

## 4.0 ENVIRONMENTAL IMPACT ANALYSIS

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### 4.0.1 INTRODUCTION

This chapter presents an analysis of each resource topic that has been identified through preliminary environmental analysis and the public scoping process as likely to be affected by the proposed El Dorado Hills Apartments project (“proposed project”) and related entitlements. Each topical section that follows describes the environmental setting of the proposed project as it relates to that specific resource topic; the impacts that could result from implementation of the proposed project; and mitigation measures that would avoid, reduce, or compensate for the significant impacts of the proposed project.

### 4.0.2 LEVELS OF SIGNIFICANCE

Under the California Environmental Quality Act (CEQA), a variety of terms are used to describe the levels of significance of adverse impacts. The definitions of terms used in this Draft EIR are presented below.

- **Significant and Unavoidable Impact.** An impact that exceeds the defined standards of significance and cannot be avoided or reduced to a less than significant level through implementation of feasible mitigation measures.
- **Significant Impact.** An impact that exceeds the defined standards of significance but can be avoided or reduced to a less than significant level through implementation of feasible mitigation measures.
- **Potentially Significant Impact.** A significant impact that may ultimately be determined to be less than significant; the level of significance may be reduced through implementation of policies or guidelines (that are not required by statute or ordinance), or through further definition of the proposed project detail in the future. Potentially significant impacts may also be impacts for which there is not enough information to draw a firm conclusion; however, for the purpose of this Draft EIR, they are considered significant. Such impacts are equivalent to Significant Impacts and require the identification of feasible mitigation measures.
- **Less Than Significant Impact.** Impacts that are adverse but that do not exceed the specified standards of significance.
- **No Impact.** The proposed project would not create an impact.

### 4.0.3 FORMAT OF RESOURCE TOPIC SECTIONS

Each resource topic considered in this chapter of the Draft EIR is addressed under six primary subsections: Introduction, Environmental Setting, Regulatory Considerations, Project Impacts and Mitigation Measures, Cumulative Impacts and Mitigation Measures, and References. An overview of the information included in these sections is provided below.

#### **4.0.3.1 Introduction**

The introduction section describes the topic to be analyzed and the contents of the analysis. It also provides the sources used to evaluate the potential impacts of the proposed project.

#### **4.0.3.2 Environmental Setting**

The environmental setting section for each resource topic provides a description of the applicable physical setting of the project area and its surroundings (e.g., existing land uses, existing soil conditions, existing transportation network and operating conditions).

#### **4.0.3.3 Regulatory Considerations**

The overview of regulatory considerations for each resource topic is organized by agency, including applicable federal, state, regional, and local policies.

#### **4.0.3.4 Project Impacts and Mitigation Measures**

This subsection lists the significance criteria that are used to evaluate impacts, followed by a discussion of the project-level impacts that would result from implementation of the proposed project. Impacts are numbered and shown in bold type, and the mitigation measures are numbered to correspond to the impact. Impacts and mitigation measures are numbered consecutively within each topical section.

#### **4.0.3.5 Cumulative Impacts and Mitigation Measures**

The cumulative impact analysis focuses on the change in the environment that would result from the incremental impact of the proposed project when added to the impacts of other closely related past, present, and reasonably foreseeable future projects. Cumulative impacts can result from individually minor but collectively significant impacts taking place over a period of time.

The *State CEQA Guidelines* suggest that the analysis of cumulative impacts for each resource topic can employ one of two methods to establish the effects of other past, current, and probable future projects. A lead agency may use a list of projects, including those outside the control of the agency, or alternatively, a summary of projections. These projections may be from an adopted general plan or related planning document, or from a prior environmental document that has been adopted or certified, and these documents may describe or evaluate regional or area-wide conditions contributing to the cumulative impact.

This Draft EIR evaluates cumulative impacts using a list of closely related past, present, and reasonably foreseeable future projects. The projects listed in **Table 4.0-1, Related Projects**, are included in the cumulative analysis for the proposed project. Of this list, five projects (presented in the tables in italics) are within 1.5 miles of the project site, with the closest reasonably foreseeable project located less than one mile to the north of the project site across U.S. 50. As the construction of some of these projects would overlap with that of the proposed project (2018 to 2019), the potential for the construction impacts of these projects to cumulate with the impacts of the proposed project are evaluated in this Draft EIR. These projects are also considered in the evaluation of cumulative operational impacts.

**Table 4.0-1  
Related Projects**

<b>Project</b>	<b>Location</b>	<b>Description</b>	<b>Anticipated Year Built<sup>1</sup></b>
<i>Central El Dorado Hill Specific Plan</i>	<i>El Dorado Hills</i>	<i>Proposed 529 single-family units, 471 multi-family units, and 50,000 square feet of commercial use</i>	2037
Marble Valley Specific Plan	El Dorado Hills	Proposed 2,735 single-family units and 501 multi-family units, and 475,000 square feet of commercial use	2038
Lime Rock Valley Specific Plan	El Dorado Hills	Proposed Specific Plan for 800 single-family units	2038
Serrano	El Dorado Hills	Adopted Specific Plan including 6,162 single-family units	2028
<i>Valley View Specific Plan</i>	<i>El Dorado Hills</i>	<i>Adopted Specific Plan 2,840 single-family units</i>	2028
<i>Carson Creek Specific Plan</i>	<i>El Dorado Hills</i>	<i>Adopted 1,700 age restricted single-family units</i>	2025
Tilden Park	Shingle Springs	Proposed Planned Development consisting of 14 single-family units, 80 room hotel, a 120-seat restaurant, and 6,500 square feet of office use	2025
Bass Lake Hills Specific Plan	Cameron Park	Adopted Specific Plan for 1,458 single-family units.	2030
Promontory Specific Plan	El Dorado Hills	Adopted Specific Plan for 1,100 dwelling units and 7 acres of commercial use.	2020
<i>Rancho Dorado (aka. Saratoga Estates)</i>	<i>El Dorado Hills</i>	<i>Approved Tentative subdivision map for a total of 317-unit single family residential units</i>	2035
<i>Ridgeview</i>	<i>El Dorado Hills</i>	<i>Approved subdivision</i>	2025
Mill Creek (formerly San Stino Residential )	Shingle Springs	Proposed Tentative Subdivision Map 633 single-family units	2040

Source: El Dorado County, 2017

*Italic indicates that the project is within 1.5 miles of the proposed project.*

The cumulative impacts discussion describes the cumulative impacts of the proposed project and determines whether implementation of the proposed project in combination with other past, present, and reasonably foreseeable development would result in a significant cumulative impact, and, if so, whether the project's contribution to the significant cumulative impact would be cumulatively considerable.

Section 15130 of the *State CEQA Guidelines* provides direction regarding cumulative impact analysis as follows:

- an EIR should not discuss cumulative impacts that do not result in part from the proposed project;
- a lead agency may determine that an identified cumulative impact is less than significant, and shall briefly identify facts and analysis in the EIR supporting its determination;
- a lead agency may determine a project's incremental effect is not cumulatively considerable, and therefore is not significant, and shall briefly describe in the EIR the basis of its determination; and
- a lead agency may determine a project's cumulatively considerable contribution to a significant cumulative impact may be rendered less than cumulatively considerable and therefore residually not significant, if the project implements or funds its fair share of mitigation measure or measures designed to alleviate the cumulative impact.

#### 4.0.3.6 References Section

This subsection lists the references used to prepare the analysis contained in each resource section of the EIR.