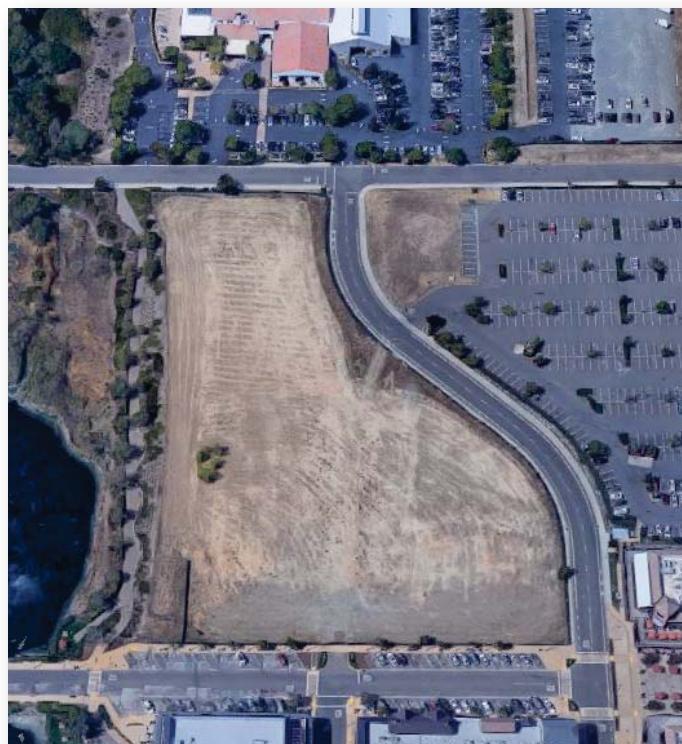


County of El Dorado

El Dorado Hills Apartments Project
Draft Environmental Impact Report

SCH No. 2017042017



Prepared by:

**IMPACT
SCIENCES**

505 14th Street, Suite 1230
Oakland, California 94612

Prepared For:

County of El Dorado
Planning and Building Department
2850 Fairlane Court, Building C
Placerville, CA 95667

June 2017

EL DORADO HILLS APARTMENTS PROJECT

Draft Environmental Impact Report

SCH No. 2017042017

Prepared for:

County of El Dorado
Planning and Building Department
2850 Fairlane Court, Building C
Placerville, CA 95667

Prepared by:

Impact Sciences, Inc.
505 14th Street, Suite 1230
Oakland, California 94612
(510) 267-0494

June 2017

TABLE OF CONTENTS

<u>Section</u>		<u>Page</u>
1.0	Introduction	1.0-1
2.0	Summary	2.0-1
3.0	Project Description	3.0-1
4.0	Environmental Setting, Impacts, and Mitigation Measures	4.0-1
4.1	Air Quality	4.1-1
4.2	Biological Resources	4.2-1
4.3	Cultural Resources and Tribal Cultural Resources	4.3-1
4.4	Greenhouse Gas Emissions.....	4.4-1
4.5	Land Use and Planning	4.5-1
4.6	Noise	4.6-1
4.7	Public Services and Recreation.....	4.7-1
4.8	Transportation and Traffic.....	4.8-1
4.9	Utilities and Service Systems.....	4.9-1
4.10	Energy	4.10-1
5.0	Alternatives	5.0-1
6.0	Other CEQA Considerations	6.0-1
7.0	Report Preparation/Agencies Consulted.....	7.0-1

Appendices (on CD attached to the back cover)

- 1.0 Notice of Preparation, Initial Study, and Scoping Comments
- 4.1 Air Quality Impact and Greenhouse Gas Analysis
- 4.2 Biological Resources Assessment
- 4.3 Archaeological Resources Assessment
- 4.6 Noise Modeling Data
- 4.8 Transportation Impact Study
- 4.9 Water Supply Evaluation

LIST OF FIGURES

<u>Figure</u>	<u>Page</u>
3.0-1 Project Vicinity and Location.....	3.0-3
3.0-2 County General Plan Land Use Designation.....	3.0-4
3.0-3 EDHSP Village U and Village T Location Map	3.0-5
3.0-4 EDHSP Village T Planning Area Locations	3.0-6
3.0-5 Existing and Proposed EDHSP Land Use Designation.....	3.0-7
3.0-6 Existing and Proposed Zoning	3.0-8
3.0-7 Project Site Plan	3.0-11
3.0-8 Preliminary Landscape Plan	3.0-12
3.0-9 Project Site Plan – First Level	3.0-15
3.0-10 Project Site Plan – Second Level	3.0-16
3.0-11 Project Site Plan – Levels 3 and 4	3.0-17
3.0-12 Roof Plan.....	3.0-18
3.0-13 Illustrative Project Elevations	3.0-19
3.0-14 Illustrative Project Elevations	3.0-20
3.0-15 Illustrative Project Elevations	3.0-21
3.0-16 Town Center Piazza Rendering.....	3.0-22
3.0-17 Preliminary Utility Plan.....	3.0-24
3.0-18 Preliminary Grading and Drainage Plan	3.0-27
4.2-1 Aerial Photo	4.2-3
4.5-1 Surrounding Land Uses.....	4.5-2
4.5-2 County of El Dorado General Plan Land Use Designation	4.5-4
4.5-3 El Dorado Hills Specific Plan Villages T and U.....	4.5-5
4.5-4 El Dorado Hills Specific Plan Town Center Plan Planning Area 2	4.5-6
4.8-1 Project Location and Study Area.....	4.8-2
4.8-2 Existing and Planned Bicycle Facilities	4.8-7
4.8-3 Existing Conditions Peak Hour Intersection Turning Movement Volumes	4.8-11
4.8-4 Project Trip Distribution.....	4.8-26
4.8-5 Project Trip Assignment	4.8-27
4.8-6 Existing Plus Project Conditions Peak Hour Intersection Turning Movement Volumes.....	4.8-28
4.8-7 Peak Hour Traffic Volumes and Lane Configurations – Near-Term No Project.....	4.8-31
4.8-8 Peak Hour Traffic Volumes and Lane Configurations – Near-Term Plus Project.....	4.8-32

LIST OF TABLES

Table		Page
2.0-1	Summary of Project Impacts and Mitigation Measures.....	2.0-7
2.0-2	Comparison of Alternatives to the Proposed Project	2.0-29
3.0-1	Residential Unit Mix Summary	3.0-9
4.0-1	Related Projects.....	4.0-3
4.1-1	Sources and Health Effects of Air Pollutants.....	4.1-3
4.1-2	Ambient Air Quality Standards	4.1-4
4.1-3	Highest Measured Air Pollutant Concentrations near the Project Site.....	4.1-7
4.1-4	National Ambient Air Quality Standard Designations – MCAB.....	4.1-9
4.1-5	California Ambient Air Quality Standard Designations – MCAB	4.1-10
4.1-6	Operational Emissions (Unmitigated Maximum Daily lbs/day)	4.1-24
4.1-7	Operational Emissions (Mitigated Maximum Daily lbs/day)	4.1-25
4.1-8	Operational Emissions – Pollutant Concentration/Significance Determination (CO)	4.1-26
4.1-9	Operational Emissions – Pollutant Concentration/Significance Determination (PM10)	4.1-26
4.1-10	CARB Minimum Separation Recommendations of Siting Sensitive Land Uses.....	4.1-31
4.2-1	Special Status Species Reported for Nine Quad Area Surrounding the El Dorado Hills Apartments Project Site	4.2-7
4.4-1	AB 32 Scoping Plan Measures (SPMs).....	4.4-11
4.4-2	Greenhouse Gas Emissions Thresholds Efficiency Matrix	4.4-20
4.4-3	Estimated Construction GHG Emissions	4.4-21
4.4-4	Operational GHG Emissions (2020).....	4.4-23
4.5-1	Proposed Project Land Use Approvals.....	4.5-12
4.5-2	General Plan Land Use Element Consistency Analysis	4.5-14
4.5-3	General Plan Housing Element Consistency Analysis.....	4.5-15
4.5-4	El Dorado Hills Specific Plan Policy Consistency Analysis.....	4.5-16
4.5-5	Draft El Dorado Hills TCE Urban Infill Residential Area Design Guidelines and Development Standards Consistency Analysis.....	4.5-18
4.6-1	Representative Environmental Noise Levels.....	4.6-2
4.6-2	Existing Roadway Modeled Noise Levels	4.6-7
4.6-3	Maximum Allowable Noise Exposure for Transportation Noise Sources	4.6-9
4.6-4	Noise Level Performance Protection Standards for Noise Sensitive Land Uses Affected by Non-Transportation Sources.....	4.6-10
4.6-5	Maximum Allowable Noise Exposure for Non-transportation Noise Sources in Community Regions and Adopted Plan Areas – Construction Noise.....	4.6-11
4.6-6	Operational Roadway Noise Levels – Existing Plus Project Conditions	4.6-15
4.6-7	HVAC Noise Levels	4.6-16
4.6-8	Parking Noise Levels	4.6-17
4.6-9	Maximum Noise Levels Generated by Typical Construction Equipment, Lmax.....	4.6-19
4.6-10	Construction Noise Levels (Site Preparation)	4.6-20
4.6-11	Cumulative Mobile Source Noise Levels	4.6-22
4.8-1	Signalized Intersection Level of Service Definitions	4.8-9
4.8-2	Unsignalized Intersection Level of Service Definitions	4.8-10
4.8-3	Freeway Facility Level of Service Criteria.....	4.8-12
4.8-4	Existing Conditions – Study Intersection LOS Summary	4.8-13
4.8-5	Existing Conditions – Study Freeway Segments and Ramps LOS Summary	4.8-14

LIST OF TABLES (CONT.)

Table	Page
4.8-6 Project Trip Generation Rates and Estimates	4.8-24
4.8-7 Capacity-Enhancing Roadway Improvements (Construction within 10 years)	4.8-26
4.8-8 Existing and Existing Plus Project Intersection LOS Summary	4.8-34
4.8-9 Existing and Existing Plus Project Conditions – Study Freeway Segment LOS Summary.....	4.8-35
4.8-10 Intersection LOS and Delay—Near-Term Conditions	4.8-38
4.8-11 Freeway Facility Peak Hour Level of Service – Near-Term Conditions	4.8-39
4.8-12 Intersection LOS and Delay—Near-Term Plus Project Conditions.....	4.8-40
4.8-13 Freeway Facility Peak Hour Level of Service—Near-term Conditions	4.8-42
4.8-14 Capacity-Enhancing Roadway Improvements (Anticipated Completion by 2035)	4.8-44
4.8-15 Long-Term Cumulative Conditions – Study Intersection LOS Summary.....	4.8-48
4.8-16 Long-Term Cumulative Conditions – Study Freeway Facilities LOS Summary.....	4.8-52
4.9-1 EID Projected Supply.....	4.9-2
4.9-2 EID Recycled Water Supply Reliability, AFY.....	4.9-4
4.9-3 Minimum Levels of Service – Utilities.....	4.9-9
4.9-4 Projected Water Demand	4.9-14
4.9-5 Projected Potable and Recycled Water Demand	4.9-15
4.9-6 Summary of Potable Water Demand versus Supply	4.9-16
4.9-7 Summary of Recycled Water Demand versus Supply (During Hydrologic Normal, Single Dry, and Multiple Dry Years for EID, AFY)	4.9-17
4.10-1 Project Operational Natural Gas and Electricity Usage (Unmitigated Scenario)	4.10-9
4.10-2 Project Operational Natural Gas and Electricity Usage (Mitigated Scenario)	4.10-9
4.10-3 On-road Mobile Fuel Generated by Project Construction Activities – By Phase.....	4.10-11
5.0-1 No Project/Existing Zoning Alternative Trip Generation.....	5.0-10
5.0-2 Reduced Density Alternative Trip Generation.....	5.0-16
5.0-3 Summary Comparison of Project Alternatives.....	5.0-21