

## 2.0 EXECUTIVE SUMMARY

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### 2.1 PURPOSE

This Draft EIR provides an assessment of the potentially significant environmental effects that could result from the implementation of the proposed El Dorado Hills Apartments project (“proposed project”), located on the northwestern corner of the intersection of Town Center Boulevard and Vine Street within the Town Center East (TCE) Commercial Center in the unincorporated community of El Dorado Hills. This Executive Summary is intended to provide the decision makers, responsible agencies, and the public with a clear, simple, and concise description of the proposed project and its potential significant environmental impacts.

The *California Environmental Quality Act (CEQA) Guidelines* (Section 15123) requires that a summary be included in an EIR that identifies all major conclusions, identifies each significant effect, recommended mitigation measure(s), and alternatives that would minimize or avoid potential significant impacts. The summary is also required to identify areas of controversy known to the lead agency, including issues raised by agencies and the public and issues to be resolved. These issues include the choice among alternatives and whether or how to mitigate significant effects. All of these requirements of an EIR summary are addressed in the sections below. This summary focuses on the major areas of importance in the environmental analysis for implementation of the proposed project and utilizes non-technical language to promote understanding. The County of El Dorado is the CEQA lead agency for the proposed project.

### 2.2 PROJECT LOCATION

The project site is located in El Dorado Hills, which is an unincorporated community in western El Dorado County. The project site is approximately 500 feet south of U.S. Highway 50 (U.S. 50), approximately 23 miles east of downtown Sacramento and 60 miles southwest of Lake Tahoe. Folsom Lake is located approximately 4 miles to the northwest.

The approximately 4.56-acre project site, located on the northwestern corner of the intersection of Town Center Boulevard and Vine Street within the TCE Commercial Center in El Dorado Hills, is presently vacant. The site is bounded by Town Center Boulevard to the south, Vine Street to the east, Mercedes Lane to the north, and an open space area that includes Town Center Lake to the west.

The area surrounding the project site is fully developed and consists mainly of retail/commercial uses. An automobile dealership is to the north of the project site, across Mercedes Lane. Other retail/commercial uses are located to the east across Vine Street, which include restaurants and a movie theater (the Regal

Cinemas El Dorado 14 and IMAX), and to the south across Town Center Boulevard, which include a Target store and other retail, restaurant and commercial businesses. Town Center Lake is immediately adjacent to the project site to the west. An El Dorado Sheriff's Department field office is located approximately 1,200 feet to the west, along Town Center Boulevard. The Blue Shield of California campus is further west, across Latrobe Road.

### 2.3 PROJECT DESCRIPTION

The proposed project would develop a multifamily residential project on the approximately 4.56-acre site. The 4-story, 214-unit apartment complex would consist of two apartment buildings, a parking structure, outdoor recreation areas, and an informal open space area. The apartment units would range from 576 square feet to 1,195 square feet in size, with a mix of 114 studio/1-bedroom units and 100 2-bedroom units. A 5-level parking structure located in the middle of the complex would provide approximately 409 vehicle parking spaces and 22 motor cycle parking spaces for residents and visitors, with an additional five vehicle spaces of surface parking provided elsewhere on the site. The residential buildings would be between 42 and 52 feet in height, with some architectural elements reaching 60 feet. The parking structure would be 60 feet in height.

### 2.4 PROJECT APPROVALS

The project site is currently designated General Commercial-Planned Development (CG-PD) in the El Dorado Hills Specific Plan (EDHSP). As the proposed project would develop housing on the project site and would have a density of approximately 47 du/ac, the project applicant has applied to the County for the following four entitlements for the proposed project:

- 1) General Plan Amendment adding a new Policy (Policy 2.2.6.6) under Objective 2.2.6 (Site Specific Policy Section) to increase the maximum residential density allowed in the General Plan from 24 dwelling units per acre to a maximum of 47 dwelling units per acre specifically for the 4.565-acre project site within the TCE Planned Development area identified as Assessor's Parcel Numbers 121-290-60, 61, and 62.
- 2) El Dorado Hills Specific Plan Amendment incorporating multi-family residential use, density, and related standards for the project site. The project site would be designated as "Urban Infill Residential" within the Village T area of the EDHSP Plan (see **Figure 3.0-5**, Existing and Proposed EDHSP Land Use Designations in **Chapter 3.0**).
- 3) Rezoning of the project site from General Commercial-Planned Development (CG-PD) to Multi-Family Residential-Planned Development (RM-PD) and revisions to the RM-zone district

development standards applicable to the proposed 214-unit apartment project (see **Figure 3.0-6**, Existing and Proposed Zoning in **Chapter 3.0**).

- 4) Revision to the approved TCE Development Plan incorporating multi-family residential use, density, and related design and development standards for the proposed 214-unit apartment project within Planning Area 2 of the TCE Plan area (see **Figure 3.0-4**, Village T Planning Area Locations in **Chapter 3.0**).

## 2.5 OBJECTIVES OF THE PROPOSED PROJECT

The objectives of the project are to develop a well-designed, economically feasible residential community that consists of a variety of residential unit types and incorporates smart growth elements. The key objectives for the proposed project are to:

- Implement the County’s General Plan by directing growth to areas that are already developed with existing access to services, schools and transportation systems in order to preserve agricultural land and open space;
- Implement goals and objectives of the El Dorado Hills Specific Plan;<sup>1</sup>
- Provide a residential population to support commercial development within the Town Center East Planned Development area;
- Assist in increasing the housing supply in El Dorado County to improve the job-housing imbalance, including housing that is more affordable;
- Implement smart growth principles by developing underutilized properties with higher density housing projects.
- Develop a sustainable community that incorporates smart-growth elements, places higher-density housing in close proximity to job centers, and complements adjacent commercial uses; and
- Create a residential development that maximizes density with accessibility to alternate transportation modes, and integrates pedestrian, bicycle, transit, open space and outdoor uses to encourage active centers.

## 2.6 TOPICS OF KNOWN CONCERN

To determine which environmental topics should be addressed in the Draft EIR for the proposed project, the County circulated a Notice of Preparation (NOP) in April 2017 in order to receive input from interested public agencies and private parties. A copy of that NOP and the Initial Study prepared for the

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<sup>1</sup> See [http://www.edcgov.us/Government/Planning/Zoning\\_Ordinances\\_for\\_Specific\\_Plans.aspx#El%20Dorado%20Hills](http://www.edcgov.us/Government/Planning/Zoning_Ordinances_for_Specific_Plans.aspx#El%20Dorado%20Hills) for the goals and objectives listed in the El Dorado Hills Specific Plan.

proposed project are included in **Appendix 1.0, Notice of Preparation, Initial Study, and Scoping Comments** of this Draft EIR. Based on the Initial Study and comments received in response to the NOP, this Draft EIR addresses the following environmental topics in depth:

- Air Quality
- Biological Resources
- Cultural Resources and Tribal Cultural Resources
- Greenhouse Gas Emissions
- Land Use and Planning
- Noise
- Public Services and Recreation
- Transportation and Traffic
- Utilities and Service Systems
- Energy

## 2.7 ISSUES TO BE RESOLVED/AREAS OF CONTROVERSY

This Draft EIR addresses environmental issues associated with implementation of the proposed project that are known to the lead agency or were raised by other public agencies or interested parties during the EIR scoping process. Key issues brought to the County’s attention during the scoping process centered on traffic congestion in the Town Center area and nearby freeway off-ramps, and pedestrian safety issues resulting from the congestion, as well as parking and increased demand for alternative forms of transportation. Other issues brought to the County’s attention include air quality, including emissions of naturally occurring asbestos, noise, land use compatibility and the scale and density of the proposed project, impacts to public services (i.e., fire, police, schools, and parks), and water supply and sewer service. Finally, scoping comments received suggested that the project be located in another part of the Town Center area east of Vine Street, between Rossmore Lane and White Rock Road, and that the County consider a mixed-use project consisting of residential apartments above ground-floor retail on the project site. All of these issues are addressed in **Chapter 4.0, Environmental Impact Analysis**, and **Chapter 5.0, Alternatives**, of this Draft EIR.

## 2.8 ALTERNATIVES

Consistent with CEQA requirements, a reasonable range of alternatives was evaluated that could feasibly avoid or lessen any significant environmental impacts while substantially attaining the basic objectives of the proposed project. The alternatives analyzed in detail in this Draft EIR are presented below.

### **Alternative 1: No Project/ No Development Alternative**

Section 15126.6(e)(1) of the *State CEQA Guidelines* state that “the purpose of describing and analyzing a no project alternative is to allow decision makers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project.” Under the No Project/No Development alternative, no grading or new construction would occur on the project site and the site would remain vacant.

### **Alternative 2: No Project/Existing Zoning**

The *State CEQA Guidelines* state that “the ‘no project’ analysis shall discuss the existing conditions, as well as what would be reasonably expected to occur in the foreseeable future if the project is not approved, based on current plans and consistency with available infrastructure and community services.” Should the proposed project not be approved by the County, it would be reasonable to expect that the project site would be developed by another entity consistent with the site’s existing specific plan land use and zoning designations, and available infrastructure. The project site is designated Commercial (C) in the El Dorado Hills Specific Plan (EDHSP) and zoned General Commercial-Planned Development (CG-PD). Based on a previous commercial land use proposal for the project site,<sup>2</sup> this alternative would include development of the site with approximately 74,350 square feet of commercial building space, assumed to be retail, in seven buildings ranging in size from 2,750 square feet to 24,700 square feet.<sup>3</sup>

### **Alternative 3: Reduced Density**

The Reduced Density alternative would reduce the number of residential units on the project site by approximately 50 percent. Specifically, this alternative would develop the project at a density of 24 units per acre, which is the density allowed under the El Dorado County General Plan’s Multifamily Residential land use designation (see General Plan Policy 2.2.1.2). Under this alternative, a total of 108 residential units would be provided in two 2-story buildings on the project site as opposed to a total of 214 residential units provided in two 4-story buildings under the proposed project. The mix of apartment units under this alternative would consist of 58 studio/1-bedroom units and 50 2-bedroom units. In addition, a total of 209 vehicle parking spaces and 11 motorcycle parking spaces would be provided in a central 3-story garage as opposed to a total of 409 vehicle parking spaces and 22 motor cycle parking

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<sup>2</sup> CB Richard Ellis promotional materials for the project site.

<sup>3</sup> This amount of retail space is substantially lower than the amount of retail that could be entitled for this site under its current land use designation and zoning. However, this retail scenario is considered a realistic scenario as its development density is consistent with that of the adjoining commercial development in the TCE.

spaces located in a central 5-story garage under the proposed project. This alternative would also include an additional five vehicle spaces of surface parking elsewhere on the site similar to the proposed project.

## 2.9 IMPACT SUMMARY

A detailed discussion regarding potential impacts of implementation of the proposed project is provided in **Chapter 4.0 Environmental Impact Analysis**. A summary of the impacts of the proposed project is provided in **Table 2.0-1, Summary of Impacts and Mitigation Measures**. Also provided in **Table 2.0-1** are mitigation measures that are proposed to avoid or reduce significant project impacts. The table indicates whether implementation of the recommended mitigation measures would reduce the impact to a less than significant level. **Table 2.0-2, Comparison of Alternatives to the Proposed Project**, presents the environmental impacts of each alternative to allow the decision makers, agencies, and the public to compare and contrast these alternatives with the proposed project and weigh their relative merits and demerits.

**Table 2.0-1  
Summary of Impacts and Mitigation Measures**

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
<b>4.1 Air Quality</b>			
<p><b>Impact AIR-1</b></p> <p>Construction activities associated with the proposed project would result in a violation of an air quality standard, contribute substantially to an existing or projected air quality violation, or result in a cumulatively considerable net increase of a criteria pollutant for which the project region is non-attainment under an applicable national or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).</p>	Significant	<p><b>Mitigation Measure AIR-1a</b></p> <p>To ensure that the impact from the project's construction equipment exhaust remains less than significant, the project shall implement at least one of the following EDCAQMD construction mitigation measures:</p> <ul style="list-style-type: none"> <li>Require the prime contractor to provide an approved plan demonstrating that heavy-duty (i.e., greater than 50 horsepower) off-road vehicles to be used in the construction project, and operated by either the prime contractor or any subcontractor, will achieve, at a minimum, a fleet-averaged 15 percent NOx reduction compared to the most recent CARB fleet average. Implementation of this measure requires the prime contractor to submit a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during the construction project. In addition, the inventory list shall be updated and submitted monthly throughout the duration of when the construction activity occurs.</li> <li>Require the prime contractor to use an alternative fuel, other than Diesel, verified by the CARB or otherwise documented through emissions testing to have the greatest NOx and PM10 reduction benefit available, provided each pollutant is reduced by at least 15 percent.</li> </ul>	Less than significant

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
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4.1 Air Quality (cont.)

Impact AIR-1 (cont.)

**Mitigation Measure AIR-1b**

Prior to the start of construction activities, the project applicant shall coordinate with the El Dorado AQMD to ensure that only low-VOC architectural coatings are utilized during the construction phase of the proposed project, for both indoor and outdoor surfaces. All architectural coatings used during the construction phase shall have a maximum allowable VOC content limit of 50 g/L.

Impact AIR-1 (cont.)

**Mitigation Measure AIR-1c**

During construction activities, the project applicant shall implement the following Best Available Fugitive Dust Control Measures as outlined in Table C.4 in the *AQMD CEQA Guide*.

Fugitive Dust Source Category	Control Actions
Earth-moving (except construction cutting and filling areas, and mining operations)	1a. Maintain soil moisture content at a minimum of 12 percent, as determined by ASTM method D-2216, or other equivalent method approved by the District; two soil moisture evaluations must be conducted during the first three hours of active operations during a calendar day, and two such evaluations each subsequent four-hour period of active operations; OR 1a-1. For any earth-moving which is more than 100 feet from all property lines, conduct watering as necessary to prevent visible dust emissions from exceeding 100 feet in length in any direction.



Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
<b>4.1 Air Quality (cont.)</b>			
<b>Impact AIR-1 (cont.)</b>	<b>Mitigation Measure AIR-1c (cont.)</b>		
	Earth-moving – construction fill areas	1b. Maintain soil moisture content at a minimum of 12 percent, as determined by ASTM method D-2216, or other equivalent method approved by the District; for areas which have an optimum moisture content for compaction of less than 12 percent, as determined by ASTM method 1557 or other equivalent method approved by the District, complete the compaction process as expeditiously as possible after achieving at least 70 percent of the optimum soil moisture content; two soil moisture evaluations must be conducted during the first three hours of active operations during a calendar day, and two such evaluations during each subsequent four-hour period of active operations	
	Earth-moving – construction cut areas and mining operations	1c. Conduct watering as necessary to prevent visible emissions from extending more than 100 feet beyond the active cut or mining areas unless the area is inaccessible to watering vehicles due to slope conditions or other safety factors.	
	Disturbed surface areas (except completed grading areas)	2a/b. Apply dust suppression in a sufficient quantity and frequency to maintain a stabilized surface; any	

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
4.1 Air Quality (cont.)			
Impact AIR-1 (cont.)	Mitigation Measure AIR-1c (cont.)		
		area which cannot be stabilized, as evidenced by wind driven dust, must have an application of water at least twice per day to at least 80 percent of the unstabilized area.	
	Disturbed surface areas – completed grading areas	2c. Apply chemical stabilizers within 5 working days or grading completion; OR 2d. Take action 3a or 3c specified for inactive disturbed surface areas.	
	Inactive disturbed surface areas	3a. Apply water to at least 80 percent of all inactive disturbed surface areas on a daily basis when there is evidence of wind driven fugitive dust, excluding any areas which are inaccessible due to excessive slope or other safety conditions; OR 3b. Apply dust suppressants in sufficient quantity and frequency to maintain a stabilized surface; OR 3c. Establish a vegetative ground cover within 21 days after active operations have ceased; ground cover must be of sufficient density to expose less than 30 percent of unstabilized ground within 90 days of planting, and at all times thereafter; OR 3d. Utilize any combination of control actions 3a, 3b and 3c such that, in total, they apply to all inactive	

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
4.1 Air Quality (cont.)			
Impact AIR-1 (cont.)	Mitigation Measure AIR-1c (cont.)		
		disturbed surface areas.	
	Unpaved roads	4a. Water all roads used for any vehicular traffic at least once per every two hours of active operations;	
		OR 4b. Water all roads used for any vehicular traffic once daily and restrict vehicle speed to 15 mph; OR 4c. Apply chemical stabilizer to all unpaved road surfaces in sufficient quantity and frequency to maintain a stabilized surface.	
	Open storage piles	5a. Apply chemical stabilizers; OR 5b. Apply water to at least 80 percent of the surface areas of all open storage piles on a daily basis when there is evidence of wind driven fugitive dust; OR 5c. Install a three-sided enclosure with walls with no more than 50 percent porosity that extend, at a minimum, to the top of the pile.	
	Track-out control	6a. Pave or apply chemical stabilization at sufficient concentration and frequency to maintain a stabilized surface starting from the point of intersection with the public paved surface, and extending for a centerline distance of at least 100	

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
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4.1 Air Quality (cont.)

Impact AIR-1 (cont.)

Mitigation Measure AIR-1c (cont.)

	feet and width of at least 20 feet; OR 6b. Pave from the point of intersection with the public paved road surface, and extending for a centerline distance of at least 25 feet and a width of at least 20 feet, and install a track-out control device immediately adjacent to the paved surface such that exiting vehicles do not travel on any unpaved road surface after passing through the track-out control device.
All categories	7a. Any other control measures approved by the District

Mitigation Measure AIR-1d

During construction activities in high wind conditions, the project applicant shall implement the following Best Available Fugitive Dust Control Measures as outlined in Table C.5 in the *AQMD CEQA Guide*.

Fugitive Dust Source Category	Control Actions
Earth moving	1A. Cease all active operations, OR 2A. Apply water to soil not more than 15 minutes prior to moving such soil.
Disturbed surface areas	1B. On the last day of active operations prior to a weekend, holiday, or any other period when active operations will not occur for not more than four consecutive days: apply water with a

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
<b>4.1 Air Quality (cont.)</b>			
<b>Impact AIR-1 (cont.)</b>	<b>Mitigation Measure AIR-1d (cont.)</b>		
		mixture of chemical stabilizer diluted to not less than 1/20 of the concentration required to maintain a stabilized surface for a period of six months; OR 1B. Apply chemical stabilizers prior to a wind event; OR 2B. Apply water to all unstabilized disturbed areas 3 times per day; if there is any evidence of wind driven fugitive dust, watering frequency is increased to a minimum of four times per day; OR 3B. Take the actions specified in Table B.6, Item 3c; OR 4B. Utilize any combination of control actions specified in Table 1, Items 1B, 2B and 3B, such that, in total, they apply to all disturbed surfaced areas.	
	Unpaved roads	1C. Apply chemical stabilizers prior to a wind event; OR 2C. Apply water twice per hour during active operation; OR 3C. Stop all vehicular traffic.	
	Open storage piles	1D. Apply water twice per hour; OR 2D. Install temporary coverings.	
	Paved road track-out	1E. Cover all haul vehicles; OR 2E. Comply with the vehicle freeboard requirements of Section 23114 of the California Vehicle Code for operation on both public and private roads.	
	All categories	1F. Any other control measures approved by	

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation		
<b>4.1 Air Quality (cont.)</b>					
<b>Impact AIR-1 (cont.)</b>		<b>Mitigation Measure AIR-1d (cont.)</b>			
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	the District.				
<b>Impact AIR-2</b>		<b>Mitigation Measure AIR-2</b>			
<p>Operation of the proposed project would result in a violation of an air quality standard, contribute substantially to an existing or projected air quality violation, or result in a cumulatively considerable net increase of a criteria pollutant for which the project region is non-attainment under an applicable national or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).</p>	Significant	<p>To ensure that project emissions remain below applicable thresholds, the project applicant shall implement the following sustainable design features and mitigation measures:</p> <ol style="list-style-type: none"> <li>1. Exceed Title 24 by 10 percent</li> <li>2. Install high efficiency lighting</li> <li>3. Install energy efficient appliances</li> <li>4. Use only natural gas hearths (i.e. fireplaces)(sealed natural gas only, no wood burning)</li> <li>5. Install low flow bathroom faucets</li> <li>6. Install low flow kitchen faucets</li> <li>7. Install low flow toilets</li> <li>8. Install low flow showers</li> <li>9. Use water efficient irrigation system</li> <li>10. Design and construct the parking garage to allow for the installation of electric vehicle charging facilities when the demand for the charging facilities is demonstrated.</li> <li>11. Provide bicycle storage with convenient access</li> </ol>	Less than significant		
<b>Impact AIR-3</b>					
<p>The proposed project would not conflict with or obstruct implementation of the applicable air quality plan.</p>	Less than significant	No mitigation measures are required.	Not applicable		

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
<b>4.1 Air Quality (cont.)</b>			
<b>Impact AIR-4</b>			
Project operations would not expose project site sensitive receptors to substantial pollutant concentrations.	Less than significant	No mitigation measures are required.	Not applicable
<b>Impact AIR-5</b>			
Project construction would expose sensitive receptors to substantial pollutant concentrations.	Potentially significant	<b>Mitigation Measure AIR-5</b> Prior to any grading activities, the project applicant shall prepare an Asbestos Hazard Dust Mitigation Plan and shall comply with applicable state and local regulations regarding asbestos, including CARB's asbestos airborne toxic control measure (ATCM) (Title 17, CCR § 93105 and 93106) and EDCAQMD Rule 223-2 Fugitive Dust – Asbestos Hazard Mitigation, to ensure that exposure to construction workers and the public is reduced to an acceptable level.	Less than significant
<b>Impact AIR-6</b>			
The proposed project would not create objectionable odors affecting a substantial number of people.	Less than significant	No mitigation measures are required.	Not applicable
<b>Cumulative Impact C-AIR-1</b>			
The proposed project, in conjunction with other past, present and reasonably foreseeable future development, would not result in significant cumulative air quality impacts.	Less than significant	No mitigation measures are required.	Not applicable
<b>4.2 Biological Resources</b>			
<b>Impact BIO-1</b>			
The proposed project would not adversely affect candidate, sensitive, or special-status species or their habitat.	No impact	No mitigation measures are required.	Not applicable

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
<b>4.2 Biological Resources (cont.)</b>			
<b>Impact BIO-2</b>		<b>Mitigation Measure BIO-2</b>	
<p>The proposed project would not directly or indirectly affect any riparian habitat, sensitive natural community, or wetlands nor interfere with the movement of any wildlife species, but project construction noise could affect nesting birds.</p>	Potentially significant	<p>For the protection of birds species protected by the Migratory Bird Treaty Act and the California Fish and Game Code, project activities shall occur during the non-breeding bird season to the extent feasible (September 1 – January 31). However, if site clearance, grading, or initial ground-disturbing activities must occur during the breeding season (February 1 through August 31), a survey for active bird nests shall be conducted by a qualified biologist no more than 14 days prior to the start of these activities. The survey shall be conducted in a sufficient area around the work site to identify the location and status of any nests that could potentially be affected by project activities.</p> <p>If active nests of protected species are found within project impact areas or close enough to these areas to affect breeding success, a work exclusion zone shall be established around each nest by a qualified biologist. Established exclusion zones shall remain in place until all young in the nest have fledged or the nest otherwise becomes inactive (e.g., due to predation). Appropriate exclusion zone sizes vary dependent upon bird species, nest location, existing visual buffers and ambient sound levels, and other factors; an exclusion zone radius may be as small as 50 feet (for common, disturbance-adapted species) or as large as 250 feet or more for raptors. Exclusion zone size may also be reduced from established levels if supported with nest monitoring by a qualified biologist indicating that work activities outside the reduced radius are not adversely impacting the nest.</p>	Less than significant
<b>Impact BIO-3</b>			
<p>The proposed project would not conflict with local policies protecting biological resources.</p>	No impact	No mitigation measures are required.	Not applicable



Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
<b>4.2 Biological Resources (cont.)</b>			
<b>Cumulative Impact BIO-1</b>			
The proposed project, in conjunction with other past, present and reasonably foreseeable future development, would not result in significant cumulative impacts on biological resources.	Less than significant	No mitigation measures are required.	Not applicable
<b>4.3 Cultural Resources</b>			
<b>Impact CUL-1</b>			
The proposed project would not cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5.	No impact	No mitigation measures are required.	Not applicable
<b>Impact CUL-2</b>			
The proposed project could cause a substantial change in the significance of an archaeological resource pursuant to Section 15064.5.	Potentially significant	<p data-bbox="884 820 1598 850"><b>Mitigation Measure CUL-2</b></p> <p data-bbox="884 859 1598 989">El Dorado County shall note on any plans that require ground-disturbing excavation that there is a potential for exposing buried cultural resources including prehistoric Native American burials.</p> <p data-bbox="884 997 1598 1159">The project applicant shall inform the United Auburn Indian Community of the Auburn Rancheria and the Shingle Springs Band of Miwok Indians of the project construction schedule and allow for a tribal monitor to be present at the project site during grading activities in native soil.</p> <p data-bbox="884 1167 1598 1391">The project applicant shall retain a Professional Archaeologist to provide a pre-construction briefing to supervisory personnel of the excavation contractor to alert them to the possibility of exposing significant prehistoric archaeological resources within the project site. The briefing shall discuss any archaeological objects that could be exposed, the need to stop excavation at the discovery, and the procedures to follow regarding discovery</p>	Less than significant

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
4.3 Cultural Resources (cont.)			
Impact CUL-2 (cont.)		<p>protection and notification of the project applicant and archaeological team. The Professional Archaeologist shall develop and distribute for job site posting an "ALERT SHEET" summarizing potential find types and the protocols to be followed as well as points of contact to alert in the event of a discovery. The tribal monitor will be provided an opportunity to attend the pre-construction briefing.</p> <p>The Professional Archaeologist shall be available on an "on-call" basis during ground disturbing construction in native soil to review, identify and evaluate cultural resources that may be inadvertently exposed during construction. The archaeologist shall temporarily divert, redirect, or halt ground disturbance activities at a potential discovery to allow the identification, review and evaluation of a discovery to determine if it is a historical resource(s) and/or unique archaeological resource(s) under CEQA.</p> <p>If the Professional Archaeologist determines that any cultural resources exposed during construction constitute a historical resource and/or unique archaeological resource, he/she shall notify the project applicant and other appropriate parties of the evaluation and recommend mitigation measures to mitigate to a less-than significant impact in accordance with California Public Resources Code Section 15064.5. Mitigation measures may include avoidance, preservation in-place, recordation, additional archaeological testing and data recovery among other options. Contingency funding and a time allotment sufficient for recovering an archeological sample or to employ an avoidance measure may be required. The completion of a formal Archaeological Monitoring Plan (AMP) may be recommended by the archaeologist if significant archaeological deposits are exposed during ground disturbing construction. Development and implementation of the AMP will be</p>	

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
<b>4.3 Cultural Resources (cont.)</b>			
<b>Impact CUL-2 (cont.)</b>		<p>determined by the County of El Dorado and treatment of any significant cultural resources shall be undertaken with the approval of the project proponent and the County.</p> <p>A Monitoring Closure Report shall be filed with the County of El Dorado at the conclusion of ground disturbing construction if archaeological resources were encountered and/or recovered.</p>	
<p><b>Impact CUL-3</b></p> <p>The proposed project would not directly or indirectly destroy a unique paleontological resource or site of unique geologic feature.</p>	No impact	No mitigation measures are required.	Not applicable
<p><b>Impact CUL-4</b></p> <p>The proposed project could disturb human remains, including those interred outside of formal cemeteries.</p>	Potentially significant	<p><b>Mitigation Measure CUL-4</b></p> <p>The treatment of human remains and any associated or unassociated funerary objects discovered during any soil-disturbing activity within the project site shall comply with applicable State laws. This shall include immediate notification of the El Dorado County Sheriff-Coroner and the County of El Dorado.</p> <p>In the event of the Coroner's determination that the human remains are Native American, the coroner must contact the NAHC within 24 hours. The NAHC shall identify a Most Likely Descendant (MLD) of the deceased Native American (PRC Section 5097.98). The MLD may then make recommendations to the landowner or the person responsible for the excavation work, for the means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98. Development activity on the impacted site will halt until the landowner has</p>	Less than significant

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
<b>4.3 Cultural Resources (cont.)</b>			
<b>Impact CUL-4 (cont.)</b>		<p>conferred with the MLD about their recommendations for treatment of the remains, and the coroner has determined that the remains are not subject to investigation under California Government Code Section 27491.</p> <p>The project applicant, archaeological consultant, and MLD shall make all reasonable efforts to develop an agreement for the treatment, with appropriate dignity, of human remains and associated or unassociated funerary objects (CEQA Guidelines Section 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects.</p> <p>The California PRC allows 48 hours to reach agreement on these matters. If the MLD and the other parties do not agree on the reburial method, the project will follow PRC Section 5097.98(b) which states that ". . . the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance."</p>	
<b>Impact CUL-5</b> The proposed project could cause a substantial adverse change in the significance of a tribal cultural resource.	Potentially significant	Implement <b>Mitigation Measures CUL-2 and CUL-4.</b>	Less than significant
<b>Cumulative Impact CUL-1</b> Cumulative development could cause a substantial change in the significance of a historical resource or	Potentially significant	Implement <b>Mitigation Measures CUL-2 and CUL-4.</b>	Less than significant

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
<b>4.3 Cultural Resources (cont.)</b>			
unique archaeological resource pursuant to Section 15064.5 or impact tribal cultural resources.			
<b>4.4 Greenhouse Gas Emissions</b>			
<b>Impact GHG-1</b>			
The proposed project would generate greenhouse gas emissions, either directly or indirectly, that would not have a significant impact on the environment.	Less than significant	Implement <b>Mitigation Measure AIR-2</b>	Less than significant
<b>Impact GHG-2</b>			
The proposed project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions.	Less than significant	Implement <b>Mitigation Measure AIR-2.</b>	Less than significant
<b>Cumulative Impact GHG-1</b>			
The proposed project would not result in a significant cumulative GHG impact.	Less than significant	Implement <b>Mitigation Measure AIR-2.</b>	Less than significant
<b>4.5 Land Use and Planning</b>			
<b>Impact LU-1</b>			
The proposed project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.	Less than significant	No mitigation is required.	Not applicable

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
<b>4.5 Land Use and Planning (cont.)</b>			
<b>Cumulative Impact LU-1</b>			
The proposed project, in conjunction with other past, present and reasonably foreseeable future development, would not result in significant cumulative impacts related to land use and planning.	Less than significant	No mitigation is required.	Not applicable
<b>4.6 Noise</b>			
<b>Impact NOI-1</b>			
The proposed project would generate increased traffic in the project vicinity but the increase in traffic would not cause a substantial permanent increase in noise levels at off-site sensitive receptors.	Less than significant	No mitigation is required.	Not applicable
<b>Impact NOI-2</b>			
The proposed project would add new stationary and area noise sources to the project site but noise from these new noise sources would not cause a substantial permanent increase in ambient noise levels that could affect off-site sensitive receptors.	Less than significant	No mitigation is required.	Not applicable
<b>Impact NOI-3</b>			
Implementation of the proposed project would result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity during construction.	Less than significant	No mitigation is required.	Not applicable

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
<b>4.6 Noise (cont.)</b>			
However, due to compliance with County's Noise Ordinance, the noise increase would not be considered significant.			
<b>Impact NOI-4</b>			
The proposed project would not expose on-site sensitive receptors to noise levels in excess of standards established in the County General Plan.	Less than significant	No mitigation is required.	Not applicable
<b>Cumulative Impact NOI-1</b>			
The proposed project, along with other future development in El Dorado County would generate increased traffic, but the increase in traffic would not cause a substantial permanent increase in noise levels at off-site locations.	Less than significant	No mitigation is required.	Not applicable
<b>Cumulative Impact NOI-2</b>			
Construction activities associated with the proposed project, along with other construction projects in El Dorado County, would not result in a substantial temporary or periodic cumulative increase in ambient noise levels.	No impact	No mitigation is required.	Not applicable

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
<b>4.7 Public Services</b>			
<b>Impact PS-1</b>			
The proposed project would not require the construction of new or physically altered fire facilities.	Less than significant	No mitigation is required.	Not applicable
<b>Impact PS-2</b>			
The proposed project would not require the construction of new or physically altered police facilities.	Less than significant	No mitigation is required.	Not applicable
<b>Impact PS-3</b>			
The proposed project would not require the construction of new or physically altered library facilities.	Less than significant	No mitigation is required.	Not applicable
<b>Impact PS-4</b>			
Development of the proposed project would increase the use of existing neighborhood parks or other recreational facilities but not result in substantial physical deterioration of the facilities. In addition, the demand created by the proposed project would not require the construction of new or physically altered parks and recreation facilities.	Less than significant	No mitigation is required.	Not applicable
<b>Cumulative Impact C-PS-1</b>			
The proposed project, in conjunction with other closely related past, present and reasonably foreseeable future development, would not result in a	Less than significant	No mitigation is required.	Not applicable



Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
<b>4.7 Public Services (cont.)</b>			
significant cumulative impact on public services.			
<b>4.8 Transportation and Traffic</b>			
<b>Impact TRANS-1</b>			
Development of the proposed project would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the traffic circulation system under Existing plus Project Conditions.	Less than significant	No mitigation is required.	Not applicable
<b>Impact TRANS-2</b>			
Development of the proposed project would not conflict with policies, programs or plans for alternate transportation.	Less than significant	No mitigation is required.	Not applicable
<b>Cumulative Impact C-TRANS-1</b>			
Development of the proposed project would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the traffic circulation system under Near-Term (2027) plus Project Conditions.	Significant	<b>Mitigation Measure C-TRANS-1</b> The project applicant will pay TIM fees to the County prior to issuance of building permit(s).	Less than significant

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
<b>4.8 Traffic and Transportation (cont.)</b>			
<b>Cumulative Impact C-TRANS-2</b>			
Development of the proposed project would not conflict with applicable policies establishing measures of effectiveness for the performance of the local roadway system and regional freeway system under Long-Term (2035) plus Project Conditions.	Less than significant	<p data-bbox="884 347 1871 393"><b>Mitigation Measure C-TRANS-2</b></p> <p>The project applicant shall be responsible for ensuring that a traffic signal is installed at the private intersection of Post Street and Town Center Boulevard, and that a funding mechanism is created for maintenance of that signal. Peak hour intersection signal warrant analysis will be performed, consistent with the methodologies presented in the County's Transportation Impact Study Guidelines, at 24-month intervals and provided to the County, and the signal will be installed when the intersection operations reach LOS F and applicable traffic signal warrants are satisfied. The new traffic signal will be interconnected or subordinate to the traffic signal at Latrobe Road/El Dorado Hills Boulevard, subject to an encroachment permit and agreement. Prior to issuance of a grading permit for project construction, the project applicant shall demonstrate to the County's satisfaction that it has obtained legally binding authority to assure implementation of this mitigation measure, via an agreement with the owner of the right-of-way encompassing the Post Street/Town Center Boulevard intersection or otherwise.</p>	Not applicable
<b>Cumulative Impact C-TRANS-3</b>			
Development of the proposed project, in combination with reasonably foreseeable future developments, would not cause a substantial conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of bicycle or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.	Less than significant	No mitigation is required.	Not applicable

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
<b>4.8 Traffic and Transportation (cont.)</b>			
<b>Cumulative Impact C-TRANS-4</b>			
Development of the proposed project, in combination with reasonably foreseeable future developments, would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of mass transit.	Less than significant	No mitigation is required.	Not applicable
<b>4.9 Utilities and Service Systems</b>			
<b>Impact UTL-1</b>			
Development of the proposed project would not result in the need for new or expanded water supply entitlements.	Less than significant	No mitigation is required.	Not applicable
<b>Impact UTL-2</b>			
Development of the proposed project would not require the construction of new or expanded water conveyance systems.	Less than significant	No mitigation is required.	Not applicable
<b>Impact UTL-3</b>			
Development of the proposed project would not require the construction of new or expanded wastewater treatment facilities, nor would it result in a discharge that would cause the water treatment facility to exceed the wastewater treatment requirements of the Regional Water Quality Control Board.	Less than significant	No mitigation is required.	Not applicable

Environmental Topic and Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
<b>4.9 Utilities and Service Systems (cont.)</b>			
<b>Impact UTL-4</b>		<b>Mitigation Measure UTL-4</b>	
Development of the proposed project would require the construction of new or expanded wastewater conveyance systems.	Potentially significant	The applicant shall pay fair-share fees towards the planned CIP improvement for the EDHB trunk sewer line improvement and associated EID connection costs.	Less than significant
<b>Cumulative C-UTL-1</b>			
The proposed project, in conjunction with other past, present and reasonably foreseeable future development, would not result in a significant cumulative impact on utilities.	Less than significant	No mitigation is required.	Not applicable
<b>4.10 Energy</b>			
<b>Impact EN-1</b>			
Construction and operation of the proposed project would increase the consumption of energy but would not result in wasteful, inefficient or unnecessary consumption of energy.	Less than significant	No mitigation is required.	Not applicable
<b>Impact EN-2</b>			
The proposed project would not result in the excessive consumption of energy resources that could not be accommodated within the long-term electricity supply and distribution system or the long-term natural gas supply and distribution system.	Less than significant	No mitigation is required.	Not applicable
<b>KEY</b>			
SU Significant and unavoidable	PS Potentially significant impact		
S Significant	LTS Less than significant impact		

**Table 2.0-2  
Summary Comparison of Project Alternatives<sup>1</sup>**

	<b>Project Impact</b>	<b>Proposed Project (Before/After Mitigation)</b>	<b>Alternative 1: No Project/ No Development</b>	<b>Alternative 2: No Project/ Existing Zoning</b>	<b>Alternative 3: Reduced Development</b>
AIR-1	Construction activities associated with the proposed project would result in a violation of an air quality standard, contribute substantially to an existing or projected air quality violation, or result in a cumulatively considerable net increase of a criteria pollutant for which the project region is non-attainment under an applicable national or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)	S/LTS	Avoided	Reduced	Reduced
AIR-2	Operation of the proposed project would result in a violation of an air quality standard, contribute substantially to an existing or projected air quality violation, or result in a cumulatively considerable net increase of a criteria pollutant for which the project region is non-attainment under an applicable national or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).	S/LTS	Avoided	Reduced	Reduced
AIR-5	Project construction would expose sensitive receptors to substantial pollutant concentrations.	PS/LTS	Avoided	Similar	Reduced

	<b>Project Impact</b>	<b>Proposed Project (Before/After Mitigation)</b>	<b>Alternative 1: No Project/ No Development</b>	<b>Alternative 2: No Project/ Existing Zoning</b>	<b>Alternative 3: Reduced Development</b>
BIO-2	The proposed project would not directly or indirectly affect any riparian habitat, sensitive natural community, or wetlands nor interfere with the movement of any wildlife species, but project construction noise could affect nesting birds.	PS/LTS	Avoided	Similar	Similar
CUL-2	The proposed project could cause a substantial change in the significance of an archaeological resource pursuant to Section 15064.5.	PS/LTS	Avoided	Similar	Similar
CUL-4	The proposed project could disturb human remains, including those interred outside of formal cemeteries.	PS/LTS	Avoided	Similar	Similar
CUL-5	The proposed project could cause a substantial adverse change in the significance of a tribal cultural resource.	PS/LTS	Avoided	Similar	Similar
C-CUL-1	Cumulative development could cause a substantial change in the significance of a historical resource or unique archaeological resource pursuant to Section 15064.5 or impact tribal cultural resources, but the proposed project would not contribute substantially to the cumulative impacts.	PS/LTS	Avoided	Similar	Similar
C-TRANS-1	Development of the proposed project would conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the traffic circulation system under Near-Term (2027) plus Project Conditions.	PS/LTS	Avoided	Similar	Reduced
UTL-4	Development of the proposed project would require the construction of new or expanded wastewater conveyance systems.	PS/LTS	Avoided	Greater (S)	Reduced

Project Impact	Proposed Project (Before/After Mitigation)	Alternative 1: No Project/ No Development	Alternative 2: No Project/ Existing Zoning	Alternative 3: Reduced Development
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KEY

SU Significant and unavoidable

S Significant

PS Potentially significant impact

LTS Less than significant impact

Avoided Proposed project's impact avoided

Similar Impact similar to proposed project

Reduced Impact less than proposed project

Greater Impact greater than proposed project

1 This table lists only the significant or potentially significant environmental impacts of the proposed project.