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IDENTIFIED IMPACT	RELATED MITIGATION MEASURES (OR CHANGE TO THE SPECIFIC PLAN)	MONITORING				VERIFICATION	
		Impl. Entity ¹	Type of Monitoring Action	Timing Requirements ³	Monitoring and Verification Entity ⁴	Signature	Date
A. LAND USE FACTORS							
Impact LU-1: Project Impacts on El Dorado Hills Open Space and Rural Character. Although the entire project site is designated for urban uses in the recently updated <u>El Dorado County General Plan</u> , approval of the project would nevertheless facilitate an irreversible loss of approximately 1,478 acres of existing open space onsite and would contribute significantly to the continued urbanization of El Dorado Hills and western El Dorado County. These project land use changes would result in a substantial and irreversible change in the rural character of the project vicinity.	Mitigation Measure LU-1. Because new open space cannot feasibly be created to replace the open space that would be developed, the open space loss and associated loss of rural character impacts of the project could not be reduced to a less than significant level. Application of the visual impact mitigation measures identified in the Visual Factors section of the EIR (section IV.B) would reduce the visual aspects of project-related open space and rural character losses, but not to a less-than-significant level.	EDC	SSR; CPI	PTM; PFM; PPO	EDCPD		
Impact LU-2: Compatibility Impacts Related to the El Dorado Hills Wastewater Treatment Plant. The proposed Specific Plan calls for construction of: (1) a 52-acre community park north of the existing El Dorado Hills Wastewater Treatment Plant, (2) <i>Core Residential</i> uses permitting six dwelling units per acre south of the plant, and (3) <i>Estate Residential</i> uses permitting two dwelling units per acre east of the plant, with the latter two uses separated from the plant by a major collector road. There is a potential for odor intrusion from the treatment plant to be a nuisance to the future occupants of these adjacent recreational and residential areas, although this potential could be reduced with the anticipated installation of odor control measures to be funded through the proposed Assessment District 12.	Mitigation Measure LU-2. Implement <i>Mitigation Measure AQ-4</i> , as described in the Air Quality section of the EIR (section IV.I), which provides for an adequate buffer between the treatment plant and the proposed housing, and proper noticing of potential future project occupants.	Appl.	SSR	PTM	EDCPD		
Impact LU-3: Land Use Compatibility Impacts on Adjacent Mobile Homes. The specific plan proposes a school site, a <i>Core Residential</i> area (six dwelling units per acre), a 52-acre	Mitigation Measure LU-3. The applicant shall work with the El Dorado Hills Community Services District to develop a community park plan that either (1) locates playing fields at least 300 feet away from	Appl	SSR	PTM	EDCPD COMPLETED	GINA PAOLINI	6/6/2013

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community park, and an approximately 80-foot strip of permanent open space adjacent to the existing mobile home park east of the project site. The proposed open space and <i>Core Residential</i> uses would be compatible with the mobile homes. However, depending upon the design of the school and community park, there would be a potential for land use conflict with the mobile home park related to noise intrusion from the school, and noise and nighttime lighting associated with the community park playing fields (i.e., soccer and baseball fields)	the closest mobile home <u>or</u> (2) limits use of closer playing fields to daytime hours only, in order to avoid nighttime noise and lighting impacts. The future developer of the school site shall work with the Buckeye Union School District to develop a school plan that either (1) avoids potential noise impacts on the mobile homes by locating any playing fields that may be proposed as part of the site plan at least 300 feet away from the closest mobile home, <u>or</u> (2) limits use of closer playing fields to daytime hours only, in order to avoid nighttime noise and lighting impacts.						
B. VISUAL FACTORS							
Impact V-1: Change in Natural Landscape and Rural Visual Character. The project would convert the existing open, rural, oak-studded site to a developed community with large lot and ranchette residential, suburban residential, institutional (schools), and commercial structures, roadways, water tanks, and introduced landscaping. Development permitted under the Specific Plan would substantially and negatively detract from existing surrounding views of the site and from the distinct natural and rural character of the area.	Mitigation Measure V-1: Enhance Specific Plan Design Controls. Incorporation of the additional design standards and guidelines listed in section IV.B.4 of the EIR would reduce the overall impact of the project on the natural landscape and rural character, although not to a less-than-significant level. Any substantial change in the site's existing visual character from open grazing land to suburban land uses, with the conventional development layouts provided for under the proposed Specific Plan, could be expected to substantially change the distinct natural rangeland features of the site, reduce the visual integrity of its hillsides and ridgelines, and thus have a substantial negative aesthetic effect. <i>(Note: Condition #6 of the Valley View Specific Plan Conditions of Approval (approved by the El Dorado County Board of Supervisors on December 8, 1998) indicated that compliance with item (a) (Landscape and Vegetation Management Plan) of this mitigation measure would be achieved through Condition #28, which requires "demonstration of tree preservation</i>	EDC	SSR	PFM <u>PTM</u>	EDCPD		

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	<p>program consistent with General Plan Policies 7.4.4.4 and 7.4.5.1 to be submitted with tentative map application" and specifies the following revision to the Specific Plan:</p> <p>p.77 Under Development Requirements Within Oak Woodlands add:</p> <p>5. All trees above 24" in diameter at breast height shall be shown on the plan. If any trees 36" in diameter at breast height and above are slated for removal, the program shall demonstrate that either the tree is unhealthy, or that all possible methods of avoidance have been attempted in the design process.</p> <p>Under Oak Tree Conservation Program, add:</p> <p>A Primary Building Area, or building envelope shall be delineated on the tentative map concurrent with tentative map application.)</p> <p>Condition #6 of the Valley View Specific Plan Conditions of Approval also indicated that items (b) and (c) of this mitigation measure, regarding vegetative screening and architectural standards and landscaping controls, are addressed in the revised Chapters 8 and 9 of the Specific Plan.</p> <p>In addition, Condition #33 adds language to page 90 of the Specific Plan that insures conformance with the intent of Mitigation Measure V-1:</p>						

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	<p><i>p.90 Under Building Location - Primary Ridgeline, change as follows:</i></p> <p>(5) <i>A primary building area location study should be undertaken as a part of the tentative map review. The site location study would evaluate slope, vegetation, view exposure from below, adjacent residential massing and access together with other siting constraints. After identifying the optimal building location and envelope, the primary building area shall be designated on the building envelope diagram.</i></p> <p>(6) <i>The view from U.S. 50 and Latrobe Road shall be preserved by restricting building height and location along the East Ridge primary ridgeline such that no architectural feature shall exceed the height of the rideline or contiguous tree canopy. When tree canopy or trees are not present within 100 feet of the building site, building height shall not project above the ridgeline. "Ridgeline" shall be defined as the top, or peak of the ridge. Where tree canopy exists, the ridgeline includes the tree canopy."</i></p>						
<p>Impact V-2: Impact on Views from Highway 50 Eastbound. Similar to <i>Impact V-3</i>, substantial portions of the proposed Specific Plan development areas would be briefly visible from the eastbound Highway 50, including foreground portions of White Rock Village and more distant portions of West Valley Village (nearly all of this</p>	<p>Mitigation Measure V-2. In order to reduce the visual impacts of the project from this highway vantage point, the applicant shall implement the mitigation measures listed for this impact in section IV.B.4 of the EIR, including enhanced Specific Plan design controls and relocation of the most visible hillside units. <i>(Note: Condition #1 of the Valley View</i></p>	EDC	SSR	PTM; PFM	EDCPD IMPLEMENTED THROUGH SPECIFIC PLAN	GINA PAOLINI	6/6/2013

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area) and East Ridge Village (the west-facing upper hillsides and ridgeline development areas).	<p><i>Specific Plan Conditions of Approval (approved by the El Dorado County Board of Supervisors on December 8, 1998) modified this mitigation measure by replacing the provision regarding relocation of visible hillside ER-LL units (item (b)) with the following:</i></p> <p><i>The Land Use Plan shall be amended to reflect a partial reduction of the ER-LL designation in exchange for more open space as shown on Exhibit A of the staff report dated November 19, 1998, on file in the Planning Department. Additional lot design and architectural criteria shall be added to the Specific Plan text as follows:</i></p> <p><i>p.91 After end of Building Location - Primary Ridgeline, add new section and additional design criteria as follows. Also add Exhibit B as an additional figure to illustrate concept.</i></p> <p>White Rock Hillside Additional Design Criteria</p> <p><i>The following design criteria applies exclusively to development of the ER-LL lots located on the immediate knoll at the northwestern section of White Rock Village, just southeast of the Multiple Family Residential (MF) designated area.</i></p> <ol style="list-style-type: none"> <i>1. The lot configuration shall take a radial form with the center being the top of the ridge.</i> <i>2. Homes shall be located at the uppermost elevation of the lot, forming a "clustered"</i> 						

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	<p><i>pattern of architectural massing</i></p> <p>3. <i>To minimize unsightly massing in relation to slope, no building pads shall be located on slopes exceeding 25%.</i></p> <p>4. <i>Homes located on slopes between 15% and 25% shall "step up" the slope and provide a one story downhill massing element at least 12 feet in depth.</i></p> <p>5. <i>No more than 25% or 12,000 square feet of the lot shall be improved or graded.</i></p> <p>6. <i>Lot line fencing shall be limited to within 75 feet of buildings.</i></p> <p>7. <i>Architectural styles for homes in this area shall be of a Ranch, Prairie or other style that is characterized by horizontal lines, flat roof pitches and moderate to dark earth tone colors.</i></p> <p>8. <i>Exterior walls shall be darker in tone utilizing earth tones such as brown, tan, green or warm gray. Flat white shall not be used except for trim.</i></p> <p>9. <i>Natural appearing roof materials, such as fire retardant shakes, flat tiles, slate, barrel tiles, should be utilized to create a diverse, rich visual character. Roof colors should be darker than wall colors.</i></p> <p>10. <i>Grading shall be feathered out around all edges of the cluster so that after re-</i></p>						

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	<p><i>vegetation has been completed, no scarring is evident.</i></p> <p><i>Condition #6 of the Valley View Specific Plan Conditions of Approval also indicated that item (a) of this mitigation measure, regarding enhancement of Specific Plan design controls, is addressed in the revised Chapters 8 and 9 of the Specific Plan.</i></p>						
<p>Impact V-3: Impact on Views from El Dorado Hills Community Vantage Points North of Highway 50. Views of the project site from the existing El Dorado Hills community north of Highway 50 would change substantially with project buildout. A limited number of residential lots atop the intermediate knoll at the northern edge of East Ridge Village (two such lots are assumed in the simulation) would be highly visible from this vantage point. Much of the development proposed for lower elevation West Valley Village and White Rock Village development areas would also be visible. These changes in the existing open space character of these visual units would negatively affect existing views of the site.</p>	<p>Mitigation Measure V-3. Same as Mitigation Measure V-2 above.</p> <p><i>(Note: Condition #6 of the Valley View Specific Plan Conditions of Approval (approved by the El Dorado County Board of Supervisors on December 8, 1998) indicated that this mitigation measure is addressed in the revised Chapters 8 and 9 of the Specific Plan.)</i></p>	EDC	SSR	PTM; PFM	EDCPD IMPLEMENTED THROUGH SPECIFIC PLAN	GINA PAOLINI	6/6/2013
<p>Impact V-4: Impact on Views from Latrobe Road. The view of the project site from Latrobe Road near Golden Foothill Parkway would also change dramatically with buildout of the project. Existing open views of the broad, oak-scattered Valley View rangeland scattered with oaks would be replaced with foreground views of West Valley Village development. The commercial buildings, residential buildings, walls, and roadside landscaping visible along the east edge of Latrobe Road would act as a barrier to views of the onsite hillsides and ridgeline (see Figure 8</p>	<p>Mitigation Measure V-4. In order to reduce the visual impacts of the project from Latrobe Road vantage points, the applicant shall be responsible for implementing the mitigation measures identified under <i>Mitigation Measures V-1 and V-2</i>, above, as well as the additional streetscape design control measures listed for this impact in section IV.B.4 of the EIR. <i>(Note: Condition #6 of the Valley View Specific Plan Conditions of Approval (approved by the El Dorado County Board of Supervisors on December 8, 1998) indicated that this mitigation measure is addressed in Chapter 5 of the Specific</i></p>	EDC	SSR	PTM; PFM	EDCPD IMPLEMENTED THROUGH SPECIFIC PLAN	GINA PAOLINI	

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in section IV.B.4 of the EIR). The uniform pattern of introduced, densely-planted peripheral trees at the Village Center entrance would bear little resemblance to existing native vegetation characteristics of the area. These changes would substantially and negatively affect existing views of the site.	<i>Plan.)</i>						
Impact V-5: Visual Impact of Wastewater Treatment Plant. The El Dorado Hills Wastewater Treatment Plant is located adjacent to the western boundary of the project site. The proposed Specific Plan community park, and areas designated <i>Estate Residential</i> and <i>Core Residential</i> , could have potentially unattractive views of the treatment plant facilities.	Mitigation Measure V-5. Implementation of <i>Mitigation Measure LU-3</i> in the Land Use section of the EIR (section IV.A), including landscaped buffers and proper noticing of potential future project occupants, would reduce this visual impact. In particular, provision of landscape screening in the recommended 300-foot buffer area would be expected to reduce views of the treatment plant from the community park and <i>Core Residential</i> area. For the substantially higher elevation of the <i>Estate Residential</i> area in relation to the plant, require onsite vegetative screening for lots on the northern edge of that neighborhood to effectively block views of the plant.	EDC	SSR, CPI	PTM; PFM; PPO	EDCPD IMPLEMENTED WITH APPROVAL OF TM99-1359-R (WEST VALLEY TENTATIVE MAP) AND TMO6-1409 (UNITS Y AND Z)	MEL PABALINAS	6/6/2013
Impact V-6: Light and Glare Impacts. The project would introduce exterior nighttime lighting to the site, as well as structures that may contain glare-producing materials. Such lighting could change nighttime views of the site from surrounding vantage points, and could illuminate the nighttime sky. These changes could adversely affect views from the existing El Dorado Hills community north of Highway 50, views from Highway 50 itself, and views from surrounding rural residential properties to the north, south, and east. The Specific Plan includes some guidelines to limit these impacts.	Mitigation Measure V-6. The applicant shall incorporate the measures listed for this impact in section IV.B.4 of the EIR into the Specific Plan and the project CC&Rs, in order to reduce light and glare from the project. (<i>Note: Condition #6 of the Valley View Specific Plan Conditions of Approval (approved by the El Dorado County Board of Supervisors on December 8, 1998) indicated that this mitigation measure is addressed in Chapter 9 of the Specific Plan.)</i>	EDC	SSR, CPI	PPO	EDCPD IMPLEMENTED THROUGH SPECIFIC PLAN	GINA PAOLINI	6/6/2013
Impact V-7: Village Center Signage Visual Impacts. The Specific Plan does not contain	Mitigation Measure V-7. In order to avoid adverse signage-related visual impacts, the applicant shall be	EDC	SSR, CPI	PPO	EDCPD	GINA PAOLINI	6/6/2013

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guidelines for commercial area signage. Use of intensive neon, internally-lit, plastic, blinking, brightly-colored, and/or oversize signs could adversely affect the visual character of the area, and views from surrounding vantage points, including Highway 50.	<p>responsible for revising the Specific Plan to include the signage controls listed for this impact in section IV.B.4 of the EIR, in order to prohibit unattractive, conspicuous signs.</p> <p><i>(Note: Condition #6 of the Valley View Specific Plan Conditions of Approval (approved by the El Dorado County Board of Supervisors on December 8, 1998) indicated that compliance with this mitigation measure would be achieved through condition #35, which specifies the following revision to the Specific Plan:</i></p> <p><i>p.94 Add prior to Fencing:</i></p> <p>Sign Guidelines:</p> <ul style="list-style-type: none"> • <i>Freestanding Commercial and Office Identification Signage:</i> • <i>Free standing pole signs are prohibited.</i> • <i>At each street entrance to the Village Center, one detached sign on each side of the street shall be permitted. The information displayed on the signs shall be limited to the name and symbol or logo of the center. No advertising should be permitted on these signs.</i> • <i>Such signs shall be low-profile signs less than 6 feet in height with maximum message areas of approximately 100 square feet.</i> • <i>Such signs shall be located in the landscape setback at least 10 feet from the street right-of-way line and comply with site distance requirements.</i> 				IMPLEMENTED THROUGH SPECIFIC PLAN		

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	<ul style="list-style-type: none"> • <i>Wood and other natural earth materials such as concrete, aggregate, stone, brick, slumpstone, or other acceptable material of a natural character may be used for these signs. Predominantly plastic signs shall not be permitted. Signs shall be integrated with landscaping.</i> <p><i>Detached Business Identification Signs</i></p> <ul style="list-style-type: none"> • <i>One detached sign shall be permitted on each development site for the purpose of identifying the occupant of occupants of the site. The information displayed on these signs shall be limited to the name and symbol of the business or businesses occupying the site or the name and symbol of the business or businesses occupying the site and the street and street number. No advertising shall be permitted on these signs.</i> • <i>Signs shall be less than 4 feet in height with a maximum message area of 32 square feet. When multiple businesses are proposed to occupy a single site, signs may be 6 feet in height with a maximum message area of 40 square feet.</i> • <i>Wood and other natural earth materials such as concrete, aggregate, stone, brick, slumpstone, or other acceptable building materials for these signs. The choice of materials should match major building materials. Signs shall have back lighting or be externally illuminated.</i> • <i>District identification signs shall not be</i> 						

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	<p><i>combined with business identification signs.</i></p> <p><i>Mounted Business Identification Signs</i></p> <ul style="list-style-type: none"> • <i>One mounted sign shall be permitted on each structure or, in the case of multiple businesses in a single structure, the wall frontage for that business, for the purpose of identifying the occupant. The information displayed on this sign shall be limited to the name and symbol of the occupant and address.</i> • <i>Mounted signs attached to vertical surfaces of a building or building-associated wall shall be allowed, with the provision that such signs appear as an integral part of the overall architectural and site design concept. Sign materials shall complement those of the structure to which they are attached. The attached sign area shall not exceed three percent (3%) of the total area of the walls on any face of the building to which they are attached.</i> 						
C. TRANSPORTATION							
Impact T-1: Existing-Plus-Project Impact on Latrobe Road/Golden Foothill Parkway South Intersection. This T-intersection currently operates at LOS A. The addition of a two-lane project access road as a fourth leg of the intersection, and the corresponding traffic addition on the east side of Latrobe Road, would cause conditions in the PM peak hour to deteriorate to LOS F.	Mitigation Measure T-1. Widen Latrobe Road to provide two southbound and one northbound left-turn lanes. At the project entrance/exit, provide two lanes in each direction, including a separate right-turn lane. The intersection shall also be signalized. These improvements would alleviate the congestion at this intersection and allow the intersection to operate at acceptable levels of service with the project.	EDC	OTC	PPO	EDCDOT COMPLETED CIP 72335	EILEEN CRAWFORD	6/6/2013
Impact T-2: Existing-Plus-Project Impact on Latrobe Road/White Rock Road Intersection. This intersection currently operates at LOS B in	Mitigation Measure T-2. Mitigate the project impact to this signalized intersection by making changes to the lane configuration. On Latrobe Road, provide	EDC	OTC	PPO	EDCDOT COMPLETED	EILEEN CRAWFORD	6/6/2013

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the AM peak hour and LOS C in the PM peak hour. Conditions would deteriorate to LOS F during the PM peak hour with the project.	two through lanes in each direction from White Rock Road to south of Golden Foothills Parkway in order to mitigate all project impacts. In addition, provide a second southbound left turn lane on the Latrobe Road approach to this intersection. Provide a left-turn lane for eastbound White Rock Road. These improvements would allow the intersection to operate at acceptable levels of service with the project.				CIP 72402		
Impact T-3: Existing-Plus-Project Impact on El Dorado Hills Boulevard/Highway 50 Westbound Ramps Intersection. This intersection currently operates at LOS C during the AM peak hour and LOS B during the PM peak hour. Addition of project traffic would cause deterioration to LOS F during the AM peak hour.	Mitigation Measure T-3. The County has programmed a comprehensive improvement to the US 50/El Dorado Hills Boulevard interchange as part of its current El Dorado Hills/Salmon Falls Roadway Improvement Fund (RIF). The improvement is currently fully funded (it is included in the County's current Five-year Capital Improvement Program). Construction is expected to begin in 2001. A new ramp will be added to provide for westbound traffic, and additional capacity will be added to the existing ramp. The combination of improvements will produce LOS C operations at this intersection in the AM peak hour and LOS B in the PM peak hour, which will satisfy County LOS policy. This RIF-funded improvement will more than mitigate the project impacts. The project is subject to County RIF requirements. All future project development will be required to make RIF payments.	EDC	OTC	PPO	EDCDOT COMPLETED CIP 71322	EILEEN CRAWFORD	6/6/2013
Impact T-4: Existing-Plus-Project Impact on Latrobe Road/Highway 50 Eastbound Ramps Intersection. This intersection currently operates at LOS E during the AM peak hour and LOS F during the PM peak hour. Addition of project traffic would exacerbate the existing LOS F conditions during the PM peak hour and would also cause deterioration to LOS F during the AM peak hour.	Mitigation Measure T-4. As indicated above under <i>Mitigation Measure T-3</i> , the County has programmed and funded a comprehensive improvement to the US 50/El Dorado Hills Boulevard interchange through the County's RIF program. The improvement will add a new widened off-ramp for eastbound traffic oriented toward destinations to the south; it will also widen the existing off-ramp and dedicate it to eastbound traffic oriented to the	EDC	OTC	PPO	EDCDOT COMPLETED	EILEEN CRAWFORD	6/6/2013

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	north. The combination of improvements will produce LOS C operations at this intersection, which will satisfy County LOS policy. This funded improvement will more than mitigate the project impacts. The project is subject to County RIF requirements. All future project development increments will be required to make RIF payments. It is possible, however, that portions of the Valley View project would be completed before <u>construction</u> of this improvement (scheduled to begin by 2001) is completed.						
Impact T-5: Existing-Plus-Project Impact on Latrobe Road/Suncast Lane Intersection. This intersection is currently stop-sign controlled and operates at LOS A. Addition of project traffic would reduce the number of available gaps in traffic along Latrobe Road, resulting in LOS F conditions during the PM peak hour when vehicles would have a difficult time turning left from Suncast Lane onto Latrobe Road or from Latrobe Road onto Suncast Lane.	Mitigation Measure T-5: The only reasonable mitigation measure for this condition would be to install a traffic signal, but the standard Caltrans Peak Hour warrant for installation of a traffic signal is not met by the volumes projected at this intersection for the "Existing-Plus-Project" scenario. However, the signal WOULD be warranted under the "Cumulative-Plus-Project" scenario. Thus, the required mitigation at this location for the "Existing-Plus-Project" scenario shall be to monitor the location on a periodic basis, in conjunction with the issuance of building permits. If standard County signal "warrants" are satisfied by some combination of future traffic, then installation of a signal shall be required to mitigate this impact, and the project shall be assessed for a proportional share of the cost of the signal.	EDC	OTC	STR	EDCDOT COMPLETED	EILEEN CRAWFORD	6/6/2013
Impact T-6: Existing-Plus-Project Impact on Latrobe Road South of White Rock Road. The segment analysis indicates that the Service Level on this portion of Latrobe Road would decrease from LOS D to F on a daily basis.	Mitigation Measure T-6: Widen Latrobe Road to four lanes (plus turning lanes as noted in the previous mitigation measures) from White Rock Road to a point 300-500 feet south of White Rock Road. South of this point, the road could revert back to a two-lane cross-section. The RIF currently includes, and is periodically revised to fully fund, this County roadway improvement. The project is	EDC	OTC	PPO	EDCDOT COMPLETED CIP 72335	EILEEN CRAWFORD	6/6/2013

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	subject to County RIF requirements. All future project development will be required to make RIF payments.						
Impact T-7: Existing-Plus-Project Impact on US 50 West of El Dorado Hills Boulevard/Latrobe Road: US 50 west of El Dorado Hills Boulevard currently operates at LOS D. The "Existing-Plus-Project" scenario would produce an LOS F on this portion of the freeway. As noted above, this condition represents a hypothetical "Existing-Plus-Project" scenario, developed to isolate potential project-related mitigation needs. In actuality, as other land uses are developed over the extended time period that the Valley View project is actually developed, it is expected that more traffic would be oriented to local land uses rather than toward Sacramento. Thus, it is not likely that the conditions forecast here will actually lead to an LOS F condition solely due to the impacts of the Valley View project.	Mitigation Measure T-7: Mitigation of this impact is largely an issue of project phasing. An impact identified later in this section for the "Cumulative-Plus-Project" scenario (<i>Impact T-16</i>) requires that the developer conduct interim traffic studies for submittal to the El Dorado County DOT together with each application for tentative map approval of future phases of the project. This interim study requirement is consistent with General Plan policy and will assure that County standards are maintained at each future project phase as well as for the total project. The County's State System Capacity and Interchange Transportation Impact Fee (State TIM) has been established to provide fair share developer contributions to partially finance improvements to County segments of the state highway system. The state TIM currently includes, and is periodically revised, to partially fund the widening of Highway 50 to six lanes by 2010 and eight lanes by 2015. The project is subject to County TIM requirements. All future project development will be required to make TIM payments.	EDC	SMS	PTM	EDCDOT CONSTRUCTION TO SIX LANES COMPLETED	EILEEN CRAWFORD	6/6/2013
Impact T-8: Cumulative-Plus-Project Impacts on White Rock Road/North Project Access Intersection. An unacceptable year 2015 level of service (LOS F) is projected at the White Rock Road/North Project Access intersection.	Mitigation Measure T-8. Signalize the intersection and provide a right-turn lane for the eastbound approach and a left-turn lane for the westbound approach. If an entrance to Town Center East is provided opposite this project entrance, also provide an eastbound left turn lane. The exit from the project shall have two lanes, one for left turns and one for the remaining movements. (See Figure D-20 in section IV.D.5 of the EIR.) This improvement would alleviate congestion at the intersection and allow it to operate at LOS B.	EDC	OTC	PPO	EDCDOT COMPLETED	EILEEN CRAWFORD	6/6/2013

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Impact T-9: Cumulative-Plus-Project Impact on Latrobe Road/Golden Foothills Parkway South/Project Access Intersection: The addition of project traffic to projected year 2015 cumulative intersection volumes would result in unacceptable levels of service on the Latrobe Road/Golden Foothills Parkway South/Project Access intersection. Without the project, this intersection would operate at LOS A in the AM peak hour and LOS B during the PM peak hour. With the project and its associated traffic, this intersection would degrade to LOS F during both peak hours.	Mitigation Measure T-9: As with the "Existing-Plus-Project" scenario, provide a new traffic signal at this intersection. The "Cumulative-Plus-Project" scenario requires that the project entrance have two inbound and two outbound lanes. One of the outbound lanes will need to be striped as an exclusive right-turn-only lane. The mitigation will also require the widening of Latrobe Road to provide for two southbound left-turn lanes and one northbound left turn lane. In addition, widen the northbound departure on Latrobe Road to provide an exclusive right-turn and two through lanes northbound; one of these lanes will be the natural continuation of the exclusive right-turn lane from the project. This two-lane section will then continue north as far as White Rock Boulevard, as described in <i>Mitigation Measure T-13</i> below. This improvement would alleviate the congestion at the intersection and allow it to operate at LOS C.	EDC	OTC	PPO	EDCDOT COMPLETED	EILEEN CRAWFORD	6/6/2013
Impact T-10: Cumulative-Plus-Project Impact on White Rock Road/Latrobe Road Intersection. This intersection is projected to operate at LOS F under the "Cumulative-Plus-Project" scenario in both peak hours. The project would add traffic to an intersection already projected to operate at LOS F.	Mitigation Measure T-10. This intersection is projected to operate at LOS F in the peak hours for the <u>base</u> (cumulative-without-project) scenario. To mitigate the project impacts: widen Latrobe Road to provide two northbound and southbound through lanes, one northbound and southbound left turn lane, and one northbound and southbound right turn lane; widen White Rock Road east of Latrobe Road to become a four-lane divided roadway as discussed under <i>Mitigation Measure T-14</i> .	EDC	OTC	PPO	EDCDOT COMPLETED	EILEEN CRAWFORD	6/6/2013
Impact T-11: Cumulative-Plus-Project Impact on Latrobe Road/Golden Foothills Parkway North Intersection. The added project volumes would cause this signalized intersection to operate at LOS F in both peak hours, compared to LOS D in the AM peak hour and LOS B in the PM peak hour without the project.	Mitigation Measure T-11: Provide two through lanes in each direction on Latrobe Road at this intersection. This mitigation measure would improve operations to LOS B in both peak hours	EDC	OTC	PPO	EDCDOT COMPLETED	EILEEN CRAWFORD	6/6/2013

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Impact T-12: Cumulative-Plus-Project Impact on Latrobe Road/Suncast Lane Intersection. The addition of project traffic to projected year 2015 cumulative intersection volumes would result in unacceptable levels of service on the Latrobe Road/Suncast Lane intersection. Without the project, this stop-sign controlled intersection would operate at LOS A in the AM peak hour and LOS B during the PM peak hour. Addition of project traffic would reduce the number of available gaps in traffic along Latrobe Road, resulting in LOS F conditions during the PM peak hour when vehicles would have a difficult time turning left from Suncast Lane onto Latrobe Road or from Latrobe Road onto Suncast Lane.	Mitigation Measure T-12. Signalize the intersection, widen Latrobe Road to provide two through lanes in each direction, a northbound left-turn lane and a southbound right-turn on Latrobe Road (see Figure D-20 in section IV.D.5 of the EIR). This improvement will result in LOS A-B operation at this intersection under cumulative-plus-project conditions.	EDC	OTC	PPO	EDCDOT COMPLETED	ELIEEN CRAWFORD	6/6/2013
Impact T-13: Cumulative-Plus-Project Impact on Latrobe Road Between White Rock Road and Carson Creek. The segment analysis indicates that the LOS on this portion of Latrobe Road south of White Rock Road would decrease from LOS D to F on an average daily basis.	Mitigation Measure T-13: Widen Latrobe Road to four lanes (plus turning lanes as noted in the previous mitigation measures) between White Rock Road and the intersection with the new project entrance/Golden Foothills Parkway South. South of the Golden Foothills Parkway intersection, the road could revert to a two-lane cross-section. This widening would provide a consistent four-lane roadway width through each of the signalized intersections in this segment. The RIF currently includes, and is periodically revised to fully fund, this County roadway improvement. The project is subject to County RIF requirements. All future project development will be required to make RIF payments.	EDC	OTC	PPO	EDCDOT COMPLETED	EILEEN CRAWFORD	6/6/2013
Impact T-14: Cumulative-Plus-Project Impact on White Rock Road East of Latrobe Road. White Rock Road east of Latrobe Road is currently a two-lane undivided rural roadway. This roadway is projected to operate at LOS F in the "Cumulative-Without-Project" scenario as well as	Mitigation Measure T-14: Mitigate this condition by widening the roadway to become a four-lane divided roadway with median. Such a widening would make the roadway consistent with the already approved plans for White Rock Road west of Latrobe Road. The RIF currently includes, and is periodically revised	EDC	OTC	PPO	EDCDOT COMPLETED	EILEEN CRAWFORD	6/6/2013

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the "Cumulative-With-Project" scenario. The "Cumulative-With-Project" scenario would add traffic and thus increase delay on this segment that is already projected to operate at LOS F.	to fully fund, this County roadway improvement. The project is subject to County RIF requirements. All future project development will be required to make RIF payments.						
Impact T-15: Cumulative-Plus-Project Impact on US 50. The US 50 freeway would operate at LOS F for both the "Cumulative" and the "Cumulative-Plus-Project" scenarios. The project would exacerbate a projected base case LOS F condition.	Mitigation Measure T-15: The "Cumulative" scenario is based on the assumption that US 50 would be widened to become a six-lane freeway prior to the year 2015. As the projections indicate, the capacity of the freeway at six lanes would be exceeded by the year 2015. This would be a base case condition not attributable to the project. However, the project would exacerbate this base case condition. The project shall contribute its fair share to the cost of widening US 50 to eight lanes as is proposed by the 20-year CIP. The state TIM currently includes, and is periodically revised, to partially fund the widening of Highway 50 to six lanes by 2010 and eight lanes by 2015. The project is subject to County state TIM requirements and El Dorado Hills RIF requirements. All future project development will be required to make state TIM payments. Once this widening is implemented, the freeway would operate at an acceptable LOS E west of El Dorado Hills Boulevard and LOS C east of El Dorado Hills Boulevard for the "Cumulative-Plus-Project" scenario. Because future funding for the widening is not currently assured (i.e., not currently in place), this impact represents a significant unavoidable impact .	EDC	OTC	PPØ <u>STR</u>	EDCDOT		
Impact T-16: County Roadway Improvement Phasing Needs. If the offsite roadway system improvements identified in this EIR as necessary to meet General Plan specified LOS standards are not completed as each development increment occurs, the project could result in an interim LOS deficiency.	Mitigation Measure T-16: Ongoing traffic study and mitigation monitoring measures shall be implemented by project developers and the County. The County's General Plan includes policies calling for such ongoing traffic study and monitoring. As detailed in section IV.D.6 of the EIR, these policies shall be implemented with	EDC Appl.	SMS PTM	STR	EDCDOT		

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	the project through the following two mechanisms: •T-16a: Interim Traffic Studies, and •T-16b: The DOT Annual Monitoring Program.						
Impact T-17: Pedestrian and Bicycle Impacts. The project does not include provisions for implementation of the Latrobe Trail (identified in the County's <u>Bikeway Master Plan</u> and <u>Hiking and Equestrian Trails Master Plan</u>) along the frontage of the project site.	Mitigation Measure T-17. Revise the Specific Plan to include a bicycle and pedestrian trail along the portion of Latrobe Road adjacent to the project site consistent with El Dorado County and El Dorado Hills Community Service District standards. <i>(Note: Condition #2 of the Valley View Specific Plan Conditions of Approval (approved by the El Dorado County Board of Supervisors on December 8, 1998) modified this mitigation measures by specifying that the trail should be a "Class 1 bicycle and pedestrian trail" (emphasis added).)</i>	EDC	PC	PTM	EDCPD, EDCDOT IMPLEMENTED WITHIN THE SPECIFIC PLAN AND BY CONDITION OF APPROVAL NO. 61 (TM99-1359)	EILEEN CRAWFORD	6/6/2013
Impact T-18: Potentially Inadequate Emergency Access/Egress--East Ridge Village. The access configuration for the East Ridge Village, as currently proposed, may not provide adequate emergency access/egress.	Mitigation Measure T-18. To maintain access to the greatest extent possible, provide cross-overs between the two separate travelways at periodic intervals. The frequency of cross-overs will depend on topography, but typically should be provided every 1,800 to 2,000 feet.	Appl.	PC	PTM	EDCPD, EDCDOT		
D. PUBLIC FACILITIES AND SERVICES							
Impact PF-1: Lack of Reliable Long-Term Water Supply. The El Dorado County 1997 <u>Public Water Availability Evaluation</u> estimates that the total potential annual water demand for all projects and parcels in EID will be 55,982 acre-feet, which clearly exceeds the current annual reliable water supply of 44,100 acre-feet. The development capacity stipulated in the draft <u>Valley View Specific Plan</u> translates into approximately 2,901 EDUs (2,002 acre-feet). EID's current records	Mitigation Measure PF-1. Require that (a) no final subdivision map, final parcel map, or building permit shall be issued for the project until water meters or equivalent water guarantees for the proposed urban development levels are obtained from EID or other water purveyors, consistent with <u>El Dorado County General Plan</u> Objective 5.1.2 and Policies 5.1.2.1, 5.2.1.2, 5.2.1.3, and 5.2.1.4; (b) the project shall incorporate water conservation measures specified in <u>Mitigation Measure PF-3</u> below; and (c) no grading	EDC	OTC	PBP; PGP; PFM	EDCPD		

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indicate that parcels within the project site are currently assigned 906 EDUs additional capacity. Under District Policy, the project cannot receive more than 906 EDUs of water service unless additional EDU entitlements are granted. Therefore, a reliable future water supply for the buildout of the Valley View project has not been acquired or developed by EID.	permit shall be issued for the project, or any portion thereof, unless and until the applicant has reached final agreement with EID regarding a fully vested right to water service to the portion of the project site affected by the grading permit. (Note: Condition #5 of the Valley View Specific Plan Conditions of Approval (approved by the El Dorado County Board of Supervisors on December 8, 1998) modified this mitigation measure by stating that "all tentative maps shall be conditioned to require a water meter award letter for all residential lots" (emphasis added).)						
Impact PF-2: Project Dependency on Potable Water Supply for Irrigation/Landscaping Purposes. The project's dependency on EID's limited potable water supply for irrigation purposes is considered a potentially significant impact, given EID's goal of using reclaimed water to reduce potable water needs.	Mitigation Measure PF-2: In order to ensure adequate use of reclaimed water as a means of reducing its dependence on EID potable water supply, measures (a) through (d) listed in section IV.E.1(d)4 of the EIR shall be completed as a condition of any future project rezoning or subdivision approval (based on <u>General Plan</u> Policy 5.2.1.4).	EDC	OTC	<u>PTM-PFM</u>	EDCPD		
Impact PF-3: Drought Contingency and Water Conservation Planning. Water supply for the project would be susceptible to the effects of prolonged droughts. EID obtains a large portion of its water from the U.S. Bureau of Reclamation which, in times of drought, imposes rationing and cutbacks. The project does not propose a drought contingency plan or a specified water conservation program.	Mitigation Measure PF-3. The applicant shall implement water conservation measures to reduce the amount of water used by the project and reduce the potential effects of extended drought conditions.	Appl.	SSR	<u>PFM</u> ; <u>PBP</u>	EDCPD		
Impact PF-4: Project Wastewater Flows. At full buildout, the project would generate wastewater flows of approximately 0.7 mgd (average dry weather flow) and 2.8 mgd (total peak wet weather flow). There is an insufficient allocation of existing wastewater treatment capacity to accommodate these ultimate wastewater flows.	Mitigation Measure PF-4. Require that no final subdivision map, final parcel map, or building permit shall be issued for the project until EID has demonstrated (in a manner acceptable to the El Dorado County Department of Transportation) that adequate wastewater service is available to serve the development in question.	EDC	OTC	<u>PFM</u> ; <u>PBP</u>	EDCDOT		

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Impact PF-5: Emergency Access Impacts. Unless adequate emergency access is provided, police protection could be compromised within the project.	Mitigation Measure PF-5: The applicant shall implement the following measures: (a) provide for emergency access adequate to meet adopted County response time standards; (b) incorporate County standards for emergency access in project plans, and submit the appropriate maps for approval by the County Sheriff's Department; and (c) secure any emergency access gates in a fashion that would allow emergency entry with a minimum of time and effort. Incorporate these measures in each project increment (individual development plan approval) to Sheriff's Department.	Appl.	SSR	PTM	EDCSD		
Impact PF-6: Fire Protection and EMS Service Demand and Phasing Impacts. The EDHFD would require additional staffing and equipment, and probably a new fire station, to provide fire protection and emergency medical response to the project adequate to meet adopted County and EDHFD goals and standards.	Mitigation Measure PF-6: The applicant-prepared <i>Public Facilities Financing Plan</i> (PFFP) shall specify phasing of fire protection services and facilities, for review and approval by the EDHFD. Also, the applicant shall be required to comply with applicable development fees and with the site and building design requirements identified under <i>Mitigation PF-6(b)</i> (see EIR text) to reduce fire hazards.	EDC	SSR	PFM	EDHFD		
Impact PF-7: Emergency Access Impacts. Unless two permanent access roads are provided onsite during all phases of construction and thereafter, fire protection and emergency medical service response could be compromised within the project.	Mitigation Measure PF-7: Require the applicant to develop and submit a <i>Fire Safety Plan</i> for review and approval by the El Dorado County Department of Transportation, the El Dorado Hills Fire District, and the California Department of Forestry. The <i>Fire Safety Plan</i> shall provide for adequate emergency access by providing a minimum of two permanent access roads during and after all phases of development, or an alternative access provision acceptable to the reviewing agencies. The plan shall incorporate standards contained in the State Fire Safe Regulations and the current <u>El Dorado County Department of Transportation Design Standards Manual</u> in all circulation plans.	EDC	SSR	PFM <u>PTM</u>	EDHFD, EDCDOT		
Impact PF-8: Trail Impacts. Page 56 of the draft <u>Valley View Specific Plan</u> (September 1997)	Mitigation Measure PF-8. Revise the Specific Plan to include a bicycle and pedestrian trail along the	EDC	PC	PTM	EDCPD, EDCDOT	EILEEN CRAWFORD GINA PAOLINI	6/6/2013

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states that "Bicycle and pedestrian paths will be developed within the collector street system of ...[West Valley] and White Rock Villages leading to the entrances at White Rock Road and the Village Center. These routes will also link neighborhoods to the two schools which are planned within each village. Bicycle paths will be installed both in the right-of-way as Class 2 facilities and, where feasible, within adjacent open space and greenbelt areas." The project does not include provisions for implementation of the Latrobe Trail along the frontage of the project site. Given the need for widening of Latrobe Road due to the project and cumulative development in the area, and the increase in the demand for trails that would be expected to result from the project, the lack of project participation in the implementation of the Latrobe Trail is considered a significant impact	portion of Latrobe Road adjacent to the project site consistent with El Dorado County and El Dorado Hills CSD standards.				IMPLEMENTED WITHIN THE SPECIFIC PLAN AND BY CONDITION OF APPROVAL NO. 61 (TM99-1359)		
Impact PF-9: Project Impacts on BUSD Elementary and Middle School Facilities. Unless adequate funding were available to finance school preparation and facility construction, the BUSD elementary and middle school capacity needed over the project buildout period (nine to 11 years) to ultimately accommodate the 1,295 elementary school students and 387 middle school students generated by the project could not be provided	Mitigation Measure PF-9. The applicant shall implement each of the following mitigation measures: (a) Consistent with General Plan Policy 5.8.1.1, enter into a written agreement with the BUSD to mitigate the project impacts on school facilities or the demand therefor. (b) Include measures in the <i>PFFP</i> that will ensure to El Dorado County's and the BUSD's satisfaction, that adequate funding will be available for school facilities <u>when needed</u> . (c) Determine and identify in the <i>PFFP</i> when elementary school facilities will be needed onsite and when additional middle school space will be	Appl.	OTC	PTM	EDCPD COMPLETED	GINA PAOLINI	6/6/2013

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	<p>needed offsite to serve proposed development. Require that locations of necessary schools be formalized concurrent with future tentative map approvals. Access, configuration, size, useable space and basic infrastructure needs (including timing and delivery of utilities) should also be determined at this time.</p> <p>(d) Prior to issuance of building permits for units in the various phases of the project, secure written verification from the BUSD guaranteeing that adequate elementary and middle school space will be provided in schools on- or off-site.</p>						
<p>Impact PF-10: Project Impacts on EDUHSD High School Capacity. It is not anticipated that the adopted school impact fee would be sufficient to cover the cost of providing adequate facilities to serve the 578 project-generated high school students.</p>	<p>Mitigation Measure PF-10. The applicant shall implement each of the following four mitigation measures:</p> <p>(a) Consistent with County General Plan Policy 5.8.1.1, enter into a written agreement with the EDUHSD to mitigate the impact of the project on school facilities.</p> <p>(b) Include measures in the project <i>PFFP</i> to ensure to El Dorado County's and the EDUHSD's satisfaction, that the project will provide its fair-share of funding for additional high school capacity <u>when needed</u>.</p> <p>(c) Determine and identify in the <i>PFFP</i> when high school capacity will be needed to serve the various phases of proposed development.</p> <p>(d) Prior to issuance of building permits for units in the various phases of the project, secure written verification from the EDUHSD guaranteeing that adequate high school space will be provided for</p>	Appl.	OTC	PTM	EDCPD COMPLETED	GINA PAOLINI	6/6/2013

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	project-generated high school students.						
Impact PF-11: Elementary School Site Impacts. The two elementary school sites proposed under the Specific Plan do not appear to meet State school facility site selection standards and/or BUSD standards.	Mitigation Measure PF-11. The applicant shall implement the following measures: (a) relocate the White Rock Village elementary school site to a location away from the onsite earthquake fault, and reconfigure the site as necessary to satisfy BUSD criteria regarding a square or rectangular shape; (b) reconfigure the West Valley Village elementary school site as necessary to satisfy BUSD criteria regarding a square or rectangular shape; (c) provide information for each site adequate for the lead agency to make determinations regarding site-related hazardous materials and hazardous wastes pursuant to PRC 21151.8; and (d) identify facilities within one-fourth of a mile of the proposed school sites that might reasonably be anticipated to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste and determine health risks as required under PRC 21151.8. <i>(Note: Condition #6 of the Valley View Specific Plan Conditions of Approval (approved by the El Dorado County Board of Supervisors on December 8, 1998) indicated that this mitigation measures was addressed in the Development Agreement.)</i>	Appl.	OTC	PTM	EDCPD COMPLETED	GINA PAOLINI	6/6/2013
E. BIOLOGICAL RESOURCES							
Impact BR-1: Increased Presence of Invasive Non-Native Plant Species. The presence of human development and related land disturbances associated with the project would lead to the increased presence of weedy, opportunistic, and invasive non-native plant species. These introduced species would tend to rapidly colonize disturbed areas, further reducing the number and diversity of naturally occurring local plant species. According to page 92 of the	Mitigation Measure BR-1: The applicant shall revise the Specific Plan to: (a) state that native plant species will be encouraged for landscaping to the extent possible, and will be required where landscaping borders oak woodlands and oak savannah communities, and in riparian and wetland buffer zones; (b) prevent the introduction of invasive non-native vegetation, implement revegetation and erosion control measures in a timely manner following construction; (c) incorporate measures to	Appl.	OTC	PTM	EDCPD IMPLEMENTED WITHIN SPECIFIC PLAN	GINA PAOLINI	6/6/2013

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<u>Valley View Specific Plan</u> , non-native trees and shrubs would replace native vegetation along the project roads to create "... a tidy manicured appearance year round with minimal maintenance and low water consumption." The majority of plant species recommended in the landscaping section of the <u>Valley View Specific Plan</u> are either non-native or do not occur in the natural habitats found in the Valley View area	control invasive non-native species into the Specific Plan's landscape, restoration and habitat management plans; and (d) use caution when selecting any non-native plants for landscaping purposes on the site to ensure that no potentially invasive plant species are selected. The current Specific Plan Landscape Plan objectives of "... minimal maintenance and low water consumption ..." are worthwhile and could be achieved using native plants. (Note: Condition #6 of the Valley View Specific Plan Conditions of Approval (approved by the El Dorado County Board of Supervisors on December 8, 1998) indicated that this mitigation measure is addressed through use of Transitional Open Space, Chapter 8 of the Specific Plan.)						
Impact BR-2: Loss of Non-Native Annual Grassland Habitat. The loss of approximately 907 acres of non-native grassland onsite would decrease foraging habitat for a variety of birds, mammals, and reptiles	Mitigation Measure BR-2: The applicant shall implement the following measures to avoid or minimize impacts of non-native annual grassland losses on both common and sensitive plant and wildlife species: (a) preserve grassland habitat in contiguous areas where possible to minimize fragmentation and maximize retention of habitat functions and values; and (b) use temporary fencing and/or protective signage to prevent construction impacts and unauthorized access to grasslands and associated wildlife corridors not planned for development. (Note: Condition #6 of the Valley View Specific Plan Conditions of Approval (approved by the El Dorado County Board of Supervisors on December 8, 1998) indicated that this mitigation measure is addressed through use of Transitional Open Space, Chapter 8 of the Specific Plan.)	Appl.	OTC	PTM	EDCPD IMPLEMENTED WITHIN SPECIFIC PLAN	GINA PAOLINI	6/6/2013
Impact BR-3: Loss of Oak Woodland/Oak Savannah Habitats. The project-related loss of substantial oak woodland and oak savannah habitat (317 and 164 acres respectively) would	Mitigation Measure BR-3: The applicant shall implement the following: (a) conduct pre-construction surveys for raptor and songbird nests, and bat roosts; (b) limit development within the	Appl.	OTC	PTM; <u>PGP</u>	EDCPD		

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<p>be a significant loss of oak trees, and a significant habitat loss to many bird and mammal species. Several songbirds utilize the oaks for foraging, nesting and cover, while raptors use these trees as crucial roosting and nesting habitat. Portions of these existing oak communities would be fragmented by development-related removal of oak trees from currently uninterrupted stands. Any tree loss, whether individually standing or as part of a woodland, would impact these bird species. The loss of nests would impact reproductive success, while the loss of roosts and cover would displace individuals and decrease survivorship</p>	<p>canopy of existing oak trees in the oak woodland, oak savannah, and non-native grassland whenever possible to retain the maximum feasible number of oak trees; (c) concentrate development and open space in contiguous areas to minimize fragmentation and maximize habitat value; (d) where oak woodland and oak savannah impacts are unavoidable, replant oaks at a rate of 5-to-1 (as specified by CDFG) as detailed in the <i>Tree Replacement Plan</i> specified under <i>Mitigation Measure BR-4</i> below; and (e) implement the <i>Tree Replacement Plan</i> prior to any construction activities that would adversely affect oaks (see EIR text for details).</p> <p><i>(Note: Condition #6 of the Valley View Specific Plan Conditions of Approval (approved by the El Dorado County Board of Supervisors on December 8, 1998) indicated that this mitigation measure is addressed through a combination of Chapter 9 of the Specific Plan and Condition #28, which requires "demonstration of tree preservation program consistent with General Plan Policies 7.4.4.4 and 7.4.5.1 to be submitted with tentative map application" and specifies the following revision to the Specific Plan:</i></p> <p><i>p.77 Under Development Requirements Within Oak Woodlands add:</i></p> <p style="padding-left: 40px;">5. All trees above 24" in diameter at breast height shall be shown on the plan. If any trees 36" in diameter at breast height and above are slated for removal, the program shall demonstrate that either the tree is</p>						

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	<p><i>unhealthy, or that all possible methods of avoidance have been attempted in the design process.</i></p> <p><i>Under Oak Tree Conservation Program, add:</i></p> <p><i>A Primary Building Area, or building envelope shall be delineated on the tentative map concurrent with tentative map application.)</i></p>						
<p>Impact BR-4: Reduction of the Habitat Quality of Oak Woodland During Construction. Damage to oak trees and other mature trees preserved within the oak woodland and oak savannah communities may occur the <u>Valley View Specific Plan</u> area. Construction impacts could include (a) damage to the root systems by earth-moving equipment, (b) storage of construction materials and/or dumping within the dripline of the trees, (c) trimming of tree branches, (d) the siting of infrastructure improvements, homes, and commercial structures too close to the dripline of the trees, and (e) trimming of tree branches.</p>	<p>Mitigation BR-4: The applicant shall implement the following: (a) protect the existing oak trees within the oak woodland, oak savannah, and non-native grassland during construction; and (b) implement the <i>Tree Replacement Plan</i> prior to any construction activities that would adversely affect oaks. (See EIR text for specifics.)</p> <p><i>(Note: Condition #6 of the Valley View Specific Plan Conditions of Approval (approved by the El Dorado County Board of Supervisors on December 8, 1998) indicated that this mitigation measure is addressed through a combination of Chapter 9 of the Specific Plan and Condition #28, which requires "demonstration of tree preservation program consistent with General Plan Policies 7.4.4.4 and 7.4.5.1 to be submitted with tentative map application" and specifies the following revision to the Specific Plan:</i></p> <p><i>p.77 Under Development Requirements Within Oak Woodlands add:</i></p> <p><i>5. All trees above 24" in diameter at breast height shall be shown on the plan. If any trees 36" in diameter at</i></p>	Appl.	PC, CPI	PTM; DPC	EDCPD		

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	<p><i>breast height and above are slated for removal, the program shall demonstrate that either the tree is unhealthy, or that all possible methods of avoidance have been attempted in the design process.</i></p> <p><i>Under Oak Tree Conservation Program, add:</i></p> <p><i>A Primary Building Area, or building envelope shall be delineated on the tentative map concurrent with tentative map application.)</i></p>						
<p>Impact BR-5: Loss of Riparian Areas. Approximately 1.6 acres of Carson Creek and Plunkett Creek riparian area would be developed with bridge structures. The resulting potentials for destruction or alteration of existing riparian areas could potentially impact the health and survival of birds, reptiles, amphibians, and invertebrates in the riparian areas, especially on Plunkett Creek. The creation of ad-hoc trails through riparian areas may also be detrimental. Many invertebrates, especially insects, utilize the trees and shrubs within riparian areas, attracting birds and bats. Reptiles and amphibians may utilize riparian areas for foraging, reproduction, cover, and estivation during the dry season.</p>	<p>Mitigation Measure BR-5: The applicant shall implement the following measures to mitigate impacts on riparian area: (a) construct creek crossings in locations which minimize riparian vegetation disturbance, (b) provide buffers, (c) limit activities in buffer zones, and (d) protect riparian habitat. At a minimum, mitigation should conform to El Dorado County General Plan Policy 7.3.3.2, which requires avoidance of any net loss of riparian vegetation associated with wetlands. (See EIR text for details.) In addition, implement Mitigation Measure BR-6 (see below).</p>	Appl.	SSR	PTM	EDCPD		
<p>Impact BR-6: Proposed Landscape Plan Impacts on Riparian Areas. The proposed Valley View landscape plan includes the use of non-native species in drainage areas where enhanced naturalized plantings are desirable. Local wildlife is adapted to use native riparian vegetation, and may be unable to utilize exotic species. The use of non-native species in a riparian area is inconsistent with El Dorado County General Plan</p>	<p>Mitigation Measure BR-6: The applicant shall implement the following: plant locally occurring native species (willows, alders, oaks) in riparian areas and adjacent buffer zones rather than non-native trees and shrubs. At a minimum, mitigation should conform to <u>El Dorado County General Plan</u> Policy 7.3.3.2, which requires avoidance of any net loss of riparian vegetation associated with wetlands.</p>	Appl.	SSR	PTM	EDCPD		

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Objective 7.3.4, which calls for the protection and utilization of natural drainage patterns such that natural watercourses should be integrated into new development so that they enhance the aesthetic and natural character of the site without disturbance. Non-native plantings would result in the disturbance and alteration of the natural riparian plant and wildlife community.							
Impact BR-7: Reduction of Habitat Quality of Riparian Areas During Construction. The two riparian communities that exist onsite (Great Valley Mixed Riparian and Cottonwood Willow Riparian) may be affected during project construction. Impacts on riparian woodland during construction may include damage to root systems by earth-moving equipment, storage of construction materials, dumping within the dripline of the trees, siting of infrastructure improvements within the dripline of the trees, as well as trimming of tree branches, and degradation of water quality	Mitigation Measure BR-7: The applicant shall implement the following measures: (a) protect riparian habitats with temporary fencing during construction; (b) permanently fence riparian corridors and a buffer zone extending 50 feet out from the riparian canopy; (c) not disturb riparian zone vegetation during construction; (d) prevent erosion, sedimentation, and urban runoff into the riparian corridors; and (e) consult with CDFG regarding the possible need for a Streambed Alteration Agreement. At a minimum, mitigation should conform to <u>El Dorado County General Plan</u> Policy 7.3.3.2, which requires avoidance of any net loss of riparian vegetation associated with wetlands. (See EIR text for details.) In addition, implement <u>Mitigation Measure BR-6</u> .	Appl.	SSR, CPI	PTM; DPC	EDCPD		
Impact BR-8: Loss of Wetlands. The jurisdictional wetlands determination conducted on the site by the USACE in 1997 identified 14.47 acres of jurisdictional wetlands within the project area. The applicant's biologists indicate that the project would impact approximately 1.93 acres of jurisdictional wetlands. The destruction or alteration of existing wetland areas would significantly impact the health and survival of birds, reptiles, amphibians, and invertebrates. Perennial and intermittent streams, seeps, and other seasonal wetlands (14.39 acres), and	Mitigation Measure BR-8: The applicant shall implement the following measures: (a) redesign the project to avoid filling wetlands, <u>or</u> (b) prepare a Wetlands Mitigation Plan and replace wetland habitat in-kind and on-site at a minimum 1:1 replacement ratio in conformance with County Policy 7.3.3.2 of no net wetland loss and based on consultation with the Army Corps of Engineers and Regional Water Quality Control Board. The County should review and approve a mitigation plan approved by the USACE and Regional Water Quality Control Board. Vernal pools, however, because of	Appl.	SSR	PTM; <u>PFM</u>	EDCPD		

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vernal pools (0.08 acre) are necessary for survival of these specialized species, and the loss of that habitat would eliminate these species on the project site. Reptiles and amphibians require a variety of wetland types for foraging, reproduction, cover, and estivation during the dry season. Several songbirds utilize these areas for cover, nesting and foraging. Destruction of these wetland areas would mean the direct elimination of these species on the project site and thus would contradict the "no net loss" policy of the USACE.	their special soil requirements, are often better mitigated by utilizing a local, but offsite mitigation bank specifically developed to provide vernal pool habitat (<i>Mitigation Measure BR-10</i> which follows). Preparation of the Wetland Mitigation Plan and implementation of this plan shall be carried out by a qualified wetland revegetation specialist in a timely manner. Address indirect post-construction impacts on wetlands by clearly written CC&Rs provided to homeowners. (See EIR text for details.)						
Impact BR-9: Reduction of Habitat Quality of Wetlands During Construction. Damage to wetlands onsite may occur during the construction of the proposed development, even though many wetlands are out of the planned development areas. Impacts may include damage to the existing wetland vegetation by earth-moving equipment, storage of construction materials and dumping within wetlands, and inadvertent placement of fill material in wetlands.	Mitigation Measure BR-9: The applicant shall be responsible for mitigating impacts on wetlands during construction by implementing protective buffer zone construction fencing of sensitive habitat. Provide a 50-foot buffer zone as recommended in the <u>El Dorado County General Plan EIR</u> , measured from the edge of the jurisdictional wetland. Keep all construction vehicles and supplies out of these fenced areas	Appl.	CPI	<u>PGP</u> ; <u>DPC</u> ;	EDCPD		
Impact BR-10: Loss of Vernal Pool Habitat. Project-related destruction of 0.08 acre of existing vernal pool areas in the western portion of the project site could significantly affect the health and survival of certain invertebrates endemic to this habitat. Both the vernal pool fairy shrimp and the vernal pool tadpole shrimp are federal protected species and the presumption of their presence requires Section 7 (Endangered Species Act) consultation. Vernal pools are necessary for survival of these specialized species, and the loss of that habitat will eliminate these species on the project site.	Mitigation Measure BR-10: The applicant shall implement the following: (a) obtain a Section 404 permit from the USACE for vernal pool wetland losses, (b) conduct Section 7 consultation for listed vernal pool crustacean species losses, and (c) purchase credit in a certified vernal pool mitigation bank at a ratio consistent with measures and conditions determined during the Section 7 consultation. At a minimum, the mitigation bank credit purchase should be consistent with the County's wetland no-net-loss policy (Policy 7.3.3.2), and avoid a reduction in the number, or restriction in the range of, endangered, rare or threatened species	Appl.	OTC	<u>PTM</u> <u>PGP</u>	EDCPD		

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Several songbirds also utilize these areas for cover, nesting, and foraging.	associated with these vernal pools.						
Impact BR-11: Impacts on Vernal Pool Crustaceans. Rain-filled depressions and vernal pools potentially inhabited by the vernal pool fairy shrimp (federal threatened species) and vernal pool tadpole shrimp (federal endangered species) would be lost due to the proposed development.	Mitigation Measure BR-11: The applicant is assuming presence of vernal pool crustaceans on site and shall (a) initiate Section 7 consultation with USFWS for listed vernal pool crustacean species losses, and (b) purchase credit in a certified vernal pool mitigation bank at a ratio consistent with measures and conditions determined during Section 7 consultation. At a minimum, the mitigation bank credit purchase should be consistent with the County's wetland no-net-loss policy (Policy 7.3.3.2), and avoid a reduction in the number, or restriction in the range of, endangered, rare or threatened species associated with these vernal pools.	Appl.	OTC	PTM <u>PGP</u>	EDCPD		
Impact BR-12: Impacts on Bats. Bats require specific temperature and humidity ranges in their roosts to survive winter hibernation and daily torpor. Many tree roosting species in California are CDFG Species of Special Concern or federal Species of Concern. The project would result in the loss of oak and pine snags and hollow trees to development, which provide potential roost habitat for bats.	Mitigation Measure BR-12: The applicant shall implement the following: (a) avoid potential roost trees (e.g. those supporting cavities) to the extent possible; (b) within or adjacent to open space areas, leave snags in place wherever feasible (without compromising human safety); and (c) to the extent possible, conduct planned tree removal outside of the bat maternity period, which extends from approximately May 1 through August 31, and before hibernation begins, approximately October. The County should review and approve mitigation measures developed in consultation with and approved by the CDFG.	Appl.	SSR	PTM <u>PGP</u>	EDCPD		
Impact BR-13: Impacts on Raptors: Large trees and areas of oak savannah and oak woodland that may provide nesting habitat for several species of raptors (many of which are CDFG Species of Special Concern) would be lost to the proposed development. Active raptor nests are protected by state and federal laws. The project could involve construction activities near active	Mitigation Measure BR-13: The applicant shall hire a qualified biologist to implement the following: (a) conduct a pre-construction survey effort to determine active nest locations between March and June; and (b) describe the locations of any active raptor nests and, in consultation with CDFG, establish appropriate buffers. The applicant shall also be responsible for ensuring that disturbance to	Appl.	OTC	PTM <u>PGP</u>	EDCPD		

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raptor nests, or the removal of trees in which active raptor nests are located (which could violate state and federal laws).	active raptor nests due to construction activity is avoided during the breeding season.						
Impact BR-14: Impacts on the Valley Elderberry Longhorn Beetle. Elderberry shrubs and trees potentially inhabited by the federal threatened valley elderberry longhorn beetle (VELB) would be lost due to the proposed development. USFWS policy regarding the VELB is to consider all habitat (i.e. elderberry shrubs) within the geographic range of the beetle as potentially-occupied habitat	Mitigation Measure BR-14: The USFWS considers all elderberry shrubs directly affected by construction as "directly impacted" and all shrubs that are within 100 feet of disturbance activities as "indirectly impacted". All affected shrubs require compensation as is outlined in the USFWS guidelines, <i>Mitigation Guidelines for the Valley Elderberry Longhorn Beetle</i> (dated September 19, 1996). The applicant shall consult with the USFWS during the Section 7 process to determine mitigation requirements. Some or all of the VELB mitigation may (also) need to proceed under Section 10 of the Endangered Species Act.	Appl.	OTC	PTM; <u>PGP</u>	EDCPD		
Impact BR-15: Increased Human Presence Impacts. The increase in human presence onsite could result in a potentially significant impact on the adjacent open space/habitat areas. The increased human access and use of the open spaces could disrupt these remaining habitat areas. Additions such as roads and trails, even if unpaved or used by only a few individuals, can fragment existing habitat. Human refuse, such as garden clippings, car fluids, chemicals, machinery, and incidental trash, could contribute to the degradation of habitat quality. Domestic pets, especially cats, could become feral and do significant damage to native populations of birds, small mammals, and reptiles. Many open spaces bordering on residential areas could suffer significant wildlife casualties, especially to ground-nesting birds, due to feral cats.	Mitigation Measure BR-15: Human access and usage of the project site needs to be limited both during and after construction. The applicant shall implement the following: (a) design an integrative plan to limit use and educate the new community about open space preservation; (b) restrict access in the open space areas, especially in regard to the creation of trails and roads which fragment existing habitat, even if they are unpaved; (c) discourage mountain biking and off-road vehicles and limit access for hikers; (d) prohibit human refuse within the open space; and (e) post signs at appropriate access locations at the development/natural habitat boundary to inform residents of the impacts to wildlife communities resulting from feral animals, to encourage them to notify County Animal Control of sightings, and to inform them of county leash laws.	Appl.	SSR, CPI	PFM; DPC	EDCPD		
Impact BR-16: Project Vicinity Cumulative Impacts. There are currently three development projects in the Valley View vicinity totaling	Mitigation Measure BR-16: To the extent that projects in the Valley View vicinity provide mitigation measures similar to those proposed for the Valley	Appl.	SSR	PTM <u>N/A</u>	EDCPD		

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approximately 5,552 acres that have been approved and are either under construction or have been completed and occupied. An additional 14 projects in the vicinity totaling 7,067 acres have been approved, but remain unbuilt. Two projects totaling 3,340 acres have been proposed but have not been approved. If all 19 projects totaling nearly 16,000 acres are completed, the likely result will not only be the direct loss of existing wildlife habitat, but also additional degradation of remaining habitats through fragmentation of wildlife corridors, increased intrusion by humans and pets, introduction of exotic plants and animals, and increased noise, water, and air pollution.	View project in this EIR, such as maintaining wildlife corridors, avoiding sensitive areas, such as wetlands, woodlands, and special status species habitats, and limiting impacts primarily to low habitat value non-native grassland, the cumulative biological impacts will be reduced. Taken together, however, the cumulative impacts of these 19 projects would remain <i>significant and unavoidable</i>						
F. GEOLOGY AND SOILS							
Impact SG-1: Landslide/Soil Creep Hazards. Existing landslides and soil creep in the central portion of the White Rock Village, the central and southern portions of the West Valley Village, and the wooded areas of the East Ridge Village, have the potential to pose hazards to future project occupants.	Mitigation Measure SG-1: Require the project applicant to conduct a detailed onsite geologic and geotechnical investigation prior to development. This investigation should identify landslide activity and map in detail the extent of landsliding. Repair of identified landslides should be guided by each landslide's specific conditions and by the constraints imposed by its proposed future use, and be acceptable to the El Dorado County Building Department and Department of Transportation (for project roads).	Appl.	SSR	PTM	EDCDOT, EDCBD GEOTECHNICAL ENGR. STUDY BY YOUNGDAHL- 1989, 1999 & 2005	EILLEN CRAWFORD	6/6/2013
Impact SG-2: Differential Compaction/Seismic Settlement Hazards. Differential compaction and seismic settlement in drainage areas and along the Bear Mountains fault have the potential to pose hazards to future project occupants.	Mitigation Measure SG-2: Require the project applicant to perform detailed geotechnical subsurface exploration in areas of the site that have unsuitable soil conditions for structural support. Require that soil samples be taken and analyzed to determine their engineering characteristics. Require geotechnical earthwork or foundation design that will compensate for low density material, acceptable to the El Dorado County Building Department and	Appl.	SSR	PTM	EDCDOT, EDCBD GEOTECHNICAL ENGR. STUDY BY YOUNGDAHL- 1989, 1999 & 2005	EILLEN CRAWFORD	6/6/2013

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	Department of Transportation (for project roads) and in conformance with the <u>County of El Dorado Design and Improvement Standards Manual</u> and Uniform Building Code.						
Impact SG-3: Grading Impacts. Grading for project development may increase onsite sedimentation and erosion, which could create hazards for future project occupants.	Mitigation Measure SG-3: Minimize topographic modifications of the site to reduce sedimentation and erosion potential. Require drainage facilities to be lined as necessary to prevent erosion of the site soils. Prior to tentative map approval, require the project applicant to perform a detailed geotechnical investigation to confirm site characteristics and to identify site soils that may be subject to erosion when excavated and exposed to weathering. Require erosion control measures implemented during and after construction to conform with National Pollution Discharge Elimination System (NPDES) storm drain standards and El Dorado County standards (including El Dorado County Department of Transportation erosion control specifications). Where possible, design collection systems to divert natural drainage away from parking facilities, roadway surfaces and buildings, and to collect water concentrated by impervious surfaces and convey it away from the site in accordance with the above-mentioned standards.	Appl.	SSR	PTM; <u>PFM</u>	EDCDOT, EDCBD		
Impact SG-4: Hazards from Cut-and-Fill Slopes. Construction activities that cause ground disturbance could produce a moderate to high potential for unstable cut-and-fill slopes.	Mitigation Measure SG-4: Require that cut slopes parallel or subparallel to the geologic structure be eliminated where possible or reinforced with retaining structures. Any cut or fill slopes and their appurtenant drainage facilities should be designed in accordance with Uniform Building Code Appendix Chapter 33, Sections 3312 and 3313 and in general should be no steeper than 2:1 (horizontal to vertical) unless authorized by the El Dorado County Building Department based on corroborating evaluation by the project geotechnical engineer. Slope angles	Appl.	SSR	PTM; <u>PFM</u> ; <u>PGP</u>	EDCBD		

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	should be designed to conform to the competence of the material into which they are excavated.						
Impact SG-5: Hazards Due to Trench Wall Instability. In areas of the site that contain weaker soils, utility trench walls may be unstable.	Mitigation Measure SG-5: Require that trenches greater than five feet in depth be shored, sloped back at a 1:1 (horizontal to vertical) slope angle or reviewed for stability by the County's geotechnical engineer in accordance with the Occupational Safety and Health Administration (OSHA) regulations (described in 29 CFR 1926.650 to 1926.653) if personnel are to enter the excavations. Require trench excavations to conform with local ordinances. Monitor shearing and high groundwater associated with the Bear Mountains fault during trench construction and require additional shoring and/or dewatering as necessary.	Appl.	SSR	PTM PFM; PGP	EDCBD		
Impact SG-6: Ground Rupture Hazards. Development in the White Rock and West Valley Villages may be subject to ground rupture due to earthquake activity.	Mitigation Measure SG-6: Require the project applicant to map the fault geology of the site in detail prior to tentative subdivision map approval. Require that the width of the Bear Mountains fault and any fault splays be identified prior to siting schools, hospitals, fire stations and other essential service buildings. Require that the surface mapping be verified by seismic and trenching methods, that the trench logs be interpreted for evidence of recency of fault activity, and that, if necessary, age dating be performed.	Appl.	SSR	PTM	EDCBD COMPLETED	EILEEN CRAWFORD	6/6/2013
Impact SG-7: Ground Shaking Hazards. The project site has the potential to experience severe seismic ground shaking, which could damage project structures and infrastructure.	Mitigation Measure SG-7: Require compliance with Uniform Building Code seismic design criteria (Appendix Chapter 16, Sections 1626-1635) and determine the exact location of the Bear Mountains fault prior to tentative subdivision map approval and the siting of essential service buildings. In addition, inform all potential home buyers of the potential seismic risk associated with the Foothills Fault System.	Appl.	SSR	PTM	EDCBD COMPLETED	EILEEN CRAWFORD	6/6/2013
Impact SG-8: Seiche Hazards. Project occupants	Mitigation Measure SG-9: Implement <i>Mitigation</i>	Appl.	SSR	PTM	EDCBD		

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may be exposed to hazards due to seiches that may develop in (1) the El Dorado Hills Waste Water Treatment Plant pond located approximately 200 feet west of the project site, (2) the farm pond located near the eastern property boundary, (3) the 1,000,000-gallon water storage tank located in the north central portion of the site, or (4) any planned water tanks, lakes, ponds, or pools within the proposed development.	<i>Measure SG-8.</i>						
Impact SG-9: Dam and Water Storage Facility Failure. Seismic activity could cause failure of (a) the farm pond dam east of the project site, causing flooding in the East Ridge Village, and/or (b) the water storage tank in the north central portion of the site, causing flooding immediately downslope of the tank.	Mitigation Measure SG-9: Implement Mitigation Measure SG-8.	Appt.	SSR	PTM	EDCBD		
Impact SG-10: Exposure to Asbestos Dust. Asbestos might be released from serpentine rocks or asbestiform mineral deposits during earthwork activities.	Mitigation Measure SG-10. Identify serpentine deposits during geotechnical investigations associated with earthwork design and during earthwork construction monitoring. Where serpentine rock is identified, implement El Dorado County standards for dust control and mitigation for serpentine soils. Require that any identified asbestos contamination be disclosed to future property owners, as required by law.	Appl.	SSR	<u>PTM</u> <u>PGP</u> <u>PPO</u> <u>DPC</u>	EDCBD		
G. HYDROLOGY AND WATER QUALITY							
Impact H-1: Increased Flows in Tributary 4 of Carson Creek. Future development would cause Tributary 4 to experience an approximate seven-percent increase in peak flow at Latrobe Road, which would add to the existing downstream flooding and capacity problems in this tributary.	Mitigation Measure H-1. Implement the mitigation measures described under <i>Mitigation Measure H-1</i> in section IV.M.4 of the EIR, including preparation of a drainage plan, construction of onsite drainage facilities, and ongoing maintenance of detention basins and drainage facilities.	Appl.	SSR	<u>PTM</u> <u>PFM</u>	EDCDOT REGIONAL DRAINAGE STUDY COMPLETED	EILEEN CRAWFORD	6/6/2013
Impact H-2: Increased Flows in Plunkett Creek. The project-related increase in runoff to Plunkett	Implement <i>Mitigation Measure H-1</i> .	Appl.	SSR	<u>PTM</u> <u>PFM</u>	EDCDOT		

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Creek could exacerbate flooding at Plunkett and Deer Creeks.							
Impact H-3: Localized Flooding. Periodic flooding of the proposed multi-use open space land use is not considered a significant impact; however, flooding of structures proposed in the core residential area or the school site could occur.	Mitigation Measure H-3. Project development shall not occur in areas within the 100-year floodplain (as delineated in the Bottorff study; see section IV.H.4 of the EIR) unless El Dorado County DOT-approved 100-year flood protection improvements (as defined in the County of El Dorado Drainage Manual) are implemented	EDC	SSR	PTM	ECDOT		
Impact H-4: Increased Flood Duration. Without future improvements to contain anticipated flows within Carson and Deer Creeks or the expansion of onsite detention facilities, increased flood duration would represent a potentially significant adverse impact to present and future uses of land along downstream flood-prone sections of Carson and Deer Creeks.	Mitigation Measure H-4. In addition to the mitigations cited for <i>Impacts H-1 and H-2</i> , the applicant shall mitigate the flood duration impacts on Carson Creek and Deer Creek by either (1) contributing a proportionate share of the cost of Carson and Deer Creek channel improvements, or (2) designing and constructing onsite detention facilities with surplus capacity.	Appl.	SSR	PTM	ECDOT REGIONAL DRAINAGE STUDY COMPLETED	EILEEN CRAWFORD	6/6/2013
Impact H-5: Construction-Related Soil Erosion and Sedimentation. Soil erosion and subsequent sedimentation and water quality effects could occur during project construction.	Mitigation Measure H-5. Require the applicant to (a) obtain a general construction activity stormwater permit under NPDES regulations, (b) obtain a County General Grading Permit, (c) include a County-approved erosion and sediment control plan in the project drainage plans, and (d) prepare a Storm Water Pollution Prevention Plan as part of the NPDES permit. Clear all drainage culverts and downstream receiving channels from accumulated sediment after each project construction phase is completed. These measures would reduce project construction-related erosion and sedimentation impacts, but not necessarily to a <i>less-than-significant level</i> . The effect of project construction-related erosion and sedimentation would therefore remain a <i>significant, unavoidable impact</i> .	EDC	SSR, CPI	PGP; DPC	ECDOT		
Impact H-6: Urban Runoff Pollutant Discharge into Creeks. The project would generate urban runoff that may degrade water quality in Carson	Mitigation Measure H-6. Implement a comprehensive urban runoff control program to mitigate the non-point source water quality effects	Appl.	SSR	PTM	ECDOT REGIONAL	EILEEN CRAWFORD	6/6/2013

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and Deer Creeks.	of the project. This measure would reduce project impacts, but not necessarily to a <i>less-than-significant level</i> . The effect of project-generated runoff pollutants on Carson and Deer Creeks would therefore remain a <i>significant, unavoidable impact</i> .				DRAINAGE STUDY COMPLETED		
H. AIR QUALITY							
Impact AQ-1: Air Quality Impacts from Construction. Construction activities such as demolition, excavation and grading operations, construction vehicle traffic, and wind blowing over exposed earth, would generate exhaust emissions and fugitive particulate matter emissions that would affect local and regional air quality.	Mitigation Measure AQ-1(a): Dustfall Control Measures. Require implementation of dust control measures by project construction contractors during all phases of construction. (See EIR text for details.)	Appl.	CPI	DPC, <u>PGP</u>	EDCPD		
	Mitigation Measure AQ-1(b): Exhaust Emissions. Contractor's equipment fleets will be considered during the bidding process for construction contracts. Preference will be given to contractors using heavy-duty construction equipment meeting 1997 federal emission standards for this type of vehicle. Utilizing new equipment retrofitted to current emissions standards would reduce emissions of NO _x from equipment exhausts by up to 20 percent.	Appl.	CPI	DPC <u>PGP</u>	EDCPD		
	<u>Mitigation Measure AQ-1(c): The proposed project shall be required to conform to all EDCAQMD Best Available Fugitive Dust Control Measures and Best Available Fugitive Dust Control Measures for High Wind Conditions as described in Appendix C-1 of the EDCAQMD Guide to Air Quality Assessment (2002). These dust suppression techniques are summarized below.</u> a. <u>During earth-moving activities (except construction cutting and filling areas, and mining operations): Either maintain soil moisture content at</u>	Appl.	CPI	<u>PGP</u>	EDCPD		

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	<p><u>a minimum of 12 percent, as determined by ASTM method D-2216, or other equivalent method approved by EDCAQMD; two soil moisture evaluations must be conducted during the first three hours of active operations during a calendar day, and two such evaluations each subsequent four-hour period of active operations; OR</u></p> <p><u>For any earth-moving which is more than 100 feet from all property lines, conduct watering as necessary to prevent visible dust emissions from exceeding 100 feet in length in any direction.</u></p> <p><u>b. Earth-moving – construction fill areas: Maintain soil moisture content at a minimum of 12 percent, as determined by ASTM method D-2216, or other equivalent method approved by the District; for areas which have an optimum moisture content for compaction of less than 12 percent, as determined by ASTM method 1557 or other equivalent method approved by the District, complete the compaction process as expeditiously as possible after achieving at least 70 percent of the optimum soil moisture content; two soil moisture evaluations must be conducted during the first three hours of active operations during a calendar day, and two such evaluations during each subsequent four-hour period of active operations.</u></p> <p><u>c. Disturbed surface areas (except completed grading areas): Apply dust suppression in a sufficient quantity and frequency to maintain a stabilized surface; any areas which cannot be stabilized, as evidenced by winddriven dust, must have an application of water at least twice per day to at least 80 percent of the unstabilized area.</u></p>						

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	<p><u>d. Disturbed surface areas – completed grading areas: Apply water to at least 80 percent of all inactive disturbed surface areas on a daily basis when there is evidence of wind-driven fugitive dust, excluding any areas which are inaccessible due to excessive slope or other safety conditions; OR</u></p> <p><u>Apply dust suppressants in sufficient quantity and frequency to maintain a stabilized surface; OR</u></p> <p><u>Establish a vegetative ground cover within 21 days after active operations have ceased; ground cover must be of sufficient density to expose less than 30 percent of unstabilized ground within 90 days of planting, and at all times thereafter; OR</u></p> <p><u>Utilize any combination of control actions above such that, in total, they apply to all inactive disturbed surface areas.</u></p> <p><u>e. Unpaved roads: Water all roads used for any vehicular traffic at least once per every two hours of active operations; OR</u></p> <p><u>Water all roads used for any vehicular traffic once daily and restrict vehicle speed to 15 mph; OR</u></p> <p><u>Apply chemical stabilizer to all unpaved road surfaces in sufficient quantity and frequency to maintain a stabilized surface.</u></p> <p><u>f. Open storage piles: Apply chemical stabilizers; OR</u></p> <p><u>Apply water to at least 80 percent of the surface areas of all open storage piles on a daily basis when there is evidence of wind-driven fugitive dust; OR</u></p>						

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	<p><u>Install a three-sided enclosure with walls with no more than 50 percent porosity that extends, at a minimum, to the top of the pile.</u></p> <p><u>g. Track-out control: Pave or apply chemical stabilization at sufficient concentration and frequency to maintain a stabilized surface starting from the point of intersection with the public paved surface, and extending for a centerline distance of at least 100 feet and width of at least 20 feet; OR</u></p> <p><u>Pave from the point of intersection with the public paved road surface, and extending for a centerline distance of at least 25 feet and a width of at least 20 feet, and install a track-out control device immediately adjacent to the paved surface such that exiting vehicles do not travel on any unpaved road surface after passing through the track-out control device.</u></p> <p><u>During high wind conditions represented by gusts of over 25 miles per hour:</u></p> <p><u>a. During earth moving: Cease all active operations; OR</u></p> <p><u>Apply water to soil not more than 15 minutes prior to moving such soil.</u></p> <p><u>b. Disturbed surface areas: On the last day of active operations prior to a weekend, holiday, or any other period when active operations will not occur for not more than four consecutive days: apply water with a mixture of chemical stabilizer diluted to not less than 1/20 of the concentration required to maintain a stabilized surface for a period</u></p>						

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	<p><u>of six months; OR</u></p> <p><u>Apply chemical stabilizers prior to a wind event; OR</u></p> <p><u>Apply water to all unstabilized disturbed areas three times per day; if there is any evidence of wind-driven fugitive dust, watering frequency is increased to a minimum of four times per day.</u></p> <p><u>c. Unpaved roads: Apply chemical stabilizers prior to a wind event; OR</u></p> <p><u>Apply water twice per hour during active operation; OR</u> <u>Stop all vehicular traffic.</u></p> <p><u>d. Open storage piles: Apply water twice per hour; OR</u> <u>Install temporary coverings.</u></p> <p><u>e. Paved road track-out: Cover all haul vehicles; OR</u></p> <p><u>Comply with the vehicle freeboard requirements of Section 23114 of the California Vehicle Code for operation on both public and private roads.</u></p>						
	<p><u>Mitigation Measure AQ-1(d): All architectural coating activities associated construction of the proposed project shall be required to use interior and exterior coatings that contain less than 100 grams of volatile organic compounds (VOC) per liter of coating.</u></p>	Appl.	CPI	PGP, PBP	EDCPD		
Impact AQ-2: Regional Air Quality Effects.	Mitigation Measure AQ-2: In addition to the	EDC	SSR	PFM,	EDCPD,		

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Traffic generated by the project would increase regional emissions for reactive organic gases and oxides of nitrogen (two precursors of ozone) and PM ₁₀ by several times the threshold of significance.	measures already included in the project, require the applicant to incorporate feasible land use, energy, and transportation measures into the project, including those listed under this mitigation measure in the main text of the EIR. However, effective implementation of these measures would not be expected to reduce project-related air emissions below significance thresholds, and this impact would remain <i>significant and unavoidable</i> .			<u>PTM</u> PBP	EDCBD		
Impact AQ-3: Air Quality Impacts from Residential Uses. Woodsmoke from project residences would affect air quality locally.	Mitigation Measure AQ-3: In addition to the general restriction on open-hearth fireplaces included in the main text of the EIR under <i>Mitigation Measure AQ-2</i> , the following restriction should be adopted as a development standard for the <i>MF</i> and <i>CR</i> land use districts: •Only natural gas fueled fireplaces are permitted.	EDC	SSR	PBP	EDCBD		
Impact AQ-4: Odor and Land Use Compatibility. The project would place new residences adjacent to an existing wastewater treatment plant. This land use relationship could expose project residents to objectionable odors, although this potential could be reduced with the anticipated installation of odor control measures funded through proposed Assessment District 12.	Mitigation Measure AQ-4. In order to reduce land use compatibility impacts between the project and the treatment plant, require the applicant to provide a 300-foot-wide open space buffer and proper noticing of potential future project occupants.	Appl.	SSR	PTM	EDCPD IMPLEMENTED WITH APPROVAL OF TM99-1359-R (WEST VALLEY TENTATIVE MAP) AND TM06-1409 (UNITS Y AND Z)	MEL PABALINAS	6/6/2013
I. NOISE							
Impact N-1: Land Use/Noise Conflicts along Latrobe Road Frontage. The <u>Valley View Specific Plan</u> proposes some noise-sensitive residential development along Latrobe Road. Current and predicted future noise levels along this corridor would exceed the County's noise/land use compatibility standards for these particular land	Mitigation Measure N-1: Noise attenuation such as earth berms or combination earth berm/wall shall be installed at the time of development of project residential structures within the affected Latrobe Road frontage area (i.e., within the projected 60 dBA L _{dn} contour) and shall be designed according to the recommendations of an acoustical engineer, subject	Appl.	SSR	PTM; PBP	EDCPD, EDCBD		

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uses.	to the approval of the County. Special noise abatement measures and specifications in the architectural design of single- and multi-family residential structures shall also be implemented within the affected frontage area. Single- and multi-family housing shall incorporate noise abatement measures as necessary to achieve an interior noise level of 45 dBA L _{dn} or less. Multi-family housing, which is subject to the requirement of Title 24, Part 2, of the State Building Code, shall be reviewed and an Acoustical Report submitted to the County prior to issuance of a building permit.						
Impact N-2: Land Use/Noise Conflicts along Interior Roadway Frontages. Interior project roadways which carry an average daily traffic volume of 4,000 to 5,000 vehicles per day will typically generate a 60 L _{dn} noise contour at least 50 feet from the centerline of the roadway. Residential development proposed along major and minor collectors could therefore be exposed to noise levels exceeding an L _{dn} of 60 dBA (the County's maximum acceptable exterior standard).	Mitigation Measure N-2: Implement measures recommended under <i>Mitigation Measure N-1</i> above. Roadside noise barriers, i.e., either a berm, soundwall, or combination berm/wall of approximately 6-foot height, would be effective along affected major collectors. The specific height, length, and location of such barriers would depend upon the final internal traffic distribution, individual tentative map, site plans, and grading plans.	Appl.	SSR	PTM; PBP	EDCPD, EDCBD		
Impact N-3: Wastewater Treatment Plant Area Noise. Existing or future equipment at the wastewater treatment plant would generate noise levels in planned adjacent residential areas which would exceed County land use/noise compatibility standards.	Mitigation Measure N-3: Incorporate a 300-foot buffer on the project site adjacent to the wastewater treatment plant where residential land uses are proposed. Prior to development of this area, require an Acoustical Study to analyze collector road traffic noise impacts, and an assessment of noise from the wastewater treatment plant. The Acoustical Study shall recommend measures to ensure that the County's Noise Level Performance Standards are met. It is anticipated that the 300-foot buffer will be sufficient to mitigate noise impacts from the wastewater treatment plant on adjacent residential development, subject to confirmation by the	Appl.	SSR	PTM	EDCPD		

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		Impl. Entity ¹	Type of Monitoring Action	Timing Requirements ³	Monitoring and Verification Entity ⁴	Signature	Date
	Acoustical Study. The possibility of additional specific equipment noise control improvements funded by the project shall also be evaluated and implemented, if necessary.						
Impact N-4: Existing-Plus-Project Traffic Noise Impacts along White Rock Road. The existing L_{dn} noise level on White Rock Road was measured and found to be greater than 55 dBA, but less than 60 dBA, at representative residential receptors. Project traffic would increase this L_{dn} noise level by about 5 dBA along White Rock Road west of Latrobe Road and by about 7 dBA along White Rock Road east of Latrobe Road. The L_{dn} with the addition of project traffic would therefore be greater than 60 dBA along both roadway segments. Both frontages include existing noise-sensitive uses (mobile home park and individual residences).	Mitigation Measure N-4: Incorporate traffic noise mitigation measures such as earthen berms, soundwalls or combination berm/walls and setback restrictions as part of the overall program of roadway widening improvements already planned along White Rock Road to accommodate anticipated cumulative traffic increases. Incorporate fair-share funding for these noise mitigation components into the overall White Rock Road improvement program (see <i>Mitigation Measure T-14</i>). This traffic noise mitigation measure shall be designed to comply with the maximum allowable noise exposure standards set forth in Table 6-1 of the <u>El Dorado County General Plan</u> (i.e., an L_{dn} of 60 dB in outdoor activity areas at residential receptors).	Appl.	SSR	PTM	EDCPD		
Impact N-5: Construction Noise. Residents located south and east of the project site would occasionally be exposed to increased noise levels during heavy periods of new construction activity in adjacent portions of the project site. Construction activities during various phases would be expected to produce intermittent noise levels exceeding 60 dBA L_{eq} at these residences.	Mitigation Measure N-5: For all construction within the specific plan area, implement the following measures pertaining to construction scheduling, public notification, and equipment maintenance and use: (a) <i>Construction Scheduling.</i> Limit noise-generating construction activities near sensitive land uses to the hours of 7:00 AM to 7:00 PM, Monday through Saturday. Prohibit construction on Sundays. (b) <i>Construction Equipment.</i> Properly muffle and maintain all construction equipment powered by internal combustion engines. (c) <i>Idling Prohibitions.</i> Prohibit unnecessary idling	Appl.	CPI	DPC; <u>PGP</u> ; <u>PBP</u>	EDCPD		

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	<p>of internal combustion engines near sensitive receptors.</p> <p>(d) <i>Equipment Location.</i> Locate all stationary noise-generating construction equipment, such as air compressors and portable power generators, as far as practical from noise-sensitive land uses.</p> <p>(e) <i>Quiet Equipment Selection.</i> Select quiet construction equipment whenever possible.</p> <p>(f) <i>Noise Disturbance Coordinator.</i> Designate a project Noise Disturbance Coordinator (such as a County staff person or a superintendent already working at the construction site) responsible for responding to local complaints regarding construction noise. Include the name and the phone number of the disturbance coordinator on the construction schedule notification mailed to nearby residents. Post a related sign at the main entry points to the portion(s) of the project under construction</p>						
Impact N-6: Cumulative-Plus-Project Traffic Noise Impacts along White Rock Road. Project traffic would contribute to projected cumulative increases in traffic noise at sensitive frontages along White Rock Road east and west of Latrobe Road. Both roadway segment frontages include existing noise-sensitive uses (mobile home park and individual residences).	Mitigation Measure N-6: Implement <i>Mitigation Measure N-4.</i>	Appl.	SSR	PTM	EDCPD		
Impact N-7: <u>Noise Impacts to Residential Second Floors facing Latrobe Road.</u> Projected traffic noise from Latrobe Road would contribute to interior noise impacts to residential second floors facing Latrobe Road.	Mitigation Measure N-7: <u>All second floor windows of the residences adjacent to Latrobe Road from which Latrobe Road is visible shall be upgraded to an STC rating from 30 to 33, as determined by the Acoustical Consultant. The Acoustical Consultant shall</u>	Appl.	SSR	PBP	EDCPD, EDCBD		

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	<u>determine the appropriate rating for the widows and provide verification to Planning Services prior to issuance of a Building Permit.</u>						
<u>Impact N-8- Latrobe Road Traffic Noise. Future traffic noise levels along Latrobe Road would contribute to noise levels that would exceed the interior noise standards as indicated within the 2004 General Plan and the Valley View Specific Plan.</u>	<u>Mitigation Measure N-8: Mechanical ventilation (air conditioning) shall be provided for all residences in this development to allow the occupants to close doors and windows as desired to achieve compliance with the applicable interior noise level criteria.</u>	Appl.	SSR	PBP	EDCPD, EDCBD		
J. PUBLIC HEALTH AND SAFETY							
Impact PHS-1: El Dorado Hills Landfill. Potential soil, groundwater and air contamination at this abandoned, unlined facility, if not remediated prior to project construction, may create health hazards for construction workers and future occupants of the West Valley Village.	Mitigation Measure PHS-1: The applicant shall implement the following: (a) contact appropriate jurisdictional authorities such as the California Integrated Waste Management Board (CIWMB), the Central Valley Regional Water Quality Control Board (RWQCB), and the Placer County Environmental Health Services Department, regarding landfill closure; (b) conduct a detailed environmental assessment of the landfill site to determine if any soil or groundwater contamination exists; (c) depending on the level of contamination identified, either provide for minimum segregation of the landfill by designating it open space or parkland or provide for maximum segregation of the landfill (i.e., install fencing) to limit human exposure; and (d) complete clean-up prior to approval and recordation of any final subdivision map that includes the affected areas	Appl.	SSR	PTM	EDCPD COMPLETED	GINA PAOLINI	6/6/2013
Impact PHS-2: Placer-mined Drainages. Potential mercury contamination in project site drainages, if not remediated prior to project construction, may create health hazards for construction workers and future project occupants.	Mitigation Measure PHS-2: The applicant shall implement the following: (a) collect representative wet sediment samples from stream areas that have been placer-mined and analyze the samples for mercury; (b) assess the vertical and lateral extent of elevated levels of mercury in sediments, if present, via surface and subsurface sample collection and laboratory analyses; and (c) assess the risk associated	Appl.	OTC	PTM	EDCPD, EDCDEH		

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	with elevated levels of mercury in sediments, and either restrict access to the area or remediate the contaminated materials to a level acceptable to the El Dorado County Department of Environmental Health.						
Impact PHS-3: Future Commercial/Office/R&D Uses. Future commercial, office, and R&D uses in the West Valley Village may store, handle, or transport hazardous substances that would have the potential to cause soil or groundwater contamination on the site.	Mitigation Measure PHS-3: The County shall require future onsite commercial development to prepare business plans that describe management of hazardous substances and procedures for handling potential releases of these substances.	EDC	OTC	PPO	EDCDEH		
Impact PHS-4: El Dorado Hills Waste Water Treatment Plant. Potential soil, surface water, and groundwater contamination and odor problems at the El Dorado Hills Waste Water Treatment Plant may create health hazards for construction workers and future occupants of the southern portion of White Rock Village and the northern portion of West Valley Village.	Mitigation Measure PHS-4: The County shall (a) implement <i>Mitigation Measure AQ-4</i> (see Section IV.I (Air Quality)); and (b) require the applicant to design the project to accommodate the existence of buried pipelines leading to and from the treatment plant.	Appl.	SSR	PTM	EDCPD		
K. CULTURAL RESOURCES							
Impact CR-1: Impacts on Prehistoric Sites (CA-ELD-80/H, CA-Eld-785/H, Ca-Eld-788, V1, V2, V4, V5, V10, V14, V15, V16, V19, V20, V22, V23, V24, V27, V38, V42, V43). The project could disturb these prehistoric sites.	Mitigation Measure CR-1: Avoid disturbance of these significant prehistoric sites, if feasible. Where avoidance is not feasible, develop and implement an appropriate mitigation program as specified under <i>Mitigation Measures CR-1</i> in section IV.L.4 of the EIR (see EIR text for details).	Appl.	SSR	PTM	EDCPD		
Impact CR-2: Impacts on Placer Mining Sites (CA-Eld-80/H, V12, V21, V25, V39, V40, V41). The project could disturb these historic mining sites.	Mitigation Measure CR-2: Protect and avoid disturbance of mining sites to the extent possible. Where avoidance is not feasible, conduct additional documentation and analysis of the various mining sites as specified in section IV.D.4 of the EIR.	Appl.	SSR	PTM	EDCPD		
Impact CR-3: Impacts on Mining Habitation Sites (V6, V7, V9, V17, V29, V30, V31, V32, V33, V34, V35, V36, V37, V44). The project could disturb these historic mining habitation sites.	Mitigation Measure CR-3: The applicant shall implement the following: (a) Hire a qualified archaeologist to conduct additional archival research and archaeological field	Appl.	SSR	PTM	EDCPD		

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	test excavation of these sites. (b) Hire a qualified archaeologist to document these sites and avoid or protect them to the extent possible.						
Impact CR-4: Impacts on Way Station Site (V18). The project could disturb this historic site	Mitigation Measure CR-4: The applicant shall implement the following: (a) Hire a qualified archaeologist to conduct additional archival research and archaeological field test excavation of this site. (b) Hire a qualified archaeologist to document the site and avoid or protect it to the extent possible. (c) Implement the list of mitigation strategies listed under <i>Mitigation Measure CR-4</i> in section IV.L.4 of the EIR.	Appl.	SSR	PTM	EDCPD		
Impact CR-5: Impacts on Ranching Habitation Sites (CA-Eld-786-H, CA-Eld-787-H, V3, V8, V13, V16, V28). The project could disturb these historic sites.	Mitigation Measure CR-5: The applicant shall implement the following: (a) Hire a qualified archaeologist to conduct additional archival research and archaeological field test excavation of these sites. (b) Hire a qualified archaeologist to document these sites and avoid or protect them to the extent possible.(c)	Appl.	SSR	PTM	EDCPD		
Impact CR-6: Impacts on Buried/Undiscovered Heritage Resources. The project could disturb buried or concealed heritage resources discovered during project construction.	Mitigation Measure CR-6: The applicant shall implement the following: (a) In the event of discoveries of buried or concealed heritage resources, cease project activities in the area of the find and consult a qualified archaeologist for recommended procedures.	Appl.	CPI	DPC; PGP; PBP	EDCPD		

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	<p>(b) If human remains are inadvertently discovered, cease work immediately and notify the county coroner, in accordance with California law.</p> <p>(c) Hire a professional archaeologist to assist in the development of appropriate mitigation of site impacts.</p>						
<p>Impact CR-7: Impacts on Buried/Undiscovered Traditional Cultural Properties. The project could disturb buried or concealed traditional cultural properties discovered during project construction.</p>	<p>Mitigation Measure CR-7: Further consultation with the local Native American community is required in order to determine areas of potential traditional cultural importance. The applicant shall implement the following:</p> <p>(a) Maintain the initial contacts established with the Shingle Springs Band of Miwok and the El Dorado Indian Council during the archaeological inventory phase as part of ongoing operations.</p> <p>(b) In consultation with local Native Americans, research the available project-specific ethnographic data pertaining to local Nisenan and Miwok groups within the project vicinity.</p> <p>(c) In the event of discoveries of buried or concealed heritage resources, cease project activities in the area of the find and consult a qualified archaeologist for recommended procedures.</p> <p>(d) If human remains are inadvertently discovered, cease work immediately and notify the county coroner.</p> <p>(e) Hire a professional archaeologist to assist in the development of appropriate mitigation of site</p>	Appl.	CPI	DPC	EDCPD		

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	impacts.						
Impact CR-8: Impacts on Linear Features. Four discrete mining ditch systems (V-LF1, V-LF22, V-LF43, and V-LF45), one mining road (V-LF42), four road transportation systems (V-LF7, V-LF18, V-LF24, V-LF41) one ranch water conveyance system (V-LF44), and 38 rock walls (AF-9-76-H, AF-9-77-H, V-LF2 through V-LF6, V-LF8 through V-LF17, V-LF19 through V-LF21, V-LF23, V-LF25 through V-LF40) are coherent parts of larger transportation, mining, and ranching systems and appear to possess sufficient research value to qualify them as "historical resources" as defined by Public Resources Code section 21084.1. The project could disturb these linear features.	Mitigation Measure CR-8: Protect and avoid disturbance of these linear features to the extent possible. If avoidance is not feasible, conduct additional field recordation and documentation to determine which features are significant contributing elements to the larger feature systems associated with transportation, mining and ranching. Preserve representative examples of each feature system.	Appl.	SSR	PTM	EDCPD		
L. ENERGY							
Impact E-1: Long-Term Project Energy Use Impact. At buildout, the residential, commercial and public facility uses proposed by the project could use an estimated 2.32 million therms of energy each year.	Mitigation Measure E-1: Require the project to comply with Title 24 Energy Efficiency Standards.	EDC	PC	<u>PFM</u> <u>PBP</u>	EDCBD		
Impact E-2: Transportation-Related Energy Consumption. Unless the project provides substantially for modes of transportation that offer viable alternatives to the automobile, the project would be expected to result in comparatively wasteful uses of transportation fuel.	Mitigation Measure E-2: Reduce automobile trips by facilitating and encouraging use of local public transit opportunities and other alternative modes of transportation. Implement the following measures: <ul style="list-style-type: none"> . Develop a bikeway and pedestrian trail system along major roadways to connect residences to the Village Center and existing commercial centers and park-and-ride lot north of the site. . Require the installation of secure bicycle parking facilities at project schools commercial 	Appl.	SSR	<u>PFM</u> <u>PTM</u> <u>PBP</u>	EDCPD		

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	<p>areas and parks.</p> <p>. Wire each housing unit to allow use of emerging electronic communication technology.</p> <p>. Implement feasible travel demand management (TDM) measures for a project of this type. This would include a ride-matching program (i.e., an information service for residents interested in carpooling) and a public education program to inform residents of ridesharing and transit opportunities.</p>						

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