Distributed at hearing PC 8/25/16 Item # 2

COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

66 pages

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TO:	Planning Commission	Agenda of:	August 25, 2016
FROM:	Tiffany Schmid, Planning Services		
DATE:	August 24, 2016		

RE: Z14-0007/PD14-0006/TM14-1520/DA15-0001/Saratoga Estates; Design Waiver, Conditions of Approval, and Mitigation Measure Revisions

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The purpose of this memorandum is to provide a summary of corrections and revisions to the Staff Report, Design Waivers ii and iii, Conditions of Approval 1, 33, 47, 49 and 50, Mitigation Measure 4.7-1a, and Design Waiver Findings associated with the proposed Saratoga Estates Tentative Subdivision Map. Additions to text are shown in underline format and Deletions are shown in ~~strikeout~~ format.

The revisions necessitated modifications to the Site Plan (Exhibit E) and the Tentative Subdivision Map (Exhibit F). A revised Exhibit E, Exhibit F, and Attachment A - Impacts Statements, Mitigation Measures, and Findings of Fact Comparison Table of Exhibit O, which was inadvertently excluded, are included as attachments to this memo.

None of the corrections or revisions change Staff's recommendation. The revisions to Mitigation Measure 4.7-1a are editorial in nature and are intended to add clarifying language only. These same revisions will be carried forward to the Final Environmental Impact Report (Pp. 2-4 through 2-6), which includes the Mitigation Measure as a Condition of Approval, and to the Findings Table. Pursuant to Section 15088.5 of the California Environmental Quality Act the revisions do not constitute significant new information that would require recirculation. Examples of significant new information include: (1) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented; (2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance; (3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the environmental impacts of the project, but the project's proponents decline to adopt it; (4) The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded. None of the revisions rise to this level.

STAFF REPORT REVISIONS

Measure E: With the passage of Measure E, which became effective on July 29, 2016, the environmental documents and conditions of approval for the subdivision were reviewed in order to ensure the subdivision, as conditioned, would be in compliance with the General Plan as amended by Measure E. The Draft Environmental Impact Report (DEIR) and traffic study conducted for the subdivision reveals that there are two intersections to which the subdivision will contribute additional traffic and which are forecast to operate at Level of Service F: 1) the intersection of El Dorado Hills Boulevard, Park Drive and Saratoga Way, and 2) the intersection of Town Center Boulevard and Latrobe Road. Both of these intersections were forecast to operate at LOS F with or without the approval of this project, but the project will contribute 10 or more trips at the intersection at buildout. With respect to the Town Center Boulevard/Latrobe Road intersection, the recommendation in the DEIR was that the impact would be mitigated through the completion of a signal timing plan (Mitigation Measure (MM) 4.7-1b) for Existing + Project impacts and through construction of improvements for Near Term and Cumulative impacts (MM4.7-2) ~~payment of TIM Fees because the needed improvements are programmed into the 10 Year CIP program~~. Payment of TIM Fees is still appropriate for MM4.7-1a. This MM is for Existing + Project impacts to El Dorado Hills Boulevard/Saratoga Way intersection. The analysis showed that the opening of the Silva Valley Parkway interchange would restore LOS to acceptable levels at this intersection. Since the interchange is open, there is no concurrency issue. With the amendment to the General Plan made by Measure E, the payment of TIM fees is no longer a means of determining General Plan consistency with Policy TC-Xf. Accordingly, the proposed mitigation in the Final EIR has been modified to require the construction of the improvements as a condition of approval of the project and a project condition has been included in the conditions of approval requiring these improvements be constructed subject only to an updated traffic study being completed prior to the 100th building permit and for which demonstrates the continued need for both improvements to be constructed by the Project.

DESIGN WAIVER REVISIONS

ii. Modify Standard Plan 103A-1 to allow driveways to be within 25 feet from a radius return, ~~allow driveway widths to be reduced from 16 feet to 10 feet for single car~~ garage and 16 feet wide driveway for two-car garage, and omit 4-foot taper to back of curb;

iii. Modify Standard Plan 101B to reduce sidewalk widths from 6 feet with 0.5-foot from face of curb to 45.5 feet from face of curb to back of sidewalk along interior roads (from Face of Curb to Back of Walk), except M Street from Saratoga Way to C Street;

CONDITIONS OF APPROVAL REVISIONS

1. The Rezone, Development Plan, Tentative Subdivision Map, and Design Waivers, are based upon and limited to compliance with the project description, the hearing exhibits marked Exhibits A through L and the conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

   The project consists of the following:

   A. Rezone and Development Plan for the proposed subdivision with modifications to One-family Residential (R1) and Open Space (OS) Zone District development standards including minimum lot size/parcel area, minimum parcel width, maximum building coverage, and setbacks consistent with Exhibit J and E;

   B. Tentative Subdivision Map of the 121.28 acre property consisting of:

      Tentative Subdivision Map creating a total of 317 single family residential lots ranging in size from approximately 5,972 square feet to 23,516 square feet on 58+ acres of the project site; two public parks totaling 7.4 acres; one neighborhood service lot on approximately 1 acre; four open space lots totaling approximately 28 acres; four landscape lots totaling approximately 5.5 acres; four road lots totaling approximately 21.3 acres; Wilson and Saratoga Way Extensions (Exhibits F).

      Design waivers from the El Dorado County Design and Improvement Standards Manual road improvement standards are requested from Standard Plan 101B, or as indicated, to allow the following:

      i. Modify Standard Plan 101 B to reduce Right of Way and roadway width for internal subdivision streets from 50 feet to 40 feet ROW and from 36 feet to 29 feet curb face to curb face, respectively;
      ii. Modify Standard Plan 103A-1 to allow driveways to be within 25 feet from a radius return, allow driveway widths to be reduced ~~from 16 feet to 10 feet for single car garage and~~ to 16 feet wide driveway for two-car garage, and omit 4-foot taper to back of curb;
      iii. Modify Standard Plan 101B to reduce sidewalk widths from 6 feet with 0.5-foot from face of curb to 45.5 feet from face of curb to back of sidewalk along interior roads (from Face of Curb to Back of Walk), except M Street from Saratoga Way to C Street;
      iv. Modify Standard Plan 101B to allow sidewalks on one side of the roadway only for streets without residential frontage (M,N, I, G, D Street, C Court, and a Portion of A and B Streets; and

v. Allow tangents shorter than 100 feet between reversed curves on local streets.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto.

33. **Mitigation Measure 4.7-1a:** Payment of the project's TIM Fees is considered the project's fair share of the Highway 50/Silva Valley Parkway interchange (Phase 1). The applicant shall pay TIM ~~fair share~~ Fees to El Dorado County to address the project's contribution to traffic at the El Dorado Hills Boulevard at Saratoga Way/Park Drive intersection. Fee amount shall be determined by the County. All fees shall be paid at the time of issuance of building permits. Note that since the release of the Draft EIR, the interchange (Phase 1) has been completed. The technical analysis showed that the opening of the Silva Valley Parkway interchange would restore Level of Service to acceptable levels at this intersection. Since the interchange is open, there is no concurrency issue. Therefore, the physical traffic-related impact of the project on the El Dorado Hills Boulevard at Saratoga Way/Park Drive intersection would be ~~is~~ less than significant with payment of TIM Fees. ~~already mitigated~~. The TIM ~~Fair share~~ Fee contribution is required for reimbursement.

47. **Road Design Standards:** The applicant shall construct all roads in conformance with the County Design and Improvements Standard Manual (DISM) and Standard Plan 101B as modified as shown on the Tentative Map and as presented in Table 1 (the requirements outlined in Table 1 are minimums).

ROAD NAME	REFERENCE	ROAD WIDTH*	EXCEPTIONS / NOTES
Saratoga Way	Approved Tentative Map	36 feet / 100 foot R/W One 12-foot Lane in each direction, plus 2-foot paved shoulder next to raised median, plus 4-foot paved shoulder on the outside edge.	45 mph Design Speed. Grading of roadway prism to ultimate 4-lane configuration.6-foot sidewalk on north side only. 16-foot Center median area, with Caltrans Type A1-8 curb. Type A HMA
Wilson Boulevard (Typical Section)	Std Plan 101B	40 feet / 60 foot R/W	35 mph Design Speed. Type 2 Curb and Gutter 6-foot Sidewalk on west side only. Type A HMA

Wilson Boulevard (at subdivision street intersections and approaching Saratoga Way)	Std Plan 101B	48 feet / 60 foot R/W (three 12-foot lanes, 6-foot shoulders)	48-foot width necessary to accommodate turn lanes. Type 2 Curb and Gutter 6-foot Sidewalk on west side. Type A HMA
Internal Subdivision Streets	Std Plan 101B, Approved Tentative Map.	29 feet / 40 foot R/W	Type 1 Curb and Gutter 45.5-foot sidewalk (both sides) except as noted in the design waiver #4 above. M Street Sidewalk shall be 6 feet wide from Saratoga Way to C Street. Parking on one side only.

* Road widths are measured from curb face to curb face or edge of pavement to edge of pavement if no curb. Curb face for rolled curb and gutter is 6" from the back of the curb.
Type 2 Vertical Curb and Gutter required adjacent to open space, park and non-frontage of lots.
Sidewalks may meander within Right of Way or Pedestrian Easements.

49. **Off-Site Improvements – Collectors and Major Transportation Facilities:** The Project shall be responsible for design, Plans, Specifications and Estimate (PS&E), utility relocation, right of way acquisition, and construction of the following improvements:

a. Saratoga Way shall be constructed to a design speed of 45mph, consistent with the exhibit entitled "Saratoga Estates, Saratoga Way Plan and Profile" dated July 2015, prepared by CTA Engineering and Surveying. Typical Section as shown on the Approved Tentative Map and as specified in Table 1. Construction shall include the extension of Saratoga Way from the existing terminus to the boundary with parcel number 120-070-03 with the first small lot final map. The construction of Saratoga Way to Iron Point Road shall be completed prior to issuance of the 101st Building Permit, with the exception of model homes.

b. Saratoga Way Intersection with Wilson Boulevard shall include construction of a left turn pocket on the eastbound Saratoga Way approach to Wilson Boulevard, separate right and left turn lanes on the southbound Wilson Boulevard approach to Saratoga Way, and installation of a traffic signal. Traffic signal shall be designed with the first small lot final map, and all under-pavement components of the traffic signal system shall be installed with the initial construction of the roadways. The remaining portions of the traffic signal system shall be installed and placed in operation in accordance with Condition 50.

c. The intersection of Saratoga Way and M Street shall be constructed as a "right-in, right out only" configuration.

d. Wilson Boulevard shall be constructed to a design speed of 35mph as shown on the Approved Tentative Map. Full construction from Saratoga Way to the existing

Wilson Way shall be completed prior to issuance of any Building permits, with the exception of model homes.

e. Design of Wilson Boulevard shall include left-turn pockets at "I Street", "K Street" and "L Street" to include three 12-foot lanes plus 6-foot paved shoulders (measured to face of curb), for a total width of 48 feet. These intersection improvements shall include all-way stop controls.

f. Mitigation Measures 4.7-1a, 4.7-1b and 4.7-2 ~~M1 and M5~~ as identified in the project Environmental Impact Report, shall be implemented in accordance with Condition 50, "Timing of Off-Site Improvements."

50. **Timing of Off-Site Improvements**

a. In order to ensure proper timing ~~of the~~ for construction of the improvements the subdivider shall perform a supplemental traffic analysis in conjunction with each final map application. The supplemental traffic analysis shall be based on the Existing Conditions Analysis documented in the project EIR, plus traffic from any previously recorded project final maps, plus traffic generated by the final map to be filed at that time. In addition, the analysis shall include the ambient traffic growth (external trips) based on the Near Term analysis in the project EIR, interpolated to the anticipated filing date for that final map. ~~to determine Level of Service (LOS) to include existing traffic at the time of final map, plus traffic generated by each final map.~~

b. If the supplemental traffic analysis indicates that the County's LOS policies would be exceeded ~~by the existing traffic plus traffic generated by that final map~~, the applicant shall construct the mitigation improvements prior to issuance of a Building Permit for any lot within that final map.

c. ~~All necessary traffic improvements shall be constructed prior to issuance of building~~ Building permits with the exception of those for model homes may be issued prior to construction of the required off-site improvements.

d. The requirement for supplemental traffic analysis for a final map may be waived by the County Engineer if the developer agrees to construct all necessary off-site improvements in conjunction with that final map.

e. Once the required off-site mitigation improvements are constructed, no further supplemental traffic analysis will be required.

MITIGATION MEASURE REVISIONS

Mitigation Measure 4.7-1a: Payment of the project's TIM Fees is considered the project's fair share of the Highway 50/Silva Valley Parkway interchange (Phase 1). The applicant shall pay TIM ~~fair share~~ Fees to El Dorado County to address the project's contribution to traffic at the El Dorado Hills Boulevard at Saratoga Way/Park Drive intersection. Fee amount shall be determined by the County. All fees shall be paid at the time of issuance of building permits. Note that since the release of the Draft EIR, the interchange (Phase 1) has been completed. The technical analysis showed that the opening of the Silva Valley Parkway interchange would restore Level of Service to acceptable levels at this intersection. Since the interchange is open, there is no concurrency issue. Therefore, the physical traffic-related impact of the project on the El Dorado Hills Boulevard at Saratoga Way/Park Drive intersection would be ~~is~~ less than significant with payment of TIM Fees. ~~already mitigated~~. The TIM ~~Fair share~~ Fee contribution is required for reimbursement.

FINDINGS REVISIONS

Design Waiver Request 2: Modify Standard Plan 103A-1 to allow driveways to be within 25 feet from a radius return, allow driveway widths to be reduced ~~from 16 feet to 10 feet for single car garage and~~ to 16 feet wide driveway for two-car garage, and omit four-foot taper to back of curb.

1. *There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver.*

   Application of this waiver would provide for more flexibility and creative design opportunities, and provide for a more unique overall subdivision appearance while reducing project impervious area.

2. *Strict application of the design or improvement requirements of this article would cause extraordinary and unnecessary hardship in developing the property.*

   Strict application will limit final product choices or restrict the number of lots to be created. Driveways, as proposed, would allow for access and the required number of parking spaces for each residential lot.

3. *An adjustment or waiver would not be injurious to adjacent properties or detrimental to health, safety, convenience, and welfare of the public.*

   The Project proposes a gated community with private streets. The proposed roadway width is consistent with County adopted fire regulations. With low anticipated traffic volumes, this waiver is not anticipated to be detrimental to health, safety, convenience, and welfare of the public.

4. *The waiver would not have the effect of nullifying the objectives of this article or any other law or ordinance applicable to the subdivision.*

   Properties within the project would be provided with safe, adequate access and parking with or without implementation of the requested Design Waiver. Therefore, the waiver would not have the effect of nullifying the objectives of this article or other laws.

Design Waiver Request 3: Modify Standard Plan 101B to reduce sidewalk widths from 6 feet with 0.5-foot from face of curb to 45.5 feet from face of curb to back of sidewalk along interior roads (from Face of Curb to Back of Walk), except M Street from Saratoga Way to C Street.

1. *There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver.*

   Narrow sidewalks would better conform to the existing topography and features of the site and will contribute to a reduction in project impervious area. Sidewalks and pedestrian trails are included in the project design.

2. *Strict application of the design or improvement requirements of this article would cause extraordinary and unnecessary hardship in developing the property.*

   Strict application of this standard would result in wider road rights-of-way and roadway width, which would increase landform disturbance, the potential for wetland impacts, impervious area and decrease the quality of preserved open spaces.

3. *An adjustment or waiver would not be injurious to adjacent properties or detrimental to health, safety, convenience, and welfare of the public.*

   The Project proposes a gated community with private streets. Sidewalks will accommodate pedestrian circulation. This waiver is not anticipated to be detrimental to health, safety, convenience, and welfare of the public. County and the project applicant shall ensure that sidewalks have an unobstructed width of 4', or sidewalk unobstructed width shall meet the current regulatory standard in place at the time of improvement plan approval, whichever is greater.

4. *The waiver would not have the effect of nullifying the objectives of this article or any other law or ordinance applicable to the subdivision.*

   Properties within the project would be provided with safe, adequate access and circulation with or without implementation of the requested Design Waiver. Therefore, the waiver would not have the effect of nullifying the objectives of this article or other laws.

MITIGATION MONITORING AND REPORTING PLAN REVISIONS

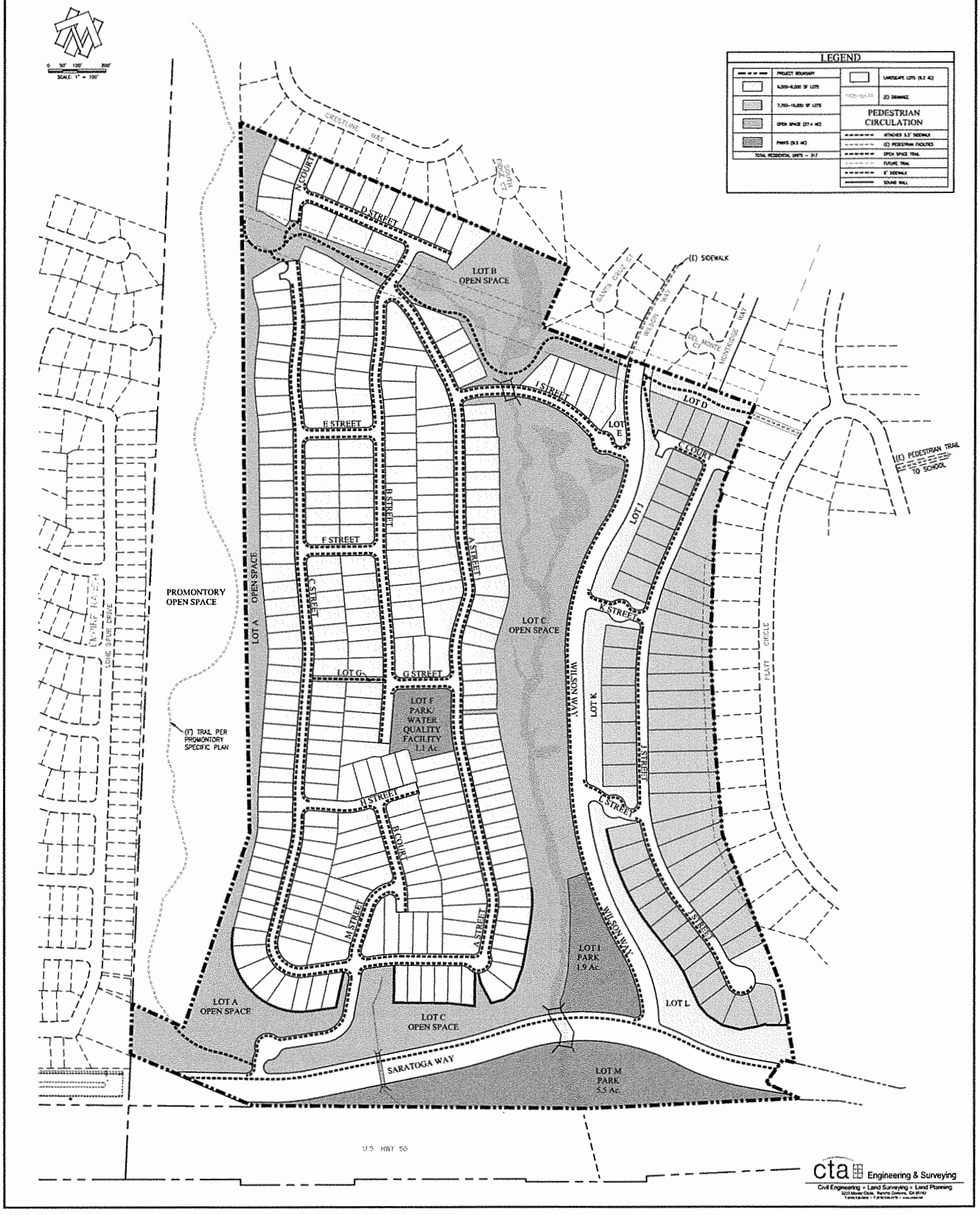
Mitigation Measure 4.7-1a: Payment of the project's TIM Fees is considered the project's fair share of the Highway 50/Silva Valley Parkway interchange (Phase 1). The applicant shall pay TIM ~~fair share~~ Fees to El Dorado County to address the project's contribution to traffic at the El Dorado Hills Boulevard at Saratoga Way/Park Drive intersection. Fee amount shall be determined by the County. All fees shall be paid at the time of issuance of building permits. Note that since the release of the Draft EIR, the interchange (Phase 1) has been completed. The technical analysis showed that the opening of the Silva Valley Parkway interchange would restore Level of Service to acceptable levels at this intersection. Since the interchange is open, there is no concurrency issue. Therefore, the physical traffic-related impact of the project on the El Dorado Hills Boulevard at Saratoga Way/Park Drive intersection would be ~~is~~ less than significant with payment of TIM Fees. ~~already mitigated~~. The TIM ~~Fair share~~ Fee contribution is required for reimbursement.

ATTACHMENTS:

Revised Exhibit E	Site Plan
Revised Exhibit F	Tentative Subdivision Map
Exhibit O-Attachment A	Impacts Statements, Mitigation Measures, and Findings of Fact Comparison Table

SITE PLAN
SARATOGA ESTATES

COUNTY OF EL DORADO DECEMBER, 2015 STATE OF CALIFORNIA



TENTATIVE MAP

SARATOGA ESTATES

PORTION OF SECTIONS 3 & 10 T.9 N., R. 8 E, MDM

COUNTY OF EL DORADO — AUGUST, 2015 — STATE OF CALIFORNIA

OWNERS OF RECORD
MIN NAN TSENG & GERI CHI CHEN
4738 SAINT ANDREWS DRIVE
STOCKTON, CA 95219

APPLICANT
RENASCI DEVELOPMENT
28118 AGOURA ROAD, SUITE 105
AGOURA HILLS, CA 91301

ENGINEER
cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning

MAP SCALE
1" = 100'

CONTOUR INTERVAL
CONTOUR INTERVAL = 5 FOOT

SOURCE OF TOPOGRAPHY
AERIAL PHOTOGRAPHY

SECTION, TOWNSHIP and RANGE
PORTION OF S. 1/2 OF SECTION 3 &
PORTION OF N. 1/2 OF SECTION 10
T.9 N., R. 8 E., M.D.M

ASSESSOR'S PARCEL NUMBERS
A.P.N. 120-070-02

PROPOSED ZONING
R1- PD

PRESENT ZONING
R1

TOTAL AREA
121.28 ACRES

TOTAL NUMBER OF PARCELS

317 – RESIDENTIAL LOTS	58.12 AC
12 – OPEN SPACE & LANDSCAPE LOTS (35%)	41.86 AC
4 – ROADWAY LOTS	21.30 AC
329 LOTS TOTAL	121.28 AC

MINIMUM LOT AREA
6,000 SQUARE FEET

WATER SUPPLY and SEWAGE DISPOSAL
EL DORADO IRRIGATION DISTRICT

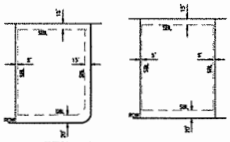
PROPOSED STRUCTURAL FIRE PROTECTION
EL DORADO HILLS COUNTY WATER DISTRICT

DATE OF PREPARATION
DECEMBER, 2015

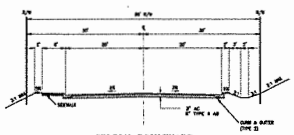
PHASING PLAN NOTICE
THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS FOR THIS PROJECT. THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, SECTION 66456.1)

ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS "SARATOGA ESTATES" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

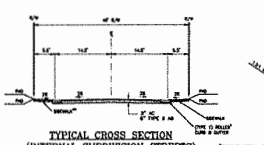
OLGA SCIGLIELLI R.C.E. 71204 DATE



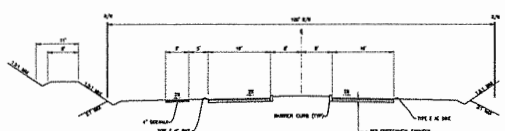
TYPICAL BUILDING SETBACKS
ONE-FAMILY RESIDENTIAL (R1 PD)



WILSON BOULEVARD
60' RIGHT OF WAY



TYPICAL CROSS SECTION
(INTERNAL SUBDIVISION STREETS)



SARATOGA WAY
100' RIGHT OF WAY

PLANNING COMMISSION _____
APPROVAL/SIGNATURE DATE _____
BOARD OF SUPERVISORS _____
APPROVAL/SIGNATURE DATE _____

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning

Impact Statements, Mitigation Measures, and Findings of Fact			
Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
4.1 Land Use Compatibility			
Impact 4.1-1: Divide an established community. The majority of the project site is currently undeveloped. The proposed residential development would not create a physical barrier within the project site, nor would it remove existing means of access to and through existing nearby neighborhoods.	No mitigation is required.	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)
Impact 4.1-2: Conflict with applicable land use plans or policies. The proposed project includes rezoning from R and OS to R-PD and OS-PD to allow for the development of 317 residential units and associated infrastructure and amenities on the site. Application of the PD Combining Zone District would be consistent with the County's general plan land use designation. In addition, all standards, densities, and other requirements are required to conform to the current base zone of R1 and OS.	No mitigation is required.	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)
Impact 4.1-3: Compatibility with surrounding land uses. The project would be similar in scale to existing and planned residential developments within the vicinity. In addition, open space areas would generally surround the perimeter of the site, providing a buffer from surrounding land uses and a transition from adjacent communities to the proposed residential subdivision.	No mitigation is required.	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)
4.2 Population, Employment, and Housing			
Impact 4.2-1: Directly or indirectly induce	No mitigation is required.	LTS	Under CEQA, no mitigation measures are required for

Impact Statements, Mitigation Measures, and Findings of Fact			
Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
substantial population growth during construction. During the five-year construction period, the project would require approximately 140 workers for peak construction. Because the project site is located in an urban area with a substantial construction workforce, it is expected that workers would be drawn from the local labor pool and that a sufficient number of construction workers are available in the county and adjacent communities to meet this demand. Furthermore, even if some construction workers from outside the region were employed at the project site, construction workers typically do not change residences when assigned to a new construction site, and substantial permanent relocation of workers to the area is not anticipated.			impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)
Impact 4.2-2: Directly or indirectly induce substantial population growth during operation. The Saratoga Estates project would provide housing for an estimated 929 individuals. These additional residences would accommodate population growth in the unincorporated community of El Dorado Hills that is consistent with the growth projections in the *El Dorado County General Plan* and related planning documents.	No mitigation is required.	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)
4.3 Hydrology and Water Quality			
Impact 4.3-1: Short-term construction-related water quality degradation. Soils onsite have a high potential for erosion. Project construction activities would involve extensive grading and	Mitigation Measure 4.3-1: Prepare and implement a stormwater pollution prevention plan. The applicant shall prepare and implement a SWPPP that complies with the SWRCB Statewide Construction General Permit. The SWPPP must identify BMPs that will protect water quality from polluted stormwater runoff.	LTS	Finding: Compliance with Mitigation 4.3-1, which has been required or incorporated into the project, will reduce this impact to a less-than-significant level, by requiring the applicant to prepare a stormwater pollution prevention plan.

Impact Statements, Mitigation Measures, and Findings of Fact			
Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
movement of soil, which could result in erosion and sedimentation, and discharge of other nonpoint source pollutants in onsite stormwater that could then drain to offsite areas and degrade local water quality.			The Board of Supervisors hereby directs that this mitigation measure be adopted. The Board of Supervisors, therefore, finds that changes or alterations have been required in, or incorporated into, the project that avoid the potentially significant environmental effect as identified in the EIR. **Explanation/Facts in Support of Finding:** The Project could result in erosion, sedimentation, and discharge of other pollutants that could degrade local water quality. Implementation of Mitigation Measure 4.3-1 would reduce construction-related water quality impacts and ensure compliance with General Plan Policy 7.3.2.1 by requiring the project applicant to incorporate appropriate BMPs into the design of the development to prevent water quality degradation. The plan would be designed to prevent increased discharge of sediment at all stages of construction, from initial ground disturbance to project completion. Adequate surface drainage control would be designed by the project civil engineer in accordance with the latest applicable edition of the California Building Code. All slopes should have appropriate drainage and vegetation measures to minimize erosion of soils. In addition, the project shall fully comply with El Dorado County's SWMP, Grading, Erosion and Sediment Control and Stormwater Quality Ordinances (Chapters 110.14 and 8.79, respectively), Design and Improvement Standards Manual, and Drainage Manual. Contract provisions would require compliance with the El Dorado County Grading, Erosion and Sediment Control, and Stormwater Quality Ordinances, as well as SWMP and implementation of BMPs.. With adherence to existing requirements, impacts related to water quality degradation as a result of soil erosion would be less than significant. (Draft EIR, p. 4.3-13)

Impact Statements, Mitigation Measures, and Findings of Fact			
Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
Impact 4.3-2: Increase in surface water runoff potentially exceeding the capacity of existing or planned stormwater drainage systems. The proposed development would add additional impervious surfaces at the project site, which would increase surface runoff on an ongoing basis. This increase could result in an increase in both the total volume and the peak discharge rate of stormwater runoff, and could result in exceeding the capacity of onsite stormwater systems and greater potential for on- and offsite flooding.	Mitigation Measure 4.3-2: Complete final drainage plan and provide adequate onsite storm drainage facilities. The applicant shall prepare a Final Drainage Analysis conforming to the County's Drainage Manual and the County's West Slope Development and Redevelopment Standards and Post Construction Storm Water Plan requirements~~Storm Water Management Plan (SWMP)~~ with each final map (phase) of the project. The Final Drainage Analysis shall be submitted to the County along with the Improvement Plans for each phase. The Final Drainage Analysis shall identify project drainage facilities and design features that ensure runoff from the project site will not exceed pre-development levels. The identified drainage facilities and design features shall be included in the Improvement Plans for each phase. At a minimum, the necessary drainage facilities and design features constructed with each phase of development shall be sufficient to mitigate post-development runoff to pre-development levels for each phase. Drainage facilities and design features for later phases of the project may be constructed with earlier phases of the project. The Final Drainage Analysis for each phase shall include evaluation of the final design for the 85th percentile storm (water quality storm), the tenth percentile storm (10-year storm) and the one percentile storm (100-year) storm. The Final Drainage Analysis for each phase shall include a discussion of that phase set in the context of the overall project, considering prior and future phase drainage facilities and design features and the West Slope Development and Redevelopment Standards and Post Construction Storm Water Plan requirements. Maintenance of the project drainage facilities and design features shall be the responsibility of the Home Owner's Association (HOA). A provision for maintenance and management of the drainage facilities and design features shall be included in the Codes, Covenants and Restrictions for the project. A separate Maintenance Program shall be developed for LID and water quality features in accordance with the County's West Slope Development and Redevelopment Standards and Post Construction Storm Water Plan requirements ~~SWMP~~ to guide the long term maintenance and management of the systems by the HOA. The Maintenance Program shall be submitted to the County for review and approval prior to recordation of the first final map.	LTS	Finding: Compliance with Mitigation Measure 4.3-2, which has been required or incorporated into the project, will reduce this impact to a less-than-significant level, by requiring the applicant to complete final drainage plan and provide adequate onsite storm drainage facilities. The Board of Supervisors hereby directs that this mitigation measure be adopted. The Board of Supervisors, therefore, finds that changes or alterations have been required in, or incorporated into, the project that avoid the potentially significant environmental effect as identified in the EIR. Explanation/Facts in Support of Finding: The Project could increase surface water runoff potentially exceeding capacity of existing or planned stormwater drainage systems. Implementation of Mitigation Measure 4.3-2 would reduce the significant impact associated with increased surface runoff that could exceed the capacity of the stormwater drainage system, resulting in on- and offsite flooding to a less-than-significant level by providing adequate onsite storm drainage facilities to accommodate the proposed project's stormwater demands and reducing runoff from the project site to rates not exceeding pre-project conditions. All plans are subject to review and approval by El Dorado County. (Draft EIR, p. 4.3-14)
Impact 4.3-3: Long-term water quality degradation. The conversion of undeveloped land to urban uses would alter the types, quantities, and timing of contaminant	Mitigation Measure 4.3-1: Prepare and implement a SWPPP. Implement Mitigation Measure 4.3-1, as described above. Mitigation Measure 4.3-2: Complete final drainage plan and provide adequate onsite storm drainage facilities. Implement Mitigation Measure 4.3-2, as described above.	LTS	Finding: Compliance with Mitigation 4.3-1 and 4.3-2, which have been required or incorporated into the project, will reduce this impact to a less-than-significant level, by requiring the applicant to prepare and implement a SWPPP

Impact Statements, Mitigation Measures, and Findings of Fact			
Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
discharges in stormwater runoff. Overall, the project could cause or contribute to long-term discharges of urban contaminants (e.g., oil and grease, trace metals and organics, trash) into the stormwater drainage system compared with existing conditions if the system is not properly designed.			and to complete final drainage plan and provide adequate onsite storm drainage facilities. The Board of Supervisors hereby directs that these mitigation measures be adopted. The Board of Supervisors, therefore, finds that changes or alterations have been required in, or incorporated into, the project that avoid the potentially significant environmental effect as identified in the EIR. Explanation/Facts in Support of Finding: While the potential for development of the project site to cause or contribute to long-term discharges of urban contaminants into the stormwater drainage system could increase compared to existing conditions, the applicant would be required to comply with federal, State, and County stormwater management regulations. Mitigation Measures 4.3-1 and 4.3-2 require the incorporation of appropriate BMPs into the design of the development to prevent long-term water quality degradation. The applicant would prepare a SWPPP and Final Drainage Analysis, which will include the incorporation of source control, site design, treatment control BMPs, and hydromodification management measures pursuant to the County's West Slope Development and Redevelopment Standards and Post Construction Storm Water Plan requirements to address anticipated and potential pollutants and water quality degradation.. This would be a less-than-significant impact. (Draft EIR, p. 4.3-15)
4.4 Biological Resources			
Impact 4.4-1: Disturbance to or loss of special-status wildlife species and habitat during construction activities. Implementation of the project could result in the degradation of	Mitigation Measure 4.4-1a: Avoid or minimize effects to valley elderberry longhorn beetle. If rough grading and/or removal of onsite elderberry shrubs do not occur by May 2016, a qualified biologist shall conduct surveys for VELB according to the USFWS protocol outlined in USFWS' *Conservation Guidelines for the Valley Elderberry Longhorn Beetle* (1999) (or other	LTS	Finding: Compliance with Mitigation Measures 4.4-1a through 4.4-1e, which have been required or incorporated into the project, will reduce this impact to a less-than-significant level, by requiring avoidance and minimization of

Impact Statements, Mitigation Measures, and Findings of Fact			
Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
habitat and loss of several special-status species, including nesting birds, amphibians, and reptiles. Special-status species are protected under ESA, CESA, California Fish and Game Code, CEQA, or other regulations. Ground-disturbing activities during construction such as vegetation removal, grading, and excavation could result in a substantial adverse effect on these species.	USFWS conservation guidelines in effect at the time these activities are implemented) before any ground disturbing construction activities. The biologist shall, at a minimum, identify and map all elderberry shrubs with stems measuring 1 inch or greater in diameter at ground level on and within 100 feet of the project site, take stem counts, and document any exit holes. If no exit holes are found, no additional mitigation is required. If exit holes are identified during the survey, the applicant shall implement all take avoidance measures identified by the USFWS, including, but not limited to the following measures (as updated or amended by USFWS at the time the above-described construction activities are implemented): ◢ Impacts to VELB will be avoided and minimized by following the Conservation Guidelines for cases where elderberry shrubs can be retained and protected within 100 feet of the project footprint. ◢ If elderberry shrubs are 100 feet or more from project activities, no direct or indirect impacts are expected. Shrubs will be protected during construction by establishing and maintaining a high visibility fence at least 100 feet from the drip line of each elderberry shrub with stems 1 inch in diameter or greater. ◢ If elderberry shrubs can be retained within the project footprint, project activities may occur up to 20 feet from the dripline of elderberry shrubs if precautions are implemented to minimize the potential for indirect impacts. Specifically, these minimization measures include: ◤ A minimum setback of at least 20 feet from the dripline of each elderberry plant with stems greater than 1-inch diameter at ground level will be maintained to avoid direct impacts. The buffer area will be fenced with high visibility construction fencing before commencement of ground-disturbing activities and will be maintained for the duration of construction activities. The project applicant will ensure that ground-disturbing activities on the project site do not alter the hydrology of the site or otherwise affect the likelihood of vigor or survival of elderberry shrubs. ◤ The project proponent will ensure that project activities, such as truck traffic or other use of machinery, do not create excessive dust on the project site, such that the growth or vigor of elderberry shrubs is adversely affected. Enforcement of a speed-limit and watering dirt roadways are potential methods to ensure that excessive dust is not created.		impacts to special-status wildlife and habitat during construction. The Board of Supervisors hereby directs that these mitigation measures be adopted. The Board of Supervisors, therefore, finds that changes or alterations have been required in, or incorporated into, the project that avoid the potentially significant environmental effect as identified in the EIR. Explanation/Facts in Support of Finding: Project construction activities could result in potential impacts to VELB, Western pond turtle, special-status birds, and bats. Mitigation Measure 4.4-1e would generally limit the potential for disturbance to, or loss of, special-status wildlife species and habitat during construction activities. In addition, Mitigation Measures 4.4-1a through 4.4-1d would provide protections to specific species of concern, as summarized below. Through implementation of Mitigation Measure 4.4-1a, in consultation with and under approval of USFWS, the potential loss of elderberry shrubs and potential take of VELB would be offset by avoiding, minimizing, and if necessary, offsetting loss through compensatory mitigation in accordance with the Conservation Guidelines (USFWS 1999), or other USFWS conservation guidelines in effect at the time construction activities are implemented. Incidental Take authorization would be required for any shrubs deemed VELB habitat that would be affected by project development. The impact would be reduced to a less-than-significant level. Implementation of Mitigation Measure 4.4-1b would reduce significant impacts to western pond turtle to a less-than-significant level by requiring worker awareness training and implementing pre-construction surveys for western pond

Impact Statements, Mitigation Measures, and Findings of Fact			
Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
	▼ Areas that are disturbed temporarily will be restored to pre-disturbance conditions. Erosion control measures will be implemented to restore areas disturbed within 100 feet of elderberry shrubs. ▼ No insecticides, herbicides, fertilizers, or other chemicals will be used within 100 feet of elderberry shrubs. Herbaceous vegetation may be mowed or removed using hand tools within 100 feet, but not within 20 feet of the elderberry shrubs. ▼ If new permanent development is to occur within the 100-foot buffer (but outside the 20-foot buffer), the potential for indirect effects will be evaluated by a qualified biologist. If indirect effects are likely to occur, the project applicant will consult with USFWS to determine the appropriate conservation measures. If indirect effects are not likely to occur, then no additional minimization measures would be required. ◢ For elderberry shrubs that cannot be avoided by at least 20 feet or impacts to the beetle minimized through the measures listed above, consultation with USFWS in compliance with the ESA will be carried out to seek incidental take authorization. ◢ No elderberry shrub will be removed or transplanted without prior coordination with USFWS and assurance that the project proponent has abided by all pertinent conditions of any applicable incidental take authorization. Conservation and minimization measures are likely to include preparation of supporting documentation that describes methods for relocation of existing shrubs and maintaining existing shrubs and other vegetation in a conservation area. ◢ Relocation of existing elderberry shrubs and planting of new elderberry seedlings and associated riparian species and/or the purchase of mitigation credits at an approved mitigation bank will be implemented according to the Conservation Guidelines (USFWS 1999) or other applicable USFWS conservation guidelines in effect at the time of construction implementation. The current Conservation Guidelines use stem count data, presence or absence of exit holes, and whether the affected elderberry shrubs are located in riparian habitat to determine the number of elderberry seedlings or cuttings and associated riparian vegetation that would need to be planted as compensatory mitigation for affected VELB habitat. Compensatory mitigation may include planting replacement elderberry seedlings or cuttings and associated native plants within suitable areas of the project site, planting replacement elderberry seedlings or cuttings and associated native plants at a suitable offsite location, purchasing credits at an approved mitigation bank, or a combination thereof. Relocated and replacement shrubs and associated native		turtle before ground-disturbing construction activities within 200 feet of aquatic or riparian habitats. If a western pond turtle is found during construction, impacts would be avoided by relocation of individual turtles by a qualified biologist to suitable habitat. Implementation of Mitigation Measure 4.4-1c would reduce potentially significant impacts on special-status and otherwise protected bird species, including golden eagle and other raptors, to a less-than-significant level because it would require preconstruction surveys to identify active nests and measures to avoid or minimize disturbances of active nests so that project construction would not result in nest abandonment and loss of eggs or young. Implementation of Mitigation Measure 4.4-1d would reduce significant impacts to bat individuals and colonies to a less-than-significant level by surveying for bats before disturbance to potential roosting habitat, and minimizing impacts if they are present by providing alternative roost habitat and excluding the bats from the roost habitat to be removed. (Draft EIR, p. 4.4-22)

Impact Statements, Mitigation Measures, and Findings of Fact			
Impacts	Mitigation Measures	Significance after Mitigation	Findings of Fact
	plantings will be placed in the on- or offsite conservation areas providing a minimum of 1,800 square feet per transplanted shrub. These conservation areas will be preserved in perpetuity as habitat for VELB. The final VELB mitigation plan, including transplanting procedures, long-term protection, management of the mitigation areas, and monitoring procedures will be consistent with the *Conservation Guidelines for the Valley Elderberry Longhorn Beetle* (USFWS 1999), or other USFWS guidelines in effect at the time the construction activities are implemented. Mitigation Measure 4.4-1b: Avoid or minimize effects to western pond turtle. ◢ Within 24 hours before beginning construction activities within 200 feet of suitable aquatic habitat for western pond turtle, a qualified biologist will inspect areas of anticipated disturbance for the presence of western pond turtle. The construction area will be re-inspected whenever a lapse in construction activity of two weeks or more has occurred. The monitoring biologist will be available thereafter; if a turtle is encountered during construction activities, the monitoring biologist will have the authority to stop construction activities until a qualified biologist can relocate the western pond turtle to the nearest suitable aquatic habitat outside the area of disturbance. Mitigation Measure 4.4-1c: Avoid or minimize the loss of special-status bird nests. The project applicant will implement the following measures to avoid or minimize the loss of nests of golden eagle, white-tailed kite, and other raptors and special status birds: ◢ To the extent feasible, vegetation (including tree) removal, grading, and other ground disturbing activities will be carried out during the nonbreeding season (September 1 through February 14) for migratory birds. ◢ If construction activity is scheduled to occur during the nesting season (February 15 to August 31), the project applicant shall utilize a qualified biologist to conduct preconstruction surveys for all potential special-status bird species (golden eagle, white-tailed kite, burrowing owl, and tricolored blackbird) and suitable habitat onsite and within 500 feet of the project site to identify active nests that could be affected by project construction. The surveys shall be conducted before the approval of grading and/or improvement plans (as applicable) and no less than 14 days and no more than 30 days before the beginning of construction in a particular area. If no nests are found, no further mitigation is required. ◢ If active nests are found, impacts on nesting birds, including golden eagle, white-tailed kite, burrowing owl, and other raptors, as well as tricolored blackbirds shall be		

Impact Statements, Mitigation Measures, and Findings of Fact			
Impacts	Mitigation Measures	Significance after Mitigation	Findings of Fact
	avoided by establishment of appropriate buffers around the nests. No project activity shall commence within the buffer area until a qualified biologist confirms that any young have fledged or the nest is no longer active. A 500-foot buffer around raptor nests, burrows, and/or colonies are generally adequate to protect them from disturbance, but the size of the buffer may be adjusted by a qualified biologist in consultation with CDFW depending on site-specific conditions. Monitoring of the nest by a qualified biologist during and after construction activities will be required if the activity has potential to adversely affect the nest. Mitigation Measure 4.4-1d: Avoid or minimize loss of protected bat species. Prior to construction, suitable roosting habitat (assumed to be trees on the project site) for roosting bats on the project site will be surveyed by a qualified biologist. Surveys will consist of a daytime pedestrian survey looking for evidence of bat use (e.g., guano) and may also include an evening emergence survey to note the presence or absence of bats, if warranted. The type of survey will depend on the condition of the potential roosting trees. If no bat roosts are found, then no further study is required. If evidence of bat use is observed, the number and species of bats using the roost will be determined. Bat detectors may be used to supplement survey efforts, but are not required. If roosts of pallid or silver-haired bats are determined to be present and must be removed, the bats will be excluded from the roosting site before the tree is removed. A program addressing compensation, exclusion methods, and roost removal procedures will be developed in consultation with CDFW before implementation. Exclusion methods may include use of one-way doors at roost entrances (bats may leave but not reenter), or sealing roost entrances when the site can be confirmed to contain no bats. Exclusion efforts may be restricted during periods of sensitive activity (e.g., during hibernation or while females in maternity colonies are nursing young). The loss of each roost (if any) will be replaced in consultation with CDFW and may require construction and installation of bat boxes suitable to the bat species and colony size excluded from the original roosting site. If determined necessary during consultation with CDFW, replacement roosts will be implemented before bats are excluded from the original roost sites. Once the replacement roosts are constructed and it is confirmed that bats are not present in the original roost site, the roost trees may be removed. Mitigation Measure 4.4-1e: Implement a Worker Environmental Awareness Program (biological resources element). Prior to any ground disturbing activities that would affect riparian or aquatic habitats, a qualified biologist shall conduct an education program for all		

Impact Statements, Mitigation Measures, and Findings of Fact			
Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
	persons employed or otherwise working on the project. The program shall consist of a presentation from the biologist that includes a discussion of the biology of the habitats and species potentially affected by project development. The biologist shall also include as part of the education program information about the distribution and habitat needs of any special-status species that may be present, legal protections for those species, penalties for violations, and project-specific protective measures identified by regulatory authorizations. Interpretation shall be provided for non-English speaking workers, and the same instruction shall be provided for any new workers prior to their performing work onsite. The permittee shall prepare and distribute wallet-sized cards or a fact sheet that contains relevant biological data for workers to carry onsite. Upon completion of the education program, employees shall sign a form stating they attended the program and understand all protection measures.		
Impact 4.4-2: Loss and/or modification of riparian habitat and fill or other disturbance of waters of the United States during construction. Proposed structures, utilities, roads, and trails are designed to avoid permanent fill of waters of the United States including wetlands and riparian habitat However, because grading and excavation would occur close or adjacent to these areas, they could be affected through either minor inadvertent removal of vegetation, excessive ground disturbance to the bed and bank causing erosion into waterways, or inadvertent placement of fill materials in waters of the United States, wetlands, and/or riparian areas.	Mitigation Measure 4.4-1e: Implement a Worker Environmental Awareness Program (biological resources element). Implement Mitigation Measure 4.4-1e, as described above. Mitigation Measure 4.4-2a: Avoid effects to sensitive natural communities by fencing resources. Before construction activities commence, all sensitive areas will be flagged or fenced with brightly visible construction flagging and/or fencing under the direction of the qualified biologist to ensure that grading, excavation, or other ground-disturbing activities will not occur within these areas. This delineation shall be consistent with and incorporate the USACE-approved preliminary jurisdictional determination or verified jurisdictional determination. Foot traffic by construction personnel will also be limited in these areas to prevent the introduction of invasive or weedy species. Periodic inspections during construction will be conducted by the monitoring biologist to ensure the integrity of exclusion fencing/flagging is maintained throughout the period of construction involving ground disturbance. Mitigation Measure 4.4-2b: Obtain all required regulatory authorizations if project development would result in the fill of Waters of the United States. Prior to any grading or construction activities within waters of the United States., the appropriate Section 404 permit will be obtained for any project-related impacts. Any waters of the United States that would be affected by project development shall be replaced or restored on a "no-net-loss" basis in accordance with USACE mitigation guidelines (or the applicable USACE guidelines in place at the time of construction). In association with the Section 404 permit (if applicable) and prior to the issuance of any grading permit, Section 401 Water Quality Certification from the Regional	LTS	Finding: Compliance with Mitigation Measures 4.4-1e and 4.4-2a through 4.4-2c, which have been required or incorporated into the project, will reduce this impact to a less-than-significant level, by avoiding loss or modification of riparian habitat and fill or disturbance of waters of the United States during construction. The Board of Supervisors hereby directs that these mitigation measures be adopted. The Board of Supervisors, therefore, finds that changes or alterations have been required in, or incorporated into, the project that avoid the potentially significant environmental effect as identified in the EIR. Explanation/Facts in Support of Finding: Although the project design avoids wetland features, the proposed project could result in loss and/or modification of riparian habitat and fill of waters of the United States if construction works inadvertently affect these areas. Significant impacts associated with loss of riparian habitat and fill of waters of the United States would be reduced to a less-than-significant level by implementing a Worker Environmental Awareness Program, flagging and/or fencing sensitive

Impact Statements, Mitigation Measures, and Findings of Fact			
Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
	Water Quality Control Board shall be obtained. Mitigation Measure 4.4-2c: Obtain all required regulatory authorizations if project development would result in impacts to aquatic or riparian habitats within CDFW jurisdiction. If it is determined that project development would affect the bed, bank, channel, or associated riparian habitat subject to CDFW jurisdiction under Fish and Game Code Section 1602, a Streambed Alteration Notification shall be submitted to CDFW, pursuant to Section 1600 et seq. of the California Fish and Game Code. If proposed activities are determined to be subject to CDFW jurisdiction, the project proponent shall abide by the conditions of any executed agreement prior to the issuance of a grading permit by El Dorado County.		natural resources, and obtaining all required regulatory authorizations. (Draft EIR, p. 4.4-23)
Impact 4.4-3: Conflict with County policies related to required setbacks from wetland features. El Dorado County General Plan Policy 7.3.3.4 and the Interim Interpretive Guidelines for that Policy (adopted June 22, 2006) require a minimum setback of 50 feet from intermittent streams and wetlands. An alternative setback can be approved when the applicant demonstrates that the alternative setback would still provide sufficient protection to the affected biological resources and avoid or minimize impacts as required by the general plan, or if the alternative setback is necessary to allow "reasonable use" of an existing legal parcel and appropriate mitigation measures and/or best management practices are incorporated into the project.	Mitigation Measure 4.4-1e: Implement a Worker Environmental Awareness Program (biological resources element). Implement Mitigation Measure 4.4-1e, as described above. Mitigation Measure 4.4-2a: Avoid effects to sensitive natural communities by fencing resources. Implement Mitigation Measure 4.4-2a, as described above. Mitigation Measure 4.4-2b: Obtain all required regulatory authorizations if project development would result in the fill of Waters of the United States. Implement Mitigation Measure 4.4-2b, as described above. Mitigation Measure 4.4-2c: Obtain all required regulatory authorizations if project development would result in impacts to aquatic or riparian habitats within CDFW jurisdiction. Implement Mitigation Measure 4.4-2c, as described above. Mitigation Measure 4.4-3a: Implement additional actions to further reduce impacts to wetland features due to alternate minimum setback during construction. The following actions shall be implemented during grading and other ground-disturbing construction activities within 100 feet of the onsite wetland features: ◢ A qualified biologist shall be onsite during all initial vegetation clearing and grading activities. ◢ High-visibility orange fencing shall be installed 10 feet from the edge of aquatic features and riparian habitat or at the edge of the grading/construction footprint, whichever is greater. The fencing shall be installed at the edge of the construction footprint around all aquatic features, as directed by the monitoring biologist. The fencing shall be installed prior to ground-disturbing activities and shall remain throughout the duration of construction activities. The fencing shall be checked daily by the superintendent or foreman to ensure that the fencing remains intact. ◢ Excavation and ground disturbance within 100 feet of any aquatic feature (excluding	LTS	Finding: Compliance with Mitigation Measures 4.4-1e, 4.4-2a through 4.4-2c, and 4.4-3a and 4.4-3b, which have been required or incorporated into the project, will reduce this impact to a less-than-significant level, by minimizing effects to wetland features during construction, improving revegetation, and providing habitat monitoring, discouraging invasive plants, and educating residents. The Board of Supervisors hereby directs that these mitigation measures be adopted. The Board of Supervisors, therefore, finds that changes or alterations have been required in, or incorporated into, the project that avoid the potentially significant environmental effect as identified in the EIR. Explanation/Facts in Support of Finding: Significant impacts associated with conflicts to County's setback policy would be reduced to a less-than-significant level by implementing additional measures to minimize potential direct and indirect effects to wetland features during construction activities and by including additional features and maintenance activities into the project to improve revegetation, provide monitoring of habitat in open space areas, discouraging use of invasive plant species, and informing residents of effects to wildlife from domestic

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	removal of trees) shall be limited to dry periods (generally between April 15 and October 15). ◢ Within identified wetland features, the top 4 inches of topsoil within the temporary disturbance area shall be stripped and stockpiled onsite. Once construction of the lots is complete, the topsoil shall be returned to the permanent buffer areas to maintain an existing seed bank and promote rapid re-establishment of vegetative cover. ◢ If rain is forecasted to occur, all bare soil shall be covered with plastic sheeting, or equivalent, 24 hours prior to an anticipated precipitation event. Mitigation Measure 4.4-3b: Provide permanent design features and monitoring to further reduce impacts to wetland features due to alternate minimum setback during operation. ◢ The applicant shall hire a qualified biologist to prepare a revegetation plan and submit to the County's Community Development Department prior to the start of construction. The plan shall include information on planting, maintenance, monitoring, and adaptive management strategies. For all disturbed areas within 40 feet of aquatic features and riparian habitat, the revegetation plan shall specify revegetation with native plant material, including native shrubs and trees to improve bank stability and habitat values. ◢ To ensure establishment of native habitat, a monitoring plan prepared by a qualified biologist shall be submitted to the County's Community Development Department that includes monitoring of the habitat within the open space buffers for a minimum of five years after the final certificate of occupancy is issued. The plan shall include adaptive management responses to implement if habitat quality is declining. ◢ The Covenants, Conditions, and Restrictions (CC&R) for the development shall discourage residents from using species considered invasive by the California Invasive Plant Council (CAL-IPC) in landscaping throughout the development. This restriction should be enforced by the Home-owners Association for the development. ◢ Informational signs informing residents about impacts that domestic animals can have on wildlife shall be installed in parks and trail corridors.		animals. (Draft EIR, p. 4.4-26)
4.5 Cultural Resources			
Impact 4.5-1: Disturb archaeological resources. Implementation of the proposed	Mitigation Measure 4.5-1a: Avoid impacts to P-9-822. Construction activities occurring within the boundaries of P-9-822 shall not include any scarification or excavation activities. Any	LTS	Finding: Compliance with Mitigation Measures 4.5-1a through 4.5-1c, which have been required or incorporated

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Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
project could cause a substantial change in the significance of an archaeological resource. One archaeological resource (P-9-822) has been recommended eligible for listing in the CRHR. The proposed project has been designed to avoid this resource; however, mitigation measures are needed to ensure the resource is avoided. Also, project-related ground-disturbing activities could cause a substantial change in the significance of an as yet undiscovered archaeological resource as defined in State CEQA Guidelines Section 15064.5.	construction proposed within the boundaries of P-9-822 shall only include covering the site with layer(s) of chemically compatible soil prior to construction of any physical structures or other improvements. A qualified archaeologist shall be onsite continuously to monitor all ground disturbing activities within 100 feet of P-9-822 and all soil capping activities. The qualified archaeologist shall have the authority to stop work if necessary to protect the integrity of the site. Mitigation Measure 4.5-1b: Develop and implement a Worker Environmental Awareness Program (heritage and cultural resources element). The project applicant shall submit to the El Dorado County Planning Department a Worker Environmental Awareness Program, prepared by a qualified archaeologist that will be provided to all construction personnel and supervisors who will have the potential to encounter and alter heritage and cultural resources. The topics to be addressed in the Worker Environmental Awareness Program will include, at a minimum: ◢ types of heritage and cultural resources expected in the project area; ◢ types of evidence that indicates heritage or cultural resources might be present (e.g., ceramic shards, trash scatters, lithic scatters); ◢ what to do if a worker encounters a possible resource; ◢ what to do if a worker encounters bones or possible bones; and ◢ penalties for removing or intentionally disturbing heritage and cultural resources, such as those identified in the Archeological Resources Protection Act. Mitigation Measure 4.5-1c: Stop work and implement recommendations in the event of an archaeological discovery. In the event that evidence of any prehistoric or historic-era subsurface archaeological features or deposits are discovered during construction-related earth-moving activities (e.g., ceramic shard, trash scatters, lithic scatters), all ground-disturbing activity in the area of the discovery shall be halted until a qualified archaeologist can access the significance of the find. If an archeological site, the appropriate Native American group shall be notified. If the archaeologist determines that the find does not meet the CRHR standards of significance for cultural resources, construction may proceed. If the archaeologist determines that further information is needed to evaluate significance, and a data recovery plan shall be prepared. If the find is determined to be significant by the qualified archaeologist (i.e., because the find is determined to constitute either an historical resource or		into the project, will reduce this impact to a less-than-significant level, by minimizing effects to known and undiscovered archaeological resources. The Board of Supervisors hereby directs that these mitigation measures be adopted. The Board of Supervisors, therefore, finds that changes or alterations have been required in, or incorporated into, the project that avoid the potentially significant environmental effect as identified in the EIR. Explanation/Facts in Support of Finding: The proposed project could potentially disturb known and undiscovered archaeological resources. Implementation of Mitigation 4.5-1a would ensure that project development would not result in any activities within the boundaries of site P-9-822 that could result in significant impacts to the site as defined under Public Resources Code Section 15064.5(b). In addition, Mitigation Measure 4.5-1a requires that all construction activities in the vicinity of site P-9-822 would be overseen by a qualified archaeologist with stop-work authority in order to ensure the integrity of the resource is not inadvertently compromised. Implementation of Mitigation Measures 4.5-1b and 4.5-1c would reduce potentially significant impacts to currently undiscovered archaeological resources because actions would be taken to avoid, move, record, or otherwise treat the resource appropriately, in accordance with pertinent laws and regulations. Implementation of these mitigation measures would reduce impact to a less-than-significant level. (Draft EIR, p. 4.5-13 and 4.5-14)

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Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
	a unique archaeological resource), the archaeologist shall work with the project applicant to avoid disturbance to the resources, and if completed avoidance is not possible, follow accepted professional standards in recording any find including submittal of the standard DPR Primary Record forms (Form DPR 523) and location information to the appropriate California Historical Resources Information System office for the project area (the NCIC).		
Impact 4.5-2: Accidental discovery of human remains. Although unlikely, construction and excavation activities associated with project development could unearth previously undiscovered or unrecorded human remains.	Mitigation Measure 4.5-2: Stop work and implement recommendations if human remains are discovered. If human remains are discovered during any demolition/construction activities, potentially damaging ground-disturbing activities in the area of the remains shall be halted immediately, and the project applicant shall notify the El Dorado County coroner and the NAHC immediately, according to Section 5097.98 of the PRC and Section 7050.5 of California's Health and Safety Code. If the remains are determined by the NAHC to be Native American, the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. The project applicant shall also retain a professional archaeologist with Native American burial experience to conduct a field investigation of the specific site and consult with the Most Likely Descendant, if any, identified by the NAHC. Following the coroner's and NAHC's findings, the archaeologist, and the NAHC-designated Most Likely Descendant shall determine the ultimate treatment and disposition of the remains and take appropriate steps to ensure that additional human interments are not disturbed. The responsibilities for acting upon notification of a discovery of Native American human remains are identified in PRC Section 5097.94.	LTS	Finding: Compliance with Mitigation Measure 4.5-2, which has been required or incorporated into the project, will reduce this impact to a less-than-significant level, by minimizing effects in the event that human remains are discovered during construction. The Board of Supervisors hereby directs that these mitigation measures be adopted. The Board of Supervisors, therefore, finds that changes or alterations have been required in, or incorporated into, the project that avoid the potentially significant environmental effect as identified in the EIR. Explanation/Facts in Support of Finding: There is potential for unknown human remains to be uncovered during project construction. Implementation of Mitigation Measure 4.5-2 would reduce potentially significant impacts to human remains because actions would be implemented to avoid, move, record, or otherwise treat the remains appropriately, in accordance with pertinent laws and regulations. By providing an opportunity to avoid or minimize the disturbance of human remains, and to appropriately treat any remains that are discovered, this impact would be reduced to a less-than-significant level. (Draft EIR, p. 4.5-14)
Impact 4.5-3: Destroy a unique paleontological resource. The project site is considered to have a low paleontological sensitivity because the site rests on soils that are predominantly	No mitigation is required.	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)

Impact Statements, Mitigation Measures, and Findings of Fact			
Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
igneous (volcanic). No paleontological resources are known to occur within the project site or a 1-mile radius of the site.			
4.6 Aesthetic and Visual Resources			
Impact 4.6-1: Scenic vista impacts. Development of the proposed project would not obstruct views of existing scenic vistas or important scenic resources, as no such views are currently available from public vantage points surrounding the site.	No mitigation is required.	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)
Impact 4.6-2: Visual character and quality impacts. Existing topographical and landscape features would be maintained where feasible and open space buffers would visually separate the new development from existing adjacent developments. Most onsite rock outcroppings would be removed from the site, but they are not considered significant geologic or visual features and are commonly found throughout El Dorado County. Although some trees would be removed, most of the existing oak trees located in proposed open space areas, along the stream corridor, in the northwest corner of the site, and along the eastern project boundary would be retained, and trees would be planted throughout the site, consistent with surrounding neighborhood and park landscaping. The change in character of the project site, once developed, would be visually compatible with surrounding existing residential neighborhoods to the north, east, and west. Therefore, the proposed project	No mitigation is required.	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)

Impact Statements, Mitigation Measures, and Findings of Fact			
Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
would not substantially degrade the existing visual character or quality of the site and its surroundings.			
Impact 4.6-3: Light and glare impacts. The proposed residential development would include indoor lighting and outdoor lighting for safety purposes. The proposed roadways, parks, and pathways would also include outdoor safety lighting. These new sources of light would be visible from a distance at night. The new light sources would be consistent with the surrounding suburban development. Compliance with general plan Policy 2.8.1.1 and Section 130.14.170 of the Zoning Ordinance before building permit issuance would ensure that light and glare created by the proposed development would be the minimum required, and comparable to that of surrounding residential neighborhoods.	No mitigation is required.	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)
4.7 Transportation and Circulation			
Impact 4.7-1: Existing plus project intersection LOS impacts. Under the existing plus project conditions, operation of the study intersections range from LOS C to LOS F during the a.m. and p.m. peak hours. The freeway facilities are shown to operate from LOS A to LOS E during peak hours. Segments would operate at LOS D and E. Intersection operations associated with El Dorado Hills Boulevard at Saratoga Way/Park Drive and Latrobe Road at Town Center Boulevard would operate at LOS F, and the project would result in more than 10	Mitigation Measure 4.7-1a: Pay ~~TIM Fees~~ project's fair share of the Highway 50/Silva Valley Parkway interchange (Phase 1). The applicant shall pay fair share fees to El Dorado County for the Highway 50/Silva Valley Parkway interchange (Phase 1) to address the project's contribution to traffic at the El Dorado Hills Boulevard at Saratoga Way/Park Drive Intersection. Fee amount shall be determined by the County. All fees shall be paid at the time of issuance of building permits. Note that since the release of the Draft EIR, the interchange (Phase 1) has been completed; therefore, the physical traffic-related impact of the project on the El Dorado Hills Boulevard at Saratoga Way/Park Drive Intersection is already mitigated. Fair share fee contribution is required for reimbursement. Mitigation Measure 4.7-1b: Complete a Signal Timing Plan. The project applicant shall prepare and implement a signal timing plan for the intersections along El Dorado Hills Boulevard/Latrobe Road corridor from Saratoga Way/Park Drive through Town Center	LTS	Finding: Compliance with Mitigation Measures 4.7-1a and 4.7-1b, which have been required or incorporated into the project, will reduce this impact to a less-than-significant level, by reducing impacts to intersection LOS (under existing plus project conditions). The Board of Supervisors hereby directs that these mitigation measures be adopted. The Board of Supervisors, therefore, finds that changes or alterations have been required in, or incorporated into, the project that avoid the potentially significant environmental effect as identified in the EIR. Explanation/Facts in Support of Finding: The proposed

Impact Statements, Mitigation Measures, and Findings of Fact			
Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
additional vehicle trips per peak hour.	Boulevard to provide acceptable LOS in the a.m. and p.m. peak hours. The plan for signal optimization shall be prepared by a California-licensed civil engineer or traffic engineer obtained by the project applicant, and shall be submitted to the County Transportation Division and Caltrans, as appropriate. Prior to issuance of ~~occupancy certificates~~building permits, the applicant shall ensure the signal timing improvements are completed in coordination with the County Transportation Division and Caltrans.		project could result in impacts to local intersection LOS. With implementation of Mitigation Measures 4.7-1a and 4.7-1b, the applicant would pay the project's fair share of the Highway 50/Silva Valley Parkway interchange (Phase 1). The applicant will also prepare and implement optimized signal timings along the El Dorado Hills Boulevard/Latrobe Road corridor. The Highway 50/Silva Valley Parkway interchange (Phase 1), a CIP project, is currently under construction and will be completed in 2016, prior to the time at which development of the project would begin. The Highway 50/Silva Valley Parkway interchange (Phase 1) consists of a new overcrossing over Highway 50, new on- and off-ramps with signalized intersections, and new bicycle and pedestrian facilities. The purpose of the interchange project is to provide another access point to Highway 50 for motorists in El Dorado Hills. The completion of Highway 50/Silva Valley Parkway interchange will result in a redistribution of the traffic and would affect delays associated with roadways near the project site, including El Dorado Hills Boulevard and Latrobe Road. The interchange will decrease congestion on several roadways near the project site and improve travel time by providing more direct access to Highway 50 for many area residents and businesses that would otherwise be required to access Highway 50 from El Dorado Hills Boulevard, Latrobe Road, or Bass Lake Road. Modeling of the project, in combination with operation of the Highway 50/Silva Valley Parkway and optimized signal cycle length and reallocation of the green time at intersections in the area, is provided in Table 4.7-18 of the Draft EIR. As shown, under these conditions, LOS conditions would be acceptable and degraded conditions would improve. The new interchange, along with revised signal

Impact Statements, Mitigation Measures, and Findings of Fact			
Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
			timings, would result in acceptable LOS E or better operations along the corridor during the a.m. and p.m. peak hours. Because this improvement will be completed prior to development on the project site, payment of fair share fees will satisfy the project's obligation towards this improvement. With implementation of Mitigation Measures 4.7-1a and 4.7-1b, intersection LOS associated with the existing plus project condition would meet, and in some cases exceed, requirements for traffic operations within the County. Thus, this impact would be reduced to a less-than-significant level. (Draft EIR, p. 4.7-29 and 4.7-30; Final EIR p. 2-7)

Impact Statements, Mitigation Measures, and Findings of Fact			
Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
Impact 4.7-2: Near Term (2024) plus proposed project conditions intersection LOS impacts. Under Near Term (2024) conditions, operation of the study intersections would range between LOS B and LOS F during the a.m. and p.m. peak hours. The study freeway facilities would range from LOS A to LOS E during peak hours. The study roadway segments would operate acceptably at LOS E or better. The El Dorado Hills Boulevard at Saratoga Way/Park Drive and Latrobe Road at Town Center Boulevard intersections would operate unacceptably at LOS F.	Mitigation Measure 4.7-2: Road and intersection improvements. ~~Prior to issuance of occupancy permits~~In accordance with conditions of approval for timing of improvements, the applicant shall coordinate with the County to improve the El Dorado Hills at Saratoga Way/Park Drive intersection by adding a southbound right-turn lane and re-allocating the traffic signal green time, and improve the Latrobe at Town Center Drive intersection by restriping of the westbound Town Center Boulevard approach to include one shared through/left-turn lane and two right-turn lanes, adding a right-turn overlap signal phase for the westbound right-turn, and adding a component of Phase 2B improvements at the adjacent Highway 50 interchange with El Dorado Hills Boulevard/Latrobe Road. ~~As determined by the County's Community Development Agency (CDA), the project applicant shall pay TIM fees to satisfy the project's fair share obligation towards these improvements, if they are included in the 10-Year CIP. Alternatively, as determined by the CDA, the project applicant may construct the improvements if they are needed, but not included in future updates to the 10-Year CIP, and~~ The project applicant may be eligible for either reimbursement or fee credit for costs that exceed the project's proportional share.	LTS	Finding: Compliance with Mitigation Measure 4.7-2, which has been required or incorporated into the project, will reduce this impact to a less-than-significant level, by reducing impacts to intersection LOS (under near-term [2024] plus project conditions). The Board of Supervisors hereby directs that these mitigation measures be adopted. The Board of Supervisors, therefore, finds that changes or alterations have been required in, or incorporated into, the project that avoid the potentially significant environmental effect as identified in the EIR. Explanation/Facts in Support of Finding: Unacceptable operations at the El Dorado Hills Boulevard at Saratoga Way/Park Drive and Latrobe Road at Town Center Boulevard intersections are due to a combination of increased traffic from planned development and changes in travel patterns associated with planned infrastructure improvements, like the Highway 50/Silva Valley Parkway interchange and the Saratoga Way extension. The Near Term (2024) analysis includes planned roadway improvements, as well as growth consistent with the 2004 General Plan and with approved and reasonably foreseeable projects within the study area. As noted, these intersections operate at unacceptable LOS F in the Near Term (2024) scenario without the project, which includes other foreseeable but unapproved projects. Therefore, the project is only responsible for its proportional share of the proposed mitigation under Near Term conditions. With implementation of Mitigation Measure 4.7-2, the applicant would be required to construct the needed improvements and may be reimbursed for cost above and beyond the fair share contribution, as determined by the CDA. As shown in Draft EIR Table 4.7-22, implementation of

Impact Statements, Mitigation Measures, and Findings of Fact			
Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
			the roadway improvements would result in acceptable intersection operations during the a.m. and p.m. peak-hours. Therefore, this impact would be reduced to a less-than-significant level. (Draft EIR, p. 4.7-34 and 4.7-35; Final EIR p. 2-7 through 2-9)
Impact 4.7-3: Cumulative (2035) plus proposed project conditions intersection LOS impacts. Under the cumulative (2035) conditions, the study intersections would operate between LOS B and LOS F during the a.m. and p.m. peak-hours. Segments would operate at A and B LOSs. The freeway facilities would operate from LOS B to LOS D during peak-hours. The result indicates inadequate LOS at the intersections of El Dorado Hill Boulevard and Saratoga Way/Park Drive, and Latrobe Road and Town Center Boulevard. These intersections would continue to experience LOS F conditions and contribute more than 10 peak-hour trips.	Mitigation Measure 4.7-1a: Pay ~~TIM Fees~~ project's fair share of the Highway 50/Silva Valley Parkway interchange (Phase 1). Implement Mitigation Measure 4.7-1a, as described above. Mitigation Measure 4.7-1b: Complete a Signal Timing Plan. Implement Mitigation Measure 4.7-1b, as described above. Mitigation Measure 4.7-2: Road and intersection improvements. Implement Mitigation Measure 4.7-2 as described above.	LTS	Finding: Compliance with Mitigation Measures 4.7-1a, 4.7-1b, and 4.7-2, which have been required or incorporated into the project, will reduce this impact to a less-than-significant level, by reducing impacts to intersection LOS (under cumulative [2035] plus project conditions). The Board of Supervisors hereby directs that these mitigation measures be adopted. The Board of Supervisors, therefore, finds that changes or alterations have been required in, or incorporated into, the project that avoid the potentially significant environmental effect as identified in the EIR. Explanation/Facts in Support of Finding: The significant impact at the El Dorado Hills Boulevard at Saratoga Way/Park Drive intersection can be mitigated by performing signal cycle length optimization and reallocation of green time. This would be implemented by the applicant through preparation and implementation of a signal timing plan for the El Dorado Hills Boulevard at Saratoga Way/Park Drive intersection, as described in Mitigation Measure 4.7-1b. With implementation of Mitigation Measure 4.7-2, the applicant would be required to construct the necessary improvements and may be reimbursed for cost above and beyond the fair share contribution, as determined by the CDA. As shown in Draft EIR Table 4.7-26, implementation of the roadway improvements discussed above would result in

Impact Statements, Mitigation Measures, and Findings of Fact			
Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
			acceptable intersection operations during the p.m. peak-hour. Therefore, this impact would be reduced to a less-than-significant level. (Draft EIR, p. 4.7-39; Final EIR p. 2-7 through 2-9)
Impact 4.7-4: Construction-related traffic impacts. Construction of the project would result in temporary construction traffic and temporary disruption to traffic circulation along roadways near the project site. The amount of construction activity would vary depending on the particular type, number, and duration of usage for the varying equipment, and the phase of construction.	Mitigation Measure 4.7-4: Prepare and implement a construction traffic management plan. The applicant (or designated construction manager) shall prepare a construction Traffic Management Plan (TMP) in consultation with the El Dorado County Transportation Division, as well as all other applicable transportation entities, including Caltrans for state roadway facilities and City of Folsom for city roadway facilities. The TMP will ensure that construction traffic does not result in exceedance of peak-hour LOS at existing affected transportation facilities beyond baseline conditions. The County will ensure implementation of the construction TMP during all applicable construction phases. The TMP would address the following, as needed: ◢ scheduling for oversized material deliveries to the work site and haul routes, including flagging, scheduling off-peak deliveries (recognizing applicable noise standards may limit early morning/evening deliveries); ◢ coordination of construction traffic with other concurrent, major construction projects in the same local transportation network; ◢ other actions to be identified and developed as may be needed by the construction manager/resident engineer to ensure that temporary impacts on transportation facilities are minimized. Such actions could include offering a ride-sharing program for construction workers, offering some flexibility for start- and end-work times, and even restricting peak hour construction trips, if necessary. The TMP would include an up-to-date evaluation of current operational characteristics of the roadways to verify that the plan is successful, or to identify whether additional measures should be added (as described above).	LTS	Finding: Compliance with Mitigation Measure 4.7-4, which has been required or incorporated into the project, will reduce this impact to a less-than-significant level, by requiring preparation and implementation of a construction traffic management plan (TMP). The Board of Supervisors hereby directs that these mitigation measures be adopted. The Board of Supervisors, therefore, finds that changes or alterations have been required in, or incorporated into, the project that avoid the potentially significant environmental effect as identified in the EIR. Explanation/Facts in Support of Finding: Project-related construction activities and traffic could result in short-term traffic impacts. The construction TMP would reduce the significance of this impact by reducing peak hour construction traffic and would substantially improve and manage construction-related traffic conditions on area roadways. Therefore, this impact would be reduced to less than significant. (Draft EIR, p. 4.7-40 and 4.7-41)
Impact 4.4-5: Pedestrian, bicycle, and transit facilities impacts. The project would be required to construct onsite roadway and pedestrian facilities in accordance with County	No mitigation is required.	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)

Impact Statements, Mitigation Measures, and Findings of Fact			
Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
design guidelines. These onsite pedestrian and bicycle facilities would connect the project with the future adjacent Class II bike lanes along Saratoga Way. Through this connection to the proposed bike lane network, the project would provide continuity with adjacent projects, schools, parks, and other public facilities.			
Impact 4.7-6: Access and circulation impacts. Based on a review of general access and onsite circulation conducted by a traffic engineer, adequate access to/from Saratoga Way and the surrounding transportation network would be provided.	No mitigation is required.	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)
Impact 4.7-7: Traffic safety impacts. Several intersections in the project area have been identified as areas prone to vehicle accidents. Although the project is consistent with the amount of development contemplated in the County's recent travel demand model and land use update, it would result in introduction of additional people to unsafe intersections and roadway segments. However, existing safety issues in the project vicinity have either recently been corrected, or improvements are imminent.	No mitigation is required.	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)

Impact Statements, Mitigation Measures, and Findings of Fact			
Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
4.8 Air Quality			
Impact 4.8-1: Short-term, construction-generated emissions of criteria air pollutants and precursors. Short-term, construction-generated emissions would exceed EDCAQMD's significance threshold for ROG, but would not exceed thresholds for mass emissions of NOX, PM10, and PM2.5 for all years of construction.	Mitigation Measure 4.8-1a: Use architectural coatings with low-VOC content. During construction, architectural coatings with an average VOC content of 150 grams per liter or less shall be used. Mitigation Measure 4.8-1b: Apply Rule 403 from SCAQMD, as adopted by EDCAQMD. During construction, implement SCAQMD's Best Available Fugitive Dust Control Measures and Best Available Fugitive Dust Control Measures for High Wind Conditions as adopted by EDCAQMD.	LTS	Finding: Compliance with Mitigation Measures 4.8-1a and 4.8-1b, which have been required or incorporated into the project, will reduce this impact to a less-than-significant level, by requiring low-VOC architectural coatings and complying with SCAQMD Rule 403 (adopted by EDCAQMD) to control dust. The Board of Supervisors hereby directs that these mitigation measures be adopted. The Board of Supervisors, therefore, finds that changes or alterations have been required in, or incorporated into, the project that avoid the potentially significant environmental effect as identified in the EIR. Explanation/Facts in Support of Finding: Project-related construction activities could generate air pollutant emission levels that exceed EDCAQMD thresholds. Implementation of Mitigation Measures 4.8-1a and 1b would reduce significant impacts associated with emissions of ROG and TAC from construction activities to a less-than-significant level through the use of low-VOC architectural coatings and application of other BACT. Mitigated ROG emissions were estimated based on the reduced VOC content paint as specified in Mitigation Measure 4.8-1a and are shown in the Table 4.8-7 in the Draft EIR. The effect of this mitigation measure would only occur during years in which architectural coatings are expected to be applied. (Draft EIR, p. 4.8-22)
Impact 4.8-2: Long-term, operation-related emissions of criteria air pollutants and precursors. Long-term, operational emissions	No mitigation is required.	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3),

Impact Statements, Mitigation Measures, and Findings of Fact			
Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
would not exceed significance thresholds for ROG, NO_x, $PM_{2.5}$, and PM_{10}. Thus, long-term operational emissions of precursors would not violate or contribute substantially to an existing or projected air quality violation, expose sensitive receptors to substantial pollutant concentrations, and/or conflict with air quality planning efforts.			15091.)
Impact 4.8-3: Mobile-source CO concentrations. Local mobile-source CO emissions near roadway intersections are a direct function of traffic volume, speed, and delay. Short-term construction and long-term operation of the proposed project would not result in increases in traffic such that the adopted screening criteria would be triggered. Therefore, the project would not result in increased concentrations of CO that would expose sensitive receptors to unhealthy levels.	No mitigation is required.	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)
Impact 4.8-4: Exposure of sensitive receptors to TACs. Construction activities would result in substantial emissions of diesel PM and NOA and would take place near offsite receptors. During operations, diesel powered equipment would not be as prominent and diesel PM emissions would be limited to emissions from on-road diesel vehicles. The project would not be a major source of other TACs, as these are primarily associated with industrial operations. However, the project is located in close proximity to Highway 50 and could expose sensitive receptors to substantial health risks	Mitigation Measure 4.3-1: Prepare and implement a SWPPP. Implement Mitigation Measure 4.3-1, as described above. Mitigation Measure 4.8-4a (NOA during construction): Comply with Applicable Recommendations in the Geotechnical Engineering Study. A professional geologist shall be retained by the project applicant. As determined necessary by the geologist, grading activities shall be observed to identify materials likely to contain NOA. Collection of soil/rock samples for analyses for NOA shall be conducted where recommended by the onsite geologist. An asbestos dust mitigation plan shall be prepared by the applicant and submitted to EDCAQMD that includes: ◢ Provisions for testing of all soils to be exported from the project site during construction. At least one sample per 1,000 tons of material shall be required. ◢ Prohibition of rock crushing where materials may contain asbestos. ◢ Track-out control measures.	LTS	Finding: Compliance with Mitigation Measures 4.3-1 and 4.8-4a through 4.8-4c, which have been required or incorporated into the project, will reduce this impact to a less-than-significant level by minimizing emission of toxic air contaminants during construction and operation of the project. The Board of Supervisors hereby directs that these mitigation measures be adopted. The Board of Supervisors, therefore, finds that changes or alterations have been required in, or incorporated into, the project that avoid the potentially significant environmental effect as identified in the EIR. Explanation/Facts in Support of Finding: Project-related

Impact Statements, Mitigation Measures, and Findings of Fact			
Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
from roadway emissions.	◢ Prohibition of fugitive dust that extends beyond the project site. ◢ Specifications for the depth to which NOA-containing materials will be used as fill. NOA shall be used only in deep fills to avoid contact during future excavations (i.e., for pools or maintenance of utilities). ◢ A contingency under which the Buckeye Union School District (which includes William Brooks Elementary School) and the Folsom Cordova Unified School District (which includes Russell Ranch Elementary School) shall be notified if there is a release, or suspected release, of asbestos in fugitive dust that extends beyond the project site. Coordinate with EDCAQMD to determine if air monitoring for NOA is necessary during construction. Following construction, finished lot testing for NOA shall be completed, as recommended by EDCAQMD. Mitigation Measure 4.8-4b (diesel PM during construction): Use Tier 3 construction equipment. To reduce diesel PM emissions during construction, limit construction equipment to those that comply with Tier 3 emission control standards. Mitigation Measure 4.8-4c (diesel PM during operation): Implement measures to reduce health risks from Highway 50. ◢ Houses located within 500 feet of Highway 50 shall include air filtration systems that have a minimum efficiency reporting value of 13 and mechanical airflow and ventilation systems that are equipped to handle necessary air flow needs, as determined by a specialist certified by the American Society of Heating, Refrigeration, and Air-Conditioning Engineers. (Note: the minimum efficiency reporting value rates the effectiveness of air filters. A rating of 13 indicates that particles between 0.3 and 1 micrometers are removed 75 percent of the time.) ◢ To filter outdoor air and minimize TAC concentrations, the project applicant shall fund the planting of trees in the open space along the southern boundary of the project site. The plantings shall be located on the northern side of Saratoga Way, adjacent to the soundwalls shown on Exhibit 3-3 in Chapter 3, "Project Description." Trees shall consist of evergreen species, so that the potential for particle deposition and filtration is relatively consistent year-round. Two contiguous rows of trees will be planted, with individual plantings not more than 15 feet apart. The plantings in one row shall be staggered relative to the plantings in the other row. All trees shall be planted prior to occupancy of homes within 500 feet of Highway 50.		construction activities could result in substantial emissions of diesel PM and NOA near offsite receptors. The project is located in close proximity to Highway 50 and could expose sensitive receptors to substantial health risks from roadway emissions. The existing NOA levels onsite are at or below EDCAQMD's definition of "asbestos-containing material," which is defined as any material that has asbestos content of 0.25 percent or greater by ARB TM 435. Implementation of Mitigation Measures 4..3-1 and 4.8-4a would require the construction and design of the project to conform to recommendations from the geotechnical engineering study that were designed to reduce exposure to NOA during construction. The project would also comply with all applicable rules and regulations from ARB and EDCAQMD that would further reduce exposure to NOA during project construction. Thus, the application of these mitigation measures would reduce the likelihood of exposure of sensitive receptors to NOA and would reduce significant impacts associated with NOA to be less-than-significant. Implementation of Mitigation Measure 4.8-4b would result in compliance with EDCAMQD thresholds by requiring the use of construction equipment technology that reduces diesel PM emissions. The use of Tier 3 construction equipment would result in a significance threshold of 98,143 gallons. Thus, the diesel fuel use estimated for the project's construction would fall below the adjusted threshold. Implementation of Mitigation Measure 4.8-4c would reduce impacts related to exposure to diesel PM from Highway 50. The unmitigated health risk conservatively estimated for the project is just under the 100 in a million threshold. Therefore, implementation of measures listed under Mitigation Measure 4.8-4c would be expected to reduce

Impact Statements, Mitigation Measures, and Findings of Fact			
Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
	The specific tree species selected for the site shall be suited to the site conditions and constraints. All trees shall be planted in accordance with the planting standards established by the Western Chapter of the International Society of Arboriculture's *Guideline Specifications for Selecting, Planting, and Early Care of Young Trees* (Kempf and Gilman 2011), including standards for root ball management, root pruning, staking, mulching, and irrigation. The trees will be maintained in perpetuity by the EDHCSD, a landscape and lighting district, or by the HOA. As part of the ongoing maintenance, trees lost to disease, age, or other cause shall be replaced with the same tree species to maintain the screening.		indoor and outdoor exposure of sensitive receptors to diesel PM to below the level of significance. Thus, after mitigation, the impacts associated with diesel PM emissions would be less than significant. (Draft EIR, p. 4.8-28 and 4.8-29)
Impact 4.8-5: Exposure of sensitive receptors to odors. Neither construction nor operation of the project would create objectionable odors affecting a substantial number of people, because the proposed development does not include construction and operation of the types of facilities that are known to produce odors and any diesel exhaust odors generated by construction equipment would be intermittent and temporary, and would dissipate rapidly from the source with an increase in distance.	No mitigation is required.	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)
4.9 Climate Change			
Impact 4.9-1: Construction-generated greenhouse gas emissions. Construction-generated GHG emissions would not exceed EDCAMQD's recommended GHG emissions threshold.	No mitigation is required.	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)
Impact 4.9-2: Operational greenhouse gas emissions. The project would be consistent with SACOG's MTP/SCS because it would be located in the area designated "Established Community" in the MTP/SCS, and proposed	Mitigation Measure 4.9-2: Reduce operational GHG emissions Prior to issuance of certificates of occupancy, the project applicant shall incorporate mitigation measures into the project to reduce operational GHG emissions to levels that do not exceed the identified performance standard, that is, the GHG efficiency target. The following measures are recommended given the state of the science today. However, in consideration	LTS	Finding: Compliance with Mitigation Measure 4.9-2, which has been required or incorporated into the project, will reduce this impact to a less-than-significant level by minimizing GHG emission during operation of the project. The Board of Supervisors hereby directs that these

Impact Statements, Mitigation Measures, and Findings of Fact			
Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
land use would be consistent with the overall land use, density, and intensity information provided for this community type in the MTP/SCS. However, GHGs associated with operation of the proposed project would exceed the Tier I mass-emission threshold of 1,100 MT CO_2e/year and operational GHGs would exceed the GHG efficiency-based Tier II threshold developed for the project based on statewide reduction targets and post-2020 conditions.	of new and advanced technologies that may be introduced, other feasible, enforceable measures that result in emissions reductions additional to regulatory requirements and that would also achieve the performance standard may be substituted, with prior approval by El Dorado County. Transportation All single family homes shall include adequate electric wiring and infrastructure to support a 240-Volt electric vehicle charger in the garage or off-street parking area to allow for the future installation of electric vehicle chargers. This connection should be separate from the connection provided to power an electric clothes dryer. Energy ◢ All houses shall be designed to exceed the 2013 Title 24 standards by a minimum of 25 percent. Title 24 regulates energy uses including space heating and cooling, hot water heating, and ventilation. Therefore, potential options to meet the 25 percent improvement goal could include, but not be limited to, high-efficiency HVAC systems, efficient hot water heaters (e.g., tankless or solar), and insulation requirements that exceed Title 24 standards. ◢ Energy Star appliances (including clothes washers, dish washers, fans, and refrigerators) shall be installed in all residential units. ◢ The project shall achieve reductions in onsite electricity and natural gas use through a combination of on-site renewable energy (e.g., solar photovoltaic panels) and elimination of fireplaces in specified number of units. The pathway to achieving this reduction would be flexible, as long as the specified reductions in GHGs are achieved. ◤ For example, the project could include solar photovoltaic panels, or an equivalent mode of on-site renewable energy generation, with all houses to offset 30 percent of net annual electricity demand by single family residences. Based on the projected electricity consumption for the project (2.3 million kWh annually), this would amount to a total system size of 500 kilowatts. The total area required for the photovoltaic panels is expected to be approximately 40,000 square feet and the total number of solar panels required would range from approximately 2,000-2,500 depending upon the panel wattage. The project would have the flexibility to		mitigation measures be adopted. The Board of Supervisors, therefore, finds that changes or alterations have been required in, or incorporated into, the project that avoid the potentially significant environmental effect as identified in the EIR. Explanation/Facts in Support of Finding: Project operation could generate GHGs in excess of Tier I and Tier II thresholds. Implementation of identified actions and achievement of performance standards identified under Mitigation Measure 4.9-2 would reduce the project's GHG emissions as shown in Table 4.9-3 of the Draft EIR. As shown in Table 4.9-3, with implementation of Mitigation Measure 4.9-2, the project would operate with a GHG efficiency of 4.2 MT CO_2e/SP/year upon full buildout in 2022, which meets the GHG efficiency goal computed for 2022. Therefore, implementation of Mitigation Measure 4.9-2 would reduce this impact to a less-than-significant level. (Draft EIR, p. 4.8-22)

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meet this requirement by installing an average number of panels on all homes (example, 6-8 panels on each home) or larger systems on a portion of the homes, as long as the 30 percent net annual electricity demand is met through onsite renewable energy. (Note that the values provided here are preliminary estimates. The actual system size and design would be determined at the project's design stage.)

- Alternatively, the project could include various combinations of solar photovoltaic panels and elimination of fireplaces in the units as follows:

Number of solar panels per unit	Number of units with fireplaces
6-8	317
4-6	269
3-4	254
2-3	238
1-2	222
0	159

Note:
The data presented in the section assumes one natural gas fireplace per single family unit in the unmitigated condition.

- Building design, landscape plans (tree placement), and solar panel installation shall take into account solar orientation to maximize solar exposure.

Area Sources

- Electrical outlets shall be provided on the exterior of project buildings to allow sufficient powering of electric landscaping equipment.

Water Conservation

- The project shall include the following measures related to water conservation:
  - Install low-flow kitchen faucets that comply with CALGreen residential voluntary measures (maximum flow rate not to exceed 1.5 gallons per minute at 60 psi).
  - Install low-flow bathroom faucets that exceed the CALGreen residential mandatory

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	requirements (maximum flow rate not to exceed 1.5 gallons per minute at 60 psi) ◤ Install low-flow toilets that exceed the CALGreen residential mandatory requirements (maximum flush volume less not to exceed 1.28 gallons per flush) ◤ Install low-flow showerheads that exceed the CALGreen residential mandatory requirements (maximum flow rate not to exceed 2 gallons per minute at 80 psi) ◤ Install a "Smart" irrigation control system that uses weather, climate, and/or soil moisture data to automatically adjust watering schedules in response to environmental and climate changes, such as changes in temperature or precipitation levels. Appropriate systems that could be installed to comply with this measure include Calsense, ET Water, and EPA-certified WaterSense Irrigation Partners. Waste Diversion/Recycling ◢ The project shall comply with the following performance measure related to reducing solid waste disposal: Achieve a 20 percent reduction in the generation of solid waste, relative to baseline waste disposal rates. This performance standard may be achieved through a combination of actions. Strategies to reduce landfill waste include increasing recycling, reuse, and composting. The project can achieve this reduction by providing a recycling collection service and providing separate recycling and waste containers to future residents. The project may also include provisions to divert all green waste from the park and landscape lots and recycle it as mulch. It should be noted that this list of measures is not intended to be all-inclusive. If it can be demonstrated that other measures or technologies achieve an equivalent reduction, these may be implemented with County authorization.		
Impact 4.9-3: Impacts of climate change on the project. Climate change is projected to result in a variety of effects that would influence conditions in the project area including increased temperatures, leading to increased wildfire risk; and changes to timing and intensity of precipitation, resulting in increased stormwater runoff and flood risk.	No mitigation is required.	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)

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Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
However, there are numerous programs and policies in place to protect against and respond to wildfire.			
4.10 Noise			
Impact 4.10-1: Construction noise impacts. The project is anticipated to be built out over approximately five years. Construction would occur between 7:00 a.m. and 7:00 p.m., Monday through Friday. Night construction is not proposed. Worst-case construction-related activities could result in noise levels of up to 86 dBA Leq and 91 dBA Lmax, which could exceed El Dorado County daytime (i.e., 7:00 a.m. to 7:00 p.m.) noise standards (i.e., 55 dBA Leq / 75 dBA Lmax) at or within 855 feet of proposed construction activity. A majority of the project site and potential construction locations are located over 855 feet from surrounding existing sensitive land uses. However, some existing residences on the northern edge of the project site are located directly adjacent to (and thus within 855 feet of) potential construction areas and, therefore, could potentially be exposed to noise levels above applicable El Dorado County standards (i.e., 55 dBA Leq / 75 dBA Lmax).	Mitigation Measure 4.10-1: Implement construction-noise reduction measures. To minimize noise levels during construction activities, construction contractors shall comply with the following measures during construction: ◢ All construction equipment and equipment staging areas shall be located as far as possible from nearby noise-sensitive land uses, and/or located such that existing topography blocks line-of-site from these land uses to the staging areas. ◢ All construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation. ◢ Where feasible and consistent with building codes and other applicable laws and regulations, individual operations and techniques shall be replaced with quieter procedures (e.g., using welding instead of riveting, mixing concrete offsite instead of onsite). ◢ All construction equipment with back-up alarms shall be equipped with either audible self-adjusting backup alarms or alarms that only sound when an object is detected. The self-adjusting backup alarms shall automatically adjust to 5 dBA over the surrounding background levels. All non-self-adjusting backup alarms shall be set to the lowest setting required to be audible above the surrounding noise levels. In addition to the use of backup alarms, the construction contractor shall consider other techniques such as observers and the scheduling of construction activities such that alarm noise is minimized. ◢ When future noise sensitive uses are within close proximity to prolonged construction noise, noise attenuating buffers such as structures, truck trailers, temporary noise curtains or sound walls, or soil piles shall be located between noise sources and the receptor to shield sensitive receptors from construction noise. ◢ The applicant or construction contractors shall post visible signs along the perimeter	SU	Finding: Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report. However, the Board of Supervisors finds that specific overriding economic, legal, social, technological, or other benefits of the project outweigh the Project's noise impacts, as more fully stated in the Statement of Overriding Considerations. Explanation/Facts in Support of Finding: Project construction could result in excess noise at homes within 855 feet of proposed construction activity. To lessen this potentially significant effect, the project is required to implement Mitigation Measure 4.10-1, which would reduce construction noise for the entire construction area by requiring specific equipment features, such self-adjusting back-up alarms, noise-reducing mufflers, and noise-reducing engine shrouds. The mitigation also requires increased distance from sensitive receptors, as feasible, as well as use of site topography and construction equipment to block noise, as feasible. Signage disclosing the construction times and duration is also required. The use of noise barriers, which can reduce noise by up to 10 dB, would further reduce noise at sensitive receptors located within 855 feet of construction activities. Although noise

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Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
	of the construction site that disclose construction times and duration. A contact number for an El Dorado County enforcement officer shall be included where noise complaints can be filed and recorded. The applicant will be informed of any noise complaints and will be responsible for investigating complaints and implementing feasible and appropriate measures to reduce noise at receiving land uses. These may include: ◤ Noise-reducing enclosures and techniques shall be used around stationary noise-generating equipment (e.g., concrete mixers, generators, compressors). ◤ For construction activity that occurs within 855 feet of existing sensitive land uses, install temporary noise curtains that meet the following parameters: ▪ temporary noise curtains shall be installed as close as possible to the boundary of the construction site within the direct line of sight path of the nearby sensitive receptor(s). ▪ temporary noise curtains shall consist of durable, flexible composite material featuring a noise barrier layer bounded to sound-absorptive material on one side. The noise barrier layer shall consist of rugged, impervious, material with a surface weight of at least 1 pound per square foot.		reduction would be achieved with implementation of these measures, reductions of up to 31 dB would be required to comply with the 55 dBA L_{eq} daytime noise standard. Reductions of this magnitude are not expected to be achieved under all circumstances with implementation of Mitigation Measure 4.10-1 and this impact would be significant and unavoidable. (Draft EIR, p. 4.10-14.)
Impact 4.10-2: Short-term construction vibration impacts. Site preparation could require the use of blasting to remove potential rock outcroppings, if discovered. Ground vibration levels associated with blasting could result in structural damage to nearby structures if it were to occur within 75 feet. Blasting could also result in disturbance/annoyance to occupied structures within 230 feet of blasting activities. Specific locations where blasting could occur are not known at this time and would depend on specific soil/ground conditions. However, construction activities would occur as close as 50 feet to existing residences and, therefore,	Mitigation Measure 4.10-2: Reduce blasting-related vibration. For any proposed blasting that would occur within 230 feet from any existing occupied structure, alternatives to traditional blasting (silent demolition), such as non-explosive chemical agents, expansive grout, or any other non-explosive technology, shall be used to eliminate vibration and noise from blasting.	LTS	Finding: Compliance with Mitigation Measure 4.10-2, which has been required or incorporated into the project, will reduce this impact to a less-than-significant level by minimizing ground vibration due to blasting. The Board of Supervisors hereby directs that these mitigation measures be adopted. The Board of Supervisors, therefore, finds that changes or alterations have been required in, or incorporated into, the project that avoid the potentially significant environmental effect as identified in the EIR. Explanation/Facts in Support of Finding: Blasting may be required to remove rock outcroppings. Implementation of Mitigation Measure 4.10-2 would require the use of alternative methods to traditional blasting should the removal of any large outcropping be required within 230

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Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
blasting could potentially also occur within 50 feet of existing residences, resulting in annoyance to residents and potentially damaging structures.			feet of an existing residence (the distance for which blasting could cause disturbance to sensitive receptors). As such, blasting activities located within close proximity to sensitive receptors would not result in vibration levels that would exceed exceed disturbance (i.e., 80 Vdb) or structural damage thresholds (i.e., 0.2 in/sec PPV). This impact would be reduced to a less-than-significant level. (Draft EIR, p. 4.10-16)
Impact 4.10-3: Long-term operational noise impacts to existing receptors. Implementation of the project would result in the extension of Saratoga Way and Wilson Boulevard, thus resulting in new noise sources at these new roadways. In addition, existing traffic patterns would be diverted because of these new roads, resulting in traffic-noise increases. Traffic-noise increases were modeled for all roadways potentially affected by construction of the project. Traffic-noise levels on Saratoga Way between El Dorado Hills Boulevard and Arrowhead Drive would result in an 11.9 dB increase at 100 feet from the centerline. Maximum noise levels on Saratoga Way would reach 56.7 dB, accounting for noise reduction from the existing sound wall along Saratoga Way, which is considered a substantial long-term increase in noise (i.e., 5 dB or more).	No feasible mitigation measures have been identified.	SU	Finding: Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report. However, the Board of Supervisors finds that specific overriding economic, legal, social, technological, or other benefits of the project outweigh the Project's noise impacts, as more fully stated in the Statement of Overriding Considerations. Explanation/Facts in Support of Finding: Opening the proposed extension of Saratoga Way would increase the volume of vehicles on existing segments of Saratoga Way. The corresponding increase in roadway noise would potentially result in a substantial noise increase at existing residences along Saratoga Way. The portion of Saratoga Way from El Dorado Hills Boulevard to Arrowhead Drive would result in an up to 11.2 dB increase in noise as a result of the project. An existing sound barrier is located between the line-of-sight of the traffic on Saratoga Way and the existing sensitive receptors. As such, the existing sound barrier would continue to shield the existing sensitive

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Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
			receptors from future traffic increases and, as described above, exterior and interior noise levels at these receptors would continue to remain below El Dorado County maximum allowable standards for transportation sources (i.e., 45 dBA L_{dn} for interior and 60 dBA L_{dn} for exterior). Although maximum allowable noise levels would not be exceeded (i.e., 60 dB L_{dn}/CNEL), project-generated traffic-noise levels would result in a substantial increase in noise (i.e., 11.2 dB) from existing noise levels. Considering that a noise barrier is already exists at these receptors, the only remaining mitigation would be to redesign the existing noise barrier to provide an additional reduction of at least 7 dB so that the incremental increase in noise as a result of the project does not exceed 5 dB. Based on FHWA criteria for sound barrier construction, a barrier can achieve an additional 1 dB of noise reduction with every 2 feet of height after it breaks the line of sight (with a maximum theoretical reduction of 20 dB). Therefore, to achieve an additional 7 dB reduction, the new sound wall would need to be 29 feet tall (24 feet above the line of sight). However, this level of reduction would be considered "very difficult" by FHWA standards. A wall of this size would block the views from upper level balconies and windows of the existing residences and, thus, may not be acceptable to all affected residences. In addition, a wall of this size would have other structural, safety, and aesthetic limitations that would need to be evaluated (e.g., wind load, seismic). This mitigation is considered infeasible. Other mitigation measures to protect existing residential exterior areas are not available; therefore, the proposed extension of Saratoga Way would result in the exposure of existing sensitive land uses (i.e., residences located adjacent to Saratoga Way between El Dorado Hills Boulevard and Arrowhead Drive) to an increase

Impact Statements, Mitigation Measures, and Findings of Fact			
Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
			(11.2 dB) in noise levels that exceed applicable El Dorado County standard (5 dB) for noise increases (even though the resulting noise level would be within El Dorado County's 60 dB exterior noise standard). This impact would remain significant and unavoidable. (Draft EIR, p. 4.10-19.)
Impact 4.10-4: Long-term operational noise impacts to proposed sensitive receptors. Implementation of the project would result in development of new sensitive receptors located in close proximity to existing and future roadways including Highway 50, Saratoga Way, and Wilson Boulevard. Noise increases on Wilson Boulevard would not exceed applicable El Dorado County noise standards. Noise Levels from Saratoga Way would exceed El Dorado County noise standards of 60 dBA L_{dn} (exterior) at proposed receptors located adjacent and to the north of Saratoga Way. Noise levels from Highway 50 would exceed El Dorado County noise standards of 60 dBA L_{dn} (exterior) and 45 dBA L_{dn} (interior) as residences located directly to the north of Highway 50.	Mitigation Measure 4.10-4: Implement building design measures to reduce interior noise levels at proposed residences. To reduce interior noise levels at all elevated south, east, and west-facing properties located adjacent to Saratoga Way, the following design standard shall be met. Refer to Figure 2 of Appendix D for properties requiring these design measures. ◢ An exterior-to-interior noise reduction of at least 30 dB shall be achieved. This level of noise reduction can be achieved with incorporation of the following measures: ◤ All windows and doors shall meet a minimum sound transmission class rating of 33; ◤ Air conditioning shall be provided to allow occupants to close doors and windows; and ◤ Additional insulation designed specifically for noise reduction shall be used in walls facing Saratoga Way and Highway 50.	LTS	Finding: Compliance with Mitigation Measure 4.10-4, which has been required or incorporated into the project, will reduce this impact to a less-than-significant level by reducing interior noise levels at proposed homes along Saratoga Way. The Board of Supervisors hereby directs that these mitigation measures be adopted. The Board of Supervisors, therefore, finds that changes or alterations have been required in, or incorporated into, the project that avoid the potentially significant environmental effect as identified in the EIR. Explanation/Facts in Support of Finding: The proposed project includes a sound barrier; however, interior noise levels at proposed homes along Saratoga Way could exceed interior noise standards. Implementation of Mitigation Measure 4.10-4 would reduce noise exposure at these proposed residences. The inclusion of a sound-barrier at the new residences located north of Saratoga Way and Highway 50 would be required to provide, at a minimum, 12 dB of reduction. Therefore, predicted noise levels of 72 dBA L_{dn} from Highway 50 would be reduced to 60 dBA L_{dn} at the residences located behind the barrier. Implementation of Mitigation Measure 4.10-4 would ensure that interior noise levels at the residences affected by Highway 50 and Saratoga Way would comply with interior noise standards of 45 dBA L_{dn} by requiring additional sound reduction through building design measures. This impact would be reduced to

Impact Statements, Mitigation Measures, and Findings of Fact			
Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
			a less-than-significant level. (Draft EIR, p. 4.10-21)
4.11 Geology and Soils			
Impact 4.11-1: Expose people or structures to substantial adverse effects involving rupture of a known earthquake fault, ground shaking, liquefaction, or slope failure. Due to the relatively shallow depth to bedrock and the relatively low seismicity of the area, the potential for damage because of site liquefaction, slope instability, and surface rupture are considered negligible.	No mitigation is required.	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)
Impact 4.11-2: Result in substantial soil erosion or the loss of substantial topsoil. The soils on the project site are susceptible to erosion, particularly during grading and excavation activities.	Mitigation Measure 4.3-1: Prepare and implement a SWPPP. Implement Mitigation Measure 4.3-1, as described above.	LTS	Finding: Compliance with Mitigation Measure 4.3-1, which has been required or incorporated into the project, will reduce this impact to a less-than-significant level by requiring implementation of a SWPPP to minimize soil erosion. The Board of Supervisors hereby directs that these mitigation measures be adopted. The Board of Supervisors, therefore, finds that changes or alterations have been required in, or incorporated into, the project that avoid the potentially significant environmental effect as identified in the EIR. Explanation/Facts in Support of Finding: Project-related construction activities have the potential to result in soil erosion. Implementation of Mitigation Measure 4.3-1 would reduce construction-related erosion impacts by requiring the project applicant to prepare a SWPPP that complies with the SWRCB Statewide Construction General Permit. The SWPPP would incorporate appropriate BMPs into the design of the development to prevent soil erosion. The plan would be designed to prevent increased discharge of sediment at

Impact Statements, Mitigation Measures, and Findings of Fact			
Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
			all stages of construction, from initial ground disturbance to project completion. Adequate surface drainage control would be designed by the project civil engineer in accordance with the latest applicable edition of the California Building Code. All slopes should have appropriate drainage and vegetation measures to minimize erosion of soils. Contract provisions would require compliance with the El Dorado County Grading Ordinance and SWMP and implementation of BMPs. With adherence to existing requirements, impacts related to soil erosion would be less than significant. (Draft EIR, p. 4.11-9)
Impact 4.11-3: Construction on expansive soils and potential for settling. The project would be built on fill material. Grading would generally eliminate the expansive qualities of the clay materials on the site through mixing. However, if not sufficiently compacted, these materials can settle under the weight of project structures.	Mitigation Measure 4.11-3 Evaluate soil compaction and implement recommendations during grading. The applicant shall employ a qualified engineer to observe the stripping of deleterious material and over excavation of any unsuitable materials, and provide consultation and supplemental recommendations, as field conditions dictate, to the grading contractor in the field. Fill soil compaction shall be evaluated through means of in-place density tests performed during fill placement so that adequacy of soil compaction efforts may be determined. This will likely include the periodic excavation of test pits within the fill materials to observe and document that a uniform over-optimum moisture condition, and absence of large and/or concentrated voids has been achieved before additional fill placement. If large quantities of expansive soils are encountered at the project site, recommendations shall be made by a qualified engineer based on observations at the time of construction and the proper disposition of clays on site shall be observed and documented by a qualified third party monitor.	LTS	Finding: Compliance with Mitigation Measure 4.11-3, which has been required or incorporated into the project, will reduce this impact to a less-than-significant level by providing third party oversight of grading activities. The Board of Supervisors hereby directs that these mitigation measures be adopted. The Board of Supervisors, therefore, finds that changes or alterations have been required in, or incorporated into, the project that avoid the potentially significant environmental effect as identified in the EIR. Explanation/Facts in Support of Finding: Although grading would generally eliminate the expansive qualities of fill material through mixing, these materials, if not sufficiently compacted, could settle. Implementation of this mitigation measure would reduce significant impacts associated with potential for settlement of fills and damage because of expansive soils to a less-than-significant level by requiring compaction tests and by providing third party oversight of grading activities. (Draft EIR, p. 4.11-10)

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4.12 Hazards and Hazardous Materials			
Impact 4.12-1: Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The project would require transport, use, and disposal of hazardous materials during construction and operation in quantities typical of single-family residential development. The potential for such activities to result in a significant hazard to the public or the environment would be effectively managed through adherence to existing regulations and compliance with the safety procedures mandated by applicable federal, state, and local laws and regulations.	No mitigation is required.	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)
Impact 4.12-2: Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or wastes, within 0.25 mile of an existing or proposed school. No significant emissions of hazardous materials are anticipated during construction or operation of the proposed project. However, construction of the project could result in the disturbance of naturally occurring asbestos.	Mitigation Measure 4.8-4a: Limit potential for release of asbestos to affect sensitive receptors. Implement Mitigation Measure 4.8-4a, as described above.	LTS	Finding: Compliance with Mitigation Measure 4.8-4a, which has been required or incorporated into the project, will reduce this impact to a less-than-significant level by requiring notification of school districts of any offsite release of asbestos during construction. The Board of Supervisors hereby directs that these mitigation measures be adopted. The Board of Supervisors, therefore, finds that changes or alterations have been required in, or incorporated into, the project that avoid the potentially significant environmental effect as identified in the EIR. Explanation/Facts in Support of Finding: Construction activities could result in disturbance of NOA on the project site. It is anticipated that any potential health effects would be minimized through implementation of mitigation measures identified in Section 4.8, "Air Quality." The

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Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
			mitigation will include contingencies to notify the school districts of any offsite release of asbestos during construction. Further, initial grading activities are likely to occur in the summer months, when the presence of children at the school site is reduced. With implementation of the mitigation measures established for the protection of air quality, the project would have a less-than-significant potential to produce hazardous emissions within 0.25 mile of a school. (Draft EIR, p. 4.12-9)
Impact 4.12-3: Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. Project implementation would not impair implementation of, or interfere with, the County Multi-Jurisdictional Hazard Mitigation Plan. Adequate road design for emergency vehicle access and private vehicle evacuation would be provided, as required under El Dorado County General Plan Policy 6.2.3.2.	No mitigation is required.	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)
Impact 4.12-4: Expose people or structures to a significant risk of loss, injury, or death involving wildland fires. The project would not expose people or structures to a significant risk of loss, injury, or death because the site is not in an area of high fire potential, and the site would be graded and appropriate building standards and setbacks would be maintained.	No mitigation is required.	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)

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Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
4.13 Public Services			
Impact 4.13-1: Impact on fire facilities. The project would include development that would increase demand for fire protection and emergency medical services. However, the site is approximately 1 mile from the nearest fire station and EDHFD has adequate equipment and staff to maintain acceptable fire service ratios, response times, and other performance objectives with implementation of the project. No additional facilities would be needed to serve the project site, and the project would be required to pay impact fees and comply with all conditions of approval.	No mitigation is required.	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)
Impact 4.13-2: Impact on law enforcement facilities. The project would include development that would increase demand for law enforcement services. While average response times in 2014 met County requirements for most call priority categories, Priority 4 (i.e., lowest priority) response times may not meet minimum standards. Development of the proposed project would have the potential to exacerbate this condition. The applicant for the Saratoga Estates Project may be required to pay impact fees as required by the County.	No mitigation is required.	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)
Impact 4.13-3: Impact on schools. Development of the proposed project could result in issues related to school capacity. Payment of school facility mitigation fees, which have been deemed by the State	No mitigation is required.	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)

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Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
legislature (per Government Code Section 65995(h)) to constitute full and complete mitigation of impacts of a development project on the provision of adequate school facilities, would be required.			
Impact 4.13-4: Impact on parks and recreation facilities. The Saratoga Estates Project includes new recreation and park facilities, the potential effects of which are addressed throughout this EIR and, by providing parkland onsite, would not increase the use of existing park and recreation facilities in the area such that they would experience deterioration, or require improvement or expansion.	No mitigation is required.	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)
4.14 Utilities and Energy Conservation			
Impact 4.14-1: Water supply and infrastructure impacts. The project would require approximately 325 EDUs of water supply, which have been requested from EID. As stated in the FIL, and verified through the July 2015 Water Resources and Service Reliability Report, sufficient water supply exists to serve buildout of the project. Several nearby connections to the water supply system are available to accommodate the project.	No mitigation is required.	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)
Impact 4.14-2: Wastewater treatment capacity availability. The project site is located within EID's service area, but does not currently have any connection to the existing collection and conveyance infrastructure. The connection would be made in accordance with the	No mitigation is required.	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)

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Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
County's and EID's ordinances and requirements. The project would require approximately 317 EDUs of sewer service. EID provided a FIL to the applicant on January 20, 2015, which confirmed that adequate wastewater treatment capacity is available.			
Impact 4.14-3: Solid waste disposal capacity. The El Dorado Disposal Service provides solid waste collection, disposal, and recycling services to the project site. The project would generate approximately 3,160 pounds of waste per day. This increased amount of solid waste would not result in the need to expand or construct new landfill facilities. In addition, this project would adhere to all required State and County waste management ordinances and requirements.	No mitigation is required.	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)
Impact 4.14-4: Electricity and natural gas service. Development of the proposed project would occur in a location with immediate access to electricity, natural gas, and telecommunications services. The project would not result in energy demands that would require the development of new energy sources or affect service to existing customers.	No mitigation is required.	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)
5.1 Cumulative Impacts			
Land Use Compatibility. The proposed project includes rezoning to allow for the development of 317 residential units and associated infrastructure and amenities on the site. Application of the planned development (PD)	No mitigation is required.	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)

Less than Significant = LTS Potentially Significant = PS Significant = S Potential Cumulative Significant = PCS Significant and Unavoidable = SU

Impact Statements, Mitigation Measures, and Findings of Fact			
Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
combining zone district would be consistent with the County's general plan land use designation. In addition, all standards, densities, and other requirements are required to conform to the base zone. Thus, the proposed project would be consistent with the *El Dorado County General Plan* and Zoning Ordinance. Therefore, the incremental effect of project implementation on land use compatibility would not be cumulatively considerable.			
Population, Employment, and Housing. Because the project's construction crews would not be expected to relocate into the study area to construct the project, any incremental indirect impacts on population growth associated with the project's labor force would not be cumulatively considerable.	No mitigation is required.	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)
Hydrology and Water Quality: Stormwater Capacity. In accordance with federal, state, and local stormwater regulations, new construction and significant redevelopment must maintain pre-project hydrology and incorporate proper pollutant source controls, minimize pollutant exposure outdoors, and treat stormwater runoff through proper post-construction BMPs. Therefore, before any construction-related ground disturbance, final drainage plans would be required to demonstrate that all runoff would be appropriately conveyed and would not leave the project sites at rates exceeding pre-project runoff conditions. In addition, implementation of	This impact would not be cumulatively considerable, due in part to the mitigation of project-specific impacts. Thus, no additional mitigation is required.	LTS	Under CEQA, an incremental effect that is not cumulatively considerable need not be considered significant by the Lead Agency, and no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15130, 15126.4, subd. (a)(3), 15091.)

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Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
Mitigation Measure 4.3-1 and 4.3-2 would further reduce the project's contribution to stormwater runoff in the project vicinity. Therefore, the proposed project would not have a considerable contribution to cumulative stormwater drainage impacts.			
Hydrology and Water Quality: Water Quality. Construction of the proposed project, as well as construction of the related projects, would result in ground disturbance. Existing vegetation would be removed, thereby increasing the potential for erosion. Operational activities and proposed land uses would generate pollutants which would be carried in stormwater runoff and could adversely affect water quality. Implementation of Mitigation Measures 4.3-1 and 4.3-2 would reduce the project's contribution to the cumulative effect on water quality to a less-than-considerable level. Also, in accordance with federal and state stormwater regulations, other new construction projects must maintain pre-project hydrology and incorporate proper BMPs. Therefore, the project and other projects would reduce site-specific water quality impacts such that cumulatively adverse water quality impacts would not occur and the project would not have a considerable contribution such that a new significant cumulative impact would occur.	This impact would not be cumulatively considerable, due in part to the mitigation of project-specific impacts. Thus, no additional mitigation is required.	LTS	Under CEQA, an incremental effect that is not cumulatively considerable need not be considered significant by the Lead Agency, and no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15130, 15126.4, subd. (a)(3), 15091.)
Biological Resources. Given its isolated nature (surrounded by existing development), the project site does not support large or important populations of any special-status species, nor	This impact would not be cumulatively considerable, due in part to the mitigation of project-specific impacts. Thus, no additional mitigation is required.	LTS	Under CEQA, an incremental effect that is not cumulatively considerable need not be considered significant by the Lead Agency, and no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002;

Impact Statements, Mitigation Measures, and Findings of Fact			
Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
does it provide a movement corridor for special-status or common species. The most valuable habitat component, the perennial drainage and limited riparian habitat, would be preserved and incorporated into the project design to minimize adverse effects and preserve its integrity to the extent possible. No high-quality habitat important to the long-term conservation of any species in the region is present on the project site. Development of the project would primarily result in the loss of annual grassland habitat, which provides foraging habitat and limited nesting/burrow habitat for various avian species. Potential impacts on biological resources resulting from development of the project would be mitigated to less-than-significant levels with implementation of the mitigation measures described in Draft EIR Section 4.4, "Biological Resources." After implementation of mitigation measures, the project would not substantively contribute to reduction of any affected species. Therefore, the proposed project's contribution to impacts on native wildlife populations would not be cumulatively considerable.			CEQA Guidelines, §§ 15130, 15126.4, subd. (a)(3), 15091.)
Cultural Resources. The loss of any one archaeological site affects all others in a region because these resources are best understood in the context of the entirety of the cultural system of which they are a part. As discussed in Draft EIR Section 4.5 "Cultural Resources," the proposed project is designed to avoid damage to archaeological resource P-9-822, which has been	This impact would not be cumulatively considerable, due in part to the mitigation of project-specific impacts. Thus, no additional mitigation is required.	LTS	Under CEQA, an incremental effect that is not cumulatively considerable need not be considered significant by the Lead Agency, and no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15130, 15126.4, subd. (a)(3), 15091.)

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Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
determined eligible for the state and national registers. Implementation of Mitigation Measure 4.5-1a would ensure that impacts to the resource would be avoided. Implementation of Mitigation Measures 4.5-1b and 4.5-1c would reduce potentially significant impacts to currently undiscovered archaeological resources. Implementation of these mitigation measures would minimize the project's potential to adversely affect local archaeological resources and would therefore also minimize the project's incremental contribution to a cumulative impact, and the project's contribution is less than considerable. Although no evidence suggests that any un-marked human interments are present within or near the project site, there is a potential for these resources to become unearthed during construction. The proposed project, in combination with other development in the Nisenan and Miwok territory, could contribute to the loss of ancestral remains. Implementation of Mitigation Measure 4.5-2 would reduce the project's contribution to this cumulative impact to a less than considerable level.			
Aesthetics and Visual Resources: Most of the projects identified in Table 5-1 of the Draft EIR would contribute a similar alteration to the visual setting, creating an environment that is increasingly residential in character. When compared to the projects in Table 5-1, the Saratoga Estates Project represents a relatively	No mitigation is required.	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)

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Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
small-scale development in an area where suburban residential land uses already dominate. Although construction of the related projects would represent a substantial visual change and a significant impact to aesthetic and visual resources in the region, the project's contribution, in the context of its location adjacent to a major highway and surrounded on three sides by residential development, would not be a considerable incremental effect.			
Transportation and Circulation. The Draft EIR evaluated cumulative traffic impacts in Section 4.7, "Transportation and Circulation." Although there could be a cumulative impact under the cumulative scenario, the project would generally improve traffic conditions in the area. As identified in Impact 4.7-3, anticipated delay times would be improved for most studied intersections and freeway segments. With implementation of Mitigation Measure 4.7-1, the level of service at the Saratoga Way/Wilson Boulevard intersection that would be constructed as part of the proposed project would meet applicable standards through signal length optimization. Therefore, the project would not contribute to a cumulatively significant impact.	This impact would not be cumulatively considerable, due in part to the mitigation of project-specific impacts. Thus, no additional mitigation is required.	LTS	Under CEQA, an incremental effect that is not cumulatively considerable need not be considered significant by the Lead Agency, and no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15130, 15126.4, subd. (a)(3), 15091.)
Air Quality. The context for cumulative air quality impacts is the entire air basin, where air emissions from a variety of sources, affected by meteorology, topography, and other factors, combine to determine the ambient air. For this reason, the analysis of air quality impacts	This impact would not be cumulatively considerable, due in part to the mitigation of project-specific impacts. Thus, no additional mitigation is required.	LTS	Under CEQA, an incremental effect that is not cumulatively considerable need not be considered significant by the Lead Agency, and no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15130, 15126.4, subd. (a)(3), 15091.)

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associated with the project in Draft EIR Section 4.8, "Air Quality," is inherently a cumulative analysis. The project would not violate or contribute substantially to an existing or projected air quality violation, expose sensitive receptors to substantial pollutant concentrations, and/or conflict with air quality planning efforts. As summarized in Draft EIR Table 4.8-3, the Mountain Counties Air Basin is in nonattainment for applicable National or State ambient air quality standards related to ozone, CO, and PM. Section 4.8 concludes that, because the project would not exceed established thresholds with implementation of identified mitigation measures, it would not substantially contribute to a basin-wide (i.e., cumulative) impact.			
Climate Change. The quantity of greenhouse gas (GHG) emissions required to induce climate change is not precisely known; however, it is clear that the quantity is enormous, and no single project alone would measurably contribute to a noticeable incremental change in the global average temperature, or to global, local, or micro climate. Therefore, from the standpoint of CEQA, the analysis of GHG emissions in the context of global climate change is inherently cumulative. As described in Section 4.9, "Climate Change," the project's mitigated GHG emissions would not exceed the efficiency targets. In addition, the project would be consistent with adopted long-range plans and policies designed to reduce communitywide GHG emissions, consistent with	This impact would not be cumulatively considerable, due in part to the mitigation of project-specific impacts. Thus, no additional mitigation is required.	LTS	Under CEQA, an incremental effect that is not cumulatively considerable need not be considered significant by the Lead Agency, and no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15130, 15126.4, subd. (a)(3), 15091.)

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Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
Assembly Bill 32 and other local and State policies. Therefore, with implementation of mitigation measures, the project would not result in a cumulatively considerable contribution to a significant cumulative impact related to global climate change.			
Noise: Cumulative Short-Term Construction Noise. Cumulative impacts from construction-generated noise could result if other future planned construction activities were to take place in close proximity to the project and cumulatively combine with construction noise from the project. There are several community plan developments that would occur in El Dorado County in the near future. Portions of these specific plans are already constructed and will continue to be developed into the future. However, specific construction schedules and phasing is unknown, as these types of developments typically occur based on market demand. Therefore, it is assumed that some construction activities at the Ridgeview and El Dorado Hills Specific Plan may overlap in time with the construction at the proposed project site. However, construction of the proposed project would be relatively short (i.e., approximately five years) and noise generated by the proposed construction activities would be localized to the project site. Further, mitigation is in place that would reduce construction-related noise and would provide adequate noise reduction at the project site. As such, construction-noise at the proposed project	This impact would not be cumulatively considerable, due in part to the mitigation of project-specific impacts. Thus, no additional mitigation is required.	LTS	Under CEQA, an incremental effect that is not cumulatively considerable need not be considered significant by the Lead Agency, and no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15130, 15126.4, subd. (a)(3), 15091.)

Impact Statements, Mitigation Measures, and Findings of Fact			
Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
would not combine with any future construction activities located at nearby development.			
Noise: Cumulative Long-Term Ambient Noise Levels. Cumulative noise levels could be affected by additional build-out of surrounding land uses and increases in vehicular traffic on affected roadways. Several new large developments are planned in the project area (See Draft EIR Table 5-1). Traffic-noise modeling was conducted for the cumulative condition (2035) with and without the proposed project and showed that several roadways exceed the County's noise standard under the cumulative no project condition. Project-generated increases in noise on all modeled roadways would be below 1 decibel. In many cases, no increase in noise at all would occur. The project's contribution to traffic-noise in the cumulative plus project scenario would not result in a noticeable increase in noise on any roadways. Thus, the project would not contribute substantially to the already existing cumulative impact with regards to regional traffic-noise.	No mitigation is required.	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)
Geology and Soils. Impacts on geology and soils are generally localized and do not result in regionally cumulative impacts. The geographic scope of cumulative impacts related to geology, soils, or seismic hazards, therefore, includes only projects immediately adjacent to the project site. Adjacent projects would be constructed in accordance with the most recent version of the California Building Code construction and seismic safety requirements and recommendations	This impact would not be cumulatively considerable, due in part to the mitigation of project-specific impacts. Thus, no additional mitigation is required.	LTS	Under CEQA, an incremental effect that is not cumulatively considerable need not be considered significant by the Lead Agency, and no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15130, 15126.4, subd. (a)(3), 15091.)

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Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
contained in project-specific geotechnical reports. It is anticipated, therefore, that any potential impacts associated with geologic and soil conditions could be mitigated within these project sites. Due to the relatively shallow depth to bedrock and the relatively low seismicity of the area, the potential for damage because of site liquefaction, slope instability, and surface rupture on the project site are considered negligible. Potential impacts could be associated with loss of topsoil and construction on expansive soils. However, with the incorporation of Mitigation Measures 4.3-1 and 4.11-3, all geologic, soils, and seismic hazard impacts of the project would be less than significant. Project-specific impacts on geology, soils, and seismicity would not cause or contribute to a significant cumulative effect and would not be cumulatively considerable.			
Hazards and Hazardous Materials. There is no existing significant adverse cumulative condition relating to hazards and hazardous materials in the vicinity of the project and, alone, the incremental impacts of the project would not cause a significant adverse cumulative impact. Further, construction activities associated with the project would not substantially increase the hazard potential in the study area, and operation of the project would have no impact. Other projects in the vicinity of the project would create similar hazardous material effects during standard construction activities. Current and	This impact would not be cumulatively considerable, due in part to the mitigation of project-specific impacts. Thus, no additional mitigation is required.	LTS	Under CEQA, an incremental effect that is not cumulatively considerable need not be considered significant by the Lead Agency, and no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15130, 15126.4, subd. (a)(3), 15091.)

Impact Statements, Mitigation Measures, and Findings of Fact			
Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
reasonably foreseeable projects would also be required to comply with measures that would minimize and/or avoid exposure of hazardous materials to people or the environment. Accordingly, the cumulative impact would be less than significant and the project would not have a cumulatively considerable incremental effect on potential hazards.			
Public Services. The project would be required to provide fire and emergency medical services to the project site consistent with the *El Dorado County General Plan* and El Dorado Hills Fire District standards. The project would be reviewed, pursuant to Policy 5.7.3.1 of the *El Dorado County General Plan*, by the Sheriff's Department to determine the ability of the department to provide protection services to the site and existing development at acceptable levels. Impact fees recommended by the Sheriff's Department may be incorporated as conditions of approval. Payment of school facility mitigation fees would mitigate impacts on the provision of adequate school facilities. Specific school facility developments would be subject to environmental review on a project-by-project basis. Given the EDHCSD standard of 5 acres of park land per 1,000 residents, the proposed project would meet the standard and would increase the amount of parks acreage available to District patrons. As described above, the project would not result in a cumulatively considerable contribution to	No mitigation is required.	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)

Impact Statements, Mitigation Measures, and Findings of Fact			
Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
demand for public services. Because the projects identified in Draft EIR Table 5-1 would be subject to standards and mitigating requirements similar to those described above, no cumulative adverse impact to public services is expected.			
Public Utilities: Water. The El Dorado County General Plan EIR (2003) evaluated water supply capacity and concluded that buildout of the General Plan would result in a significant and unavoidable impact due to projected water supply shortage. The El Dorado County Board of Supervisors certified the 2003 General Plan EIR and adopted a statement of overriding considerations for the significant and unavoidable impacts, including the significant impact related to water supply. The proposed project is consistent with the land use type and density designated for the site in the general plan, and is therefore consistent with the overall water demand projections included in the 2003 General Plan EIR. CEQA Section 15183(a) mandates that projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. The proposed project does not include any features that would require unusually high water demand; therefore, regarding water supply,	Pursuant to CEQA Section 15183(a), no additional CEQA review is necessary for this impact. No additional mitigation measures are required.	NA	This impact was evaluated in the El Dorado County General Plan EIR, certified in 2003. The project is consistent with the land use type and density designated for the site by the General Plan and Zoning. The EIR concludes that no project-specific effects peculiar to the project or project site would result from project implementation. The project would also not result in off-site or cumulative effects that were not evaluated in the General Plan EIR. No substantial new information exists to suggest that the project would result in more severe adverse impacts than evaluated in the General Plan EIR. Pursuant to CEQA Section 15183(a), no additional CEQA review is necessary for this impact.

Impact Statements, Mitigation Measures, and Findings of Fact			
Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
there would be no project-specific effects peculiar to the project or its site. Consistent with CEQA Section 15183(1), the project's impacts related to water supply were already evaluated as part of the 2003 General Plan EIR, and no additional CEQA analysis is required. Since certification of the 2003 General Plan EIR, El Dorado Irrigation District (EID) and El Dorado County Water Agency (EDCWA) have both published updated water supply documents. The updated information confirms the 2003 General Plan EIR's conclusion.			
Public Utilities: Wastewater. According to EID's Wastewater Facilities Master Plan, the existing ADWF at the El Dorado Hills Wastewater Treatment Plant (EDHWWTP) is 2.65 million gallons per day (mgd). When considering future additional flow at buildout of the County's general plan (2026), EDHWWTP would receive an additional 2.80 mgd. As a result, the average dry weather flow capacity required at the EDHWWTP is estimated to be 5.45 mgd. This wastewater treatment plant was recently expanded (El Dorado Phase III Expansion) to increase the rated capacity from 3.0 to 4.0 mgd. A subsequent expansion phase will be implemented to provide the ultimate buildout capacity of 5.45 mgd (EID 2013b). According to long-range planning efforts, wastewater treatment plant expansion should be online and operational by the time the influent flow reaches approximately 80 to 90 percent of the plant capacity to provide flexibility to	No mitigation is required.	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)

Impact Statements, Mitigation Measures, and Findings of Fact			
Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
accommodate unforeseen conditions. There is potential that expansion of the EDHWWTP could result in environmental impacts, such as issues associated with biological resources, air quality, and water quality depending on the scope and extent of an expansion. Thus, because the project would contribute toward the need for expansions under EID's Capital Improvement Program, the proposed project would contribute to a potential cumulatively significant impact; however, because the proposed project's wastewater treatment demand (approximately .3 mgd) represents a small fraction of the overall treatment demand (5.5 percent) and because the project would be completely developed and operational prior to the need for expansion of the EDHWWTP, the project's contribution to these unknown potential impacts would not be substantial..			
Public Utilities: Electricity, Natural Gas and Telecommunication Systems. The potential impact of increased natural gas and electricity services is not cumulative in nature because PG&E periodically considers the need to purchase more energy resources. In addition, infrastructure considerations are site-specific, and must be addressed during individual project planning and development. Therefore, the project would not have a considerable contribution such that a new significant cumulative electricity, natural gas, or telecommunication impacts would occur.	No mitigation is required.	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)

Impact Statements, Mitigation Measures, and Findings of Fact			
Impacts	**Mitigation Measures**	**Significance after Mitigation**	**Findings of Fact**
Public Utilities: Increased Solid Waste. Impact 4.14-3 considers the existing plus project condition to determine if the project would exceed capacity at the WERS Transfer Station and Material Recovery Facility and the Potrero Hills Landfill. As described, both facilities are currently accepting quantities of waste far below their accepted level. Therefore, the project would not have a considerable contribution such that a new significant cumulative solid waste impact would occur.	No mitigation is required.	LTS	Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.)