding natural environment to minimize stark visual contrasts. c) Use natural components in fencing materials (e.g., wood, stone, brick) that would be consistent with residential uses to the north, and would enhance visual compatibility with the natural surroundings of the site.	Appl.	PC/CPI	PC, BPB	EDCPD			
MITIGATION MEASURE 4.3-3: WHITE ROCK ROAD AT EL DORADO/SACRAMENTO COUNTY LINE. Apply mitigation measure 4.3-2. No other mitigation measures are available.	Appl.	PC/CPI	PC, BPB	EDCPD			
MITIGATION MEASURE 4.3-5: GOLDEN FOOTHILLS PARKWAY AT CARSON CREEK. a) Use native plant species as the majority of those planted in the proposed 3G-foot greenbelt to maximize a compatible visual relationship with the surrounding natural terrain and vegetation. b) Require use of natural colored roof materials in project developments to maximize consistency with the surrounding natural environment and to minimize stark visual contrasts. c) Use natural components in fencing materials (e.g., wood, stone, brick) in developments along Carson Creek to enhance visual compatibility with the natural surroundings of the site. d) Use natural components in pedestrian trail features (e.g., fences, trail materials) to enhance visual compatibility with the natural surroundings of the site. e) Retain unobstructed views of Carson Creek from locations along Golden Foothills Parkway.	Appl.	PC/CPI	PC, BPB	EDCPD			
<b>B. AIR QUALITY</b>							
MITIGATION MEASURE 4.6-1: PHASE I (GRADING PHASE) CONSTRUCTION EMISSIONS a) The project applicant shall comply with El Dorado County APCD Rule 223 as required by the Air Pollution Control Officer. Such precautions may include, but are not limited to, the following: • Application of water or suitable chemicals or other specified covering on materials stockpiles, wrecking activity, excavation, grading, sweeping, clearing of land, solid waste disposal operations, or construction or demolition of buildings or structures (all exposed soil shall be kept visibly moist during grading); • Installation and use of hoods, fans and filters to enclose, collect, and	Appl.	PC/CPI	PC, BPB	EDCBD			

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<p>clean the emissions of dusty materials;</p> <ul style="list-style-type: none"> <li>• Covering or wetting at all times when in motion of open-bodied trucks, trailer or other vehicles transporting materials which create a nuisance by generating particulate matter in areas where the general public has access;</li> <li>• Application of asphalt, oil, water or suitable chemicals on dirt roads;</li> <li>• Paving of public or commercial parking surfaces;</li> <li>• Removal from paved streets and parking surfaces of earth or other material which has a tendency to become airborne;</li> <li>• Limiting traffic speeds on all unpaved road surfaces to 15 mph;</li> <li>• Suspending all grading operations when wind speeds exceed 20 miles per hour (including instantaneous gusts);</li> <li>• Alternate means of control as approved by the Air Pollution Control Officer.</li> </ul> <p>b) Construction equipment engines shall be maintained in proper operating condition.</p>							
<p>MITIGATION MEASURE 4.6-2: PHASE II (FACILITIES PHASE) CONSTRUCTION EMISSIONS</p> <p>a) Low emission mobile construction equipment shall be used (e.g., tractor, scraper, dozer, etc.).</p> <p>b) Construction equipment engines shall be maintained in proper operating condition.</p> <p>c) Low-emission stationary construction equipment shall be used.</p> <p>d) A trip reduction plan shall be developed and implemented to achieve 1.5 average vehicle occupancy (AVO) for construction employees.</p> <p>e) Construction activity management techniques, such as extending construction period, reducing number of pieces used simultaneously, increasing distance between emission sources, reducing or changing hours of construction, and scheduling activity during off-peak hours shall be developed and implemented.</p> <p>f) The project applicant shall comply with EI Dorado County APCD Rule 224.</p> <p>g) The project applicant shall comply with EI Dorado County APCD Rule 215.</p>	Appl.	PC/CPI	PC, BPB	EDCBD			
<p>MITIGATION MEASURE 4.6-3: STATIONARY SOURCE EMISSIONS</p> <p>a) The applicant shall incorporate energy-saving design features into future levels of project implementation as feasible and appropriate. The feasibility and appropriateness of each measure can best be determined at future, more-detailed levels of planning. These design features may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> <li>• Solar or low-emission water heaters;</li> <li>• Central water heating systems;</li> <li>• Shade trees;</li> <li>• Energy-efficient and automated air conditioners;</li> <li>• Double-pane glass in all windows;</li> <li>• Energy-efficient low-sodium parking lot lights;</li> <li>• Adequate ventilation systems for enclosed parking facilities;</li> <li>• Energy-efficient lighting and lighting controls.</li> </ul>	Appl.	PC/CPI	PC, BPB, PBO	EDCBD			

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b) The applicant, future successors in interest, or future homebuilders shall install only EPA-certified woodstoves and fireplaces.							
MITIGATION MEASURE 7-2: PROJECT CONTRIBUTION TO CUMULATIVE AIR QUALITY IMPACTS Apply mitigation measure 7-2. No further mitigation measures are available.	Appl.	PC/CPI	PC, BPB, PBO	EDCDOT			
<b>C. BIOLOGICAL RESOURCES</b>							
MITIGATION MEASURE 4.8-2: LOSS OF WETLANDS. a) Prior to issuance of a grading permit, the wetland delineation completed for the Euer Ranch shall be verified by USACE. After verification, any wetlands that would be lost or disturbed shall be replaced or rehabilitated on a "no-net-loss" basis in accordance with USACE mitigation guidelines. El Dorado County has also supported the protection of wetlands as specified in the County's General Plan under Objective 7.4.2. Habitat restoration, rehabilitation, and/or replacement shall be at a location and by methods agreeable to USACE. b) Prior to issuance of a grading permit, a Streambed Alteration Agreement shall be obtained from CDFG, pursuant to §1600 of the California Fish and Game Code, for each stream crossing and any other activities affecting the bed, bank, or associated riparian vegetation of the stream. If required, the project applicant shall coordinate with CDFG in developing appropriate mitigation, and shall abide by the conditions of any executed permits. c) Grading activities shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance. Appropriate runoff controls such as berms, storm grates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.	Appl.	OTC	PGP	EDCDOT, EDCPD			
MITIGATION MEASURE 4.8-3: SPECIAL-STATUS PLANTS. Prior to issuance of a grading permit, habitat on the Euer Ranch that is suitable to support Bogg's Lake hedge-hyssop shall be surveyed. If any significant populations of this species are found in areas proposed for development, a mitigation plan designed to result in a no-net-loss of the species shall be prepared by the project proponent and approved by USFWS. The plan may include measures such as transplantation or revegetation in protected areas onsite. Approval of this plan by USFWS and its implementation by the project proponent would reduce impacts to a less than significant level.	Appl.	OTC	PGP	EDCDOT, EDCPD			
<b>D. CULTURAL RESOURCES</b>							
MITIGATION MEASURE 4.11-1: ARCHAEOLOGICAL SITES: a) Prior to grading and construction activities, significant cultural resources found on the project site shall be recorded or described in a professional report and submitted to the North Central Information Center at California State University at Sacramento. b) During grading and construction activities, the name and telephone number of an El Dorado County approved, licensed archaeologist shall be available at the project site. In the event a heritage resource is encountered during grading or construction activities, the project applicant shall insure that all activities will cease in the vicinity of the recovered heritage resource until an	Appl.	OTC	PGP	EDCDOT, EDCPD			

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archaeologist can examine the find in place and determine its significance. If a find is authenticated, the archaeologist shall determine proper methods of handling the resource(s) for transport and placement in an appropriate repository. Grading and construction activities may resume, after the resource is either retrieved or found to be not of consequence.							
<b>E. GEOLOGY AND SOILS/HYDROLOGY AND WATER QUALITY/UTILITIES AND SERVICE SYSTEMS</b>							
<p>MITIGATION MEASURE 4.10-1: INCREASED SURFACE RUNOFF</p> <p>a) Prior to the approval of the first tentative subdivision or parcel map, the project applicant shall submit and obtain approval of final drainage plans by the El Dorado County Department of Transportation. These final drainage plans shall demonstrate that future post-development stormwater discharge levels from the project will remain at existing stormwater discharge levels and detention basins will be permanently maintained. The drainage plan shall be prepared by a certified Civil Engineer and shall be in conformance with the El Dorado County Drainage Manual adopted by the Board of Supervisors in March 1995. The project applicant shall form a drainage zone of benefit (ZOB) responsible for all stormwater drainage facility maintenance requirements. The drainage plan shall include, at a minimum, written "text addressing existing conditions, the effects of project improvements, all appropriate calculations, a watershed map, potential increases in downstream flows. proposed onsite improvements, and drainage easements, if necessary, to accommodate flows from the site and implementation and maintenance responsibilities. The plan shall address storm drainage during construction and proposed BMPs to reduce erosion and water quality degradation. All onsite drainage facilities shall be constructed to El Dorado County Department of Transportation satisfaction. BMPs shall be implemented throughout the construction process. The following BMPs, or others deemed effective by the Department of Transportation, will be implemented as necessary and appropriate:</p> <p>Soil Stabilization Practices</p> <ul style="list-style-type: none"> <li>• Straw Mulching</li> <li>• Hydromulching</li> <li>• Jute Netting</li> <li>• Revegetation</li> <li>• Preservation of Existing Vegetation</li> </ul> <p>Sediment Barriers</p> <ul style="list-style-type: none"> <li>• Straw Bale Sediment Barriers</li> <li>• Filter Fences</li> <li>• Straw Bale Drop Inlet Sediment Barriers</li> </ul> <p>Site Construction Practices</p> <ul style="list-style-type: none"> <li>• Winterization</li> <li>• Traffic Control</li> <li>• Dust Control</li> </ul> <p>Runoff Control in Slopes/Streets</p> <ul style="list-style-type: none"> <li>• Diversion Dikes</li> </ul>	Appl.	OTC	PGP	EDCDOT			

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<ul style="list-style-type: none"> <li>• Diversion Swales</li> <li>• Sediment Traps</li> </ul> b) Specific measures shall be identified in the final drainage plans to reduce stormwater discharge at the Southern Pacific Railroad bridge (Malby Crossing) at the site's southern end. These measures shall include detention basins of adequate size to reduce post-development discharge to predevelopment levels. Maintenance of the detention basin and drainage facilities shall include periodic inspections (e.g., annual) to ensure facility integrity and debris removal as necessary.							
<b>MITIGATION MEASURE 4.10-2: 100-YEAR FLOOD EVENT</b> Project development shall not occur in areas within the 100-year flood zone shown in the Final Carson Creek Regional Drainage Study. The hydrologic study outlines the 100-year flood zones associated with the project and proposed flood control measures such as detention basins. Alternatively, 100-year flood protection improvements, approved by the El Dorado County Department of Transportation, can be implemented to allow development in these areas.	Appl.	OTC	PGP	EDCDOT			
<b>MITIGATION MEASURE 4.10-3: FLOODING ASSOCIATED WITH THE FAILURE OF DAMS AND LEVEES</b> Apply mitigation measure 4.10-2 and no further mitigation is required.	Appl.	OTC	PGP	EDCDOT			
<b>MITIGATION MEASURE 4.10-5: SHORT-TERM CONSTRUCTION-RELATED WATER QUALITY IMPACTS</b> a) Prior to issuance of a grading permit, the developer shall obtain from the CVRB a General Construction Activity Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES) and comply with all requirements of the permit to minimize pollution of stormwater discharges during construction activities. b) Prior to issuance of a grading permit, the project applicant shall submit to the El Dorado County Department of Transportation for review and approval an erosion control program which indicates that proper control of siltation, sedimentation and other pollutants will be implemented per NPDES permit requirements. The erosion control plan shall include BMPs as discussed in Mitigation Measure 4.10-1, and as follows: sediment basins, sediment traps, silt fences, hay bale dikes, gravel construction entrances, maintenance programs, and hydroseeding.	Appl.	OTC	PGP	EDCDOT, EDCBD			
<b>MITIGATION MEASURE 4.10-6: LONG-TERM WATER QUALITY IMPACTS</b> a) Onsite detention basins shall be constructed and maintained through the construction period to receive stormwater runoff from graded areas to allow capture and settling of sediment prior to discharge to receiving waters. b) Prior to issuance of a grading permit, the project applicant shall develop a surface water pollution control plan (i.e., parking lot sweeping program and periodic storm drain cleaning) to reduce longterm surface water quality impacts. Parking lot sweeping shall occur on a weekly basis and storm drain clearing shall occur semi-annually. The plan shall also include the installation of oil, gas and grease trap separators in the project parking lot. These grease trap separators will be cleaned annually. The project applicant shall develop a financial mechanism, to be approved by the El Dorado County Department of Transportation, that ensures the long-term implementation of the program.	Appl.	OTC	PGP	EDCDOT, EDCBP			

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MITIGATION MEASURE 4.10-7: CONSISTENCY WITH RELEVANT GENERAL PLAN PROVISIONS Apply Mitigation Measures 4.8-2,4.10-1,4.10-2, 4.10-5, 4.1, and no further mitigation is required.	Appl.	OTC	PGP	EDCPD			
<b>F. HAZARDS AND HAZARDOUS MATERIALS</b>							
MITIGATION MEASURE 4.18-1: WATER CONSUMPTION Project impacts cannot be reduced to a less-than-significant level until the EID procures new water supplies that are sufficient to meet water needs of the proposed Specific Plan at buildout in conjunction with existing planned growth, or an alternative public water source is secured. Implementation of the following mitigation measures would reduce potential project impacts on water supply. The project applicant would be required to implement these measures before approval of building permits. a) In accordance with EID Policy Statement No. 22, the project applicant shall prepare a Facility Plan Report (FPR) for the proposed project. The FPR shall address the expansion of the water and sewer facilities and the specific fire flow requirements for all phases of the project. b) Low-volume and low-flow fixtures shall be installed to reduce water consumption. c) Efficient irrigation systems shall be installed to minimize runoff and evaporation and maximize the water that will reach plant roots. One or any combination of the following methods of increasing irrigation efficiency shall be employed: drip irrigation, soil moisture sensors, and automatic irrigation systems. Mulch shall be used extensively in all landscaped areas. Drought resistant and native vegetation shall be used in landscaped areas.	Appl.	PC	STR	EDCPD			
MITIGATION MEASURE 4.22-1: WORK SHED AND BARN AREAS If onsite contamination resulting from the storage and use of hazardous substances within the area of the work shed and barn is discovered during grading or construction, the appropriate local, state, and/or federal agencies shall be contacted. Remediation of any unauthorized release of hazardous substances shall be undertaken in accordance with all existing local, state, and federal regulations/requirements and guidelines established for the treatment of hazardous materials.	Appl.	CPI	PGP	EDCDEH			
MITIGATION MEASURE 4.22-4: HISTORICAL MINING Prior to the issuance of a grading permit, shallow groundwater and onsite drainage area shall be sampled to determine the potential presence of onsite contamination (mercury, etc.). If contamination is found, the appropriate regulatory agency shall be contacted. If deemed necessary by the appropriate regulatory agency, remediation shall be undertaken in accordance with all existing local, state, and federal regulations/requirements and guidelines established for the treatment of hazardous substances.	Appl.	CPI	PGP	EDCDEH			
MITIGATION MEASURE 4.22-6: UNDERGROUND STORAGE TANKS Prior to the issuance of a grading permit, the extent (soil and/or groundwater) of potential onsite contamination resulting from the operation of offsite USTs shall be assessed. Once the extent of contamination has been determined, the appropriate regulatory agency shall be consulted in identifying the responsible party and	Appl.	CPI	PGP	EDCDEH			

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initiating the development of a remediation program in accordance with all applicable local, state, and federal regulations/requirements and guidelines established for the treatment of hazardous substances.							
<b>G. LAND USE PLANNING</b>							
MITIGATION MEASURE 4.14-1: LAW ENFORCEMENT SERVICES. The project applicant shall ensure adequate law enforcement personnel and equipment to serve the Specific Plan area through one of the following mechanisms: Prior to the issuance of a building permit, the project applicant shall create an assessment district to provide funding to the El Dorado County Sheriff's Department for adequate law enforcement staff and equipment upon occupancy and in the future.	Appl.	OTC	PBP	EDCSD			
MITIGATION MEASURE 4.14-2: GENERAL PLAN CONSISTENCY - RESPONSE TIMES. Apply Mitigation Measure 4.14-1, and no further mitigation is required.	Appl.	OTC	PBP	EDCSD			
MITIGATION MEASURE 4.16-1: ACTIVE PARKS AND RECREATIONAL FACILITIES The project applicant shall pay in-lieu fees for the purchase and development of approximately 7 acres of active parks and recreation facilities in addition to the 31.2 acres the applicant shall dedicate for such purposes. Actual land dedication and in-lieu fees will vary based on the final densities proposed in each phase of development.	Appl.	PC	PBP	EDCPD			
MITIGATION MEASURE 4.18-1: WATER CONSUMPTION Project impacts cannot be reduced to a less-than-significant level until the EID procures new water supplies that are sufficient to meet water needs of the proposed Specific Plan at buildout in conjunction with existing planned growth, or an alternative public water source is secured. Implementation of the following mitigation measures would reduce potential project impacts on water supply. The project applicant would be required to implement these measures before approval of building permits. a) In accordance with EID Policy Statement No. 22, the project applicant shall prepare a Facility Plan Report (FPR) for the proposed project. The FPR shall address the expansion of the water and sewer facilities and the specific fire flow requirements for all phases of the project. b) Low-volume and low-flow fixtures shall be installed to reduce water consumption. c) Efficient irrigation systems shall be installed to minimize runoff and evaporation and maximize the water that will reach plant roots. One or any combination of the following methods of increasing irrigation efficiency shall be employed: drip irrigation, soil moisture sensors, and automatic irrigation systems. Mulch shall be used extensively in all landscaped areas. Drought resistant and native vegetation shall be used in landscaped areas.	Appl.	PC	PBP	EDCPD			
MITIGATION MEASURE 5-3: EL DORADO HILLS CSD FISCAL IMPACTS The El Dorado Hills CSD should consider forming a Landscaping and Lighting District to cover the cost of park maintenance in the Carson Creek Specific Plan Area. Landscaping and Lighting Districts are established through a protest	Appl.	PC	PBP	EDCPD			

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proceeding and may fund park and landscape maintenance as well as capital improvements.							
<b>H. NOISE</b>							
<b>MITIGATION MEASURE 4.7-1: SHORT-TERM CONSTRUCTION NOISE</b> Construction activities shall be conducted in accordance with the County noise regulation or limited to the following hours and days: Between the hours of 7:00 a.m. and 7:00 p.m. on any weekday Between the hours of 8:00 a.m. and 6:00 p.m. on Saturdays Prohibited on Sundays and holidays At the time of the letting of the construction contract, it shall be demonstrated that engine noise from excavation equipment would be mitigated by keeping engine doors closed during equipment operation. For equipment that cannot be enclosed behind doors, lead curtains shall be used to attenuate noise.	Appl.	PC, CPI	DPD	EDCBD			
<b>MITIGATION MEASURE 4.7-2: INCREASED TRAFFIC NOISE</b> Where the development of a project could result in the exposure of noise-sensitive land uses to existing or projected future traffic noise levels in excess of the applicable County noise standards, the County shall require an acoustical analysis to be performed prior to the approval of such projects. Where acoustical analysis determines that the project would contribute to traffic noise levels in excess of applicable County noise standards at proposed onsite or planned future offsite noise sensitive uses, the County shall require the implementation of noise attenuation measures, such as setbacks, sound barrier walls, or noise berms, as necessary to reduce traffic noise levels at proposed noise sensitive uses to conform with the applicable County standards.	Appl.	PC CPI	PC DPC	EDCPD, EDCTOD			
<b>MITIGATION MEASURE 4.7-3: RAILROAD NOISE</b> Where the development of a project could result in the exposure of noise-sensitive land uses to projected future railroad noise levels in excess of the applicable County noise standards, the County shall require an acoustical analysis to be performed prior to the approval of such projects. Where acoustical analysis determines that railroad noise levels would exceed applicable County noise standards at proposed onsite noise sensitive uses, the County shall require the implementation of noise attenuation measures, such as setbacks, sound barrier walls, or noise berms, as necessary to reduce traffic noise levels at proposed noise sensitive uses to conform with the applicable County standards.	Appl.	PC CPI	PC DPC	EDCPD, EDCTOD			
<b>MITIGATION MEASURE 4.7-4: STATIONARY SOURCE NOISE</b> Where the development of a project could result in the exposure of onsite noise-sensitive land uses to projected onsite or offsite stationary source noise levels in excess of the applicable County noise standards, the County shall require an acoustical analysis to be performed prior to the approval of such projects. Where acoustical analysis determines that stationary source noise levels would exceed applicable County noise standards at proposed onsite noise sensitive uses, the County shall require the implementation of noise attenuation measures, such as setbacks, sound barrier walls, or noise berms, as necessary to reduce traffic noise levels at proposed noise sensitive uses to conform with the applicable County standards.	Appl.	PC CPI	PC DPC	EDCPD			
<b>G. PUBLIC SERVICES/PARKS AND RECREATION</b>							

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	Implementing RP <sup>1</sup>	Type of Monitoring Action	Timing Requirements <sup>3</sup>	Monitoring/ Verification Entity <sup>4</sup>	Signature	Date	Comments
<p>MITIGATION MEASURE 4.12-1: ELEMENTARY SCHOOL.</p> <p>a) The project applicant shall pay school district developer fees in accordance with Board of Supervisors Resolution 220-91 prior to issuance of a building permit. The fees shall be the amount in effect at the time building permits are issued.</p> <p>b) The applicant shall ensure that proposed school facilities are in place prior to issuance of occupancy permits. Assurances can be made in various ways such as the following:</p> <ol style="list-style-type: none"> <li>1. Creation of Mello-Roos district or other financing entity/arrangement to finance construction of the elementary school at the first possible time following approval of the school site and design from the California State Department of Education or its successors;</li> <li>2. Provisions for temporary school facilities to accommodate additional students including, but not limited to, portable classrooms, lease of commercial space in the El Dorado Hills Business Park, and other temporary facilities;</li> <li>3. Any combination of the aforementioned, or other arrangement, financial agreement, and/or inter-district agreement between the applicant and relevant school district(s), and with evidence of appropriate approvals filed with the El Dorado County Planning Department.</li> </ol>	Appl.	PC	PBP	EDCPD			
<p>MITIGATION MEASURE 4.12-2: MIDDLE SCHOOL</p> <p>Apply mitigation measure 4.12-1 and no further mitigation is required.</p>	Appl.	PC	PBP	EDCPD			
<p>MITIGATION MEASURE 4.12-4: EL DORADO UNION HIGH SCHOOL DISTRICT</p> <p>Apply Mitigation Measure 4.12-1(a) and no further mitigation is required.</p>	Appl.	PC	PBP	EDCPD			
<p>MITIGATION MEASURE 4.14-2: GENERAL PLAN CONSISTENCY - RESPONSE TIMES.</p> <p>Apply Mitigation Measure 4.14-1, and no further mitigation is required.</p>	Appl.	PC	PBP	EDCPD			
<p>MITIGATION MEASURE 4.16-1: ACTIVE PARKS AND RECREATIONAL FACILITIES</p> <p>The project applicant shall pay in-lieu fees for the purchase and development of approximately 7 acres of active parks and recreation facilities in addition to the 31.2 acres the applicant shall dedicate for such purposes. Actual land dedication and in-lieu fees will vary based on the final densities proposed in each phase of development.</p>	Appl.	PC	PBP	EDCPD			
<p>MITIGATION MEASURE 4.16-4: GENERAL PLAN CONSISTENCY - ACTIVE PARKS AND RECREATIONAL FACILITIES</p> <p>Apply mitigation measure 4.16-1 and no further mitigation is required.</p>	Appl.	PC	PBP	EDCPD			
<p>MITIGATION MEASURE 5-3: EL DORADO HILLS CSD FISCAL IMPACTS</p> <p>The El Dorado Hills CSD should consider forming a Landscaping and Lighting District to cover the cost of park maintenance in the Carson Creek Specific Plan Area. Landscaping and Lighting Districts are established through a protest proceeding and may fund park and landscape maintenance as well as capital improvements.</p>	EDHCSD	PC	PBP	EDCPD			
<b>I. TRANSPORTATION/TRAFFIC</b>							

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<p><b>MITIGATION MEASURE 4.5-1: DAILY TRAFFIC VOLUME</b>                      The project developer shall be responsible for their "fair-share" cost of widening Latrobe Road from two lanes to six lanes with a median from White Rock Road to the U.S. Highway 50 eastbound ramps. These improvement projects are included in the El Dorado Hills RIF; therefore, the project developer shall pay the RIF fee prior to the issuance of building permits. Implementation of this mitigation measure would improve the daily level of service on Latrobe Road to B.</p>	Appl.	PC; SSR	PBP	EDCDOT			
<p><b>MITIGATION MEASURE 4.5-5: PEAK HOUR TRAFFIC VOLUMES</b>                      The project developer shall be responsible for contributing their "fair-share" of the cost to reconstruct the El Dorado Hills Boulevard/Latrobe Road interchange and widen U.S. Highway 50 to six lanes as shown in Exhibit 4.5-10. Reconstruction of the interchange is included in the RIF; therefore, the project developer shall pay the RIF fee prior to the issuance of building permits. A separate impact fee program has been established to fund the mainline widening of U.S. Highway 50 through the western portion of El Dorado County. A fair-share contribution of this fee shall also be paid by the project developer prior to the issuance of building permits. Implementation of this mitigation measure would improve the ramp intersection and ramp junction levels of service as follows:</p> <ul style="list-style-type: none"> <li>• El Dorado Hills Boulevard/U.S. Highway 50 westbound ramps intersection - LOS from F to B during the a.m. peak: hour and from E to C during the p.m. peak: hour;</li> <li>• Latrobe Road/U.S. Highway 50 eastbound ramps intersection LOS from F to B during the a.m. peak: hour and from F to B during the p.m. peak: hour;</li> <li>• U.S. Highway 50 eastbound diagonal on-ramp - LOS A during the a.m. peak: hour and LOS D during the p.m. peak: hour;</li> <li>• U.S. Highway 50 eastbound loop off-ramp - LOS B during the a.m. peak: hour and LOS D during the p.m. peak: hour;</li> <li>• U.S. Highway 50 westbound diagonal on-ramp - LOS C during the a.m. peak: hour and LOS B during the p.m. peak: hour; and</li> <li>• U.S. Highway 50 westbound diagonal off-ramp - LOS C during the a.m. peak: hour and LOS B during the p.m. peak: hour.</li> </ul> <p>Reconstruction of the interchange may also include the addition of a eastbound diagonal off-ramp and westbound loop off-ramp. Both of these new ramps would also operate at LOS D or better during both peak: hours.</p>	Appl.	PC; SSR	PBP	EDCDOT			
<p><b>MITIGATION MEASURE 4.5-6: PEAK HOUR TRAFFIC VOLUMES (LATROBE ROAD INTERSECTIONS).</b>                      The following mitigation measures address the four intersections along Latrobe Road that are projected to operate at unacceptable (worse than LOS E) levels of service with buildout of the Specific Plan.</p> <p>a) In addition to mitigation measure 4.5-1, the project developer shall be responsible for their "fairshare" cost of signalization and turn lane improvements at the White Rock Road/Latrobe Road intersection as shown on Exhibit 4.5-11. Signalization of this intersection is currently included in the RIF program; therefore, the project developer shall pay the RIF fee prior to the issuance of building permits. Implementation of this mitigation measure would improve the White Rock Road/Latrobe Road intersection LOS from F</p>	Appl.	PC; SSR	PBP	EDCDOT			

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<p>to B during the a.m. peak hour and from F to C during the p.m. peak hour.</p> <p>b) The project developer shall be responsible for their "fair-share" cost of signalization and turn lane improvements at the Latrobe Road/Golden Foothill Parkway North intersection as shown on Exhibit 4.5-11. El Dorado County shall include this project in the Traffic Impact Mitigation (TIM) program and the project developer shall pay the updated TIM fee prior to the issuance of building permits. Implementation of this mitigation measure would improve the Latrobe Road/Golden Foothill Parkway North intersection LOS from F to B during the a.m. peak hour and from F to D during the p.m. peak hour.</p> <p>c) The project developer shall be responsible for their "fair-share" cost of signalization and turn lane improvements at the Latrobe Road/Golden Foothill Parkway South intersection as shown on Exhibit 4.5-11. El Dorado County shall include this project in the updated TIM fee and the project developer shall pay the fee prior to the issuance of building permits. Implementation of this mitigation measure would improve the Latrobe Road/Golden Foothill Parkway South intersection LOS from F to B during the a.m. and from F to C during the p.m. peak hours.</p> <ul style="list-style-type: none"> <li>The project developer shall be responsible for their "fair-share" cost of the following improvements: Modifying turn lanes at the Latrobe Road/Investment Boulevard intersection (see Exhibit 4.5-11);</li> <li>Signalizing the Latrobe Road/Investment Boulevard intersection.</li> </ul> <p>El Dorado County shall include these improvement projects in the TIM program. The project developer shall pay the updated TIM fee prior to the issuance of building permits. Implementation of this mitigation measure would improve the Latrobe Road/Investment Boulevard intersection LOS from F to B during the a.m. and p.m. peak hours.</p> <p>The Latrobe Road/Investment Boulevard intersection operates at LOS B during the p.m. peak hour with one left-turn lane on the eastbound approach. The left-turn volume is 600 vehicles per hour during the p.m. peak hour. Occasional queuing of vehicles on the left-turn lane could occur on the eastbound approach. The County should monitor the queues and design the left-turn pocket for this movement to accommodate the volumes. If the County decides to provide dual left-turn lanes for this left-turn movement, an additional northbound lane would be required on Latrobe Road between Investment Boulevard and Golden Foothill Parkway South.</p>							
<p><b>MITIGATION MEASURE 4.5-7: PEAK HOUR TRAFFIC VOLUMES</b></p> <p>The following mitigation measures address the two intersections along White Rock Road (west of Latrobe Road) that are projected to operate at LOS F with buildout of the Specific Plan.</p> <p>The project developer shall be responsible for their "fair-share" cost of signalization and turn lane improvements at the White Rock Road/Project Access Road intersection as shown on Exhibit 4.5-11. El Dorado County shall include this project in the TIM program and the project developer shall pay the updated TIM fee prior to the issuance of building permits. Implementation of this mitigation measure would improve the White Rock Road/Project Access Road intersection LOS from D to B during the a.m. peak hour and from F to C during the p.m. peak hour. This intersection was analyzed with lane configuration as shown in Exhibit 4.5-11. For a worst-case scenario, this analysis assumed that all the project traffic</p>	Appl.	PC; SSR	PBP	EDCDOT			

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traveling on White Rock Road would use this intersection to access the site resulting in a westbound to southbound left-turn volume of approximately 600 vehicles during the p.m. peak hour. This volume is conservative since westbound left-turn access on White Rock Road will be available at one other project driveway according to El Dorado County Department of Transportation staff.							
MITIGATION MEASURE 4.5-8: PUBLIC TRANSIT. The project developer shall be responsible for the construction of a bus turnout and transit shelter along the project site frontage on White Rock Road when fixed route transit service or commuter service is extended to serve the project. The project developer shall also reserve the land area for the proposed mass transit station and parking area as identified in the Carson Creek Specific Plan. Although not required as part of this mitigation measure, the project developer, El Dorado County Department of Transportation, and the El Dorado County Transit Authority should also develop an implementation plan that identifies the construction phasing and financing for the parking area, other transit shelters within the project site, and the mass transit station. This implementation plan should be approved by El Dorado County Department of Transportation and the El Dorado County Transit Authority prior to the issuance of building permits.	Appl.	PC; SSR	PBP	EDCDOT			
MITIGATION MEASURE 4.5-9: BICYCLE/PEDESTRIAN FACILITIES. The project developer shall be responsible for the construction of Class II bike lanes along the project site frontage on White Rock Road prior to the issuance of building permits. Implementation of mitigation measure 4.5-2 includes the construction of Class II bike lanes; therefore, no additional mitigation is necessary.	Appl.	PC; SSR	PBP	EDCDOT			
MITIGATION MEASURE 4.5-10: CONSISTENCY WITH RELEVANT GENERAL PLAN PROVISIONS Apply mitigation measures 4.5-1, 4.5-5 through 4.5-9 and no further mitigation is required.	Appl.	PC; SSR	PBP	EDCDOT			
MITIGATION MEASURE 7-2: CUMULATIVE ROADWAY SYSTEM IMPACTS a) Widening Latrobe Road from two to four lanes between Golden Foothill Parkway South and Investment Boulevard would improve the daily roadway segment LOS to B or better. El Dorado County considers that additional widening may not be feasible due to cost and right-of-way constraints. Due to the uncertainty regarding feasibility, this cumulative impact would remain significant and unavoidable. b) Widening White Rock Road from four to six lanes between Latrobe Road and the project access would improve the daily roadway segment LOS to B or better. El Dorado County considers that additional widening may not be feasible due to cost and right-of-way constraints. Due to the uncertainty regarding feasibility, this cumulative impact would remain significant and unavoidable. c) Mitigation measure 4.5-5 requires the project developer to contribute their "fair-share" cost of widening U.S. Highway 50 to six lanes through the western portion of El Dorado County. Although this would not improve the LOS to E or better, El Dorado County considers that additional widening may not be feasible due to cost and right-of-way constraints. However, widening certain sections to more than six lanes may be possible. Therefore, this	Appl.	PC; SSR	PBP	EDCDOT			

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