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## **2. EXECUTIVE SUMMARY**

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## 2. EXECUTIVE SUMMARY

### 2.1 INTRODUCTION

The Executive Summary chapter of the EIR provides an overview of the proposed project (see Chapter 3, Project Description, for further details) and provides a table summary of the conclusions of the environmental analysis provided in Chapters 4.1 through 4.15. This chapter also summarizes the alternatives to the proposed project that are described in Chapter 6, Alternatives Analysis, and identifies the Environmentally Superior Alternative. Table 2-1 contains the environmental impacts associated with the proposed project, the significance of the impacts, the proposed mitigation measures for the impacts, and the significance of the impacts after implementation of the mitigation measures.

### 2.2 SUMMARY DESCRIPTION OF THE PROPOSED PROJECT

The following sections include summaries of the project location and setting, and project description.

#### **Project Location and Setting**

The project site is located in El Dorado County, California, approximately 500 feet north of U.S. Highway 50 (US 50), east of Bass Lake Road. The approximately 60.5-acre site is identified by Assessor's Parcel Numbers (APNs) 119-080-12, -021, and -023. The project site is located in the southern central portion of the Bass Lake Hills Specific Plan (BLHSP); the northern portion of the project site is located within the Community Region of the El Dorado County General Plan, and the southern portion of the site is located within the Rural Region. Surrounding land uses include undeveloped land and rural residences within the BLHSP to the north; rural residences to the west; the El Dorado Hills Fire Department Station 86 to the northwest; undeveloped land and rural residences to the south, across US 50; and undeveloped land to the east, with the Holy Trinity Parish and School located further east. The BLHSP designates the project site as Low Density Residential Planned Development with a maximum allowable density of 0.2 dwelling units per acre (du/ac) (L.2-PD) south of Country Club Drive and Low Density Residential Planned Development with a maximum allowable density of 0.7 du/ac (L.7-PD) north of Country Club Drive. The project site is zoned Residential Estate-10 acres (RE-10).

#### **Project Description**

The project site would consist of two areas: the Project Development Area consists of the northernmost and southernmost 30.3 acres of the project site, and would be developed with two hotels, retail services, two restaurants, a museum, an event center, associated parking, 56 residential cottages for employee housing, and an additional 56 residential cottages that may be rented on a daily or extended basis, which would require a Conditional Use Permit (CUP). The Program Study Area consist of the central and easternmost 30.2 acres of the project site and may include future development of additional hotels, medical facilities, senior housing, townhomes and cottages, and other uses allowed by the proposed zoning districts. The proposed project would require approval of a General Plan Amendment, BLHSP Amendment, Rezone, a Planned Development, Tentative Subdivision Map, and a CUP, as well as other responsible agency approvals.



Please refer to Chapter 3, Project Description, of this EIR for a detailed description of the proposed project and entitlements, as well as a full list of the project objectives.

## **2.3 ENVIRONMENTAL IMPACTS AND PROPOSED AND RECOMMENDED MITIGATION**

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Under CEQA, a significant effect on the environment is defined as a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, mineral, flora, fauna, ambient noise, and objects of historic or aesthetic significance. Mitigation measures must be implemented as part of the proposed project to reduce potential adverse impacts to a less-than-significant level. Such mitigation measures are noted in this EIR and are found in the following technical chapters: Aesthetics; Air Quality, Greenhouse Gas Emissions, and Energy; Biological Resources; Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Hydrology and Water Quality; Noise; Transportation; Tribal Cultural Resources; and Wildfire. The mitigation measures presented in the EIR will form the basis of the Mitigation Monitoring and Reporting Program. Any impact that remains significant after implementation of mitigation measures is considered a significant and unavoidable impact.

A summary of the identified impacts in the technical chapters of the EIR is presented in Table 2-1. In Table 2-1, the proposed project impacts are identified for each technical chapter (Chapters 4.1 through 4.15) of the EIR. In addition, Table 2-1 includes the level of significance of each impact, any mitigation measures required for each impact, and the resulting level of significance after implementation of mitigation measures for each impact.

## **2.4 SUMMARY OF PROJECT ALTERNATIVES**

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The following section presents a summary of the evaluation of the alternatives considered for the proposed project, which include the following:

- No Project (No Build) Alternative;
- Buildout Pursuant to BLHSP Alternative; and
- Higher Density Alternative.

For a more thorough discussion of project alternatives that were evaluated in this EIR, including alternatives considered but dismissed, please refer to Chapter 6, Alternatives Analysis.

### **No Project (No Build) Alternative**

The County has decided to evaluate a No Project (No Build) Alternative, which assumes that the current conditions of the project site would remain, and the site would not be developed. As described in this EIR, Country Club Drive crosses through the northern portion of the site and a dirt road is located in the western area of the site. With the exception of two wells located near the center of the site, the project site is otherwise undeveloped. On-site vegetation consists of seasonal grasses and scattered oak trees. In addition, rock outcroppings are located throughout the site. Seasonal wetlands have also been observed on-site, as well as drainage ditches and an intermittent drainage path that run along the roadways in the site vicinity. The No Project (No Build) Alternative would not meet any of the project objectives.



### **Buildout Pursuant to BLHSP Alternative**

Under the Buildout Pursuant to BLHSP Alternative, rather than split the project site into the Project Development Area and the Program Study Area, the entire project site would be developed consistent with the site's existing BLHSP land use designations. As shown in Figure 3-4 in Chapter 3, Project Description, of this EIR, the BLHSP designates the approximately 43.12-acre portion of the project site located south of Country Club Drive as Low Density Residential Planned Development with a maximum allowable density of 0.2 du/ac (L.2-PD); the approximately 17.38-acre portion of the project site located north of Country Club Drive is designated as Low Density Residential Planned Development with a maximum allowable density of 0.7 du/ac (L.7-PD).

Assuming buildout at the maximum allowable density for the foregoing land use designations, the southern portion of the project site designated as L.2-PD would be developed with nine low density residences, and the northern portion of the project site designated as L.7-PD would be developed with 12 low density residences, for a total of 21 residences across the entire project site. The currently proposed hotel and retail uses would not be developed under the Buildout Pursuant to BLHSP Alternative. When taking into account full buildout of the proposed project, which could include the development of up to 814 residences, the Alternative would result in the development of 793 fewer residences than the proposed project.

Similar to the proposed project, the Buildout Pursuant to BLHSP Alternative would require annexation into the El Dorado Irrigation District (EID) service area, which is subject to El Dorado Local Agency Formation Commission (LAFCo) approval. In addition, one of the two off-site water main alternatives would be required to provide water to the project site. Unlike the currently proposed project, the proposed sewer main connection would not be required under the Alternative; the proposed septic sewer system would be sufficient to serve the needs of the reduced population associated with the Buildout Pursuant to BLHSP Alternative. The General Plan Amendment, BLHSP Amendment, and Rezone associated with the proposed project would not be required under the Buildout Pursuant to BLHSP Alternative.

Because a site plan has not been prepared for the Buildout Pursuant to BLHSP Alternative, it cannot yet be determined if the Alternative would incorporate existing on-site natural resources, provide trails on-site, or preserve the Lincoln Highway; as such, the Alternatives ability to meet Project Objectives 2 through 4 cannot be determined. However, because the Buildout Pursuant to BLHSP Alternative would include the development of only residential uses with generally uniform density, the Alternative would not meet the remaining project objectives.

### **Higher Density Alternative**

As noted above, the proposed project would result in a significant and unavoidable impact related to vehicle miles traveled (VMT). In their Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity<sup>1</sup>, the California Air Pollution Control Officers Association (CAPCOA) sets forth VMT reduction strategies where the effectiveness of the strategies is supported by substantial evidence. Potential CAPCOA VMT reduction strategies should be relevant to the project's location and land use context. It should be noted that most of the CAPCOA VMT reduction strategies also reduce greenhouse gas (GHG) emissions and criteria pollutants, considered co-benefits, by reducing the source metric of VMT (i.e., vehicle ownership, number of vehicle trips, and trip distance). Potential consequences of GHG emissions and climate change for El Dorado County include more frequent and intense

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<sup>1</sup> California Air Pollution Control Officers Association. *Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity*. December 2021.



instances of several natural hazards, including, but not limited to, agricultural pests and diseases, drought, extreme heat, human health hazards, severe wind, severe storms, and wildfire. Climate change is currently affecting El Dorado County and is projected to lead to more severe conditions in the future. Therefore, for the purposes of this EIR, reduction of impacts related to VMT and climate change are considered a high priority due to the potential consequences of climate change for El Dorado County.

Based on the above, the Higher Density Alternative is primarily designed to reduce VMT impacts, and, thus, GHG emissions, as compared to the proposed project. The CAPCOA strategies that could be applicable to the proposed project include, but may not necessarily be limited to, increasing residential density and unbundling parking.

Under the Higher Density Alternative, buildout of the Project Development Area of the project site would be the same as the proposed project. The Higher Density Alternative would include the development of two hotels, retail services, two restaurants, a museum, an event center, associated parking, 56 residential cottages for employee housing, and an additional 56 residential cottages within the Project Development Area. The Higher Density Alternative would also include off-site improvements, such as the off-site water main and the potential off-site sewer connection. Consistent with the proposed project, the Alternative would require approval of a General Plan Amendment and Tentative Subdivision Map, as well as a CUP and other responsible agency approvals.

Additionally, similar to the proposed project, the Higher Density Alternative would require approval of a BLHSP Amendment to establish three new land use designations for the BLHSP: Commercial (C), Multi-Family Residential (MFR), and Open Space (OS), as well as a Rezone RE-10 to the following El Dorado County zoning districts: Community Commercial (CC), Multi-Unit Residential (RM), and Open Space (OS).

Whereas the proposed project would include the potential future development of the Program Study Area with additional hotels, medical facilities, senior housing, and townhomes and cottages, under the Higher Density Alternative, the 15.1 acres designated as MFR and the 11.9 acres designated as C within the Program Study Area, totaling 27 acres, would be developed with multi-family residences at the maximum allowable density of 30 du/ac. Under the proposed project, the Program Study Area would have the potential to be developed with up to 702 residential units at a density of 26 du/ac. The Higher Density Alternative would include the development of 810 residential units, resulting in an increase of 108 residential units beyond what is currently anticipated for the Program Study Area. In addition, the Higher Density Alternative would unbundle parking costs from property costs; the annual cost per parking space would be \$3,607.

Because development of the Project Development Area under the Higher Density Alternative would be the same as the proposed project, and because the Alternative would provide additional variety of the housing types and densities within the project site, all project objectives would be met by the Higher Density Alternative.

### **Environmental Superior Alternative**

An EIR is required to identify the environmentally superior alternative from among the range of reasonable alternatives that are evaluated. The environmentally superior alternative is generally the alternative that would be expected to generate the least amount of significant impacts. However, the lead agency may consider certain issue areas at a higher priority than others. For



the purposes of this EIR, reduction of impacts related to VMT and climate change are considered a high priority due to the potential consequences of climate change for El Dorado County. Identification of the environmentally superior alternative is an informational procedure and the alternative selected may not be the alternative that best meets the goals or needs of the County. Section 15126(e)(2) of the CEQA Guidelines requires that an environmentally superior alternative be designated and states, “If the environmentally superior alternative is the ‘no project’ alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives.” In this case, the No Project (No Build) Alternative would be considered the environmentally superior alternative, because the project site is assumed to remain in its current condition under the alternative. Consequently, none of the impacts resulting from the proposed project would occur under the Alternative.

The No Project (No Build) Alternative would not meet any of the project objectives. Although the Buildout Pursuant to BLHSP Alternative’s ability to meet Objectives 2 through 4, cannot be determined, because the Alternative would include the development of only residential uses with generally uniform density, the Buildout Pursuant to BLHSP Alternative would not meet any of the remaining project objectives. Because development of the Project Development Area under the Higher Density Alternative would be the same as the proposed project, and because the Alternative would provide additional variety of the housing types and densities within the project site, all project objectives would be met by the Higher Density Alternative.

As discussed in detail in the Alternatives Analysis chapter of this EIR and presented in Table 6-2 therein, the Buildout Pursuant to BLHSP Alternative would result in a greater impact related to Transportation, fewer impacts related to Aesthetics, Air Quality, GHG Emissions, and Energy, Biological Resources, and Noise, and similar impacts related to the remaining issue areas for which project impacts were identified; under the Buildout Pursuant to BLHSP Alternative, the significant and unavoidable impact identified for the proposed project related to Air Quality, GHG Emissions, and Energy would not occur. The Buildout Pursuant to BLHSP Alternative would not avoid the significant and unavoidable impacts related to Aesthetics, Cultural Resources, or Transportation. The Higher Density Alternative would result in similar impacts for all issue areas for which project impacts were identified, with the exception of Transportation. The Higher Density Alternative would result in fewer impacts than the proposed project related to Transportation, and the significant and unavoidable impact would not occur. In addition, the Higher Density Alternative would not avoid the significant and unavoidable impacts related to Aesthetics, Air Quality, GHG Emissions, and Energy, Cultural Resources, and Noise.

Although the Buildout Pursuant to BLHSP Alternative would result in fewer impacts than the proposed project related to four of the 11 issue areas and would avoid the significant and unavoidable impacts related to Noise and Air Quality, GHG Emissions, and Energy, impacts related to Transportation would be greater and the significant and unavoidable impacts related to Aesthetics, Cultural Resources, and Transportation would still occur under the Alternative. As discussed previously, the County’s priority when considering alternatives is to reduce VMT impacts, and, thus, GHG emissions and climate change, as compared to the proposed project. Of the Alternatives considered in this EIR, only the Higher Density Alternative would avoid the significant and unavoidable impact related to Transportation and would result in a reduction in VMT, and an associated reduction in GHG emissions, as compared to the proposed project. Therefore, the Higher Density Alternative would be considered the Environmentally Superior Alternative.



## **2.5 AREAS OF KNOWN CONTROVERSY**

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Areas of controversy that were identified in NOP comment letters, and are otherwise known for the project area, include the following:

- Impacts to scenic quality;
- Increases in light pollution;
- Increases in air pollution and GHG emissions;
- Impacts to special-status plant and wildlife species and habitats;
- Adverse effects to riparian communities;
- Impacts upon cultural, historical, or tribal resources at the project site;
- Project consistency with the General Plan, Zoning Ordinance, and BLHSP;
- Increased risk of accidents due to increased traffic;
- Impacts on roadway circulation in the area due to the project generated traffic increases;
- Bike and pedestrian access;
- Increases in regional VMT associated with the proposed project;
- Increases in demand for water and sewer services;
- Growth inducing impacts of the proposed sewer line;
- Impacts to evacuation zones;
- Increased wildfire risk;
- Noise increases; and
- Increased demand for emergency services and law enforcement.





**Table 2-1  
Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
<i>4.1 Aesthetics</i>			
4.1-1 Have a substantial adverse effect on a scenic vista.	LS	<i>None required.</i>	N/A
4.1-2 Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway.	LS	<i>None required.</i>	N/A
4.1-3 In a non-urbanized area, 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) or, in an urbanized area, conflict with applicable zoning and other regulations governing scenic quality.	S	<i>Project Development Area and Project Buildout</i> 4.1-3 <i>In conjunction with submittal of improvement plans, the project applicant shall submit a Final Landscape Plan. As part of the Final Landscape Plan, trees along public roadways on the project frontage shall be a minimum of 24-inch box size as well as a mix of 36-inch and 48-inch box sizes. Trees shall be placed to screen the proposed development to the maximum extent feasible. The Final Landscape Plan shall be subject to review and approval by El Dorado County Planning and Building Department.</i>	SU
4.1-4 Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	LS	<i>None required.</i>	N/A
4.1-5 Long-term changes in visual character associated with development of the proposed project in combination with	S	<i>Project Development Area and Project Buildout</i> 4.1-5 <i>Implement Mitigation Measure 4.1-3.</i>	SU

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**Table 2-1  
Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
future buildout of the El Dorado County General Plan.			
4.1-6 Creation of new sources of light or glare associated with development of the proposed project in combination with future development of the El Dorado County General Plan.	LCC	<i>None required.</i>	N/A
<i>4.2 Air Quality, Greenhouse Gas Emissions, and Energy</i>			
4.2-1 Conflict with or obstruct implementation of the applicable air quality plan during project construction.	LS	<i>None required.</i>	N/A
4.2-2 Conflict with or obstruct implementation of the applicable air quality plan during project operation.	LS  S	<i>Project Development Area None required.</i>  <i>Program Study Area 4.2-2(a) At the time of application submittal for development of the Program Study Area, the project applicant shall retain a qualified air quality consultant to conduct an analysis to quantify the project's operational ROG emissions. If ROG emissions are determined to be less than or equal to 64.1 lbs/day (i.e., 76.90 lbs/day presented in Table 4.2-9 minus the 12.8 lbs/day required for the project to be below the applicable EDCAQMD threshold of significance), further mitigation is not required.</i>	LS  SU

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**Table 2-1  
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>If ROG emissions are determined to exceed 64.1 lbs/day, the qualified air quality consultant shall identify measures to reduce the project's operational ROG emissions to below 64.1 lbs/day, or to the maximum extent feasible, as determined by the County. Emission reduction measures may include, but are not limited to, the following:</i></p> <ul style="list-style-type: none"> <li>• <i>Prohibit natural gas on-site;</i></li> <li>• <i>Install rooftop solar;</i></li> <li>• <i>Use no VOC paints for architectural coatings;</i></li> <li>• <i>Install on-site EV charging equipment beyond the CalGreen Code requirements;</i></li> <li>• <i>Design internal roadways to maximize pedestrian and bicycle access; and</i></li> <li>• <i>Include 100-volt electrical receptacles on the exterior of buildings for purposes of charging or powering electric landscaping equipment.</i></li> </ul> <p><i>Quantified emissions and identified reduction measures shall be submitted to EDCAQMD and the El Dorado County Planning and Building Department for review and approval.</i></p> <p>4.2-2(b) <i>Implement Mitigation Measure 4.11-3.</i></p>	

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**Table 2-1  
Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
4.2-3 Expose sensitive receptors to substantial pollutant concentrations.	S	<p><i>Project Development Area and Project Buildout</i></p> <p>4.2-3 Prior to the approval of improvement plans, a qualified geologist or geotechnical engineer shall be retained to conduct additional geologic evaluations of the portion of the site located within an El Dorado County review area for NOA to determine the presence or absence of naturally occurring asbestos. In the event that naturally occurring asbestos is located on-site, an Asbestos Dust Mitigation Plan shall be prepared and submitted to the EDCAQMD and the El Dorado County Planning and Building Department for review and approval. The Asbestos Dust Mitigation Plan shall comply with the El Dorado County Code Section 8.44.030(B), which provides performance standards for ensuring that adverse impacts do not result from asbestos dust during construction. The plan shall address compliance with EDCAQMD Rule 223-2, Fugitive Dust – Asbestos Hazard Mitigation, and the CARB’s Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations.</p>	LS
4.2-4 Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.	LS	None required.	N/A
4.2-5 Result in the inefficient or wasteful use of energy, or conflict with a State or local	LS	None required.	N/A

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**Table 2-1  
Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
plan for renewable energy or energy efficiency.			
4.2-6 Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).	LCC  CC/S	<i>Project Development Area</i> <i>None required.</i>  <i>Program Study Area</i> 4.2-6 <i>Implement Mitigation Measures 4.2-2(a) and 4.11-3.</i>	N/A  CC/SU
4.2-7 Generation of GHG emissions that may have a significant impact on the environment or conflict with an applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of GHGs.	S	<i>Project Development Area and Project Buildout</i> 4.2-7(a) <i>The following requirements shall be noted on project improvement plans, subject to review and approval by the El Dorado County Planning and Building Department:</i>  <ul style="list-style-type: none"> <li>• <i>The proposed project shall be designed such that the project is built all-electric, and natural gas infrastructure shall be prohibited on-site; and</i></li> <li>• <i>The project shall be constructed to include electric vehicle (EV) ready parking spaces at the ratio with which the current CalGreen Tier 2 standards require EV Capable spaces.</i></li> </ul> <i>If the use of all-electric for any project component(s) (e.g., an appliance) is not enforceable or</i>	CC/SU

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**Table 2-1  
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>commercially feasible at the time of issuance of building permit, the applicant shall be required to include pre-wiring to allow for the future retrofit of all natural gas appliances with all-electric appliances and purchase off-site mitigation credits or forecasted mitigation units (“FMUs”) (collectively, “GHG credits”) for project-related GHG emissions from the component(s) using natural gas instead of electric. The emissions from the use of natural gas shall be calculated by a qualified professional utilizing EDCAQMD-, CARB-, or the USEPA-approved emissions models and quantification methods available and submitted to the County for review and approval, which shall include third-party review by a qualified consultant of the County’s selection and be subject to applicant reimbursement of consultant costs.</i></p> <p><i>Any and all GHG credits to off-set for the use of natural gas must be created through a CARB-approved registry. These registries are currently the ACR, CAR, and Verra, although CARB may accredit additional registries in the future. These registries use robust accounting protocols for all GHG credits created for their exchange, including the six currently approved CARB protocols. This mitigation measure specifically requires GHG credits created for the project originate from a CARB-approved protocol or a protocol that is equal to or more rigorous than CARB requirements under 17 CCR</i></p>	

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**Table 2-1  
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>95972. The selected protocol must demonstrate that the GHG-emissions reductions are real, permanent, quantifiable, verifiable, enforceable, and additional. Definitions of these terms from 17 CCR 95802(a) are provided below.</p> <p>(1) <i>Real</i>: GHG reductions or enhancements result from a demonstrable action or set of actions and are quantified using appropriate, accurate, and conservative methodologies that account for all GHG emissions sources, GHG sinks, and GHG reservoirs within the [GHG credit] project boundary and account for uncertainty and the potential for activity-shifting and market-shifting leakage.</p> <p>(2) <i>Additional</i>: GHG reductions or removals that exceed any GHG reduction, or removals otherwise required by law, regulation, or legally binding mandate, and that exceed any GHG reductions or removals that would otherwise occur in a conservative BAU scenario.</p> <p>(3) <i>Permanent</i>: GHG reductions and removal enhancements are not reversible or, when GHG reductions and GHG-removal enhancements may be reversible, mechanisms are in place to replace any reversed GHG-emission reductions and GHG-removal enhancements to ensure that</p>	

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**Table 2-1  
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>all credited reductions endure for at least 100 years.</i></p> <p>(4) <i>Quantifiable: The ability to accurately measure and calculate GHG reductions or GHG-removal enhancements relative to a project baseline in a reliable and replicable manner for all GHG emission sources, GHG sinks, or GHG reservoirs included within the [GHG credit] project boundary, while accounting for uncertainty, activity-shifting, and market-shifting leakage.</i></p> <p>(5) <i>Verifiable: A [GHG credit] project report assertion is well-documented and transparent such that it lends itself to an objective review by an accredited verification body.</i></p> <p>(6) <i>Enforceable: The authority for CARB to hold a particular party liable and take appropriate action if any of the provisions of this article are violated. Note that this definition of enforceability is specific to the Cap-and-Trade regulation, where CARB holds enforcement authority, but this measure will employ GHG credits from the voluntary market, where CARB has no enforcement authority. Applying the definition to this mitigation measure means that GHG reductions must be owned by a single entity and backed by a legal instrument or contract that defines exclusive ownership.</i></p>	

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><b>Geographic Prioritization of GHG Credits</b>                      GHG credits from reduction projects in the County will be prioritized before projects in larger geographies (i.e., northern California, California, United States, and international). The applicant will inform brokers of the required geographic prioritization for the procurement of GHG credits. GHG credits from reduction projects identified in the County that are of equal or lesser cost compared to the settlement price of the latest Cap-and-Trade auction must be included in the transaction. GHG credits from reduction projects outside of the County may be purchased if adequate credits cannot be found in the County or if they exceed the maximum price identified above. The economic and geographic analysis undertaken to inform the selection of GHG credits must be provided by the applicant to the County as part of the required documentation discussed below under Plan Implementation and Reporting.</p> <p><b>Types of GHG Credits</b>                      GHG credits may be in the form of GHG offsets for prior reductions of GHG emissions verified through protocols or FMUs for future committed GHG emissions meeting protocols. Because emissions reductions from GHG offsets have already occurred, their benefits are immediate and can be used to compensate for an equivalent quantity of project-generated emissions at any time. GHG credits from</p>	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>FMUs must be funded and implemented within 5 years of project GHG emissions to qualify as a GHG credit under this measure (i.e., there can only be a maximum of 5 years lag between project emissions and their real-world reductions through funding a FMU in advance and implementing the FMU on the ground). Any use of FMUs that result in a time lag between project emissions and their reduction by GHG credits from FMUs must be compensated through a prorated surcharge of additional FMUs proportional to the effect of the delay. Because emissions of CO2 in the atmosphere reach their peak radiative forcing within 10 years, a surcharge of 10 percent for every year of lag between project emissions and their reduction through a FMU will be added to the GHG credit requirement (i.e., 1.10 FMUs would be required to mitigate 1 metric ton of project GHG emissions generated in the year prior to funding and implementation of the FMU).</i></p> <p><b>Verification and Independent Review of GHG Credits</b>  <i>All GHG credits will be verified by an independent verifier accredited by the ANSI National Accreditation Board (ANAB) or CARB, or an expert with equivalent qualifications to the extent necessary to assist with the verification. Following the standards and requirements established by the accreditation board (i.e., ANAB or CARB), the verifier will certify the following.</i></p>	

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<ul style="list-style-type: none"> <li>• GHG credits conform to a CARB-approved protocol or a protocol that is equal to or more rigorous than CARB requirements under 17 CCR 95972. Verification of the latter requires certification that the credits meet or exceed the standards in 17 CCR 95972.</li> <li>• GHG credits are real, permanent, quantifiable, verifiable, enforceable, and additional, as defined in this measure.</li> <li>• GHG credits are purchased according to the geographic prioritization standard defined in this measure under Geographic Prioritization of GHG Credits.</li> </ul> <p>Verification of GHG offsets must occur as part of the certification process for compliance with the accounting protocol. Because FMUs are GHG credits that will result from future projects, additional verification must occur beyond initial certification is required. Verification for FMUs must include initial certification and independent verification every 5 years over the duration of the FMU generating the GHG credits. The verification will examine both the GHG credit realization on the ground and its progress toward delivering future GHG credits. The applicant will retain an independent verifier meeting the qualifications described above to certify</p>	

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>reductions achieved by FMUs are achieved following completion of the future reduction project.</i></p> <p><i>Program Study Area</i>                      4.2-7(b) <i>Prior to the initiation of construction of the Program Study Area, the project applicant shall demonstrate that construction-related GHG emissions would be reduced to 1,100 MTCO<sub>2</sub>e/yr and shall submit proof to the El Dorado County Planning and Building Department.</i></p> <p><i>Construction-related GHG emissions can be reduced through several options, including, but not limited to, the following:</i></p> <ul style="list-style-type: none"> <li>• <i>Modify the construction schedule to reduce the intensity of construction to lower emissions;</i></li> <li>• <i>Ensure that phases of development do not overlap;</i></li> <li>• <i>Use of renewable diesel for construction fuel rather than diesel;</i></li> <li>• <i>Improve fuel efficiency from construction equipment by:</i> <ul style="list-style-type: none"> <li>○ <i>Minimizing idling time either by shutting equipment off when not in use or reducing the time of idling to no more than three minutes (five-minute limit is required by the state airborne toxics control measure</i></li> </ul> </li> </ul>	

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 Summary of Impacts and Mitigation Measures**

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		<p><i>[Title 13, sections 2449(d)(3) and 2485 of the California Code of Regulations]). Provide clear signage that posts this requirement for workers at the entrances to the site; and</i></p> <ul style="list-style-type: none"> <li>○ <i>Using equipment with new technologies (repowered engines, electric drive trains).</i></li> <li>• <i>Perform on-site emission reductions such as implementing on-site material hauling with trucks equipped with on-road engines (if determined to be less emissive than the off-road engines) or real, quantifiable, permanent, verifiable, and enforceable on-site emission reductions;</i></li> <li>• <i>Use alternative fuels for generators at construction sites such as propane or solar, or use electrical power;</i></li> <li>• <i>Use a CARB-approved low carbon fuel for construction equipment; (NOX emissions from the use of low carbon fuel must be reviewed and increases mitigated.)</i></li> <li>• <i>Encourage and provide carpools, shuttle vans, transit passes and/or secure bicycle parking for construction worker commutes;</i></li> <li>• <i>Reduce electricity use in the construction office by using LED bulbs, powering off computers every day, and replacing heating and cooling units with more efficient ones;</i></li> </ul>	

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 Summary of Impacts and Mitigation Measures**

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		<ul style="list-style-type: none"> <li>• <i>Recycle or salvage non-hazardous construction and demolition debris (goal of at least 75 percent by weight);</i></li> <li>• <i>Use locally sourced or recycled materials for construction materials (goal of at least 20 percent based on costs for building materials, and based on volume for roadway, parking lot, sidewalk and curb materials). Wood products utilized should be certified through a sustainable forestry program;</i></li> <li>• <i>Minimize the amount of concrete for paved surfaces or utilize a low carbon concrete option;</i></li> <li>• <i>Produce concrete on-site if determined to be less emissive than transporting ready mix;</i></li> <li>• <i>Use SmartWay certified trucks for deliveries and equipment transport; and</i></li> <li>• <i>Develop a plan to efficiently use water for adequate dust control.</i></li> </ul> <p><i>The project applicant may elect to implement any combination of the foregoing measures to reduce construction-related GHG emissions. All GHG emissions reductions must be quantified. Compliance with the aforementioned measures shall be ensured by the El Dorado County Planning and Building Department.</i></p>	

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>If the quantified reduction measures do not reduce construction-related GHG emissions to below 1,100 MTCO<sub>2</sub>e/yr, offsite carbon credits may be purchased to make up the difference. The purchase of off-site mitigation credits shall be negotiated with the County and EDCAQMD at the time that credits are sought. Off-site mitigation credits shall be real, quantifiable, permanent, verifiable, enforceable, and additional, consistent with the standards set forth in Health and Safety Code section 38562, subdivisions (d)(1) and (d)(2). The offsets shall be retired, and emissions must be offset through the year 2045. Such credits shall be based on CARB-approved protocols that are consistent with the criteria set forth in subdivision (a) of Section 95972 of Title 17 of the California Code of Regulations, and shall not allow the use of offset projects originating outside of California, except to the extent that the quality of the offsets, and their sufficiency under the standards set forth herein, can be verified by El Dorado County and/or the EDCAQMD. Such credits must be purchased through one of the following: (i) a CARB-approved registry, such as the Climate Action Reserve, the American Carbon Registry, and the Verified Carbon Standard; (ii) any registry approved by CARB to act as a registry under the California Cap and Trade program; or (iii) any registry established by EDCAQMD.</i></p> <p>4.2-7(c) Implement Mitigation Measure 4.11-3</p>	

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
4.2-8 Result in a cumulatively considerable inefficient or wasteful use of energy or conflict with a State or local plan for renewable energy or energy efficiency.	LS	None required.	N/A
<i>4.3 Biological Resources</i>			
4.3-1 Impacts to special-status plant species either directly (e.g., threaten to eliminate a plant community) or through substantial habitat modifications.	S	<p><i>Project Development Area and Project Buildout</i></p> <p>4.3-1 If construction has not commenced prior to the first day of spring 2026, a new round of special-status plant surveys shall be conducted in on- and off-site areas proposed for disturbance, prior to the commencement of construction.</p> <p>The surveys shall be conducted in accordance with the USFWS Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed, and Candidate Plants, the CNPS Botanical Survey Guidelines of the California Native Plant Society, and Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities. The survey results shall be submitted to the El Dorado County Planning and Building Department prior to the commencement of construction activities. If special-status plant species are not found, further mitigation shall not be required.</p> <p>If special-status plants are found within the proposed impact area, specific mitigation measures shall be</p>	LS

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>determined based on the plant species affected, physical conditions at the impact site, and conditions at a proposed mitigation site, if applicable. Options for mitigating impacts to <u>annual</u> plants, such as dwarf doweringia, could include avoidance, seed collection and planting at a mitigation site, or collection of seed-bearing soil to be spread at a mitigation site. Options for mitigating impacts to <u>perennial</u> plants, such as Sanford's arrowhead or big-scale balsamroot, include avoidance, transplantation of plant to a mitigation site, propagation using cuttings to be planted at a mitigation site, or seed collection and planting at a mitigation site.</i></p> <p><i>If special-status plants are impacted, a qualified biologist shall prepare an avoidance and mitigation plan detailing protection and avoidance measures, transplantation procedures, success criteria, and long-term monitoring protocols. The plan shall be reviewed and approved by the El Dorado County Planning and Building Department and shall ensure that mitigation for the impacts to rare plants shall result in no net loss of individual plants after a five-year monitoring period. In addition, a pre-construction worker awareness training shall be conducted to alert workers to the presence of and protections for special-status plants.</i></p>	

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>If plants listed under the Federal Endangered Species Act or the California Endangered Species Act are located within the project impact area and those plants cannot be avoided, the project proponent shall coordinate with the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) (as appropriate) for issuance of an Incidental Take Permit (ITP) and shall implement similar mitigation measures as outline above and ultimately approved by the appropriate agency.</i></p>	
<p><b>4.3-2 Impacts to Crotch’s bumble bee either directly (e.g., cause a wildlife population to drop below self-sustaining levels, threaten to eliminate an animal community) or through substantial habitat modifications.</b></p>	<p>S</p>	<p><i><b>Project Development Area and Project Buildout</b></i>                      4.3-2  <i>If, at the time of project implementation, Crotch’s bumble bee is not designated as a California Endangered Species Act (CESA) candidate or CESA listed, mitigation is not required. However, if the species is a CESA candidate or CESA listed or is otherwise considered to be a special-status species, the following mitigation shall be required.</i></p> <p><i>If feasible, initial ground-disturbing activities associated with development of the project site (e.g., grading, vegetation removal, staging) shall take place between September 1 and March 31 (i.e., outside the colony active period) to avoid potential impacts on Crotch bumble bee. If completing all initial ground-disturbing activities between September 1 and March 31 is not feasible, then at a maximum of 14 days prior to the commencement of construction activities, a qualified biologist with 10 or</i></p>	<p>LS</p>

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>more years of experience conducting biological resource surveys within California shall conduct a preconstruction survey for Crotch's bumble bee in the area(s) proposed for impact.</i></p> <p><i>The survey shall occur during the period from one hour after sunrise to two hours before sunset, with temperatures between 65 degrees Fahrenheit and 90 degrees Fahrenheit, with low wind and zero rain. If the timing of the start of construction makes the survey infeasible due to the temperature requirements, the surveying biologist shall select the most appropriate days based on the National Weather Service seven-day forecast and shall survey at a time of day that is closest to the temperature range stated above. The survey duration shall be commensurate with the extent of suitable floral resources (which represent foraging habitat) present within the area proposed for impact, and the level of effort shall be based on the metric of a minimum of one person-hour of searching per three acres of suitable floral resources/foraging habitat. A meandering pedestrian survey shall be conducted throughout the area proposed for impact in order to identify patches of suitable floral resources.</i></p> <p><i>Suitable floral resources for Crotch bumble bee include species in the following families:</i></p>	

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>Apocynaceae, Asteraceae, Boraginaceae, Fabaceae, and Lamiaceae.</i></p> <p><i>At a minimum, preconstruction survey methods shall include the following:</i></p> <ul style="list-style-type: none"> <li><i>• Search areas with floral resources for foraging bumble bees. Observed foraging activity may indicate a nest is nearby, and therefore, the survey duration shall be increased when foraging bumble bees are present;</i></li> <li><i>• If bumble bees are observed, watch any bumble bees present and observe their flight patterns. Attempt to track their movements between foraging areas and the nest;</i></li> <li><i>• Visually look for nest entrances. Observe burrows, any other underground cavities, logs, or other possible nesting habitat;</i></li> <li><i>• If floral resources or other vegetation preclude observance of the nest, small areas of vegetation may be removed via hand removal, line trimming, or mowing to a height of a minimum of four inches to assist with locating the nest;</i></li> <li><i>• Look for concentrated bumble bee activity;</i></li> <li><i>• Listen for the humming of a nest colony; and</i></li> </ul>	

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<ul style="list-style-type: none"> <li><i>If bumble bees are observed, attempt to photograph the individual and identify it to species.</i></li> </ul> <p><i>The biologist conducting the survey shall record when the survey was conducted, a general description of any suitable foraging habitat/floral resources present, a description of observed bumble bee activity, a list of bumble bee species observed, a description of any vegetation removed to facilitate the survey, and their determination of if survey observations suggest a Crotch's bumble bee nest(s) may be present or if construction activities could result in take of Crotch bumble bees. The survey report shall be submitted to the El Dorado County Planning and Building Department prior to the commencement of construction activities.</i></p> <p><i>If bumble bees are not located during the preconstruction survey or the bumble bees located are definitively identified as a common species (i.e., not special-status species), then further mitigation or coordination with the California Department of Fish and Wildlife (CDFW) is not required.</i></p> <p><i>If any sign(s) of a bumble bee nest is observed, and if the species present cannot be established as a common bumble bee, then construction shall not commence until either (1) the bumble bees present are positively identified as common (i.e., not a</i></p>	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>special-status species), or (2) the completion of coordination with CDFW to identify appropriate mitigation measures, which may include, but not be limited to, waiting until the colony active season ends, establishment of nest buffers, or obtaining an Incidental Take Permit (ITP) from CDFW.</i></p> <p><i>If Crotch's bumble bees are located, and after coordination with CDFW take of Crotch's bumble bees cannot be avoided, the project applicant shall obtain an ITP from CDFW, and the applicant shall implement all conditions identified in the ITP. Mitigation required by the ITP may include, but not be limited to, the project applicant translocating nesting substrate in accordance with the latest scientific research to another suitable location (i.e., a location that supports similar or better floral resources as the impact area), enhancing floral resources on areas of the project site that will remain appropriate habitat, worker awareness training, and/or other measures specified by CDFW.</i></p>	
<p><b>4.3-3 Impacts to vernal pool fairy shrimp either directly (e.g., cause a wildlife population to drop below self-sustaining levels, threaten to eliminate an animal community) or through substantial habitat modifications.</b></p>	<p>S</p>	<p><i>Project Development Area (and Sewer Alternative 2)</i>                      4.3-3 The project applicant may choose to conduct surveys for vernal pool fairy shrimp prior to initiation of any ground disturbance activities within the Project Development Area and/or Sewer Alternative 2; any such surveys shall be conducted in accordance with the Survey Guidelines for the Listed Large Branchiopods (USFWS 2017). If vernal pool fairy shrimp are not found during protocol-level wet</p>	<p>LS</p>

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
	LS	<p><i>and dry season surveys, further mitigation shall not be required. If protocol-level surveys of the on-site depressional seasonal wetlands are not conducted, or if vernal pool fairy shrimp are found during protocol-level wet- or dry-season surveys of the features, then the project proponent or the USACE (depending on the regulatory mechanism) shall consult with the USFWS regarding impacts to vernal pool fairy shrimp associated with the project. Survey results shall be provided to the El Dorado County Planning and Building Department within 15 days of completion of all surveys.</i></p> <p><i>The project proponent shall comply with any conditions of the appropriate take authorization from the USFWS prior to County approval of any permit authorizing construction. The conditions in this take authorization may include but will not be limited to fencing off avoided habitat, worker awareness trainings, preservation, restoration, or enhancement of habitat on- or off-site to compensate for indirect and/or direct effects; purchase of habitat credits from an agency-approved mitigation/conservation bank; working with a local land trust to preserve land; or any other method acceptable to USFWS.</i></p> <p><i>Program Study Area                      None required.</i></p>	N/A

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p><b>4.3-4</b> Impacts to monarch butterfly either directly (e.g., cause a wildlife population to drop below self-sustaining levels, threaten to eliminate an animal community) or through substantial habitat modifications.</p>	<p>S</p>	<p><i>Project Development Area and Project Buildout</i></p> <p>4.3-4 If, at the time of project implementation, monarch butterfly is not designated as a federal Endangered Species Act (FESA) candidate or FESA listed, mitigation is not required. However, if the species is a FESA candidate or FESA listed or is otherwise considered to be a special-status species, the following mitigation shall be required.</p> <p>If construction occurs within annual brome grassland in on- and off-site improvement areas during the time when milkweed plants may host monarch eggs or caterpillars (approximately mid-March through late September), a pre-construction survey shall be conducted by a qualified biologist no earlier than 15 days prior to construction within the proposed impact area and a 50-foot buffer in accessible areas. The biologist shall comprehensively search the survey area for milkweed plants, and all milkweed plants found shall be surveyed for monarch eggs, larvae (i.e., caterpillars), and chrysalises. Additionally, other plants immediately adjacent to milkweed plants shall also be searched for chrysalises. If eggs, caterpillars, or chrysalises are not detected, additional mitigation measures are not necessary. Survey results shall be provided to the El Dorado County Planning and Building Department within 15 days of completion of all surveys.</p>	<p>LS</p>

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>If eggs, caterpillars or chrysalises are found, the plants shall be avoided with a 50-foot buffer until metamorphosis is completed and adult butterflies emerge and voluntarily leave the host plant. If the eggs, larvae, or chrysalises cannot be avoided, all eggs, larvae, and chrysalises, including the portion of the plant to which they are attached, shall be translocated to an alternative location. The alternative location must be a minimum of 50 feet outside of the impact area and must contain a similarly sized or larger population of larval host plants. The portions of the plants supporting eggs or chrysalises shall be tied to the live stem of the avoided larval host plant while caterpillars will be placed directly on a stem or leaf of a larval host plant. Should the species be listed under FESA in the future, coordination with USFWS shall be conducted prior to translocation.</i></p>	
<p><b>4.3-5 Impacts to foothill yellow-legged frog either directly (e.g., cause a wildlife population to drop below self-sustaining levels, threaten to eliminate an animal community) or through substantial habitat modifications.</b></p>	<p>S</p>	<p><b>Off-Site Sewer Pipe Alignments Only</b>                      4.3-5  <i>Prior to initiation of ground disturbance activities within 100 feet of Carson Creek, associated with the off-site sewer pipe, the following measures shall be taken to mitigate potential impacts to foothill yellow-legged frog (FYLF):</i></p> <ul style="list-style-type: none"> <li>• <i>As part of the CWA Section 404 USACE permitting for the project, the USACE will conduct formal Endangered Species Act consultation with the USFWS on potential impacts to federally-listed species or</i></li> </ul>	<p>LS</p>

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>species that are proposed for listing; this may include FYLF.<sup>2</sup> If the USACE consults with USFWS on FYLF, the project applicant shall prepare a Biological Assessment, which will include details on potential impacts and mitigation for FYLF, to be submitted to the USACE and the USFWS.</i></p> <ul style="list-style-type: none"> <li><i>If take of FYLF is determined to be likely, the project applicant shall submit an application for an CDFW Code Section 2081 Incidental Take Permit.</i></li> <li><i>If it is determined that take of FYLF is likely to occur, the project applicant shall abide by mitigation measures developed during the course of the Endangered Species Act consultation with the USFWS and CDFW. These mitigation measures could include, but are not limited to, seasonal work restrictions for initial ground disturbance, pre-construction surveys by a qualified biologist, the installation of wildlife exclusion fencing, biological monitoring, and worker environmental awareness training. If it is determined that take of FYLF is likely to occur, additional measures could include preservation, restoration, or enhancement of habitat on- or off-site, purchase of habitat</i></li> </ul>	

<sup>2</sup> The USACE may choose not to consult with USFWS on FYLF as direct impacts to USACE jurisdictional FYLF habitat are not proposed; impacts would only be indirect.

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		<p><i>credits from an agency-approved mitigation/conservation bank, working with a local land trust to preserve land, or any other method acceptable to USFWS and CDFW.</i></p> <p><i>The mitigation measures listed below may be implemented if take of FYLF is likely to occur. The mitigation measures listed below may differ from mitigation measures included in a USFWS Biological Opinion or a CDFW Incidental Take Permit. If that occurs, the measures in the USFWS Biological Opinion and CDFW Incidental Take Permit take precedence.</i></p> <ul style="list-style-type: none"> <li>○ <i>The project proponent shall develop a Pre-Construction Survey Plan for FYLF and submit it to the USFWS and CDFW for approval prior to ground-disturbing activities with 100 feet of Carson Creek. The Plan shall include what life-stage(s) shall be surveyed for, survey method(s), and timing of survey(s). The Plan shall provide justification for timing and methodology of survey design (e.g., watershed characteristics, regional snow pack, timing and rate of spring runoff, day</i></li> </ul>	

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		<p>length, average ambient air and water temperatures, local and seasonal conditions). For sites with suitable breeding habitat, two consecutive seasons of negative egg mass/larval surveys are recommended to support a negative finding.</p> <ul style="list-style-type: none"> <li>○ Within 3-5 days prior to entering or working within 100-feet of Carson Creek, a USFWS and CDFW-approved biologist shall perform a pre-construction survey, as specified in the Pre-Construction Survey Plan, within 500-foot buffer zone upstream and downstream of the construction area (if permitted by adjacent land owners). The survey shall include a description of any standing or flowing water. Permittee shall provide Pre-Construction Survey notes and observations to the USFWS and CDFW prior to commencing Covered Activities.</li> <li>○ The project proponent shall develop a Relocation Plan for FYLF and submit it to the USFWS and CDFW for approval prior to ground-disturbing activities within 100 feet</li> </ul>	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>of Carson Creek. The Relocation Plan shall include what life stage(s) will be relocated (e.g., adults or egg masses) and specific protocols for each life stage. The Relocation Plan shall quantify the amount, location, and quality of suitable receiving habitat (e.g., breeding and dispersal habitat). The Relocation Plan shall include capture and handling methods specific to each life stage.</i></p> <ul style="list-style-type: none"> <li>○ <i>The project proponent shall ensure that Covered Activities, involving construction and heavy equipment use (such as excavation, grading, and contouring), that are conducted in streams, ponds, and riparian areas are limited to the period from May 1 to October 15 of each year (Dry Season). Any work outside of the Dry Season shall be subject to approval of the USFWS and CDFW.</i></li> <li>○ <i>Prior to the start of construction within 100 feet of Carson Creek, high visibility orange fencing shall be installed around approved work areas. The fencing shall remain in place while construction activities</i></li> </ul>	

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		<p>are ongoing and shall be regularly inspected and fully maintained at all times.</p> <ul style="list-style-type: none"> <li>○ The project proponent shall develop a Water Diversion Plan for FYLF and submit it to CDFW for approval prior to any in-stream activities. The Water Diversion Plan shall contain detailed descriptions of the water intake screening (e.g., screen material, size, cleaning method, etc.), the duration of the water diversion, how the project proponent will ensure that aquatic life will be maintained or relocated from the dewatered area, diversion materials (unacceptable materials that are deleterious to fish and wildlife include particle board, plastic sheeting, bentonite, pressure-treated lumber, creosote, concrete, or asphalt), and monitoring methods for the diversion.</li> <li>• If it is determined that take of FYLF is unlikely to occur, the Applicant shall conduct a pre-construction Visual Encounter Survey (VES) survey for the species within 15 days prior to initiation of ground disturbance within 100 feet of</li> </ul>	

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>Carson Creek. The survey shall be conducted in accordance with the Peek et al (2017) Visual encounter survey protocol for Rana boylei in lotic environments, but only implement the life-stage survey(s) that are appropriate for the time of year of the survey (which will be based on when construction commences). If survey results are negative, then no further mitigation will be required. If FYLF are found during the survey, then take should be considered likely to occur, and consultation with USFWS and CDFW as outlined above shall occur. Survey results shall be provided to the El Dorado County Planning and Building Department within 15 days of completion of all surveys.</i></p>	
<p><b>4.3-6 Impacts to northwestern pond turtle either directly (e.g., cause a wildlife population to drop below self-sustaining levels, threaten to eliminate an animal community) or through substantial habitat modifications.</b></p>	<p>S</p>	<p><b>Off-Site Sewer Pipe Alignments Only</b>                      4.3-6 A northwestern pond turtle survey shall be conducted no more than 48 hours prior to construction where construction activities overlap with suitable aquatic habitat (i.e., Carson Creek), and where construction will occur in arroyo willow riparian scrub or oak woodlands within 150 feet of these aquatic resources. If northwestern pond turtles or nests are not found, further mitigation is not required. Survey results shall be provided to the El Dorado County Planning and Building Department within 15 days of completion of all surveys.</p>	<p>LS</p>

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**Table 2-1  
 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>If a northwestern pond turtle is observed within the proposed impact area, a qualified biologist shall relocate the individual to habitat of equivalent or greater value outside of the proposed impact area prior to construction. If a northwestern pond turtle nest is observed within the proposed impact area, the nest shall be fenced off and avoided until the eggs hatch. The exclusion fencing shall be placed no less than 25 feet from the nest. A qualified biologist shall monitor the nest daily during construction to ensure that hatchlings do not disperse into the construction area. Relocation of hatchlings shall occur as stipulated above, if necessary.</i></p> <p><i>If, as part of the CWA Section 404 USACE permitting for the project, the USACE determines that formal Endangered Species Act (ESA) consultation with the USFWS is needed, the project proponent shall abide by the mitigation measures developed during the course of the ESA consultation, which shall supersede these measures. These mitigation measures could include, but are not limited to, seasonal work restrictions for initial ground disturbance, dewatering protocols, pre-construction surveys by a qualified biologist, the installation of wildlife exclusion fencing, turtle relocation, nest avoidance, biological monitoring, and worker environmental awareness training. Additional measures could include preservation, restoration, or</i></p>	

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**Table 2-1  
Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		enhancement of habitat on- or off-site, purchase of habitat credits from an agency-approved mitigation/conservation bank, working with a local land trust to preserve land, or any other method acceptable to USFWS.	
<p><b>4.3-7 Impacts to nesting birds and raptors protected under the MBTA and CFGC either directly (e.g., cause a wildlife population to drop below self-sustaining levels, threaten to eliminate an animal community) or through substantial habitat modifications.</b></p>	S	<p><i>Project Development Area and Project Buildout</i>  4.3-7 The project proponent shall implement the following:</p> <ul style="list-style-type: none"> <li>• If ground disturbance or other construction activities are proposed during the bird nesting season (February 1 – August 31), a focused survey for nesting raptors and migratory bird nests shall be conducted by a qualified biologist within 14 days prior to the beginning of construction activities in order to identify active nests. This survey shall be conducted within the proposed construction area and all accessible areas within the following buffer areas: <ul style="list-style-type: none"> <li>○ 0.5-mile for bald eagle and golden eagle;</li> <li>○ 0.25-mile for tree-nesting raptors; and</li> <li>○ 500 feet for all other species.</li> </ul> </li> <li>• Burrowing owl pre-construction surveys of suitable habitat shall be conducted within 14 days prior to the beginning of construction activities consistent with the CDFW Staff</li> </ul>	LS

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>Report on Burrowing Owl Mitigation (CDFW 2012).</i></p> <ul style="list-style-type: none"> <li>• <i>If active raptor nests are found, construction activities shall not take place within 0.25-mile for golden eagle or within 500 feet of other raptor nest(s) until the young have fledged. If active songbird nests are found, a 100-foot no disturbance buffer shall be established. These no-disturbance buffers may be reduced based on consultation and approval by the County.</i></li> <li>• <i>The limit of work shall be indicated by bright orange temporary fencing or other similar highly-visible marker. Construction activities or personnel shall not cross the fencing, except with approval of a qualified biologist. If trees containing nests or burrows must be removed as a result of project implementation, removal shall be completed during the nonbreeding season (late September to March) if possible, or after a qualified biologist determines that the young have fledged (during the breeding season).</i></li> <li>• <i>If active nests are not found during the required pre-construction surveys, further mitigation shall not be required.</i></li> <li>• <i>Survey results shall be provided to the El Dorado County Planning and Building Department within 15 days of completion of</i></li> </ul>	

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>all surveys. Surveys shall be repeated if there is a break of construction of more than 14 days during the nesting season.</i></p>	
<p><b>4.3-8 Impacts to roosting bats either directly (e.g., cause a wildlife population to drop below self-sustaining levels, threaten to eliminate an animal community) or through substantial habitat modifications.</b></p>	<p>S</p>	<p><i>Project Development Area and Project Buildout</i></p> <p><b>4.3-8</b> <i>A qualified biologist shall conduct a bat habitat assessment of all potential roosting trees within the proposed impact footprint. This habitat assessment shall identify all potentially suitable roosting habitat and may be conducted up to one (1) year prior to the start of construction.</i></p> <p><i>If potential roosting habitat is identified within the areas proposed for impact, the biologist shall survey the potential roosting habitat within 14 days prior to tree removal to determine presence of roosting bats. These surveys are recommended to be conducted utilizing methods that are considered acceptable by CDFW and bat experts. Methods may include evening emergence surveys, acoustic surveys, inspecting potential roosting habitat with fiberoptic cameras or a combination thereof. Survey results shall be provided to the El Dorado County Planning and Building Department within 15 days of completion of all surveys.</i></p> <p><i>If pre-construction surveys indicate that roosts of special-status bats are not present, or that roosts are inactive or potential habitat is unoccupied, further mitigation is not required. If roosting bats are found, exclusion shall be conducted as recommended by a</i></p>	<p>LS</p>

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>qualified biologist. Methods may include acoustic monitoring, evening emergence surveys, and the utilization of two-step tree removal supervised by a qualified biologist. Two-step tree removal involves removal of all branches that do not provide roosting habitat on the first day, and the next day cutting down the remaining portion of the tree. Once the bats have been excluded, tree removal may occur.</i></p>	
<p><b>4.3-9 Impacts to Northern California ringtail either directly (e.g., cause a wildlife population to drop below self-sustaining levels, threaten to eliminate an animal community) or through substantial habitat modifications.</b></p>	<p>S</p>	<p><i>Project Development Area (and Off-Site Sewer Pipe Alignments)</i>                      4.3-9 <i>Within 14 days prior to the initiation of any construction activities, a qualified biologist shall conduct non-invasive preconstruction surveys for Northern California ringtail and ringtail nests in suitable habitats (riparian habitats, oak woodlands with shrubby understory, and/or trees five inches DBH or greater in riparian areas, particularly those with cavities) that will be disturbed by construction activity. Non-invasive methods may include camera traps and track plates as well as physical surveys of suitable habitat. If ringtail are found prior to the initiation of, and/or during construction activities, a qualified biologist shall consult with CDFW prior to relocation of any individual ringtail. The camera trap may be removed once construction begins.</i></p> <p><i>If a ringtail nest is observed within the project area during the preconstruction survey, a qualified biologist shall establish a 250-foot no-disturbance buffer and the nest shall be fenced off and avoided</i></p>	<p>LS</p>

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
	LS	<p><i>until the young have left the nest, and the nest is no longer active as determined by the qualified biologist. A qualified biologist shall monitor to ensure that ringtails do not disperse into the construction area.</i></p> <p><i>If any ringtails are observed within the project area, work shall be suspended in a 100-foot radius of the animal until the animal leaves the project area on its own volition. If necessary, the qualified biologist shall notify CDFW to determine the appropriate procedures related to relocation. Any worker who inadvertently injures or kills a ringtail or who finds one dead, injured, or entrapped must immediately report the incident to a qualified biologist.</i></p> <p><i>CDFW may require mitigation for potential impacts to ringtail as part of a streambed alteration agreement. If CDFW assigns mitigation that is more stringent than the measure proposed above, the CDFW measure shall take precedence.</i></p> <p><i>Program Study Area                      None required.</i></p>	N/A
<p><b>4.3-10 Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies,</b></p>	S	<p><i>Off-Site Sewer Pipe Alignments Only                      4.3-10 Prior to the commencement of ground-disturbing activities associated with the off-site sewer pipe, the project proponent shall apply for a Section 1600 Lake or Streambed Alteration Agreement from CDFW. Minimization and avoidance measures shall</i></p>	LS

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
regulations or by the CDFW or USFWS.		<p><i>be proposed as appropriate and may include: preconstruction species surveys and reporting, protective fencing around avoided biological resources, worker environmental awareness training, seeding disturbed areas adjacent to open space areas with native seed, and installation of project-specific storm water BMPs.</i></p> <p><i>Mitigation may include restoration or enhancement of resources on- or off-site, purchase habitat credits from an agency-approved mitigation/ conservation bank, off-site, working with a local land trust to preserve land, or any other method acceptable to CDFW.</i></p>	
<p><b>4.3-11 Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.</b></p>	S	<p><b><i>Project Development Area and Project Buildout</i></b></p> <p>4.3-11(a) <i>Prior to initiation of any ground disturbance activities, the project proponent shall apply for a Section 404 permit from the U.S. Army Corps of Engineers (USACE) for impacts to regulated Waters (Waters) of the U.S. Waters that will be impacted shall be replaced or rehabilitated on a “no-net-loss” basis. Habitat restoration, rehabilitation, and/or replacement shall be at a location and by methods acceptable to the USACE.</i></p> <p>4.3-11(b) <i>Prior to initiation of any ground disturbance activities, the project proponent shall apply for WDRs and/or a Water Quality Certification from the RWQCB (depending on the limit of federal jurisdiction to wetlands and waters of the U.S. in place at the time)</i></p>	LS

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Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>and adhere to the certification conditions. Waters of the state that will be impacted shall be replaced or rehabilitated on a “no-net-loss” basis. Habitat restoration, rehabilitation, and/or replacement shall be at a location and by methods acceptable to the RWQCB.</i></p> <p>4.3-11(c) <i>Implement Mitigation Measure 4.3-10.</i></p> <p>4.3-11(d) <i>If the project applicant proceeds with the proposed off-site water main to be installed within the alignment of the approved Bass Lake North Bike Trail, the project applicant shall implement all mitigation measures included in the following resource agency permit documents:</i></p> <ul style="list-style-type: none"> <li>• <i>Clean Water Act Section 401 Water Quality Certification and Order (WDID No. 5A09CR00228);</i></li> <li>• <i>Streambed Alteration Agreement (EPIMS Notification No. ELD-34364-R2); and</i></li> <li>• <i>Section 404 Permit (ID No. SPK-2022-00634).</i></li> </ul>	
<p><b>4.3-12 Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or</b></p>	<p>LS</p>	<p><i>None required.</i></p>	<p>N/A</p>

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
impede the use of native wildlife nursery sites.			
<p><b>4.3-13</b> Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.</p>	S	<p><i>Project Development Area and Off-Site Sewer Pipe Alternatives</i></p> <p>4.3-13 Prior to initiation of ground disturbing activities within the Project Development Area and Off-Site Sewer Pipe Alignments, the applicant shall submit a final version of the Oak Resources Technical Report (ORTR) and an Oak Resources Code Compliance Certificate to the El Dorado County Planning and Building Department that address all on-site and off-site oak tree and oak woodland impacts. The following mitigation for oak woodlands and individual oak trees shall be accomplished using one or more of the following options:</p> <ul style="list-style-type: none"> <li>a. In-lieu fee payment based on the percent of on-site Oak Woodland impacted by the development and the DBH inches of trees impacted to be either used by the County to acquire off-site deed restrictions and/or conservation easements or to be given by the County to a land conservation organization to acquire off-site deed restrictions and/or conservation easements.                             <ul style="list-style-type: none"> <li>1. In accordance with the ORMP, and based on current impact estimates for the Project Development Area and Off-Site Sewer Pipe Alignments, the project proponent</li> </ul> </li> </ul>	LS

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>would be required to mitigate at a ratio of 1:1 for impacts to 0 to 50 percent of the Oak Woodland within the project area. Based on this ratio, the project would require approximately 2.7 acres of Oak Woodland mitigation, unless it can be shown in the final ORTR, based on final project design, that the project would impact a lesser amount of oak woodland.</p> <p>2. In accordance with the ORMP, based on a mitigation ratio of 3:1 for Heritage Trees and 1:1 for smaller trees, impacts to trees for the project combined with the off-site sewer alignments would incur mitigation (DBH) of up to 1,291.1 to 1,310.6 DBH inches, unless it can be shown in the final ORTR, based on final project design, that the project would impact a lesser amount of Heritage/Individual oak trees.</p> <p>b. Off-site deed restriction or conservation easement acquisition for purposes of off-site oak woodland conservation consistent with Chapter 4.0 (Priority Conservation Areas) of the ORMP;</p>	

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Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
	LS	<p>c. Replacement planting within an area on-site for up to 50 percent of the total oak woodland mitigation requirement consistent with Section 2.4 (Replacement Planting Guidelines) of the ORMP. This area shall be subject to a Deed Restriction or Conservation Easement;</p> <p>d. Replacement planting within an area off-site for up to 50 percent of the total oak woodland mitigation requirement. Off-site replacement planting areas shall be consistent with Section 2.4 (Replacement Planting Guidelines) and Chapter 4.0 (Priority Conservation Areas) of the ORMP. This area shall be subject to a Deed Restriction or Conservation Easement; or</p> <p>e. A combination of options a through d above.</p> <p>The final form of mitigation shall be approved by the El Dorado County Planning and Building Department prior to initiation of any ground disturbing activities</p> <p><i>Program Study Area None required.</i></p>	N/A
<b>4.3-14 Cumulative loss of habitat for special-status species and oak woodlands.</b>	CC/S	<p><i>Project Development Area and Project Buildout</i></p> <p>4.3-14 Implement Mitigation Measures 4.3-1, 4.3-2, 4.3-3, 4.3-4, 4.3-5, 4.3-6, 4.3-7, 4.3-8, 4.3-9, 4.3-10, 4.3-11(a) through 4.3-11(d), and 4.3-13.</p>	CC/SU

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
<i>4.4 Cultural Resources</i>			
<p><b>4.4-1 Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5.</b></p>	S	<p><i>Project Development Area and Project Buildout</i></p> <p><b>4.4-1(a)</b> <i>Prior to initiation of ground-disturbing activities, a qualified cultural resources specialist shall conduct a Phase II Archaeological Testing Program using a metal detector within any of the historic road segments delineated in the Cultural Resources Study prepared for the proposed project by Historic Resource Associates (HRA) that have an earthen surface in order to recover and document any historical artifacts that lie within the road prism. A report summarizing the results of the Phase II Archaeological Testing Program shall be submitted for review and approval to the El Dorado County Planning and Building Department. If historical artifacts are not found, further mitigation is not required.</i></p> <p><i>If historical artifacts are found, the qualified archaeologist shall assess the significance of the find in accordance with criteria for listing established by the National Register of Historic Places (NRHP) and California Register of Historic Resources (CRHR) and make recommendations for further evaluation and treatment, as necessary, which could include, but not be limited to, avoidance of the historical artifact(s) and preservation in place, planning construction to avoid historical artifact(s), deeding the historical artifact(s) into permanent conservation easements; capping or covering the</i></p>	SU

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>historical artifact(s) with a layer of soil before building on the artifact(s), or planning parks, greenspace, or other open space to incorporate the historical artifact(s). The recommendations shall be documented in the project record and implemented by the project applicant.</i></p> <p>4.4-1(b) <i>Prior to the initiation of ground-disturbing activities, a professional archaeologist shall observe the placement of temporary drip fencing in order to protect the portions of the Sacramento-Placerville Road, Mormon Hill Road-Lincoln Highway that occur within the project site and would be avoided by construction of the future private road and surface parking area associated with the proposed hotel/event center. If surfacing is needed to establish a hiking, equestrian, or bike trail on the historic road, surface materials shall be compatible in color and material to the existing road surface. Verification of the foregoing requirement shall be confirmed by the El Dorado County Planning and Building Department and County Department of Transportation.</i></p> <p>4.4-1(c) <i>Prior to construction of the off-site sewer line alignments to the west of Bass Lake Road, a professional archaeologist/historian shall provide preconstruction training to all contractors and staff who will participate in the construction of the buried sewer line within or near the prism of the historic road segments. Documentation of the training (i.e.,</i></p>	

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Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>4.4-1(d) <i>a sign-in sheet) shall be retained at the project site and shall be submitted with applicable reports to the El Dorado County Planning and Building Department.</i></p> <p><i>Prior to approval of the final improvement plans for the off-site sewer line alignments, the plans shall demonstrate that the historic macadam surface along Old Bass Lake Road is fully avoided. The final off-site sewer line improvement plans shall be reviewed by the El Dorado County Planning and Building Department, County Department of Transportation, and a qualified historian/archaeologist, who shall confirm that the proposed sewer line design and non-construction buffers are sufficient to preserve the historic macadam surface intact.</i></p>	
<p><b>4.4-2 Cause a substantial adverse change in the significance of a unique archeological resource pursuant to CEQA Guidelines Section 15064.5.</b></p>	<p>S</p>	<p><b><i>Project Development Area and Project Buildout</i></b> 4.4-2(a) <i>Prior to initiation of ground-disturbing activities associated with the Project Development Area, the project contractor shall install drip-line fencing along the eastern boundary of the Project Development Area, between the intermittent drainage and just north of the multi-component archaeological site (P-09-000807/CA-ELD-000719/H/BLR-2 and CA-ELD-000719/H/BLR-3). The foregoing requirement shall be noted on the final improvement plans and subject to review and approval by the El Dorado County Planning and Building Department.</i></p>	<p>LS</p>

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>4.4-2(b) <i>Prior to initiation of ground-disturbing activities, a qualified archaeologist shall conduct a short awareness training session for all construction workers and supervisory personnel. The course shall explain the importance of, and legal basis for, the protection of significant archaeological resources. Each worker shall also learn the proper procedures to follow in the event cultural resources or human remains/burials are uncovered during construction activities, including work curtailment or redirection and to immediately contact their supervisor and the archaeological monitor. The worker education session shall include visuals of artifacts (prehistoric and historic) that might be found in the project vicinity and take place on the construction site immediately prior to the start of construction. Documentation of the training (i.e., a sign-in sheet) shall be retained at the site and shall be submitted with applicable reports to the El Dorado County Planning and Building Department.</i></p> <p>4.4-2(c) <i>If archaeological resources are discovered during project construction, then all work must halt within a 100-foot radius of the discovery. A qualified archaeologist, meeting the Secretary of the Interior’s Professional Qualification Standards for prehistoric and historic archaeologists, shall be called to evaluate the significance of the find. Work shall not continue at the discovery site until the archaeologist conducts sufficient research and data collection to</i></p>	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>make a determination that the resource is either 1) not cultural in origin; or 2) not potentially significant or eligible for listing on the NRHP/CRHR. If a potentially eligible resource is encountered, then the archaeologist and El Dorado County shall arrange for either 1) total avoidance of the resource, if possible; 2) test excavations or total data recovery; or 3) other alternative forms of mitigation. The determination shall be formally documented in writing and submitted to El Dorado County as verification that the provisions in CEQA for managing unanticipated discoveries have been met.</i></p>	
<p><b>4.4-3 Disturb any human remains, including those interred outside of dedicated cemeteries.</b></p>	S	<p><i><b>Project Development Area and Project Buildout</b></i></p> <p><b>4.4-3</b> <i>The following language shall be noted on the project improvement plans, subject to review and approval by the El Dorado County Planning and Building Department.</i></p> <p><i>If articulated or disarticulated human remains are encountered on the project site or within the off-site water line or off-site sewer line alignments during construction activities, all work within 50 feet of the find must cease, and any necessary steps to ensure the integrity of the immediate area must be taken. The El Dorado County Coroner shall be immediately notified. If the Coroner determines the remains are of Native American origin, the Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours. The NAHC shall determine and notify a Most Likely Descendant (MLD). Further</i></p>	LS

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Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		actions shall be determined, in part, by the desires of the MLD. The MLD shall be afforded 48 hours to make recommendations regarding the disposition of the remains following notification from the NAHC of the discovery. If the MLD does not make recommendations within 48 hours, the owner shall, with appropriate dignity, reinter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the MLD's recommendations, the owner or the descendant may request mediation by the NAHC.	
4.4-5 Cause a cumulative loss of cultural resources.	LS	None required.	N/A
<b>4.5 Geology and Soils</b>			
4.5-1 Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, or seismic-related ground failure, including liquefaction, and landslides.	LS	None required.	N/A
4.5-2 Result in substantial soil erosion or the loss of topsoil.	S	<i>Project Development Area and Project Buildout</i> 4.5-2 Prior to issuance of any grading permits, the contractor shall prepare a Storm Water Pollution Prevention Plan (SWPPP) for review and approval by the CVRWQCB. The contractor shall file the Notice of Intent (NOI) and associated fee to the SWRCB. The SWPPP shall serve as the framework	LS

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>for identification, assignment, and implementation of BMPs. The contractor shall implement BMPs to reduce pollutants in stormwater discharges to the maximum extent practicable. Construction (temporary) BMPs for the project may include, but are not limited to: fiber rolls, straw bale barrier, straw wattles, storm drain inlet protection, velocity dissipation devices, silt fences, wind erosion control, stabilized construction entrance, hydroseeding, revegetation techniques, and dust control measures. The SWPPP shall be submitted to both the County Planning and Building Department and the County Department of Transportation for review and approval and shall remain on the project site during all phases of construction.</p>	
<p><b>4.5-3 Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse, or be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code.</b></p>	<p>S</p>	<p><i>Project Development Area and Project Buildout</i>  <b>4.5-3</b>                      Prior to final design approval and issuance of building permits for the proposed project, the project applicant shall submit a design-level geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer to the El Dorado County Planning and Building Department, for review and approval. The report shall include the geotechnical recommendations specified in the Preliminary Geotechnical Engineering Study prepared for the proposed project, unless it is determined in the design-level report that one or more recommendations need to be revised.</p>	<p>LS</p>

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**Table 2-1  
Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>The design-level geotechnical engineering report shall address, at a minimum, the following:</i></p> <ul style="list-style-type: none"> <li>• <i>Compaction specifications and subgrade preparation for on-site soils;</i></li> <li>• <i>Structural foundations;</i></li> <li>• <i>Slope configuration and grading practices; and</i></li> <li>• <i>Expansive/unstable soils, including fill.</i></li> </ul> <p><i>Prior to issuance of any building permits, the foundation and improvement plans shall incorporate design-level recommendations. All foundation and improvement plans shall be reviewed and approved by the El Dorado County Planning and Building Department prior to issuance of any building permits.</i></p>	
<b>4.5-4</b> Have soils incapable of supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.	LS	<i>None required.</i>	N/A
<b>4.5-5</b> Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	LS	<i>None required.</i>	N/A
<b>4.5-6</b> Cumulative increase in the potential for geological related impacts and hazards.	LS	<i>None required.</i>	N/A

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
<i>4.6 Hazards and Hazardous Materials</i>			
<b>4.6-1</b> Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	LS	None required.	N/A
<b>4.6-2</b> Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment.	S	<p><i>Project Development Area and Project Buildout</i></p> <p><b>4.6-2(a)</b> Prior to issuance of a grading permit by El Dorado County for any off-site improvements associated with the proposed project, the project applicant shall ensure that a Phase I Environmental Site Assessment (ESA) is prepared and submitted to the County for review and approval.</p> <p>The Phase I ESA shall be prepared in accordance with the American Society for Testing and Materials (ASTM) E1527-21 standard (Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process) by a State-licensed engineering geologist for the purpose of observing and assessing the conditions encountered at the proposed off-site improvement areas and providing conclusions and recommendations relative to any hazardous conditions or materials identified within the off-site improvement areas. The Phase I ESA shall include, but not necessarily be limited to, review of the physical setting of the off-site improvement areas; historical sources review (i.e., aerial photographic review, historical and current U.S. Geological Survey</p>	LS

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>[USGS] topographic maps, historical local abstracts, certified Sanborn maps); review of applicable federal, State, and local environmental databases; a field reconnaissance of the off-site improvement areas; and findings and conclusions. All recommendations set forth in the Phase I ESA shall be appropriately incorporated into the project and shall be subject to review and approval by the El Dorado County Planning and Building Department. If the Phase I ESA does not recommend further investigation of the off-site improvement areas, additional mitigation shall not be required.</i></p> <p>4.6-2(b) <i>If indicators of apparent soil contamination (soil staining, odors, debris fill material, etc.) are encountered within the off-site improvement areas as part of the Phase I ESA, the impacted area(s) shall be isolated from surrounding, non-impacted areas. A State-licensed engineering geologist shall conduct a Phase II ESA of the impacted area(s) and obtain samples of the potentially impacted soil for analysis of the contaminants of concern in accordance with applicable U.S. Environmental Protection Agency (USEPA) Methods and comparison with applicable regulatory screening levels (i.e., Environmental Screening Levels, California Human Health Screening Levels, Regional Screening Levels, etc.). The Phase II ESA shall be submitted for review and approval to El Corado County. Where the soil contaminant</i></p>	

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		<p>concentrations exceed the applicable regulatory screening levels, the impacted soil shall be excavated and disposed of off-site at a licensed landfill facility to the satisfaction of the El Dorado County Environmental Management Department.</p> <p><i>Program Study Area</i>                      4.6-2(c) In conjunction with submittal of an application for project-level entitlements for the Program Study Area, the project applicant shall identify whether the one active well within the Program Study Area would remain in place or be abandoned. If the well will be abandoned, such abandonment shall be done in accordance with the El Dorado County Well Construction and Water Supply Standards Ordinance, to the satisfaction of the El Dorado County Environmental Management Department.</p>	
<p><b>4.6-3 Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.</b></p>	<p>LS</p>	<p>None required.</p>	<p>N/A</p>
<p><b>4.6-4 Cumulative exposure to potential hazards and increases in the transport, storage, and use of hazardous materials.</b></p>	<p>LS</p>	<p>None required.</p>	<p>N/A</p>

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Summary of Impacts and Mitigation Measures**

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<i>4.7 Hydrology and Water Quality</i>			
4.7-1 Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality during construction.	S	<i>Project Development Area and Project Buildout</i> 4.7-1 Implement Mitigation Measure 4.5-2.	LS
4.7-2 Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality during operations.	S	<i>Project Development Area</i> 4.7-2(a) As part of the Improvement Plan submittal process, the Preliminary Drainage Report provided during environmental review shall be submitted in final format. The Final Drainage Report may require more detail than that provided in the preliminary report, and will be reviewed in concert with the Improvement Plans to confirm conformity between the two. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: written text addressing existing conditions; the effects of the proposed improvements; all appropriate calculations; watershed maps; changes in flows and patterns; and proposed on- and off-site improvements to accommodate flows from the project. The report shall identify water quality protection features and methods to be used during construction, as well as long-term post-construction water quality measures. The final drainage report shall be prepared in conformance with the requirements set forth by El Dorado County at the time of Improvement Plan submittal and shall be	LS

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Summary of Impacts and Mitigation Measures**

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		<p><i>approved by the El Dorado County Planning and Building Department and the County Engineer.</i></p> <p>4.7-2(b) <i>Prior to approval of final project improvement plans, a detailed Best Management Practice (BMP) and water quality maintenance plan shall be submitted to the El Dorado County Planning and Building Department, and the County Engineer for review and approval as part of preparation of the project's Final Drainage Report. The BMP and water quality maintenance plan shall meet the standards of the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment. Site-design measures, source-control measures, hydromodification management, and Low-Impact Development (LID) standards, as necessary, shall be incorporated into the design and shown on the improvement plans.</i></p> <p>4.7-2(c) <i>Prior to approval of final project improvement plans, the project applicant shall submit a Report of Waste Discharge and a Form 200 to obtain coverage under the State Water Resources Control Board (SWRCB) Order WQ 2014-0153-DWQ, General Waste Discharge Requirements (WDR) for Small Domestic Wastewater Treatment Systems. All WDR Permit requirements shall be incorporated into the project design and shown on the improvement plans. Proof of compliance shall be submitted to the El Dorado</i></p>	

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		<p>4.7-2(d) <i>County Planning and Building Department for review and approval.</i></p> <p><i>Prior to the completion of construction, the applicant shall prepare and submit an acceptable Stormwater Control Operation and Maintenance Plan, identifying the maintenance entity for the project's storm drainage system and maintenance requirements, for review and approval to the El Dorado County Planning and Building Department. The Stormwater Control Operation and Maintenance Plan shall be incorporated into the project's Final Drainage Plan. Typical routine maintenance consists of the following:</i></p> <ul style="list-style-type: none"> <li><i>• Limit the use of fertilizers and/or pesticides. Mosquito larvicides shall be applied only when absolutely necessary.</i></li> <li><i>• Visually inspect for ponding water to ensure that filtration is occurring.</i></li> <li><i>• After all major storm events, inspect basins to ensure that the system is functioning as intended and is not clogged.</i></li> <li><i>• Continue general landscape maintenance, including pruning and cleanup throughout the year.</i></li> <li><i>• Irrigate throughout the dry season. Irrigation shall be provided with sufficient quantity and frequency to allow plants to thrive.</i></li> </ul>	

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		<ul style="list-style-type: none"> <li>Excavate, clean and or replace and screen or filter media to ensure ongoing infiltration.</li> </ul> <p><i>Project Development Area and Project Buildout 4.7-2(e)</i>                      As part of the Improvement Plan submittal process for each component of subsequent development associated with the Program Study Area, a Drainage Report shall be prepared by a Registered Civil Engineer that includes pre- and post-development hydrology calculations, as well as calculations for required treatment areas to ensure that the separately constructed on-site drainage systems comply with the El Dorado County Stormwater Management Plan (SWMP) and the NPDES Phase II MS4 General Permit, and any other applicable regulations at the time of permit issuance. The drainage report shall be submitted to the El Dorado County Planning and Building Department and the County Engineer for review and approval.</p>	
<p><b>4.7-3</b> Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.</p>	<p>LS</p>	<p>None required.</p>	<p>N/A</p>

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<b>4.7-4</b> Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; or create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	S	<i>Project Development Area</i> 4.7-4(a) Implement Mitigation Measure 4.7-2(a).  <i>Project Development Area and Project Buildout</i> 4.7-4(b) Implement Mitigation Measure 4.7-2(e).	LS
<b>4.7-5</b> Cumulative impacts related to the violation of water quality standards or waste discharge requirements, and impacts resulting from the alteration of existing drainage patterns.	LS	<i>None required.</i>	N/A
<i>4.8 Land Use and Planning/Population and Housing</i>			
<b>4.8-1</b> Physically divide an established community.	LS	<i>None required.</i>	N/A
<b>4.8-2</b> Cause a significant environmental impact due to a conflict with any land use plan,	LS	<i>None required.</i>	N/A

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policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.			
4.8-3 Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure).	LS	<i>None required.</i>	N/A
4.8-4 Cause a significant cumulative 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.	LS	<i>None required.</i>	N/A
4.8-5 Cumulative unplanned population growth.	LS	<i>None required.</i>	N/A
<b>4.9 Noise</b>			
4.9-1 Generation of a substantial temporary increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	LS	<i>None required.</i>	N/A

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p><b>4.9-2</b> Generation of a substantial permanent increase in ambient noise levels associated with the Project Development Area in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.</p>	<p>S</p>	<p><i>Project Development Area</i></p> <p>4.9-2(a) All on-site truck circulation at the project site shall be prohibited during nighttime hours (10:00 PM to 7:00 AM). The applicant shall include language prohibiting nighttime deliveries in all vendor contracts associated with the proposed project. The language shall be reviewed and approved by the El Dorado County Planning and Building Department prior to Improvement Plan approval.</p> <p>4.9-2(b) In conjunction with the submittal of Improvement Plans and/or issuance of Building Permits, the project applicant shall include design and operational measures to ensure Event Center/Museum noise complies with the applicable noise standards. Available design and operational measures to ensure Event Center/Museum noise are in compliance could include, but not necessarily be limited to, the following:</p> <ul style="list-style-type: none"> <li>• <b>Noise Barriers:</b> The placement of permanent or temporary noise barriers would be an effective method to reduce event crowd and outdoor event amplified music noise at nearby residential receivers. The degree of effectiveness of noise barriers is dependent upon location, height and final elevation relative to nearby receivers, and shall be assessed using construction drawings.</li> </ul>	<p>LS</p>

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<ul style="list-style-type: none"> <li>• <b>Shielding/Setbacks:</b> A site design that integrates shielding and/or setbacks from the outdoor event area could be an effective method to reduce event crowd and outdoor event amplified music noise at nearby residential receivers. The effectiveness would depend on degree of shielding and/or setback distances relative to nearby receivers, and shall be assessed using construction drawings.</li> <li>• <b>Event Sound System Configurations:</b> The loudness of a sound system is highly variable upon volume level, speaker placement, and speaker orientation/directionality relative to receivers. Implementation of a sound system loudness restriction (i.e., 70 dB at 50 feet), required speaker placement (i.e., setbacks/screening) and speaker facing would be effective measures to reduce outdoor event amplified music levels at nearby receivers.</li> <li>• <b>Outdoor Event Restrictions:</b> Restrictions on outdoor events, specifically with regards to allowable hours/time of day, would be effective in avoiding the potential of outdoor event crowd and outdoor event amplified music noise exceeding applicable General Plan noise level criteria</li> </ul>	

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		<p><i>(e.g., outdoor events restricted during nighttime hours).</i></p> <p><i>In conjunction with the submittal of Improvement Plans and/or issuance of Building Permits, a design-level acoustical analysis shall be submitted to the El Dorado County Planning and Building Department that demonstrates the included measures comply with applicable noise level criteria, including El Dorado County General Plan daytime, evening and nighttime hourly average (<math>L_{eq}</math>) and maximum (<math>L_{max}</math>) noise level standards at the closest residential receivers and General Plan exceedance criteria (Policy 6.5.1.13).</i></p>	
<p><b>4.9-3 Generation of a substantial permanent increase in ambient noise levels associated with Project Buildout in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.</b></p>	<p>S</p>	<p><b>Project Buildout</b>                      4.9-3  <i>In conjunction with submittal of site-specific development plans for the Program Study Area, a noise impact study shall be prepared by a qualified noise consultant that addresses combined on-site operations noise level exposure associated with full buildout of the project (i.e., Project Development Area and Program Study Area) and submitted by the project applicant for review and approval to the El Dorado County Planning and Building Department. The noise impact study shall include an analysis of on-site operational noise exposure associated with full Project Buildout at nearby existing noise-sensitive receivers. The analysis shall include associated mitigation measures (as appropriate) to reduce full Project Buildout on-site operations noise</i></p>	<p>SU</p>

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<i>levels to a state of compliance with applicable El Dorado County General Plan daytime, evening and nighttime exterior noise level criteria and General Plan increase significance criteria at nearby existing noise-sensitive receptors to the extent feasible. Mitigation measures may include, but not necessarily be limited to, reducing on-site traffic volumes, reducing on-site vehicle speeds, constructing noise barriers and shielding/screening, using setbacks, implementing noise-reducing pavement, and implementing operational restrictions.</i>	
<b>4.9-4 Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.</b>	LS	<i>None required.</i>	N/A
<b>4.9-5 Generation of a substantial permanent increase in ambient noise levels associated with cumulative development of the proposed project in combination with future buildout within El Dorado County.</b>	LCC	<i>None required.</i>	N/A
<b>4.10 Public Services and Recreation</b>			
<b>4.10-1 Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or</b>	LS	<i>None required.</i>	N/A

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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 services.			
4.10-2 Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for sheriff protection services.	LS	<i>None required.</i>	N/A
4.10-3 Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable	LS	<i>None required.</i>	N/A

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service ratios, response times, or performance objectives for schools.			
4.10-4 Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or performance objectives for parks; 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, or include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.	LS	<i>None required.</i>	N/A
4.10-5 Result in substantial adverse physical impacts associated	LS	<i>None required.</i>	N/A

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Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or performance objectives for other public facilities.			
<b>4.10-6 Cumulative impacts to public services.</b>	LS	<i>None required.</i>	N/A
<b>4.11 Transportation</b>			
<b>4.11-1 Conflict with a program, plan, ordinance, or policy, except LOS, addressing the circulation system during construction activities.</b>	S	<p><b><i>Project Development Area and Project Buildout</i></b>  <b>4.11-1</b>    <i>The Improvement Plans shall include a striping and signing plan and shall include all on- and off-site traffic control devices. Prior to the commencement of construction, a construction signing and traffic control plan shall be provided to the El Dorado County Department of Transportation for review and approval. The construction signing and traffic control plan shall include (but not be limited to) items such as:</i></p> <ul style="list-style-type: none"> <li>• <i>Guidance on the number and size of trucks per day entering and leaving the project site;</i></li> <li>• <i>Identification of arrival/departure times that would minimize traffic impacts;</i></li> </ul>	LS

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		<ul style="list-style-type: none"> <li>• <i>Approved truck circulation patterns;</i></li> <li>• <i>Locations of staging areas;</i></li> <li>• <i>Locations of employee parking and methods to encourage carpooling and use of alternative transportation;</i></li> <li>• <i>Methods for partial/complete street closures (e.g., timing, signage, location and duration restrictions);</i></li> <li>• <i>Criteria for use of flaggers and other traffic controls;</i></li> <li>• <i>Preservation of safe and convenient passage for bicyclists and pedestrians through/around construction areas;</i></li> <li>• <i>Monitoring for roadbed damage and timing for completing repairs;</i></li> <li>• <i>Limitations on construction activity during peak/holiday weekends and special events;</i></li> <li>• <i>Preservation of emergency vehicle access;</i></li> <li>• <i>Removing traffic obstructions during emergency evacuation events; and</i></li> <li>• <i>Providing a point of contact for County residents and guests to obtain construction information, have questions answered, and convey complaints.</i></li> </ul> <p><i>The construction signing and traffic control plan shall be developed such that the following minimum set of performance standards is achieved throughout project construction. It is anticipated that additional</i></p>	

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		<p><i>performance standards would be developed once details of project construction are better known.</i></p> <ul style="list-style-type: none"> <li>• <i>All construction employees shall park in designated lots owned by the project applicant or on private lots otherwise arranged for by the project applicant.</i></li> <li>• <i>Roadways shall be maintained clear of debris (e.g., rocks) that could otherwise impede travel and impact public safety.</i></li> </ul>	
<b>4.11-2 Conflict with a program, plan, ordinance, or policy, except LOS, addressing the circulation system, including transit, roadway bicycle, and pedestrian facilities, during operations.</b>	LS	<i>None required.</i>	N/A
<b>4.11-3 Conflict with or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b).</b>	LS	<i>Project Development Area None required.</i>	N/A
	S	<p><b>Program Study Area</b> 4.11-3 <i>The below measures shall be implemented as practicable, to the satisfaction of the El Dorado County Engineer. VMT mitigation is based on guidance from the California Air Pollution Officers Association (CAPCOA).</i></p>	SU

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		<p><i>Unbundling of Parking Costs from Rent</i>                      Unbundling, or separating, a residential project's parking costs from property costs shall require those who wish to purchase parking spaces to do so at an additional cost. On the assumption that parking costs are passed through to the vehicle owners/drivers using the parking spaces, unbundling would result in decreased vehicle ownership, and thus, a reduction in VMT and GHG emissions. Unbundling may not be available to all residential developments, depending on funding sources. Unbundling would reduce parking demand by up to 15.7 percent under ideal conditions, based on an upper limit of \$300 per month per parking space. Benefits are proportional to the fee; for example, a \$150/month fee would provide half the benefit of a \$300/month fee.</p> <p><i>Reduced Parking Supply</i>                      Reducing the total parking supply available at a residential project or site would create scarcity and add additional time and inconvenience to trips made by private auto, thus disincentivizing driving as a mode of travel. Reducing the convenience of driving would result in a shift to other modes and decreased VMT, and thus, a reduction in GHG emissions and VMT. Evidence of the effects of reduced parking supply is strongest for residential developments. Such measures would reduce VMT by up to 13.7 percent if all on-site parking was eliminated, and by</p>	

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Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<i>up to a prorated amount based on a lower level of implementation. Generally, El Dorado County requires one and a half to two parking spaces per multi-family unit; therefore, reducing the parking supply to one space per unit would reduce VMT by a maximum of 6.85 percent.</i>	
<b>4.11-4</b> Substantially increase hazards to vehicle safety due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	LS	<i>None required.</i>	N/A
<b>4.11-5</b> Result in inadequate emergency access.	LS	<i>None required.</i>	N/A
<b>4.11-6</b> Cumulatively conflict with or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b).	LS	<i>Project Development Area None required.</i>	N/A
	CC/S	<i>Program Study Area 4.11-6 Implement Mitigation Measure 4.11-3</i>	CC/SU
<b>4.12 Tribal Cultural Resources</b>			
<b>4.12-1</b> Cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC Section 21074.	S	<i>Project Development Area and Project Buildout 4.12-1(a) Tribal Cultural Resources Awareness Training. The following language shall be noted on project Improvement Plans, subject to review and approval by the El Dorado County Planning and Building Department:  Prior to the initiation of construction, all construction crew members, consultants, and other personnel</i>	LS

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>involved in project implementation shall receive project-specific Tribal Cultural Resource (TCR) Awareness Training. The training shall be conducted in coordination with qualified cultural resource specialists and representatives from culturally affiliated Native American Tribes. The training will emphasize the requirement for confidentiality and culturally appropriate, respectful treatment of any finds of significance to culturally affiliated Native American Tribes. All personnel required to receive the training shall also be required to sign a form that acknowledges receipt of the training, which shall be submitted to the El Dorado County Planning and Building Department for review and approval. As a component of the training, a brochure will be distributed to all personnel associated with the project implementation. At a minimum the brochure shall discuss the following topics in clear and straightforward language:</i></p> <ul style="list-style-type: none"> <li>• <i>Field indicators of potential archaeological or cultural resources (i.e., what to look for, for example: archaeological artifacts, exotic or non-native rock, unusually large amounts of shell or bone, significant soil color variations, etc.)</i></li> <li>• <i>Regulations governing archeological resources and tribal cultural resources.</i></li> </ul>	

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<ul style="list-style-type: none"> <li>• <i>Consequences of disregarding or violating laws protecting archeological or tribal cultural resources.</i></li> <li>• <i>Steps to take if a worker encounters a possible resource.</i></li> </ul> <p><i>The training shall include project specific guidance for on-site personnel including protocols for resource avoidance, when to stop work, and who to contact if potential archeological or TCRs are identified. The training shall also address the stoppage of work if potentially significant cultural resources are discovered during ground disturbing activities, and in the case of possible human remains the proper course of action requiring immediate contact with the County Coroner and the NAHC.</i></p> <p>4.12-1(b) <u><i>Tribal Monitoring Related to P-09-00087 and Off-Site Improvement Areas.</i></u> <i>The project proponent or their construction contractor shall comply with the following measure to assist with identification of TCRs at the earliest possible time during project-related earthmoving activities. These measures shall be included as notes on the project improvements plans prior to their approval by the County.</i></p> <ul style="list-style-type: none"> <li>• <i>The project proponent shall contact the UAIC THPO (<a href="mailto:thpo@auburnrancheria.com">thpo@auburnrancheria.com</a>) at least 2 to 3 months prior to project ground-disturbing activities within the areas</i></li> </ul>	

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>identified for monitoring in the confidential tribal monitoring exhibit provided by UAIC to the County (e.g., P-09-000807 and off-site improvement areas) to retain the services of a UAIC Certified Tribal Monitor(s). The duration of the construction schedule and Tribal Monitoring shall be determined at this time.</i></p> <ul style="list-style-type: none"> <li><i>A contracted Tribal Monitor(s) shall monitor the vegetation grubbing, stripping, grading, trenching, and other ground disturbing activities in the project area surrounding P-09-000807, as indicated on the confidential tribal monitoring exhibit provided by the UAIC to the County. All ground-disturbing activities within such area, including rebuild or previously disturbed, shall be subject to Tribal Monitoring unless otherwise determined unnecessary by the UAIC. A contracted UAIC certified Tribal Monitor shall spot check up to 16 hours per month the ground-disturbing activities within all other areas of the project site.</i></li> <li><i>Tribal Monitors or Tribal Representatives shall have the authority to direct that work be temporarily paused, diverted, or slowed within 100 feet of the immediate impact area if sites, cultural soils, or objects of potential significance are identified. The temporary pause/diversion, shall be of an adequate</i></li> </ul>	

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>duration for the Tribal Representative to examine the resource.</i></p> <ul style="list-style-type: none"> <li>• <i>Appropriate treatment of TCRs may include but is not limited to:</i> <ul style="list-style-type: none"> <li>○ <i>Recordation of the resource(s);</i></li> <li>○ <i>Avoidance and preservation of the resource(s); and</i></li> <li>○ <i>Recovery and reburial of the resource(s) onsite or in a feasible off-site location in a designated area subject to no further disturbance. The location of the reburial shall be acceptable to the UAIC.</i></li> </ul> </li> <li>• <i>To track the implementation of this measure, the Tribal Monitor(s) shall document field-monitoring activities on a Tribal Monitor log.</i></li> <li>• <i>The Tribal Monitor(s) shall wear the appropriate safety equipment while on the construction site.</i></li> <li>• <i>The Tribal Monitor, in consultation with the UAIC THPO and the project proponent, shall determine a mutual end or reduction to the on-site monitoring if/when construction activities have a low potential for impacting Tribal Cultural Resources.</i></li> </ul>	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>4.12-1(c) <u>Tribal Spot Monitoring Related to 60.5-acre Project Site.</u> The project proponent or their construction contractor shall comply with the following measure to assist with identification of TCRs at the earliest possible time during project-related earthmoving activities. These measures shall be included as notes on the project improvements plans prior to their approval by the County.</p> <ul style="list-style-type: none"> <li>In the event the Tribal Monitor does not report to the job site at the scheduled time after receiving 24-hour business day notice, construction activities may proceed without tribal monitoring. At no time, regardless or absence of a Tribal Monitor, shall suspected TCRs be mishandled or disrespected.</li> <li>The CEQA lead agency shall assist with resolution of disagreements between the project proponent/contractor and the Tribe if such occurs on the project.</li> <li>The project proponent shall contact the UAIC THPO (thpo@auburnrancheria.com) at least 2 to 3 months prior to project ground-disturbing activities to retain the services of a UAIC Certified Tribal Monitor(s). The duration of the construction schedule and Tribal Monitoring shall be determined at this time.</li> </ul>	

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<ul style="list-style-type: none"> <li>• A contracted UAIC Certified Tribal Monitor(s) shall spot check up to 16 hours per month the ground disturbing activities within the 60.5-acre project site.</li> <li>• Tribal Monitors or Tribal Representatives shall have the authority to direct that work be temporarily paused, diverted, or slowed within 100 feet of the immediate impact area if sites, cultural soils, or objects of potential significance are identified. The temporary pause/diversion shall be of an adequate duration for the Tribal Representative to examine the resource.</li> <li>• Appropriate treatment of TCRs or other cultural finds may include but is not limited to:                         <ul style="list-style-type: none"> <li>○ Recordation of the resource(s);</li> <li>○ Avoidance and preservation of the resource(s); and</li> <li>○ Recovery and reburial of the resource(s) onsite or in a feasible off-site location in a designated area subject to no future disturbance. The location of the reburial shall be acceptable to the UAIC.</li> </ul> </li> <li>• To track the implementation of this measure, the Tribal Monitor(s) shall</li> </ul>	

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>document field-monitoring activities on a Tribal Monitor log.</i></p> <ul style="list-style-type: none"> <li>• <i>The Tribal Monitor(s) shall wear the appropriate safety equipment while on the construction site.</i></li> <li>• <i>The Tribal Monitor, in consultation with the UAIC THPO and the project proponent, shall determine a mutual end or reduction to the on-site monitoring if/when construction activities have a low potential for impacting Tribal Cultural Resources.</i></li> <li>• <i>In the event the Tribal Monitor does not report to the job site at the scheduled time after receiving 24 hour business day notice, construction activities may proceed without tribal monitoring. At no time, regardless of the presence or absence of a Tribal Monitor, shall suspected TCRs be mishandled or disrespected.</i></li> <li>• <i>The CEQA lead agency shall assist with resolution of disagreements between the project proponent/contractor and the Tribe if such occurs on the project.</i></li> </ul> <p>4.12-1(d) <u>Unanticipated Discoveries.</u> <i>If any suspected TCRs, including but not limited to cultural features, midden/cultural soils, artifacts, exotic rock (non-native), shell, bone, shaped stones, or ash/charcoal are discovered by any person during construction activities including ground disturbing activities, all</i></p>	

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 Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>work shall pause immediately within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. Work shall cease in and within the immediate vicinity of the find regardless of whether the construction is being actively monitored by a Tribal Monitor, cultural resources specialist, or professional archaeologist. A Tribal representative and El Dorado County Planning and Building Department shall be immediately notified, and the Tribal Representative in coordination with El Dorado County shall determine if the find is a TCR (PRC Section 21074) and the Tribal Representative shall make recommendations for further evaluation and treatment as necessary.</i></p> <p><i>The culturally affiliated Tribe shall consult with the County to (1) identify the boundaries of the new TCR and (2) if feasible, identify appropriate preservation in place and avoidance measures, including redesign or adjustments to the existing construction process, and long-term management, or 3) if avoidance is infeasible, a reburial location in proximity of the find where no future disturbance is anticipated. Permanent curation of TCRs will not take place unless approved in writing by the culturally affiliated Tribe.</i></p> <p><i>The construction contractor(s) shall provide secure, on-site storage for culturally sensitive soils or objects</i></p>	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>that are components of TCRs that are found or recovered during construction. Only Tribal Representatives shall have access to the storage. Storage size shall be determined by the nature of the TCR and can range from a small lock box to a conex box (shipping container). A secure (locked), fenced area can also provide adequate on-site storage if larger amounts of material must be stored.</i></p> <p><i>The construction contractor(s) and El Dorado County shall facilitate the respectful reburial of the culturally sensitive soils or objects. This includes providing a reburial location that is consistent with the Tribe's preferences, excavation of the reburial location, and assisting with the reburial, upon request.</i></p> <p><i>Work at the TCR discovery location shall not resume until authorization is granted by the Lead Agency in coordination with the culturally affiliated Tribe.</i></p> <p><i>If articulated or disarticulated human remains, or human remains in any state of decomposition or skeletal completeness are discovered during construction activities, the County Coroner and the culturally affiliated Tribe shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendent who will work with the</i></p>	

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<i>project proponent to define appropriate treatment and disposition of the burials.</i>	
<b>4.12-2 Cause a cumulative loss of tribal cultural resources.</b>	LS	4.12-1(e) <i>Implement Mitigation Measure 4.4-2(a).</i> <i>None required.</i>	N/A
<b>4.13 Utilities and Service Systems</b>			
<b>4.13-1 Require or result in the relocation or construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.</b>	LS	<i>None required.</i>	N/A
<b>4.13-2 Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, single dry, and multiple dry years.</b>	LS	<i>None required.</i>	N/A
<b>4.13-3 Result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected</b>	LS	<i>None required.</i>	N/A

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demand in addition to the provider's existing commitments.			
4.13-4 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, or conflict with federal, State, and local management and reduction statutes and regulations related to solid waste.	LS	None required.	N/A
4.13-5 Increase in demand for utilities and service systems associated with the proposed project, in combination with future buildout of the El Dorado County General Plan.	LS	None required.	N/A
<b>4.14 Wildfire</b>			
4.14-1 Substantially impair an adopted emergency response plan or emergency evacuation plan.	LS	None required.	N/A
4.14-2 Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from	S	<i>Project Development Area and Project Buildout</i> 4.14-2 In conjunction with the submittal of and prior to the approval of Improvement Plans, the applicant shall submit a Vegetation Management Plan (VMP) for review and approval by CAL FIRE, EDHFD, and the	LS

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<p>a wildfire or the uncontrolled spread of a wildfire.</p>		<p><i>El Dorado County Planning and Building Department. The VMP shall identify roles, responsibilities, and financial resources to ensure successful implementation. The VMP shall be implemented by the project developer and maintained in perpetuity and may include, but not necessarily be limited to, the following:</i></p> <ul style="list-style-type: none"> <li>• <i>Management of the Open Spaces/Oak Woodlands During Project Construction or Adjacent Construction:</i> <ul style="list-style-type: none"> <li>○ <i>Prior to construction activities, all Open Space/Oak Woodland boundaries shall be designated by placing high visibility construction fencing and/or silt fencing. Fencing shall be maintained in good condition until permanent post and cable fencing can be installed; and</i></li> <li>○ <i>If applicable, prior to working within Open Space/Oak Woodland areas adjacent to wetlands, a qualified wetland biologist shall flag the wetland boundary and monitor construction activities to prevent encroachment into the wetland areas.</i></li> </ul> </li> </ul>	

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		<ul style="list-style-type: none"> <li>○ All construction machinery shall be equipped with CAL FIRE-approved spark arrestors.</li> <li>● Open Space/Oak Woodland Maintenance                             <ul style="list-style-type: none"> <li>○ Ongoing Fuel Load Management activities shall focus on areas close to homes or on borders, as approved by the County and include activities to mow annual grasses, remove dead and/or diseased trees, snags, and debris, limb live trees up to a height of 10 feet above ground where feasible, and remove understory fuels over one foot in height, where feasible. The use of goats shall be the preferred method of reducing vegetation materials; alternative methods, such as plastic string weed trimmers or other County-approved equipment may be acceptable, but shall be limited to the maximum extent feasible. Chipping of material shall be permitted. Chipped material shall be removed from the site unless otherwise approved by the County. Prescribed burning shall be</li> </ul> </li> </ul>	

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		<p><i>prohibited and herbicide use shall not be allowed within the fuel load reduction area; and</i></p> <ul style="list-style-type: none"> <li>○ <i>Annual monitoring memos shall be submitted to the County by June 30 of each year. The memos shall include, at a minimum, the following:</i> <ul style="list-style-type: none"> <li>➤ <i>An assessment of dead vegetative matter (thatch) and management recommendations, if needed; and</i></li> <li>➤ <i>An evaluation of general site conditions and recommendations for remedial fuel reduction actions to be included in the annual monitoring memo.</i></li> </ul> </li> </ul>	
<p><b>4.14-3 Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.</b></p>	<p>LS</p>	<p><i>None required.</i></p>	<p>N/A</p>

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4.14-4 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.	LS	<i>None required.</i>	N/A
4.14-5 Increase in wildfire risk attributable to the proposed project, in combination with cumulative development.	LS	<i>None required.</i>	N/A

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