



**EL DORADO COUNTY PLANNING SERVICES
2850 FAIRLANE COURT
PLACERVILLE, CA 95667**

**ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS**

Project Title: Parcel Map P 04-0012 and Design Review DR 04-19S

Lead Agency Name and Address: El Dorado County, 2850 Fairlane Court, Placerville, CA 95667

Contact Person: Gina Hunter, Principal Planner

Phone Number: (530) 621-5355

Project Owner's Name and Address:

EDH Pavilion Venture LLC, 406 Sutter Street, Folsom, CA 95630

Project Applicant's Name and Address:

EDH Pavilion Venture LLC, 406 Sutter Street, Folsom, CA 95630

Project Location:

South side of White Rock Road, east of the intersection with Latrobe Road, within the El Dorado Hills area.

Assessor's Parcel No(s): 107-010-71, 107-010-68

Zoning: Commercial-Community Design Review District (C-DC)

Section: 11 T: 9N R: 8E

General Plan Designation: Commercial (C)

Description of Project: The "Project" is for a Design Review Permit and Parcel Map for a 35,766 square foot retail commercial development on a combined 20.13-acre site. The commercial Parcel Map proposes to subdivide a 3.25-acre parcel into three (3) parcels which shall consist of 0.95 acres, 1.42 acres and 0.88 acres. The remaining 16.88-acres will be a single parcel. A total of four commercial structures are proposed within the development, ranging in size from 6,100 square feet to 11,306 square feet. Access driveways, a parking lot, lighting facilities and signage are incorporated into the project.

Surrounding Land Uses and Setting:

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use</u> (e.g., Single Family Residences, Grazing, Park, School)
North:	CG	AP	White Rock Road
East:	R2	HDR	Residential
South:	R2	HDR	Residential
West:	R&D	R&D	Latrobe Road

Briefly describe the environmental setting: The lot is undeveloped with no structures or other improvements present on the site. The topography consists of an elevated knoll in the center of the property. Site vegetation consists of predominantly non-native grasses. One large oak tree is present at the top of the knoll. Metavolcanic rock outcrops are located at scattered points across the site. The elevation of the property ranges from 600 to 640 feet above sea level.

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):

1. El Dorado County Department of Transportation: Grading permit required.
2. El Dorado County Resource Conservation District: Erosion and sediment control measures specified by the District's Erosion Control Requirement's and Specifications.
3. El Dorado County Building Department: Building permit required.

4. El Dorado Hills Fire Department: The Department has imposed requirements on the Project depending on construction and use of the site.
5. El Dorado County Air Pollution Control District: The District requires approval of Fugitive Dust Prevention and Control Plan and Contingent Asbestos Hazard Dust Mitigation Plan.
6. El Dorado County Environmental Health: The Department requires review and approval of plans for food facilities prior to issuance of a building permit.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aesthetics		Agriculture Resources	X	Air Quality
X	Biological Resources	X	Cultural Resources		Geology / Soils
	Hazards & Hazardous Materials	X	Hydrology / Water Quality		Land Use / Planning
	Mineral Resources	X	Noise		Population / Housing
	Public Services		Recreation	X	Transportation/Traffic
	Utilities / Service Systems		Mandatory Findings of Significance		

DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards; and 2) has been addressed by mitigation measures based on the earlier analysis as described in attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects: a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION**, pursuant to applicable standards; and b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: _____ Date: March 8, 2006

Printed Name: Gina Hunter, Principal Planner For: El Dorado County

PROJECT DESCRIPTION

Introduction

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from a three (3) lot commercial Parcel Map and Design Review Permit for a 35,766 square foot commercial retail development known as the “The Fountains” (proposed project).

Project Location

The 3.25-acre parcel (APN 107-010-68) and 16.88-acre parcel (APN 107-010-16) are located on the south side of White Rock Road, east of the intersection with Latrobe Road, within the El Dorado Hills area, California (Figure 1, Regional Location).

Project Characteristics

The Project is for a three (3) parcel commercial Parcel Map and Design Review permit for a commercial retail development, to include three (3) restaurants, ranging in size from 1,800 square feet, 1,860 square feet and 5,311 square feet. The retail uses will be comprised of 26,795 square feet. The final tenant mix for the commercial spaces is unknown at this time; however, the developer has provided a site plan with four (4) building types which can accommodate the proposed restaurants and mixed specialty retail uses. Complete Planned Sign and Lighting Programs have been provided. The project development includes parking, landscaping, and lighting improvements.

Transportation/Circulation

Access to the project site would be from White Rock and Latrobe Roads. Improvements to facilitate traffic operations on Latrobe and White Rock Roads, including the intersection of Latrobe and White Rock Roads have been incorporated into the Project. No signals will be allowed along Latrobe Road, and only right-in—right-out driveways will be allowed on Latrobe Road and at the driveway located approximately midway between Latrobe Road and Post Street on White Rock Road. Full turning movements will be allowed for the driveway at Post Street on White Rock Road. (Please see Item XV in the Initial Study checklist for a discussion of traffic impacts and parking.)

Utilities and Infrastructure

Water, sewer, drainage, and power utilities are available along White Rock Road. There is a 24-inch water line in White Rock Road. The El Dorado Hills Fire Department has determined that the minimum fire flow for the Project is 1,750 gallons per minute for a 2-hour duration while maintaining a 20-psi residual pressure. In order to provide this fire flow and receive service, the Project must construct a water main extension from the existing 24-inch water line in White Rock Road. The hydraulic grade line for the existing water distribution facilities is 835 feet

above mean sea level at static conditions and 819 feet above mean sea level during fire flow and maximum day demands. There is an 8-inch gravity sewer line in White Rock Road. This sewer line has adequate capacity at this time. In order to receive service from this line, an extension of facilities of adequate size must be constructed. The proposed water and sewer lines and related facilities must be located within an easement accessible by conventional maintenance vehicles. No structures will be permitted within the easement of any existing or proposed facilities.

Development Standards and Visual Elements

The project site is to be developed as a retail commercial center with (4) individual buildings, landscaping, signage and parking. The following table provides the retail development details and parking requirements for each use:

COMMERCIAL CENTER DETAILS						
Bld. #	Parcel Size (acres)	Building Size (sq. ft.)	Floor Area Ratio	Impervious Surface Area (acres) (sq. ft.)	Proposed Use	# of Parking Spaces Required
Pad A	0.95	10,260	0.25	0.65 (27,171)	1,860 = Restaurant (max. seating capacity = 57) 8,400 Retail	34 19
Pad B	0.88	6,100	0.16	0.71 (27,095)	Retail	24
Pad C	1.42	11,306	0.18	0.60 (37,366)	5,311 = Restaurant (max. seating capacity = 159) 5,995 = Retail	53 24
Pad D	16.88	8,100	0.01	0.05 (40,709)	1,800 = Restaurant (max. seating capacity = 54) 6,300 = Retail	18 25
Totals	20.13	35,766				197

PARKING REQUIREMENTS		
Parking Stall Standard	No. of Spaces Required	No. of Spaces Provided
Standard Space	197	121
Compact Space	35 percent allowed	66
Disabled Space	5 (included in total parking)	8
Recreational Vehicle Space	9	4
Loading Zone	2	0
Totals	208	203

The proposed structures are to have a plaster sand finish with cliffstone veneer along the store fronts. Fabric awnings are to be used throughout the development, in three (3) colors, burgundy, forest green and black. The roof is to be "Capistrano" tile in a "Walnut Creek" blend. The development has been designed with pop-outs, tower elements, trellises and a varying color scheme to add visual relief and interest throughout the center. No structure within the

development is to exceed 50 feet in height. The color palette for the site has been provided and is extensive. The colors include: Flintstone (similar to pale sage green), Iron Ore (similar to red brick), Pale Pearl, Crossroads (similar to khaki), Root Beer Float (similar to dark goldenrod). The windows are to have black mullions. The trellises are to be cedar and to have a Tobacco stain finish.

Landscaping

Landscaping consisting of a variety of low- to moderate-water-using shrubs, ground cover, and trees would be installed in at-grade planters along the rear and side property lines and throughout the parking areas. The site is to have 127 trees, ranging in size from 7 gallon to 48-inch box. Ninety (90) of the trees are to be 24-inch box or greater in size. The projected shade canopy to be provided at the site has been determined to be 25,218 square feet, which is 52 percent of the parking area.

All shrub areas are to receive a three (3) inch layer of medium walk-on bark mulch. No shredded bark is to be used. All planting areas are to be irrigated. The landscape plan includes the use of 29 clay pots to be distributed throughout the development. All pots are to have drainage and irrigation. A water feature is included at the corner of White Rock and Latrobe Roads and will be an integral focal point within the landscaping. The landscape plan complies with the County's Water Conserving Landscape Standards.

A series of retaining walls are proposed along White Rock and Latrobe Roads. The retaining wall along White Rock Road ranges from 1.1 feet to 12 feet in height. The retaining wall along Latrobe Road ranges from 2 feet to 15.7 feet in height. The finish of the retaining wall is to be stucco with a medium finish. Landscaping materials are to be planted along the retaining wall to soften the appearance.

Planned Lighting Program

The Project includes a Planned Lighting Program. The Program includes five (5) fixture details, which include:

1. Pole mounted fixture- the "Carlsbad" metal halide;
2. Wall mounted fixture- the "Carlsbad" metal halide, with top mounting arm;
3. Landscape uplighting- Lumiere Monaco 6000A inground metal halide;
4. Accent lighting designed for use with color corrected high output metal halide light sources; and,
5. Courtyard lighting by Firefly, a lighting string utilizing 1 watt incandescent lamps.

A photometric plan has been provided which shows the location of each fixture and the candle power. The photometric plan and Planned Lighting Program, including fixture details can be reviewed at Planning Services.

The project lighting has been designed in compliance with El Dorado County 2004 General Plan Policy 2.8.1.1, which states "Development shall limit excess nighttime light and glare from parking area lighting, signage and buildings. Consideration will be given to design features, namely directional shielding for street lighting, parking lot lighting, sport field lighting, and other significant light sources, that could reduce effects from nighttime lighting. In addition,

consideration will be given to the use of automatic shutoffs or motion sensors for lighting features in rural areas to further reduce excess nighttime light.”

Planned Sign Program

Section 17.32.140 of the County Code, allows by right, two signs, neither of which shall exceed 50 square feet in total area of any one (1) display surface or one (1) sign not exceeding 80 square feet in area, advertising authorized activities on the premises and subject to all applicable general provisions and exceptions pertaining to signs in Chapter 17.16.

Tenants of Shop Buildings and Pads are required to have a single-color, internally-illuminated sign on their fascia and a non-illuminated sign under the canopy unless otherwise specified in the Program or approved by the Landlord and County. Location of all signs shall be as directed by the Landlord and as approved by the County. A summary of the different signs proposed within the Sign Program is provided below:

1. Business Identification Signs-Multi Shop in Line Tenants (Types 1 and 2): Each shop Tenant (less than 5,000 square feet leased space) shall install one set of internally illuminated, individual channel letters on the fascia space as directed by the Landlord. The returns are to be 5 inches deep with an acrylic enamel finish and are to have a $\frac{3}{4}$ inch trimcap to match color of the face. All sign copy shall be one uniform color throughout and one font/letter style. Except in cases where the tenant is part of a national or regional chain whose graphics are a part of a registered trademark, in which case, the tenant would be allowed a letter color in accordance with their corporate specifications. The landlord will review signs with the intention of varying the sign colors of adjacent tenant signs so that adjacent signs are not the same plexiglass color. No can signs shall be allowed except logos not to exceed 10 percent of allowed area. The maximum vertical sign height is 30 inches for capital letters. The sign length shall not exceed 80 percent of the leased linear frontage. The maximum sign area is 2 square feet of sign area for each linear foot of tenant building frontage up to a maximum allowed per the County of El Dorado’s sign regulations.
2. Business Identification Signage- Second Elevation (Type 3): Businesses with a second or third elevation facing on to a street frontage or parking area may have two additional signs at the Landlord’s and County’s discretion duplicating the primary sign.
3. Business Identification-Tower Signs (Type 4): Tenant’s in buildings located at a tower shall conform to sign Type 1. The maximum sign length shall be 80 percent of the tower width.
4. Business Identification- Mid-Size Tenants (Type 5): Tenant’s in excess of 5,000 square feet or more of leased space or an occupant of a single user pad shall use one (1) set individual internally illuminated channel letters. All shall conform to sign Type 1 and 2 with the exception of an allowable maximum letter height of 36 inches. A single user tenant may install matching set of letters on each elevation subject to County of El Dorado’s approval and maximum area restrictions.
5. Business Identification - Under Canopy Signage (Type 6): Tenant’s in Buildings where leased premises are located at a canopy, the permitted signage shall be installed above or to the side of tenant’s storefront.

6. Typical Store front Vinyl Lettering: Each tenant shall be permitted to place upon or adjacent to their entrance no more than 144 square inches of vinyl white lettering (letter style Helvetica). Application shall not exceed two (2) inches in height, indicating hours of business, emergency telephone numbers, etc.
7. Service Door Signage: Tenant's shall install service door signage. The purpose of this signage is to identify service door for delivery and emergency purposes only. The signage shall be 12 inches high by 12 inches to be placed on a long sheet metal plaque affixed to the rear door.
8. Monument Signs: The shopping center shall be permitted two double faced internally illuminated monument signs. The signs shall have a maximum height of 15 feet, with a maximum sign area of 50 square feet. The Project will be conditioned to require that the monument at Latrobe Road and at White Rock Roads complies with Section 17.16.050 of the County Code with States that "Signs may be located in the required yards or setbacks, providing they do not constitute a hazard to pedestrians or vehicular traffic, do not conceal from view any public sign or traffic signal and are not located on nor extend onto or project over public right-of-way without having first obtained a written revocable permit from the director of Department of Transportation to do so. Signs must comply with zoning requirements and shall be allowed only where the County road right-of-way is one hundred feet or more in width and where the traveled way and shoulders do not cover the entire right-of-way."
9. Directional Signs: Each pad tenant shall be allowed four (4) directional signs, subject to restrictions of the County of El Dorado's sign regulations, each not exceeding four (4) square feet in area and a height of four (4) feet. Said directional sign shall contain only that information necessary for on-site circulation, parking and site information without any advertising.
10. Banners: Seasonal banners attached to the parking lot light poles shall be subject to El Dorado County Planning Services approval.

The information provided is a brief summary of each sign. Complete details and sign exhibits are provided in the Sign Program, which is available for review at Planning Services. The Project includes four (4) monument signs, exceeding County requirements. The Project will be required to reduce the number of monument signs or apply for a Special Use Permit from the Planning Commission in order to have additional signage. All signage within the development will be conditioned to comply with County of El Dorado's sign regulations.

Parcel Map

The Project includes a three (3) lot commercial parcel map. The Commercial zone district requires a minimum lot area of five thousand square feet, with a minimum lot width of fifty (50) feet. Parcel No. 1 is to be 1.42 acres in size, Parcel No. 2 is to be 0.88 acres in size and Parcel No. 3 is to be 0.95 acres in size. Each lot will have a minimum width of fifty (50) feet.

Construction Considerations

The Project will require grading, trenching for utility connections, installation of concrete building pads, paving, and building construction and finish work, including landscaping. All equipment and materials staging is to take place on the site.

The project developer will obtain grading and building permits from El Dorado County.

Project Schedule and Approvals

This Initial Study is being circulated for public and agency review for a 30-day period. Written comments on the Initial Study should be submitted to the project planner indicated in the Determination section, above.

Following the close of the written comment period, the Initial Study will be considered by the Lead Agency in a public meeting and will be certified if it is determined to be in compliance with CEQA. The Lead Agency will also determine whether to approve the Project.

EVALUATION OF ENVIRONMENTAL IMPACTS

Introduction

The following checklist form is used to describe the environmental impacts of the Project. A discussion follows each environmental issue identified in the checklist. The evaluation considers the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

The following designations are used in the checklist:

- **Potentially Significant Impact:** An impact that could be significant, and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.
- **Less than Significant With Mitigation Incorporated:** An impact that requires mitigation to reduce the impact to a less-than-significant level. A description how the mitigation measure reduces the effect to a less-than-significant level is provided.
- **Less-Than-Significant Impact:** Any impact that would not be considered significant under CEQA relative to existing standards.
- **No Impact:** There would be no impact with the development of the Project.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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ENVIRONMENTAL IMPACTS

I. AESTHETICS. <i>Would the project:</i>			
a. Have a substantial adverse effect on a scenic vista?			X
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X
c. Substantially degrade the existing visual character quality of the site and its surroundings?		X	
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X	

Discussion

A substantial adverse effect to Visual Resources would result in the introduction of physical features that are not characteristic of the surrounding development, substantially change the natural landscape, or obstruct an identified public scenic vista. The Project is for a Design Review Permit and Parcel Map for a 35,766 square foot retail commercial development on a combined 20.13-acre site. The 3.25 acre-parcel is to be subdivided into three (3) individual parcels.

- a. **Scenic Vista.** The project site is not adjacent to U.S. Highway 50. The project site and vicinity is not identified by the County as a scenic view or resource.¹ There would be no impact as a result of development of the Project.
- b. **Scenic Resources.** The project site is vacant. There are no historic buildings that would contribute to exceptional aesthetic value. There would be no impact.
- c. **Visual Character.** The adjacent properties consist of White Rock Road to the north, Latrobe Road to the west, residential property to the east and residential development to the south. Short- to long-range views of the project site are dominated by a mix of commercial, research and development and residential development. The Project would not be inconsistent with the surrounding visual environment. Although existing open space would be lost, impacts would be less than significant.
- d. **Light and Glare.** The Project includes a Planned Lighting Program. The Program includes five (5) fixture details, which includes a pole mounted fixture, a wall mounted fixture, landscape lighting, accent lighting and courtyard lighting. A photometric plan has been provided.² All

¹ El Dorado County Planning Services, *El Dorado County General Plan Draft Environmental Impact Report* (SCH # 2001082030), May 2003, Exhibit 5.3-1 and Table 5.3-1.

² Nadel Retail Architects, Photometric Plan, December 2, 2005.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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lighting will comply with County requirements that no off-site light migration occur. The adjacent residential project will not be affected by light spillover.

Finding

No substantial aesthetic impacts have been identified and no mitigation is required. The Project has been designed to be compatible with the surrounding development. For this “Aesthetics” category, the thresholds of significance have not been exceeded.

II. AGRICULTURE RESOURCES. <i>Would the project:</i>			
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?			X
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?			X

Discussion

A substantial adverse effect to Agricultural Resources would occur if:

- There is a conversion of choice agricultural land to nonagricultural use, or impairment of the agricultural productivity of agricultural land;
- The amount of agricultural land in the County is substantially reduced; or
- Agricultural uses are subjected to impacts from adjacent incompatible land uses.

a. **Conversion of Prime Farmland.** El Dorado County has established the Agricultural District (A) General Plan land use overlay designation and included this overlay on the General Plan Land Use Maps. Review of the General Plan land use map for the project area indicates that the project site is considered to be “Grazing” land; however the parcel is not within the Agricultural District (A) General Plan land use overlay designation area and is not adjacent to other agriculturally zoned properties. The Project site is not currently being used for grazing purposes, and is not zoned for agricultural use. The Project will not result in the conversion of grazing land to nonagricultural uses.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- b. **Williamson Act Contract.** The Project will not conflict with existing zoning for agricultural use, and will not affect any properties under a Williamson Act Contract. The site is not designated for agricultural use.
- c. **Non-Agricultural Use.** The project site is in a community region and has been identified as grazing land under the Farmland Mapping Program; however, no agricultural operations or uses are present. The site is zoned for Commercial use.

Finding

No impacts to agricultural land are expected and no mitigation is required. The Project is compatible with the surrounding neighborhood. For this “Agriculture” category, the thresholds of significance have not been exceeded.

III. AIR QUALITY. <i>Would the project:</i>				
a. Conflict with or obstruct implementation of the applicable air quality plan?			X	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		X		
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		X		
d. Expose sensitive receptors to substantial pollutant concentrations?			X	
e. Create objectionable odors affecting a substantial number of people?			X	

Discussion

A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and NO_x, will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
- Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1.

- a. **Air Quality Plan.** El Dorado County has adopted the El Dorado County California Clean Air Act Plan establishing rules and standards for the reduction of stationary source air pollutants

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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(ROG/VOC, NO_x, and O₃). This plan also contains a schedule for implementation and funding of Transportation Control Measures (TCM) to limit mobile source emissions. The Project will not conflict with or obstruct the implementation of this plan. Implementation measures from this plan are required to be implemented at the project level. In addition, a project is required to comply with the National Ambient Air Quality Standards as required under the Federal Clean Air Act as well as the State of California Ambient Air Quality Standards, which are equal to or more stringent than the National Standards.

b - c. **Air Quality and Ambient Air Quality Standards.** El Dorado County is in “severe non-attainment” status for Federal and State ambient air quality standards for ozone. Additionally, the County is in “non-attainment” status for particulate matter (PM₁₀) under the State’s standards. The California Clean Air Act of 1988 requires the County’s Air Pollution Control Program to meet the State’s ambient air quality standards. The El Dorado County Air Pollution Control District administers point source air pollution control. The County requires project emissions of ROG, No_x, and PM₁₀ be quantified using URBEMIS 7G or other approved model acceptable to the District.

There are no existing structures on the property. Commercial development is located across White Rock Road, the El Dorado Hills Business Park is located west of Latrobe Road, and residential development is located to the east and south of the project site. The Project is a proposed 35,766 square foot retail commercial development on a 20.13-acre site. An Air Quality Analysis has been prepared for the Project.³ The project’s construction activities include site preparation, earthmoving and general construction. General construction includes roadway surfaces, structures and facilities. Earthmoving activities include cut and fill operations, trenching, soil compaction, and grading. Site preparation includes activities such as general land clearing and grubbing.

The emissions generated from the construction activities include:

1. Combustion emissions (ROG, NO_x, CO, SO_x, PM₁₀) from mobile heavy-duty diesel- and gasoline-powered equipment, portable auxiliary equipment, and worker commute trips.
2. Combustion emissions from heavy-duty diesel-fueled equipment contain diesel PM, which has been identified as a potential health risk.
3. Fugitive dust (PM₁₀) from soil disturbance or demolition; and
4. Evaporative emissions (ROG) from asphalt paving and architectural coating applications.

³ Jeffery Little, Vice President, Sycamore Environmental Consultants, Inc., Air Quality Analysis, July 25, 2005.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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The El Dorado County Air Quality Management District evaluates the significance of ROG and NOx emissions during construction based on the maximum amount of fuel, diesel and regular gasoline that would be used on the peak equipment use day. If all of the equipment used (vehicles and hand held) is 1995 model year or earlier the threshold of significance is 337 gallons per day (diesel and gasoline). The threshold of significance for all equipment 1996 model year or later (vehicles and handheld) is 402 gallons per day (diesel and gasoline). A linear interpolation is used between 337 and 402 gallons per day, in proportion to the distribution of equipment into the two age categories, to determine that maximum daily fuel use for the specific fleet mix; for example, a 50/50 age distribution yields allowable fuel use of 370 gallons per day.

Therefore, to ensure that the Project would result in less than significant air quality impacts during construction, the following mitigation measures shall be incorporated into the project:

Mitigation Measures

1. The developer shall ensure that all equipment used (off-road vehicles and auxiliary handheld equipment) does not exceed the fuel usage limit (diesel and regular gasoline) established in the El Dorado County Air Pollution Control District CEQA Guide. The maximum amount of fuel that can be used is based on the year that the equipment was built. The maximum amount of fuel that shall be used in one day if all equipment used is 1995 model year or older is 337 gallons. The maximum amount of fuel that shall be used in one day if all equipment used is 1996 model or newer is 402 gallons. A combination of 1995 and older and 1996 and newer equipment may be used, with the fuel usage determined by the maximum daily fuel equation provided in the El Dorado County Air Pollution Control District CEQA Guide. The Project grading plans shall include this mitigation on the plans. Planning Services shall review the grading plans prior to issuance of a grading permit.
2. The developer shall ensure that all diesel-powered equipment used during construction does not exceed the diesel fuel usage limit established in the El Dorado County Air Pollution Control District CEQA Guide. The maximum amount of diesel fuel that can be used is based on the year that the equipment was built. The maximum amount of diesel fuel that shall be used during the project if all equipment used is 1995 model year or older is 3,700 gallons. The maximum amount of diesel fuel that shall be used during the project if all equipment used is 1996 year or newer is 37,000 gallons. A combination of 1995 and older and 1996 and newer equipment may be used, with the fuel usage determined by the maximum diesel fuel usage equation provided in the El Dorado County Air Pollution Control District CEQA Guide. The Project grading plans shall include this mitigation on the plans. Planning Services shall review the grading plans prior to issuance of a grading permit.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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With implementation of these mitigation measures, ROG and NOx emissions during construction would be less than significant. The El Dorado County Air Quality Management District has determined that if ROG and NOx emission are less than significant, exhaust emission of CO are also less than significant. With adherence to Rule 231 and implementation of the Fugitive Dust Control Plan required by Rule 231-1, PM10 emission would have a less than significant impact on air quality during construction.

The significance threshold for ROG and NOx for project operations is 82 pounds per day. The Air Quality Analysis prepared for the Project indicates that the operation of the retail development would be less than 82 pounds per day, and would have less than a significant impact resulting from ROG and NOx emissions.

The Project is not located in an area likely to have asbestos or within a ¼ mile of an area known to have asbestos. However, as the Project includes the disturbance of more than 20 cubic yards of earth, the developer shall comply with Air Quality Management District (AQMD) Rule 223-2 Fugitive Dust-Asbestos Hazard Mitigation, which includes an asbestos dust mitigation plan submittal, fugitive dust prevention, speed limits, warning signs, track out prevention, excavated soil management and post-construction mitigation. This information must be submitted to the Air Quality Management District for review and approval prior to issuance of a grading permit.

As an alternative to mitigation, the developer may have a California Professional Geologist inspect the project site and provide the AQMD with a report demonstrating that there is no Naturally Occurring Asbestos on the project site. This evaluation and the required fee must be submitted to the AQMD for review and approval.

If there is no naturally occurring asbestos, the developer must still comply with AQMD Rule 223-1 Fugitive Dust-Construction Activities. The developer will be required to submit a Fugitive Dust Plan to the AQMD prior to issuance of a grading permit.

The Project will be conditioned to comply with the AQMD requirements.

- d. **Sensitive Receptors.** Sensitive receptors include such groups as young children, the elderly, schools, hospitals, day-care centers, convalescent homes, and high concentrations of single-family residences. The Project is to be located adjacent to a residential development. The Air Quality Analysis prepared for the project site indicates that the Project will not expose sensitive receptors to hazardous air emissions because the operational annual air emissions are below the Districts emission thresholds and no additional mitigation measures are required.
- e. **Objectionable Odors.** The Project would consist of a 35,766 square foot commercial retail development. This use is not known to cause odor impacts. Consequently, there would be no impact from the Project concerning odors.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Finding

A significant air quality impact is defined as any violation of an ambient air quality standard, any substantial contribution to an existing or projected air quality violation, or any exposure of sensitive receptors to substantial pollutant concentrations. It has been determined that all feasible mitigation measures have been incorporated in the Project to reduce impacts on Air Quality to a level of insignificance. For this “Air Quality” category, the thresholds of significance have not been exceeded.

IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>			
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		X	
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X

Discussion

A substantial adverse effect on Biological Resources would occur if the implementation of the Project would:

- Substantially reduce or diminish habitat for native fish, wildlife or plants;
- Cause a fish or wildlife population to drop below self-sustaining levels;

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- Threaten to eliminate a native plant or animal community;
- Reduce the number or restrict the range of a rare or endangered plant or animal;
- Substantially affect a rare or endangered species of animal or plant or the habitat of the species;
or
- Interfere substantially with the movement of any resident or migratory fish or wildlife species.

- a - b. **Special Status Species and Sensitive Natural Communities.** A Biological Resources Evaluation was prepared for the site.⁴ The property was surveyed on June 28, 2005. The project site is comprised of nonnative grassland, herbaceous, ruderal species. Species observed in the irrigated pasture include ripgut grass (*Bromus diandrus*), soft brome (*Bromus hordeaceus*), perennial ryegrass (*Lolium perenne*), medusa head (*Taeniatherum caput-medusae*), *Holocarpha virgata*, siver European hairgrass (*Aira caryophyllea*), and vetch (*Vicia villosa*). A large Valley Oak (*Quercus lobata*) with a diameter-at-breast height approximately 32 inches occurs in the southern portion of the site. No special-status plant or wildlife species or bird nests were observed during the site survey. No serpentine or gabbro soils occur on the site and therefore, the site does not support populations of plants endemic to serpentine or gabbro soils. There would be no impact to special status species as a result of the Project.
- c. **Wetlands.** The site was evaluated for the potential to support wetlands that would be subject to the jurisdiction of the United States Army Corps of Engineers. There are no seasonal streams, depressions, wetland soils or other potential wetland features on the site. There would be no impacts to wetlands as a result of the Project.
- d. **Wildlife Interference.** Review of the Department of Fish and Games Migratory Deer Herd Maps and General Plan EIR Exhibit 5.12-17 indicate that the Project is not located within a migratory deer herd range. The Project will not interfere with the movement of any native resident or migratory fish or wildlife species, or will result in impacts to established native resident or migratory wildlife corridors. The Project will not affect the use of native wildlife nursery sites.
- e. **Biological Resources.** The Project is subject to the El Dorado County 2004 General Plan Policies, in particular Policy 7.4.4.2, requiring the protection of native trees. The project site has one, 32 inch Valley Oak which is to be retained in accordance with the County's General Plan retention requirements. A Tree Preservation Plan has been prepared to address potential impacts to the tree during pre and post construction.⁵ The footprint of the building on Pad C is not to encroach into the drip line of the tree; however, a portion of the raised deck would encroach into one-half of the tree drip line. To ensure longevity and health of the tree, remedial,

⁴ Jeffery Little, Vice President, Sycamore Environmental Consultants, Inc., Biological Resources Evaluation, July 5, 2005.

⁵ Robert W. Props, ISA, Board Certified Arborist, Props Tree Care, Preservation Details, October 31, 2005.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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pre and post protection measures shall be incorporated into the Project to reduce impacts on native tree loss to a less than significant level, the following mitigation measures shall be incorporated into the Project:

Mitigation Measures

1. The developer shall protect the Valley Oak tree prior to construction on the site and shall take the following remedial actions, as required by the project arborist:
 - Prune and remove the dead limbs and reduce weight on all the overburdened limbs to reduce future limb breakage. Trim trees as early as possible before construction begins. Climbing spurs shall not be used during pruning operations, unless authorized by project arborist.
 - The tree shall be inoculated with a systemic insecticide to eliminate the Pit scale infestation.
 - The root zone within the drip line shall be inoculated with Mycorrhiza fungi to promote feeder root growth.
 - A topical application of brush chips shall be placed within the drip line of the tree to reduce soil compaction.

A letter from the project arborist shall be submitted to Planning Services prior to issuance of the grading permit which shall state that required remedial measures have been taken to protect tree.

2. The developer shall protect the Valley Oak tree pre- and post construction and shall implement the following, as required by the project arborist:
 - Protective fencing shall be erected at least one (1) foot beyond the drip line surrounding the tree unless otherwise specified by the project arborist. This fenced area shall not be encroached for any reason, without authorization by the project arborist.
 - No materials, equipment, or vehicles shall be stored or parked within the projected tree zone.
 - No grading, cuts, fills or trenching of any kind shall be allowed within the drip line of the tree without direct supervision of the project arborist.
 - If trenching within the drip line is to occur, trenches shall be hand dug or bored to minimize impact to root zone, and shall be authorized by the project arborist.
 - If pavements, concrete, back-fills, structures or cuts are required within the drip lined, an aeration system shall be installed, designed and approved by the project arborist or landscape contractor.
 - The tree shall not be watered regularly, only one deep watering per month during the summer dry season. No landscaping shall be permitted under the tree that shall require regular watering during the summer months. Mulch, rocks,

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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decomposed granite, or redwood bark may be used to prevent unwanted weeds and grasses under the tree.

A letter from the project arborist shall be submitted to Planning Services prior to issuance of a grading permit which shall state that the required fencing has been installed, in accordance with the project arborist requirements. The required pre and post construction measures shall be incorporated into the grading and construction plans, prior to issuance of grading and building permits.

Landscaping consisting of a variety of low- to moderate-water-using shrubs, ground cover, and trees would be installed in at-grade planters along the rear and side property lines and throughout the parking areas. The site is to have 127 trees, ranging in size from 7 gallon to 48-inch box. Ninety (90) of the trees are to be 24-inch box or greater in size. The projected shade canopy to be provided at the site has been determined to be 25,218 square feet, which is 52 percent of the parking area.

All shrub areas are to receive a three (3) inch layer of medium walk-on bark mulch. No shredded bark is to be used. All planting areas are to be irrigated. The landscape plan includes the use of 29 clay pots to be distributed throughout the development. All pots are to have drainage and irrigation. The landscape plan complies with the County's Water Conserving Landscape Standards.

- f. **Habitat Conservation Plan.** The Project will not conflict with the provisions of a proposed or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The project site is located in the not located in Gabbro soils. A "Rare Plant Fund" has been established as compensatory funding for rare plant (Pine Hill Endemics) impacts in El Dorado County, and the project will pay the required fee when obtaining a building permit.

Finding

It has been determined that all feasible mitigation measures have been incorporated in the Project to reduce impacts on biological resources to a level of insignificance. For this "Biological" category, the thresholds of significance have not been exceeded.

V. CULTURAL RESOURCES. <i>Would the project:</i>			
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?		X	
b. Cause a substantial adverse change in the significance of archaeological resource pursuant to Section 15064.5?		X	
c. Directly or indirectly destroy a unique paleontological resource or site or			X

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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V. CULTURAL RESOURCES. <i>Would the project:</i>			
unique geologic feature?			
d. Disturb any human remains, including those interred outside of formal cemeteries?			X

Discussion

In general, significant impacts are those that diminish the integrity, research potential, or other characteristics that make a historical or cultural resource significant or important. A substantial adverse effect on Cultural Resources would occur if the implementation of the Project would:

- Disrupt, alter, or adversely affect a prehistoric or historic archaeological site or a property or historic or cultural significant to a community or ethnic or social group; or a paleontological site except as a part of a scientific study;
- Affect a landmark of cultural/historical importance;
- Conflict with established recreational, educational, religious or scientific uses of the area; or
- Conflict with adopted environmental plans and goals of the community where it is located.

a-b. **Historic Resources.** A Cultural Resource Assessment has been prepared for the Project.⁶ A records search was conducted for the project area through the North Central Information Center of the California Historical Resources Information System. The project site was field surveyed on June 23, 2005. No surface evidence was found of prehistoric or historic cultural resources within the project site.

Although no sites have been identified within the project area, it is possible that historic activities have obscured evidence of them. If artifacts or unusual amounts of stone, bone or shell should be uncovered during grading activities, work should be halted and a qualified archeologist should be consulted for an on-site evaluation. If the bone appears to be human, California law mandates that the El Dorado County Coroner be contacted. If the bone is likely to be Native American in origin, the coroner must contact the Native Heritage Commission. Although there is a low probability of finding human remains or other cultural resources, there is always a possibility; therefore, to reduce impacts to a less than significant level, the following mitigation measures shall be incorporated into the Project.

⁶ Melinda A. Peak, Peak & Associates, Inc., Cultural Resource Assessment, July 5, 2005.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Mitigation Measures

1. During all grading activities in the project area, an archaeologist or historian approved by the Deputy Director of Planning Services shall be on-call. In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the Project proponent shall ensure that all such activities cease within 50 feet of the discovery until the on-call archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after appropriate measures are taken or the site is determined not to be of significance. The Project grading plans shall include this mitigation on the plans. Planning Services shall review the grading plans prior to issuance of a grading permit.
 2. In the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission. The project grading plans shall include this mitigation on the plans. Planning Services shall review the grading plans prior to issuance of a grading permit.
- c. **Paleontological Resources.** The project site does not have any known paleontological sites or known fossil locales.
- d. **Human Remains.** There are no historic period structures, buildings or cemeteries within the project site.

Finding

Based upon the cultural resource study prepared for the site, it is determined that all feasible mitigation measures have been incorporated in the Project to reduce impacts on cultural resources to a level of insignificance. For this “Cultural Resources” category, the thresholds of significance have not been exceeded.

VI. GEOLOGY AND SOILS. <i>Would the project:</i>			
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the		X	

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VI. GEOLOGY AND SOILS. <i>Would the project:</i>			
State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			
ii) Strong seismic ground shaking?		X	
iii) Seismic-related ground failure, including liquefaction?			X
iv) Landslides?			X
b. Result in substantial soil erosion or the loss of topsoil?		X	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?		X	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?		X	

Discussion

A substantial adverse effect on Geologic Resources would occur if the implementation of the Project would:

- Allow substantial development of structures or features in areas susceptible to seismically induced hazards such as groundshaking, liquefaction, seiche, and/or slope failure where the risk to people and property resulting from earthquakes could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards;
- Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or
- Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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a. **Seismicity, subsidence and liquefaction.** There are no Earthquake Fault Zones subject to the Alquist-Priolo Earthquake Fault Zoning Act (formerly Special Studies Zone Act) in El Dorado County.⁷ No other active or potentially active faults have been mapped at or adjacent to the project site where near-field effects could occur.⁸ Although there are no known faults on the project site, the project site is located in a region of the Sierra Nevada foothills where numerous faults have been mapped. The nearest mapped faults to the site are related to the Bear Mountains Fault Zones located approximately 5 miles to the east and the Melones Fault Zones located approximately 10 miles to the east. The nearest mapped active fault to the site is the Dunnigan Hills fault located approximately 45 miles to the west-northwest.⁹

Liquefaction occurs when excess pore pressures are generated in loose, saturated, generally cohesionless soil during earthquake shaking, causing the soil experience a partial to complete loss of shear strength. Such a loss of shear strength can result in settlement and/or horizontal movement (lateral spreading) of the soil mass). Based on the presence of shallow bedrock at the site, the geotechnical engineer has determined that there is no risk of liquefaction at the project site.

This site is located within Seismic Risk Zone 3 and based on subsurface interpretation is classified as Soil Profile Type S_B. The Project will be required to comply with the latest applicable Uniform Building Code, as modified for California seismic conditions. These code requirements constitute adequate mitigation for seismic shaking impacts.

b-c. **Soil Erosion and loss of topsoil.** All grading activities exceeding 250 cubic yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the County of El Dorado - Grading, Erosion, and Sediment Control Ordinance (Ordinance No. 3983, adopted 11/3/88). This ordinance is designed to limit erosion, control the loss of topsoil and sediment, limit surface runoff, and ensure stable soil and site conditions for the intended use in compliance with the El Dorado County 2004 General Plan. During site grading and construction of the foundation and other site improvements, there is potential for erosion, changes in topography, and unstable soil conditions.

The project grading plan includes approximately 25,000 cubic yards of cut and fill. This earthwork is to be balanced on-site. The Geotechnical Study prepared for the Project indicates that free groundwater was not encountered during the boring tests; however, groundwater seepage was encountered during roadway improvements to Latrobe Road directly adjacent to the west edge of the site. A perched water table often develops in shallow bedrock horizons as surface water percolates down through the surface soils and highly weathered/fractured rock

⁷ El Dorado County Planning Services, *El Dorado County General Plan Draft Environmental Impact Report* (SCH # 2001082030), May 2003, p.5.9-29.

⁸ California Department of Conservation, California Geological Survey, *Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03*, 2001, Plate 1.

⁹ Jayson C. Rubio and Robert F. Black, P.E., Project Engineer, Youngdahl Consulting Group, Inc., *Geotechnical Engineering Study*, April 26, 2004.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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and perches on top of the relatively impermeable slightly weathered bedrock horizon. The perched water can saturate surface soils and create seepage conditions in excavations approaching the bedrock horizons. Saturated soils may be unstable under construction equipment, and may require considerable aeration in order to achieve a moisture content which will allow compaction. Water inflow into any excavation approaching hard rock surface is likely to be experienced in all but the driest summer and fall months.

The developer has prepared a preliminary Erosion and Sediment Control Plan for the Project. The Department of Transportation will review and impose modification (if necessary) of the proposed Erosion and Sediment Control Plan to assure that it is in compliance with the El Dorado County Grading Ordinance prior to issuance of a grading permit. The Erosion and Sediment Control Plan will include an effective revegetation program to stabilize all disturbed areas. All such areas where grading has been completed between May 1st and October 15th shall be planted by November 1st, or at the recommendation of the Soil Conservation Service. Graded areas completed at other times of the year shall be planted within 15 days. The Project will be conditioned to require approval of an Erosion and Sediment Control Plan by the Department of Transportation prior to grading activity on the site.

- d. **Expansive soils** are those that greatly increase in volume when they absorb water and shrink when they dry out. The central half of the County has a moderate expansiveness rating while the eastern and western portions are rated low. These boundaries are very similar to those indicating erosion potential. When buildings are placed on expansive soils, foundations may rise each wet season and fall each dry season. This movement may result in cracking foundations, distortion of structures, and warping of doors and windows. Table 18-1-B of the Uniform Building Code establishes a numerical expansion index for soil types ranging from very low to very high.

The near surface materials found during the borings were generally non-plastic which are considered to be relatively non-expansive and are not likely to develop significant expansive pressures. There would be no potentially significant impact related to expansive soils.

- e. **Septic.** The Project does not include an on-site sewage disposal system.

Finding

No significant geophysical impacts are expected from the Project. For this “Geology and Soils” category, the thresholds of significance have not been exceeded.

VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>			
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the			X

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>			
release of hazardous materials into the environment?			
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			X
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?		X	
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?		X	

Discussion

A substantial adverse effect due to Hazards or Hazardous Materials would occur if implementation of the Project would:

- Expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials where the risk of such exposure could not be reduced through implementation of Federal, State, and local laws and regulations;
- Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or
- Expose people to safety hazards as a result of former on-site mining operations.

a-b. **Hazardous Substances.** The Project does not involve the use or storage of hazardous/combustible materials. Therefore, the risk of accidental explosion and/or release of a hazardous substance are remote.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- c. **Hazardous Emissions.** The Project would not include any operations that would use acutely hazardous materials or generate hazardous air emissions. There would be no impact.
- d. **Hazardous Materials Sites.** The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.¹⁰ No activities that will result in the release of hazardous materials to soil or groundwater at the building site are to occur. There would be no impact as a result of the Project.
- e. **Public Airport Hazards.** There are no public airports in the vicinity of the project site. There would be no impact.
- f. **Private Airstrip Hazards.** There are no private airstrips in the vicinity of the project site. There would be no impact.
- g. **Emergency Response Plan.** There is no through access to other properties from the project site. Project construction, including staging, would occur entirely on-site. There would be no impact related to emergency response or evacuation plans.
- h. **Fire Hazards.** The Project would be constructed on a parcel located in an area classified as having moderate fire hazard.¹¹ The Project would not include any operations (e.g., use of hazardous materials or processes) that would substantially increase fire hazard risk. Emergency response access to the site and surrounding development would not be adversely affected, as discussed above. Impacts related to wildland fire hazard would be less than significant.

Finding

No impacts from hazardous conditions are expected and no mitigation is required. For this “Hazards” category, the thresholds of significance have not been exceeded.

¹⁰ California Department of Toxic Substances Control, Hazardous Waste and Substances Site List (“EnviroStor Database”), <http://www.envirostor.dtsc.ca.gov/public/>.

¹¹ El Dorado County Planning Services, El Dorado County General Plan Draft Environmental Impact Report (SCH #2001082030), May 2003, Exhibit 5.8-4.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VIII. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>			
a. Violate any water quality standards or waste discharge requirements?			X
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?		X	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?		X	
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?		X	
f. Otherwise substantially degrade water quality?			X
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X
j. Inundation by seiche, tsunami, or mudflow?			X

Discussion

A substantial adverse effect on Hydrology and Water Quality would occur if the implementation of the Project would:

- Expose residents to flood hazards by being located within the 100-year floodplain as defined by the Federal Emergency Management Agency;

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- Cause substantial change in the rate and amount of surface runoff leaving the project site ultimately causing a substantial change in the amount of water in a stream, river or other waterway;
 - Substantially interfere with groundwater recharge;
 - Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical stormwater pollutants) in the project area; or
 - Cause degradation of groundwater quality in the vicinity of the project site.
- a. **Water Quality Standards.** There would be no discharges of untreated domestic wastewater that would violate water quality control board requirements. Stormwater runoff from the Project is required to be directed to an engineered drainage system that includes water quality protection features in accordance with the County’s NPDES Phase 2 stormwater permit. These requirements will be met during the ministerial building permit process. The amount of runoff and types of constituents that would be discharged to the storm drain system would not be of sufficient volume or concentration to violate water quality standards. Impacts would be less than significant.
- b. **Groundwater.** There would be no increased demand on groundwater resources as a result of project implementation because ground water is not being utilized and the site is not a ground water recharge area. There would be no impact.
- c. **Erosion Control Plan.** The purpose of the erosion control program is to limit stormwater runoff and discharge from a site. The Regional Water Quality Control Board has established specific water quality objectives, and any project not meeting those objectives is required to apply for a Waste Discharge Permit. Compliance with an approved erosion control plan will reduce erosion and siltation on and off site.

The Soil Survey of El Dorado County notes the subject property to consist of two soil types: Argonaut gravelly loam, 2 to 15 percent slopes (AkC) and Auburn very rocky silt loam, 2 to 30 percent slopes (AxD). Based on the results of borings, the surface soils encountered consisted of red brown silty sand with trace gravel in slightly moist and medium dense conditions to a depth varying from 0.5 to 1 ½ feet below current site grades. Underlying the native surface soils, weathered metavolcanic bedrock was encountered at the maximum depth explored in each test pit. The bedrock encountered was observed to be highly to completely weathered, indurated, with poor to moderate foliation, well developed fractures, slightly moist and contained minor clay in the upper 6 to 12 inches. Permeability is moderate, surface runoff potential is slow to medium, and the erosion hazard is slight to moderate. A grading permit through the Department of Transportation will be issued for the Project and will address grading, erosion and sediment control.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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No conditions have been identified for which erosion and siltation cannot be adequately addressed through routine implementation of grading permit standards.

- d-e. **Existing Drainage Pattern and Stormwater Runoff.** A Preliminary Drainage Study has been prepared for the Project.¹² The Project has an available storm drain point of connection located on White Rock Road approximately 200 feet east of the project site. This connection has an existing drain inlet and 18-inch storm drain which drains to the east.

The Preliminary Drainage Study analyzed project drainage in accordance with El Dorado County Drainage Manual requirements. Development flows from the site are required to be attenuated to pre-development peak flows before exiting the site. The proposed detention basin design for the site has been based on 10-year pre-development and post development flows. In order to detain the 10-year peak development flows to predevelopment conditions, a minimum of 4,300 cubic feet of detention volume is required for the detention basin. The post-development drainage pattern is intended to keep consistent with the pre-developed condition. The following table demonstrates pre and post development flows at the site:

Pre-Development		Post-Development (No Detention)	
10-year	100-year	10- year	100-year
3.98 cfs	7.10 cfs	7.95 cfs	12.36 cfs

The mean annual rainfall for the project site is 25 inches a year. Pursuant to the El Dorado County Drainage Manual Section 4, the drainage system will be designed to convey a 10-year storm with the water surface elevation contained within all pipes. The design will also pass a 100-year event without damage to structures or flooding of roadways.

The goal in the storm drain design is to convey the maximum peak flow for a given design storm. This involves choosing a storm with the same duration as the time of concentration for the watershed (critical duration). In the Project case, time of concentration is assumed to be 15 minutes and 10 minutes for the pre- and post-development condition, respectively. The drainage system will be designed to maintain flow entirely in either the subcritical or supercritical range.

The Preliminary Drainage Study prepared for the project site indicates that the drainage detention on-site has been designed to limit flow leaving the site to pre-project conditions for 10-year development peak flows. The components of the storm drain system include drain inlets, pipes, and possibly detention structures. The design of each component must take into account the worst-case scenario. Highest peak flow normally occurs during a short duration, high-intensity event.

¹² RFE Engineering Inc., *Preliminary Drainage Study*, October 2005.

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The geotechnical engineer has indicated that the on-site soils are moisture-sensitive. If the project improvements are constructed prior to the wet season, but are not proposed to be fine graded for permanent drainage until the next dry season, temporary drainage or erosion protection provisions shall be made to address the possibility of erosion to cut and fill slopes. During wet weather operations, the soils should be graded to drain and shall be graded to drain and shall be sealed to minimize water infiltration. Temporary and permanent dewatering measures may be necessary to mitigate shallow perched water conditions. These measures may include sump pits and trenches with submersible pumps, or the installation of plug and drains within the site utility trenches to drain shallow subsurface water to the storm drain system. All final grades shall provide rapid removal of surface water runoff; ponding water shall not be allowed on building pads or adjacent to foundations or other structural improvements. To reduce impacts from stormwater runoff to a less than significant level, the following mitigation measure shall be incorporated into the Project:

Mitigation Measure

1. The Project shall comply with the geotechnical engineers' recommendations for site drainage design. The Department of Transportation shall review the project improvement plans and construction details to verify compliance with the geotechnical engineers' recommendations prior to issuance of a grading permit.

The standards enforced through the grading permit process require that water quality features be incorporated in the project design so that water leaving the site and entering the downstream drainage facilities will be treated. Clean water Best Management Practices will be incorporated into the Project as part of the building permit process.

- f. **Water Quality.** Wastewater and stormwater runoff from the Project would be managed through existing facilities for which water quality protection standards have been established. There would be no other sources of pollution that could adversely affect water quality. There would be no impact.
- g-i. **Flooding.** No portion of the Project is within the limits of the floodplain, as identified on the Flood Insurance Rate map. Therefore, no flooding impacts are expected.

FIRM. The Flood Insurance Rate Map (Panel No. 060040 0700 D) for the project area establishes that the project site is not within a mapped 100-year floodplain.
- j. **Inundation.** A seiche is a water wave within an enclosed body of water such as a lake or reservoir usually generated by an earthquake or landslide. A tsunami is a wave generated from earthquake activity on the ocean floor. The potential for a seiche or tsunami is considered less than significant because the Project site is not located within the vicinity of a water body. A mudflow usually contains heterogeneous materials lubricated with large amounts of water often

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resulting from a dam failure or failure along an old stream course. The potential for a mudflow is considered to be less than significant because the project site is not located within the vicinity of a dam or other water body.

Finding

As discussed above, the Project would include a mitigation measure to reduce impacts from “Hydrology” to a level of insignificance. No residual significant water quality, erosion or ground water impacts are expected. For this “Hydrology” category, the thresholds of significance have not been exceeded.

IX. LAND USE PLANNING. Would the project:			
a. Physically divide an established community?			X
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?			X

Discussion

A substantial adverse effect on Land Use would occur if the implementation of the Project would:

- Result in the conversion of Prime Farmland as defined by the State Department of Conservation;
- Result in conversion of land that either contains choice soils or which the County Agricultural Commission has identified as suitable for sustained grazing, provided that such lands were not assigned urban or other nonagricultural use in the Land Use Map;
- Result in conversion of undeveloped open space to more intensive land uses;
- Result in a use substantially incompatible with the existing surrounding land uses; or
- Conflict with adopted environmental plans, policies, and goals of the community.

a. **Established Community.** The project site is located in an area developed with commercial and residential uses. The Project is for a commercial retail development and would be bordered to the north by commercial development, to the west by a research and development business

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park, and to the east and south by residential development. The Project would not physically divide an established community. There would be no impact.

- b. **Land Use Plan.** The land use designation for the site is Commercial. The purpose of this category is to provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County. The Project is for a three (3) parcel commercial Parcel Map and Design Review permit for a commercial retail development, to include three (3) restaurants, ranging in size from 1,800 square feet, 1,860 square feet and 5,311 square feet. The commercial retail space will be comprised of 26,795 square feet. The final tenant mix for the commercial spaces is unknown at this time; however, the developer has provided a site plan with four (4) building types which can accommodate the proposed restaurant and mixed specialty retail uses. Complete Planned Sign and Lighting Programs have been provided. The project development includes parking, landscaping, and lighting improvements. The proposed use would be consistent with the adopted General Plan land use designation for the site, as the Project is for a shopping center providing a full range of commercial retail services to the El Dorado Hills residents.

The zoning designation for the site is Commercial-Community Design Review District (C-DC). The commercial retail development use in the Commercial zone district is permitted without a Special Use Permit, but only after obtaining approval of a Design Review Permit. The amount of traffic generated by the Project, along with traffic-generated air and noise levels, would not exceed standards adopted for the purpose of reducing environmental effects (see Items XI and XV). There would be no impact.

The project includes subdividing the 3.25-acre lot into three (3) parcels. The Zoning Administrator may approve the Parcel Map if it can make all of the following findings:

- a. The proposed Parcel Map, including design and improvements, is consistent with the General Plan policies and land use map.
- b. The proposed Parcel Map does conform to the applicable standards and requirements of the County's zoning regulations and the Minor Land Division Ordinance.
- c. The site is physically suitable for the proposed type and density of development.
- d. The proposed Parcel Map is not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat.
- e. The design of the Parcel Map is not likely to cause serious public health hazards.

The El Dorado Hills Area Planning Advisory Committee reviewed the project on three occasions and after several revisions supports the development. The Committee approved the colors,

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exterior materials and design of the buildings, including the proposed Planned Sign and Lighting Programs.

- c. **Habitat Conservation Plan.** The Project will not conflict with any known adopted habitat conservation plan. The project site is located in an ecological preserve mitigation area established for the Pine Hill rare plants, Ecological Preserve Area 2. The developer would be required to pay a fee commensurate with the amount of development pursuant to Resolution 205-98. This fee program establishes a \$0.28 a square foot mitigation fee for commercial and industrial projects within Ecological Preserve Area 2.

Finding

The proposed use of the land will be consistent with the zoning and the El Dorado County 2004 General Plan. There will be no significant impact from the Project due to a conflict with the El Dorado County 2004 General Plan or zoning designations for use of the property. No significant impacts are expected. For this “Land Use” category, the thresholds of significance have not been exceeded.

X. MINERAL RESOURCES. <i>Would the project:</i>			
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?			X

Discussion

A substantial adverse effect on Mineral Resources would occur if the implementation of the Project would:

- Result in obstruction of access to, and extraction of mineral resources classified MRZ-2x, or result in land use compatibility conflicts with mineral extraction operations.

a- b. **Mineral Resources.** The project site is not in an area where mineral resources classified as MRZ-2a or MRZ-2b by the State Geologist are present,¹³ and the project site has not been delineated in the El Dorado County 2004 General Plan or in a specific plan as a locally important mineral resource recovery site.¹⁴ There are no mining activities adjacent to or in the vicinity of the project site. There would be no impact.

¹³ California Department of Conservation, California Geological Survey, *Mineral Land Classification of El Dorado County, California, CGS Open-File Report 2000-03*, 2001.

¹⁴ El Dorado County Planning Services, *El Dorado County General Plan Draft EIR* (SCH #2001082030), May 2003, Exhibits 5.9-6 and 5.9-7.

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Finding

No impacts to energy and mineral resources are expected and no mitigation is required. For this “Mineral Resources” category, the thresholds of significance have not been exceeded.

XI. NOISE. <i>Would the project result in:</i>				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?		X		
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?		X		
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X		
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise level?		X		
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion

A substantial adverse effect due to Noise would occur if the implementation of the Project would:

- Result in short-term construction noise that creates noise exposures to surrounding noise sensitive land uses in excess of Tables 6-3 through 6-5 in the El Dorado County 2004 General Plan;
- Result in long-term operational noise that creates noise exposures in excess of the standards specified in Tables 6-1 and 6-2 in the El Dorado County 2004 General Plan; or
- Results in noise levels inconsistent with the performance standards contained in Table 6-1 through Table 6-5 in the El Dorado County 2004 General Plan.

a- e. **Noise Standards, Groundborne Noise, Airport Noise and Ambient Noise.** The existing noise environment at the project site is defined primarily by local traffic on White Rock and

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Latrobe Roads. Potential noise impacts to the residential uses to the south and east of the Project may be generated from deliveries, HVAC mechanical equipment, parking lot circulation noise and construction noise.

Noise impacts due to the proposed project were evaluated relative to the applicable El Dorado County 2004 General Plan Policies. The Project includes 35,766 square feet of retail space, which could potentially house approximately 21 various retail users. Daily deliveries to these retailers would be made by light duty delivery trucks. It is not expected that these uses would require regular use of semi-tractor truck deliveries or loading docks. The majority of deliveries for these uses would occur from 10:00 PM to 9:00 AM. Based upon the estimated truck activity associated with the small retail tenant mix and the distance to the nearest residential receivers, no mitigation would be necessary for noise generated from deliveries.

HVAC mechanical Equipment could generate noise levels which exceed the El Dorado County 2004 General Plan exterior noise level standards at the nearest residential property lines, from Pad D. To minimize the risk of annoyance to the adjacent residential uses, all HVAC mechanical equipment shall be shielded from sight by rooftop parapets for all buildings within the development. Additionally, follow-up noise monitoring shall be conducted after installation of mechanical equipment to verify compliance with El Dorado County exterior noise level standards. To reduce impacts from HVAC mechanical equipment to a less than significant level, the following mitigation measures shall be incorporated into the Project:

Mitigation Measures

1. The Project shall include screening of all HVAC mechanical equipment by rooftop parapets. Planning Services shall review the project plans prior to issuance of a building permit to ensure that the appropriate screening has been provided.
2. An acoustical consultant shall conduct noise assessment after installation of the mechanical equipment on Pad D to verify compliance with the El Dorado County 2004 General Plan exterior noise policies. A letter verifying compliance or noting deficiencies in the noise levels shall be provided to Planning Services within 30 days following installation of the HVAC mechanical equipment on Pad D. If deficiencies in the exterior noise levels are noted in the acoustical consultant letter, the developer shall be provided 30 days to bring the noise levels into compliance with the El Dorado County 2004 General Plan exterior noise policies. The Planning Services shall verify that all HVAC equipment has been installed according to the acoustical consultant's standards prior to final occupancy.
3. As an alternative to providing a noise assessment following installation of the HVAC mechanical equipment, the developer shall have the option to provide a detailed mechanical noise analysis to Planning Services prior to installation of the HVAC mechanical equipment when the specific mechanical plans become available. The noise

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analysis shall be reviewed and approved by Planning Services prior to issuance of a building permit.

The proposed parking lot areas are not located within close proximity to the existing residential uses. The parking areas will be shielded by existing and planned property line noise barriers and the proposed retail buildings and vegetation. No additional parking lot noise mitigation would be required for the Project.

Short-term noise impacts may be associated with excavation, grading and construction activities. All construction and grading operations are required to comply with the noise performance standards contained in the El Dorado County 2004 General Plan. During the construction phase of the Project, noise from construction activities would add to the noise environment in the immediate project vicinity. Activities involved in typical construction would generate maximum noise levels, as indicated in the following table, ranging from 80 to 89 dB Lmax at a distance of 50 feet.

TABLE NO. 1

CONSTRUCTION EQUIPMENT NOISE EMISSION LEVELS	
Type of Equipment	Typical Level, dB at 50 feet
Air Compressor	81
Backhoe	80
Compactor	82
Concrete Mixer	85
Crane (Derrick)	88
Crane (Mobile)	83
Dozer	85
Generator	81
Grader	85
Pile Driver (impact)	101
Pile Driver (Sonic)	96
Scraper	89
Truck	88

Noise levels would be generated during the construction phase by increased truck traffic on area roadways. A significant project-generate noise source would be truck traffic associated with the transport of heavy materials and equipment to and from the construction site. This noise increase would be a short duration, and would likely occur primarily during daytime hours.

Construction activities shall be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday, and 8:00 a.m. to 5:00 p.m., on weekends, and on federally recognized holidays. Construction equipment engines must also be fitted with appropriate mufflers kept in good working condition as required by El Dorado County. To reduce impacts from construction noise to a less than significant level, the following mitigation measures shall be incorporated into the Project:

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Mitigation Measures

1. The project construction activity shall be limited to the hours of 7 a.m. and 7 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m., on weekends, and on federally recognized holidays. Planning Services shall verify that the construction hours have been placed on the grading, improvement and structural plans prior to issuance of grading and building permits.
2. The project construction equipment engines shall be fitted with appropriate mufflers and kept in good working condition, as required by El Dorado County. Planning Services shall verify that this notation has been placed on the grading, improvement and structural plans prior to issuance of grading and building permits.

Based upon the noise level reduction mitigation measures provided for HVAC mechanical equipment and construction activities, no additional mitigation measure would be required to achieve compliance with El Dorado County 2004 General Plan Policies. The Project will not result in a substantial increase in existing ambient noise levels in the project vicinity. The Project will not generate noise levels exceeding the performance standards contained in Tables 6-1, 6-2, 6-3, 6-4 and 6-5 within the El Dorado County 2004 General Plan.

- f. **Private Airstrip Noise.** The Project is not located adjacent to or in the vicinity of a private airstrip. As such, the Project will not be subjected excessive noise from a private airport.

Finding

As discussed above, the Project would include mitigation measures to reduce impacts on noise to a level of insignificance. No significant noise impacts are expected. For this “Noise” category, the thresholds of significance have not been exceeded.

XII. POPULATION AND HOUSING. <i>Would the project:</i>			
a. Induce substantial population growth in an area, either directly (i.e., by proposing new homes and businesses) or indirectly (i.e., through extension of roads or other infrastructure)?			X
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			X
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			X

Discussion

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A substantial adverse effect on Population and Housing would occur if the implementation of the Project would:

- Create substantial growth or concentration in population;
- Create a more substantial imbalance in the County’s current jobs to housing ratio; or
- Conflict with adopted goals and policies set forth in applicable planning documents.

a-c. **Population Growth.** The Project site is in an area zoned for Commercial use, and utility services are available at the project site. No housing or people would be displaced, and no extensions of infrastructure would be required with the Project. There would be no impact.

Finding

The Project will not displace housing. There is no potential for a significant impact due to substantial growth either directly or indirectly with the Project. For this “Population and Housing” category, the thresholds of significance have not been exceeded.

XIII. PUBLIC SERVICES. <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>				
a. Fire protection?			X	
b. Police protection?			X	
c. Schools?				X
d. Parks?				X
e. Other government services?				X

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Discussion

A substantial adverse effect on Public Services would occur if the implementation of the Project would:

- Substantially increase or expand the demand for fire protection and emergency medical services without increasing staffing and equipment to meet the Department's/District's goal of 1.5 firefighters per 1,000 residents and 2 firefighters per 1,000 residents, respectively;
 - Substantially increase or expand the demand for public law enforcement protection without increasing staffing and equipment to maintain the Sheriff's Department goal of one sworn officer per 1,000 residents;
 - Substantially increase the public school student population exceeding current school capacity without also including provisions to adequately accommodate the increased demand in services;
 - Place a demand for library services in excess of available resources;
 - Substantially increase the local population without dedicating a minimum of 5-acres of developed parklands for every 1,000 residents; or
 - Be inconsistent with County adopted goals, objectives or policies.
- a. **Fire Protection.** The El Dorado Hills Fire District provides fire protection services to the project area. The Fire Department has reviewed the Project to determine compliance with fire standards, El Dorado County 2004 General Plan, State Fire Safe Regulations as adopted by El Dorado County and the Uniform Fire Code. The Project will require Mueller Dry Barrel fire hydrants, with the location of each hydrant to be determined by the Fire Department during plan review. Each fire hydrant shall be painted with safety white enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and the Fire Safe Regulations. All access roadways and fire hydrant systems will be installed and in service prior to framing of any combustible members as specified by the Fire Department. Each building within the development shall have a fire sprinkler system in accordance with the Fire Department requirements. The developer has provided documentation from the El Dorado Irrigation District that states the appropriate fire flow can be met. It has been determined by the Fire Department that the level of service would not fall below the minimum requirements, as a result of the Project.
- b. **Police Protection.** The project site will be served by the El Dorado County Sheriff's Department (EDSO) which provides service to the unincorporated areas of the County with a staff of 383 people, including 185 sworn officers. EDSO operates four offices (El Dorado Hills, Georgetown, Placerville, and Pollock Pines) on the west slope, and one in the Lake Tahoe

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Basin. The EDSO attempts to maintain a minimum of one (1) deputy per 1,000 residents in the unincorporated area (EDSO 2002). The existing staff ratio provides a higher level of service with approximately 1.4 deputies per 1,000 residents. The EDSO does not have an established countywide goal for response time for either rural or urban areas, because the ideal response time varies by priority and by the area of the call. The Project would not significantly impact current response times to the project area.

- c. **Schools.** The State allows school districts to directly levy fees on new residential and commercial/industrial development. These fees are collected at the time of building permit submittal and are designed to provide funds to acquire and construct additional facility space within impacted school districts. The Project will not generate the need for additional school facilities and will not impact school enrollment, as the Project is not for residential purposes.
- d. **Parks.** Section 16.12.090 of County Code establishes the method to calculate the required amount of land for dedication for parkland, and an in-lieu fee amount for the subdivision of residential land. Provisions to provide parkland were not included as part of the project design in accordance with Section 16.12.090 of County Code because the Project is not for a residential subdivision.

The El Dorado Hills Community Services District, which has purview over park and recreation facilities and programs, street lighting, cable television, solid waste management and recycling programs, landscape and lighting assessment district formation and operation, bicycle/pedestrian trails, and open space management, has reviewed the plans and finds them unique and exciting. The District supports the project. The Project will not increase the demand for parkland.

- e. **Other Facilities.** No other public facilities or services will be substantially impacted by the Project.

Finding

As discussed above, no significant impacts are expected with the Project either directly or indirectly. For this “Public Services” category, the thresholds of significance have not been exceeded.

XIV. RECREATION.			
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X

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Discussion

A substantial adverse effect on Recreational Resources would occur if the implementation of the Project would:

- Substantially increase the local population without dedicating a minimum of 5-acres of developed parklands for every 1,000 residents; or
- Substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.

a-b. The Project would not substantially contribute to an increase in demand on recreation facilities or contribute to increased use of existing facilities. There would be no impact.

Finding

No significant impacts to recreation and open space resources are expected with the Project. For this “Recreation” category, the thresholds of significance have not been exceeded.

XV. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?		X		
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?		X		
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e. Result in inadequate emergency access?			X	
f. Result in inadequate parking capacity?			X	
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

Discussion

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A substantial adverse effect on Traffic would occur if the implementation of the Project would:

- Result in an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system;
- Generate traffic volumes which cause violations of adopted level of service standards (project and cumulative); or
- Result in, or worsen, Level of Service “F” traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county as a result of a residential development project of 5 or more units.

a-b. **Capacity and Level of Service.** This project covers 20.13-acres, with 4.18-acres to be developed. The remaining 15.95-acres of parcel 107-010-68 will be developed in the future and is to remain vacant for the present time. The Developer does not know at this time what the plan is for the remaining acreage. The existing LOS at Latrobe and White Rock Roads is LOS C. The Department of Transportation has not required a traffic study for this project, as required improvements to intersections and right-of-way dedications are sufficient to mitigate traffic impacts. No signals will be allowed along Latrobe Road, and only right-in-right-out driveways will be allowed on Latrobe Road and at the driveway approximately midway between Latrobe Road and Post Street on White Rock Road. Full turning movements will be allowed for the driveway at Post Street on White Rock Road.

Based on the Department of Transportation requirements, it is recommended that to reduce project impacts on traffic operations on Latrobe and White Rock Roads to a less than significant level, the following mitigation measures shall be incorporated into the Project:

Mitigation Measures

1. Construction of the Phase 1.2B (“enhancements”) of the El Dorado Hills Boulevard/Highway 50 interchange shall occur through a contract to be awarded and administered by the County. The construction of the Phase 1.2B (“enhancements”) are identified below and are subject to final approval by Caltrans:
 - The westbound off ramp shall be widened and restriped to provide for a right turn lane onto El Dorado Hills Boulevard in the northbound direction, a left turn lane onto Latrobe Road in the southbound direction and a shared through/left/right turn lane;
 - The westbound on ramp shall be widened and restriped for two lanes with a merge into one lane, which shall be extended 500 feet, prior to entering the highway;

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- Dual left turn lanes shall be provided northbound on Latrobe Road onto the west bound on ramp, and
- An additional northbound through lane on Latrobe Road between the eastbound onramp and the existing Saratoga Way intersection shall be provided together with any necessary facilities to accommodate pedestrian and bicycle traffic along the east side of Latrobe Road.

The “enhancements” shall be substantially complete, as determined by the Department of Transportation, prior to occupancy of any portion of the project.

2. The developer shall install a concrete sidewalk, minimum width six-feet, along the project frontage on Latrobe Road. The sidewalk shall be designed and constructed to conform to the road improvements required of the West Valley Subdivision (TM99-1359) and shall be substantially complete, as determined by the Department of Transportation, prior to occupancy of any portion of the project.
3. The developer shall install sidewalk along the frontage of White Rock Road. The sidewalk may meander within the area between the road improvements (four-lane divided roadway) and the right-of-way line that accommodates the future six-lane divided roadway. This sidewalk shall be temporary and shall be removed as part of construction for the future six-lane divided roadway, and shall be substantially complete, as determined by the Department of Transportation, prior to occupancy of any portion of the project.
4. The developer shall perform roadway lane stripping in White Rock Road, with either a Road Improvement Agreement or an Encroachment Permit, as determined by the Department of Transportation, sufficiently to provide a left turn lane into the most easterly driveway access to the project, which shall be substantially complete, as determined by the Department of Transportation, prior to occupancy of any portion of the project.

The Department of Transportation accepts the proposed project with the proposed mitigation measures.

- c. **Traffic Patterns.** The Project will not result in a major change in established air traffic patterns for publicly or privately operated airports or landing fields, as there are no public or private airports in the project vicinity. There would be no impact.
- d. **Hazards.** No traffic hazards such as sharp curves, poor sight distance, or dangerous intersections exist on or adjacent to the project site. No traffic hazards will result from the project design.

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- e. **Emergency Access.** The project site is situated at the corner of Latrobe and White Rock Roads. Project construction will not disrupt emergency access to and from the site. There would be no impact.

- f. **Parking.** The submitted site plan was reviewed to verify compliance with Zoning Ordinance on-site parking requirements. Section 17.18.060 of the Zoning Ordinance lists the parking requirements by use. The project site is to have 199 parking spaces provided. The site is to include a 5,311 square foot restaurant use, with a maximum seating capacity of 159 seats, a 1,860 square foot restaurant use, with a maximum seating capacity of 57 seats, and a 1,800 square foot restaurant use, with a maximum seating capacity of 54 seats. Based on the aggregate seating capacity, the restaurants would require 90 regular or compact parking spaces and nine (9) recreational vehicle parking spaces. The remaining 26, 795 square foot commercial retail development is required to have 107 spaces. The total number of parking spaces required is 197 spaces, with five (5) spaces required to be available for the disabled and nine (9) for recreational vehicles. The developer has provided 199 parking spaces, 121 standard parking spaces, 66 compact spaces, 8 disabled spaces and four (4) recreational vehicle spaces. The project is deficient in providing five (5) recreational vehicle parking stalls.

The developer is requesting Administrative relief from the County Code to allow a reduction in the amount of on-site recreation parking spaces provided. Administrative relief from the strict compliance with the provisions for commercial and industrial uses may be granted where the Planning Director finds all of the following:

- a. The intent of the parking ordinance is preserved;
- b. The parking provided is sufficient to serve the use for which it is intended;
- c. The modification will not be detrimental to the public health or safety.

In considering requests for reduction in the number of parking spaces, the approving authority shall consider:

1. Size and type of use or activity;
2. Composition and number of tenants;
3. Peak traffic and parking loads;
4. Rate of turnover;
5. Availability of public transportation including carpools or employer-provided transportation.

The project is for a commercial retail development, with three (3) restaurants proposed. The tenant mix is to include specialty retail shops. The center has been designed with the pedestrian in mind, utilizing sidewalks, outdoor courtyards and a water feature. Due to circulation constraints and topography, it became apparent through site design that not all parking requirements could be met on site. Therefore, the developer has provided approximately half of the required recreational parking spaces. If all recreation vehicle spaces

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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were to be provided, the standard parking spaces would be reduced impacting the amount of available parking. Because of the proposed tenant mix, site constraints, and intended uses at the site, Administrative relief may be granted with the Design Review Permit allowing a reduction in the on-site recreational vehicle spaces.

In addition to the required on-site parking requirements, the Zoning Ordinance requires on-site loading spaces for commercial/industrial uses. The Project requires two (2) loading spaces; however, the Project has been designed without loading spaces. The drive aisle will be utilized for deliveries. Based upon the estimated truck activity associated with the small retailer tenant mix, it is believed that the standard delivery spaces are not necessary for the development. The Project will be conditioned with restrictive delivery hours as to not impact the onsite parking. The restricted delivery hours are to be 10:00 PM to 9:00 AM. Administrative relief to the loading space requirement may be granted with the Design Review Permit.

- g. **Alternative Transportation.** The project site is located along a public transportation route which has a 120 space park and ride lot that feeds the Sacramento Commuter line, which operates 10 routes with AM and PM runs weekdays. The project site will provide onsite bicycle storage. The Project does not conflict with the adopted General Plan policies, and adopted plans, or programs supporting alternative transportation.

Finding

As discussed above, the Project would include mitigation to reduce impacts from traffic movements to the site. For this “Transportation/Traffic” category, the thresholds of significance have not been exceeded.

XVI. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing			X	

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XVI. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>			
commitments?			
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?		X	
g. Comply with federal, state, and local statutes and regulations related to solid waste?		X	
h. Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.		X	

Discussion

A substantial adverse effect on Utilities and Service Systems would occur if the implementation of the Project would:

- Breach published national, state, or local standards relating to solid waste or litter control;
- Substantially increase the demand for potable water in excess of available supplies or distribution capacity without also including provisions to adequately accommodate the increased demand, or is unable to provide an adequate on-site water supply, including treatment, storage and distribution;
- Substantially increase the demand for the public collection, treatment, and disposal of wastewater without also including provisions to adequately accommodate the increased demand, or is unable to provide for adequate on-site wastewater system; or
- Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.

a, b & e

Wastewater. The Project will be connecting to a public wastewater system through the El Dorado Irrigation District. There is an 8-inch gravity sewer line in White Rock Road. This sewer line has adequate capacity to serve the project. In order to receive service from this line, an extension of facilities of adequate size must be constructed. There would be no discharges of untreated domestic wastewater that would violate water quality control board requirements. Stormwater runoff from the project site would be directed to an engineered drainage system that would be required to contain water quality protection features in accordance with the County's NPDES Phase 2 stormwater permit (see Item VIII). The amount of runoff and types of constituents that would be discharged to the storm drain system would not be of sufficient volume or concentration to violate water quality standards. There would be no impact.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- c. **Stormwater Drainage.** The Project would generate increased stormwater flows as a result of the creation of new impervious surfaces. Existing storm drainage infrastructure would be sufficient to accommodate the Project’s contribution to the existing system. All required drainage facilities for the development are to be built in conformance with the standards contained in the “County of El Dorado Drainage Manual,” as determined by the Department of Transportation, in conjunction with the Commercial Grading Permit to be issued for the development. There would be no impact.

- d. **Potable Water.** Potable water for the Project is to be provided by the El Dorado Irrigation District. In terms of water supply, as of January 27, 2005, the Project as proposed would require 6 equivalent dwelling units (EDUs) of water supply.¹⁵ There is a 24-inch water line in White Rock Road. In order to provide this fire flow and receive service, the Project must construct a water line extension from the existing 24-inch water line in White Rock Road. Municipal water supply of the Project can be accommodated within the current El Dorado Irrigation District system using existing facilities. No new or expanded facilities would be required. Impacts would be less than significant.

- f. **Landfill.** El Dorado County is divided into two waste management regions: the Tahoe Basin and the west slope. El Dorado County has franchise agreements with solid waste companies to provide solid waste collection services, as well as recycling and disposal services, for the unincorporated portion of the county, as well as the cities of South Lake Tahoe and Placerville. Most west slope residents and businesses are served by Waste Management, Inc. (also known as El Dorado Disposal/Western El Dorado Recovery systems). Within the City of Placerville, El Dorado Hills CSD, and Cameron Park CSD franchise areas, residential pickup is mandatory. These areas account for approximately 40 percent of the county’s population. Residential pickup, as well as commercial garbage collection is not mandatory for the remaining areas of the county.

There are no solid waste disposal sites in El Dorado County. Once collected, solid waste generated on the west slope (including recyclable materials) is taken to the Material Recovery Facility (MRF)/transfer station at Diamond Springs. Recyclable materials are separated from the waste stream at the MRF; unrecyclable solid waste is taken to Lockwood Landfill in Nevada for disposal. El Dorado County contains two (2) MRF’s. The El Dorado Disposal MRF serves the west slope of El Dorado County from its location in Diamond Springs. The existing permitted volume of waste material that may be processed at the El Dorado Disposal MRF is 400 tons per day. The South Lake Tahoe Refuse/Transfer Station MRF serves the Tahoe Basin. This MRF is currently allowed to process up to 370 tons per day. The Lockwood Landfill is able to provide waste disposal capacity, according to the El Dorado County 2004 General Plan to the year 2025 and for the foreseeable future beyond that. Alternatively, the County and its franchise operators may contract with landfills elsewhere in California or Nevada for disposal capacity if capacity at

¹⁵ Brian L. Cooper, P.E., Senior Engineer, El Dorado Irrigation District, Facility Improvement Letter, January 27, 2005.

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the Lockwood Landfill somehow is made unavailable in the future, ensuring sufficient landfill capacity for the solid waste generated in the County. The Project's incremental contribution to solid waste collection services and landfill capacity would be negligible. Recycling programs would be made available to the Project. Impacts would be less than significant.

- g. **Solid Waste.** County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. The Project has provided adequate areas for the collection of solid waste. There would be no impact.
- h. **Power and Telecommunication Facilities.** Power and telecommunication facilities are available at the project site. There would be no impact.

Finding

No significant utility and service system impacts are expected with the Project. For this "Utilities and Service Systems" category, the thresholds of significance have not been exceeded.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:			
a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			X
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X

Discussion

- a. As discussed in Item V (Cultural Resources), the Project would have no residual significant effect on historical or unique archaeological resources with the identified mitigation. There would be no effects on fish habitat (Item IV). There would be no significant residual effect on special-status plant or animal species (Item IV) with the identified mitigations.
- b. Due to the type of proposed project, types of activities proposed, and site-specific environmental conditions, which have been disclosed in the Project Description and analyzed in Items I through

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XVI, there would be no significant impacts related to agriculture resources, land use/planning, mineral resources, population/housing, public services, or recreation that would combine with similar effects such that the Project's contribution would be cumulatively considerable. Traffic volumes generated by the commercial retail development, in combination with existing and projected future traffic volumes, would not be cumulatively considerable, as discussed in Item XV. The amount of criteria air pollutant emissions generated by project-generated construction and operation would be well below standards established by the EDCAQMD for cumulative significance, as discussed in Item III. The Project's contribution, if any, to changes in the visual environment and loss of biological resources would be less than significant. The cumulative contribution would not be considerable.

- c. Due to the type of project proposed, types of activities proposed, and site-specific environmental conditions, there would be no substantial adverse impacts on people either directly or indirectly with implementation of required mitigation measures.

THE FOUNTAINS MITIGATION MONITORING AND REPORTING ROGRAM

Category/ Impact	Mitigation Measure	Monitoring/ Reporting Responsibility	Monitoring/Reporting Requirement
AIR QUALITY			
Emissions	<p>1. The developer shall ensure that all equipment used (off-road vehicles and auxiliary handheld equipment) does not exceed the fuel usage limit (diesel and regular gasoline) established in the El Dorado County Air Pollution Control District CEQA Guide. The maximum amount of fuel that can be used is based on the year that the equipment was built. The maximum amount of fuel that shall be used in one day if all equipment used is 1995 model year or older is 337 gallons. The maximum amount of fuel that shall be used in one day if all equipment used is 1996 model or newer is 402 gallons. A combination of 1995 and older and 1996 and newer equipment may be used, with the fuel usage determined by the maximum daily fuel equation provided in the El Dorado County Air Pollution Control District CEQA Guide. The Project grading plans shall include this mitigation on the plans. Planning Services shall review the grading plans prior to issuance of a grading permit.</p> <p>2. The developer shall ensure that all diesel-powered equipment used during construction does not exceed the diesel fuel usage limit established in the El Dorado County Air Pollution Control District CEQA Guide. The maximum amount of diesel fuel that can be used is based on the year that the equipment was built. The maximum amount of diesel fuel that shall be used during the project if all equipment used is 1995 model year or</p>	El Dorado County Air Pollution Control District and Planning Services	The El Dorado County Air Pollution Control District shall continue to monitor the site to enforce the District rules. Planning Services shall review the grading plan prior to issuance of a grading plan to ensure that the required mitigation measures have been noted on the plans.

Category/ Impact	Mitigation Measure	Monitoring/ Reporting Responsibility	Monitoring/Reporting Requirement
	<p>older is 3,700 gallons. The maximum amount of diesel fuel that shall be used during the project if all equipment used is 1996 year or newer is 37,000 gallons. A combination of 1995 and older and 1996 and newer equipment may be used, with the fuel usage determined by the maximum diesel fuel usage equation provided in the El Dorado County Air Pollution Control District CEQA Guide. The Project grading plans shall include this mitigation on the plans. Planning Services shall review the grading plans prior to issuance of a grading permit.</p>		
BIOLOGICAL RESOURCES			
Oak Tree Protection	<p>3. The developer shall protect the Valley Oak tree prior to construction on the site and shall take the following remedial actions, as required by the project arborist:</p> <ul style="list-style-type: none"> - Prune and remove the dead limbs and reduce weight on all the overburdened limbs to reduce future limb breakage. Trim trees as early as possible before construction begins. Climbing spurs shall not be used during pruning operations, unless authorized by project arborist. - The tree shall be inoculated with a systemic insecticide to eliminate the Pit scale infestation. - The root zone within the drip line shall be inoculated with Mycorrhiza fungi to promote feeder root growth. - A topical application of brush chips shall be placed within the drip line of the tree to reduce soil compaction. 	Planning Services	Planning Services shall review the Certified Arborist letter and conduct a site visit prior to issuance of a grading permit to ensure that all measures are in place to protect the Valley Oak during construction.

Category/ Impact	Mitigation Measure	Monitoring/ Reporting Responsibility	Monitoring/Reporting Requirement
	<p>A letter from the project arborist shall be submitted to Planning Services prior to issuance of the grading permit which shall state that required remedial measures have been taken to protect tree.</p> <p>4. The developer shall protect the Valley Oak tree pre and post construction and shall implement the following, as required by the project arborist:</p> <ul style="list-style-type: none"> - Protective fencing shall be erected at least one (1) foot beyond the drip line surrounding the tree unless otherwise specified by the project arborist. This fenced area shall not be encroached for any reason, without authorization by the project arborist. - No materials, equipment, or vehicles shall be stored or parked within the projected tree zone. - No grading, cuts, fills or trenching of any kind shall be allowed within the drip line of the tree without direct supervision of the project arborist. - If trenching within the drip line is to occur, trenches shall be hand dug or bored to minimize impact to root zone, and shall be authorized by the project arborist. - If pavements, concrete, back-fills, structures or cuts are required within the drip lined, an aeration system shall be installed, designed and approved by the project arborist or landscape contractor. 		

Category/ Impact	Mitigation Measure	Monitoring/ Reporting Responsibility	Monitoring/Reporting Requirement
	<p>- The tree shall not be watered regularly, only one deep watering per month during the summer dry season. No landscaping shall be permitted under the tree that shall require regular watering during the summer months. Mulch, rocks, decomposed granite, or redwood bark may be used to prevent unwanted weeds and grasses under the tree.</p> <p>A letter from the project arborist shall be submitted to Planning Services prior to issuance of a grading permit which shall state that the required fencing has been installed, in accordance with the project arborist requirements. The required pre and post construction measures shall be incorporated into the grading and construction plans, prior to issuance of grading and building permits.</p>		
CULTURAL RESOURCES			
Archaeological Monitoring	<p>5. During all grading activities in the project area, an archaeologist or historian approved by the Deputy Director of Planning Services shall be on-call. In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the Project proponent shall ensure that all such activities cease within 50 feet of the discovery until the on-call archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after appropriate</p>	Planning Services	Planning Services shall review the grading plan to determine that the notation has been placed on the plan prior to issuance of a grading permit.

Category/ Impact	Mitigation Measure	Monitoring/ Reporting Responsibility	Monitoring/Reporting Requirement
	<p>measures are taken or the site is determined not to be of significance. The Project grading plans shall include this mitigation on the plans. Planning Services shall review the grading plans prior to issuance of a grading permit.</p> <p>6. In the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission. The project grading plans shall include this mitigation on the plans. Planning Services shall review the grading plans prior to issuance of a grading permit.</p>		
HYDROLOGY AND WATER QUALITY			
Drainage	<p>7. The Project shall comply with the geotechnical engineers' recommendation for site drainage design. The Department of Transportation shall review the project improvement plans and construction details to verify compliance with the geotechnical engineers' recommendations prior to issuance of a grading permit.</p>	Department of Transportation	The Department of Transportation shall review the improvement plans to verify compliance with the project geotechnical report.
NOISE			
HVAC	<p>8. The Project shall include screening of all HVAC mechanical equipment by rooftop parapets. Planning</p>	Planning Services	Planning Services shall review the project elevations to verify the

Category/ Impact	Mitigation Measure	Monitoring/ Reporting Responsibility	Monitoring/Reporting Requirement
	<p>Services shall review the project plans prior to issuance of a building permit to ensure that the appropriate screening has been provided.</p> <p>9. An acoustical consultant shall conduct noise assessment after installation of the mechanical equipment on Pad D to verify compliance with the El Dorado County 2004 General Plan exterior noise policies. A letter verifying compliance or noting deficiencies in the noise levels shall be provided to Planning Services within 30 days following installation of the HVAC mechanical equipment on Pad D. If deficiencies in the exterior noise levels are noted in the acoustical consultant letter, the developer shall be provided 30 days to bring the noise levels into compliance with the El Dorado County 2004 General Plan exterior noise policies. The Planning Services shall verify that all HVAC equipment has been installed according to the acoustical consultant's standards prior to final occupancy.</p> <p>10. As an alternative to providing a noise assessment following installation of the HVAC mechanical equipment, the developer shall have the option to provide a detailed mechanical noise analysis to Planning Services prior to installation of the HVAC mechanical equipment when the specific mechanical plans become available. The noise analysis shall be reviewed and approved by Planning Services prior to issuance of a building permit.</p>		<p>screening of the HVAC equipment prior to issuance of a building permit.</p> <p>Planning Services shall receive a noise assessment after installation of the mechanical equipment.</p> <p>If a noise assessment is not to be provided, the developer shall provide a detailed mechanical noise analysis prior to installation of the HVAC equipment.</p>

Category/ Impact	Mitigation Measure	Monitoring/ Reporting Responsibility	Monitoring/Reporting Requirement
	<p>11. The project construction activity shall be limited to the hours of 7 a.m. and 7 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m., on weekends, and on federally recognized holidays. Planning Services shall verify that the construction hours have been placed on the grading, improvement and structural plans prior to issuance of grading and building permits.</p> <p>12. The project construction equipment engines shall be fitted with appropriate mufflers and kept in good working condition, as required by El Dorado County. Planning Services shall verify that this notation has been placed on the grading, improvement and structural plans prior to issuance of grading and building permits.</p>		<p>Planning Services shall verify that the hours of construction have been placed on the grading and construction drawing prior to issuance of grading and building permits.</p> <p>Planning Services shall verify that the required notation has been placed on the plans prior to issuance of grading and building permits.</p>
TRANSPORTATION			
Roadway Improvements	<p>13. Construction of the Phase 1.2B (“enhancements”) of the El Dorado Hills Boulevard/Highway 50 interchange shall occur through a contract to be awarded and administered by the County. The construction of the Phase 1.2B (“enhancements”) are identified below and are subject to final approval by Caltrans:</p> <ul style="list-style-type: none"> - The westbound off ramp shall be widened and restriped to provide for a right turn lane onto El Dorado Hills Boulevard in the northbound direction, a left turn lane onto Latrobe Road in the southbound direction and a shared through/left/right turn lane; - The westbound on ramp shall be widened and restriped for two lanes with a merge into one 	Department of Transportation	The Department of Transportation shall review the grading and improvement plans to verify the roadway improvements as recommended by the project Traffic Engineer prior to issuance of the grading permit.

Category/ Impact	Mitigation Measure	Monitoring/ Reporting Responsibility	Monitoring/Reporting Requirement
	<p>lane, which shall be extended 500 feet, prior to entering the highway;</p> <ul style="list-style-type: none"> - Dual left turn lanes shall be provided northbound on Latrobe Road onto the west bound on ramp, and - An additional northbound through lane on Latrobe Road between the eastbound onramp and the existing Saratoga Way intersection shall be provided together with any necessary facilities to accommodate pedestrian and bicycle traffic along the east side of Latrobe Road. <p>The “enhancements” shall be substantially complete, as determined by the Department of Transportation, prior to occupancy of any portion of the project.</p> <p>14. The developer shall install a concrete sidewalk, minimum width six-feet, along the project frontage on Latrobe Road. The sidewalk shall be designed and constructed to conform to the road improvements required of the West Valley Subdivision (TM99-1359) and shall be substantially complete, as determined by the Department of Transportation, prior to occupancy of any portion of the project.</p> <p>15. The developer shall install sidewalk along the frontage of White Rock Road. The sidewalk may meander within the area between the road improvements (four-lane divided</p>		

Category/ Impact	Mitigation Measure	Monitoring/ Reporting Responsibility	Monitoring/Reporting Requirement
	<p>roadway) and the right-of-way line that accommodates the future six-lane divided roadway. This sidewalk shall be temporary and shall be removed as part of construction for the future six-lane divided roadway, and shall be substantially complete, as determined by the Department of Transportation, prior to occupancy of any portion of the project.</p> <p>16. The developer shall perform roadway lane stripping in White Rock Road, with either a Road Improvement Agreement or an Encroachment Permit, as determined by the Department of Transportation, sufficiently to provide a left turn lane into the most easterly driveway access to the project, which shall be substantially complete, as determined by the Department of Transportation, prior to occupancy of any portion of the project.</p>		