

# Workshop for the El Dorado Hills Apartments Draft Environmental Impact Report (DEIR)

File Nos. A16-0001/SP86-0002-R2/Z16-0001/PD94-  
0004-R3

August 10, 2017  
Planning Commission Hearing



## Introduction and Agenda

- Workshop for the Draft Environmental Impact Report (DEIR) for the El Dorado Hills Apartments project
- Presenters
  - El Dorado County Staff
  - CEQA/EIR Consultant: Impact Sciences (Paul Stephenson)



### Introduction and Agenda (cont'd)

- Purpose of DEIR Workshop
- Overview of Proposed Project
- Summary of Project Impacts and Analysis
- Recap information on DEIR Public Review
- Next Steps



### Purpose of DEIR Workshop

- Provide information on the analysis of the proposed project's environmental impacts
- Solicit specific comments on the DEIR and not about the proposed project's merits
  - Oral and Written Comments
- Comments received will be analyzed, addressed, and incorporated into the Final Environmental Impact Report (FEIR) document
- No formal action or decision on the DEIR workshop



### Purpose of Workshop (cont'd)

- DEIR and FEIR documents to be included as part of Project Packet for the Planning Commission and BOS to consider
- Reminder: DEIR 61-day Public Review Period
  - June 30, 2017 through August 30, 2017
  - **Written comments must be received no later than 5:00 PM on August 30, 2017**



### Overview of Proposed Project

- 4-story, 214-unit market-rate apartment complex, comprised of two apartment buildings, a parking structure, outdoor recreation areas, and an informal open space area.
- Units would range in size from 576 square feet to 1,195 square feet, with a mix of 114 studio/1-bedroom units and 100 2-bedroom units.
- A 5-level parking structure to include 409 vehicle parking spaces and 22 motorcycle parking spaces. Five additional surface parking spaces provided elsewhere on site.
- Residential buildings would be between 42 and 52 feet in height, with some architectural elements reaching 60 feet.
- Parking structure would be 60 feet in height.
- Entitlements: General Plan Amendment, Amendment to El Dorado Hills Specific Plan, Rezone, and Amendment to El Dorado Hills Town Center Development Plan







## Draft EIR Impact Summary

Topics addressed in the EIR:

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



## Potentially Significant Impacts and Mitigation Measures

Impacts	Mitigation
• Construction emissions	• Implement El Dorado County Air Quality Management District measures for construction equipment and fugitive dust.
• Operational emissions	• Implement sustainable design features (e.g., exceed Title 24 by 10 percent, install high efficiency lighting, install energy efficient appliances, etc.).
• Naturally-occurring asbestos	• Prepare Asbestos Hazard Dust Mitigation Plan.
• Nesting birds (construction noise)	• Pre-construction bird survey; establish exclusion zones if nests are present.
• Unknown archaeological resources	• Tribal monitor; pre-construction briefing to construction personnel; professional archaeologist on-call; evaluate and recommend mitigation if resources are uncovered.



## Potentially Significant Impacts and Mitigation Measures (Cont.)

Impacts	Mitigation
<ul style="list-style-type: none"> <li>Unknown human remains</li> </ul>	<ul style="list-style-type: none"> <li>Comply with applicable state laws if remains are uncovered; notify County Coroner and Native American descendants.</li> </ul>
<ul style="list-style-type: none"> <li>Traffic under near-term (2027) plus project conditions</li> </ul>	<ul style="list-style-type: none"> <li>Pay Traffic Improvement Mitigation fees to County prior to issuance of building permit(s).</li> </ul>
<ul style="list-style-type: none"> <li>Wastewater conveyance</li> </ul>	<ul style="list-style-type: none"> <li>Pay fair-share fees toward planned improvement for the El Dorado Hills Boulevard trunk sewer line and associated connection costs.</li> </ul>



## Less than Significant Impacts and Mitigation Measures

Impact	Mitigation
<ul style="list-style-type: none"> <li>Private intersection of Post Street and Town Center Boulevard under Long-Term (2035) plus Project Conditions</li> </ul>	<ul style="list-style-type: none"> <li>Project applicant shall be responsible for ensuring that a traffic signal is installed and that a funding mechanism is created for maintenance of that signal.</li> <li>Signal shall be installed when intersection operations reach LOS F and applicable traffic signal warrants are satisfied.</li> </ul>



## Alternatives

The Draft EIR evaluated three alternatives:

- Alternative 1: No Project/No Development Alternative
  - No grading or new construction would occur on the project site; would remain vacant.
  - All potentially significant impacts avoided
  - Would not achieve any project objectives.
  
- Alternative 2: No Project/Existing Zoning
  - Seven commercial buildings providing a total of 74,350 square feet of commercial space.
  - Increase potentially significant impacts related to traffic.
  - Decrease potentially significant impacts related to air quality, GHG emissions, noise, public services, utilities and service systems, and energy.
  - Would not achieve many project objectives
  
- Alternative 3: Reduced Density
  - Reduce number of residential units by approximately 50 percent to 108 units.
  - Decrease potentially significant impacts related to air quality, GHG emissions, noise, public services, utilities and service systems, transportation and traffic, and energy.
  - Would meet many project objectives.
  - Would not create a residential development that maximizes density with accessibility to alternate transportation modes.



## Recap of DEIR Public Review

- DEIR Public Review Period: June 30, 2017 through August 30, 2017
  
- Comments on DEIR may be sent to Community Development Services Planning and Building Department, Attention: Rommel (Mel) Pabalinas, 2850 Fairlane Court, Placerville, CA 95667 or emailed to [rommel.pabalinas@edcgov.us](mailto:rommel.pabalinas@edcgov.us).
  
- Draft EIR is available on the Community Development Services Planning and Building Department Website webpage at:

<http://edcapps.edcgov.us/Planning/ProjectInquiryDisplay.asp?ProjectID=20754>



### Next Steps

- Complete DEIR Phase of the Project
- Review and Analyze Comments Received on DEIR
- Prepare and Complete Final EIR (FEIR)
- Process and Prepare project for public hearing
  - Target Date: Fall 2017



End of Presentation

