

TABLE OF CONTENTS

Section	Page
LIST OF ABBREVIATIONS	vi
EXECUTIVE SUMMARY	ES-1
ES.1 Introduction.....	ES-1
ES.2 Summary Description of the Project.....	ES-1
ES.3 Environmental Impacts and Recommended Mitigation Measures.....	ES-5
ES.4 Alternatives to the Proposed Project.....	ES-5
ES.5 Areas of Controversy.....	ES-6
ES.6 Issues to be Resolved.....	ES-6
1 INTRODUCTION.....	1-1
1.1 Project Requiring Environmental Analysis	1-1
1.2 Purpose and Intended Uses of This Draft EIR.....	1-1
1.3 Scope of This Draft EIR	1-2
1.4 Agency Roles and Responsibilities	1-2
1.5 CEQA Public Review Process	1-3
1.6 Draft EIR Organization.....	1-3
1.7 Standard Terminology.....	1-4
2 PROJECT DESCRIPTION.....	2-1
2.1 Project Overview.....	2-1
2.2 Project Location and Setting	2-1
2.3 Project Background	2-1
2.4 Project Objectives.....	2-5
2.5 Proposed Project Characteristics	2-5
2.6 Wildland Urban Interface Fire Protection Plan.....	2-25
2.7 Construction Activities and Phasing	2-26
2.8 Potential Permits and Approvals Required.....	2-33
3 ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES	3-1
3.1 Aesthetics	3.1-1
3.2 Air Quality	3.2-1
3.3 Archaeological and Historical Cultural Resources	3.3-1
3.4 Biological Resources.....	3.4-1
3.5 Energy.....	3.5-1
3.6 Geology, Soils, and Paleontological Resources	3.6-1
3.7 Greenhouse Gas Emissions and Climate Change.....	3.7-1
3.8 Hazards and Hazardous Materials	3.8-1
3.9 Hydrology and Water Quality	3.9-1
3.10 Land Use, Planning, and Agriculture and Forestry Resources	3.10-1
3.11 Noise and Vibration.....	3.11-1
3.12 Population and Housing	3.12-1
3.13 Public Services and Recreation.....	3.13-1
3.14 Transportation.....	3.14-1
3.15 Utilities and Service Systems	3.15-1
3.16 Tribal Cultural Resources	3.16-1
3.17 Wildfire and Evacuation	3.17-1

4	CUMULATIVE IMPACTS	4-1
4.1	Introduction to the Cumulative Analysis.....	4-1
4.2	Cumulative Impact Analysis Methodology.....	4-1
4.3	Cumulative Setting.....	4-2
4.4	Analysis of Cumulative Impacts.....	4-4
5	ALTERNATIVES	5-1
5.1	Introduction.....	5-1
5.2	Considerations for Selection of Alternatives.....	5-2
5.3	Alternatives Considered but Not Evaluated Further	5-5
5.4	Alternatives Selected for Detailed Analysis	5-6
5.5	Environmentally Superior Alternative.....	5-28
6	OTHER CEQA SECTIONS	6-1
6.1	Growth Inducement.....	6-1
6.2	Significant and Unavoidable Adverse Impacts.....	6-3
6.3	Significant and Irreversible Environmental Changes.....	6-3
7	REPORT PREPARERS	7-1
8	REFERENCES	8-1

Appendices

Appendix A – Notice of Preparation and Comments

Appendix B – Air Quality, Energy, and Greenhouse Gas Modeling Data

Appendix C – Biological Resource Reports for Generations at Green Valley

Appendix D – Septic Feasibility Study

Appendix E – Phase I Environmental Site Assessment

Appendix F – Storm Drainage Evaluation

Appendix G – Policy and Regulation Consistency Analysis

Appendix H – Noise Modeling Data

Appendix I – Vehicle Miles Traveled Analysis

Appendix J – WUI Fire Protection Plan

Figures

Figure 2-1	Project Location.....	2-2
Figure 2-2	Existing General Plan Land Use Designations	2-3
Figure 2-3	Existing Zoning.....	2-4
Figure 2-4	Project Proposed General Plan Land Use Designations	2-6
Figure 2-5	Project Proposed Zoning.....	2-7
Figure 2-6	Proposed Tentative Subdivision.....	2-9
Figure 2-7	Proposed Site Plan – Age Restricted Uses.....	2-11
Figure 2-8a	Proposed Green Valley Road Intersection Improvements With C-Drive	2-13
Figure 2-8b	Proposed Green Valley Road Intersection Improvements With A-Drive	2-15
Figure 2-9a	Proposed Grading and Drainage Improvements – Northern Portion of Site	2-19
Figure 2-9b	Proposed Grading and Drainage Improvements – Southern Portion of Site	2-21

Figure 2-10	Proposed Off-Site Water and Wastewater Improvements	2-23
Figure 2-11	On-Site Water and Wastewater Improvements.....	2-27
Figure 2-12	Off-Site Alternative Wastewater Alignment.....	2-29
Figure 2-13	Proposed Oak Tree Preservation Plan	2-31
Figure 3.1-1	Public Viewpoints of Project Site along Green Valley Road	3.1-4
Figure 3.1-2	View of Project Site from Viewpoint 1, along Green Valley Road at Malcom Dixon Road Looking South	3.1-5
Figure 3.1-3	View of Project Site from Viewpoint 2, along Green Valley Road, Looking Southeast.....	3.1-5
Figure 3.1-4	View of Project Site from Viewpoint 3, at end of Lima Way, Looking East.....	3.1-6
Figure 3.1-5	View of Existing Residential Areas at the Intersection of Aberdeen Lane/Lima Way West of the Project Site	3.1-7
Figure 3.1-6	Line of Sight Analysis from Green Valley Road Public Views	3.1-10
Figure 3.4-1	Terrestrial and Aquatic Land Cover on the Project Site	3.4-9
Figure 3.4-2	Terrestrial and Aquatic Land Cover on the Off-Site Improvement Area along Silva Valley Parkway.....	3.4-11
Figure 3.4-3	Essential Connectivity Areas in the Vicinity of the Project Site.....	3.4-25
Figure 3.4-4	Extent of Potential Impacts on the Project Site	3.4-27
Figure 3.6-1	Soils	3.6-7
Figure 3.6-2	Project Slope Conditions	3.6-9
Figure 3.11-1	Noise Measurement Locations.....	3.11-13
Figure 3.17-1	Evacuation Assessment Study Area	3.17-13
Figure 3.17-2	Evacuation Trip Distribution	3.17-19
Figure 3.17-3	Comparison of Travel Time to Clear Analysis Area Between Scenarios 2 and 3.....	3.17-21
Figure 3.17-4	Comparison of Travel Time to Clear Analysis Area Between Scenarios 5 and 6.....	3.17-24
Figure 5-1	Alternative 3: Mixed Use Development Alternative.....	5-14
Figure 5-2	Alternative 4: Reduced Build Alternative.....	5-19
Figure 5-3	Alternative 5: Dixon Ranch Alternative	5-23

Tables

Table ES-1	Summary of Impacts and Mitigation Measures.....	ES-7
Table ES-2	Generation at Green Valley Land Use Summary	ES-2
Table 2-1	Generations at Green Valley Residential Lot Density.....	2-5
Table 2-2	Generations at Green Valley Residential Lot Sizes.....	2-5
Table 2-3	Generations at Green Valley Land Use Summary	2-8
Table 3.2-1	National and California Ambient Air Quality Standards	3.2-2
Table 3.2-2	Sources and Health Effects of Criteria Air Pollutants	3.2-10
Table 3.2-3	Attainment Status Designations for El Dorado County.....	3.2-11

Table 3.2-4	Summary of Daily Unmitigated Emissions of Criteria Air Pollutants and Precursors Associated with Project Construction	3.2-22
Table 3.2-5	Summary of Daily Operational Emissions of Criteria Air Pollutants and Precursors at Full Buildout (2030) (Unmitigated)	3.2-23
Table 3.2-6	Maximum Cancer Risk under an Unmitigated Project Scenario	3.2-24
Table 3.2-7	Maximum Cancer Risk under an Unmitigated Project Scenario with Alternative Wastewater Alignment.....	3.2-25
Table 3.2-8	Maximum Cancer Risk under a Mitigated Project Scenario	3.2-25
Table 3.2-9	Maximum Cancer Risk under a Mitigated Project Scenario with Alternative Wastewater Alignment.....	3.2-26
Table 3.4-1	Habitat Mitigation Summary Table	3.4-6
Table 3.4-2	Land Cover on the Project Site	3.4-8
Table 3.4-3	Special-Status Plant Species Known to Occur in the Vicinity of the Project Site and Their Potential for Occurrence on the Project Site	3.4-15
Table 3.4-4	Special-Status Wildlife Species Known to Occur in the Vicinity of the Project Site and Their Potential for Occurrence on the Project Site	3.4-18
Table 3.4-5	Typical Blooming Period for Special-Status Plants That May Occur on the Project Site	3.4-30
Table 3.4-6	Special-Status Wildlife Sensitive Season	3.4-31
Table 3.4-7	Special-Status Wildlife Survey Timing	3.4-32
Table 3.5-1	Pacific Gas and Electric Power Content Label (2022).....	3.5-6
Table 3.5-2	Pioneer Community Energy Power Content Label (2022)	3.5-6
Table 3.5-3	Construction Energy Consumption.....	3.5-8
Table 3.5-4	Operational Energy Consumption.....	3.5-9
Table 3.6-1	Summary of Soil Characteristics.....	3.6-6
Table 3.6-2	Active Nearby Faults within 100 Miles of the Project Site	3.6-10
Table 3.7-1	Statewide GHG Emissions by Economic Sector	3.7-6
Table 3.7-2	Project-Generated Construction Greenhouse Gas Emissions.....	3.7-9
Table 3.7-3	Project-Generated Operational Greenhouse Gas Emissions.....	3.7-10
Table 3.7-4	Project-Generated Operational Greenhouse Gas Emissions (Mitigated).....	3.7-12
Table 3.11-1	Typical A-Weighted Noise Levels.....	3.11-3
Table 3.11-2	Human Response to Different Levels of Ground Noise and Vibration.....	3.11-4
Table 3.11-3	Ground-Borne Vibration (GBV) Impact Criteria for General Assessment	3.11-5
Table 3.11-4	FTA Construction Damage Vibration Criteria	3.11-6
Table 3.11-5	Caltrans Recommendations Regarding Levels of Vibration Exposure.....	3.11-6
Table 3.11-6	Maximum Allowable Noise Exposure for Transportation Noise Sources	3.11-8
Table 3.11-7	Noise Level Performance Protection Standards for Noise Sensitive Land Uses Affected by Non-Transportation Sources.....	3.11-8
Table 3.11-8	Summary of Modeled Existing Traffic Noise Levels.....	3.11-11
Table 3.11-9	Summary of Existing Ambient Noise Level Survey	3.11-12

Table 3.11-10	Construction Noise Levels from Center of Project Site at Nearest Sensitive Receptors.....	3.11-17
Table 3.11-11	Noise Levels from Park Lot A and Open Space Lots.....	3.11-20
Table 3.11-12	Noise Levels from Clubhouse	3.11-21
Table 3.11-13	Summary of Modeled Traffic Noise Levels under Existing and Existing Plus Project Conditions.....	3.11-22
Table 3.12-1	SACOG Regional Population Growth Forecast	3.12-3
Table 3.12-2	Comparison 1990, 2000, 2010, and 2020 Population.....	3.12-3
Table 3.12-3	Population Forecast for El Dorado County.....	3.12-4
Table 3.12-4	2023 Population and Housing Estimates for El Dorado County.....	3.12-4
Table 3.13-1	El Dorado County General Plan Table 5-1: Minimum Level of Service	3.13-4
Table 3.13-2	Guidelines for Acquisition and Development of Park Facilities.....	3.13-6
Table 3.13-3	School Enrollment in the Project Area	3.13-13
Table 3.14-1	General Plan Table TC-1: General Roadway Standards for New Development by Road Classification.....	3.14-4
Table 3.14-2	Project-Generated VMT Threshold	3.14-10
Table 3.14-3	Total Project-Generated VMT Forecasts	3.14-13
Table 3.14-4	Collision Data in the Vicinity of the Project Site	3.14-16
Table 3.15-1	General Plan Table 5-1: Minimum Levels of Service.....	3.15-3
Table 3.15-2	EID Water Supply and Demand Comparison – Average Year (acre-feet per year).....	3.15-13
Table 3.15-3	EID Water Supply and Demand Comparison – Single Dry Year (acre-feet per year).....	3.15-13
Table 3.15-4	EID Water Supply and Demand Comparison – Multiple Dry Years (acre-feet per year).....	3.15-13
Table 3.15-5	Wastewater Demand under the Project.....	3.15-21
Table 3.17-1	Fire Incidents in El Dorado County Since 2020.....	3.17-10
Table 3.6-1	Summary of Soil Characteristics.....	3.6-7
Table 3.6-2	Active Nearby Faults within 100 Miles of the Project Site	3.6-9
Table 4-1	Geographic Scope of Cumulative Impacts.....	4-2
Table 4-2	Cumulative Projects List.....	4-3
Table 4-3	Summary of Modeled Traffic Noise Levels under Cumulative No Project and Cumulative Plus Project Conditions.....	4-17
Table 4-4	Cumulative Vehicle Miles Traveled.....	4-22
Table 5-1	Summary of Environmental Effects of the Alternatives Relative to Those of the Proposed Project.....	5-29

LIST OF ABBREVIATIONS

°C	Celsius
°F	Fahrenheit
2020 UWMP	El Dorado Irrigation District 2020 Urban Water Management Plan
AASHTO	American Association of State Highway and Transportation Officials
AB	Assembly Bill
ACC	Advanced Clean Cars
ACC II	Advanced Clean Cars II
ADT	average daily traffic
ADWF	average dry weather flow
AERMOD	Agency Regulatory Model Improvement Committee modeling system
af	acre-feet
AFVs	alternative fuel vehicles
afy	acre-feet per year
Alquist-Priolo Act	Alquist-Priolo Earthquake Fault Zoning Act of 1972
ALUC	Airport Land Use Commission
ALUCP	Airport Land Use Compatibility Plan
APN	Assessor's Parcel Numbers
AQAP	air quality attainment plan
AQMD	El Dorado County Air Quality Management
Area Plan	Hazardous Materials Area Plan
BAAQMD	Bay Area Air Quality Management District
BACT	best available control technology
Basin Plan	Central Valley Water Quality Control Plan
BMP	best management practice
Board	Board of Forestry and Fire Protection
BOS	Boad of Supervisors
B.P.	before present
CAA	Clean Air Act
CAAQS	California Ambient Air Quality Standards
CAFE	Corporate Average Fuel Economy
CalEEMod	California Emissions Estimator Model
CAL FIRE	California Department of Forestry and Fire Protection
CALGreen	Green Building Standards Code
CalGreen code	Title 24 California Building Code
Cal/OSHA	California Occupational Safety and Health Administration

CalRecycle	California Department of Resources Recycling and Recovery
Caltrans	California Department of Transportation
CAP	climate action plan
CARB	California Air Resources Board
CA SDWA	California Safe Drinking Water Act
CBC	California Building Code
CBSC	California Building Standards Code
CCAA	California Clean Air Act
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CDP	Census Designated Place
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFC	California Fire Code
CFD	Community Facilities District
CFR	Code of Federal Regulations
CGS	California Geological Survey
CH ₄	methane
CHP	California Highway Patrol
CHWMP	El Dorado County Hazardous Waste Management Plan
CI	carbon intensity
CIP	Capital Improvements Plan
CMP	Congestion Management Process
CNDDDB	California Natural Diversity Database
CNEL	community noise equivalent level
CNPS	California Native Plant Society
CO	carbon monoxide
CO ₂	carbon dioxide
CO ₂ e	carbon dioxide-equivalent
County	El Dorado County
County General Plan	El Dorado County General Plan
County SWMP	El Dorado County Stormwater Management Plan
CRHR	California Register of Historical Resources
CRPR	California Rare Plant Rank
CSD	Community Services District
CUPA	Certified Unified Program Agency
CUWCC	California Urban Water Conservation Council
CWA	Clean Water Act
dB	decibel
DCWWTP	Deer Creek Wastewater Treatment Plant

Design Manual	El Dorado County Design and Improvement Standards Manual
DISM	County Design and Improvement Standards Manual
DOC	California Department of Conservation
DOT	El Dorado County Department of Transportation
DRA	Debris Recycling Acknowledgment
Draft EIR	draft environmental impact report
DTSC	California Department of Toxic Substances Control
DWR	California Department of Water Resources
EAE	emergency access/egress
ECA	Essential Connectivity Areas
ECCWPP	El Dorado County Community Wildfire Protection Plan
EDCAQMD	El Dorado County Air Quality Management District
EDCC	El Dorado County Code
EDCEMD	El Dorado County Environmental Management Department
EDCTC	El Dorado County Transportation Commission
EDC TDM	El Dorado County Travel Demand Model
EDHCSD	El Dorado Hills Community Service District
EDHFD	El Dorado Hills Fire Department
EDHWTP	El Dorado Hills Wastewater Treatment Plant
EDU	equivalent dwelling units
EDWA	El Dorado Water Agency
EID	El Dorado Irrigation District
EO	Executive Order
EOP	El Dorado County Emergency Operations Plan
EPA	US Environmental Protection Agency
EPAct	The Energy Policy Act
EPCRA	Emergency Planning and Community Right-to-Know Act of 1986
ESA	federal Endangered Species Act
ETE	evacuation time estimates
EV	electric vehicle
EVA	emergency vehicle access
EVSE	electric vehicle supply equipment
FAA	Federal Aviation Administration
FEMA	Federal Emergency Management Agency
FHSZ	Fire Hazard Severity Zone
FHWA	Federal Highway Administration
FIRM	Flood Insurance Rate Map
FPD	Fire Protection Districts
FTA	Federal Transit Administration

GHG	greenhouse gas
HAP	hazardous air pollutant
HCD	California Department of Housing and Community Development
HDR	High Density Residential
HMPC	hazard mitigation planning committee
HOA	homeowners association
HRA	health risk assessment
Hz	hertz
IEPR	Integrated Energy Policy Report
INRMP	Integrated Natural Resources Management Plan
in/sec	inches/second
IPaC	Information for Planning and Consultation
IPCC	Intergovernmental Panel on Climate Change
ITP	incidental take permit
IWRMP	Integrated Water Resources Master Plan
LAFCO	Local Agency Formation Commission
LCFS	Low Carbon Fuel Standard
LDIGR	Local Development Intergovernmental Review
L _{dn}	day-night level
LDR	Low Density Residential
L _{eq}	equivalent continuous sound level
LHMP	Local Hazard Mitigation Plan
LID	low impact development
LOS	level of service
LRA	Local Responsible Area
LUST	Leaking Underground Storage Tank
MACT	Maximum Achievable Control Technology
map	land use diagram
MBTA	Migratory Bird Treaty Act
MCAB	Mountain Counties Air Basin
MCL	maximum contaminant level
MEIR	maximally exposed individual resident
mgd	million gallons per day
MLD	most likely descendant
MMT	million metric tons
MMT _{CO₂e}	million metric tons of CO ₂ equivalent
mPa	micro-Pascals
MPO	metropolitan planning organization

MS4	municipal separate storm sewer system
MTIP	Metropolitan Transportation Improvement Program
MTP/SCS	Metropolitan Transportation Plan/Sustainable Communities Strategy
MWELo	Model Water Efficient Landscape Ordinance
MWh/year	megawatt hours per year
N ₂ O	nitrous oxide
NAAQS	national ambient air quality standards
NAHC	Native American Heritage Center
NASA	National Aeronautics and Space Administration
NEHRP	National Earthquake Hazards Reduction Program
NFIP	National Flood Insurance Program
NHTSA	National Highway Traffic Safety Administration
NO ₂	nitrogen dioxide
NOA	naturally occurring asbestos
NOAA	National Oceanic and Atmospheric Administration
NOP	Notice of Preparation
NO _x	oxides of nitrogen
NPDES	National Pollutant Discharge Elimination System
NPPA	Native Plant Protection Act
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Places
O	Open Space
OAL	Office of Administrative Law
OBD	on-board diagnostic
OE/AAA	Obstruction Evaluation/Airport Airspace Analysis
OES	Office of Emergency Services
OPR	California Governor's Office of Planning and Research
ORMP	Oak Resources Management Plan
OS	Open space
OSHA	Occupational Safety and Health Administration
OWTS	on-site wastewater treatment systems
PD	Planned Development
PF	Public Facilities
PG&E	Pacific Gas and Electric
PM _{2.5}	fine particulate matter with an aerodynamic diameter of 2.5 micrometers or less
PM ₁₀	respirable particulate matter with an aerodynamic diameter of 10 micrometers or less
Porter-Cologne Act	Porter-Cologne Water Quality Control Act of 1970
ppb	parts per billion
PPV	peak particle velocity

PRC	Public Resources Code
Program	Biological Resource Mitigation Program
project	Generations at Green Valley Project
PV	photovoltaic
R	Single-Unit Residential
R1	Residential, Single-Unit
R20K	Residential 20,000
RE	residential estate
RE-5	Estate Residential Five-Acre
RE-10	Estate Residential 10 Acres
RFH	Recreational Facilities, High-Intensity
RF-L	Recreation Facilities-Low
RHNA	Regional Housing Needs Allocation
RHNP	Regional Housing Needs Plan
RL	rural land
RL-10	Rural Lands 10 acres
RMS	root mean square
ROG	reactive organic gas
RPS	Renewables Portfolio Standard
RTP	regional transportation plan
RUSD	Rescue Union School District
RWQCB	regional water quality control board
SACOG	Sacramento Area Council of Governments
SafeTREC	UC Berkeley Safe Transportation Research and Education Center
SARA Title III	Superfund Amendments and Reauthorization Act of 1986
SB	Senate Bill
SDWA	Safe Drinking Water Act
SFL	Sacred Lands file
SFNA	Sacramento Federal Non-Attainment Area
SGMA	Sustainable Groundwater Management Act of 2014
SIP	state implementation plan
SLCP	Short-Lived Climate Pollutant
SMAQMD	Sacramento Metropolitan Air Quality Management District
SMUD	Sacramento Municipal Utility District
SO ₂	sulfur dioxide
SOI	Sphere of Influence
SPL	sound pressure level
SRA	State Responsibility Areas
SWMP	stormwater management program
SWPPP	stormwater pollution prevention plan

SWRCB	State Water Resources Control Board
SWRCB-DDW	State Water Resources Control Board Division of Drinking Water
TAC	toxic air contaminant
TAZ	transportation analysis zone
TDM	Transportation Demand Management
TIMS	Transportation Injury Mapping System
TIS	Transportation Impact Study
TM	Test Method
TMDL	total maximum daily load
TRI	Toxic Release Inventory
US	United States
USACE	US Army Corps of Engineers
USC	US Code
US Census	US Census
USDOT	US Department of Transportation
USFWS	US Fish and Wildlife Service
USGS	US Geological Survey
UWMP	urban water management plan
UWMPA	Urban Water Management Planning Act
VdB	vibration decibels
VHFHSZ	very high Fire Hazard Severity Zones
VMT	vehicle miles traveled
VMT Memo	Vehicle Miles Traveled Memorandum
VOC	volatile organic compound
WDR	Waste Discharge Requirement
WES	Wildfire Evacuation Study
WQO	Water Quality Objective
WUI	Wildland-Urban Interface
ZEV	zero-emission vehicle