

Introduction

This executive summary identifies the purpose of the draft environmental impact report (EIR), provides an overview of the proposed Village of Marble Valley Specific Plan (VMVSP; proposed project), and identifies the impacts that would result from implementation of the proposed project and recommended mitigation measures. This summary also presents other conclusions required by the California Environmental Quality Act (CEQA) and the State CEQA Guidelines. These discussions provide an overview and are to be used in conjunction with the Draft EIR and technical appendices.

The proposed project site is in an unincorporated area of El Dorado County, California that is approximately 29 miles northeast of downtown Sacramento and 14 miles west of Placerville. The proposed project site covers approximately 2,341 acres south of U.S. Highway (US) 50 in El Dorado Hills and southwest of Cameron Park.

Purpose of the Draft EIR

This Draft EIR has been prepared by El Dorado County (County), as lead agency, pursuant to CEQA (Public Resources Code 21000 et seq.); the State CEQA Guidelines (California Code of Regulations 15000 et seq.), as amended; and the County's environmental thresholds of significance. CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority. Approval of the proposed project, which includes a general plan amendment and rezoning, constitutes a *project* under CEQA.

An EIR is an informational document used in the planning and decision-making process. It is not the purpose of an EIR to recommend either approval or denial of a project. An EIR is a public document that assesses the environmental effects related to the planning, construction, and operation of the proposed project and identifies ways to reduce or avoid possible environmental damage. The EIR discloses significant environmental impacts that cannot be avoided; growth-inducing impacts; effects found not to be significant; and significant cumulative impacts of all past, present, and reasonably anticipated future projects.

This EIR will be used by the El Dorado County Planning Commission and Board of Supervisors to determine whether implementation of the proposed project would result in significant environmental impacts. If environmental impacts are identified as significant and unavoidable, the County may still approve the project if it believes that social, economic, or other benefits outweigh the unavoidable impacts. When that is the case, the County must disclose the specific benefits in writing.

Level of Review in EIR

CEQA identifies various types of EIRs, the most common of which is the project EIR. A project EIR focuses primarily on the changes in the environment that would result from a development project. It examines all phases of the project, including planning, construction, and operation. For the proposed project, this Draft EIR covers environmental impacts at a project level for onsite

improvements consistent with the level of detail provided in the VMVSP, supported by site-specific studies.

Offsite improvements associated with the proposed project, improvements or connections to existing infrastructure such as water and wastewater are included in the project. Each of these offsite improvements is examined in this Draft EIR to determine potential impacts. Where feasible, mitigation measures are recommended. The offsite improvements are analyzed to the extent of detail available at the time that this Draft EIR was prepared and later environmental review based on review of this EIR may be required once infrastructure details are known.

Public Review Process

Notice of Preparation Review and Scoping

A Notice of Preparation (NOP) was prepared for the proposed project and published for a 30-day public review and comment period beginning February 20, 2013 (Appendix A). The County conducted a public scoping meeting on March 6, 2013, at the at Assembly Hall of the Cameron Park Community Services District in Cameron Park, from 6:30 to 8:30 p.m. Approximately 30 individuals provided written or oral comments on the NOP. A summary of these comments is also included in Appendix A.

EIR Public Review

The County encourages public review of this EIR. This Draft EIR is being circulated for a 60-day public review period. During this time, written comments may be submitted to the following staff person for consideration in the Final EIR.

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Following the close of the public comment period, the County will prepare a Final EIR that contains this Draft EIR plus any technical clarifications and responses to significant environmental points raised in the public review and resource agency consultations. The Final EIR will be considered by the El Dorado County Planning Commission and the Board of Supervisors and, subsequently, a decision will be made to approve or deny the proposed project.

Areas of Known Controversy/Issues to be Resolved

State CEQA Guidelines Section 15123(b) requires that the summary section of the EIR include a description of areas of controversy known to the lead agency, including issues raised by agencies and the public and issues to be resolved, including the choice among alternatives and whether or how to mitigate the significant effects. The areas of community concern and known controversy primarily focus on the overall level of growth and resulting effects in the El Dorado Hills area.

Areas of community concern (based on comments on the Notice of Preparation [NOP]) include the following.

- Location of schools.
- Decrease in wildlife habitat.
- Increased density of project.
- Unauthorized use of private roads and emergency egress.

Areas of known controversy include the following.

- Increased traffic in the area.
- Increased traffic congestion on U.S. Highway 50.
- Water supply and availability.
- Wildfire hazard.
- Availability and the jurisdiction of recreational facilities.

Project Overview

The proposed project would be a mixed-use community consisting of residential, commercial, retail, agricultural, and open space uses (including 466 acres of natural open space land for passive day-use park or private natural open space). Specifically, approval of the proposed project would allow the development of up to 3,236 residential units, 475,000 square feet of nonresidential uses, 55 acres of agricultural use, 87 acres of public facilities/recreational use (including two public schools—K-5 or K-6 and K-8, plus 47 acres of public parkland), and 61 acres of road areas and future right-of-way. In addition, 1,284 acres would be designated as open space. The proposed project would be designed in a manner that would concentrate a majority of the density in a 1-mile core along the entry roadway and would be designed to preserve, enhance, and highlight the historical use of the property for limestone mining. In addition, the proposed project includes a special project theme focusing on vineyard landscapes.

Several infrastructure improvements outside the VMVSP area would be required to support the proposed project. These offsite improvements would include improvements to the US 50/Bass Lake and US 50/Cambridge Road interchanges, the extension of the new Marble Valley Parkway to the US 50/Cambridge Road interchange and between the east and west sides of the northern portion of the proposed project site; a new connection of Marble Valley Parkway to the US 50/Bass Lake Road interchange; the extension of the new Lime Rock Valley Road to Deer Creek Road; water, recycled water (potentially), and wastewater line extensions and improvements to connect to existing El Dorado Irrigation District infrastructure; electric and natural gas line extensions and connections to Pacific Gas and Electric Company facilities; and oak canopy offsite improvements. A number of traffic mitigation measures would be necessary to reduce project and cumulative impacts to a less-than-significant level.

To implement the proposed development, the applicant is requesting amendments to the *El Dorado County General Plan* (County General Plan), rescission of the previous Marble Valley Master Plan and its associated entitlements, and rezoning, in addition to adoption of the new VMVSP. The new VMVSP would replace the Marble Valley Master Plan. The proposed project would include the County actions described below.

General Plan Amendments

The proposed project would include the following County General Plan amendments.

- Expand the Community Region of El Dorado Hills to include the VMVSP area.
- Amend the County General Plan Land Use Map designation of subject lands from Low-Density Residential (LDR) (1 dwelling unit per 5 acres [1 du/5 ac]) to Adopted Plan-Village of Marble Valley Specific Plan (AP-VMVSP) and VMVSP land use designations Village Residential – Low (VRL) (0.9–5.0 du/ac, average 2.9 du/ac), Village Residential – Medium (VRM) (5.0–12.0 du/ac, average 8.3 du/ac), Village Residential – High (VRH) (12.0–24.0 du/ac, average 17.8 du/ac), Office Park (OP), Village Commercial (VC), Public Utilities (PU), Public School (PS), Village Park (VP), Agriculture Tourism (AT), and Open Space (OS).

Rezoning

The proposed project would include the following rezoning.

- Amend zone districts from Estate Residential 5-Acre-Planned Development (RE-5-PD) and Open Space-Planned Development (OS-PD) to VMVSP zone districts Single-Family 15,000 square feet (SF)-Planned Development (R15-PD), Single-Family 10,000 SF-Planned Development (R10-PD), Single-Family 6,000 SF-Planned Development (R6-PD), Single-Family 4,000 SF-Planned Development (R4-PD), Multifamily-Medium Density-Planned Development (RM1-PD), Multifamily-High Density-Planned Development (RM2-PD), Office Park-Planned Development (C1-PD), Entertainment-Planned Development (C2-PD), Mixed Use-Planned Development (C3-PD), Vineyards-Planned Development (AT1-PD), Community Open Space-Planned Development (OS1-PD), and Foundation/Private Open Space-Planned Development (OS2-PD).

Rescission of the 1998 Marble Valley Master Plan

The proposed project would be located at the site of the previously approved 398-lot Marble Valley Master Plan. The Development Agreement DA97-0001 for the Marble Valley Tentative Maps under TM95-1298 and TM95-1299 was previously approved by the El Dorado County Board of Supervisors in 1998 but has since expired. If the proposed project is approved, the previously approved Marble Valley Master Plan would be rescinded and replaced by the VMVSP.

Adoption of Village of Marble Valley Specific Plan

As part of the entitlement process, the County would adopt the VMVSP for the development of 3,236 dwelling units and 475,000 square feet of commercial use, and the designation of 1,284 acres of open space on a 2,341-acre project area. The proposed project would require the County's approval of a development agreement, financing plan, development plan, and tentative and final subdivision maps.

Project Impacts and Mitigation Measures

The potential environmental impacts that would result from implementation of the proposed project and the proposed mitigation measures are summarized in Table ES-1 (at end of this chapter). In many cases, impacts would be less than significant. To the extent feasible, the County

has incorporated mitigation measures into the proposed project to avoid or reduce impacts. Those impacts that cannot be mitigated to a less-than-significant level would remain significant and unavoidable, as shown in Table ES-1.

Other CEQA-Related Impact Conclusions

Cumulative Impacts

Section 15130 of the State CEQA Guidelines requires that an EIR consider a project's contribution to any significant cumulative impacts. Cumulative impacts are the incremental effects of a proposed project added to the impacts of other closely related past, present, and reasonably foreseeable future projects, which, together, are cumulatively considerable. The purpose of the cumulative impact analysis is to assess the project's contribution in the context of the larger, cumulative impact.

All resource areas evaluated in this EIR were analyzed for cumulative impacts. No cumulative impact related to hazards and hazardous materials, or water resources was identified. The proposed project would not result in a considerable contribution to the cumulative impacts regarding the following resource topics within the El Dorado Hills region (and, therefore, cumulative impacts would be less than significant).

- Geology and soils
- Hydrology and water quality
- Land use planning and agricultural resources
- Minerals
- Paleontological resources
- Public services and utilities
- Recreation
- Transportation and Circulation

The project is expected to result in considerable contributions that cannot be mitigated to a less-than-significant level to cumulative impacts regarding the following resource topics within the El Dorado Hills region.

- Aesthetics
- Air quality
- Biological resources
- Cultural resources
- Greenhouse gas emissions
- Noise and vibration
- Population and housing

A detailed assessment of the project's contribution to cumulative impacts is provided in Chapter 5, *Other CEQA Considerations*.

Growth Inducement and Growth-Related Impacts

Section 15126.2 of the State CEQA Guidelines provides guidance for analyzing the growth-inducing impacts of a project. The growth inducement analysis must discuss ways in which a proposed project could foster economic or population growth or the construction of additional housing, either directly or indirectly, in the surrounding environment. Projects that would remove obstacles to population growth could lead to increased demand for existing community services. Growth in an area is not necessarily considered beneficial, detrimental, or of little significance to the environment. However, the secondary impacts associated with growth (e.g., air quality impacts from new construction) can be significant.

This EIR concludes that the project would induce growth by amending the County General Plan, replacing the Marble Valley Master Plan with the VMVSP, and constructing roadways and infrastructure and therefore removing limitations on growth that may exist on the project site. The project site is surrounded by existing similar rural residential uses and is currently designated for low-density residential development.

Growth inducement and growth-related impacts are discussed in further detail in Chapter 5, *Other CEQA Considerations*.

Significant Irreversible Environmental Changes

State CEQA Guidelines Section 15126.2 requires irreversible changes be evaluated in EIRs prepared for projects that would involve the adoption, amendment, or enactment of a plan, policy, or ordinance of a public agency. Examples of such changes include commitment of future generations to similar uses, irreversible damage that may result from accidents associated with a project, or irretrievable commitments of resources. This EIR analyzes the extent to which the proposed project would commit nonrenewable resources to uses that future generations will likely be unable to reverse. Implementation of the proposed project would result in the short-term commitment of nonrenewable energy resources and natural resources, including sand and gravel, asphalt, and other resources to construct the project, along with permanent habitat conversion, as discussed in this Draft EIR. The project's significant impacts are discussed in detail in Chapter 3, *Impact Analysis*, and its significant irreversible environmental changes are discussed in Chapter 5, *Other CEQA Considerations*.

Project Alternatives

The Draft EIR must examine a reasonable range of alternatives to the project that could feasibly attain most of the project objectives and avoid or substantially lessen any of the project's significant environmental impacts (State CEQA Guidelines 15126.6). As required by Section 15126.6 of the State CEQA Guidelines, the range of alternatives must always include the No Project Alternative. The purpose of describing and analyzing a No Project Alternative is to allow decision-makers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project.

The following alternatives are examined in this EIR.

- Alternative 1—No Project

- Alternative 2—Reduced Wetland Impact
- Alternative 3—Reduced Development Footprint
- Alternative 4—Minimal Oak Impact

The impacts of these alternatives are summarized in Table ES-2 (below) and discussed in more detail in Chapter 4, *Alternatives Analysis*.

Table ES-2. Comparison of Environmental Impacts of Alternatives to the Proposed Project

| Resource Topic | Proposed Project | Alternative 1 – No Project | Alternative 2 – Reduced Wetland Impact | Alternative 3 – Reduced Development Footprint | Alternative 4 – Minimal Oak Impact |
|--|------------------|----------------------------|--|---|------------------------------------|
| Aesthetics | | | | | |
| Light/Glare | SU | SU (<) | SU (<) | SU (<) | SU (<) |
| Construction | SU | SU (<) | SU (<) | SU (<) | SU (<) |
| Operation | SU | SU (>) | SU (<) | SU (<) | SU (<) |
| Air Quality | | | | | |
| Conflict with Plan | SU | SU (=) | SU (=) | SU (=) | SU (=) |
| Construction Emissions | LTS w/mit | LTS w/mit (<) | LTS w/mit (<) | LTS w/mit (>) | LTS w/mit (<) |
| Operation Emissions | SU | SU (<) | SU (<) | SU (>) | SU (<) |
| Combined Emissions | SU | SU (<) | SU (<) | SU (>) | SU (<) |
| Health Risks (TAC and criteria pollutants) | SU | SU (<) | SU (<) | SU (>) | SU (<) |
| NOA Risks | LTS w/mit | LTS w/mit (=) | LTS w/mit (=) | LTS w/mit (=) | LTS w/mit (=) |
| Biological Resources | | | | | |
| Oak Canopy/Woodland | LTS w/mit | LTS w/mit (<) | LTS w/mit (<) | LTS w/mit (<) | LTS w/mit (<) |
| Sensitive Vegetation Communities | LTS w/mit | LTS w/mit (<) | LTS w/mit (<) | LTS w/mit (<) | LTS w/mit (<) |
| Wetlands | LTS w/mit | LTS w/mit (<) | LTS w/mit (<) | LTS w/mit (<) | LTS w/mit (<) |
| Special-Status Species | LTS w/mit | LTS w/mit (>) | LTS w/mit (<) | LTS w/mit (<) | LTS w/mit (<) |
| Cultural Resources | | | | | |
| Known Archaeological Resources | LTS w/mit | LTS w/mit (=) | LTS w/mit (>) | LTS w/mit (<) | LTS w/mit (<) |
| Potential Disturbance of Unknown Archaeological Resources | LTS w/mit | LTS w/mit (=) | LTS w/mit (<) | LTS w/mit (<) | LTS w/mit (<) |
| Geology, Soils, Minerals, and Paleontological Resources | | | | | |
| Geology | LTS w/mit | LTS w/mit (=) | LTS w/mit (<) | LTS w/mit (=) | LTS w/mit (<) |
| Mine Hazards | SU | SU (=) | SU (=) | SU (=) | SU (=) |
| Minerals | LTS | LTS (=) | LTS (<) | LTS (=) | LTS (=) |
| Paleontological Resources | LTS w/mit | LTS w/mit (<) | LTS w/mit (<) | LTS w/mit (<) | LTS w/mit (<) |
| Greenhouse Gas Emissions | | | | | |
| Generate GHG Emissions | SU | SU (<) | SU (<) | SU (>) | SU (<) |
| Conflict with Plan | SU | SU (=) | SU (=) | SU (=) | SU (=) |
| Hazards and Hazardous Materials | | | | | |
| Construction | LTS w/mit | LTS w/mit (<) | LTS w/mit (<) | LTS w/mit (=) | LTS w/mit (<) |
| Operation | LTS | LTS (<) | LTS (<) | LTS (=) | LTS (<) |

Note: shading indicates change in significance level from proposed project.

- NI = no impact. (<) less than proposed project.
- LTS = less-than-significant impact. (=) equal to proposed project.
- LTS w/mit = less-than-significant impact with mitigation incorporated. (>) greater than proposed project.
- SU = significant and unavoidable impact.

| Resource Topic | Proposed Project | Alternative 1 – No Project | Alternative 2 – Reduced Wetland Impact | Alternative 3 – Reduced Development Footprint | Alternative 4 – Minimal Oak Impact |
|--|------------------|----------------------------|--|---|------------------------------------|
| Hydrology, Water Quality, and Water Resources | | | | | |
| Construction Site Stormwater Runoff | LTS | LTS (<) | LTS (<) | LTS (<) | LTS (<) |
| Urban Stormwater Runoff | LTS | LTS (<) | LTS (<) | LTS (<) | LTS (<) |
| Drainage and Flood Hazard | LTS w/mit | LTS w/mit (=) | LTS w/mit (=) | LTS w/mit (=) | LTS w/mit (<) |
| Water Quality (Wetlands and Other Waters) | LTS w/mit | LTS w/mit (<) | LTS w/mit (<) | LTS w/mit (<) | LTS w/mit (<) |
| Land Use Planning and Agricultural Resources | | | | | |
| Divide Community | NI | NI (=) | NI (=) | NI (=) | NI (=) |
| Conflict with Land Use Plan | LTS | NI (<) | LTS (=) | LTS (=) | LTS (=) |
| Noise and Vibration | | | | | |
| Construction | SU | LTS w/mit (<) | SU (=) | SU (=) | SU (<) |
| Ground Vibration | LTS w/mit | LTS w/mit (=) | LTS w/mit (=) | LTS w/mit (=) | LTS w/mit (=) |
| Traffic | SU | SU (=) | SU (=) | SU (<) | SU (<) |
| Non-Transportation Operation | LTS w/mit | LTS w/mit (=) | LTS w/mit (=) | LTS w/mit (=) | LTS w/mit (=) |
| Population and Housing | | | | | |
| Growth | SU | LTS (<) | SU (<) | SU (>) | SU (<) |
| Displacement | NI | NI (=) | NI (=) | NI (=) | NI (=) |
| Public Services and Utilities | | | | | |
| Public Services Facilities | LTS | LTS (<) | LTS (<) | LTS (>) | LTS (<) |
| Wastewater Treatment | LTS | LTS (<) | LTS (<) | LTS (>) | LTS (<) |
| Water Supply | LTS | LTS (<) | LTS (<) | LTS (>) | LTS (<) |
| Other Utilities Demand | LTS | LTS (<) | LTS (<) | LTS (>) | LTS (<) |
| Offsite Infrastructure Construction | LTS w/mit | LTS w/mit (<) | LTS w/mit (<) | LTS w/mit (<) | LTS w/mit (<) |
| Energy | LTS | LTS (>) | LTS (=) | LTS (>) | LTS (<) |
| Recreation | | | | | |
| Impacts on Existing Parks | LTS | LTS (=) | LTS (>) | LTS (<) | LTS (<) |
| Impacts from New Offsite Parks | NI | NI (=) | NI (=) | NI (=) | NI (=) |
| Transportation | | | | | |
| VMT Efficiency | LTS w/mit | LTS w/mit (>) | LTS w/mit (>) | LTS w/mit (=) | LTS w/mit (>) |
| Pedestrian/bicycle/public transit | LTS w/mit | LTS w/mit (>) | LTS w/mit (<) | LTS w/mit (=) | LTS w/mit (=) |

Note: shading indicates change in significance level from proposed project.

- NI = no impact. (<) less than proposed project.
- LTS = less-than-significant impact. (=) equal to proposed project.
- LTS w/mit = less-than-significant impact with mitigation incorporated. (>) greater than proposed project.
- SU = significant and unavoidable impact.

Environmentally Superior Alternative

State CEQA Guidelines Section 15126.6(e)(2) requires a draft EIR to identify an “environmentally superior alternative.” For the proposed project, the environmentally superior alternative is the No Project Alternative, because under this alternative nearly all of the impacts associated with development would be reduced.

State CEQA Guidelines Section 15126.6(e)(2) requires that, if the No Project Alternative is identified as environmentally superior, the EIR must identify an environmentally superior alternative among the other alternatives. Based on the assessment in Chapter 4, *Alternatives Analysis*, Alternative 4, the Minimal-Oak-Impact Alternative, is the environmentally superior alternative, as it would reduce impacts for all resource areas to some extent. The Minimal-Oak-Impact Alternative would meet the main objective of creating development patterns that make the most efficient and feasible use of existing infrastructure and public services while promoting a sense of community as envisioned by the County General Plan. Other objectives that this alternative would attain include meeting future housing needs, broadening the El Dorado Hills and Cameron Park housing stock, improving connectivity, encouraging future transit opportunities, minimizing impacts on oak woodlands, preserving natural habitats and setting aside wildlife corridors, and protecting important cultural resources. The Minimal-Oak-Impact Alternative would result in the development of 541 fewer acres than the proposed project and the least development acreage of all the alternatives examined and therefore would result in reduced impacts on biological, paleontological, and, to some extent, cultural resources. Additionally, it would result in approximately one-third fewer dwelling units than the proposed project (though far more than the No Project Alternative) and therefore fewer residents, resulting in reduced demands on services and fewer vehicles and therefore reduced air quality, and noise impacts.

Required Permits and Approvals

This EIR will be used by the County to document the potential impacts of the proposed project and to determine whether the impacts could be avoided or mitigated to less-than-significant levels. The County is the lead agency under CEQA for the proposed project. As applicable, this EIR may also be used by regulatory and responsible agencies, such as state agencies. These agencies are responsible for issuing permits and approvals that may be needed to proceed with the proposed project. A list of potential permits and approvals required by the County are identified below.

- Approval by the El Dorado County Board of Supervisors of a general plan amendment.
- Approval by the El Dorado County Board of Supervisors of the VMVSP.
- Approval by the El Dorado County Board of Supervisors of rezoning.
- Approval by the El Dorado County Board of Supervisors of Planned Development.
- After the VMVSP is approved, approval by the El Dorado County Planning Commission and/or Board of Supervisors of large lot tentative subdivision map dividing the property into residential, commercial, open space (including an approximate 466-acre natural open space land for passive day-use park or private natural open space), recreational, and other large lots.

- Approval by the El Dorado County Board of Supervisors of a development agreement between the applicant, Marble Valley Company, LLC, and the County.
- Approval by the El Dorado County Board of Supervisors of a financing plan between the applicant, Marble Valley Company, LLC, and the County.
- Approval by the County of building and grading permits, General Permit for Municipal Separate Storm Sewer Systems (MS4) compliance, small lot tentative maps, and final maps.
- Rescission by the El Dorado County Board of Supervisors of the Marble Valley Master Plan.

Other state and local approvals for CEQA for the proposed project may be required as the project is implemented. This EIR may be used for other approvals that may be necessary or desirable for project implementation. State permits or project approvals that may be required are listed below.

- Approval by El Dorado Irrigation District of connection to water and wastewater facilities.
- Clean Water Act Section 401 certification from the Regional Water Quality Control Board.
- Submittal of a Notice of Intent for coverage under the Statewide General Permit (Water Quality Order No. 2022-0057-DWQ) for construction activities to the State Water Resources Control Board.
- Fish and Game Code Section 1602 streambed alteration agreement from the California Department of Fish and Wildlife.
- California Department of Education approval of site acquisition and construction plans for the two proposed elementary or middle school facilities.
- Buckeye Union School District approval of site acquisition and construction plans for the two proposed elementary or middle school facilities.
- Approval from the El Dorado County Local Agency Formation Commission for the potential boundary adjustment between the El Dorado County Fire Protection District and El Dorado Hills County Water District, depending upon the ultimate boundaries and the layout of the proposed new villages. Reorganization would also require sphere of influence updates and possible updates to the municipal service reviews for the affected districts.

Federal permits or project approvals that may be required are listed below.

- Clean Water Act Section 404 permit from the U.S. Army Corps of Engineers for fill of waters of the United States.
- Biological opinion from the U.S. Fish and Wildlife Service for project impacts on special-status species.

Table ES-1. Summary of Impacts and Mitigation Measures

| Impact | Level of Significance before Mitigation | Mitigation Measure | Significance after Mitigation |
|--|---|---|-------------------------------|
| Aesthetics | | | |
| Impact AES-1: Temporary visual impacts caused by construction activities | Significant | Mitigation Measure BIO-1d: Avoid and minimize potential disturbance of oak woodland habitat and compensate for loss of oak woodland and individual trees | Significant and unavoidable |
| Impact AES-2: Have a substantial adverse effect on a scenic vista | Significant | Mitigation Measure AES-2: Apply aesthetic design treatments to buildings within oak woodland and grassland areas Mitigation Measure BIO-1e: Maintain retained oaks in development areas | Significant and unavoidable |
| Impact AES-3: Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings along a scenic highway | Significant | Mitigation Measure AES-2: Apply aesthetic design treatments to buildings within oak woodland and grassland areas Mitigation Measure BIO-1e: Maintain retained oaks in development areas | Significant and unavoidable |
| Impact AES-4: In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, conflict with applicable zoning and other regulations governing scenic quality | Significant | Mitigation Measure AES-2: Apply aesthetic design treatments to buildings within oak woodland and grassland areas Mitigation Measure AES-4: Design proposed noise barriers with aesthetic design treatments Mitigation Measure BIO-1e: Maintain retained oaks in development areas | Significant and unavoidable |
| Impact AES-5: Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area | Significant | Mitigation Measure AES-2: Apply aesthetic design treatments to buildings within oak woodland and grassland areas | Significant and unavoidable |
| Impact AES-6: Adversely affect scenic highways and vistas, the existing visual character or quality of the site and its surroundings, or create a new source of substantial light or glare as a result of offsite improvements | Less than significant | – | – |
| Impact AES-7: Adversely affect scenic highways and vistas, the existing visual character or quality of the site and its surroundings, or create a new source of substantial light or glare as a result of implementing of General Plan Policy TC-Xf traffic improvements | Less than significant | – | – |
| Air Quality | | | |
| Impact AQ-1: Conflict with or obstruct implementation of the applicable air quality plan | Significant | – | Significant and unavoidable |

| Impact | Level of Significance before Mitigation | Mitigation Measure | Significance after Mitigation |
|--|---|---|-------------------------------|
| Impact AQ-2a: Result in a cumulatively considerable net increase of any criteria pollutant during construction for which the project region is a nonattainment area for an applicable federal or state ambient air quality standard | Significant | <p>Mitigation Measure AQ-2a: Use low-VOC coatings during construction</p> <p>Mitigation Measure AQ-2b: Implement best management practices to reduce construction-related exhaust emissions during early construction</p> <p>Mitigation Measure AQ-2c: Require advanced off-road engines and newer onsite on-road trucks</p> <p>Mitigation Measure AQ-2d: Implement an EDCAQMD-approved Fugitive Dust Control Plan during construction</p> <p>Mitigation Measure AQ-2e: Offset construction-generated ozone precursors</p> <p>Mitigation Measure GHG-1: Implement BMPs to reduce construction-generated GHG emissions</p> | Less than significant |
| Impact AQ-2b: Result in a cumulatively considerable net increase of any criteria pollutant during operation for which the project region is a nonattainment area for an applicable federal or state ambient air quality standard | Significant and unavoidable | <p>Mitigation Measure AQ-2f: Promote green consumer products</p> <p>Mitigation Measure TRA-2: Shift 25,000 square feet of commercial office land use to commercial retail land use</p> <p>Mitigation Measure GHG-2: Develop and implement GHG reduction plan to reduce construction and operational area, mobile, and building natural-gas GHG emissions</p> | Significant and unavoidable |
| Impact AQ-2c: Result in a cumulatively considerable net increase of any criteria pollutant during combined construction and operation for which the project region is a nonattainment area for an applicable federal or state ambient air quality standard | Significant | <p>Mitigation Measure AQ-2a: Use low-VOC coatings during construction</p> <p>Mitigation Measure AQ-2b: Implement best management practices to reduce construction-related exhaust emissions during early construction</p> <p>Mitigation Measure AQ-2c: Require advanced off-road engines and newer onsite on-road trucks</p> <p>Mitigation Measure AQ-2d: Implement an EDCAQMD-approved Fugitive Dust Control Plan during construction</p> <p>Mitigation Measure AQ-2e: Offset construction-generated ozone precursors</p> <p>Mitigation Measure AQ-2f: Promote green consumer products</p> <p>Mitigation Measure GHG-1: Implement BMPs to reduce construction-generated GHG emissions</p> <p>Mitigation Measure GHG-2: Develop and implement GHG reduction plan to reduce construction and operational area,</p> | Significant and unavoidable |

| Impact | Level of Significance before Mitigation | Mitigation Measure | Significance after Mitigation |
|---|---|--|-------------------------------|
| Impact AQ-3a: Expose sensitive receptors to substantial toxic air contaminant concentrations and health risks during construction | Significant | mobile, and building natural-gas GHG emissions Mitigation Measure TRA-2: Shift 25,000 square feet of commercial office land use to commercial retail land use Mitigation Measure AQ-2b: Implement best management practices to reduce construction-related exhaust emissions during early construction Mitigation Measure AQ-2c: Require advanced off-road engines and newer onsite on-road trucks Mitigation Measure GHG-1: Implement BMPs to reduce construction-generated GHG emissions | Significant and unavoidable |
| Impact AQ-3b: Expose sensitive receptors to substantial toxic air contaminant concentrations and health risks during operation | Less than significant | | - |
| Impact AQ-3c: Expose sensitive receptors to substantial criteria pollutant concentrations during construction and operation | Significant | Mitigation Measure AQ-2a: Use low-VOC coatings during construction Mitigation Measure AQ-2b: Implement best management practices to reduce construction-related exhaust emissions during early construction Mitigation Measure AQ-2c: Require advanced off-road engines and newer onsite on-road trucks Mitigation Measure AQ-2d: Implement an EDCAQMD-approved Fugitive Dust Control Plan during construction Mitigation Measures AQ-2e: Offset construction-generated ozone precursors Mitigation Measure AQ-2f: Promote green consumer products Mitigation Measure GHG-1: Implement BMPs to reduce construction-generated GHG emissions Mitigation Measure GHG-2: Develop and implement GHG reduction plan to reduce construction and operational area, mobile, and building natural-gas GHG emissions Mitigation Measure TRA-2: Shift 25,000 square feet of commercial office land use to commercial retail land use | Significant and unavoidable |

| Impact | Level of Significance before Mitigation | Mitigation Measure | Significance after Mitigation |
|--|---|--|-------------------------------|
| Impact AQ-3d: Expose sensitive receptors to naturally occurring asbestos and associated health risks during construction | Significant | Mitigation Measure AQ-3: Submit and implement an asbestos dust mitigation plan in accordance with EDCAQMD Rule 233-2 | Less than significant |
| Impact AQ-4: Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people | Less than significant | - | - |
| Impact AQ-5: Result in a cumulatively considerable net increase of any criteria pollutant, expose sensitive receptors to substantial pollutant concentrations, or generate odors as a result of construction and operations of offsite improvements | Significant | Mitigation Measure AQ-2b: Implement best management practices to reduce construction-related exhaust emissions during early construction Mitigation Measure AQ-2c: Require advanced off-road engines and newer onsite on-road trucks Mitigation Measure AQ-2d: Implement an EDCAQMD-approved Fugitive Dust Control Plan during construction Mitigation Measure AQ-3: Submit and implement an asbestos dust mitigation plan in accordance with EDCAQMD Rule 233-2 Mitigation Measure GHG-1: Implement BMPs to reduce construction-generated GHG emissions | Less than significant |
| Impact AQ-6: Result in a cumulatively considerable net increase of any criteria pollutant, expose sensitive receptors to substantial pollutant concentrations, or generate odors as a result of implementation of General Plan Policy TC-Xf traffic improvements | Significant | Mitigation Measure AQ-2b: Implement best management practices to reduce construction-related exhaust emissions during early construction Mitigation Measure AQ-2c: Require advanced off-road engines and newer onsite on-road trucks Mitigation Measure AQ-2d: Implement an EDCAQMD-approved Fugitive Dust Control Plan during construction Mitigation Measure AQ-3: Submit and implement an Asbestos Dust Mitigation Plan in accordance with EDCAQMD Rule 223-2 Mitigation Measure GHG-1: Implement BMPs to reduce construction-generated GHG emissions | Less than significant |

| Impact | Level of Significance before Mitigation | Mitigation Measure | Significance after Mitigation |
|--|---|---|-------------------------------|
| Biological Resources | | | |
| Impact BIO-1: Loss of oak woodland | Significant | <p>Mitigation Measure BIO-1a: Install construction barriers around the construction area to protect sensitive biological resources to be avoided</p> <p>Mitigation Measure BIO-1b: Conduct environmental awareness training for construction employees</p> <p>Mitigation Measure BIO-1c: Conduct periodic site visits during construction</p> <p>Mitigation Measure BIO-1d: Avoid and minimize potential disturbance of oak woodland habitat and compensate for loss of oak woodland and individual trees</p> <p>Mitigation Measure BIO-1e: Maintain retained oaks in development areas</p> | Less than significant |
| Impact BIO-2: Loss of riparian woodland | Significant | <p>Mitigation Measure BIO-1a: Install construction barriers around the construction area to protect sensitive biological resources to be avoided</p> <p>Mitigation Measure BIO-1b: Conduct environmental awareness training for construction employees</p> <p>Mitigation Measure BIO-1c: Conduct periodic site visits during construction</p> <p>Mitigation Measure BIO-2: Compensate for the permanent loss of riparian woodland</p> | Less than significant |
| Impact BIO-3: Loss of jurisdictional wetlands, including seasonal wetlands, seasonal wetland swales, and seeps | Significant | <p>Mitigation Measure BIO-1a: Install construction barriers around the construction area to protect sensitive biological resources to be avoided</p> <p>Mitigation Measure BIO-1b: Conduct environmental awareness training for construction employees</p> <p>Mitigation Measure BIO-1c: Conduct periodic site visits during construction</p> <p>Mitigation Measure BIO-3a: Avoid and minimize disturbance of waters of the United States, including wetlands</p> <p>Mitigation Measure BIO-3b: Compensate for loss of jurisdictional wetlands</p> | Less than significant |

| Impact | Level of Significance before Mitigation | Mitigation Measure | Significance after Mitigation |
|--|---|---|-------------------------------|
| Impact BIO-4: Loss of other waters of the United States, including perennial creek, seasonal creek, intermittent drainage, ephemeral drainage, drainage ditch, quarry pond, and stock pond | Significant | <p>Mitigation Measure BIO-1a: Install construction barriers around the construction area to protect sensitive biological resources to be avoided</p> <p>Mitigation Measure BIO-1b: Conduct environmental awareness training for construction employees</p> <p>Mitigation Measure BIO-1c: Conduct periodic site visits during construction</p> <p>Mitigation Measure BIO-3a: Avoid and minimize disturbance of waters of the United States, including wetlands</p> <p>Mitigation Measure BIO-4: Compensate for loss of other waters of the United States</p> | Less than significant |
| Impact BIO-5: Potential loss of Brandegee's clarkia or other special- status plants | Significant | <p>Mitigation Measure BIO-1a: Install construction barriers around the construction area to protect sensitive biological resources to be avoided</p> <p>Mitigation Measure BIO-1b: Conduct environmental awareness training for construction employees</p> <p>Mitigation Measure BIO-1c: Conduct periodic site visits during construction</p> <p>Mitigation Measure BIO-5a: Conduct floristic surveys in the project area for special-status plants during appropriate identification periods</p> <p>Mitigation Measure BIO-5b: Avoid or compensate for substantial effects on special- status plants in the project area</p> | Less than significant |
| Impact BIO-6: Potential mortality or disturbance of California red-legged frog within the VMVSP project area | Significant | <p>Mitigation Measure BIO-1a: Install construction barriers around the construction area to protect sensitive biological resources to be avoided</p> <p>Mitigation Measure BIO-1b: Conduct environmental awareness training for construction employees</p> <p>Mitigation Measure BIO-1c: Conduct periodic site visits during construction</p> <p>Mitigation Measure BIO-3a: Avoid and minimize disturbance of waters of the United States, including wetlands</p> <p>Mitigation Measure BIO-6: Conduct preconstruction survey and implement California red-legged frog avoidance and minimization measures</p> | Less than significant |

| Impact | Level of Significance before Mitigation | Mitigation Measure | Significance after Mitigation |
|---|---|---|-------------------------------|
| Impact BIO-7: Potential mortality or disturbance of foothill yellow-legged frog within the VMVSP project area | Significant | <p>Mitigation Measure BIO-1a: Install construction barriers around the construction area to protect sensitive biological resources to be avoided</p> <p>Mitigation Measure BIO-1b: Conduct environmental awareness training for construction employees</p> <p>Mitigation Measure BIO-1c: Conduct periodic site visits during construction</p> <p>Mitigation Measure BIO-3a: Avoid and minimize disturbance of waters of the United States, including wetlands</p> <p>Mitigation Measure BIO-7: Avoid and minimize construction-related impacts on foothill yellow-legged frog</p> | Less than significant |
| Impact BIO-8: Potential mortality or disturbance of Pacific pond turtle within the VMVSP project area | Significant | <p>Mitigation Measure BIO-1a: Install construction barriers around the construction area to protect sensitive biological resources to be avoided</p> <p>Mitigation Measure BIO-1b: Conduct environmental awareness training for construction employees</p> <p>Mitigation Measure BIO-1c: Conduct periodic site visits during construction</p> <p>Mitigation Measure BIO-8: Conduct preconstruction surveys for Pacific pond turtle and exclude turtles from the work area</p> | Less than significant |
| Impact BIO-9: Potential mortality or disturbance of Blainville's horned lizard within the VMVSP project area | Significant | <p>Mitigation Measure BIO-1a: Install construction barriers around the construction area to protect sensitive biological resources to be avoided</p> <p>Mitigation Measure BIO-1b: Conduct environmental awareness training for construction employees</p> <p>Mitigation Measure BIO-1c: Conduct periodic site visits during construction</p> <p>Mitigation Measure BIO-9a: Avoid and minimize impacts on Blainville's horned lizard</p> <p>Mitigation Measure BIO-9b: Include measures in the open space management plan identifying homeowner responsibilities to help reduce potential for domestic animal predation on wildlife</p> | Less than significant |

| Impact | Level of Significance before Mitigation | Mitigation Measure | Significance after Mitigation |
|--|---|--|-------------------------------|
| Impact BIO-10: Potential mortality or disturbance of nesting special-status and non-special-status birds within the VMVSP project area | Significant | <p>Mitigation Measure BIO-10a: Install construction barriers around the construction area to protect sensitive biological resources to be avoided</p> <p>Mitigation Measure BIO-10b: Conduct environmental awareness training for construction employees</p> <p>Mitigation Measure BIO-10c: Conduct periodic site visits during construction</p> <p>Mitigation Measure BIO-10a: Conduct vegetation removal activities outside the breeding season for birds and raptors</p> <p>Mitigation Measure BIO-10b: Conduct preconstruction nesting surveys for special-status and non-special-status birds and implement protective measures during construction</p> | Less than significant |
| Impact BIO-11: Potential injury, mortality, or disturbance of tree-roosting bats and removal of roosting habitat within the VMVSP project area | Significant | <p>Mitigation Measure BIO-11a: Install construction barriers around the construction area to protect sensitive biological resources to be avoided</p> <p>Mitigation Measure BIO-11b: Conduct environmental awareness training for construction employees</p> <p>Mitigation Measure BIO-11c: Conduct periodic site visits during construction</p> <p>Mitigation Measure BIO-11: Identify suitable roosting sites for bats and implement avoidance and minimization measures</p> | Less than significant |
| Impact BIO-12: Potential mortality or disturbance of American badger within the VMVSP project area | Significant | <p>Mitigation Measure BIO-12a: Install construction barriers around the construction area to protect sensitive biological resources to be avoided</p> <p>Mitigation Measure BIO-12b: Conduct environmental awareness training for construction employees</p> <p>Mitigation Measure BIO-12c: Conduct periodic site visits during construction</p> <p>Mitigation Measure BIO-12: Implement measures to avoid and minimize potential impacts on American badger</p> | Less than significant |

| Impact | Level of Significance before Mitigation | Mitigation Measure | Significance after Mitigation |
|---|---|---|-------------------------------|
| Impact BIO-13: Potential mortality or disturbance of ringtail within the VMVSP project area | Significant | <p>Mitigation Measure BIO-1a: Install construction barriers around the construction area to protect sensitive biological resources to be avoided</p> <p>Mitigation Measure BIO-1b: Conduct environmental awareness training for construction employees</p> <p>Mitigation Measure BIO-1c: Conduct periodic site visits during construction</p> <p>Mitigation Measure BIO-10a: Conduct vegetation removal activities outside the breeding season for birds and raptors</p> <p>Mitigation Measure BIO-13: Identify suitable shelter and denning habitat for ringtail and implement avoidance and protective measures</p> | Less than significant |
| Impact BIO-14: Interfere with the movement of resident or migratory wildlife | Significant | <p>Mitigation Measure BIO-1d: Avoid and minimize potential disturbance of oak woodland habitat and compensate for loss of oak woodland and individual trees</p> <p>Mitigation Measure BIO-9b: Include measures in the open space management plan identifying homeowner responsibilities to help reduce potential for domestic animal predation on wildlife</p> | Less than significant |
| Impact BIO-15: Potential conflict with the County General Plan oak protection policies | Significant | <p>Mitigation Measure BIO-1a: Install construction barriers around the construction area to protect sensitive biological resources to be avoided</p> <p>Mitigation Measure BIO-1b: Conduct environmental awareness training for construction employees</p> <p>Mitigation Measure BIO-1c: Conduct periodic site visits during construction</p> <p>Mitigation Measure BIO-1d: Avoid and minimize potential disturbance of oak woodland habitat and compensate for loss of oak woodland and individual trees</p> <p>Mitigation Measure BIO-1e: Maintain retained oaks in development areas</p> | Less than significant |
| Impact BIO-16: Potential introduction and spread of invasive plant species | Significant | <p>Mitigation Measure BIO-16: Minimize the introduction and spread of invasive plants</p> | Less than significant |

| Impact | Level of Significance before Mitigation | Mitigation Measure | Significance after Mitigation |
|--|---|--|-------------------------------|
| Impact BIO-17: Potential loss of sensitive natural communities within the offsite infrastructure improvement areas | Significant | <p>Mitigation Measure BIO-1a: Install construction barriers around the construction area to protect sensitive biological resources to be avoided</p> <p>Mitigation Measure BIO-1b: Conduct environmental awareness training for construction employees</p> <p>Mitigation Measure BIO-1c: Conduct periodic site visits during construction</p> <p>Mitigation Measure BIO-1d: Avoid and minimize potential disturbance of oak woodland habitat and compensate for loss of oak woodland and individual trees</p> <p>Mitigation Measure BIO-2: Compensate for permanent loss of riparian woodland</p> <p>Mitigation Measure BIO-17: Compensate for loss of oak woodland in offsite infrastructure improvement areas</p> | Less than significant |
| Impact BIO-18: Potential loss of waters of the United States within the offsite infrastructure improvement areas | Significant | <p>Mitigation Measure BIO-1a: Install construction barriers around the construction area to protect sensitive biological resources to be avoided</p> <p>Mitigation Measure BIO-1b: Conduct environmental awareness training for construction employees</p> <p>Mitigation Measure BIO-1c: Conduct periodic site visits during construction</p> <p>Mitigation Measure BIO-1d: Avoid and minimize potential disturbance of oak woodland habitat and compensate for loss of oak woodland and individual trees</p> <p>Mitigation Measure BIO-3a: Avoid and minimize disturbance of waters of the United States, including wetlands</p> <p>Mitigation Measure BIO-3b: Compensate for loss of jurisdictional wetlands</p> <p>Mitigation Measure BIO-4: Compensate for loss of other waters of the United States</p> | Less than significant |
| Impact BIO-19: Potential loss of waters of the United States within the extension of Saratoga Way improvement area | No Impact | - | - |

| Impact | Level of Significance before Mitigation | Mitigation Measure | Significance after Mitigation |
|--|---|---|-------------------------------|
| Impact BIO-20: Potential loss of waters of the United States within the Bass Lake Road/Hollow Oak Drive intersection improvement area | Significant | Mitigation Measure BIO-1a: Install construction barriers around the construction area to protect sensitive biological resources to be avoided | Less than significant |
| | | Mitigation Measure BIO-1b: Conduct environmental awareness training for construction employees | |
| | | Mitigation Measure BIO-1c: Conduct periodic site visits during construction | |
| Impact BIO-21: Potential impacts on special-status plant species within the offsite infrastructure improvement areas | Significant | Mitigation Measure BIO-3a: Avoid and minimize disturbance of waters of the United States, including wetlands | Less than significant |
| | | Mitigation Measure BIO-1a: Install construction barriers around the construction area to protect sensitive biological resources to be avoided | |
| | | Mitigation Measure BIO-1b: Conduct environmental awareness training for construction employees | |
| Impact BIO-22: Potential mortality or disturbance of listed vernal pool branchiopods and their habitat within offsite infrastructure improvement areas | Significant | Mitigation Measure BIO-1c: Conduct periodic site visits during construction | Less than significant |
| | | Mitigation Measure BIO-21a: Conduct floristic surveys in the offsite infrastructure improvement areas for special-status plants during appropriate identification periods | |
| | | Mitigation Measure BIO-21b: Avoid or compensate for substantial effects on special-status plants in the offsite infrastructure improvement areas | |
| Impact BIO-22: Potential mortality or disturbance of listed vernal pool branchiopods and their habitat within offsite infrastructure improvement areas | Significant | Mitigation Measure BIO-1a: Install construction barriers around the construction area to protect sensitive biological resources to be avoided | Less than significant |
| | | Mitigation Measure BIO-1b: Conduct environmental awareness training for construction employees | |
| | | Mitigation Measure BIO-1c: Conduct periodic site visits during construction | |
| Impact BIO-22: Potential mortality or disturbance of listed vernal pool branchiopods and their habitat within offsite infrastructure improvement areas | Significant | Mitigation Measure BIO-3a: Avoid and minimize disturbance of waters of the United States, including wetlands | Less than significant |
| | | Mitigation Measure BIO-22a: Conduct a habitat assessment for federally listed branchiopods in the offsite infrastructure improvement areas | |
| | | Mitigation Measure BIO-22b: Avoid or compensate for effects on | |

| Impact | Level of Significance before Mitigation | Mitigation Measure | Significance after Mitigation |
|--|---|---|-------------------------------|
| Impact BIO-23: Potential mortality or disturbance of California red-legged frog within offsite infrastructure improvement areas | Significant | vernal pool fairy shrimp and vernal pool tadpole shrimp and their habitat Mitigation Measure BIO-1a: Install construction barriers around the construction area to protect sensitive biological resources to be avoided Mitigation Measure BIO-1b: Conduct environmental awareness training for construction employees Mitigation Measure BIO-1c: Conduct periodic site visits during construction Mitigation Measure BIO-3a: Avoid and minimize disturbance of waters of the United States, including wetlands Mitigation Measure BIO-6: Conduct preconstruction surveys and implement California red-legged frog avoidance and minimization measures | Less than significant |
| Impact BIO-24: Potential mortality or disturbance of foothill yellow-legged frog within offsite infrastructure improvement areas | Significant | Mitigation Measure BIO-1a: Install construction barriers around the construction area to protect sensitive biological resources to be avoided Mitigation Measure BIO-1b: Conduct environmental awareness training for construction employees Mitigation Measure BIO-1c: Conduct periodic site visits during construction Mitigation Measure BIO-3a: Avoid and minimize disturbance of waters of the United States, including wetlands Mitigation Measure BIO-7: Avoid and minimize construction-related impacts on foothill yellow-legged frog | Less than significant |
| Impact BIO-25: Potential mortality or disturbance of Pacific pond turtle within offsite infrastructure improvement areas | Significant | Mitigation Measure BIO-1a: Install construction barriers around the construction area to protect sensitive biological resources to be avoided Mitigation Measure BIO-1b: Conduct environmental awareness training for construction employees Mitigation Measure BIO-1c: Conduct periodic site visits during construction Mitigation Measure BIO-8: Conduct preconstruction surveys for Pacific pond turtle and exclude turtles from the work area | Less than significant |

| Impact | Level of Significance before Mitigation | Mitigation Measure | Significance after Mitigation |
|--|---|---|-------------------------------|
| Impact BIO-26: Potential mortality or disturbance of Blainville's horned lizard within offsite infrastructure improvement areas | Significant | <p>Mitigation Measure BIO-1a: Install construction barriers around the construction area to protect sensitive biological resources to be avoided</p> <p>Mitigation Measure BIO-1b: Conduct environmental awareness training for construction employees</p> <p>Mitigation Measure BIO-1c: Conduct periodic site visits during construction</p> <p>Mitigation Measure BIO-9a: Avoid and minimize impacts on Blainville's horned lizard</p> | Less than significant |
| Impact BIO-27: Potential mortality or disturbance of nesting special-status and non-special-status birds within offsite infrastructure improvement areas | Significant | <p>Mitigation Measure BIO-1a: Install construction barriers around the construction area to protect sensitive biological resources to be avoided</p> <p>Mitigation Measure BIO-1b: Conduct environmental awareness training for construction employees</p> <p>Mitigation Measure BIO-1c: Conduct periodic site visits during construction</p> <p>Mitigation Measure BIO-10a: Conduct vegetation removal activities outside the breeding season for birds and raptors</p> <p>Mitigation Measure BIO-10b: Conduct preconstruction nesting surveys for special-status and non-special-status birds and implement protective measures during construction</p> | Less than significant |
| Impact BIO-28: Potential injury, mortality, or disturbance of tree-roosting bats and removal of roosting habitat within offsite infrastructure improvement areas | Significant | <p>Mitigation Measure BIO-1a: Install construction barriers around the construction area to protect sensitive biological resources to be avoided</p> <p>Mitigation Measure BIO-1b: Conduct environmental awareness training for construction employees</p> <p>Mitigation Measure BIO-1c: Conduct periodic site visits during construction</p> <p>Mitigation Measure BIO-11: Identify suitable roosting sites for bats and implement avoidance and minimization measures</p> | Less than significant |

| Impact | Level of Significance before Mitigation | Mitigation Measure | Significance after Mitigation |
|--|---|---|-------------------------------|
| Impact BIO-29: Potential mortality or disturbance of American badger within offsite infrastructure improvement areas | Significant | <p>Mitigation Measure BIO-1a: Install construction barriers around the construction area to protect sensitive biological resources to be avoided</p> <p>Mitigation Measure BIO-1b: Conduct environmental awareness training for construction employees</p> <p>Mitigation Measure BIO-1c: Conduct periodic site visits during construction</p> <p>Mitigation Measure BIO-12: Implement measures to avoid and minimize potential impacts on American badger</p> | Less than significant |
| Impact BIO-30: Potential mortality or disturbance of ringtail within offsite infrastructure improvement areas | Significant | <p>Mitigation Measure BIO-1a: Install construction barriers around the construction area to protect sensitive biological resources to be avoided</p> <p>Mitigation Measure BIO-1b: Conduct environmental awareness training for construction employees</p> <p>Mitigation Measure BIO-1c: Conduct periodic site visits during construction</p> <p>Mitigation Measure BIO-10a: Conduct vegetation removal activities outside the breeding season for birds and raptors</p> <p>Mitigation Measure BIO-13: Identify suitable shelter and denning habitat for ringtail and implement avoidance and protective measures</p> | Less than significant |
| Cultural Resources | | | |
| Impact CUL-1: Cause a substantial adverse change in the significance of an archaeological resource that is a historical resource as defined in Section 15064.5 | Significant | <p>Mitigation Measure CUL-1a: Avoid impacts on the Marble Valley Archaeological District where possible and implement appropriate treatment where avoidance is not possible</p> <p>Mitigation Measure CUL-1b: Avoid impacts on the Marble Valley Historic Limestone Mining District where possible and implement appropriate treatment where avoidance is not possible</p> <p>Mitigation Measure CUL-1c: Avoid impacts on archaeological resources P-09-788, P-09-796, and P-09-1682 where possible and implement appropriate measures where avoidance is not possible</p> <p>Mitigation Measure CUL-1d: Perform archaeological construction monitoring during ground-disturbing activities within 100 feet</p> | Less than significant |

| Impact | Level of Significance before Mitigation | Mitigation Measure | Significance after Mitigation |
|--|---|---|-------------------------------|
| Impact CUL-2: Cause a substantial adverse change in the significance of a built environment resource that is a historical resource pursuant to Section 15064.5 | No impact | - Mitigation Measure CUL-1e: Stop work in the event of discovery of previously unknown cultural resources | - |
| Impact CUL-3: Disturb any human remains, including those interred outside of formal cemeteries | Significant | Mitigation Measure CUL-1a: Avoid impacts on the Marble Valley Archaeological District where possible and implement appropriate treatment where avoidance is not possible Mitigation Measure CUL-1c: Avoid impacts on archaeological resources P-09-788, P-09-796, and P-09-1682 where possible and implement appropriate measures where avoidance is not possible Mitigation Measure CUL-3: Perform construction monitoring during ground-disturbing activities and stop work if human remains are encountered | Less than significant |
| Impact CUL-4: Result in disturbance to or destruction of cultural resources as a result of offsite infrastructure and General Plan Policy TC-Xf traffic improvements | Significant | Mitigation Measure CUL-1d: Perform archaeological construction monitoring during ground-disturbing activities within 100 feet of known cultural resource sites Mitigation Measure CUL-1e: Stop work in the event of discovery of previously unknown cultural resources Mitigation Measure CUL-3: Perform construction monitoring during ground-disturbing activities and stop work if human remains are encountered Mitigation Measure CUL-4: Perform cultural resources surveys of the offsite infrastructure and traffic improvement areas and mitigate impacts on any eligible resources in accordance with State CEQA Guidelines Section 15126.4 | Less than significant |
| Geology, Soils, Minerals, and Paleontological Resources | | | |
| Impact GEO-1: Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: (1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. | Significant | Mitigation Measure GEO-1: Incorporate mitigation measures identified in geotechnical reports and use standard engineering practices to mitigate for non-engineered fill slope instability around the North Quarry | Less than significant |

| Impact | Level of Significance before Mitigation | Mitigation Measure | Significance after Mitigation |
|--|---|---|-------------------------------|
| Refer to Division of Mines and Geology Special Publication 42; (2) Strong seismic ground shaking; (3) Seismic-related ground failure, including liquefaction; and (4) Landslides | | | |
| Impact GEO-2: Result in substantial soil erosion or the loss of topsoil | Less than significant | – | – |
| Impact GEO-3: 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 an onsite or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse | Significant | Mitigation Measure GEO-1: Incorporate mitigation measures identified in geotechnical reports and use standard engineering practices to mitigate for non-engineered fill slope instability around the North Quarry Mitigation Measure GEO-3a: Protect Marble Lake Boulevard from unstable geologic conditions Mitigation Measure GEO-3b: Implement development setbacks around Marble Valley Lake Mitigation Measure GEO-3c: Ensure stability of South Quarry pit (Monolith Event Center) Mitigation Measure GEO-3d: Evaluate and implement appropriate detention basin roadway embankment design to address geotechnical stability and flood protection | Less than significant |
| Impact GEO-4: Result in fracturing and/or erosion from construction methods that could result in unstable geologic or soil conditions | Significant | Mitigation Measure GEO-4: Implement recommendations developed by qualified geotechnical engineers for excavation in hard rock | Less than significant |
| Impact GEO-5: Be located on expansive soil, as defined in Section 1803.5.3 of the CBSC, creating substantial risks to life or property | Less than significant | – | – |
| Impact GEO-6: Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of wastewater | No impact | – | – |
| Impact GEO-7: Be located on a subterranean mine that has a shaft, vent, or adit open to the surface | Significant | Mitigation Measure GEO-7a: Incorporate standard practice for abandoning small hard rock mining features Mitigation Measure GEO-7b: Develop and implement reporting process for mine features discovered by residents, visitors, and employees | Significant and unavoidable |

| Impact | Level of Significance before Mitigation | Mitigation Measure | Significance after Mitigation |
|--|---|--|-------------------------------|
| Impact GEO-8: 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 | Less than significant | - | - |
| Impact GEO-9: 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 | No impact | - | - |
| Impact GEO-10: Directly or indirectly destroy a unique paleontological resource or unique geologic feature | Significant | Mitigation Measure GEO-10a: Educate construction personnel in recognizing fossil material Mitigation Measure GEO-10b: Stop work if fossil remains are encountered during construction Mitigation Measure GEO-10c: Stop work if a cave or void is encountered during construction | Less than significant |
| Impact GEO-11: Impacts on geological, mineral and paleontological resources resulting from offsite improvements and General Plan Policy TC-Xf traffic improvements | Significant | Mitigation Measure GEO-4: Implement recommendations developed by qualified geotechnical engineers for excavation in hard rock Mitigation Measure GEO-10a: Educate construction personnel in recognizing fossil material Mitigation Measure GEO-10b: Stop work if substantial fossil remains are encountered during construction Mitigation Measure GEO-10c: Stop work if a cave or void is encountered during construction | Less than significant |
| Greenhouse Gas Emissions | | | |
| Impact GHG-1: Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment | Significant | Mitigation Measure TRA-2: Shift 25,000 square feet of commercial office land use to commercial retail land use Mitigation Measure AQ-2b: Implement best management practices to reduce construction-related exhaust emissions during early construction Mitigation Measure AQ-2c: Require advanced off-road engines and newer onsite on-road trucks Mitigation Measure GHG-1: Implement BMPs to reduce construction-generated GHG emissions Mitigation Measure GHG-2: Develop and implement a GHG reduction plan to reduce construction and operational area, mobile, and building natural-gas GHG emissions | Significant and unavoidable |

| Impact | Level of Significance before Mitigation | Mitigation Measure | Significance after Mitigation |
|---|---|---|-------------------------------|
| Impact GHG-2: Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases | Significant | <p>Mitigation Measure TRA-2: Shift 25,000 square feet of commercial office land use to commercial retail land use</p> <p>Mitigation Measure AQ-2b: Implement best management practices to reduce construction-related exhaust emissions during early construction</p> <p>Mitigation Measure AQ-2c: Require advanced off-road engines and newer onsite on-road trucks</p> <p>Mitigation Measure GHG-1: Implement BMPs to reduce construction-generated GHG emissions</p> <p>Mitigation Measure GHG-2: Develop and implement a GHG reduction plan to reduce construction and operational area, mobile, and building natural-gas GHG emissions</p> | Significant and unavoidable |
| Impact GHG-3: Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment as a result of offsite improvements | Significant | <p>Mitigation Measure AQ-2b: Implement best management practices to reduce construction-related exhaust emissions during early construction</p> <p>Mitigation Measure AQ-2c: Require advanced off-road engines and newer onsite on-road trucks</p> <p>Mitigation Measure GHG-1: Implement BMPs to reduce construction-generated GHG emissions</p> | Less than significant |
| Impact GHG-4: Impacts on GHG resources resulting from implementation of General Plan Policy TC-Xf traffic improvements | Significant | <p>Mitigation Measure AQ-2b: Implement best management practices to reduce construction-related exhaust emissions during early construction</p> <p>Mitigation Measure AQ-2c: Require advanced off-road engines and newer onsite on-road trucks</p> <p>Mitigation Measure GHG-1: Implement BMPs to reduce construction-generated GHG emissions</p> | Less than significant |
| Hazards and Hazardous Materials | | | |
| Impact HAZ-1: Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials | Less than significant | | - |

| Impact | Level of Significance before Mitigation | Mitigation Measure | Significance after Mitigation |
|---|---|---|-------------------------------|
| Impact HAZ-2: Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment | Significant | Mitigation Measure AQ-3: Submit and implement an Asbestos Dust Mitigation Plan in accordance with EDCAQMD Rule 223-2 Mitigation Measure HAZ-2a: Conduct a Phase I environmental site assessment and a Phase II environmental site assessment if recommended in the Phase I environmental site assessment Mitigation Measure HAZ-2b: Implement remediation as necessary Mitigation Measure HAZ-2c: Conduct additional sampling and analysis of soils containing TPH | Less than significant |
| Impact HAZ-3: Emit hazardous emissions or involve handling hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school | Less than significant | - | - |
| Impact HAZ-4: Be located on a site that 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 | No impact | - | - |
| Impact HAZ-5: Be located within an airport land use plan area or, where such a plan has not been adopted, be within 2 miles of a public airport or public use airport, and result in a safety hazard for people residing or working in the project area | No impact | - | - |
| Impact HAZ-6: Be located within the vicinity of a private airstrip and result in a safety hazard for people residing or working in the project area | No impact | - | - |
| Impact HAZ-7: Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan | Less than significant | - | - |

| Impact | Level of Significance before Mitigation | Mitigation Measure | Significance after Mitigation |
|--|---|---|-------------------------------|
| Impact HAZ-8: Expose people or structures to a significant risk of loss, injury, or death involving wildland fires; due to slope, prevailing winds, and other factors, exacerbate wildfire risks; require the installation or maintenance of associated infrastructure that may exacerbate fire risk; or expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes | Significant | Mitigation Measure HAZ-8: Preparation of a wildfire safety plan | Less than significant |
| Impact HAZ-9: Create a significant hazard to the public or the environment as a result of offsite infrastructure and General Plan Policy TC-Xf traffic improvements | Significant | Mitigation Measure TRA-4: Implement site-specific transportation management plan during construction | Less than significant |
| Hydrology, Water Quality, and Water Resources | | | |
| Impact WQ-1: Violate any water quality standards or water discharge requirements or otherwise substantially degrade surface water or groundwater quality | Significant | Mitigation Measure BIO-1a: Install construction barriers around the construction area to protect sensitive biological resources to be avoided Mitigation Measure BIO1b: Conduct environmental awareness training for construction employees Mitigation Measure BIO-1c: Conduct periodic site visits during construction Mitigation Measure BIO-3a: Avoid and minimize disturbance of waters of the United States, including wetlands | Less than significant |
| Impact WQ-2: Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin | Less than significant | - | - |
| Impact WQ-3i: 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 that would result in substantial erosion or siltation onsite or offsite | Significant | Mitigation Measure GEO-3d: Evaluate and implement appropriate detention basin roadway embankment design to address geotechnical stability and flood protection | Less than significant |
| Impact WQ-3ii: 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 that would result in flooding onsite or offsite | Significant | Mitigation Measure GEO-3d: Evaluate and implement appropriate detention basin roadway embankment design to address geotechnical stability and flood protection | Less than significant |

| Impact | Level of Significance before Mitigation | Mitigation Measure | Significance after Mitigation |
|--|---|---|-------------------------------|
| Impact WQ-3iii: Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff | Less than significant | - | - |
| Impact WQ-3iv: Impede or redirect flood flows | Less than significant | - | - |
| Impact WQ-4: In a flood hazard, tsunami, seiche zone, risk release of pollutants due to project inundation | Less than significant | - | - |
| Impact WQ-5: Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan | No impact | - | - |
| Impact WQ-6: Impacts on hydrology, water quality, and water resources resulting from offsite improvements, including General Plan Policy TC-Xf traffic improvements | Significant | Mitigation Measure BIO-1a: Install construction barriers around the construction area to protect sensitive biological resources to be avoided Mitigation Measure BIO1b: Conduct environmental awareness training for construction employees Mitigation Measure BIO-1c: Conduct periodic site visits during construction Mitigation Measure BIO-3a: Avoid and minimize disturbance of waters of the United States, including wetlands | Less than significant |
| Land Use Planning and Agricultural Resources | | | |
| Impact LU-1: Physically divide an established community | No impact | - | - |
| Impact LU-2: Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect | Less than significant | - | - |
| Impact LU-3: Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use | No impact | - | - |
| Impact LU-4: Conflict with existing zoning for agricultural use or conflict with a Williamson Act contract | No impact | - | - |

| Impact | Level of Significance before Mitigation | Mitigation Measure | Significance after Mitigation |
|--|---|---|-------------------------------|
| Impact LU-5: Conflict with existing zoning for, or cause rezoning of forest land (as defined in Public Resources Code Section 12220[g]), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104[g]) | No impact | - | - |
| Impact LU-6: Result in the loss of forest land or conversion of forest land to non-forest use | No impact | - | - |
| Impact LU-7: Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forest land to non-forest use | Less than significant | - | - |
| Impact LU-8: Result in impacts related to land use as a result of offsite improvements or General Plan Policy TC-Xf traffic improvements | Less than significant | - | - |
| Noise and Vibration | | | |
| Impact NOI-1a: Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the County General Plan or noise ordinance as a result of construction activities | Significant | Mitigation Measure NOI-1a: Employ noise-reducing construction practices | Significant and unavoidable |
| Impact NOI-1b: Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the County General Plan or noise ordinance from project-generated traffic within the VMVSP project area | Significant | Mitigation Measure NOI-1b: Prepare and implement a noise control plan Mitigation Measure NOI-1c: Prepare and implement a noise control plan for 2080 Marble Valley Road and 4091 Flying C Road | Significant and unavoidable |
| Impact NOI-1c: Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the County General Plan or noise ordinance for stationary or non-transportation noise sources during project operation | Significant | Mitigation Measure NOI-1b: Prepare and implement a noise control plan Mitigation Measure NOI-1d: Employ measures to limit sound from outdoor events | Less than significant |
| Impact NOI-2: Generation of excessive groundborne vibration or groundborne noise levels | Significant | Mitigation Measure NOI-2: Employ measures to reduce airblast and vibration from blasting | Less than significant |

| Impact | Level of Significance before Mitigation | Mitigation Measure | Significance after Mitigation |
|--|---|--|-------------------------------|
| Impact NOI-3: For a project located within the vicinity of a private airstrip or an airport land use plan area, or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, expose people residing or working in the project area to excessive noise levels | Less than significant | - | - |
| Impact NOI-4: Result in noise impacts due to activities associated with project offsite improvements | Significant | Mitigation Measure NOI-2: Employ measures to reduce airblast and vibration from blasting | Significant and unavoidable |
| Impact NOI-5: Result in impacts related to noise as a result of General Plan Policy TC-Xf traffic improvements | Less than significant | - | - |
| Population and Housing | | | |
| Impact POP-1: Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure) | Significant | - | Significant and unavoidable |
| Impact POP-2: Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere | No impact | - | - |
| Public Services and Utilities | | | |
| Impact PSU-1: Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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 fire protection; police protection; schools; or libraries | Less than significant | - | - |

| Impact | Level of Significance before Mitigation | Mitigation Measure | Significance after Mitigation |
|---|---|---|-------------------------------|
| Impact PSU-2: Require or result in the relocation or construction of new or expanded wastewater treatment or storm water drainage facilities, the construction or relocation of which could cause significant environmental effects | Significant | <p>Mitigation Measure AQ-2b: Implement best management practices to reduce construction-related exhaust emissions during early construction</p> <p>Mitigation Measure AQ-2c: Require advanced off-road engines and newer onsite on-road trucks</p> <p>Mitigation Measure AQ-2d: Implement an EDCAQMD-approved Fugitive Dust Control Plan during construction</p> <p>Mitigation Measure AQ-2e Offset construction-generated ozone precursors</p> <p>Mitigation Measure BIO-1a: Install construction barriers around the construction area to protect sensitive biological resources to be avoided</p> <p>Mitigation Measure BIO-1b: Conduct environmental awareness training for construction employees</p> <p>Mitigation Measure BIO-1c: Conduct periodic site visits during construction</p> <p>Mitigation Measure BIO-1d: Avoid and minimize potential disturbance of oak woodland habitat and compensate for loss of oak woodland and individual trees</p> <p>Mitigation Measure BIO-2: Compensate for the permanent loss of riparian woodland</p> <p>Mitigation Measure BIO-3a: Avoid and minimize disturbance of waters of the United States, including wetlands</p> <p>Mitigation Measure BIO-3b: Compensate for loss of jurisdictional wetlands</p> <p>Mitigation Measure BIO-4: Compensate for loss of other waters of the United States</p> <p>Mitigation Measure BIO-5a: Conduct floristic surveys in the project area for special-status plants during appropriate identification periods</p> <p>Mitigation Measure BIO-5b: Avoid or compensate for substantial effects on special- status plants in the project area</p> <p>Mitigation Measure BIO-6: Conduct preconstruction survey and implement California red-legged frog avoidance and minimization measures</p> <p>Mitigation Measure BIO-7: Avoid and minimize construction-related impacts on foothill yellow-legged frog</p> <p>Mitigation Measure BIO-8: Conduct preconstruction surveys for Pacific pond turtle and exclude turtles from the work area</p> | Less than significant |

| Impact | Level of Significance before Mitigation | Mitigation Measure | Significance after Mitigation |
|--|---|--|-------------------------------|
| Impact PSU-3: Require or result in the construction of new water treatment or conveyance facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects | Significant | <p>Mitigation Measure AQ-2b: Implement best management practices to reduce construction-related exhaust emissions during early construction</p> <p>Mitigation Measure AQ-2c: Require advanced off-road engines and newer onsite on-road trucks</p> <p>Mitigation Measure AQ-2d: Implement an EDCAQMD-approved Fugitive Dust Control Plan during construction</p> <p>Mitigation Measure AQ-2e: Offset construction-generated ozone precursors</p> <p>Mitigation Measure BIO-1a: Install construction barriers around the construction area to protect sensitive biological resources to be avoided</p> <p>Mitigation Measure BIO-1b: Conduct environmental awareness training for construction employees</p> <p>Mitigation Measure BIO-1c: Conduct periodic site visits during construction</p> <p>Mitigation Measure BIO-1d: Avoid and minimize potential disturbance of oak woodland habitat and compensate for loss of oak woodland and individual trees</p> <p>Mitigation Measure BIO-2: Compensate for the permanent loss of riparian woodland</p> <p>Mitigation Measure BIO-3a: Avoid and minimize disturbance of waters of the United States, including wetlands</p> <p>Mitigation Measure BIO-3b: Compensate for loss of jurisdictional wetlands</p> <p>Mitigation Measure BIO-4: Compensate for loss of other waters of the United States</p> <p>Mitigation Measure BIO-5a: Conduct floristic surveys in the project area for special-status plants during appropriate identification periods</p> <p>Mitigation Measure BIO-5b: Avoid or compensate for substantial effects on special- status plants in the project area</p> <p>Mitigation Measure BIO-6: Conduct preconstruction survey and implement California red-legged frog avoidance and minimization measures</p> <p>Mitigation Measure BIO-7: Avoid and minimize construction-</p> | Less than significant |

| Impact | Level of Significance before Mitigation | Mitigation Measure | Significance after Mitigation |
|--------|---|---|-------------------------------|
| | | related impacts on foothill yellow-legged frog | |
| | | Mitigation Measure BIO-8: Conduct preconstruction surveys for Pacific pond turtle and exclude turtles from the work area | |
| | | Mitigation Measure BIO-9a: Avoid and minimize impacts on Blainville's horned lizard | |
| | | Mitigation Measure BIO-10a: Conduct vegetation removal activities outside the breeding season for birds and raptors | |
| | | Mitigation Measure BIO-10b: Conduct preconstruction nesting surveys for special-status and non-special-status birds and implement protective measures during construction | |
| | | Mitigation Measure BIO-11: Identify suitable roosting sites for bats and implement avoidance and minimization measures | |
| | | Mitigation Measure BIO-12: Implement measures to avoid and minimize potential impacts on American badger | |
| | | Mitigation Measure BIO-13: Identify suitable shelter and denning habitat for ringtail and implement avoidance and protective measures | |
| | | Mitigation Measure BIO-17: Compensate for loss of oak woodland in offsite infrastructure improvement areas | |
| | | Mitigation Measure BIO-21a: Conduct floristic surveys in the offsite infrastructure improvement areas for special-status plants during appropriate identification periods | |
| | | Mitigation Measure BIO-21b: Avoid or compensate for substantial effects on special-status plants in the offsite infrastructure improvement areas | |
| | | Mitigation Measure BIO-22a: Conduct a habitat assessment for federally listed branchiopods in the offsite infrastructure improvement areas | |
| | | Mitigation Measure BIO-22b: Avoid or compensate for effects on vernal pool fairy shrimp and vernal pool tadpole shrimp and their habitat | |
| | | Mitigation Measure CUL-1d: Perform archaeological construction monitoring during ground-disturbing activities within 100 feet of known cultural resource sites | |
| | | Mitigation Measure CUL-1e: Stop work in the event of discovery of previously unknown cultural resources | |

| Impact | Level of Significance before Mitigation | Mitigation Measure | Significance after Mitigation |
|---|---|--|-------------------------------|
| | | Mitigation Measure CUL-3: Perform construction monitoring during ground-disturbing activities and stop work if human remains are encountered | |
| | | Mitigation Measure CUL-4: Perform cultural resources surveys of the offsite infrastructure and traffic improvement areas and mitigate impacts on any eligible resources in accordance with State CEQA Guidelines Section 15126.4 | |
| | | Mitigation Measure GEO-4: Implement recommendations developed by qualified geotechnical engineers for excavation in hard rock | |
| | | Mitigation Measure GEO-10a: Educate construction personnel in recognizing fossil material | |
| | | Mitigation Measure GEO-10b: Stop work if fossil remains are encountered during construction | |
| | | Mitigation Measure GEO-10c: Stop work if a cave or void is encountered during construction | |
| | | Mitigation Measure NOI-1a: Employ noise-reducing construction practices | |
| | | Mitigation Measure TRA-4: Implement site-specific transportation management plan during construction | |
| Impact PSU-4: Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years | Less than significant | - | - |
| Impact PSU-5: 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 and anticipated commitments | Less than significant | - | - |
| Impact PSU-6: Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals | Less than significant | - | - |
| Impact PSU-7: Comply with federal, state, and local management and reduction statutes and regulations related to solid waste | Less than significant | - | - |

| Impact | Level of Significance before Mitigation | Mitigation Measure | Significance after Mitigation |
|--|---|--|-------------------------------|
| Impact PSU-8: Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation or conflict with or obstruct a state or local plan for renewable energy or energy efficiency | Less than significant | - | - |
| Recreation | | | |
| Impact REC-1: 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 | Less than significant | - | - |
| Impact REC-2: Require the construction or expansion of offsite recreational facilities that might have an adverse physical effect on the environment | No impact | - | - |
| Traffic and Circulation | | | |
| Impact TRA-1: Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities | Significant | Mitigation Measure TRA-1: Provide alternative park-and-ride facilities | Less than significant |
| Impact TRA-2: Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b) | Significant | Mitigation Measure TRA-2: Shift 25,000 square feet of commercial office land use to commercial retail land use | Less than significant |
| Impact TRA-3: Substantially increase hazards because of a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) | Less than significant | - | - |
| Impact TRA-4: Result in inadequate emergency access | Significant | Mitigation Measure TRA-4: Implement site-specific transportation management plan during construction | Less than significant |
| Impact TRA-5: Impacts on transportation as a result of offsite improvements | Significant | Mitigation Measure TRA-4: Implement site-specific transportation management plan during construction | Less than significant |

| Cumulative Impacts | Contribution to Cumulative Effects | Additional Mitigation Measures | Contribution after Mitigation |
|---|------------------------------------|--------------------------------|-------------------------------|
| Aesthetics | Considerable contribution | - | Considerable contribution |
| Air Quality | Considerable contribution | - | Considerable contribution |
| Biological Resources – Oak woodland, Blainville’s horned lizard, wildlife movement corridor | Considerable contribution | - | Considerable contribution |
| Cultural Resources – Prehistoric Cultural Resources | Considerable contribution | - | Considerable contribution |
| Greenhouse Gas Emission | Considerable contribution | - | Considerable contribution |
| Noise and Vibration – Traffic Noise on existing residence | Considerable contribution | - | Considerable contribution |
| Population | Considerable contribution | - | Considerable contribution |