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FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED VALLEY VIEW SPECIFIC PLAN

STATE CLEARINGHOUSE #97082008

EL DORADO COUNTY FILE #AZ98-01

Submitted by

WAGSTAFF AND ASSOCIATES
Urban and Environmental Planners

in association with

Korve Engineering, Transportation Engineers and Planners
Questa Engineering Corporation, Civil and Environmental Engineers
Youngdahl & Associates, Geotechnical and Environmental Engineers
Wetlands Research Associates, Biologists
Illingworth & Rodkin, Inc., Environmental Noise Consultants
Economic & Planning Systems, Economists
Parker & Associates, Visual Analysis Specialist
Donald Ballanti, Air Quality Consultant
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I. INTRODUCTION

A. RELATIONSHIP BETWEEN DEIR AND FEIR

The Final Environmental Impact Report (FEIR) for the proposed Valley View Specific Plan consists of two volumes: (1) the Draft EIR (DEIR), which was distributed for public review and comment on July 3, 1998; and (2) this Final EIR document, which includes responses to comments received by the Lead Agency (the County of El Dorado) during and after the close of the public review period on the Draft EIR, plus a set of Draft EIR errata incorporating all revisions made to the Draft EIR in response to comments received during the public review period. None of these changes represents an increase in the significance of any impacts or a significant new impact, mitigation, or alternative not already discussed in the Draft EIR.

The content of this FEIR has been formulated to conform with Section 15132 of the California Environmental Quality Act (CEQA) Statutes and Guidelines (1998). Certification of this FEIR by the County of El Dorado must occur prior to any final action by the County on the proposed Valley View Specific Plan project.

B. PROPOSED PROJECT

The proposed 2,037-acre project site is located in western El Dorado County, in the southern portion of the El Dorado Hills, approximately one mile south of US Highway 50, southeast of the intersection of Latrobe Road and White Rock Road. The site is an irregularly-shaped property consisting primarily of undeveloped, non-native grassland, oak woodland, and oak savannah. The site is currently utilized for cattle grazing. The majority of the property is currently designated *High Density Residential* (1-5 units per acre) on the 1996 El Dorado County General Plan *Land Use Map*. Additional current onsite General Plan designations include *Multi-Family Residential* (5-24 units per acre), *Research and Development*, and *Public Facilities*.

The applicant proposes to amend these current El Dorado County General Plan land use policies for the site to accommodate a specific plan providing for the following uses:

- approximately 1,279 acres of residential uses, including a maximum of 2,840 homes (2,409 single-family and 431 multi-family units);
- approximately 10.9 acres of commercial/office uses, including a maximum of approximately 107,000 square feet of floor area for retail, service, and/or office uses;
- approximately 24 acres of public/semi-public uses, including two school sites;

- approximately 87 acres of major roadways;
- approximately 77 acres of parks and recreation uses, including a 52-acre community park, a 12-acre "oak tree" park, and four smaller neighborhood parks; and
- approximately 559 acres of permanent open space/buffer land.

The applicant is requesting (1) amendment of the El Dorado County General Plan to change the current General Plan *Land Use Map* designations to *Adopted Plan (AP)* (required for areas with specific plans); (2) adoption of a proposed Valley View Specific Plan setting forth the above land use parameters and associated development standards and infrastructure provisions; and (3) rezoning of the property to reflect the specific plan land use designations and associated development controls (see El Dorado County file #AZ98-01). Following these approvals, subsequent discretionary actions required for the project would include approval of a development agreement, tentative and final subdivision maps, associated changes in service district boundaries, and other actions and permits.

This brief summary should not be relied upon for a thorough understanding of the proposed project. Please refer to Chapter III (Project Description) of the July 1998 Draft Environmental Impact Report for the Proposed Valley View Specific Plan for a more complete description of the proposed project.

II. LIST OF PUBLIC AGENCIES, ORGANIZATIONS, AND PERSONS COMMENTING ON THE DRAFT EIR

A. COMMENTS RECEIVED DURING THE PUBLIC REVIEW PERIOD

The public agencies, organizations, and individuals who commented on the Draft EIR during the public review period (July 3, 1998 to August 17, 1998) are listed below. The codes noted in parentheses next to each listed commenter represent the corresponding comment and response identification number(s) used in section III this final EIR response-to-comments document.

1. El Dorado County

El Dorado Hills Area Planning Advisory Committee, Norm Rowett, APAC Co-Chair (12)
Planning Commissioner Wolfenden (1.01)
El Dorado County Department of Transportation, Dave Spiegelberg (3)

2. Other Public Agencies

Buckeye Union School District, William M. Wright, Attorney at Law, representative (4)
El Dorado Hills Community Services District, Velma Gambles, Director of Special Projects and Planning (13)
El Dorado Irrigation District, Lewis W. Archuletta, Support Services Planner (6)
El Dorado Union School District, William M. Wright, Attorney at Law, representative (4)
State Clearinghouse, State of California Governor's Office of Planning and Research, Antero A. Rivasplata, Chief (15)

3. Organizations

El Dorado County Taxpayers for Quality Growth, unsigned (10)
El Dorado County Taxpayers for Quality Growth, Jan McKinsey (11)
Dusty Creek Lumber Company, Phillis M. Hautala (9)
Wetsel Oviatt Lumber Company, D.W. Andrews, Andrews & Associates, representative (2)

4. Individuals

Steven J. Slagle, DVM (5)
Lance W. McMahan, CE (7)
Christopher Anaya (8)

5. Applicant

Craig Sandberg, Attorney (1.02)
The Mansour Company, Louis Mansour, President (14)

B. COMMENTS RECEIVED AFTER THE PUBLIC REVIEW PERIOD

Comments received by the County soon after the close of the Draft EIR public review period (i.e., soon after August 17, 1998), and responded to in this Final EIR are listed below. The codes noted in the parentheses next to each listed commenter represent the corresponding comment and response identification number(s) used in section III of this Final EIR document.

1. Public Agencies

El Dorado Hills Fire Department, Fred H. Russell, Fire Marshal (18)
El Dorado Local Agency Formation Commission (LAFCO), Roseanne Chamberlain, Executive Officer (17)
El Dorado County Air Pollution Control District, Michael O. Donnelly, Senior Air Quality Specialist (20)
Office of Regional Planning, State of California Department of Transportation (Caltrans), Jeff Pulverman, Chief (19)

2. Organizations

El Dorado County Taxpayers for Quality Growth, Keith Johnson (16)

III. RESPONSES TO COMMENTS ON THE DRAFT EIR

After completion of the Draft EIR, the County of El Dorado (i.e., the Lead Agency) is required under CEQA guidelines to consult with and obtain comments from other public agencies having jurisdiction by law with respect to the project, and to provide the general public with opportunities to comment on the Draft EIR. The County is also required to respond in writing to substantive environmental points raised in this Draft EIR review and consultation process.

The Draft EIR was distributed for public review and comment on July 3, 1998. The required 45-day public review period on the Draft EIR ended on August 17, 1998. Comments on the Draft EIR were received in the form of public testimony at the Planning Commission public hearing on the Draft EIR held on August 13, 1998, and letters and memoranda submitted to the County during the 45-day public review period. Fourteen letters and memoranda were received during the public review period. In addition, five letters were received after the public review period had closed. While the Lead Agency is not required to respond to these late comments,[1] the letters and associated responses to comments are included in this Final EIR for informational purposes.

This Response to Comments chapter includes the following subsections:

- An **index to comments** (section III.A), which lists in chronological order the persons, organizations, and public agencies commenting on the Draft EIR; identifies the significant environmental points addressed in their comments; and indicates by code where the written responses of the Lead Agency (the County) to these comments are provided in this chapter.
- A **responses to public hearing comments** section (section III.B), which includes paraphrased minutes describing the comments made at the El Dorado County Planning Commission public hearing held on August 13, 1998, followed by the responses of the Lead Agency.
- A **responses to written comments received during public review period** section (section III.C), which includes copies of all letters and memos pertaining to the adequacy of the Draft EIR that were received during the public review period, and the response of the Lead Agency to these comments. Each pertinent written comment is coded in the right margin of the letter or memo. Responses of the Lead Agency to the various coded comments follow each letter.

[1]CEQA Guidelines section 15207 states that "*although the Lead Agency need not respond to late comments, the Lead Agency may choose to respond to them.*"

- A **responses to written comments received after close of public review period** section (section III.D), which includes copies of letters received after the public review period on the Draft EIR had closed, and the response of the Lead Agency to these comments. These responses are included for informational purposes only.

A. INDEX TO PUBLIC HEARING AND WRITTEN COMMENTS RECEIVED

	Name/Agency	Date	Response Code[1]	Issues/Area of Concern
	El Dorado County Planning Commission Public Hearing Comments:	8-13-98		
	(Note: Responses are provided only for those comments that were not adequately responded to at the public hearing or were not also expressed in writing.)			
	Chairman Wolfenden		1.01	Land Use/Open Space - agricultural land classifications.
	Craig Sandberg (representing El Dorado Investors and Mansour Company)		1.02	Project Description - development agreement.
	Written Comments Received During Public Review Period:			
2.	D.W. Andrews, Andrews & Associates (representing Wetsel Oviatt Lumber Co.)	7-20-98	2.01	Transportation - cumulative traffic on Latrobe Road.
3.	Dave Spiegelberg, El Dorado County Department of Transportation	8-3-98	3.01	Drainage/Water Quality - coordination of project with Carson Creek Regional Drainage Study detention facilities.

[1]See sections B, C, and D of this chapter for ***responses to comments*** which correspond to each of these comment codes.

4.	William M. Wright, Attorney at Law (representing Buckeye Union School District and El Dorado Union School District)	8-5-98	4.01	Schools - existing BUSD enrollment.
			4.02	Schools - BUSD capacity.
			4.03	Schools - BUSD enrollment projections.
			4.04	Schools - school impact fees.
			4.05	Schools - BUSD student yield factors.
			4.06	Schools - EDUHSD enrollment and capacity.
			4.07	Schools - EDUHSD enrollment and capacity.
			4.08	Schools - EDUHSD student yield factors.
			4.09	Schools - project-related high school demand.
			4.10	Schools - cumulative impacts on BUSD.
			4.11	Schools - district concurrence with *Mitigation Measures PF-9* and *PF-10.*
5.	Steven J. Slagle, D.V.M.	8-13-98	5.01	Transportation - access to Ryan Ranch subdivision.
6.	Lewis W. Archuletta, Support Services Planner, El Dorado Irrigation District	8-14-98	6.01	Sewer Service - sewer system improvement projects.
			6.02	Sewer Service - sewer system improvement projects.
			6.03	Visual Factors - visual impacts of onsite water tanks.
			6.04	Soils/Geology - seiche hazards from project water tanks.
			6.05	Drainage/Water Quality - overflow drainage from project water storage tanks.
			6.06	Water Service - corrections to Figure E-2 (Existing and Proposed Onsite Water Facilities).

			6.07	Water Service - approval of offsite water and sewer facilities.
7.	Lance W. McMahan, CE, 2095 Bates Circle, El Dorado Hills	8-16-98	7.01	Soils/Geology - health hazards from asbestos.
			7.02	Soils/Geology - adequacy of *Mitigation Measure SG-10* (re. asbestos exposure).
			7.03	Soils/Geology - availability of Youngdahl background report.
			7.04	Soils/Geology - presence of onsite asbestos.
			7.05	Soils/Geology - serpentine deposits within Bear Mountains fault.
			7.06	Soils/Geology - provisions of El Dorado County Ordinance 4489.
			7.07	Soils/Geology - exposure of project occupants to asbestos.
			7.08	Soils/Geology - need for identification of asbestos deposits prior to EIR certification.
			7.09	Soils/Geology - California Division of Mines and Geology information re. asbestos.
			7.10	Soils/Geology - open space dedication as mitigation measure for potential asbestos hazards.
			7.11	Alternatives - support for No Project Alternative.
8.	Christopher Anaya, 4360 Cothrin Ranch Road, Shingle Springs	8-17-98	8.01	General - EIR reliance on El Dorado County General Plan.
			8.02	Public Health/Safety - potential soil contamination at El Dorado Hills Wastewater Treatment Plant.
			8.03	Drainage/Water Quality - impacts on Deer Creek water quality.

			8.04	Transportation - mitigation measures for project traffic impacts.
			8.05	Soils/Geology - mitigation measures for potential asbestos in stormwater runoff.
			8.06	Drainage/Water Quality - mitigation measures for Deer Creek flooding.
			8.07	Transportation - project-related road maintenance costs.
			8.08	Air Quality - adequacy of 300-foot buffer around El Dorado Hills Wastewater Treatment Plant.
			8.09	Water Service - impacts of project water use.
			8.10	Alternatives - support for Rural Residential Alternative.
9.	Phyllis M. Hautala, Dusty Creek Lumber Co., Inc.	8-17-98	9.01	General - support for project.
			9.02	Drainage/Water Quality - mitigation measures for flooding.
			9.03	Transportation - modifications to White Rock Road.
			9.04	Transportation - access to Dusty Creek Lumber Company (off White Rock Road).
			9.05	General - support for project.
			9.06	General - information on project status.
			9.07	General - public review period.
10.	El Dorado County Taxpayers for Quality Growth *(Note: Letter includes a companion Appendix of reference materials, which is on file at El Dorado County Planning Department.)*	8-17-98	10.01	General - response to EIR scoping comments.
			10.02	Project Description - proposed project land uses.
			10.03	Water Service - proposed project water usage.

10.04 Water Service - EID water entitlements.

10.05 Water Service - effects on biotic resources from use of U.S. Bureau of Reclamation water sources.

10.06 Water Service - water sources dependent on PG&E's Project 184.

10.07 Water Service - State Water Resources Control Board water award (Decision 1635).

10.08 Water Service - project and cumulative water demand and supply.

10.09 Water Service - possible lack of adequate water supply for project and cumulative buildout.

10.10 Water Service - project consistency with General Plan and Stanislaus Natural Heritage Project vs. County of Stanislaus requirements.

10.11 Water Service - impacts of project use of water supplies from South Fork of American River.

10.12 Water Service - project use of Fazio water.

10.13 Water Service - project use of Jenkinson Lake water.

10.14 Water Service - reference materials.

10.15 Sewer Service - location of El Dorado Hills Wastewater Treatment Plant.

10.16 Sewer Service - response to EIR scoping comments.

10.17 Sewer Service - project service demand.

10.18 Sewer Service - cumulative treatment plant demand vs. capacity.

10.19	Sewer Service - Assessment Districts 3 and 12.
10.20	Sewer Service - impacts on Carson Creek.
10.21	Sewer Service - tertiary treatment at treatment plant.
10.22	Sewer Service - seasonal releases from treatment plant.
10.23	Sewer Service - treatment plant discharge requirements.
10.24	Sewer Service - treatment plant discharges into Carson Creek.
10.25	Sewer Service - similarities to Deer Creek plant.
10.26	Sewer Service - collection service inflow and infiltration.
10.27	Sewer Service - storage capacity.
10.28	Sewer Service - dry season disposal.
10.29	Sewer Service - reclaimed water use.
10.30	Sewer Service - reclaimed vs. potable water.
10.31	Air Quality - treatment plant odors.
10.32	Sewer Service - sludge disposal.
10.33	Sewer Service - risks from treatment plant chemicals.
10.34	Sewer Service - mitigation of project wastewater impacts.
10.35	Sewer Service - reference materials
10.36	Soils/Geology - response to EIR scoping comments.

10.37 Soils/Geology - notification of asbestos hazards.

10.38 Soils/Geology - Rescue Strand of Bear Mountains Fault Zone.

10.39 Soils/Geology - building standards.

10.40 Soils/Geology - timing and results of geotechnical studies.

10.41 Soils/Geology - project school compliance with seismic safety criteria.

10.42 Soils/Geology - soils mapping.

10.43 Land Use/Open Space - suitability of dedicated open space for grazing.

10.44 Land Use/Open Space - loss of agricultural land.

10.45 Land Use/Open Space - open space management.

10.46 Fire Protection - wildland areas.

10.47 Soils/Geology - slopes in White Rock Village.

10.48 Soils/Geology - potential for mercury in "Placer Diggings" soils.

10.49 Soils/Geology - potential for contamination at former onsite landfill.

10.50 Soils/Geology - mitigation for soil creep and/or landsliding.

10.51 Soils/Geology - mitigation of erosion and sedimentation.

10.52 Soils/Geology - installation of public utilities.

10.53 Soils/Geology - reference materials.

10.54	Solid Waste - response to EIR scoping comments.
10.55	Solid Waste - background information on materials recovery.
10.56	Solid Waste - County achievement of source reduction goal.
10.57	Solid Waste - recycling outreach programs.
10.58	Solid Waste - background information.
10.59	Solid Waste - construction waste.
10.60	Solid Waste - impacts from non-residential project uses.
10.61	Solid Waste - storage of hazardous waste.
10.62	Solid Waste - potential for improper disposal of hazardous waste.
10.63	Solid Waste - illegal dumping of non-hazardous waste.
10.64	Solid Waste - cumulative impacts of solid waste and hazardous waste disposal.
10.65	Solid Waste - reference materials.
10.66	Visual Factors - baseline information on light and glare.
10.67	Visual Factors - shielding of light fixtures.
10.68	Visual Factors - effectiveness of light shields.
10.69	Visual Factors - "bollard" light fixtures.
10.70	Visual Factors - shielding of light fixtures.
10.71	Visual Factors - sign illumination.

			10.72	Visual Factors - effects of lighting on crime.
			10.73	Visual Factors - reference materials.
11.	Jan McKinsey, El Dorado County Taxpayers for Quality Growth	8-17-98	11.01	Project Description - project history.
			11.02	Population/Employment - General Plan Statement of Overriding Considerations.
			11.03	Water Service - State Water Resources Control Board water award.
			11.04	Water Service - Diablo Grande case.
			11.05	Water Service - EBMUD v. Contra Costa County case.
			11.06	Water Service - conflict with Government Code section 56377.
			11.07	Water Service - EID Policy Statement No. 23 (Annexation of Lands)
			11.08	Water Service/Sewer Service - areawide facility improvement program.
			11.09	Water Service - State Water Resources Control Board water award.
			11.10	Water Service - uncertainties regarding project water sources.
			11.11	Water Service - inadequacy of El Dorado Water Project EIR.
			11.12	Water Service - cumulative and growth-inducing impacts of EID boundary expansion.
			11.13	Water Service - assessment district status.
			11.14	Water Service - baseline information on supply and demand.
			11.15	Water Service - mitigation for project water demand.

		11.16	Water Service - determination of significance of water impacts.
12.	Norm Rowett, APAC Co-Chair, El Dorado Hills Area Planning Advisory Committee	8-17-98	12.01 Alternatives - Alternative C.
			12.02 General - economic impacts.
			12.03 Introduction - list of environmental issues.
			12.04 Land Use/Open Space - positive impacts of land use conversion.
			12.05 Land Use/Open Space - project/treatment plant buffer.
			12.06 Land Use/Open Space - mitigation for *Impact LU-3.*
			12.07 Visual Factors - adequacy of impact statements and mitigation measures.
			12.08 Visual Factors - adequacy of *Mitigation Measure V-5.*
			12.09 Visual Factors - adequacy of *Mitigation Measure V-6.*
			12.10 Visual Factors - adequacy of *Mitigation Measure V-7.*
			12.11 Transportation - mitigation for impacts on Latrobe Road/Golden Foothill Parkway South intersection.
			12.12 Transportation - impacts on El Dorado Hills Boulevard/US 50 interchange.
			12.13 Transportation - impacts on Golden Foothill Parkway.
			12.14 Transportation - funding assumptions for mitigation measures.
			12.15 Transportation - impacts on US 50.
			12.16 Sewer Service - County Department of Transportation.

12.17 Biological Resources - use of "non-native" plants.

12.18 Project Description - cable TV service.

12.19 Land Use/Open Space - specific plans.

12.20 Land Use/Open Space - correction of terms.

12.21 Land Use/Open Space - General Plan approval date.

12.22 Visual Factors - effect of Draft Scenic Highways Ordinance on project.

12.23 Visual Factors - adequacy of *Mitigation Measure V-1.*

12.24 Visual Factors - typo correction.

12.25 Population/Employment - population projections.

12.26 Population/Employment - typo correction.

12.27 Transportation - adequacy of improvement plan discussion and mitigation measures.

12.28 Transportation - payment of road impact fees.

12.29 Transportation - year 2015 road improvement assumptions.

12.30 Water Service - adequacy of mitigation measures.

12.31 Sewer Service - proximity of project to treatment plant.

12.32 Police Protection - adequacy of mitigation measures.

12.33 Fire Protection - adequacy of mitigation measures.

12.34	Parks and Recreation - background information.
12.35	Parks and Recreation - adequacy of mitigation measures.
12.36	Schools - adequacy of mitigation measures.
12.37	Solid Waste - no need for mitigation measures.
12.38	Other Services - no need for mitigation measures.
12.39	Police Protection - cumulative impacts.
12.40	Biological Resources - adequacy of mitigation measures.
12.41	Soils/Geology - asbestos hazards.
12.42	Drainage/Water Quality - adequacy of mitigation measures.
12.43	Air Quality - significant unavoidable impacts.
12.44	Air Quality - treatment plant upgrades.
12.45	Air Quality - buffer between project and treatment plant.
12.46	Noise - adequacy of mitigation measures.
12.47	Public Health/Safety - asbestos hazards.
12.48	Public Health/Safety - potential for contamination at former onsite landfill.
12.49	Public Health/Safety - discussion of wastewater treatment plant.
12.50	Cultural Resources - adequacy of mitigation measures.
12.51	Energy - adequacy of mitigation measures.

			12.52	Plan Consistency - General Plan approval date.
			12.53	Alternatives - Alternative C.
			12.54	Water Service - guaranteed water source.
			12.55	Alternatives - Alternative C.
			12.56	Alternatives - typo correction.
			12.57	Alternatives - formatting.
			12.58	Alternatives - Alternative C.
			12.59	CEQA-Required Conclusions - growth-inducing impacts - residential development rate.
			12.60	CEQA-Required Conclusions - growth-inducing impacts - population growth.
			12.61	Mitigation Monitoring - adequacy of mitigation monitoring plan.
13.	Velma Gambles, Director of Special Projects & Planning, El Dorado Hills Community Services District	8-17-98	13.01	Parks and Recreation - bicycle path along Latrobe Road.
			13.02	Fire Protection - fuel management plan.
			13.03	Parks and Recreation - street lighting and landscaped corridors.
			13.04	Parks and Recreation - Bertelsen Park.
			13.05	Parks and Recreation - park acreage requirement.
			13.06	Parks and Recreation - water and sewer hookups at park sites.
			13.07	General - preference for current project (over previously proposed plan).
			13.08	Other Services - need for joint trench committee.

			13.09	Sewer Service - Francisco Drive.
			13.10	Sewer Service - treatment plant location.
			13.11	Cultural Resources - County Cultural Resources Commission.
14.	Louis Mansour, President, The Mansour Company	8-17-98	14.01	Land Use/Open Space - project compatibility with mobile home park.
			14.02	Visual Factors - Draft Specific Plan design guidelines.
			14.03	Visual Factors - change in rural landscape.
			14.04	Visual Factors - project impact on woodland.
			14.05	Visual Factors - recommended design controls.
			14.06	Visual Factors - impacts of proposed Village Center.
			14.07	Visual Factors - sign regulations.
			14.08	Transportation - existing-plus-project analysis.
			14.09	Transportation - cumulative analysis (funded transportation improvements).
			14.10	Water Service - "Fazio" water source.
			14.11	Sewer Service - 906 equivalent dwelling unit entitlement.
			14.12	Fire Protection - Fire Safety Plan.
			14.13	Biological Resources - project-proposed open space management and oak woodland conservation program.
			14.14	Biological Resources - studies and verifications completed by applicant.

			14.15	Air Quality - construction equipment emission standards.
			14.16	Public Health/Safety - impacts of future commercial uses (e.g., gas stations).
			14.17	Public Health/Safety - potential contamination from treatment plant.
			14.18	Alternatives - Alternative C.
15.	Antero A. Rivasplata, Chief, State Clearinghouse, State of California Governor's Office of Planning and Research	8-18-98	---	Letter acknowledging compliance with State Clearinghouse review requirements for draft environmental documents pursuant to CEQA.

Written Comments Received After Close of Public Review Period:

16.	Keith Johnson, El Dorado County Taxpayers for Quality Growth	8-17-98	16.01	General - project approval under current General Plan.
			16.02	Transportation - US 50 (assumptions regarding traffic levels and future improvements).
			16.03	Transportation - LOS and CIP standards.
			16.04	Transportation - project traffic on US 50 segments and ramps.
			16.05	Transportation - consistency of US 50 analysis with General Plan.
			16.06	Transportation - consistency with regional plans (e.g., for maximum improvements on US 50).
			16.07	Transportation - mitigation of traffic impacts on US 50.
			16.08	Transportation - assumption regarding expansion of US 50 by year 2015.

			16.09	Transportation - lack of disclosure of alleged invalidation of General Plan.
			16.10	Transportation - correlation with *Circulation Element* deficiencies.
			16.11	Transportation - project-related peak hour trips on US 50.
			16.12	Transportation - cumulative average daily traffic on US 50.
			16.13	General - project approval under current General Plan.
17.	Roseanne Chamberlain, Executive Officer, El Dorado Local Agency Formation Commission	8-18-98	17.01	General - EIR scoping comments.
			17.02	Project Description - future LAFCO review.
18.	Fred H. Russell, Fire Marshal, El Dorado Hills Fire Department	8-25-98	18.01	Fire Protection - development fee.
			18.02	Fire Protection - need for two access roads.
			18.03	Fire Protection - Fire Safety Plan.
			18.04	Fire Protection - access gates.
19.	Jeff Pulverman, Chief, Office of Regional Planning, State Department of Transportation	8-26-98	19.01	Transportation - US 50/El Dorado Hills Boulevard interchange mitigation.
			19.02	Transportation - timing of US 50/El Dorado Hills Boulevard interchange reconstruction.
			19.03	Transportation - coordination of project development with US 50/El Dorado Hills Boulevard interchange modifications.
			19.04	Transportation - timing of Silva Valley interchange construction.
			19.05	Transportation - need for peak hour (not daily) LOS (Figure D-2).

			19.06	Transportation - conflict with traffic volume estimates for El Dorado Hills interchange.
20.	Michael O. Donnelly, Senior Air Quality Specialist, Air Pollution Control District, County of El Dorado Environmental Management Department	9-14-98	20.01	Air Quality - District Rule conformity.
			20.02	Air Quality - mass transit provisions.
			20.03	Air Quality - asbestos-containing serpentine.
			20.04	Air Quality - waste burning.
			20.05	Air Quality - air pollution mitigation measure trust fund.
			20.06	Air Quality - architectural coating.
			20.07	Air Quality - road construction.
			20.08	Air Quality - hazardous substance locations.
			20.09	Air Quality - point source emissions.

B. PLANNING COMMISSION PUBLIC HEARING COMMENTS AND RESPONSES

The minutes of the August 13, 1998 Planning Commission public hearing are included in this section, immediately followed by the Lead Agency's response to substantive comments therein pertaining to the adequacy of the Draft EIR. Responses are provided only for those comments that were not adequately addressed at the public hearing or were not also expressed in writing--i.e., in one of the letters or memoranda responded to in section III.C of this FEIR. The public hearing comments and responses which follow are correlated by code numbers added to the margins of the minutes.

1

9. **ENVIRONMENTAL IMPACT REPORT** (Public Hearing)

a. **Draft EIR (Valley View Specific Plan):** to review and take input on the subject document. The applicant proposes to develop 1,279 acres of residential, including 2,840 homes (2,409 single-family and 431 multifamily); 10.9 acres of commercial/office use; 24 acres of public/semipublic use, including two school sites; 87 acres of major roadways; 77 acres of parks and recreation; and 559 acres of permanent open space/buffer land. The properties, identified by Assessor's Parcel Nos. 107-010-18, 107-020-10, -11, -12, -13, -19, 107-030-10, 108-020-01, -02, 108-040-18, 108-050-10, and 108-140-30, consist of 2,037 acres, are located south of U. S. Highway 50, southeast of the intersection of Latrobe Road and White Rock Road, in the **El Dorado Hills/Salmon Falls area**. Applicant: EL DORADO HILLS INVESTORS, LTD./THE MANSOUR COMPANY. Agent: Richard Floch.

Janet Postlewait presented this item to the Commission. The comment period runs until August 17. Mrs. Postlewait briefly described the project.

John Wagstaff, Wagstaff and Associates, explained the project and preparation of the draft EIR.

Chairman Wolfenden asked if they refer to the General Plan when the draft EIR is compiled. Mr. Wagstaff replied in the affirmative.

Chairman Wolfenden said planned developments need to have 30 percent open space. This project does not. Mrs. Postlewait and Mr. Wagstaff said it does meet the necessary requirement.

Chairman Wolfenden said when considering soils for agriculture, only California 1 and 2 soils were considered. The County has other classifications. There are local significant soils. Mr. Wagstaff said he believes they did consider that, but he will check further. 1.01

Commissioner Mahach asked how the population and growth limiting ballot measure will be considered in the EIR. Mr. Wagstaff said they did not need to consider that as this project came before the initiative. Commissioner Mahach said it seems to be a limiting factor because we have not addressed a low growth alternative in the General Plan. Mr. Wagstaff said when the application comes in and is received as complete, the policies in place at that time are the policies that apply. Commissioner Tolhurst said it will depend on how the initiative is implemented.

Commissioner Mahach asked if the 1,054 homes under entitlement for EID covers sewer or just water. Mr. Wagstaff replied just water.

Commissioner Mahach commented that during the development of Serrano, multifamily was shifted to this project. Does the number of units meet the intention at that time? Mr. Wagstaff said it is his understanding that staff has determined that this project meets the necessary multifamily requirements.

Commissioner Noble said he is also concerned about how we will handle the housing for the people that work in the industrial park. He is concerned about the reduction of the multifamily housing.

Craig Sandberg, representing El Dorado Hills Investors and the Mansour Company, said another entitlement that was not discussed is the development agreement. 1.02

Chairman Wolfenden asked since the Board eliminated the emergency access in Marble Valley, what does it do to this project? Mr. Sandberg said it is his understanding the emergency access is still there. They need to talk to the fire district about the gate. They are exploring other potential connection points.

Commissioner Tolhurst asked about the development agreement entered into in 1985. Mr. Sandberg said they intend to supercede that development agreement with this project. The earlier development agreement was the AD#3 agreement. The actual development agreement is not before the Commission today but will be with the project.

Commissioner Tolhurst spoke about the objectives of the project and including lots sizes in the project that are generally larger than those available in the existing area of El Dorado Hills without promoting a project that requires construction of custom homes. He finds this admirable, but is it doable. Mr. Sandberg said they have spent a lot of time with builders with the idea of being able to create a production project on larger lots without grading. Most of the lots in Valley View will be built without mass pad grading to maintain the natural slopes.

Commissioner Noble referred to the noise section, stating one of the problems we are having in El Dorado Hills is the new use of Mather. You are putting houses in an area that already has problems. Mr. Wagstaff said that is a condition that applies to that whole area. The noise is not over those standards allowed by the General Plan. Commissioner Noble said this is a problem because people are trying to shutdown the air traffic.

Mr. Sandberg said affordable housing has been a big issue. There is zoning in Valley View now for a lot of multifamily units. There is nothing in the approvals that says there has to be affordable housing in Valley View; however, they have accepted the responsibility of providing for such housing. If all the multifamily out there were to develop, it would be more than anyone would want to see in one area. There will be adequate multifamily

housing to accommodate the Business Park. They have consulted with the Department of Housing and Community Development. Mr. Sandberg spoke about granny flats to accomplish affordable housing. They have to talk further with EID to see if they need to obtain a second meter. Commissioner Noble asked Conrad Montgomery to check with EID on this issue.

Chris Anaya said he was confused about some of the comments in the EIR on drainage. He would like to know how much water will be going into the drainage system. The cumulative impact which has taken place because of the development in this County has caused flooding, and they cannot get into their houses. They have asked the Department of Transportation for help on their roads. Their tax money will be going to roads in this project. Something needs to be done to address overall flooding that has taken place. Cumulatively, we have a serious problem. Mr. Anaya said he was hoping this would be further discussed in the EIR, but he did not see anything.

Mr. Anaya spoke about the use of potable water when reclaimed water is not available. In Serrano, they obtain potable water at the reclaimed price when potable water is not available. He is in favor of reclaimed water, but there should be an adequate price charged for it. It should not be put on the back of rate payers.

Mr. Anaya said one of the biggest things that brought him here today is traffic. We need to have public transit. We could tie into public transportation in Folsom. There will be an impact to air quality. We need to do something about the existing traffic problems.

Referring to drainage, Commissioner Tolhurst asked Mr. Anaya the area he was speaking about. Mr. Anaya explained (Cothrin Ranch Road). The County received money to raise Latrobe bridge because of the flooding. Cothrin Ranch Road has not been raised. The roads are falling apart because they cannot handle all the water from the flooding.

Curt Scofield, El Dorado Hills Area Planning Advisory Committee, said their committee voted 10-0 in favor of the mitigated project as presented. They are still in the process of finalizing their comments. Mr. Scofield spoke about the El Dorado Hills road fees. They are recommending to the Department of Transportation that the fees should be shared because they are not used only by El Dorado Hills residents.

Harriett Segel, resident of El Dorado Hills, spoke about the vote on Alternative C by the Advisory Committee. She was a member of the subcommittee. They were supporting the Specific Plan numbers and not the numbers in Alternative C. They support the sharing of the bills for road improvements.

There was no one else in the audience wishing to give input.

Responses to El Dorado County Planning Commission August 13, 1998 Public Hearing Comments:

Chairman Wolfenden

1.01 The commenter is referred to pages IV.A--9 through IV.A--10, which include a discussion of agricultural land classifications established by the El Dorado County General Plan as well as by the US Department of Agriculture Soil Conservation Service (USDA SCS) and State of California Department of Conservation. The Draft EIR text indicates that the El Dorado County General Plan *Land Use Map* delineates *Agricultural Districts* that contain agricultural lands that are important to the local agricultural economy, and that the project site is not located within such a General Plan-designated *Agricultural District*. The text further notes that the General Plan defines *"grazing land"* (a category of *"agricultural land"*) as *"(l)ands which have historically been used for grazing which are currently capable of sustaining commercial grazing of livestock and generally comprise parcels of 40 to 160 acres in size or larger and which the Board of Supervisors has concluded should continue to be used for grazing."*[1] The project site is currently used for dry land cattle grazing, but is designated for urban uses by the El Dorado County General Plan; as indicated in the Draft EIR text, this designation suggests that the Board of Supervisors, in adopting the General Plan, concluded that the site should not continue to be used for grazing, but rather should eventually be converted to urban uses. It therefore appears that the project site is not considered *"grazing land"* under the current General Plan definition.

Please also see response to comment 10.43.

Craig Sandberg (representing El Dorado Investors and Mansour Company)

1.02 The current project application does not include a development agreement. Subsequent actions necessary to implement the project may include County approval of a development agreement. As noted in the Draft EIR (page III--32), the currently proposed specific plan states that a property owner intending to implement the plan would enter into a development agreement with the El Dorado County Board of Supervisors. Reference to the development agreement has been added to pages III--35 and III--36 of the Draft EIR (see Section IV, Revisions to the Draft EIR).

[1]County of El Dorado, El Dorado County General Plan (Volume I, Goals, Objectives, and Policies), adopted by the El Dorado County Board of Supervisors, January 23, 1996, page 196.

C. RESPONSES TO WRITTEN COMMENTS RECEIVED DURING PUBLIC REVIEW PERIOD

Reproductions of letters and memoranda received during the Draft EIR public review period are included in the following section. Each letter is immediately followed by the Lead Agency's response to substantive comments therein pertaining to the adequacy of the Draft EIR. Comments and responses are correlated by code numbers added to the margins of each letter.

Andrews & Associates

Real Estate • Property Development • Consulting
P.O. Box 5022, El Dorado Hills, CA 95630
(916) 933-1214

2

98 JUL 22 PM 3:01

PLANNING DEPARTMENT

20 July 1998

El Dorado County Planning Department
Attn: Janet Postlewait
2850 Fairlane Ct.
Placerville, Ca. 95667

Re: Valley View Draft EIR

Dear Ms. Postlewait;

I represent Wetsel Oviatt Lumber Co. whose mill is situated at the end of Wetsel Oviatt Road, one mile west of Latrobe Road

We have obtained a copy of the subject draft EIR and reviewed the transportation/traffic section. It is clear that a great deal of analysis has been done on both the amount of existent traffic and that amount of traffic anticipated to be contributed by the Valley View project. We do not, however, find a reference to the type of traffic currently using Latrobe Road on a daily basis. During timber harvesting seasons, as many as 100 or more log and lumber trucks will use Latrobe Road for access to and from Wetsel Oviatt Road to enter the mill. These trucks, fully laden, can gross as much as 80,000 lbs., and travel at the speed limit, 55 MPH, as permitted on Latrobe Road. Our concern is that this traffic is not an optimum mix with the type of traffic anticipated to be generated, not only by Valley View, but by the development of Carson Creek, and the build out of the El Dorado Hills Business Park. Further, consideration has been given by the Department of Transportation to the future development of the proposed Payen Road, a major collector between Latrobe Road and the Sacramento county line, running through both the anticipated Wetsel Oviatt industrial park and the Carson Creek project. Should not these issues be addressed in the traffic section of the EIR, particularly, the effect that the development of Payen Road could have (positive, we feel) on the cumulative impact of all current and proposed projects in the area? 2.01

We appreciate your consideration of these issues. If you have any questions, or if I can provide further information, please do not hesitate to call.

Sincerely,

Andrews & Associates

D. W. Andrews

cc: Cecil Wetsel, Jr.
Charles Asbury, Esq.

2. D.W. Andrews, Andrews & Associates (representing Wetsel Oviatt Lumber Co.); July 20, 1998

2.01 The commenter is correct that a vehicle classification survey was not included in the formal data collection portion of the DEIR. Such a task was deemed unnecessary by the El Dorado County of Department of Transportation (DOT) and the EIR consulting traffic engineer (Korve Engineering). Informal observations of traffic on Latrobe Road by the EIR team's licensed traffic engineers revealed nothing unusual about the mix of traffic on the road. The EIR traffic engineers believe that the mixture of logging trucks and automobile traffic oriented to and from the Valley View project will not cause a significant impact for the following reasons:

- As the project develops, Latrobe Road will be widened to four lanes from the project entrance opposite Golden Foothills Parkway South to White Rock Road. The widening will be accomplished in accordance with the standards of El Dorado County and the cross-section and pavement structure will therefore be sufficient to accommodate both the volume of trucks identified in the letter as well as traffic from the development.
- Also as the project develops, new traffic signals will be installed, so that between Wetsel-Oviatt Road and US 50, signals will exist to control traffic at the following six intersections: at Latrobe/Investment; Latrobe/Golden Foothill Parkway South; Latrobe/Suncast; Latrobe/Golden Foothill Parkway North; Latrobe/White Rock; and Latrobe/US 50 Ramps (2 signals). These seven signals will control the safety, volume and speed aspects of traffic on Latrobe Road, and, as a result, the observed speeds claimed in the comment would be sufficiently reduced. No significant impact would be expected from the resultant combination of vehicle types and traffic controls.

With regard to the Payen Road project mentioned in this comment, it appears to be a reasonable improvement concept which could in fact reduce future volumes on Latrobe Road. However, at the present time, this improvement concept remains in a preliminary planning stage; it is not an adopted or funded improvement plan. In order to provide an analysis that is consistent with CEQA, the EIR future "base case" analysis with and without the project has been performed without this proposed but as yet "unfunded" additional roadway, thus producing the necessary conservative impact analysis.

Department of Transportation
Interdepartmental Communication

3

Date: 8/3/98

98 AUG -3 PM 3:43
RECEIVED
PLANNING DEPARTMENT

To: Janet Postlewait

From: Dave Spiegelberg

Subject: Valley View Specific Plan Draft Environmental Impact Report

The Department has reviewed the Surface Water Hydrology section of the Draft Environmental Impact Report (EIR) for the Valley View Specific Plan. The only remaining concern is that a mechanism be identified to tie the timing of impacts to the watershed with the construction of certain detention facilities outlined in the Carson Creek Regional Drainage Study (CCRDS).

Currently, the Developer would be bound to prepare supplemental studies for each discretionary project at the application stage, to identify specific impacts and propose appropriate mitigation. At this stage, regional and specific plan-wide drainage issues and responsibilities become less clear.

An alternative to would be to construct all of the detention identified in the CCRDS with the first phase of the first map, a possibly onerous condition.

3.01

The preferred method of impact/mitigation timing would be to prepare a master study to tie specific detention facilities to construction of certain villages or phases (or other "hard" trigger) on a specific plan-wide basis.

While this is not necessary for Specific Plan Approval, and certification of the EIR, such a study should precede any "large lot" financing maps to address the responsibilities of each project.

3. Dave Spiegelberg, El Dorado County Department of Transportation; August 3, 1998

3.01 The comment expresses a concern about the timing of drainage mitigation work needed to implement the recommendations of the Carson Creek Regional Drainage Study; the suggestion is made to develop a recommended schedule of drainage measures implementation to assure that the necessary detention facilities are in place to mitigate the effects of each phase of development as it occurs. The comment is acknowledged. In response, DEIR page IV.H--20 has been revised to add the following to the list of items which shall be included in the EIR-recommended drainage plan: "Proposed schedule of drainage improvements to assure that the necessary facilities are in place to mitigate the effects of each development phase as it occurs," (see section IV herein, Revisions to the Draft EIR).

4

WILLIAM M. WRIGHT
ATTORNEY AT LAW

2828 Easy Street
Placerville, California 95667

(530) 622-2278
FAX (530) 622-9614

98 AUG -6 AM 11:55
RECEIVED
PLANNING DEPARTMENT

August 5, 1998

Janet Postlewait
El Dorado County Planning Department
2850 Fairlane Court
Placerville, CA 95667

Re: Valley View Specific Plan

Dear Janet:

This office represents the Buckeye Union School District and the El Dorado Union High School District in regard to the above project.

Please consider these comments to the draft Environmental Impact Report.

Buckeye Union School District

On page IV.E–71 the EIR discusses the Existing and Projected Enrollment and Capacity of the Buckeye Union School District. This paragraph identifies the year as the 1991/1998 school-year. This should be 1997/98. The enrollment figure of 3,657 is for all students, not just for elementary students. The number of elementary students is 2,624. **4.01**

The middle school capacity of 1,998 includes the full build-out of Rolling Hills. During the 1997/98 school year, all middle school students were housed at Camerado Springs with a capacity of 1,098. Rolling Hills at its' own site will not open until August, 1998 with a partial build-out capacity of 575. At this point we are not sure when the second phase will be complete. The project has State approvals, but no funding. **4.02**

Table E-11 does not have any projections for 2003/2004 as indicated on the top of page IV.E–73. Your projection of 3,668/2,031 may be correct, but we are still reviewing those figures. **4.03**

Page IV.E–73, discusses the existing school impact fees. The actual split between the Buckeye Union School District and the El Dorado Union High School District is 61%/39%, not 70%/30%. Also, the Impact Fees increased periodically to adjust to changes in the cost of construction and this change should be referenced in the discussion. This paragraph should reference that as of January 1998 the State authorized Stirling fee was $1.93 per square foot of new residential construction and $.31 per square foot of new commercial construction. The Mira fees are currently set at $8,387 as of July **4.04**

1, 1998. These fees are adjusted annually according to changes in the cost of construction. 4.04

Table E-12, *Valley View Student Generation At Buildout*, uses old yield factors. The current rate is .47 students per dwelling unit for K-6 and .14 for 7-8. The multi-family rate is .165 for K-5 and .058 for 6-8. In addition, you are using the same yield factor for all 2,840 dwelling units instead of using the lower multi-family rate on the 132 multi-family units. 4.05

El Dorado Union School District

Table E-11 on page IV.E--72 for the High School should be revised as follows: 4.06

	Enrollment (1997/1998)	Capacity[3]	Remaining Capacity (Overcrowding)
El Dorado High School	1,710	~~2,131~~ 1,460	~~422~~ (250)
Oak Ridge High School	1,981	~~2,248~~ 1,492	~~267~~ (489)
Ponderosa High School	2,071	~~2,584~~ 1,212	~~513~~ (859)
Pondorado Alternative Educational Center	~~90~~ 72	~~150~~ 75	~~60~~ 3
Independence Continuation High School	~~284~~ 151	~~247~~ 75	~~Na~~ 4
Independent Learning Center	106	112	6
Total	~~6,136~~ 6,091	~~7,361~~ 4,426	~~1,262~~ (1,589)

SOURCES: Joyce Flanigan, Superintendent, Buckeye Union School District, written communication, November 25, 1997; and Bob Walker, El Dorado Union High School District, written communication, December 1, 1997; and Marble Valley Project Draft EIR, June 1997.

1 Enrollment and capacity figures are from October 1997.
2 Capacity figures include constructed capacity plus portable classroom capacity.
3 Capacity figures include state-rated capacities based on permanent facilities and district-owned conforming portables.
4 Independence High School enrollment and capacity figures are not directly applicable because of AM/PM overlapping schedules and flexible schedules.

4.06

Page IV.E–73, paragraph 2 regarding Existing and Projected EDUHSD Enrollment and Capacity should be changed to read as follows:

"2. Existing and Projected EDUHSD Enrollment and Capacity.

Table E-11 also presents information regarding existing enrollment and capacity in the EDUHSD. The district operates three conventional high schools: El Dorado High School in Placerville, Oak Ridge High School in El Dorado Hills, and Ponderosa High School in Shingle Springs. The district also operates three alternative high schools: Pondorado Alternative Education Center, Independence Continuation High School, and the Independent Learning Center. At the beginning of the 1997/1998 school-year, there were 6,091 students enrolled in the high school district.

4.07

The EDUHSD capacity figures presented in Table E-11 do not include the new Township High School, which will have a capacity of 1,218 students when it opens in the fall of 1999. When the new high school opens, total district capacity will be 5,644.

The EDUHSD projects that by 2002/2003 school-year, total high school district enrollment will reach 6,555 students, indicating that there will be unhoused students due to overcrowding of 911 students".

The footnote 1 on page IV.E–73 should reference that Bob Walker is Facilities Administrator, not Superintendent.

Table E-12 should reference the distinction between the number of single family residential units and the number of multi-family units constructed in the project. The appropriate student yield factor for the high school is .21 students per single family dwelling unit and .07 students for multi-family dwelling unit for the High School District.

4.08

Page IV.E–79 the reference should be made to the fact that the project would generate 536 high school students at buildout of the project, not 653. Also, in the last paragraph on this page we should reference the fact that the project would contribute to the need for a new high school in the El Dorado Hills area south of Highway 50. 4.09

Page IV.E–79 the document references the fact that no significant adverse impact has been identified and no mitigation is required under CEQA. This seems to contradict the statements earlier in the document indicating that there would be a significant impact unless mitigation measures are required. Appropriate mitigation measures are required in the document to provide adequate fee revenue to help build the schools necessary to serve the project. Therefore the document should reference that a significant adverse impact has been identified unless mitigation is required. Implementation of Mitigation Measure PF-9 and PF-10 will reduce the adverse impact to less than significant. 4.10

The Districts further concur with mitigation measures PF-9 and PF-10. 4.11

Thank you for your consideration.

Very Truly Yours,

William M. Wright

William M. Wright MB

WMW:mb
cc: Joyce Flanigan
Jeanette Thomas
Robert Walker

4. William M. Wright, Attorney at Law (representing Buckeye Union School District and El Dorado Union School District); August 5, 1998

4.01 Comment acknowledged. The text on page IV.E--71 of the Draft EIR has been revised in response to this comment (see section IV herein, Revisions to the Draft EIR). These revisions do not alter the EIR's conclusions regarding the significance of project impacts on Buckeye Union School District (BUSD) schools.

4.02 Comment acknowledged. The text on page IV.E--71 of the Draft EIR has been revised in response to this comment (see section IV herein, Revisions to the Draft EIR). These revisions do not alter the EIR's conclusions regarding the significance of project impacts on BUSD schools.

4.03 Comment acknowledged. In response to this comment, the text on page IV.E--73 of the Draft EIR has been clarified to indicate that the BUSD's School Facility Fee Justification Report & 1994 Ten Year School Facilities Plan is the source of the information regarding 2003/2004 enrollment and capacity projections (see section IV herein, Revisions to the Draft EIR). This clarification does not alter the EIR's conclusions regarding the significance of project impacts on BUSD schools.

4.04 Comment acknowledged. The text on page IV.E--73 of the Draft EIR has been revised to reflect the updated information provided by this comment (see section IV herein, Revisions to the Draft EIR). This updated information does not alter the EIR's conclusions regarding the significance of project impacts on BUSD schools.

4.05 Comment acknowledged. Tables E-12 and E-13 and the text on pages IV.E--77 and IV.E--78 of the Draft EIR have been revised to reflect the updated information provided by this comment (see section IV herein, Revisions to the Draft EIR). This updated information does not alter the EIR's conclusions regarding the significance of project impacts on BUSD schools.

4.06 Comment acknowledged. Table E-11 of the Draft EIR has been revised to reflect the updated information provided by this comment (see section IV herein, Revisions to the Draft EIR). This updated information does not alter the EIR's conclusions regarding the significance of project impacts on El Dorado Union High School District (EDUHSD) schools.

4.07 Comment acknowledged. The text on page IV.E--73 of the Draft EIR has been revised to reflect the updated information and corrections provided by this comment (see section IV herein, Revisions to the Draft EIR). This information does not alter the EIR's conclusions regarding the significance of project impacts on EDUHSD schools.

4.08 Comment acknowledged. Table E-12 of the Draft EIR has been revised to reflect the updated information provided by this comment (see section IV herein, Revisions to the

Draft EIR). This updated information does not alter the EIR's conclusions regarding the significance of project impacts on EDUHSD schools.

4.09 Comment acknowledged. Based on the student yield factors provided in Comment 4.08, the project would generate 578 high school students. The text on page IV.E--79 of the Draft EIR has been revised to reflect this updated student yield estimate (see section IV herein, Revisions to the Draft EIR). This updated information does not alter the EIR's conclusions regarding the significance of project impacts on EDUHSD schools.

4.10 As indicated on page IV.E--79, the Valley View project would be required to fully mitigate its own impacts on the BUSD pursuant to El Dorado County General Plan policy 5.8.1.1 (as outlined in *Mitigation Measure PF-9*); the Draft EIR therefore concluded that the Valley View project would not contribute to an existing cumulative impact on BUSD schools. Since implementation of *Mitigation Measure PF-9* would reduce project contributions to cumulative school impacts, no cumulative impact is anticipated.

4.11 Comment acknowledged.

5

STEVEN J. SLAGLE, D. V. M.
BOX 41531
SACRAMENTO, CALIF. 95841
TELEPHONE (916) 967-1666

98 AUG 17 AM 11:39

RECEIVED 8/13/98
PLANNING DEPARTMENT

EL DORADO County PLANNING DEPT
ATTN JANET POSTLEWAIT.

I AM AN ADJACENT property owner to the Valley View project. My property lies on the SOUTH EASTERN boundary and is PART of the RYAN RANCH Subdivision.

The RYAN RANCH Subdivision has only on exit & that is at LATROBE Rd. Looking AT Valley View I SEE NO exit other than the one ROAD leading up to the upper EASTERN loop.

I'm proposing that either a Through Street OR AN Emergency gated exit + easement be retained between the two subdivisions. A spur off RYAN RANCH ROAD is PART of the old

5.01

STEVEN J. SLAGLE, D. V. M.
BOX 41531
SACRAMENTO, CALIF. 95841
TELEPHONE (916) 967-1666

5.01

Clarksville Road and it's its access has been considered an evacuation route by the people on the upper Ryan Ranch Road since our subdivision was developed in 1978. If that access which is available now is either open or gated is not maintained I see an increased danger for the people living in the immediate area.

I've enclosed the attached maps to illustrate my point

Thank you

Sincerely

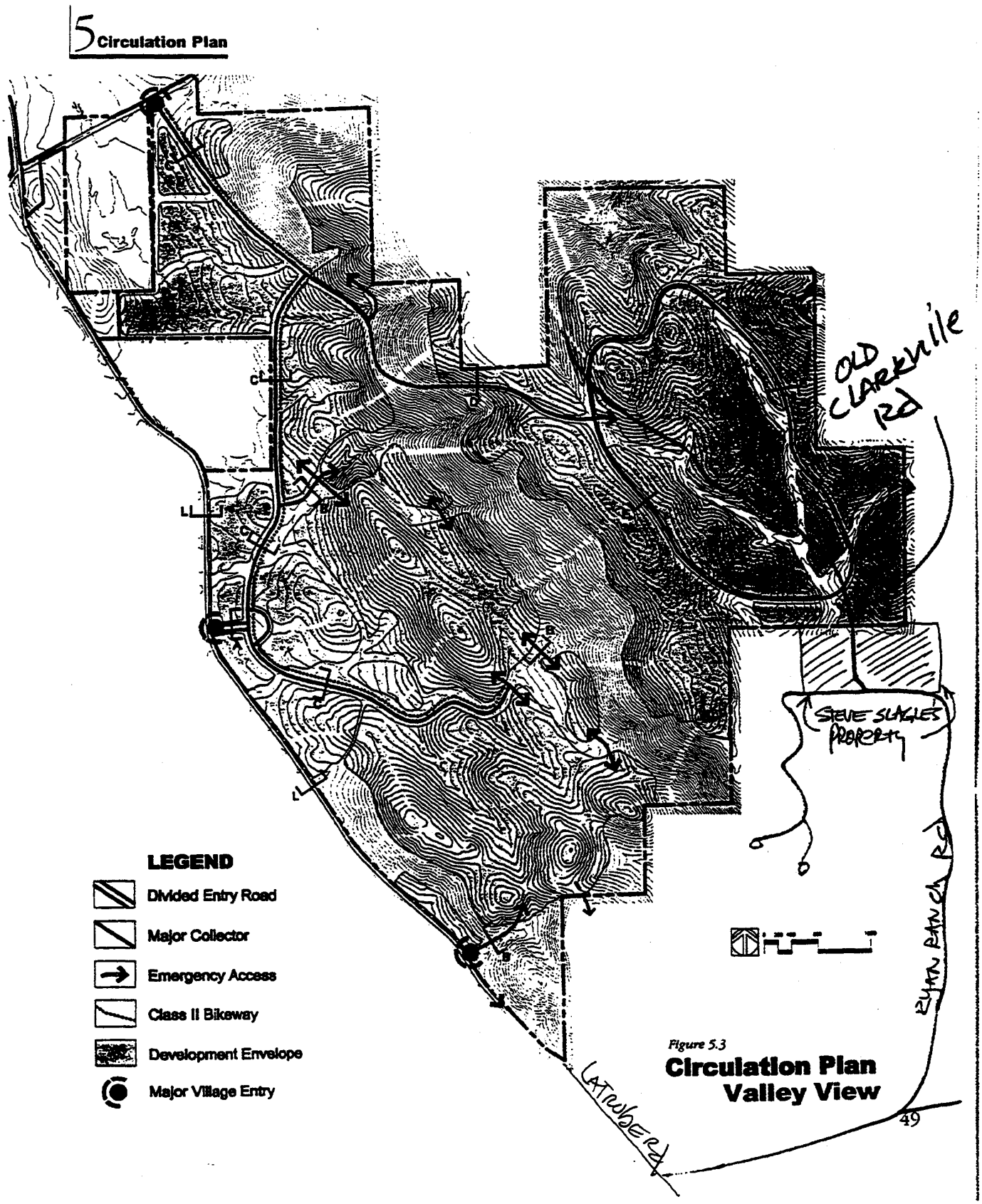
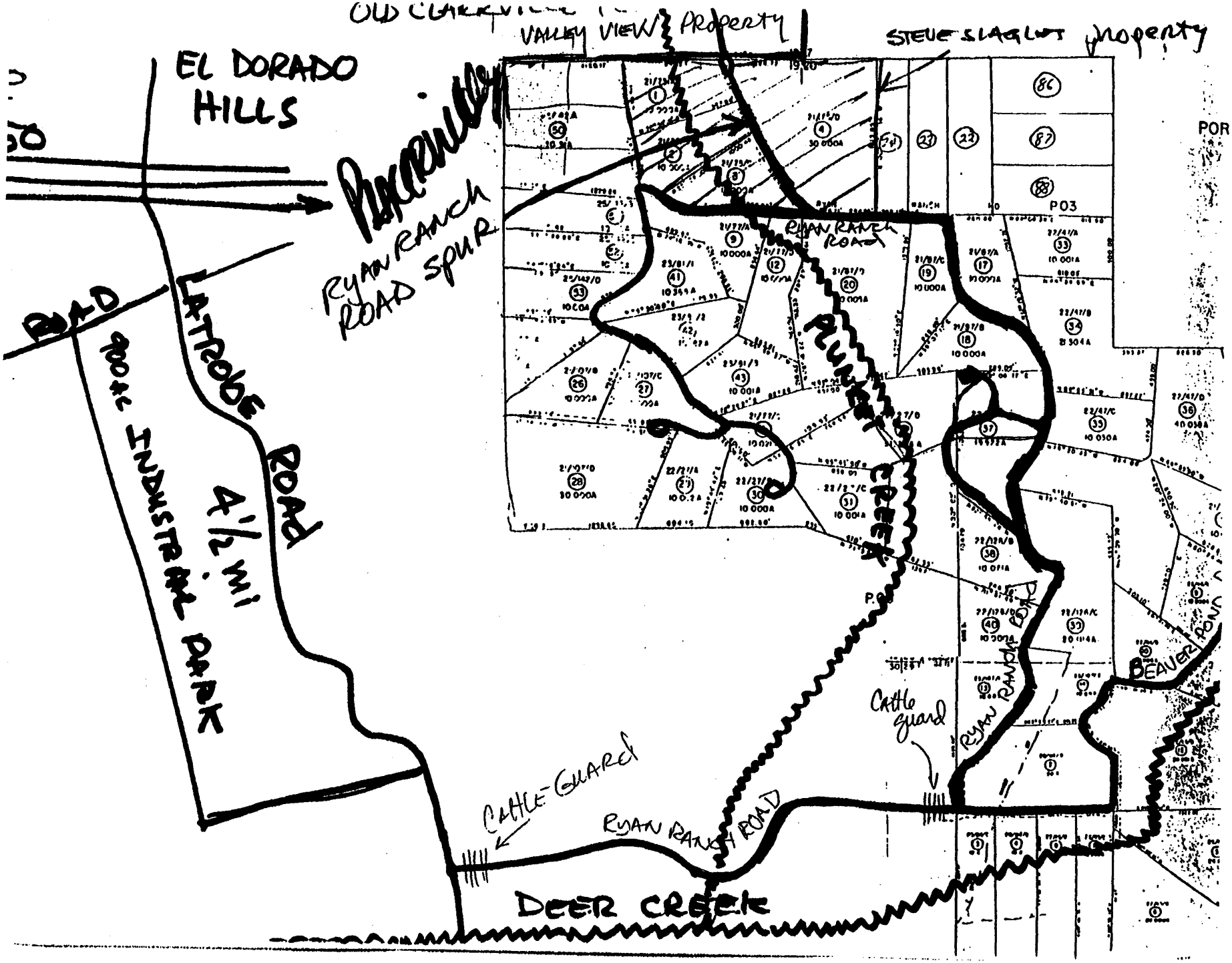


Figure 5.3

Circulation Plan
Valley View


OLD CLARKVILLE
VALLEY VIEW PROPERTY
STEVE SLAGLE PROPERTY
EL DORADO HILLS
RYAN RANCH ROAD SPUR
LATROBE ROAD
4½ MI
TO E. INDUSTRIAL PARK
RYAN RANCH ROAD
RUNNER CREEK
BEAVER RUN
Cattle guard
CATTLE GUARD
RYAN RANCH ROAD
DEER CREEK
P03
POR

5. Steven J. Slagle, D.V.M.; August 13, 1998

5.01 The commenter requests consideration of either a permanent or emergency access roadway between his property (located directly south and east of the Valley View project) and Valley View. The concept put forward is a valid concern that could be designed into the Valley View project as Valley View develops. The County may wish to consider such a connection as a condition of approval for the Valley View Specific Plan and/or subsequent subdivision map approval.

The comment is related to the nature of the project itself rather than to the adequacy of the DEIR.

6

El Dorado Irrigation District

Post-it™ brand fax transmittal memo 7671 | # of pages ▸ 2

To Janet Postlewait	From Lew Kryston
Co. Planning Dept	Co. EID
Dept. 621-5355	Phone # 622-4534
Fax # 642-0508	Fax # 622-8597

In Reply Refer To: E0898-317

August 14, 1998

Janet Postlewait
El Dorado County Planning Department
2850 Fairlane Court
Placerville, CA 95667

Subject: Valley View Specific Plan Draft EIR
EID File No. 201-1403.26

Dear Ms. Postlewait:

Thank you for the opportunity to review the above environmental document.

We have the following comments:

Wastewater

Page IV.E-47, the last paragraph should be revised as follows: 6.01

While it is anticipated that all of the Facilities Master Plan recommended sewer system improvements will ultimately be implemented, EID has already completed several. The upgrade and expansion of the WWTP to 3.0 mgd is in progress and the 2.0 MG reclaimed water storage tank is under design.

Page IV.E-48, The second paragraph should be revised as follows: 6.02

CONSTRUCT:

- Marina Lift Station (in progress)
- 2.0 mg reclaimed water storage tank (in design)

Water Impacts

Visual – There are two existing tanks and 2 future tanks that will be visible. 6.03

Impact SG-8 – This impact refers to the 1 mg water tank that may develop seiches. This would also apply to the future tanks. 6.04

Drainage – The water storage tanks will have outlets to discharge overflows and draining the tanks. 6.05

2890 MOSQUITO ROAD • PLACERVILLE • CA 95667 • PHONE (530) 622-4534 • FAX (530) 622-8597

E. PUBLIC FACILITIES AND SERVICES

Figure E-2 should show that tank E-1 as existing and the Business Park Tank as a reclaim water. 6.06

The water and wastewater systems contained in the Draft EIR have not been approved by EID. Offsite water and sewer facilities necessary to serve this development, which have not yet been identified, are a part of this project. If these facilities are not exempt from environmental review, a supplemental environmental document will be required by EID prior to approval of offsite water and sewer improvement plans. A consultant would prepare this document. It could take several months to prepare and the developer would be responsible for its cost. 6.07

Sincerely,

EL DORADO IRRIGATION DISTRICT

Brian Hooper for

Lewis W. Archuletta
Support Services Planner

LWA:tms

c: Dale Bohnenberger, Engineering Director
Steve Hutchings, Senior Engineer, Water Division
Dave Powell, Senior Engineer, Wastewater Division

6. Lewis W. Archuletta, Support Services Planner, El Dorado Irrigation District; August 14, 1998

6.01 This comment suggests language to clarify the current status of sewer system improvements by EID. The suggested language changes have been incorporated as revisions to page IV.E--47 of the Draft EIR (see section IV herein, Revisions to the Draft EIR).

6.02 This comment suggests language changes in Table E-8 to update and clarify the status of wastewater facilities construction and design work. The suggested clarifications have been incorporated in revisions to page IV.E--48 (Table E-8) of the Draft EIR (see section IV herein, Revisions to the Draft EIR).

6.03 Comment noted. Figure E-2 of the Draft EIR illustrates the locations of the existing onsite water tanks and proposed onsite water tanks. In response to this comment, reference to the potential visual impacts of these water tanks has been added to *Impact V-1* and accompanying *Mitigation Measure V-1* (see section IV, Revisions to the Draft EIR).

6.04 Comment acknowledged. In addition to existing water tanks, *Impact SG-8* (page IV.G--19 of the Draft EIR) also refers to "planned lakes, ponds, or pools within the proposed development" as a potential seiche hazard. In response to this comment, the description of this *Impact SG-8* (and the corresponding *Mitigation Measure SG-8*) has been revised to clarify that this impact statement includes proposed project water tanks (see section IV herein, Revisions to the Draft EIR). This clarification does not represent a significant change in the impact statement.

6.05 This comment points out that the water storage tanks will have outlets to facilitate the draining of tanks and for overflows. The comment is noted. The overflow or draining of water from water storage tanks will be a source of water that could enter local storm drains. Consideration of the specific impacts on local drains, along with the provision of suitable conveyance facilities and erosion protection measures would be expected to be a normal part of the water tank design.

6.06 This comment suggests additional notations to be added to the diagram of the water existing and proposed onsite water facilities (Figure E-2). The notations have been added as recommended (see revisions to Figure E-2 in section IV, Revisions to the Draft EIR).

6.07 This comment clarifies that many of the offsite water and wastewater facilities needed to serve the Specific Plan area have not yet been approved and will require subsequent environmental documentation, and that the developer would be responsible for the cost of the environmental studies. The Draft EIR explains that such facilities would require completion of their own individual environmental documentation prior to their construction. Such studies would constitute project-level environmental

documentation and would not necessarily be a "supplemental" environmental document of this program-level EIR. This CEQA sequence is described on pages I--2 and I--3 of the Draft EIR.

7

Lance K. McMahan, ce
2095 Bates Circle, El Dorado Hills, California 95762 (916) 933-0937

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PLANNING DEPARTMENT

August 16, 1998

Ms. Janet Postlewait, Senior Planner
El Dorado County Planning Department
2850 Fairlane Court
Placerville, California 95667
fax (530) 642-0508

VALLEY VIEW SPECIFIC PLAN, DRAFT ENVIRONMENTAL IMPACT REPORT, ASBESTOS

Dear Ms. Postlewait:

I have had the opportunity to review the *Valley View Specific Plan, Draft Environmental Impact Report*, (DEIR) dated June 30, 1998. I am concerned that the DEIR does not adequately address the potential presence of amphibole and chrysotile asbestos within the Valley View development, nor identify mitigation measures that would reduce the potential health impacts to a less-than-significant level.

Significant adverse impacts to human health (e.g., mesothelioma, asbestosis, lung cancer, reduced lung capacity) can result from disturbance and exposure to naturally-occurring asbestos. Exposure of workers can result from the initial construction of the homes, schools, and other facilities. Subsequent exposure of homeowners, students, workers and visitors can result from asbestos released into the soils, or veins left exposed following the initial construction activities. Further exposure can result from construction activities by homeowners (e.g., swimming pools, landscaping), and activities of burrowing animals in areas that would be frequented by residents. Depending on the dosage, sufficient exposure to result in illness can occur within a matter of minutes. The section of the DEIR dealing with health effects should be amended to include this information. 7.01

DEIR Section IV.G, *Geology and Soils*, discusses the geology and mineralogy of the area and, within Section IV.G.4, *Impacts and Mitigation Measures*, Part c, *Potential Asbestos Dust Hazards*, indicates that asbestos might be released from serpentine rocks during earthwork activities. This is identified as a possible health hazard with a potentially significant impact (Impact SG-10). Proposed Mitigation Measure SG-10 is to "Identify serpentine deposits during geotechnical investigations associated with earthwork design and during earthwork construction monitoring. Where serpentine rock is identified, implement El Dorado County standards for dust control and mitigation for serpentine soils." The DEIR indicates El Dorado County Ordinance No. 4489 establishes dust mitigation practices to be used when construction occurs in areas with serpentine soil. The DEIR indicates these measures will result in mitigation of the potential health impacts to a less-than-significant level. 7.02

The mitigation measures proposed in the DEIR for control of asbestos will not result in mitigation of the potential health impacts to a less-than-significant level. There are a number of reasons for this determination, including the following: 7.02

1. The introduction indicates that Section IV.G is based on a study performed by the DEIR engineering geologist, Youngdahl and Associates. No reference is provided to the report prepared by Youngdahl, nor was the DEIR certified by Youngdahl. The Youngdahl report should have been included as an attachment to the DEIR, and have been certified in accordance with the Business and Professions Code. The Youngdahl report should be readily available, and I would appreciate receiving a copy no later than August 24, 1998. 7.03

2. Asbestos may be found in serpentine rocks, but the lack of serpentine would not preclude asbestos from being present. The assertion in DEIR Section G.1.b.1, *Regional Geologic Setting*, that "ultramafic rocks are ... locally present," is not accompanied by any conclusion regarding the presence or absence of asbestos. I understand that veins of a readily friable, highly toxic form of asbestos (i.e., the amphibole tremolite) have been found within the ultramafic rocks of the Bear Mountains fault north of this area. This leaves the reader to make a conservative conclusion that asbestos is likely present within the proposed Valley View development. The geologic studies upon which the DEIR bases the above conclusion should have been included in the DEIR and properly referenced, and now need to be included as attachments to the final EIR. 7.04

3. DEIR Section G.1.b.2, *Site Geologic Setting*, indicates that "North and south of the site, serpentine bodies have been associated with the Bear Mountains fault. No serpentine bodies have been identified within the Bear Mountains fault on the site." This implies that a search for serpentine deposits has been conducted within the Bear Mountains fault, but none were found. However, there is no real indication of the nature of the investigation, if any, to support the conclusion that one might draw from the DEIR statement. The geologic studies upon which the DEIR bases the above conclusion should have been included in the DEIR and properly referenced, and now need to be included as attachments to the final EIR. 7.05

4. El Dorado County Ordinance 4489 provides for an administrative system (rather than substantive requirements) for dealing with the release of asbestos from serpentine deposits during construction activities. Ordinance 4489 does not address asbestos deposits other than those associated with serpentine, nor does it establish any specific substantive mitigation measures or requirements. Ordinance 4489 provides for substantive mitigation measures to be contained in a permit, and there are no permit conditions included in the DEIR. Substantive requirements, including procedures to control emissions and monitoring to assure compliance (i.e., the draft permit), should have been included in the DEIR, and now need to be included in the final EIR. 7.06

5. The DEIR does not discuss the impacts related to exposures following the initial construction activities. Substantive requirements (e.g., land use restrictions, procedures to control emissions, and monitoring to assure compliance) to avoid exposure of homeowners, students, workers and visitors should have been included in the DEIR, and now need to be included in the final EIR. 7.07

6. Proposed Mitigation Measure SG-10 provides for identification of serpentine deposits during geotechnical investigations associated with earthwork design and during earthwork construction monitoring. This amounts to the collection of baseline data after the project has already been approved, rather than identification of mitigation measures. It also overlooks the presence of asbestos in non-serpentine deposits. The DEIR should have provided the results of a detailed mapping of the geologic materials within the project boundaries, including any asbestiform materials (whether associated with serpentinite or not). Samples should have been collected to determine the type of asbestos (e.g., chrysotile, amphibole), if any, and its properties, including purity, strength (compression, tension, and shear), and reaction to water and other materials that may be used to control emissions. Identification of asbestos deposits after certification of the EIR would not provide the public with an opportunity to assess the impacts from the project, and make a determination of whether the project should proceed as proposed. 7.08

7. Significant information on the presence of asbestos within California has been obtained by the California Division of Mines and Geology (CDMG), and several CDMG documents are referenced in the DEIR. Additional publications that should be consulted include Bulletin 176, *Mineral Commodities of California* (1957), and Bulletin 173, *Minerals of California* (1956). Bulletin 176 includes a map of major asbestos deposits (for purposes of mining) in California (copy enclosed). Other publications and supporting documentation are also available from the CDMG. These publications should be consulted, and relevant information presented in the final EIR as attachments. 7.09

8. The DEIR provides for significant quantities of open space within the Valley View development. Since the best method for avoiding asbestos exposure is to leave the asbestos undisturbed, it is requested that the Final EIR include the results of the asbestos studies requested above, and that areas containing asbestos be dedicated to open space. This measure would aid significantly in mitigation of the potential health impacts to a less-than-significant level. 7.10

Based on the information presented in the DEIR, the "No Project" alternative appears to be the best alternative. However, providing the information described above, and changing the project accordingly, may alter this conclusion. 7.11

I look forward to receipt of the Youngdahl report by August 24, 1998, and review of the Final EIR. If you have any questions, please call me at (916) 933-0937.

Very Truly Yours,

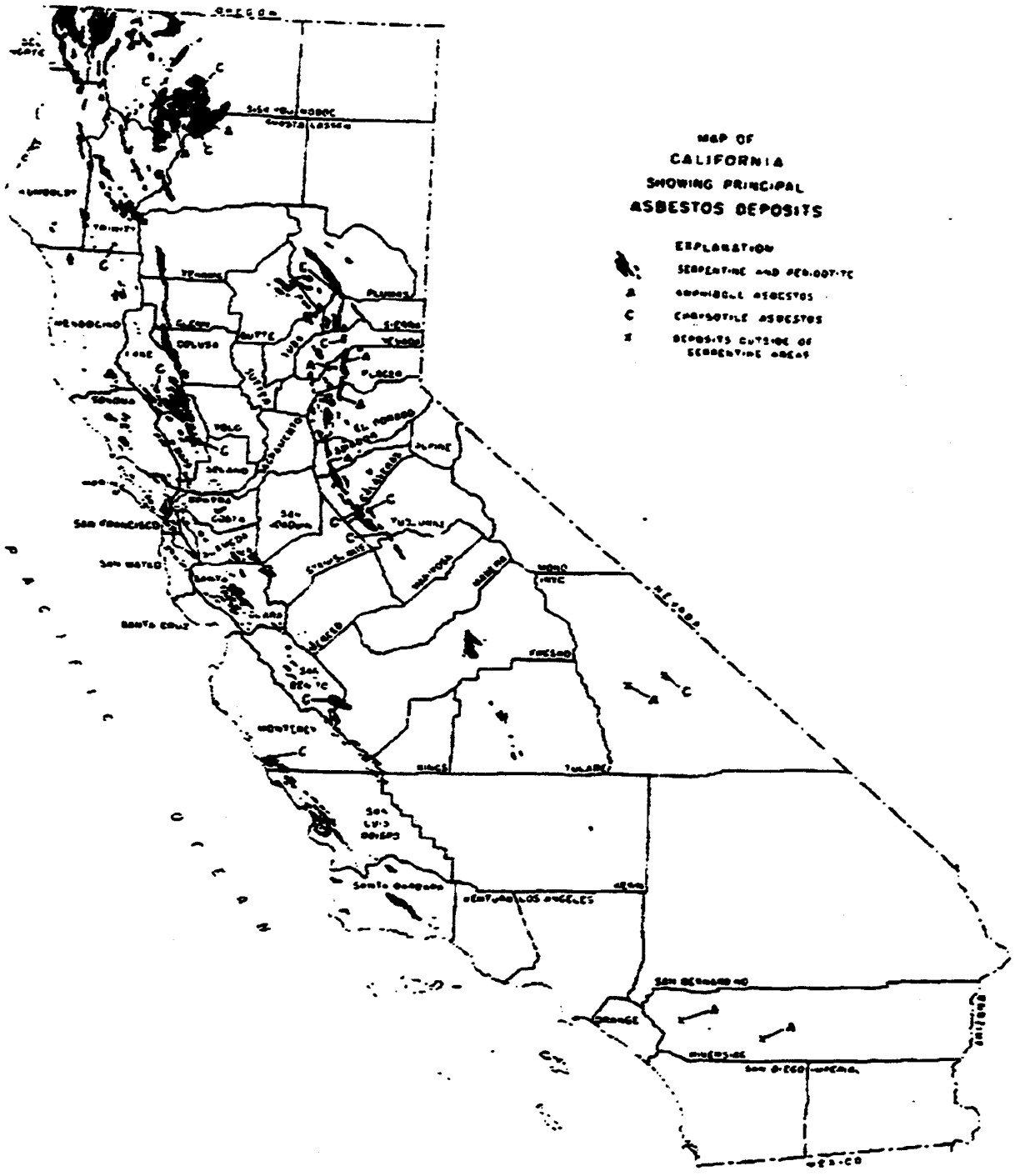


Lance K. McMahan, cc

Enclosure

cc:

Mr. Sam Bradley, El Dorado County Board of Supervisors, fax (530) 622-3645
Mr. Louis A. Mansour, President, The Mansour Company, fax (916) 933-3018
Mr. Don Ames, State Air Resources Board, fax (916) 327-7212
Mr. Rich DeRosa, Cal-OSHA, fax (916) 263-2858
Mr. David Sederquist, RG, Youngdahl and Associates, fax (916) 933-6482
Mr. Terry Trent, fax (530) 676-5644


MAP OF
CALIFORNIA
SHOWING PRINCIPAL
ASBESTOS DEPOSITS
EXPLANATION
A
C

7. Lance W. McMahan, CE, 2095 Bates Circle, El Dorado Hills; August 16, 1998

7.01 *Impact SG-10* (Draft EIR, page IV.G--20) identifies possible exposure to asbestos dust, especially during grading, as a potential project-related health hazard. This issue is also discussed in detail in the responses to Comments 7.02 and 7.04 through 7.10 that follow. The following additional information is also pertinent:

The California Air Resources Board (CARB) is currently conducting air monitoring in El Dorado County to determine the levels, or concentrations, of asbestos in the air at selected sites. Monitoring was begun in April of 1998 and will continue through the summer months when the highest levels of asbestos would be expected. To date, data has been published for the CARB measurements made through July 3. Of the 30 measurements made, all but three samples were found to be below the Minimum Detection Level (MDL) of the CARB monitoring equipment. For the three samples that had measurable concentrations, the calculated health risk was 5-7 chances per million for lung cancer and 8-11 chances per million for Mesothelioma for continuous exposure 24 hours per day for 70 years. According to the CARB, the estimated background cancer risk from air toxics in a large urban area is about 500 chances in one million, and an individual's chances of getting cancer over his or her lifetime from all causes is about 200,000 chances in one million. The CARB cautions that these risk numbers are preliminary, based on very limited data, and should not be used to characterize the potential risk until addition data are gathered.[1]

7.02 Comment noted. The EIR authors maintain that *Mitigation Measure SG-10* would reduce the asbestos-related impact to a less-than-significant level, for the reasons discussed in the responses to comments 7.03 through 7.10 below.

7.03 Comment noted. In response to this comment, citation of the Youngdahl and Associates background report has been added to page IV.G--1 of the Draft EIR (see section IV herein, Revisions to the Draft EIR). The report, entitled Geologic/Geotechnical Considerations for the Valley View Environmental Impact Report (Youngdahl and Associates, Inc., January 25, 1995), has been stamped and signed by a certified engineering geologist licensed to practice in California. The report is available for review at the El Dorado County Planning Department, 2850 Fairlane Court, Placerville. This clarification does not affect the Draft EIR's conclusions regarding project-related soils and geology impacts. The California Environmental Quality Act (CEQA) does not require that an EIR's analysis of soils and geology impacts be certified in accordance with the Business and Professions Code.

7.04 The possible presence of asbestiform minerals on the project site represents a potential health hazard, as already identified under *Impact SG-10* (Draft EIR, page

[1]California Air Resources Board, Asbestos Air Monitoring in El Dorado County, August 24, 1998.

IV.G--20). This conclusion is based on geologic mapping conducted as background for the EIR soils and geology analysis (see report cited in response to Comment 7.03 above).

7.05 Geologic mapping conducted for this EIR (see Figure G-1 on page IV.G--4 of the Draft EIR), have identified no serpentine bodies on the project site. The geologic mapping involved field surveys to evaluate site geology, and included identification of rock types by field petrology methods. The background report prepared for the EIR soils and geology analysis (Geologic/Geotechnical Considerations for the Valley View Environmental Impact Report (Youngdahl and Associates, Inc., January 25, 1995)) provides the basis for the Draft EIR statements cited by the commenter.

7.06 The provisions of El Dorado County Ordinance 4489 are discussed on page IV.G--20 of the Draft EIR. As indicated in the Draft EIR, the ordinance establishes special guidelines and requirements for grading and construction activities in areas designated as Serpentine Rock in the Soil Survey of El Dorado County. The ordinance establishes dust mitigation practices to be used when construction occurs in areas with serpentine soil, and additionally authorizes the El Dorado County Environmental Management Department and the El Dorado Air Pollution Control District to require an "Asbestos Hazard Dust Mitigation Plan" for review and approval prior to the commencement of any grading or construction activities. The Draft EIR (page IV.G--20) indicates that "this ordinance, unless extended, will only be in effect until October 20, 1998." It currently appears likely that the ordinance will be extended. However, recognizing that Ordinance 4489 may not be in effect at the time that project construction begins, *Mitigation Measure SG-10* recommends compliance with El Dorado County standards for dust control and mitigation for serpentine soils. Adoption of this measure would compel the project to comply with standards that are in effect at the time that construction begins. The Mitigation Monitoring Program prepared for the project will ensure that the project complies with these applicable asbestos hazard mitigation procedures. The "draft permit" to which the commenter refers would not be required until onsite grading is proposed. Please refer to the response to Comment 7.08 for discussion on potential asbestiform minerals in non-serpentine deposits.

7.07 Implementation of *Mitigation Measure SG-10* (Draft EIR, page IV.G--20) would provide reasonable assurance that health hazards associated with asbestiform minerals would be remedied during project construction; therefore, asbestos exposure would not be expected to represent a significant health hazard to future project site occupants. In response to this comment, the requirement that any identified asbestos contamination be disclosed to future property owners has been added to *Mitigation Measure SG-10* (see section IV herein, Revisions to the Draft EIR).

7.08 Comment noted. Identification of buried onsite serpentine deposits not identified during surficial mapping would require extensive subsurface investigation that is not appropriate or necessary at this stage in the development review process for the proposed Specific Plan. CEQA does not preclude the consideration or approval of a

project in situations in which the formulation of precise means of mitigating impacts is infeasible or impractical at the initial project stage. For impacts for which mitigation is known to be feasible, but where practical considerations or lack of project design detail prohibit devising specific mitigation measures at that point in the planning process (e.g., at the Specific Plan approval stage), a commitment can be made to carry out general measures that will satisfy specific performance criteria (e.g., compliance with El Dorado County standards) at the time of the initial project approval. In response to this comment, *Impact SG-10* and the accompanying *Mitigation Measure SG-10* have been modified to refer to the possibility of exposure to asbestos dust from asbestiform mineral deposits, in addition to serpentine rocks (see section IV herein, Revisions to the Draft EIR).

7.09 The publications cited by the commenter generally identify economic-scale asbestiform mineral deposits at the statewide level. The geologic mapping conducted as background for the EIR soils and geology analysis relied on more recent reference materials that are considered more authoritative information sources for the project site vicinity.

7.10 As discussed in detail in the response to Comment 7.08 above, extensive subsurface investigation for potential asbestos-containing deposits is not appropriate or necessary at this stage in the review process for the proposed Specific Plan. *Mitigation Measure SG-10* is considered adequate to mitigate potential health hazards to a less-than-significant level.

7.11 Comment noted. The "no-project alternative" is evaluated as Alternative A (existing conditions) and Alternative B (current entitlements) in section VI (Alternatives to the Proposed Project) of the Draft EIR.

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Date: 8/17/98
Time: 1:10:20
Pages: 4

To: Janet Postlewait
Company: El Dorado County Planning Dept
Fax #: 622-1708

From: Chris Anaya
Address: 4360 Cothrin Ranch Road
Fax #: (530) 676-8000

Message:

Janet:

Please find attached my comments for the Valley View Project's DEIR. Should you have any questions or if I can be of assistance, please do not hesitate to contact me.

Chris

pager (916) 440-3235
home (530) 676-8000

August 14, 1998

Mr. Christopher Anaya
4360 Cothrin Ranch Road
Shingle Springs, CA 95682

Ms. Janet Postlewait, Senior Planner
El Dorado County Planning Department
FAX (530) 622-1708

RE: Comments for Valley View Specific Plan DEIR

I am writing to submit my comments in regard to the recently circulated Draft Environmental Impact Report for the Valley View Specific Plan, located in El Dorado County. These concerns have already been expressed to the planning commission during their regularly scheduled meeting on August 13, 1998.

The following are important, reiterated comments and questions not adequately addressed in the DEIR:

1) The DEIR refers many issues regarding environmental impacts to El Dorado County's wholly inadequate General Plan, which is now under litigation. Please thoroughly address all impacts, including but not limited to the impact of population growth to the specific area. 8.01

2) The DEIR did not discuss the potential for soil contamination of the El Dorado Irrigation District's 'land application' onto the project site which occurred for a number of years. What soil testing has occurred to the surrounding area of the El Dorado Hills Wastewater Treatment Plant? What are the potential impacts? 8.02

3) Without a urban runoff control program in place prior to the approval of this project, citizens' domestic water supply in Deer Creek will degrade to unacceptable levels. What does the project proponent or County intend to do to protect the citizenry's beneficial uses of their domestic water supply, found in Deer Creek and its tributaries? What alternative domestic water supply (source) will the County or project proponent make available to the riparian citizenry should Deer Creek water quality degrade to unacceptable levels due the project? 8.03

4) The project is inconsistent with the General Plan's objective of establishing and maintaining the County's desired Level Of Service for roadways. Also, the transportation measures listed under the project are unacceptable. The DEIR does not adequately address the impacts of traffic from this proposed project. The roadways and Highway 50 should be improved prior to the approval of this project. Likewise, the proposed addition of a single lane in each direction on Latrobe Road for only a short distance adjacent to the project should be considered unacceptable. Additional lanes 8.04

should extend the entire length of the project, at least until the last entry/exit point. Two lanes should be added at the location where only one is currently planned. Furthermore, impact fees should be collected to accommodate a clean-operating mass transit system, specifically, a connection to Sacramento County Regional Transit's Light Rail which is on the drawing board and expected to reach the City of Folsom by the year 2003. El Dorado County must coordinate a plan with Sacramento County to reduce the impact of traffic congestion and its subsequent air, water and noise pollution from this project. 8.04

5) Tremendous amounts of fiberform tremolite asbestos has been discovered beneath the surface of the soils in areas North and South of the project, along the Bear Mountain fault. What specific mitigation measures does the project proponent intend to take so that water runoff does not carry away the microscopic fibers to areas downgrade of the project where a high probability for airborne spread exists? 8.05

6) What specific mitigation measures does the County or project proponent intend to do to reduce the amount of storm water runoff to areas south of the project, near Ryan Ranch and Cothrin Ranch Roads which are adjacent to Deer Creek? What erosion control measures does the County or project proponent intend to set in place where flooding will occur and downstream homeowners' property is damaged as a result of the flooding in locations listed previously? What impact fee does the County intend to collect from this project and others to help offset the cost associated with road repair as a result a those areas flooding from the storm water runoff? What type of impact should citizens expect when the flooding occurs at the site where the local school bus stops for children? What impact is there to citizens when emergency services (Police, Fire & EMS) find the roadways inaccessible due to flooding? What is the likelihood of having flash floods occur due to this project? Please consider the cumulative impact as it relates to other projects? 8.06

7) Why should County taxpayers maintain the roads for this project when county tax dollars are not allowed to be used to offset the costs associated with road repair from flood damage downgrade of this project? 8.07

8) A three-hundred foot buffer is insufficient to protect the adjacent homeowners from the El Dorado Hills Wastewater Treatment Plant, especially to the east. The formula for the plant's buffer should not be arbitrarily decided but should take into account the prevailing wind. Specifically, a buffer should be planned taking into account the predominate wind currents for the area. A more than significant impact will occur should this not happen. It is recommended that a larger open space, park, community center, school, etc. be placed outside the resolved buffer space and not homes. This approach will reduce odor complaints and allow homeowners encompassing the plant to at least open their windows in the evening. This will also protect the EID ratepayers from heavy fines and additional cost associated with air quality upgrades. 8.08

9) How does the project proponent intend to secure an additional water source should reclaimed water not become available? What environmental impact is anticipated when the demand for reclaimed water reduces the El Dorado Hills Wastewater Treatment Plant's historical discharge to Carson Creek? Have the appropriative water right holders been appropriately notified of the pending project and its impact on flow reduction to Carson Creek? Has the EID complied with the State's Water Code requirement to apply for a change-in-point of discharge? What impact will the flow reduction have on the cattle industry located in Sacramento County? What are the associated impacts not listed in the DEIR. (wetlands reduction, fish and wildlife etc...) 8.09

There are too many significant and unavoidable environmental impacts with the proposed project. I strongly recommend the County choose the rural residential alternative so that the environmental impact will not be as severe as the other options (exception: no project alternative). 8.10

Respectfully submitted,

Mr. Christopher Anaya

8. Christopher Anaya, 4360 Cothrin Ranch Road, Shingle Springs; August 17, 1998

8.01 The Draft EIR refers to the adopted 1996 El Dorado County General Plan, the County-certified El Dorado County General Plan EIR, and the Findings of Fact of the Board of Supervisors of El Dorado County for the El Dorado County General Plan (January 23, 1996, revised January 26, 1996) in its discussion of cumulative impacts for the following topic areas: land use and open space (Draft EIR, page IV.A--21); visual factors (pages IV.B--34 through IV.B--35); population, employment, and housing (pages IV.C--23 through IV.C--24); public facilities and services (pages IV.E--87 through IV.E--88); biological resources (pages IV.F--46 through IV.F--47); geology and soils (page IV.G--21); hydrology and water quality (page IV.H--28); air quality (page IV.I--18); noise (pages IV.J--23 through IV.J--24); public health and safety (page IV.K--5); cultural resources (page IV.L--32); and energy (page IV.M--7). As indicated on page VII--5 of the Draft EIR, cumulative development assumptions consistent with the current General Plan have also been incorporated into the El Dorado County Department of Transportation Traffic Model, which was used in the EIR to evaluate the transportation impacts of the project and project-plus-cumulative development, as well as associated air quality and noise impacts.

Reliance on cumulative development information from the County General Plan is an acceptable approach to the analysis of cumulative impacts. CEQA Guidelines section 15130(b)(1)(B) specifies that an EIR's discussion of cumulative impacts may rely on *"a summary of projections contained in an adopted general plan or related planning document which is designed to evaluate regional or areawide conditions."* The County General Plan provides the most recent and comprehensive evaluation of cumulative environmental conditions in El Dorado County.

Section IV.C (Population, Employment, and Housing) of the Draft EIR thoroughly evaluates project-related and cumulative population growth, as requested by the commenter. The analysis evaluates the relationship of the project-generated population increase to population projections for the El Dorado Hills area, for the unincorporated areas of El Dorado County, for the county as a whole, and for the six-county Sacramento Region.

Please refer also to the responses to Comments 10.07 and 16.01, which also address the lawsuit challenging the County's General Plan.

8.02 Potential soil and groundwater contamination from the El Dorado Hills Wastewater Treatment Plant adjoining the project site is discussed in section IV.K, Public Health and Safety (see pages IV.K--2 and IV.K--5 of the Draft EIR). The discussion indicates that there are no monitoring wells or piezometers associated with the facility, and that, while no serious spills have occurred in the last two years, there have been intermittent variances from National Pollutant Discharge Elimination System (NPDES) conditions. The Draft EIR (*Impact PHS-4*) identifies the possibility of construction worker and project occupant exposure to potential soil, surface water, and groundwater

contamination from the treatment plant as a potentially significant impact. As mitigation, the Draft EIR (*Mitigation Measure PHS-4*) recommends that the County (a) implement *Mitigation Measure AQ-4* (which requires a 300-foot-wide buffer between the treatment plant and the project, and proper noticing of project occupants), and (b) require the applicant to design the project to accommodate the existence of buried pipelines leading to and from the treatment plant. As noted on page IV.I--15 of the Draft EIR, the 300-foot buffer is recommended by the El Dorado Irrigation District (EID). The Draft EIR (page IV.K--5) further notes that, independently from the proposed project, it is expected that the Regional Water Quality Control Board will require the plant operator, the EID, to (a) establish a monitoring system downgradient from the treatment plant to detect existing soil and groundwater contamination and to provide warning of future events; and (b) provide containment measures for releases of hazardous materials. These measures would also assist in reducing potential health hazards to project construction workers and future occupants.

8.03 This comment questions the potential for urban runoff from the project to adversely affect the water quality of Deer Creek and its use as source of domestic water supply. Deer Creek immediately downstream of the Valley View project has a drainage area of approximately 30 square miles, which includes a substantial amount of existing urbanization (Cameron Park area), plus open space and grazing lands. Runoff from these areas includes a variety of nonpoint source pollutants that makes it unwise to utilize the creek water for domestic supply without treatment. Deer Creek also receives seasonal discharge of treated wastewater from EID's Deer Creek Wastewater Treatment Plant. The Valley View project will add to the amount of urbanization in the watershed and, as such will increase the amount of urban runoff pollutants and decrease the contribution of pollutants related to grazing. No significant new pollution threats will be created by the project (since the watershed is already substantially urbanized in the upper reaches); however, the amount of urban-related pollutants will increase. This is recognized in *Impact H-6* and addressed through the requirement that comprehensive urban runoff management plans be developed for each sub-area of the project. The mitigation measure identifies a number of potential management practices that can be used to control the urban runoff effects; however, site-specific application of the management practices is appropriately deferred - to be developed in conjunction with the development plans for each major sub-area. To provide assurance that measures are developed and applied appropriately, the following language has been added to *Mitigation Measure H-6* (see section IV herein, Revisions to the Draft EIR):

> "The stormwater management plan for each sub-area shall be subject to review and approval by the El Dorado County Department of Transportation and the Central Valley Regional Water Quality Control Board."

8.04 This comment is composed of several elements. The various components are restated below, followed by a response to the component.

"The project is inconsistent with the General Plan's objective of establishing and maintaining the County's desired Level of Service for roadways."

Response: To the extent that this comment, in asserting that the Valley View Specific Plan is inconsistent with General Plan level of service ("LOS") policies, intends merely to express the commenter's subjective opinion, that opinion is noted. To the extent, however, that the commenter purports to provide the definitive view on the subject, County Staff must express its disagreement with that view. The commenter is directed to pages IV.D-78 through IV.D-80 of the Draft EIR for a detailed discussion of those level of service policies, and how compliance with them is determined. What follows, in effect, is a restatement of the major points of that discussion.

Staff construes the comment as perhaps indicating that the commenter believes that *temporary* congestion *temporarily* exacerbated by the project necessarily translates into a violation of General Plan LOS policies. If this view is what the commenter intended to express, this view is incorrect. The commenter may be unaware that General Plan LOS policies are intended to govern conditions in 2015, and therefore assume that certain improvements will be in place on Highway 50 and various County roads by that date. These policies do not necessarily require the maintenance of specified service levels in the interim, provided that achievement of acceptable levels is reasonably foreseeable by 2015. The 2015 improvements at issue were identified during the General Plan formulation process in a document entitled, Supplement to the Draft EIR on the General Plan (see pages II-14 - II-18), and have subsequently been embodied in the County's 20-year Capital Improvement Program. These improvements, which the County believes can foreseeably be implemented in the next 17 years, will be funded by fees collected from new development, and, in some instances, from other sources as well.

Thus, the LOS policies embodied in Policies 3.5.1.1, 3.5.1.6, and 3.5.1.7 are not violated simply because *current* conditions, in the absence of planned improvements, might involve LOS that would be unacceptable in 2015, or because traffic from buildout of a proposed project, added to existing congestions without such improvements, would temporarily make such congestion worse. Nor are these policies violated simply because the CEQA analysis for a project, using very conservative assumptions about future improvements, shows that roadways might suffer a significant impact or experience congestion at a level deemed unacceptable in 2015. The County's conservative CEQA assumptions in some instances in this and other project-specific EIRs do not assume full implementation of the CIP, and thus the EIR shows "worst case" conditions more degraded than what the General Plan assumes will actually occur in 2015.

Nothing in the state Planning and Zoning Law, which governs the formulation of General Plans, requires a General Plan consistency analysis to use the kind of very conservative assumptions appropriate in a project-specific CEQA analysis. Rather, as a matter of legislative discretion, the Board of Supervisors was entitled to assume the

future construction of the CIP improvements in creating a 20-year General Plan, and can base General Plan consistency determinations on that assumption. In approving the General Plan, the Board reasonably assumed that 20 years of growth would translate into 20 years of planned transportation improvements. As the Draft EIR for the Valley View Specific Plan makes very clear, the Board has taken numerous steps to ensure the funding and construction of projects in the 20-year CIP. (See pp. IV.D-21 - IV.D-27.)

Policy 3.5.1.1. sets LOS E as an acceptable condition in 2015 for most County roads, with some roads allowed to be no worse than LOS C or D in that year. Read together, policies 3.5.1.6 and 3.5.1.7 provide that, in the year 2015, certain specified segments are allowed to go to LOS F, but only during peak periods.

These limitations on conditions that can exist in 2015, with planned improvements in place, constitute a restriction on the amount of development than can actually occur under the General Plan. By requiring the denial or mitigation of projects that would cause or contribute to unacceptable LOS in 2015, policy 3.5.1.7 effectively allocates limited road capacity on a first come, first served basis, with the marketplace dictating what properties should develop first. The amount of capacity ultimately available, however, may increase over time, depending on whether funding sources materialize for capacity improvements not currently seen as likely or foreseeable.

It is also important to recognize that, read together, Policies 3.5.1.6 and 3.5.1.7 permit the approval of projects, in some circumstances, even in the absence of present, in-place transportation improvements that can ensure that LOS F on designated road segments is limited to peak period traffic in the short-term. The last sentence of Policy 3.5.1.7 provides that the County may approve projects causing LOS F to extend beyond peak period, "if such projects contribute their fair share of money or land toward planned future transportation improvements that can feasibly be constructed within a reasonably foreseeable time frame and will result in the *ultimate* avoidance of non-peak period traffic congestion below the Level of Service specified in Policy 3.5.1.1." (Emphasis added.)

Numerous other General Plan policies reveal that temporary exceedances of LOS C, D, or E may also be permissible, provided that acceptable conditions will result from improvements funded through impact fees used to pay for specified planned improvements. This conclusion necessarily follows from the reliance in the General Plan *Circulation Element* on "fair share" fee payments as a primary means of mitigating the traffic impacts of projects. As a practical matter, such an approach necessarily recognizes that existing congestion might get worse temporarily, as fees are collected, before it gets better, after planned improvements are in place.

Objective 3.2.1 is to "[e]nsure that safe and efficient transportation and circulation facilities are provided for concurrently with new development." Concurrent mitigation is provided for, in part, through the payment of mitigation fees at the time of building

permit approval, with the result that, once sufficient moneys are collected, new facilities can be built to deal with the traffic generated as a project builds out. The payment of "fair share" fees is a means of mitigating impacts where individual projects contribute to the demand for large transportation improvements that the affected applicants cannot be constitutionally required to fund by themselves. (See Ehrlich v. City of Culver City (1996) 12 Cal.4th 854, 867-876 (lengthy discussion of constitutional concepts of "nexus" and "rough proportionality").)

A number of *Circulation Element* policies specifically and expressly rely on the payment of fees as mitigation for traffic impacts. For example, Policy 3.2.1.1 provides, in pertinent part, that "[p]roject proponents shall be required to make necessary road improvements *or to pay a traffic impact mitigation fee (TIM)*, or some combination of both, to accommodate increases in traffic caused by the proposed project." (Emphasis added.)

Similarly, Policy 3.2.1.2 provides, in part, that "[i]nadequate roads shall be improved through measures such as 'area of benefit' districts, *fees*, project approval conditions, assessment districts, or other means." (Emphasis added.) Policy 3.2.1.3 states that "[a]ll developments may be required to either improve street frontage, dedicate land for road right-of-way, provide road improvements, enter into a street improvement agreement, *pay fees*, provide appropriate mitigation measures for alternative transportation modes, or provide a combination of the above as may be appropriate for the project." (Emphasis added.) Policy 3.2.2.1 addresses the County's fee programs in detail, with no indication whatever that all regional improvements must be in place before building permits for individual projects can issue:

> "Improvements to the County roadway system will be funded partially through traffic impact fees. Traffic impact fees are to be assessed on new development as a requirement of obtaining a building permit or condition of approval for parcel and subdivision maps or other discretionary applications. To apportion transportation system improvement costs to those more directly benefitting from specific improvements, a system of geographic districts will be created within the County. Each district will fund identified local transportation improvements and its proportionate share of transportation infrastructure which is of regional significance. The fees shall be computed using the County's Capital Improvements Program (CIP) costs."

Policy 3.2.2.2 provides that "traffic impact fees" will be one means of funding freeway interchanges. Policy 3.3.2.1 expressly recognizes that approved development projects might make conditions on Highway 50 worse for a period before state and federal funds are made available to remedy existing and future congestion:

> "Legislative policy allows additional growth and development within the County notwithstanding the fact that until State or Federal money can be obtained to improve existing conditions caused by external influences, new growth and

development in El Dorado County may exacerbate current congestion. Therefore, it shall be the policy of the County to:

* * *

E. Commit local monies, when available, in the partial funding of critical State highway improvements. As part of this commitment, the County shall continue to pursue the use of development fees from private development as a funding source.

F. Acknowledge that adverse impacts to the State Highway system resulting from growth and development within the County will occur until adequate funding is made available and improvements made through projects identified in the State Transportation Improvement Program."

In adopting the General Plan, the County assumed that Highway 50 between the Sacramento County line and Bass Lake Road would be widened to eight lanes, with a climbing lane in the steep uphill stretches east of El Dorado Hills Boulevard through the Bass Lake Road Interchange. (See Supplement to Draft EIR for General Plan, p. II-16; see also El Dorado County Twenty Year Capital Improvement Program (1995); Final Report, U.S. 50 Highway Interchange Planning Study through Folsom and Western El Dorado County (November 1995).) Notably, Caltrans has identified an eight-lane facility as the "ultimate" facility for the stretch of Highway 50 at issue. (State Route 50 Transportation Concept Report (April 1998). The County's assumption was based on the County Department of Transportation's assessment of what kinds of transportation improvements were realistic to expect by 2015. (Supplement to Draft EIR for General Plan, p. II-14.) Furthermore, both the Road Impact Fee ("RIF") Fee Program and the State Traffic Impact Mitigation ("TIM") Fee Program will contribute funding, generated from new development within El Dorado County, for numerous improvements to Highway 50 itself and various interchanges. (Board of Supervisors Resolution No. 175-96, Amending the El Dorado Hills/Salmon Falls Area Road Impact Fees (July 23, 1996); Board of Supervisors Resolution No. 202-96, Setting a Transportation Impact Mitigation Fee for the State System's Capacity & Interchanges (August 20, 1996).) In light of these funding commitments, as well as the increased prospect for state funding of such improvements made possible by SB 45 (see Draft EIR, pp. IV.D-26 - IV.D-27), the County believes that it can realistically expect to see an eight-lane Highway 50 by 2015.

The fact, however, that there is no absolute guarantee at present that eight lanes on Highway 50 will actually be in place by 2015 does not render the Valley View Specific Plan inconsistent with General Plan LOS policies. Notably, moreover, *Mitigation Measure T-16*, applicable to County roads, will require the applicant to prepare traffic studies with each proposed tentative map necessary to build out the Specific Plan. If such studies show that development or a proposed map would cause or contribute to violations of LOS policies, the County would have to deny the map or impose

conditions necessary to achieve consistency with LOS policies with respect to County roads. This measure will prevent project buildout at a pace that outstrips road capacity, even as the latter increases. In other words, approval of the Specific Plan will by no means give the applicant the ability to construct homes and other structures heedless of the traffic consequences.

"The transportation measures listed under the project are unacceptable."

Response: This is a statement of opinion by the commenter; it does not relate to adequacy of the DEIR.

"The DEIR does not adequately address the impacts of traffic from this proposed project."

Response: Again, this is a statement of opinion and is very general in nature. It is not possible to respond directly because the comment does not identify specifically what areas are considered to be inadequate.

The remainder of the comment are additional comments regarding the commenters views of improvements which should be considered beyond those proposed as either part of the project or as mitigation measures. The commenter does not identify why the proposals in the DEIR are inadequate, or how the improvements he proposes would remedy any specific issue. The comments are welcome as issues for the Board of Supervisors to consider during the approval process. However, they do not identify any specific inadequacies of the DEIR.

8.05 Erosion control requirements recommended in *Mitigation Measure H-5* (Draft EIR, page IV.H--25), combined with compliance with El Dorado County standards for dust control and mitigation for serpentine soils as recommended in *Mitigation Measure SG-10* (Draft EIR, page IV.G--20), would sufficiently limit the possibility of any asbestos-containing materials from the project site entering stormwater runoff.

8.06 This comment poses several questions about the potential flooding impacts of the project along Deer Creek. The hydrologic analysis by the EIR consultant determined that the proposed development of the East Ridge sub-area of the Valley View project would contribute to potentially significant increases in runoff and downstream flooding along Deer Creek. Mitigations are specified in the DEIR that require the applicant to prepare and submit a comprehensive hydrologic and drainage plan to assure that the project includes detention or other facilities to assure no increase (a) in the peak discharge (i.e., the flood flow) or (b) the duration of flooding as a result of the development of the project. The drainage plan is subject to review and approval by the El Dorado County DOT. The specific measures to be used for runoff mitigation will depend on the final configuration of the development area and drainage network. One or more detention basins are likely to be included, but other methods flow attenuation might be considered.

Downstream areas of Deer Creek already experience flooding problems which are not caused by the Valley View project. The proposed mitigation measures require that the project drainage system be developed in a way that will not increase the existing downstream flooding; but it is not the required that the project proponent correct the existing downstream problems. Therefore, there are no proposed downstream erosion control measures or flood protection works to deal with the current flood problems.

Also, in response to the question about impact fees, the required provision of flood control mitigation measures within the design of the project will obviate the need for downstream impact mitigation (and any associated costs). The same basic answer applies to the questions posed in this comment about downstream impacts to the bus stop area, and roadway flooding impacts on emergency services.

There is not likely to be any increase in the probability of flash floods as a result of the project. The required runoff mitigation is intended to control storm flows in such a way as to mimic existing conditions. Based on the size of the watershed area, the drainage facilities will be required to be designed on the basis of 100-year rainfall-runoff conditions.

The cumulative drainage impacts will be addressed through compliance with the required mitigations that call for no increase in peak flow or flood duration. Other future development projects would be expected to comply with similar performance standards to maintain the hydrologic regime.

8.07 At the present time, funds for street and highway maintenance come from a variety of sources, all of which have a basis of collection from County- or State-wide sources (see relevant discussion on DEIR pages IV.D--21 through IV.D--27. The logic is that public roadways in El Dorado County are used by all of its residents, and associated maintenance costs are therefore properly assumed to be the responsibility of the County and the State as a whole. Road maintenance and repair costs are funded by local and state sources including gas taxes, property taxes, and various traffic-mitigation and storm drainage mitigation-related development impact fees (see relevant discussion on DEIR pages IV.D--21 through IV.D--27). These amounts are periodically adjusted to adequately cover the ongoing roadway and storm drainage maintenance costs associated with existing and new urban development. All known project-related potentials for downstream drainage system and flooding impacts and associated mitigation needs are identified in section IV.H of the DEIR (Hydrology and Water Quality)--see DEIR pages IV.H--18 through IV.H--28.

8.08 Odors are diluted as well as transported by wind. The Draft EIR (page IV.I--1) indicates that prevailing winds in the project vicinity are from the southwest. This is the primary wind direction in daylight hours, and is on average, the direction with the greatest average windspeed. Significant odor events, however, occur during light wind conditions when the atmosphere is stable (when air mixing is at a minimum). These conditions are found during the night and early morning hours. During these times,

hilly areas like the project site typically exhibit "drainage" winds that follow watercourses. The greatest potential for odors in the project vicinity therefore occurs downstream of the odor source. Since the proposed project residences would be located uphill from the EID wastewater treatment plant facility, they would not be downwind when "drainage" winds prevail.

During the daytime, when some residences would be downwind, higher windspeeds and atmospheric mixing due to solar hearing would enhance the dilution of odors.

Based on these considerations, the EID has determined that a buffer of 300 feet should be adequate to protect residences located uphill from the treatment plant.

8.09 *Re. securing an additional water source should reclaimed water not become available:*

Response: The responsibility for obtaining additional water supplies to serve buildout not only of the project area, but also all of the western portion of the County, lies with the El Dorado County Water Agency and the El Dorado Irrigation District, whose efforts to gain new supplies are discussed at length on pages IV.E-8 through IV.E-16 of the Draft EIR. That document also describes at length the County's "concurrency policy," as it applies to the provision of water to new development. (See pp. IV.E-25 - IV.E-27.)

To the extent that the commenter intends to suggest that the Specific Plan should not be approved absent a guaranteed water supply for full buildout, it is important to emphasize that approval of a Specific Plan does not directly authorize development, as numerous additional discretionary and ministerial approvals (e.g., tentative and final maps, use permits, building permits, etc.) must be granted before ground can be broken for new homes or other structures. Under the County's concurrency policy, the Valley View applicant cannot obtain final subdivision maps, or, in the case of development areas not requiring such maps, cannot obtain a building permit, absent receipt of water meters from EID. These policies, as well as the County's Public Water Planning Ordinance, ensure that no water-consuming development can occur prior to a demonstration that sufficient water supply exists to serve such development. If, contrary to the County's expectations, neither the 17,000 acre feet per year ("afy") from the El Dorado Project nor the estimated 5,625 afy (firm yield) from the "Fazio Water" project become available, the full Specific Plan might not build out. There is no danger, in short, that the approval of a Specific Plan will commit EID to serve new units for which water is simply not available.

This comment raises questions about the dependability of reclaimed water as a potential water source for the project, along with the potential impacts related to EID's water reclamation program. The DEIR recognizes the need to utilize reclaimed water for the Valley View project (see discussion under *Impact PF-2*) and requires, via

Mitigation Measure PF-2, that the project proponent work with EID to develop a reliable reclaimed water supply for the project. This is required to be in place prior to approval of the first neighborhood/subdivision. This limits the ability of the project to proceed without securing a reclaimed water source.

The questions about EID's water reclamation program and its potential effects on downstream users should be directed to EID. The EID completed a Water Reclamation Master Plan in 1994 which sets forth their plans to utilize reclaimed water to meet irrigation demands in the El Dorado Hills area; the water reclamation program was not undertaken as a result of the Valley View project. The questions in this comment relate to EID's overall water reclamation program, and not to anything particular about the Valley View project.

8.10 Comment noted. The "no-project alternative" and "rural residential alternative" are evaluated as Alternatives A, B, and D in section VI (Alternatives to the Proposed Project) of the Draft EIR.

9

DCL *Dusty Creek Lumber Co., Inc.*

1091 Whiterock Road
El Dorado Hills, CA 95762

August,17,1998

El Dorado Planning Department

Re: Valley View Project

Dear Mr. Chairman and Board:

(8-17-98)

I attended your preliminary review Thursday on the above project.

I would like to introduce my-self, I am the principal owner of Dusty Creek Lumber Company, Inc. - Home Improvement Center and Nursery. Our business has been in operation since 1984 and we are located at 1091 Whiterock Road, El Dorado Hills, Ca. Our business is located on the South boundary of the Mansour - Town Center project and to the North of the proposed Valley View project. One block East of the intersection of Latrobe and Whiterock roads.

I would like to go on record that we are in support of the Mansour project but do have some reservations that we would like to point out to the planning commission. 9.01

1.) Drainage - flooding to the already existing problems of our area by surrounding development. It is imperative that the county supervise and over see these problems to avoid future drainage and flooding to our business and surrounding independent property owners, that provide much needed county tax dollars. 9.02

2.) Road - drainage and bridge improvements on Whiterock road from the intersection East to the proposed intersection, also East, that will eventually tie into Highway 50 and Serrano. 9.03

Phone: 916-933-3615/530-677-2288 *Fax: 916-933-0748* *dclumber@aol.com*

DCL *Dusty Creek Lumber Co., Inc.*

1091 Whiterock Road
El Dorado Hills, CA 95762

3.) Proper turn lanes into Dusty Creek Lumber Company, Inc., allowing our customers and vendors (18 wheel delivery trucks) access to our present driveways in and out of store and yard. 9.04

A development of this size and nature would be an asset to the El Dorado Hills community. The development to the South End is much needed for all of the reasons stated by the Mansour Company and representatives. This community needs to pull together to generate the many needed tax dollars that can be generated and remain in our County. The County has encouraged the growth of the Business Park on Latrobe Road and the Mansour Town Center. It is now time to develop the much needed housing and amenities in the area to pull all these projects together. 9.05

Please take your time to completely review and design this area with your focus on drainage, flooding and road traffic problems. It is our hopes that the County and Developers keep us informed on all progress of this project. 9.06

Sincerely,

Phyllis M. Hautala

* Please note that your window of time to respond does not allow for mailing time. You should allow 5 working days for public response. 9.07

Phone: 916-933-3615/530-677-2288 *Fax: 916-933-0748* *dclumber@aol.com*

9. Phyllis M. Hautala, Dusty Creek Lumber Co., Inc.; August 17, 1998

9.01 Comment noted. Please refer to the responses to Comments 9.02 through 9.07 below for a discussion of the commenter's concerns.

9.02 This comment expresses a concern about potential drainage problems and the need for County oversight. The potential drainage impacts or the proposed Valley View project are adequately noted in the DEIR and are addressed through *Mitigations H-1* and *H-2*, which require preparation of a comprehensive drainage plan that must be approved by the El Dorado County DOT, and be in conformance with the El Dorado County Drainage Manual.

9.03 The intent of this particular comment is unclear. It appears that the commenter is requesting additional improvements to White Rock Road. As noted on Page IV.D-28 of the DEIR, the County currently plans to improve White Rock Road between Latrobe Road and US 50 to improved two-lane status; this improvement project is in the County's current Five-Year CIP. DEIR mitigation measure T-14 calls for the widening of White Rock between Latrobe Road and the project entrance on White Rock to become a four-lane divided roadway with median. This proposed improvement would mitigate the project's impact on White Rock Road.

9.04 The commenter requests a turn lane into the Dusty Creek Lumber Company, Inc. This is a request that is more properly associated with the existing operations of the lumber company and associated turning movement needs than with the Valley View project. It is an issue that can be designed into a widened White Rock Road at such time that the widening is required (see response to comment 9.03). The concept is worthy of further study at that time; however, the benefits and thus the costs would more properly be attributed to the lumber company.

9.05 Comment noted. This comment expresses support for the project, and does not raise concerns regarding the adequacy or completeness of the Draft EIR.

9.06 The El Dorado County Planning Commission and Board of Supervisors will review this EIR as part of their consideration of the proposed project. Public hearings are tentatively scheduled for November 19 (Planning Commission) and December 15 (Board of Supervisors).

9.07 The Draft EIR was available for public review for 45 days, as required by the CEQA Guidelines (section 15105). The commenter is presumably referring to the time between the Planning Commission public hearing on the Draft EIR (held on August 13, 1998) and the close of the 45-day public review period (on August 17, 1998). The County may consider scheduling future Planning Commission public hearings on Draft EIRs early in the public review period. It should be noted, however, that the County is not required to hold public hearings on EIRs; the CEQA Guidelines (section 15087(i)) state that *"public hearings may be conducted on the environmental documents, either*

in separate proceedings or in conjunction with other proceedings of the public agency. Public hearings are encouraged, but not required as an element in the CEQA process."

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RECEIVED
PLANNING DEPARTMENT

COMMENTS ON

VALLEY VIEW SPECIFIC PLAN DEIR

17 AUGUST 1998



EL DORADO COUNTY TAXPAYERS FOR QUALITY GROWTH

P.O. BOX 141

RESCUE, CALIFORNIA 95672

This volume is a portion of the comments being submitted by El Dorado County Taxpayers for Quality Growth on the DEIR for the Valley View Specific Plan.

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INTRODUCTION

El Dorado County Taxpayers for Quality Growth submitted scoping comments on this project in both 1994 and 1997. Those comments are herewith incorporated by reference. Many questions posed in those documents went unanswered in the present DEIR. Though some changes in both the project and circumstances have transpired since those comments were written, much is still pertinent and should be addressed in the Final EIR. 10.01

The Valley View Specific Plan currently contemplates a development of 2840 residential units, including 132 apartment units, on lots of varying sizes and densities (DEIR, p. III-16), all in three "villages" (White Rock, West Valley, and East Ridge). Supporting community facilities would include commercial, schools, parks, and open space. Two homes per acre would, at 1290 dwelling units, be the predominant type of housing and would be split about 61% to 39% between West Valley and East Ridge Villages on a total of 786 acres. Next most common would be 676 units of mostly production housing at four homes per acre, all on 169 acres of West Valley Village on "padded" lots. So-called Core Residential housing would consist of "single-family units, town homes, condominiums, and apartments at an overall density of six units per acre" for a total of 318 units (p. III-19) split about 57% to 43% between White Rock and West Valley Villages. There would be 163 units at one unit per acre, all in East Ridge Village; and 132 units of "Multiple Family Residential" at 12 units per acre, all in White Rock Village. East Ridge Village would also contain 55 homes at one unit per four acres. 10.02

Sites for two schools are planned, one in White Rock Village and one in West Valley Village. Fifty-two acres in White Rock Village would be developed as a community park, while each of the other two villages would have smaller neighborhood parks: three in West Valley and one in East Ridge. Open space would include 559 acres mostly along the ridgeline crossing the middle of the site in a northwesterly direction.

WATER SUPPLY

The El Dorado Irrigation District is expected to supply piped water for the project, which lies within the boundaries of EID's Assessment District No. 3, though no water mains exist now within the project site (p. IV.E--4). Capacity allocation for the site, however, is only 906 Equivalent Dwelling Units, a shortfall of some 1934 EDUs. Per the DEIR (p. IV.E--4) additional water supplies must be obtained by EID before additional allocations can be made to the Valley View project. According to Table E-6 (p. IV.E--30), Valley View would require approximately 2000 acre-feet per year of water. Usage per dwelling unit was calculated at amounts ranging from 0.30 af/y for apartments to 0.79 af/y for homes on four-acre parcels. 10.03

Beginning on p. IV.E--4, the DEIR discusses "existing" EID sources of water, 10.04

2

commencing with a "water entitlement" to 15,080 acre-feet per year from Forebay. It is unclear whether the sources listed as "entitlements" are believed to be water rights. They are not. The amounts given as supplied from Forebay, Folsom Lake, and Sly Park (Jenkinson Lake) are all supplied under contracts, the first a 1919 contract with the predecessor of PG&E and the last two with the Bureau of Reclamation.

The Forebay water derives from PG&E's hydropower Project 184. During the 1995 hearings before the State Water Resources Control Board, Rob Alcott, then general manager of EID, admitted that neither it nor the County Water Agency had any water rights to either Caples or Silver Lakes, which, along with Lake Aloha, supply stored water for late-season diversion to fulfill the PG&E.[30] In its Decision 1635[23] (see discussion below), the State Water Board rather clearly stated that no such rights existed to any of the lakes, though it did not rule on this point. As for Crawford Ditch, in the course of looking into a complaint about EID's diversion of water into Crawford Ditch, State Board staff concluded that EID had a valid pre-1914 water right to *no more than 106 acre-feet per year* from the North Fork of the Cosumnes and *no more than 453 afa* from Clear Creek, for a total of 559 afa, not the 2,800 af mentioned on p. IV.E-7[1]. It is a mistake to count on five times more water than the rights support unless and until this amount is supported by adjudication of that diversion! The staff report specifically stated that water "gained" by "improvements" to Crawford Ditch to reduce the amount lost (it had been as much as 80 percent), did not accrue to EID, but rather back to the State.

10.04

Just about all water supplies currently available to EID, including Jenkinson Lake, are tenuous at present. That is true for both existing and already approved development and newly proposed development like Valley View, as outlined in the discussion that follows.

● Sources involving the U.S. Bureau of Reclamation include present contract water from Folsom Lake; water from Sly Park, a USBR facility operated by EID; and the so-called "Fazio" water that is to be made available under the Central Valley Project Improvement Act; as well as the 17,000 acre-feet of new water awarded in 1996 by the State Water Resources Control Board. The latter two allotments would both be taken at Folsom Reservoir.

> *Because of the cost of pumping water uphill, Folsom Lake is regarded as the most appropriate source of additional water to serve development in the westernmost part of the County. All USBR sources, both Folsom Lake and Jenkinson Lake (Sly Park), are subject to USBR's obligations under the federal Endangered Species Act to consider the effects of supplying water that facilitates development (and destruction of habitat) on rare species listed under the federal Endangered Species Act. At present, such species include at least the gabbro-soil plants and the red-legged frog. The foothill yellow-legged frog is considered a candidate for listing.*
>
> *Not until 28 October 1997 did the County commit in principal to a course of action that ultimately could protect the gabbro-soil plants.*[2] *(Five preserves for these rare plants now are authorized but as yet only very partially implemented.) Measures satisfying*

10.05

State Fish and Game were omitted from the General Plan as adopted[3] *and County government was slow to respond to this need and remains hostile to it*[4]*, though the Planning Commission "reluctantly recommended approval" of the necessary general plan amendment.*[5]

Even though a start has been made toward acquisition of a fifth preserve [4,6] *and the El Dorado Irrigation District has identified a funding source for a share of the cost*[7]*, the overall viability of the complete system of preserves is still questionable. Only part of the fifth preserve has been acquired and recent actions show that the remaining four are not as secure as might have been hoped for. A recently submitted development proposal*[8] *for the "Salmon Falls Preserve" is for a project substantially different from that previously set before the county and upon which the land's land-use designation had been obtained. Moreover, the development proposal has several other problems regarded as detrimental to its service as a preserve for the rare plants found there,*[9] *one of them being dependence for access upon acquisition of a 40-acre parcel owned by the state for purposes of an ecological preserve for the same rare plants. (The county's general plan designates this land as non-jurisdictional open space for this purpose [OS-NJ-EP].)*

Even more recently, the County Supervisors flip-flopped, first choosing to send the decision to the voters, then reversing that choice and approving funding for the second phase, then reconsidering that vote and making their approval contingent upon EID's appropriating its share first.[10,11,12] *However, while this was happening, EID twice refused to fund its share of the second phase of acquisition* [13,14,15,16]*. Failure to establish all five preserves jeopardizes availability of some $1.5 million in federal and state funds to help with acquisition. As yet there is no habitat conservation planning effort for the County as a whole.*

10.05

● Sources of water depending upon PG&E's Project 184 include both the contract 15,080 acre-feet long sold by PG&E to EID and the water rights to an additional 17,000 acre-feet awarded in 1996 by the State Water Resources Control Board (SWRCB). Both these sources depend upon operation of PG&E's hydropower Project 184, the sale of which to EID was still being negotiated at the time of the New Year's Day floods of 1997. The flume delivering the water was badly damaged, the diversion dam near Kyburz was destroyed, and the newly renovated powerhouse was flooded and again put out of commission. Confronted with EID's desire that PG&E assume heavy additional repair costs, PG&E withdrew from further negotiations directed toward the sale and declared to the Federal Energy Regulatory Commission its intent to abandon its license and decommission the powerhouse.[17]

10.06

EID responded with a flurry of actions against PG&E. In early February 1998, partial resolution was obtained through an agreement to allow EID to construct temporary repairs to the damaged flume[18], an enterprise now underway but one that also is the subject of lawsuits[19]. By another agreement, announced in early April, PG&E will conditionally sell Project 184 to EID, including the responsibility to supply the contract water.[20] EID will assume all liability for

operation and maintenance of what has been an economic burden to PG&E. Both the California Public Utilities Commission and the Federal Energy Regulatory Commission must approve this arrangement. Again, the sale is being challenged before both regulatory bodies, including by the PUC's Office of Ratepayer Advocacy[21]. On 16 Apr 1998, PG&E and EID filed a joint Application for Approval of Transfer of License[22] If it acquires the hydropower license, EID will also be confronted shortly with the expenses and studies that will be necessary for the relicensing process; indeed, it has already begun preliminary steps and, again, is confronting a host of intervenors in the process.

10.06

● The State Water Resources Control Board's award of the 17,000 acre-feet in new water rights (Decision 1635[23]) depended upon continued operation of Project 184 according to "historical" parameters, which remained undefined during the proceedings[24] (compare DEIR p. IV.E-12). The rights to these 17,000 acre-feet were themselves challenged based, among other things, on inadequate environmental documentation. A decision upholding this challenge was announced on 28 July 1997 and implemented[25,26,27,28,29]. Rights to the 15,080 acre-feet purchased by EID from PG&E were challenged *during* the D-1635 proceedings (not just subsequently in a petition for reconsideration, as stated on p. IV.E-7) on the grounds that there was no evidence that PG&E had ever held rights for consumptive use of this water that it had long been selling to EID for that purpose. The SWRCB noted in its decision that PG&E does not have an appropriative right to supply water from the three High Sierran Lakes for consumptive use:

> " Water Code §1055 provides that after 1914 no new appropriative right to the use of water can be initiated except in compliance with Water Code section 1200 et seq. That is, the filing of an application with the Board and the issuance of a permit for the appropriation of water. PG&E has not sought such a right from the Board for the water supplied under the El Dorado contract. In the Board's view, the conversion of a nonconsumptive right for the generation of hydroelectric power to a consumptive use is the initiation of a new right to appropriate water subject to the provisions of Water Code section 1200 et seq."

10.07

The SWRCB did not rule on this matter because the hearing had not been noticed as including this topic. (Compare the DEIR, p. IV.E-7, under (c).) However, the Board elsewhere in the decision appeared to find merit to it[30] when it included as a condition that "Ninety days after obtaining approval to acquire PG&E's interests in the El Dorado Project from the California Public Utilities Commission and the Federal Energy Regulatory Commission, permittee shall submit a written report to the Board setting forth the legal basis under which 15,080 afa of water is diverted into the El Dorado Canal and supplied to EID for consumptive use...." Since D-1635 was issued, neither PG&E nor EID has attempted to validate these supposed rights. Indeed, in testimony before the SWRCB, then general manager Rob Alcott admitted that neither EID nor the County Water Agency had consumptive water rights to either Caples or Silver Lakes[31] More recently, these alleged rights have been directly challenged in a suit against PG&E and EID.[32]

Because of the above considerations, County Water Agency supply vs. demand figures do

not reflect current reality and reference to material appearing in the overturned environmental documents on the El Dorado Project (in this case, "El Dorado Project" means the project to gain the 17,000 acre-feet of new water and not PG&E's Project 184) is inappropriate (e.g., pp. IV.E-10 to IV.E-12). It should also be noted that the County's General Plan itself is being litigated as in violation of both the California Environmental Quality Act and state Planning and Zoning Law. Thus reliance on it in the present DEIR also is shaky (e.g., pp. IV.E-2 and IV.E-4). 10.07

1) The FEIR must correct the errors in setting forth the current situation. It must clarify how much water will be needed to serve this project, the source of the supply, and how this project will compete for the same limited supplies with other projects already underway, such as Marble Valley, Carson Creek, Promontory, Cambridge Oaks, and Silver Springs. 10.08

2) The FEIR should also examine the possibility that there will not be enough water to supply all these projects through buildout, leaving them partially unbuilt with consequent reduced capability of paying for infrastructure needed to serve them. 10.09

3) We also need to know how the proposed development meets the requirements set forth in *Stanislaus Natural Heritage Proj. vs. County of Stanislaus, 1996, 48 Cal.App.4th 182*[33] and how the project and General Plan Policies 5.2.1.2, 5.2.1.4, and 5.2.1.8 are consistent with the proposal. 10.10

4) The FEIR must also examine the effect of taking additional water supplies from the South Fork of the American River in view of the CalFed process directed at restoration of the health of the Bay-Delta and the recently announced decision to list Central Valley steelhead under the federal Endangered Species Act.[34] This should be examined in the context of the recent discovery that the computer modeling upon which allocation of water from the American River has been based is flawed.[35] It is said that the amount of available water has been overestimated by on the order of 800,000 acre-feet. 10.11

5) If the Valley View project relies on the so-called Fazio water (PL 101-51), how will this be influenced by the fact that the South Fork is deemed fully appropriated during the summer season? How will withdrawals be operated? Explain the 30-day requirements of the Bureau of Reclamation in this connection. Won't an EID-owned storage facility apart from Folsom Lake be needed? Discuss what will happen in late-summer of a critically dry year? How will the necessity of providing cold water for salmon and steelhead fisheries be met? 10.12

6) If Jenkinson Lake water is the presumed source, either demonstrate that EID *has* met the required minimum fish flows (we have been informed that it has never done so [pers. comm.]) or explain how its beginning to meet these flows might affect the amount of water available. (See DEIR, p. IV.E-7.) 10.13

The items listed in the References that follow are either known to be on file with the County and are incorporated by reference or are supplied herewith.

REFERENCES

1. Anton (SWRCB) to Alcott (EID) et al., 5 Dec 1991: Investigation of Complaint Regarding El Dorado Irrigation District's diversion of Water into Crawford Ditch in El Dorado County.

2. Conformed Agenda, El Dorado County Board of Supervisors meeting of 28 October 1997; Mountain Democrat article of 30 Oct 1997.

3. El Dorado County General Plan adopted 23 Jan 1996, on file with the County Counsel. [Incorporated by reference.]

4. *Supervisors cough up rare plant preserve money,* Mountain Democrat, 30 Oct 1997; *Officials disgruntled by effort to save plants.* Sacramento Bee, Neighbors, 11 Jan 98; *Rare plant issue enrages planning commission*, Mountain Democrat, 12 Jan 1998.

5. *Panel gives thumbs up to plant preserve.* Sacramento Bee, Neighbors, 25 Jan 1998.

6. *American River Conservancy owned rare plant preserve--but only briefly*, Mountain Democrat, 19 Feb 1998.

7. *New homes to pay for plant preserve*, Mountain Democrat, 26 Feb 1998.

8. Notice of Preparation [NOP] of a Draft Environmental Impact Report for the Salmon Falls Preserve, 12 Mar 1998.

9. Memorandum, Conrad Montgomery to Planning Commission, 29 Jul 1997; undated letter from Ray P. Griffiths (former planning commissioner) to Planning Department responding to the NOP for the Salmon Falls Preserve.

10. *Rare plants cause supes to sneeze, send issues to the voters to decide,* Mountain Democrat, 11 Jun 1998.

11. *Supes OK another $500,000 on rare plants,* Mountain Democrat, 17 Jul 1998.

12. *Supervisors toss rare plant bouquet to EID*, Mountain Democrat, 29 Jul 1998.

13. Supervisors' Conformed Agenda, 28 Jul 1998

14. *Round 2 for rare plants: EID decides to wait a bit*, Mountain Democrat, 8 Jul 1998.

15. *Financing refused for rare plants*, Sacramento Bee, Neighbors, 23 Jul 1998.

16. EID Conformed Agenda/Minutes, 20 Jul 1998.

17. Federal Energy Regulatory Commission, Notice Accepting Withdrawal of Existing Licensee's Notice of Intent to File a New License Application and Notice Soliciting Applications, 7 Oct 1997.

18. *Water will be there--temporarily*, Sacramento Bee, Neighbors, 5 Feb 1998; *EID gets temporary fix*, Mountain Democrat, 2 Feb 1998.

19. *2nd group seeks to halt canal repair*, Mountain Democrat, 31 Jul 1998.

20. *EID buys hydro project for $1*, Mountain Democrat, 8 Apr 1998.

21. *Protest filed against Project 184 hydrosale*, Mountain Democrat, 22 May 98. (The earlier suit mentioned in this article, however, is erroneously identified as "with the Public Utilities Commission". It was filed in San Francisco superior court against PG&E and EID. The plaintiffs are *intervenors* in the proceedings before the PUC but have filed no suit with that

10.14

4

body.)

22. PG&E (A. Faraglia) to FERC (D. Boergers), 16 Apr 1998.

23. State Water Resources Control Board, Decision 1635, 2 October 1996. [See last page for date of approval.]

24. See, e.g., portion of testimony of Frank Lynch, sr. hydrographer for PG&E's Southern Area Hydro (with oversight of PG&E facilities on the S. Fk. American River), SWRCB, 16 Jun 1993, reproduced herewith.

25. Consolidated Proceeding, Civ. No. PV93-3324, Civ. No. PV93-3329, Civ. No. PV93-3335, League to Save Sierra Lakes, et al. v. El Dorado County Water Agency, etc., et al., El dorado County Superior Court: Order Granting Petition for Writ of Mandate, 21 Jul 1997; Judgment Granting Peremptory Writ of Mandate, filed 16 Sep 1997; Peremptory Writ of Mandate, filed 16 Sep 1997. Supporting briefs: Petitioner State of California Department of Fish and Game: a) Opening Brief on the Merits, b) Reply Brief to El Dorado County Water Agency's Opposition Brief on the Merits, c) Reply Brief to El Dorado Irrigation District/PG&E Joint Opposition Brief on the Merits.

26. Final Environmental Impact Report on the El Dorado Project, March 1993, prepared for the El Dorado County Water Agency and on file with the County Counsel. [Incorporated herewith by reference.]

27. Draft EIR on the El Dorado Project, 30 September 1992, prepared for the El Dorado County Water Agency and on file with the County Counsel. [Incorporated herewith by reference.]

10.14

28. Final Supplement to El Dorado County Water Agency: Water Program and El Dorado Project EIR, October 1995, prepared for the El Dorado County Water Agency and on file with the County Counsel. [Incorporated herewith by reference.]

29. Draft Supplement to El Dorado County Water Agency: Water Program and El Dorado Project EIR, July 1995, prepared for the El Dorado County Water Agency and on file with the County Counsel. [Incorporated herewith by reference.]

30. D-1635 (13 above); see discussion at 11.0 (pp. 90-92) and under special condition 25 at p. 141.

31. Partial transcript of D-1635 proceedings before the SWRCB, 24 Oct 1995.

32. League to Save Sierra Lakes, et al. v. El Dorado Irrigation District and PG&E, 29 Jun 1998, San Francisco Superior Court.

33. Stanislaus Natural Heritage Proj. v. County of Stanislaus, 48 Cal.App.4th 182; see especially pp. 205-206.

34. *Area steelhead get protection*, Sacramento Bee, 14 March 1998.

35. *Water Forum glitch*, Sacramento Business Journal, 6 March 1998.

SEWAGE

Sewage from the Valley View project is planned to be treated by the El Dorado Irrigation District's El Dorado Hills Wastewater Treatment Plant (EDHWWTP), around the site of which the Valley View project wraps to the north, east, and south . (The DEIR mistakenly says "west" rather than "south", p. IV.E-41; **this should be corrected.**) Please refer to our scoping comments of 1994 and 1997. Many of the questions we posed have gone unanswered. 10.15 10.16

Present capacity of the WWTP is given in the DEIR as follows (p. IV.E-41):

- actual average dry-weather flows = 1.25 mgd; design capacity =1.6 mgd
- peak wet weather flow = 4.65 mgd; design capacity = 6.9 mgd

Currently the plant serves 4,700 Equivalent Dwelling Units (EDUs) and has a design capacity of 6,700 EDUs. Thus it now has ca. 2000 EDUs of unused treatment capacity.

On the basis of fees paid into EID's Assessment District 3, Valley View is entitled to 906 EDUs (p. IV.E-41). We found no comparable figure for buildout in the DEIR, though we calculated that number to be about 3000 from the information in Table E-9 (p. IV.E-51) and the current figure of 240 gpd per EDU used by EID (p. IV.E-41). That leaves a shortfall of over 2000 EDUs relative to service for Valley View. 10.17

7) Please verify in the FEIR our figures for the total EDUs needed at buildout.

8) When, how, and why has EID's gallon equivalent for an EDU changed?

The current expansion of EDHWWTP will increase its capacity from 6,700 EDUs (p. IV.E-41) to 12,500 EDUs (3 mgd, p. IV.E-44), while full anticipated buildout is calculated at 35,316 EDUs (p. IV.E-44), or ca. 8.5 mgd. (The projected phasing plan for expansion is given in Table E-8 and shows an ultimate 8.6 mgd to support 35,800 EDUs.) 10.18

9) How many EDUs to be served by EDHWWTP are represented by currently approved projects, such as Promontory and Carson Creek for which payments into AD3 have been made? Will all these be competing for the available treatment capacity at the WWTP at the same time? What is the status of these other projects?

Per the DEIR (p. IV.E-40), EID is forming a new Assessment District 12 to pay for infrastructure needed under the new General Plan to serve development in the El Dorado Hills-Bass Lake service area. Presumably Valley View's participation in AD12 will cover the shortfall in needed EDUs. 10.19

10) Will AD12 entirely replace AD3? Will those who have been paying into AD3 be treated any differently, including being charged any differently, from those who will start paying

into AD12? How are potential Valley View residents contributing to paying for the expanded WWTP capacity currently underway and needed to provide service to them? Or are present ratepayers subsidizing this through increased rates and/or fees, or less than adequate maintenance and operation that contributes to "excursions" (see below)?

10.19

Despite the growth enabled by expansion of the WWTP and the impacts on the region, no EIR was done for its current expansion. Rather, it is being done on a mitigated negative declaration. Because of the lack of an EIR, there has so far been no evaluation of the effects of increased effluent discharged into Carson Creek, which eventually joins Deer Creek. Deer Creek itself has problems from effluent discharged by EID's other major WWTP. Valley View as a large project will contribute to any current problems in either creek, and these should be evaluated.

10.20

Carson Creek has repeatedly been described elsewhere as an ephemeral creek. In this DEIR it is referred to as dry in summer (p. IV.E-45). Yet it has well-developed riparian vegetation just southwest of the WWTP across Latrobe Road and fish of different age-classes have been found in it (Fish and Game, pers. comm.). We pointed this out in our 1997 scoping comments (Wastewater, p. 2), noting that substantial flows have been seen in summer.

11) Please clarify whether Carson Creek is perennial or ephemeral.

According to the DEIR (p. IV.E-44), the EDHWWTP does not discharge into Carson Creek from May 1 through October 31, when effluent receives tertiary treatment in a facility completed in June 1997. Instead, the treated effluent is stored in a 66 million gallon storage reservoir for use as reclaimed water for golf course and landscape irrigation and as process water at a lumber mill. In winter (November 1 through April 30), only secondary treatment is given the effluent, which is then discharged into Carson Creek. The plant's NPDES permit limits discharge to design capacities (1.6 mgd for average dry weather flow and 6.9 mgd for peak wet weather flow), and also sets standards for various water-quality parameters.

10.21

12) If the EDHWWTP is capable of providing tertiary treatment, why does it not do so all year round?

After a very wet January in 1997, there was almost no rainfall the rest of the winter and spring, causing ephemeral streams to be very reduced in flows. Yet the dilution factor is important with respect to allowing supposedly wet-season discharges to reputedly ephemeral creeks. The statement on p. IV.E-45 is confusing, that "estimated average dry weather and peak wet weather discharge to Carson Creek is 1.4 mgd and 5.0 mgd, respectively, during the winter (November 1 and [sic] April 30)". If only secondary treatment is accorded the effluent during this period, is there supposed to be *any* discharge unless diluting flows are present?

10.22

13) Are wet-season releases from the EDHWWTP timed to take place when winter flows are actually occurring or merely "by the calendar"?

14) Where do the visible summer flows originate if the creek is ephemeral and the EDHWWTP does not discharge in summer? 10.22

We were already aware that the EDHWWTP, like the Deer Creek plant, had a less than exemplary record of meeting NPDES discharge requirements.[1,2,3] The holding pond has spilled in the past because of overtaxed capacity.[4] It was reported to be nearly full when inspected by an engineer from the RWQCB on 9 June 1998.[5]

15) In a letter from McHenry (RWQCB) to Hetland (EID(dated 11 Jun 1998[6], it is stated that the filtration capacity at the plant upon inspection on 9 June was rated at 1.5 mgd while the current influent flow was 1.7 mgd. The existing NPDES permit restricted average dry weather flow to 1.6 mgd, while the Report of Waste Discharge submitted for renewal of the NPDES permit was 3.0 mgd. These figures do not agree with each other or those reported in the DEIR. Please explain and clarify. 10.23

We appreciate the interesting information presented on p. IV.E-45 to IV.E-46 detailing some of this record in recent years. In fact, the 11 June 1998 Notice of Violation directed to EID by the Regional Water Quality Control Board[5] detailed numerous water-quality and reporting violations. In mid-August 1998, representatives of Quality Growth videotaped a discharge into Carson Creek at the EDHWWTP and signs posting the water in the creek as "contaminated". We were informed of another recent spill (pers. comm.). 10.24

16) What was the origin of the flows posted in mid-August 1998 as "contaminated water" that were flowing out of a pipe at the EDHWWTP into Carson Creek?

The Deer Creek WWTP, too, has a checkered history of adverse effects on creek biota, as well as downstream residents. According to the DEIR(p. IV.E-46), the RWQCB wants full tertiary treatment and EID is resisting, citing economic infeasibility. This closely parallels EID's attitude toward stricter standards at Deer Creek and is manifested despite the Carson Creek Specific Plan approved for downstream. 10.25

17) Given that history and EDHWWTP's own checkered history, what effects similar to those of the Deer Creek plant might be anticipated on Carson Creek and future downstream residents, effects possibly exacerbated from increased amounts of treated effluent originating with Valley View?

The DEIR mentions (IV.E-44) that the influence of inflow and infiltration on the collection system is "unknown", citing EID from Dec 1997. 10.26

18) Please discuss the abnormally large spike of influent of unknown origin that came to EID's attention last year. The cited information is now eight months old. Has not an origin been yet located? What is it? How will it be or has it been addressed to eliminate it?

A million-gallon tank is being converted to store reclaimed water, but this is trivial additional storage in comparison with the 66 million gallons present reservoir.

19) How is the problem of increasing treated effluent vs. limited dry-season storage capacity being addressed? How much reclaimed water is now being used and for what purposes? How is the large holding pond being kept from overflowing, especially in years like 1998, when rains persisted into late spring and golf courses didn't need much irrigation? Is the current demand for reclaimed water, given as 1.6 mgd (p. IV.E-44), true rain or shine? Isn't the Deer Creek plant also contributing to supplying this demand? How will the additional influent to come from Valley View exacerbate this problem? 10.27

20) Isn't the basic problem one of disposing of an ever-increasing amount of treated effluent during the dry season when Carson Creek can't be used? 10.28

21) What is the status of the proposal made recently to dual-plumb houses in Serrano to use reclaimed water for landscape irrigation? As a means toward the end of solving the problem of disposing of reclaimed water, how much such use is anticipated and how will the reclaimed water be priced relative to potable water in order to attract buyers? 10.29

22) By the time water has been treated to ensure potability, used, and then treated again to ensure safe disposal, it is far more "costly" than potable water, yet EID sells it for less than potable water. Isn't the difference in cost picked up at least in part by the prices ratepayers pay for potable water, while any shortfall contributes to funding deficiencies that result in inadequate maintenance and sloppy operation of the system that serves potable water, as well as the system that treats effluent? Won't this situation be exacerbated by the Valley View project through its contributing even more to the basic problem of how to get rid of "used" water? 10.30

Commuters on Latrobe Road now often note foul odors associated with the Valley View plant.

23) Please demonstrate that the proposed buffer between Valley View and the plant will be adequate to mitigate for these odors. How will odors associated with sludge processing be handled? 10.31

24) How is sludge disposed of now and how will additional sludge originating in service to Valley View exacerbate any problems associated with sludge disposal. At one time it was to be taken to the Union Mine Landfill, but that now is closed to all but "inert" materials. 10.32

25) What risk might residents of Valley View be exposed to from chemicals stored at the WWTP for use in the treatment process there? 10.33

26) Effluent from Valley View can be reduced by various measures proposed in our 10.34

previous comments. These should be analyzed in the FEIR.

If mitigation of the increased demand for sewage treatment is postponed to final map stage as stated in Mitigation Measure PF-4 (p. IV.E-54), the land might have been irretrievably altered though buildout doesn't happen. EID has seldom done anything in a timely manner. As mitigation, this is unsatisfactory. 10.34

REFERENCES

1. Bessett (RWQCB) memo of 28 Jan 1997 summarizing meeting with EID representatives and quoting Bennett (interim executive officer), paragraphs 3 and close, referring to an unacceptable number of spills.

2. Record of spills in the El Dorado Hills collection system and treatment plant furnished to the RWQCB by EID, dated 2 Jan 1977.

3. Yeadon (RWQCB) to Hetland (EID), 25 Feb 1998, transmitting Tentative Waste Discharge Requirements, p. 3 concerning "excursions" from both the collection system and the reclaimed water distribution system.

4. Technical Memorandum No. 3, pp. 1-2, Wastewater Treatment Master Plan, Final Report to EID, Montgomery Watson, Engineers, 8 Jul 1992

5. Yeadon (RWQCB) to Hetland (EID), 11 Jun 1998, Notive of Violation re the EDHWWTP.

6. McHenry (RWQCB) to Hetland (EID), 11 Jun 1998, Report of Waste Discharge Request for Additional Information.

10.35

GEOLOGY AND SOILS

For discussion of this topic, please refer also to our Scoping comments in 1994 and 1997. 10.36

According to the DEIR, the rock underlying the project site is volcanic and metamorphic with some local intrusions of plutonic (P. IV.G-1 to IV.G-2 and Fig. G-1, p. IV.G-4.) Locally, some rock is ultramafic. The Foothills Fault System trends northwesterly through the site. The West Branch of the Bear Mountains Fault, in fact, roughly delineates the base of the ridgeline that bisects the project site. Serpentine is associated with this feature north and south of the site, but none has been identified *on* the site so far. Impacts SG-10 and SG-11 (p. IV.G-20) recognize and respond to the potential hazard should asbestos-containing serpentine be encountered on-site. 10.37

27) We would add, however, to the proposed mitigation, that purchasers of property on such sites, if any are found, also be notified of the potential hazard of asbestos in a way that attaches to their deeds so that the caution is passed on to all subsequent owners of that property. Care should also be taken specifically concerning tremolite, presence of which may be concealed by the effects of the rainy season (pers. comm.).

The Bear Mountains Fault Zone is considered potentially active. The Mormon Island lineament of well-developed linear valleys, ca. ½ mi to the west, is thought to represent a fault. Though there is evidence of recent quakes on various portions of the Bear Mountains Fault Zone, the portion associated with the project site is not felt to present much hazard because it appears to have a very low slip rate and long recurrence interval. (P. IV.G-9.) Ground shaking is considered much more likely than ground rupture. 10.38

28) Please discuss how the Rescue Strand of the Bear Mountains Fault Zone fits into this picture. A recent study done for SMUD and PG&E purportedly concluded that the Rescue Strand presented a possibility of surface rupture , not just ground shaking.

The General Plan generally mitigates seismic hazards by "prompt" adoption of the most current version of the Uniform Building Code. (See discussion on pp. IV.G-17 to IV.G-20.) The word "prompt" was added to this policy during the update process because the County was then some two years behind in adopting the most current version of the UBC. 10.39

29) What is at present the most current version of the UBC and what is the most recent version adopted by the County? What version will govern construction?

30) If so, remembering that the UBC applies *throughout* the state (i.e., sort of a "least common denominator"), discuss using more strict building standards if surface rupture is a possible hazard, not just ground shaking.

Proposed mitigation for various potential hazards associated with seismicity include 10.40

requirements for detailed mapping of fault geology, including trenching (Mitigation Measure SG-6, p. IV.G-17), and determining precise location of the Bear Mountains Fault ((Mitigation Measure SG-7, p. IV.G-18), among other measures. SG-6 and SG-7 are to be carried out *prior to certification of the Final EIR and approval of the Specific Plan*, per the DEIR.

31) Have these studies been carried out? How will (have) the results influenced site design? When will they be made available for public review?

10.40

The sites selected for the two elementary schools apparently do not meet criteria of the school district or of seismic safety (Impact PF-11, p. IV.E-81). The proposed mitigation is to relocate them and reconfigure their sites.

32) Like #31 above, this is future mitigation that involves redesign of the project. It should be accomplished a point such that it is subject to public examination, i.e., in the DEIR, not afterwards.

10.41

Soils of the project site are mostly in the Auburn series (1974 Soil Survey), the most prevalent types being Auburn very rocky silt loam, 2-30 percent slopes (AxD) and 30-50 percent slopes (AxE), and Perkins gravelly loam (PgB). Lesser amounts of Auburn extremely rocky silt loam (AyF), Argonaut very rocky loam (AmD), and Placer diggings (PrD) are present. P. IV.G-3 also mentions Rescue Clay, clayey variant (Rk) as being present, though none appears on the soil map, Fig. G-2 (p. IV.G-5). The AxD and AxE soils most occur east of the West Branch of the Bear Mountains Fault, which runs roughly along the base of the ridgeline that trends northwesterly through the middle of the project site.

10.42

33) Please clarify the presence or absence of Rescue Clay in view of the disagreement between text and figure.

34) Please correct the attribution of the soil map in the text twice to the "USGS" (p. IV.G-3). The footnote on this page is correct. The U.S. Geological Survey was not involved in the production of the cited reference.

Development of the Valley View project presumably will result in loss of over 2,000 acres of land from the County's agricultural land base. The DEIR puts the dedicated open-space figure at 559 acres.

10.43

35) How much of that dedicated open space is too steep to be developed or used for grazing?

36) We asked that loss of land from the agricultural base be assessed, both separately and cumulatively, giving acreage lost over time and the impact of the loss to the agricultural sector of the County's economy. Please include this in the FEIR.

10.44

37) How will the open space be managed for protection against risk of wildland fire? Will it continue to be grazed? What about the very steep parts? 10.45

38) The DEIR appears to rely on the California Division of Forestry and Fire Protection for fire protection in wildland areas (p. IV.E-61). Is such reliance soundly based? See the letter in the Appendix, wherein the writer points out that CDF may withdraw protection services if the land involved is no longer regarded as capable of producing forest products, water, or range.[1] 10.46

As the characteristics of these soils differ relative to construction suitability (erosion hazard, permeability, expansivity, etc.), we asked that the distribution of these soils relative to slopes be mapped by 10 percent increments. A similar map, less refined, occurs as Fig. III-5 (p. III-7). It would have been nice to have the proposed specific plan site design map (Fig. III-8, p. III-15) appear opposite the slope map for easier comparison. However, it appears that the steepest slopes have largely been avoided *except* for parts of White Rock Village. 10.47

39) Is this correct? Perhaps a larger scale map of White Rock Village can be included in the FEIR superimposed on a slope map.

40) What special precautions will be taken relative to very steep parts of White Rock Village?

Soils identified as "Placer Diggings" are mapped on the project site. Historical prospecting of such sites often, perhaps usually, involved use of mercury to accrete fine particles of gold. Mercury is extremely poisonous. 10.48

41) Have such sites been investigated for the possible presence of mercury? If any is (was) found, how has the hazard been, or will it be, addressed?

42) There is an abandoned landfill on-site. Has it been tested for presence of any hazardous substances, which are not unknown at such sites? If so, what were the results and what remediation, if any, will occur or has occurred? If not, will this be done as part of site studies and remediation undertaken, if needed? 10.49

We note from the discussion on pp. IV.G-14 to IV.G-17 that potential problems with soil creep and/or landsliding have been identified and may be exacerbated by grading activities (Impact SG-1, p. IV.G-14). This is proposed to be mitigated by Measure SG-1 (IV.G-14) calling for detailed on-site investigation prior to development. 10.50

43) We think this should have occurred prior to site design so as to influence its avoidance of any such problems! As stated, it is unacceptable future mitigation.

Impact SG-3 (p. IV.G-15) concerns the possible effects of grading in increasing erosion 10.51

and sedimentation; reference is made to "large areas of significant relief difference across the site".

44) Presumably there is some rough idea of how much substrate will be moved; please include this figure in the FEIR? To where will it be moved? If it is to be "minimized" (Mitigation Measure SG-3), this, too, should influence site design but appears to be occurring afterwards. And here, again, we encounter wording that a "detailed geotechnical investigation" should be performed "[p]rior to tentative map approval". Has this been done? It should be available for public review prior to consideration of the tentative map approval.

45) This appears to be adding up to a good deal of "future mitigation" not accessible for comment at this stage of the environmental documentation process. That is not acceptable.

46) Give evidence that the County successfully and consistently enforces whatever mitigation measures are proposed to minimize erosion and sedimentation.

10.51

47) We did not find at the appropriate place under Public Facilities and Services (p. IV.E-86-87) any discussion of difficulties that might arise in installing public utilities (water, sewer, gas, electricity, telephone, cable TV, etc.) in such thin overlying soil and how they will be approached. Please include this in the FEIR. Will heavy equipment and/or blasting be needed? If so, what special impacts might such activities have and how will they be mitigated?

10.52

REFERENCES

1. CDF (Simmons) to County Planning (Greenwood), 17 Nov 1989.

10.53

GARBAGE

For discussion of this topic, please refer also to Section XIV, *Utilities and Service Systems*, Subsection *Solid Waste Disposal*, in our scoping comments of 1994 and *Solid Waste Disposal* in comments of 1997, both incorporated here by reference. 10.54

The discussion in the DEIR (p. IV.E-82 ff.) acknowledges, as we stated in 1997, that the County's dump, the Union Mine Landfill, is no longer open to any but so-called "inert" wastes. After being culled at a Materials Recovery Facility (MRF), the residue is now being transported to Lockwood, Nevada.

The DEIR discusses the efficacy of the local source-reduction program on pp. IV.E-83 to IV.E-84, citing an unidentified reference, "*Disposal Reduction Trends in the Unincorporated El Dorado County*", of an unknown date or source to relate figures of 33.91 percent in 1995, 37.06 percent in 1996, and 37.78 percent in 1997.

48) Please give better identification of this document and where it may be obtained. The figure for 1995 is much larger that the figure given us (pers. comm.) by a employee of the then county dump operator. How were these numbers obtained? 10.55

In view of the fact that the MRF opened in late 1996, one would expect that the percentage diverted from the wastestream in 1997 would be considerable higher than for the two preceding years and it is not, according to the DEIR.

49) Please explain. Please also explain why the 1995 figure differs so drastically from the figure of "less than 10 percent" given us by the dump operator for that year.

50) Even taken at face value, the trend in these figures does not make it appear likely that the County will be able to attain the mandatory goal of 50 percent reduction by 1 January 2000. What plans does the County have to do so or to compel greater recycling efforts on the part of the franchisees? How will Valley View contribute to attaining that goal rather than exacerbate its non-attainment? 10.56

At present, the kinds of garbage picked up separately for subsequent recycling are comparatively limited in the County in comparison with some other communities. 10.57

51) Does the County rely more on separation at the MRF or at the source to meet its statutory goals? What outreach programs does the franchisee have to encourage greater diversion from the wastestream, including at Valley View?

The discussion in the DEIR relies upon three documents: One, the DEIR on the General Plan Update (and the Background volume of the General Plan), is hopelessly outdated relative to garbage. The other two are DEIRs for other projects--Promontory Specific Plan, and Missouri 10.58

Flat Area MC&FP and Sundance Plaza and El Dorado Villages Shopping Center Projects--that aren't readily available to commentors.

52) The County needs to assemble corrected and updated reliable information in an amendment to the General Plan's Volume II, Background. There is too much contradiction among the various sources being used. Commentors have nothing reliable to consult! 10.58

The discussion in the DEIR, as in all environmental documents we have seen heretofore, continues to ignore the large contribution of *construction* waste. We included a reference on this topic in our 1997 comments (*Fine Homebuilding*, March 1995: "Construction Waste"), which see. "Concrete, stone, pipe, and other materials", as alluded to on p. IV.E-84, is not what we, nor this reference, have in mind. They are more to be associated with *demolition* than construction.

With a large project such as Valley View, the topic of *construction* waste is especially important. For instance, taking the figure given in *Fine Homebuilding* of an average of 4 lbs of waste per square foot of house, and an average of 2000 sq ft per residence, the 2844 dwelling units projected at Valley View would generate about *15% of the total annual trash now dumped at Lockwood originating in the service area of El Dorado Disposal.* As the reference points out, construction waste presents various opportunities for recycling and reuse. 10.59

53) Construction waste cannot be ignored as a contributor to the waste stream. Please discuss the contribution of construction waste and the opportunities for its recycling and reuse in the FEIR. How will such measures be applied to Valley View?

The DEIR estimates (p. IV.E-85) the daily amount of waste to be generated by Valley View at buildout as 14.4 tons per day *from residences*. No estimates are given for garbage from non-residential facilities. 10.60

54) Please include the non-residential contributors and estimate the total daily amount of waste from these sources, too, for Valley View.

The DEIR says (p. IV.E-63) that "[h]azardous waste generated by commercial and industrial uses in El Dorado County is disposed of by private disposal companies in sites outside of the county." Household hazardous waste is *collected* by the El Dorado Hills Fire Department, it says. 10.61

55) Describe the precautions taken for safe storage of such materials until eventual disposal. How long are such materials stored at local fire houses? Where and how are they disposed of? Who pays for this?

Though Vol. II (Background) of the General Plan says (p. 6-50)[1] that "proper disposal of small business and industry hazardous waste is estimated to be 80 to 90 percent." It goes on to 10.62

16

say that "[t]he highest percentage of improper disposal [of hazardous waste] may occur at the household level." But improper disposal of hazardous waste is not addressed in the DEIR. The reason offered is that county ordinance "establishes severe penalties for illegal dumping of hazardous waste". The problem is deemed insignificant. But Valley View will bring both small business and as many as 2844 more households to contribute to a problem already recognized in the General Plan, Volume II.

10.62

56) Give statistics to demonstrate the efficacy of the referenced ordinance over time in identifying perpetrators and bringing sanctions to bear.

Illegal dumping of non-hazardous waste also is far from unknown in the county, as we documented in our 1997 scoping comments, which we again bring to the County's attention because so few of our questions were answered. In particular, please see our questions about the Local Enforcement Agency. El Dorado County eliminated its own (ostensibly to save money) and contracts with Placer County, but it is unclear whether the Placer County LEA has the same enforcement authority as had the El Dorado County LEA.

10.63

57) Give statistics demonstrating enforcement and efficacy of this ordinance in identifying perpetrators and bringing sanctions to bear. Do this over a time period adequate to show trends, starting with the year the ordinance went into effect and including years subsequent to contracting with Placer County for the services of an LEA. State which year the contract went into effect.

58) When a perpetrator cannot be identified and compelled to clean up an illegal dump, who does the cleanup and bears the costs? Is this another externalized cost of development that is imposed upon current residents?

No information is given in the DEIR as to cumulative impacts of either solid waste or hazardous waste disposal. Instead, the DEIR relies on the General Plan's DEIR, which, without any substantiating information presented, reached the conclusion that all such impacts would be less than significant. Conclusory statements in absence of a factual basis violate CEQA. In fact, Jon Morgan of the County's Department of Environmental Management stated (pers. comm. 19 Apr 1996) that "as more people move here, [the problem] will worsen". That statement (and the information previously quoted from General Plan Vol. II) would seem to affirm both that there *is* a problem now and that *there will be a cumulative worsening* of the problem to which Valley View may be expected to contribute, presenting as it does an opportunity for a substantial number of people to move here.

10.64

59) Discuss the cumulative contribution of the Valley View project relative to the simultaneous contributions of the many other on-going developments in the County. A growing population clearly does affect the size of the wastestream and the capability of its eventual disposal, as well as the occurrence of illegal disposal.

REFERENCES

1. Page 6-50 from General Plan, Volume II, Background.

10.65

LIGHT AND GLARE

Quality Growth is pleased to note the sensitivity accorded prevention of light trespass and light pollution in the DEIR (pp. IV.B-31 to IV.B-32). (Refer to our scoping comments in 1994 [§ VI] and 1997 [last § of partial QG comments dated 27 Aug 1997]). Nevertheless, there do seem to be some aspects relative to this topic that went unexamined or that lack specificity.

Foremost, perhaps, is the lack of baseline information on the present degree of light pollution at the project site. In our 1997 comments we included an article from the Washington Post setting forth methodology usable by school children to assess conditions in the metropolitan Washington, D.C., area. [This project was actually carried out by many school children there and subsequently reported on in the Post.] Baseline information is *necessary to assess the efficacy of any proposed mitigation measures.* Please refer to this information, included herewith again.[1] 10.66

60) Please include baseline information on light pollution for the site in the FEIR.

Some proposed mitigation is ambiguously worded. Examples are "2." and "3." on p. IV.B-32. In the first case light fixtures are to be "shielded" and in the second case are to be "shielded down-lighting". In neither case is *top* shielding specifically mentioned, leaving a possible hole through which upwards light pollution just might beam. 10.67

61) Please specifically include top-shielding if that was meant--and even if it wasn't meant.

Under (b), appears discussion of certain other types of exterior lighting--community parks, schools (e.g., playing fields), commercial areas, residential areas, and roadways. Mitigation Measure V-6 proposes measures to be incorporated into the Specific Plan and project CC&Rs to reduce the effects allegedly to Less Than Significant. We disagree with the latter conclusion (no matter how well light fixtures are shielded, one will not attain the utter darkness of a rural scene without any artificial light sources). 10.68

62) Please identify for the ignorant layperson the "bollard" light fixture mentioned in (c) for use on pathways. Our dictionary defines it only in terms of a kind of nautical rope. Thus we can't judge its efficacy here as mitigation. 10.69

63) Why, in (a), is "use of appropriate light refractors or diffusers" limited to fixtures that "may be exposed to a surrounding vantage point"? We find it difficult to conjecture a light fixture that isn't "exposed to a surrounding vantage point" so why not just have all exterior fixtures properly shielded, top and side? 10.70

Examples of well-shielded playground and parking lot fixtures may be seen on web sites like those given in our 1997 comments. See also Reference 2.

Signs in commercial areas are discussed in pp. IV.B–33 and 34. Illumination methodology appears in Impact V-7: "Use of neon, internally-lit, brightly-colored, and/or oversize signs could adversely affect the visual character of the area...." Yet illumination methods are not addressed in the proposed mitigation except for the statement in the next to the last bullet under (b): "Signs shall be externally illuminated."

10.71

64) Here, again, the external illumination can be accomplished from above in a top-shielded fixture so sized and shaped as to illuminate the sign but to cast light neither upwards nor into the on-lookers' eyes. In the interests of preserving dark skies and saving energy, the Energy Commission, too, has begun to consider Caltrans' many directional signs that are illuminated from the bottom upwards (pers. comm.).

65) Though lighting decreases the *fear* of crime, we know of no studies showing that it affects the level of crime though that is implicit in the County's stated policies. Supporting evidence should be included in the FEIR if appropriate mitigation to prevent light pollution and light trespass is rejected.[3,5]

10.72

Please refer to *Dissecting Light Pollution* (Sky and Telescope, Nov 1996)[4], for a further discussion of effective shielding of light fixtures. This discussion makes clear that improperly shielded exterior lighting actually makes it more difficult to see potential criminals because of glare.

REFERENCES

1. Find Out If Light Pollution Is Stealing Your Night Sky. *Washington Post*, 8 Feb 1995.

2. Getting better tennis court lighting the quick and easy way . *CEE News*, 20 Sep 1994.

3. US Department of Justice Study of Street Lighting and Crime. July 1977.

4. Dissecting Light Pollution. *Sky and Telescope*, Nov 1996.

5. Night Blindness. *Amicus Journal*, Winter 1996.

10.73

10. El Dorado County Taxpayers for Quality Growth *(Note: Letter includes Appendix of reference materials on file at El Dorado County Planning Department)*; August 17, 1998

10.01 The EIR scoping comments submitted by El Dorado County Taxpayers for Quality Growth[1] in response to the July 28, 1997 Notice of Preparation (NOP) were carefully considered during preparation of the Draft EIR. The Draft EIR addresses issues raised by the scoping comments, as deemed appropriate by the Lead Agency, El Dorado County. Specific ongoing concerns raised or re-raised by El Dorado County Taxpayers for Quality Growth are addressed in the responses that follow.

10.02 Comment noted. This comment summarizes information from section IV (Project Description) of the Draft EIR, and does not address the adequacy or completeness of the Draft EIR.

10.03 This comment points out the need to develop additional water supplies to meet the needs of the Valley View project. The DEIR recognizes this project-related water shortfall (see *Impact PF-1*) and requires and addresses this through *Mitigation Measure PF-1*.

10.04 The term "water entitlement" is used in the Draft EIR to identify supplies to which El Dorado Irrigation District (EID) has a legal right, either by holding water rights itself, or by contract with another who holds associated water rights. As the comment points out (and as discussed on pages IV.E--4 though IV.E--7 of the Draft EIR), EID's entitlement to the Crawford Ditch supply is via a pre-1914 water right that it holds; its entitlements to Sly Park and Folsom Reservoir supplies are via a contract with the United State Bureau of Reclamation (USBR), which holds post-1914 state-issued water rights; its entitlement to 15,080 acre-feet annually from Pacific Gas & Electric Co.'s (PG&E's) Project 184 is via the 1919 Agreement, executed by predecessors in interest to EID and PG&E, for which PG&E holds the underlying water rights. EID accurately stated these facts in testimony to the State Water Resources Control Board (SWRCB) in hearings in both 1993 and 1995.

EID and PG&E have reached an agreement to sell Project 184 to EID. The transfer must be approved by the California Public Utilities Commission (CPUC) and the Federal Energy Regulatory Commission (FERC). Upon completion of the transfer, EID

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[1]"Scoping Comments on Valley View," submitted by El Dorado County Taxpayers for Quality Growth, dated received August 5, 1994; El Dorado County Taxpayers for Quality Growth, "Scoping Comments on Valley View Adoption of the Specific Plan," August 27, 1997; letter from Keith Johnson, El Dorado County Taxpayers for Quality Growth, to Janet Postlewait, Senior Planner, Planning Department, El Dorado County, re. "Valley View Specific Plan NOP Comment," September 3, 1997; and letter from Keith Johnson, El Dorado County Taxpayers for Quality Growth, to Janet Postlewait, Senior Planner, Planning Department, El Dorado County, re. "Valley View Specific Plan DEIR Scoping Comments - Traffic," September 9, 1997.

will succeed to PG&E's pre-1914 water rights in Project 184, from which the 1919 Agreement water is supplied. Thus, at that time EID will hold the water rights that underlie the 1919 Agreement.

As the comment suggests, a 1991 SWRCB staff report, prepared in response to three 1990 complaints, stated that EID had valid pre-1914 rights to no more than a total of 559 acre-feet annually via the Crawford Ditch. A letter from the SWRCB Chief of Division of Water Rights emphasized that this report "does not necessarily reflect the conclusions of the members of the State Board." The SWRCB held a workshop hearing on the complaints on November 2, 1995. On April 18, 1996, the SWRCB adopted Resolution 96-028, in which it dismissed the complaints against EID's water diversions for the Crawford Ditch. Therefore, there is no legal basis to conclude that EID's Crawford Ditch rights are as limited as claimed by the commenter.

Regarding Sly Park Reservoir, EID has had contracts with the USBR for water from this facility continuously since it was constructed in the 1950s. The USBR has never contracted with any other entity for Sly Park water. Currently, the USBR is prevented by the Central Valley Project Improvement Act from entering into any long-term contract renewals until a Programmatic Environmental Impact Statement (PEIS) is completed. EID is therefore currently receiving Sly Park water under the second in a series of interim contract renewals. The current interim contract expires in 1999. If the PEIS is not completed by then, another interim renewal would be needed and is anticipated. Current expectations are that the PEIS will be completed in mid-1999. At that time, EID expects to obtain a 25-year contract renewal for Sly Park.

EID is also engaged in an effort to purchase Sly Park from the federal government. If it is successful, EID would acquire the USBR's water rights to Sly Park, and no further contracts with USBR would be necessary.

10.05 The comment correctly summarizes the present and prospective EID water supplies that involve some action by the USBR. The Draft EIR (pages IV.E--4 through IV.E--16) includes a review of these existing and potential additional supplies. It is also generally true that when taking certain federal actions, such as entering into or renewing Warren Act or water supply contracts, the USBR must consult with the United State Fish & Wildlife Service to ensure that its actions will not jeopardize the continued long-term survival of species listed under the Federal Endangered Species Act (FESA). It is reasonable to assume that any associated significant secondary biotic resource impacts will be adequately identified and mitigated through the standard jurisdictional process. The comment correctly summarizes what species are listed or are candidates for listing under the FESA.

The remainder of the comment criticizes El Dorado County's actions to protect listed or candidate species. The criticism is noted; however, the comment does not specifically address the adequacy or completeness of the Draft EIR. Furthermore, many factual

statements in the comment are in error. An accurate statement of the relevant facts follows:

The County's General Plan currently includes a five-preserve system for preservation of the rare plants associated with gabbro and serpentine soils. The locations and target acreages of these designated plant preserves conform to the proposals of the California Department of Fish & Game. The status of the five preserves is as follows:

- Penny Lane Ridge Preserve - all 185 acres already in public ownership for preservation purposes;
- Pine Hill Preserve - 700 acres required; 360 acres are in public ownership for preservation purposes;
- Martel Creek Preserve - 400 acres required; 200 acres are in public ownership for preservation purposes;
- Salmon Falls Preserve - 1,765 acres required, at least 656 acres already in public ownership for preservation purposes; most or all of the remaining acreage is expected to be dedicated to the County at no cost as a condition of development; and
- Cameron Park Preserve - 315 acres required; 85 acres optional (County will not oppose Fish & Game acquisition); 180 acres already in public ownership for preservation purposes; Bureau of Land Management (BLM) committed to purchase 45 acres for preservation at no cost to County.

Since October 1997, the County (through the County Water Agency) and EID have each contributed $1,343,000 toward the acquisition of these plant preserves. EID has adopted a fee on new water hookups to its existing supplies to reimburse its expenditures. The County has adopted a fee on all building permits within a specified area, and for a more limited area, an alternative of direct land dedication. This program is expected by the County to recoup the County contributions to date, fully fund the costs to the County of acquiring the remaining preserve acreage, and establish an endowment fund sufficient to provide income for operations and maintenance in perpetuity. The County is also continuing its active efforts to seek additional funding from state and federal sources. Such outside funding would enable to County to accelerate its acquisition program and reduce its permit fee.

The County Board of Supervisors has also adopted a multi-species, County-wide *habitat conservation plan.* The ordinance adopting this plan became effective on September 26, 1998.

In summary, the County has committed itself to the full rare-plant preserve system desired by the Department of Fish & Game. Of 3,364 acres to be included in five preserves in this system, at least 1,581 are already secured. The commitment by BLM referenced in this comment and the expectation of a substantial dedication in the

Salmon Falls Preserve together account for up to 1,154 additional acres. The County has set in place a system that will fully fund the costs of acquiring the remaining 629 or more acres and provide a guaranteed source of operations and maintenance income in perpetuity. The County is also aggressively seeking outside funding that would enable it to accelerate the timing and reduce the local financial burden of this program. In addition, the County has made an unequivocal policy decision to pursue a County-wide, multi-species *habitat conservation plan*. County staff are unaware of any rural area in California that can document an equal or greater level of commitment to endangered species preservation.

10.06 As the comment suggests, the 15,080-acre-foot 1919 Agreement supply (discussed on paged IV.E--7 of the Draft EIR) relies upon the facilities of Project 184 to deliver the water to the El Dorado Forebay, although the project need not be generating hydroelectricity to deliver the water. The 17,000-acre-foot supply for which the SWRCB granted rights in Decision 1635 (D-1635) in 1996 (also discussed on page IV.E--7 of the Draft EIR) assumes that Project 184 is fully functional and being operated to generate hydroelectricity as it has been historically.

In January 1997 storms, portions of the El Dorado Canal (which delivers both the 1919 Agreement water and water for the Project 184 powerhouse) were washed out, the diversion dam for the Canal was partially destroyed, and the powerhouse was inundated. PG&E's and EID's responses to these events are correctly summarized in the comment, as is the new deal struck by the parties for the sale of Project 184.

Contrary to the comment, however, the temporary repairs to the Canal are now complete and are sufficient to restore water for the 1919 Agreement supply, though not to deliver water for hydroelectric generation.

The comment's thesis is not stated; the implied thesis appears to be that technical, financial, or legal obstacles will make it impossible for EID to obtain either the 1919 Agreement water supply or the additional 17,000-acre-foot supply. County staff disagrees with this assessment. As stated, the temporary repairs to restore the 1919 Agreement supply are in place and deliveries have resumed. EID has begun the environmental process that will precede permanent repairs of the project, and also the process of applying for relicensing of Project 184 by the Federal Energy Regulatory Commission (FERC). When it operated Project 184 in 1996, EID obtained 16 percent greater electrical output efficiency from the powerhouse and operated the project with approximately half or less of the staff employed by PG&E, facts that show the project's economic feasibility to EID. The presence of opponents to the transfer of the project to EID both before the California Public Utilities Commission (CPUC) and FERC and in the courts is not unusual in these contexts, and there is no basis for assuming that EID will not prevail in these proceedings.

10.07 The comment asserts that the water rights to the recently awarded 17,000 afy from Folsom Reservoir have been under legal challenge in Superior Court. The comment is

correct that Judge Winslow Christian concluded that the EIR prepared for the so-called El Dorado Project, which would make that water available, was prepared in violation of CEQA. At present, however, that ruling has no legal effect, as the El Dorado Irrigation District and El Dorado County Water Agency have both filed appeals from that ruling. While these appeals are pending, the trial court decision is stayed. (Code Civ. Proc., § 1110b; see also Agricultural Labor Relations Board v. Tex Cal Land Management, Inc. (1987) 43 Cal.3d 696, 706, fn. 9; Building Code Action v. Energy Resources Conservation & Development Commission (1979) 88 Cal.App.3d 913, 918, 921.) In addition, Public Resources Code section 21167.3 requires responsible agencies, and presumably all other public agencies, to treat an EIR as adequate even though it is challenged in court, until there is a "final determination" (i.e., an appellate determination, in cases involving appeals) that the EIR does not comply with CEQA.

In sum, if the Court of Appeal agrees with Judge Christian's decision, the El Dorado Project EIR would be legally invalid. Absent such a determination, however, the EIR is currently deemed to comply with the law. Moreover, a decision overturning Judge Christian's decision would demonstrate that the EIR is indeed legally adequate.

The comment correctly states that parties to the D-1635 hearings argued during the 1995 set of hearings that the 1919 Agreement water supply was not supported by sufficient water rights; page IV.E--7 of the Draft EIR has been revised to reflect this information. The comment is largely inaccurate, however, in its characterization of the SWRCB's response.

The SWRCB actually made no determination on this issue, stating: *"Whether PG&E has appropriative rights to supply water to EID for consumptive use was not an issue noticed for hearing and the evidence in the record for making findings of this point is not satisfactory."* The SWRCB concluded only that:

> PG&E . . . should closely scrutinize the legal basis of the right or rights under which it supplies water for consumptive use to El Dorado and, if appropriate, file an application to obtain a right. . . In the event that EID acquires PG&E's interests in the El Dorado Hydroelectric Project, El Dorado should be required to submit a report on the legal basis under which 15,080 (afy of) water is diverted and supplied to EID for consumptive use.

Following the issuance of D-1635, PG&E submitted a Petition for Reconsideration in which it provided a detailed analysis of the rights under which it supplies the 1919 Agreement water, and concluded that these rights were legally sufficient. Because D-1635 is under reconsideration and EID has not yet obtained CPUC and FERC approval to acquire Project 184, the SWRCB condition applicable to EID and quoted in the comment has not yet been triggered. The comment that EID's manager testified that neither EID nor the County Water Agency had consumptive water rights to Silver or Caples Lake is accurate, but irrelevant to this Valley View project and FEIR. EID has

a contractual right under the 1919 Agreement, so the relevant issue is whether **PG&E,** as the party contractually obligated to furnish the water, has the requisite underlying water rights.

It is true that this issue has been raised before the SWRCB and in several lawsuits, both indirectly and directly. None of these proceedings, however, has produced a ruling that the 1919 Agreement is not fully supported by valid water rights.

Therefore, the County Water Agency's water supply and demand figures are accurate and reflect current reality, and reference herein to information found in the EIR prepared for the 17,000 acre-foot supply is appropriate.

With respect to the contention at the end of this comment that, because a lawsuit challenging the County General Plan is in progress, reliance on the General Plan (and implicitly the General Plan EIR) is "shaky," the comment is correct insofar as there is an unresolved lawsuit challenging the adequacy of the General Plan currently pending in Sacramento County Superior Court. (El Dorado County Taxpayers for Quality Growth, et al. v. County of El Dorado (Sacramento Superior Court No. 96CS01290).) The comment is in error, however, by not recognizing that the pendency of that lawsuit does not prevent the County from treating the EIR as valid. As noted above, an EIR is presumed adequate absent a "final determination" to the contrary. (Pub. Resources Code, § 21167.3.) Furthermore, local government actions such as the approval of a General Plan or the certification of a General Plan EIR are presumed to comply with all applicable laws, unless or until a plaintiff/petitioner can meet its burden to prove otherwise. (Evid. Code, § 664; Foster v. Civil Service Commission of Los Angeles County (1983) 142 Cal.App.3d 444, 453; see also Pub. Resources Code, § 21167.2; Western States Petroleum Assn. v. Superior Court ("WSPA") (1995) 9 Cal.4th 559, 572; Al Larson Boat Shop, Inc. v. Board of Harbor Commissioners (1993) 18 Cal.App.4th 729, 740.) Accordingly, the comment's allegations notwithstanding, the County General Plan remains in place as the official policy of El Dorado County, and will serve that function unless and until the Sacramento County Superior Court determines that the County may not rely on the Plan. Even if the Sacramento Court were to reach that conclusion, however, the County could appeal, thereby staying the effect of the Superior Court judgment pending a final resolution of the case from the Court of Appeal or the California Supreme Court. (Code Civ. Proc., § 1110b.) It bears mentioning that the petitioners in the General Plan challenge have never sought a preliminary injunction to halt the County's reliance on the Plan pending trial court resolution of the lawsuit. Such an effort would have been necessary to prevent the County from relying on the General Plan during the pendency of the lawsuit.

10.08 This comment asks that errors in the discussion of the existing water setting be corrected, and clarify the water supply needs and how it will be obtained. The comment does not cite any specific information in the DEIR that is in error. The water demand for the project is evaluated in the Public Facilities and Services section of the DEIR. Water for the project would be supplied by EID. *Impact PF-1* of the DEIR

recognizes that water is currently not available to meet the full demands for the project, and that the proposed project has no advantage over other projects currently underway regarding competition for water.

10.09 This comment asks that the FEIR examine the possibility that the necessary water supply may not materialize for the project, and to consider the impact of this on project build-out. Please refer to the response to comment 10.08 above. In addition, it should be noted that *Mitigation Measure PF-1* item (c) would require that no grading permit be issued for the project, or any portion thereof, unless water rights for that portion of the project have been secured (see Draft EIR, page IV.E--34).

10.10 The EIR discusses the impacts of acquiring water to serve buildout of the Valley View Specific Plan from the most likely sources, as required by Stanislaus National Heritage (1996) 48 Cal.App.4th 182. (DEIR, pp. IV.E-8 to IV.E-16.) Further, the EIR determines that the Specific Plan is consistent with General Plan Policies 5.2.1.2, 5.2.1.4, and 5.2.1.8. (DEIR, pp. IV.E-26 to IV.E-27.) No change to the EIR is required.

10.11 This comment requests an examination of the impacts of withdrawing water from the South Fork of the American River based on downstream environmental restoration efforts and possible actions under the federal Endangered Species Act.

The CalFed process to which the comment refers is a non-binding effort to achieve consensus on how to solve environmental problems in the Bay-Delta. Related to this effort, the Regional Water Quality Control Board (RWQCB) is currently holding public hearings on water quality standards for the Bay-Delta. A RWQCB decision on these standards is expected to be at least one year away. In light of this, examination of the relationship of the CalFed process to the use of additional water supplies from the South Fork of the American River would appear to be speculative.[1]

No Central Valley steelhead have been documented in waterways above Folsom Reservoir. In a previously-prepared EIR (the 1993 El Dorado County Water Agency Water Program and El Dorado Project EIR), hydrologic analyses found that the effect of the County's use of approximately 22,000 acre-feet of increased water diversions from the South Fork of the American River was too small to be measured below Folsom Reservoir.[2]

The error in computer modeling to which the commenter refers applies to the federal Central Valley Project as a whole, not specifically to the American River. The error resulted in an overestimate of the amount of water available in dry years. The net

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[1]Tom Cumpston, Deputy County Counsel, El Dorado County Counsel's Office; personal communication, October 7, 1998.

[2]Ibid.

effect may be potential cutbacks in water availability for Central Valley Project water users during dry years. While the U.S. Bureau of Reclamation has not yet developed an approach to addressing this issue, the Central Valley Project has typically attempted to limit agricultural water use as a means of preserving supplies for municipal uses during dry years.[1]

10.12 "Public Law 101-514 water," also referred to as the "Fazio Water," is a contract to exercise a portion of the USBR's existing water rights. Those rights were granted by the SWRCB in D-893, which also made the first declaration of full appropriation on the South Fork. Thus, while the declaration of full appropriation would affect subsequent applications for rights to make direct diversion and diversion to storage during the season of full appropriation, the declaration has no effect on rights, including the USBR's rights, that do not post-date the declaration. In other words, because the USBR's rights were already granted, the declaration of full appropriation on the South Fork does not constrain the timing or amounts of water delivered pursuant to the contract authorized by Public Law 101-514.

The comment's reference to "the 30-day requirements of the Bureau of Reclamation" is unclear. The EIR preparers are aware of no USBR "30-day requirements." Perhaps the comment refers to the California law that deems water kept in a storage facility for 30 days or less to be "reregulation," not "storage." Thus, there is no legal obligation to obtain rights to store water in a facility owned by another, such as Folsom Reservoir, if the water will be withdrawn in 30 days or less.

Because the USBR's water rights include storage in Folsom Reservoir, and because the declaration of full appropriation does not constrain those rights, these factors would not require EID to construct a storage facility apart from Folsom Lake to use the Public Law 101-514 water.

Regarding operations in late summer of a critically dry year, it is assumed that the Public Law 101-514 contract will be subject to shortages in the same fashion as all other municipal and industrial water supply contracts for Central Valley Project water: a maximum shortage of 25 percent. Thus, although the "Public Law 101-514 water" contract is expected to be for 15,000 acre-feet annually, with half, or 7,500 acre-feet, allocated to EID, EID's firm yield is limited to 5,625 acre-feet (7,500 x 75 percent).

As the water rights holder, the USBR is responsible for providing cold water for salmon and steelhead fisheries in accordance with regulatory requirements. The USBR has indicated that it will likely require EID's diversion from Folsom Reservoir to be constructed so as to avoid taking water from the lower elevations of Folsom at times when the cold water located there is expected to be in short supply. This can be

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[1] Ibid.

accomplished by installing a series of shuttered intakes on the diversion structure at various water elevations.

10.13 According to an EID representative, EID routinely meets the required minimum fish flow of one cubic foot per second (two acre-feet per day) for Jenkinson Lake. EID maintains records demonstrating compliance with this requirement that date back to 1955, when the U.S. Bureau of Reclamation granted the rights for this water source. These records are available for review at the EID offices, 2890 Mosquito Road, Placerville.[1]

10.14 Comment noted. These reference materials have been considered in preparation of the preceding responses to Comments 10.03 through 10.13. The reference materials are on file at the El Dorado County Planning Department, 2850 Fairlane Court, Placerville.

10.15 This comment points out that the DEIR mistakenly refers to the Valley View project as being located to the west of the El Dorado Hills Wastewater Treatment Plant, rather than to the south. This error on DEIR page IV.E--41 has been corrected (see section IV herein, Revisions to the Draft EIR).

10.16 This comment asserts that many of the scoping questions submitted by the commenter in 1994 and 1997 have not been answered. Because the commenter has not specified which questions require answers, the EIR preparers are not able to respond to the comment.

10.17 This comment asks for clarification on the total EDU count at build-out for the Valley View project, and background on the wastewater flow per EDU as used by EID. The 906 EDUs applies equally to water and wastewater connections for which an assessment has been paid. Additional water EDUs are limited by water availability. While additional wastewater EDUs can be purchased, the total EDUs needed should not exceed 3,000. The total number depends on the number of EDUs required for commercial uses, which cannot be determined at this time. The number of gallons was determined in EID's Wastewater Treatment Disposal Study by Carollo Engineers dated July 1996.

10.18 This comment asks for clarification of the capacity needs and status of other competing projects for wastewater treatment plant capacity. The existing plant has been upgraded to 3.0 mgd, for an approximate number of 12,500 EDUs. To service the existing AD3 customers, the plant has to be expanded up to 4.0 mgd. Cost of the future expansion is presently being paid by FCC charges from new connections. Euer Ranch and Promontory apparently purchased approximately 400 EDUs in AD3, and none of these connection charges have been paid yet. Carson Creek is not a

[1]David Witter, Project Administrator, EID; personal communication, October 7, 1998.

participant in AD3. According to page 1-3 of "Supplement No. 1 to the Preliminary Design Report for EID's Assessment District No. 3" by CH2M HILL dated April 1984, AD3 functions on the first come, first served and a Supplemental Fee payment is made to allow for several years of connection purchased. There is adequate capacity in the plant to allow for several years of connection purchases. These purchases will pay for the next expansion. Although EID studies indicated an anticipated buildout of 35,000 EDUs, recent studies by CH2M HILL for AD12 indicate an anticipated buildout of only 25,000 EDUs for the El Dorado Hills Service area (see El Dorado Hills Master Facilities Plan Water Supply/Demand Report, November 1997, by CH2M HILL).

10.19 This comment asks for clarification about the relationship of AD12 to AD3 and the financial implications for rate payers. According to Albert Hazbun, Consulting Engineer for the formation of AD12, the new district AD12 complements AD3 and does not replace it. New assessments for AD12 formation will only be paid by the new customers receiving EDUs beyond the original EDUs in AD3. Existing AD3 customers will only pay a connection charge whenever they purchase their water and wastewater connections. Future AD12 customers will be paying a similar connection charge over and above the District assessment. Existing customers will have not obligations other than the Operations and Maintenance fee that they presently pay.

10.20 This comment asks for clarification of whether or not Carson Creek is perennial or ephemeral. Carson Creek is considered an intermittent or seasonal stream, meaning that it flows for most of the year while going dry during the summer months in most years. "Final Report ERWQA Study for El Dorado Hills Wastewater Treatment Plant" dated March 1994, by Dewante and Stowell, Consulting Engineers, prepared at the request of the Central Valley Regional Water Quality Control Board, states that Carson Creek is an ephemeral stream and explains why on pages 4-1 and 4-4.

10.21 This comment questions why the El Dorado Hills Wastewater Treatment Plant (EDHWWTP) does not provide year-round tertiary treatment of effluent, including the periods of time when the wastewater is discharged to Carson Creek. Tertiary treatment in winter is not provided, partially because wet weather flows to the plant substantially exceed the design capacity of the plant. Tertiary treatment is included in the plant for recycling purposes, and there is no demand for recycled water in the winter months.

The EDHWWTP operates under an NPDES permit issued by the Central Valley Regional Water Quality Control Board, which specifies the discharge limitations and treatment requirements. The NPDES permit is subject to renewal periodically, which includes a public hearing. The commenter's question is appropriate to raise in the NPDES hearing process, but it is outside the scope to the Valley View project.

10.22 This comment asks for clarification on when the EDHWWTP is permitted to discharge to Carson Creek, and also what is the source of summer flows in the creek. The existing NPDES permit for the El Dorado Hills Wastewater Treatment plant calls for

standards based on seasonal discharges. The plant does not discharge from May 1 to October 31. Discharge to Carson Creek starts on November 1 and continues until April 30.

10.23 This comment asks for clarification on the apparent discrepancy between the existing NPDES permit and the Report of Waste Discharge for renewal of the NPDES permit for the EDHWWTP. The Report of Waste Discharge is an application for permit renewal in which the EID outlined its proposal to increase the capacity from the existing 1.6 mgd limit to 3.0 mgd--thus, the difference in discharge limits (existing vs proposed). The DEIR properly recognizes the existing permit limit to be 1.6 mgd, with a proposed Phase I expansion bringing the plant to a capacity of 3.0 mgd.

According to RWQCB records the EDHWWTP holding pond spilled secondary treated water to Carson Creek only once in 1990. The explanation is that the California Department of Health Services that summer determined that the existing executive golf course in El Dorado Hills could not receive secondary treated recycled water in the daytime and use it for irrigation when players were using the golf course. EID had not planned for another use to replace this and therefore the pond spilled in October of that year.

The existing NPDES permit is for a plant capacity of 1.6 mgd DWF for September and October and a capacity of 6.9 mgd WWF for the peak winter rains. The proposed NPDES permit for the expanded plant is for 3.0 mgd DWF and a corresponding increase for WWF.

It should be noted that DWF applies to September and October. Higher flows occur in the spring an dearly summer because of rainfall and wet springs and seeps in El Dorado Hills.

10.24 This comment asks for additional details regarding the "posting" of Carson Creek in mid-August 1998. EID has explained that the discharge from the plant in mid-August came from groundwater that had seeped into the storm water system at the plant. Normally, this water is pumped back into the treatment plant for treatment. This year, in August, the pumping station was not functional due to constraints relating to the construction of the plant expansion. Consequently, this water was discharged to Carson Creek and notices were posted.

10.25 This comment asks about the potential for the EDHWWTP to have future discharge violations and how this might affect downstream residents. These are questions that should be directed to the Regional Water Quality Control Board during their deliberations on future NPDES permit for the EDHWWTP. All wastewater treatment facilities are subject to possible malfunctions that could result in permit violations and receiving water impacts. The Valley View project would be served by the EDHWWTP, not the Deer Creek plant. It would be inappropriate for this EIR to speculate about the

potential for future malfunctions/violations to occur at the EDHWWTP based on the history of the Deer Creek plant.

10.26 This comment asks for clarification on the reported influent "spike" observed at the EDHWWTP in 1997. Dale Bohnenberger, EID Engineering Director, explained to the EID Board that the spike in effluent flow to the plant was caused by recent commercial customers in El Dorado whose wastewater discharge far exceeds expected quantities. RWQCB records indicate that the flows to the plant have been normalized and have actually decreased.

10.27 This comment asks a number of questions about the status of the EID wastewater reclamation activities. According to a Recycled Water Masterplan under preparation by Gene Thorne and Associates, the demand for recycled water in El Dorado Hills far exceeds the possible supplies that are available. The Masterplan contemplates several new storage tanks for recycled water distribution. With careful planning, the existing pond is not expected to spill again.

10.28 This comment suggests that the basic wastewater treatment-disposal issue centers around finding enough capacity for storage and land disposal of increasing volumes of effluent during the period of non-discharge to Carson Creek. This comment is correct; this is the major focus of the wastewater facility planning efforts of EID. Use of recycled water provides direct savings in the use of potable water. There does not seem to be a problem at present in the disposal of recycled water in the dry season.

10.29 This comment asks about the status of a proposal for dual-plumbing of houses to allow for landscape irrigation with reclaimed water for a development outside the Valley View project area. The DEIR calls for the project proponent to work with the EID to develop specific plans for providing reclaimed water to the Valley View project. Dual plumbing to allow for landscape irrigation with reclaimed water may or may not be considered.

In January 1998, Serrano obtained the approval of the EID Board for the use of recycled water for residential irrigation. This is in accordance with Section 13552.2 of the California Water Code. Recycled water has been priced by EID Board at 90 percent of the price of turf rate portable water. EID studies have indicated that the recycled water rate pays for the full cost of pumping, distribution, and maintenance of the recycled water system. EID recently awarded an outside water. Once the study is completed, the EID Board is expected to revisit potable and recycled water rates. The Thorne study, referred to in Response 10.27 above, indicates that at buildout Serrano is expected to use as much as 3,500 acre feet of recycled water per year.

10.30 This comment asks about why reclaimed water is inherently more expensive than potable water. In general, the cost of water differs according to the availability of the supply and what is required in a given area to prepare it for use and to deliver it to the customers. Also, in general, reclaimed water requires more expensive treatment; however a part of the treatment cost would already be expended for basic wastewater

treatment that is required whether or not any reclamation takes place. This "extra cost" for reclaimed water is paid, appropriately, by ratepayers as part of the cost of handling their sewage waste. Wastewater reclamation is generally not cost effective if there is a plentiful, good quality supply of potable water, and if there are suitable opportunities for discharge of wastewater effluent. If not, then wastewater reclamation becomes a necessity and/or an economically attractive option.

10.31 Please refer to the response to Comment 8.08. Odor exposure downstream from the treatment plant will be much higher than uphill from the treatment plant. Latrobe Road would be considered very close and downwind of the plant while "drainage" winds occur, so odors might be detectable along Latrobe Road in the early morning hours, as the commenter indicates.

10.32 This comment asks about provisions for sludge disposal at the EDHWWTP. In constructing the new expanded treatment plant, EID has changed the treatment process from "trickling filter" to "activated sludge". Sludge drying beds have been eliminated and replaced with a belt filter press located in an enclosed building. These changes have reduced the odor problem, since the resulting sludge should be inert- and odor-free. Since odors can still occur, but very infrequently, EID Engineering has requested provisions in the AD12 budget for additional odor control measures to be constructed. The resulting sludge from the expanded treatment plant is inert and can continue to be disposed of at the Union Mine Landfill.

10.33 This comment asks about the risks to Valley View residents from the storage of chemicals at the EDHWWTP. The plant is converting its chlorination system from gas to liquid, which now poses no risk to nearby residents.

10.34 This comment asks that measures be taken to reduce the amount of wastewater effluent generated by the Valley View project, and questions leaving the assurance of adequate sewer service to be determined/required as each phase of development proceeds. The existing EDHWWTP plant has an adequate capacity for a large number of new connections. As these customers purchase their connections, they pay a connection charge, a large part of which goes towards paying for the next expansion of the treatment plant.

10.35 Comment noted. These reference materials have been considered in preparation of the preceding responses to Comments 10.15 through 10.35. The reference materials are on file at the El Dorado County Planning Department, 2850 Fairlane Court, Placerville.

10.36 The EIR scoping comments submitted by El Dorado County Taxpayers for Quality Growth[1], including comments related specifically to soils and geotechnical concerns, were carefully considered during preparation of the Draft EIR. The Draft EIR addresses issues raised by the scoping comments, as appropriate. Specific ongoing concerns of El Dorado County Taxpayers for Quality Growth are addressed in the responses that proceed and follow.

10.37 Comment noted. In response to this comment, the requirement that any identified asbestos contamination on the project site be disclosed to future property owners has been added to *Mitigation Measure SG-10* (see section IV herein, Revisions to the Draft EIR).

10.38 The Rescue Strand of the Bear Mountains Fault Zone lies at quite a distance from the project site (near the intersection of Lineman Road and Fountain Springs Road in the Knolls area of El Dorado County, approximately 10 miles to the south of the proposed Auburn Dam. At this distance, the Rescue Strand does not represent a "controlling" fault with respect to engineering considerations pertinent to the Valley View Specific Plan area. The design requirements cited in the DEIR for the Bear Mountain Fault will take precedent over, and inherently address, any seismic shaking aspects of the Rescue Strand; surface rupture concerns are irrelevant to the Valley View site.

10.39 The County is currently using the 1994 version of the Uniform Building Code (UBC), and expects to adopt the 1997 UBC in early 1999.[2] It therefore appears likely that the 1997 UBC would govern at least the early phases of construction on the project site. Since the project is proposed to be built out over a nine- to 11-year period from 1998 to 2009 (see Draft EIR, page III--33), subsequent versions of the UBC may govern later phases of project construction.

As a basis for its seismic safety requirements, the UBC establishes a zoning system ranging from "Zone 1" (least hazard) to "Zone 4" (greatest hazard--e.g., San Francisco, Los Angeles). El Dorado County is located in "Zone 3." The County would expect to require development on the project site to comply with the UBC's "Zone 3" requirements, unless more stringent measures are warranted based on future more

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[1]"Scoping Comments on Valley View," submitted by El Dorado County Taxpayers for Quality Growth, dated received August 5, 1994; El Dorado County Taxpayers for Quality Growth, "Scoping Comments on Valley View Adoption of the Specific Plan," August 27, 1997; letter from Keith Johnson, El Dorado County Taxpayers for Quality Growth, to Janet Postlewait, Senior Planner, Planning Department, El Dorado County, re. "Valley View Specific Plan NOP Comment," September 3, 1997; and letter from Keith Johnson, El Dorado County Taxpayers for Quality Growth, to Janet Postlewait, Senior Planner, Planning Department, El Dorado County, re. "Valley View Specific Plan DEIR Scoping Comments - Traffic," September 9, 1997.

[2]John Mueller, Senior Civil Engineer, El Dorado County; personal communication, September 17, 1998.

individual site-specific geotechnical investigations conducted on the site.[1] *Impact SG-6* and accompanying *Mitigation Measure SG-6* (Draft EIR, page IV.G--17) adequately address potential ground rupture hazards on the project site.

10.40 The geotechnical investigations recommended in *Mitigation Measure SG-6* and *Mitigation Measure SG-7* have not yet been completed. The timing of these mitigation measures has been revised to require that they be completed before tentative subdivision map approval (see Section IV, Revisions to the Draft EIR). The outcome of these mitigation measures is not expected to require any substantial changes to the project as currently proposed.

10.41 *Mitigation Measure PF-11* recommends a standard approach to resolving inconsistencies with State school facility site selection standards and school district standards. Any project redesign that deviates substantially from the project design evaluated in this EIR would be subject to future environmental review and public review.

10.42 Comment noted. In response to this comment, Figure G-2 of the Draft EIR has been revised to show the location of the Rescue Clay soil type on the project site (see section IV herein, Revisions to the Draft EIR). The references to the USGS have also been corrected (as Figure G-2); as noted on page IV.G--3 of the EIR, the U.S. Soil Conservation Service (USCS), not the USGS, has mapped soil types in the project site vicinity. These corrections do not affect the Draft EIR's conclusions regarding project-related soils and geology impacts.

10.43 As indicated on page IV.A--9 of the Draft EIR, the entire project site has historically been used for dry land cattle grazing. As can be seen by comparing Draft EIR Figure III-5 (Slope Analysis) with Figure III-8 (Proposed Specific Plan), designated *Multiuse Open Space* areas would generally occupy areas with slopes ranging from 11 to 30 percent, with slopes in some other remaining open space exceeding 31 percent. It is not anticipated that any portion of the 559 acres of onsite open space that would remain after project development would be too steep to allow cattle grazing. While urban development may be feasible in the project-designated open space areas, the El Dorado County General Plan (Policy 7.1.2.1) discourages discretionary development on slopes exceeding 40 percent unless necessary for access.

10.44 Section IV.A (Land Use and Open Space) of the Draft EIR provides information on countywide land use trends (Draft EIR, pages IV.A--2 through IV.A--4); agricultural land use in the El Dorado Hills area (page IV.A--6); and federal, state, and local agricultural land classifications applicable to the project site and surrounding lands (pages IV.A--9 through IV.A--12). In its evaluation of project impacts, the Draft EIR (page IV.A--17) indicates that the project would result in the loss of approximately 2,037 acres of land

[1]Mueller.

historically and currently used for grazing. As stated in the Draft EIR (page IV.A--17), this impact is considered less-than-significant, because the loss would not involve any federally- or state-designated prime agricultural lands, and would not conflict with any applicable County agricultural policies. This conclusion is based on significance criteria listed on pages IV.A--15 through IV.A--16 of the Draft EIR. Since the loss of agricultural land does not meet the established criteria (thresholds) for a *significant* impact, the additional analysis requested by the commenter is not necessary under CEQA. Analysis of impacts on the County's agricultural economy is outside the scope of the EIR; CEQA Guidelines section 15131(a) states that *"economic or social effects of a project shall not be treated as significant effects on the environment."*

10.45 It is possible that designated open space areas would continue to be used for grazing after the project is developed; please refer to the response to Comment 10.43 above for more discussion of grazing. As discussed in section IV.K.4 (Public Facilities and Services, "Fire Protection and Emergency Medical Services") of the Draft EIR, the El Dorado Hills Fire Department (EDHFD) provides primary fire protection in El Dorado Hills. In addition, the California Department of Forestry and Fire Protection (CDF) provides fire protection service for wildland fires. It is expected that EDHFD would take primary responsibility for fire protection in the event of a wildland fire in onsite designated open space areas, with CDF providing back-up ("mutual aid") assistance (see further discussion under the response to comment 10.46 below). Please refer to section IV.K.4 of the Draft EIR for evaluation of project impacts on fire protection services.

10.46 The letter cited by this comment contains CDF comments on the El Dorado County General Plan revision process. The letter indicates that *"if the density of development reaches four or more dwellings per acre, then the area having such densities is subject to being 'zoned out' of CDF protection area."* This results in two effects on local fire protection service, as detailed in the letter: (1) CDF does not necessarily respond to fires in the area (via mutual aid) with as large a force as it would in its own protection area; and (2) the cost of many CDF forces used on fires must be paid by the local fire department.[1]

The residential density of the proposed project (2,840 dwelling units on an approximately 1,290 acres, or approximately 2.2 units per acre) does not exceed the four-unit-per-acre threshold cited by CDF. It is assumed, however, that given the generally urban nature of the project (housing, retail, office, R&D uses, etc.), the El Dorado Hills Fire District (EDHFD) would take primary responsibility for fire protection on the project site. This service would include protection from fires originating in designated open space areas, although CDF may provide back-up (mutual aid) service

[1]Letter from James F. Simmons, Ranger Unit Chief, State Department of Forestry and Fire Protection, to Ken R. Greenwood, Associate Planner, EL Dorado County Community Development Department, November 17, 1989, page 3.

in these cases, as suggested by the CDF letter. Accordingly, section IV.K.4 (Public Facilities and Services, "Fire Protection and Emergency Medical Services") of the Draft EIR provides information on existing CDF services in the project area, but focuses on project impacts on EDHFD services. This approach is appropriate in light of the anticipated CDF role providing fire protection services if the proposed project is developed.

10.47 Figures III-5 (Slope Analysis) and III-8 (Proposed Specific Plan) are considered adequately detailed for EIR illustration purposes. Larger scale versions of these maps have been reviewed as background for preparation of the Draft EIR analysis. A larger scale combined slope/development map for White Rock Village is not currently available.

As shown in Figures III-5 and III-8, the steeper slopes in the proposed White Rock Village are found in the area proposed for *Large Lot Estate Residential (ER-LL)* development, at a density of approximately 0.25 unit per acre (i.e., one unit per four acres). Impacts due to potential development on steep slopes are addressed through *Mitigation Measure SG-3* and *Mitigation Measure SG-4* in section IV.G, Geology and Soils; these mitigation measures recommend precautions to be taken to avoid hazards due to project grading and potentially unstable cut-and-fill slopes. Mitigation of visual impacts on views from Highway 50 may also result in reconfiguration of *ER-LL* development in this area, as described in *Impact V-2* and accompanying *Mitigation Measure V-2* (see pages IV.B--27 through IV.B--28 in section IV.B, Visual Factors, of the Draft EIR).

10.48 *Impact PHS-2* and accompanying *Mitigation Measure PHS-2* (Draft EIR, page IV.K--4) address the potential for mercury contamination from previous placer mining. *Mitigation Measure PHS-2* recommends that representative samples be collected and tested and that, depending on the level of exposure risk, access to any mercury-contaminated areas be restricted or the contaminated materials be remediated to a level acceptable to the El Dorado County Department of Environmental Health. These measures would reduce the potential health hazard to a less-than-significant level.

10.49 The abandoned onsite landfill is discussed in section IV.K (Public Health and Safety) of the Draft EIR. As noted in the discussion (page IV.K--1 of the Draft EIR), testing of three samples for metals at the landfill site found that the test results did not exceed California Code of Regulations (CCR)-established *Total Threshold Level Concentrations*, and that the concentrations did not vary significantly from background levels. The Placer County Environmental Health Department (the Local Enforcement Agency under contract to El Dorado County) conducts monthly inspections of the landfill, including gas detection. No gas has been detected at the surface of the site.

Impact PHS-1 and accompanying *Mitigation Measure PHS-1* address hazards from potential soil, groundwater, and air contamination at the abandoned landfill. The recommended mitigation measures (contact with appropriate agencies regarding landfill

closure; detailed environmental assessment; segregation of the landfill depending on the level of contamination identified; and clean-up) would reduce potential hazards to a less-than-significant level. Please refer to page IV.K--3 of the Draft EIR for more detailed discussion of this issue.

10.50 Comment noted. The currently proposed project (i.e., Valley View Specific Plan) indicates general locations of proposed development on the project site. *Impact SG-1* (Draft EIR, page IV.G--14) identifies portions of the proposed development areas where existing landslides and soil creep have the potential to pose hazards to future project occupants. *Mitigation Measure SG-1* would require the project applicant to conduct a detailed onsite geologic and geotechnical investigation prior to development. In response to this comment, this mitigation measure has been clarified to indicate that the investigation should take place prior to tentative subdivision map approval (see section IV herein, Revisions to the Draft EIR). This approach would ensure that landslide and soil creep hazards are identified and abated early in the design process for individual development areas on the project site. This mitigation approach is appropriate for this specific plan-level of environmental review.

10.51 As indicated on page III--29 of the Draft EIR, a grading plan has not yet been prepared for the project. Therefore, relative amounts of cut and fill necessary for project development (and areas where cut soils would be deposited) are not yet known. The approach recommended in *Mitigation Measure SG-3* would ensure that soils subject to erosion are identified early in the design process for individual development areas on the project site, and that erosion and sedimentation hazards are minimized. This mitigation approach is appropriate for this specific plan-level of environmental review. As indicated in *Mitigation Measure SG-3*, erosion control measures implemented during and after construction would be required to conform to National Pollution Discharge Elimination System (NPDES) storm drain standards and El Dorado County standards (including El Dorado County Department of Transportation erosion control specifications). These standards provide clear direction for enforcement of erosion control measures. The following are examples of standard conditions of tentative subdivision map approval that address enforcement of erosion control measures:

- All grading plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. No building permit shall be issued by the County until final grading plans and erosion control plans are approved by the Department of Transportation and the grading is completed.
- The timing of construction and method of revegetation shall be coordinated by the El Dorado County Resource Conservation District. If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the Soil

Conservation Service for review and recommendation to the Department of Transportation. The Department of Transportation shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.

10.52 *Impact SG-5* (Draft EIR, page IV.G--17) identifies the potential for trench wall instability in areas containing weaker soils as a potentially significant impact. *Mitigation SG-5* (Draft EIR, page IV.G--17) recommends compliance with Occupational Safety and Health Administration (OSHA) regulations and local ordinances, monitoring of shearing and high groundwater associated with the Bear Mountains fault, and other measures to reduce this hazard to a less-than-significant level. The need for heavy equipment and/or blasting during trench wall construction would be evaluated at the time that detailed plans for trench wall excavation are prepared. Use of heavy equipment and/or blasting would not be expected to produce significant environmental impacts beyond those already generally described for project construction (see *Impact AQ-1: Air Quality Impacts from Construction*, Draft EIR, page IV.I--8; and *Impact N-5: Construction Noise*, Draft EIR, page IV.J--19).

10.53 This reference item has been considered in preparation of the preceding responses to Comments 10.36 through 10.52. The reference item is on file at the El Dorado County Planning Department, 2850 Fairlane Court, Placerville.

10.54 The EIR scoping comments submitted by El Dorado County Taxpayers for Quality Growth[1], including comments related specifically to solid waste collection and disposal services, were carefully considered during preparation of the Draft EIR. The Draft EIR addresses issues raised by the scoping comments, as appropriate. Specific ongoing concerns of El Dorado County Taxpayers for Quality Growth are addressed in the responses that follow.

10.55 Comment noted. In response to this comment, the complete citation for Disposal Reduction Trends in the Unincorporated El Dorado County (El Dorado County Department of Environmental Management, October 1997) has been added to page IV.E--84 of the Draft EIR (see section IV herein, Revisions to the Draft EIR). This document is available for review at the El Dorado County Planning Department, 2850 Fairlane Court, Placerville.

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[1]"Scoping Comments on Valley View," submitted by El Dorado County Taxpayers for Quality Growth, dated received August 5, 1994; El Dorado County Taxpayers for Quality Growth, "Scoping Comments on Valley View Adoption of the Specific Plan," August 27, 1997; letter from Keith Johnson, El Dorado County Taxpayers for Quality Growth, to Janet Postlewait, Senior Planner, Planning Department, El Dorado County, re. "Valley View Specific Plan NOP Comment," September 3, 1997; and letter from Keith Johnson, El Dorado County Taxpayers for Quality Growth, to Janet Postlewait, Senior Planner, Planning Department, El Dorado County, re. "Valley View Specific Plan DEIR Scoping Comments - Traffic," September 9, 1997.

The Disposal Reduction Trends document provides the most complete and up-to-date information on recent trends in solid waste reduction. Without additional information regarding the commenter's contact with the "employee of the then county dump operator," it is not possible to explain why the reduction percentage for 1995 (33.91 percent) cited in the Disposal Reduction Trends document differs from the dump operator's estimate of "less than 10 percent." Generally, it can be stated that the diversion percentages were calculated by using what is known as the "adjustment methodology" developed by the California Integrated Waste Management Board (CIWMD). This methodology is required by statute and is the "primary" method for use by counties throughout California for calculating diversion percentages.[1]

The CIWMB adjustment methodology calculates diversion from a base year (for example 1990--the first year when the AB 939 law became effective). In other words, counties and cities in California are required to measure how much was diverted from a base year waste generation tonnage amount. AB 939 requires progress in reducing disposed waste from a reference year.[2]

Because diversion is measured "downstream" in a year like 1997, the legislature recognized that changes occur over years. The "adjustment methodology" factors in changes in population, employment, taxable sales transactions, and the consumer price index over time. Ratios are applied to waste generation so that these economic/ demographic factors are "zeroed out" from a jurisdiction's measurement of diversion. The CIWMB "adjustment methodology" formula was used to calculate the diversion percentages in the compilation. The diversion percentages correlate with the disposal tonnage. The disposal tonnage for 1995, 1996, and 1997 decreased slightly (from 71,186 tons in 1995 to 69,331 tons in 1996 to a projected 68,284 tons in 1997). Hence, the diversion percentages increased slightly from 1995 through 1997, namely from 33.9 percent to 37.78 percent, as might be expected. These percentages represent the entire County unincorporated area (i.e., west slope and east slope).[3]

10.56 As discussed on page IV.E--84 of the Draft EIR, the Materials Recovery Facility (MRF)/transfer station operated by Western El Dorado Recovery Systems, Inc. is currently handling an average daily volume that amounts to only 50 percent of the facility's capacity. At this stage, the MRF/transfer station is expected to have adequate capacity to handle anticipated volumes from the Valley View project. Future development in accordance with the Valley View Specific Plan would be required to comply with relevant El Dorado County General Plan objectives and policies related to solid waste. Concurrently, El Dorado County will continue to implement source

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[1]Memorandum from Jim Greco, California Waste Associates, to Jon Morgan, re. "Valley View Specific Plan: Methodology for Calculating Diversion %," October 5, 1998.

[2]Ibid.

[3]Ibid.

reduction programs as part of its Integrated Waste Management Plan. The County has accomplished solid waste reduction in accordance with state (AB 929) requirements for 1995, and has shown progressively higher reduction for the subsequent two years. The County Board of Supervisors has recently approved various improvements to the MRF/transfer station, as described on page IV.E--84 of the Draft EIR. Additional, more detailed analysis of County plans for attaining January 1, 2000 reduction goals is outside the scope of this EIR.

10.57 Please refer to the response to Comment 10.56 above.

10.58 Section IV.E.7 (Public Facilities and Services, "Solid Waste") of the Draft EIR contains the most complete and current background information on solid waste disposal and capacity that was available at the time that the Draft EIR was prepared. All three documents cited as references (Draft EIR on the El Dorado County General Plan Update, December 1994; Draft EIR on the Promontory Specific Plan, June 1997; and Missouri Flat Area MC&FP and Sundance Plaza and El Dorado Villages Shopping Center Projects DEIR, April 1998) were available for review at the El Dorado County Planning Department during the public review period on the Valley View Specific Plan Draft EIR. The alleged need for an amendment to Volume II, Background, of the County General Plan, if correct, would be outside the scope of this EIR on the proposed Valley View Specific Plan.

10.59 The commenter's statement that construction of the proposed project dwelling units would generate approximately 15 percent of the total annual trash now hauled to the Lockwood Landfill is misleading, because it implies that all 2,840 project dwelling units would be constructed within a single year. As stated on page III--33 of the Draft EIR, the project would be constructed over a nine- to 11-year building period. Disposal and/or recycling of construction waste would be the responsibility of construction contractors; at this stage in the project approval process, these contractors have not yet been identified, and specific procedures and locations for disposal and/or recycling of construction waste are not yet known. As noted on page IV.E--84 of the Draft EIR, the recently-approved MRF/transfer station improvements would include a three-acre sorting and storage area for demolition and construction materials. At this stage, it appears unlikely that construction waste disposal and/or recycling would be a significant problem. This issue could be examined in more detail through environmental review of subsequent approvals required for the project (see discussion on pages III--35 through III--37 of the Draft EIR), at which time more details regarding construction schedules and waste handling procedures would be known.

10.60 In its discussion of project solid waste impacts, the Draft EIR (page IV.E--85) states that *"additional waste would also be generated by the project commercial, R&D, park, and school uses."* In response to this comment, this statement has been expanded to indicate that proposed project commercial/office/R&D uses (representing a total of approximately 107,000 square feet of floor space) would generate approximately five cubic yards of waste per day, or approximately 1,860 cubic yards per year (see section

IV herein, Revisions to the Draft EIR). This estimate is based on a generation factor of 0.04759658 cubic yards per day per 1,000 square feet of commercial space.[1] The solid waste generation effects of project schools and parks would be relatively small and insignificant. This additional information does not alter the Draft EIR's conclusions regarding the significance of project impacts on solid waste services.

10.61 Household hazardous waste collected by the El Dorado Hills Fire Department is handled and stored in accordance with local, state, and federal regulations. Detailed description and analysis of these existing storage and disposal procedures is outside the scope of this EIR.

10.62 The potential for improper disposal of hazardous waste associated with the project would not meet the significance criteria identified on page IV.E--85 of the Draft EIR (i.e., conflict with applicable environmental plans, result in a need for new solid waste systems or substantial alterations to existing services, or breach published standards related to solid waste or litter control).

10.63 The County's contract with Placer County for LEA services went into effect on May 6, 1996. The LEA is responsible for ensuring that the County's solid waste facilities (only open and closed landfills and MRFs) are in compliance with the State Minimum Standards for Solid Waste Facility Handling and Disposal regulations--14 CCR, Division 7, Chapter 3).[2]

Conversely, the County Environmental Management Department is charged with enforcing the El Dorado County Solid Waste Ordinance No. 4319 (adopted February 8, 1994) which includes enforcement of local solid waste issues such as complaints of illegal littering, and improper solid waste handling by a property owner.[3]

Violations are identified by citizens complaints and by onsite inspections of hazardous waste generators. In fiscal year 1997/98, eight violations were identified by inspection and six were identified by citizens complaints. The County does not have the authority to levy sanctions for hazardous waste violations. Significant cases are referred to the District Attorney's Office, the California Department of Toxic Substances Control, the California Regional Water Quality Control Board or the Department of Fish and Game. Of the 14 hazardous water disposal violations identified in 1997/98, 11 have been

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[1]County of El Dorado, Missouri Flat Area MC&FP and Sundance Plaza and El Dorado Villages Shopping Center Projects DEIR, April 1998, page 4.15-7.

[2]Memorandum from Jon Morgan, County of El Dorado Environmental Management Department, to Janet Postlewait, re. "Valley View Specific Plan No. 10.63," October 7, 1998.

[3]Ibid.

corrected without penalty, two cases are being prosecuted by the District Attorney's office, and one is being handled by the Water Quality Control Board.[1]

If some type of cleanup or disposal is necessary and a perpetrator cannot be identified, the clean-up cost is most often borne by the County. Most cases of illegal disposal involve small quantities of common materials which are disposed of through the County household hazardous waste program. In other cases the costs may be borne by the property owner or by the State of California, which provides funds for cleanup costs associated with hazardous material emergencies.[2]

10.64 As indicated in the Draft EIR (pages IV.E--87 through IV.E--88), cumulative impacts on public services, of which project-related impacts are a part, were addressed in the *Public Services and Infrastructure* chapter of the County-certified El Dorado County General Plan Update EIR (EIR section V.4). That EIR identified policies that have been incorporated into the general plan that would reduce cumulative impacts on solid waste services to less-than-significant levels. Specifically, impacts associated with an increase in solid waste generation were found to be reduced to a less-than-significant level through inclusion of Policies 5.5.2.1 and 5.5.2.2 in the general plan (Findings of Fact of the Board of Supervisors of El Dorado County for the El Dorado County General Plan, January 23, 1996, revised January 26, 1996; pages 148-149). Impacts associated with increases in use, storage, manufacture, transport, and disposal of hazardous materials (including the potential for increases in illegal dumping) were considered less-than-significant, with no mitigation required (Findings of Fact, pages 149-150). Please refer to the El Dorado County General Plan Update EIR and the Findings of Fact document for more information.

10.65 This reference item has been considered in preparation of the preceding responses to Comments 10.53 through 10.64. The reference item is on file at the El Dorado County Planning Department, 2850 Fairlane Court, Placerville.

10.66 Baseline information (a measurement of present light levels at the project site) would be necessary only if the EIR-specified mitigation standard was to reduce the degree of light emission to some specified level relevant to the existing level (equal to, one half of, etc.). This is not the mitigation objective applied in the EIR. Rather, the EIR approach has been to acknowledged that the project site is designated for urban use in the current County General Plan--the majority of the site is currently designated *High Density Residential*; additional designations include *Multi-Family Residential, Research and Development*, and *Public Facilities*--and as a result, urban lighting levels must be anticipated for normal human activity and safety purposes. Measures are nevertheless

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[1]Ibid.

[2]Ibid.

warranted to achieve "elimination of high intensity lighting and glare consistent with prudent safety practices" (General Plan Goal 2.8).

10.67 The mitigations are appropriately worded. In neither case is the term *top* shielding appropriate. For mitigation V-6(a)2, the shielding would obviously be placed between the light source and the viewer (i.e., this meaning would be obvious to design review personnel) and would probably not involve top shielding. For mitigation V-6(b)3, the term "shielded down-lighting" pertains to parking lot lighting and its meaning would also be obvious to County design review personnel.

10.68 Achievement of "utter darkness" at these illuminated locations in a General Plan-designated urban area is not a reasonable expectation, and is not the mitigation objective of the EIR. It is not necessary to achieve utter darkness to reduce the identified light and glare impacts associated with community parks, schools, playing fields, commercial areas, residential areas, and roadways in El Dorado County designated urban areas to less-than-significant levels, as explained above in response to comment 10.66--i.e., it is not necessary to achieve utter darkness in order to achieve "elimination of high intensity lighting and glare consistent with prudent safety practices" (General Plan Goal 2.8).

10.69 A bollard light fixture is a fixture mounted atop a post of metal or wood.

10.70 The comment pertains to the Draft EIR language under Mitigation V-6 on DEIR page IV.B--73: "... where the fixture may be exposed to a surrounding vantage point." The intent of the wording here is to protect surrounding public vantage points from direct light and glare from exterior high intensity lighting. In instances where unshielded exterior high intensity lighting is necessary for safety and/or operational purposes, such as a partially or fully enclosed commercial loading area or an enclosed alley, and would not result in an adverse impact on a surrounding public vantage point, shielding would not be necessary. To clarify the intent of the mitigation language cited by the commenter, the expression "surrounding vantage point" on DEIR page IV.B--32 has been changed to read (revised language underlined): "surrounding <u>public</u> vantage point" (see section IV herein, Revisions to the Draft EIR).

10.71 Comment acknowledged. In response to this comment, the language under Impact V-7 and Mitigation V-7 has been changed to read (revised language underlined): (under impact on DEIR page IV.B--33)--"Use of <u>intensive</u> neon, internally-lit <u>plastic, blinking,</u> brightly-colored..."; (under mitigation on DEIR page IV.B--35): "<u>Although small-scale, wall-mounted neon script may be appropriate, use of large-scale, high-intensity, or blinking neon signage on exposed exterior wall surfaces shall be prohibited</u>. Signs shall <u>otherwise</u> be externally illuminated."

10.72 Effective nighttime lighting in appropriate public use areas (streets, parking areas, pedestrian paths, parks, plazas, etc.) is generally accepted and advocated as a standard by law enforcement agencies to facilitate patrolling (surveillance), and is

generally accepted and advocated by transportation planners and engineers as a standard for safety purposes. It would be beyond the scope of this specific plan EIR to re-evaluate the justification for such generally accepted municipal design standards.

10.73 References are provided regarding published discussions of lighting. No response is necessary.

EL DORADO COUNTY TAXPAYERS FOR

Quality Growth



11

August 17, 1998

98 AUG 17 PM 4:58
RECEIVED
PLANNING DEPARTMENT

El Dorado Planning Department
2850 Fairlane Court
Placerville, Ca. 95667

Subject: Valley View Draft EIR

The following comments are to be included with other Quality Growth comments.

We understand this developer has been involved in the development process in this County for a long time. We understand this project area has been involved in El Dorado Hill Sphere of Influence updates as well as included as an area targeted for growth in the previous General Plan for growth in this community region. He has also been involved in planning infrastructure improvements (such as AD3). This, to our understanding was on the books, so to speak, even before projects like; Carson Creek and Marble Valley. He also did not push his project forward during the General Plan Process like: Bass Lake Specific Plan and Cinnabar. Please provide a history of his involvement in the process in the final EIR. What does the County do to protect responsible developers who try to comply with the process and were first in line so to speak? How will this project fit in the picture so to speak, if El Dorado County does not get enough water to accommodate all the planned development in the General Plan? 11.01

STATEMENT OF OVERRIDING CONSIDERATIONS

The General Plan Statement of Overriding Consideration was written as follows: The Final General Plan may increase population to the extent that the County will be unable to meet ELEMENT standards for County Citizens. To the extent this impact occurs, the County finds that the social and economic benefits of increased population and new development, including the provision of diverse housing stock and broader employment opportunities for County citizens, outweigh whatever the ELEMENT was tied to. 11.02

The Findings of Fact were developed late in the process of General Plan Adoption without any coordination from the affected agencies. The Finding was written to support General

Plan Objective 5 which states: To oversupply residential and non-residential land use designations in order to provide market and landowner flexibility to more feasibly accommodate the market.

What are the social and economic benefits for the County that justifies a Finding of Fact with this Statement of Overriding Considerations? What analysis is the basis for this statement? Did the County include the proper agencies in this analysis process? Please provide this information in the FEIR.

11.02

JAN McKinsey

WATER SUPPLY ADDENDUM

Is El Dorado County's water rights application with the State Water Resources Control Board for the 17,000 acre feet still valid? This application was based on an Environmental Impact Report/EIR which has been challenged since about 1991. We are requesting a response from the State on this question.

A recent El Dorado County Superior Court ruling by Judge Winslow Christian was in favor of League to Save Sierra Lakes and other groups including Amador and Alpine counties and the state Department of Fish and Game It was determined the EIR was inadequate. El Dorado County wants the 17,000 acre feet for consumptive use to meet the demands of new development while Amador and Alpine need the water to sustain their economic viability which is based on tourism. (See Attachment 1, Sacramento Bee article dated July 30, 1997). 11.03

What impact will this decision have on the processing of: 1) this specific plan ? 2) other specific plans that have been or are being processed? 3) other county projects? or 4) the implementation of the General Plan?

Does this invalidate the General Plan since it was based on the assumption of the availability of the additional 17,000 ac ft? At a minimum, wouldn't this project be inconsistent with: *General Plan Policy 5.2.1.4 Rezoning and subdivision approvals in Community Regions or other areas dependent on public water supply shall be subject to the availability of a permanent and reliable water supply*?

Another recent court ruling on "Diablo Grande" basically held specific plans, new development approvals, etc. must be reliant on an adequate water supply based on an EIR (incorporated by reference due to length). 11.04

Another example of a ruling is from Court Case No. C93-00235 East Bay Municipal Utility District v. Contra Costa County which states: *The Court Finds that the General Plan requires that an adequate source of water quantity and quality be determined at the "project approval" stage, and "project approval stage means when the General Plan Amendment or the Specific Plan are approved".* It goes on to say; *"The Court Finds that the Respondents' approval of the General Plan Amendment and approval of the Specific Plan, "without assurance of an adequate water source", rendered the General Plan internally inconsistent. The Court orders that Respondents' approval of the General Plan Amendment and their approval of the Specific Plan be set aside.* (See Attachment 2: last 2 pages of court case). 11.05

Would expansion or annexation of new lands into EID District Boundaries be in conflict with Government Code Section 56377 (See Attachment 3)? This section is intended to be for planned, orderly, and efficient development of an area. This section effectively states that: *"Development of the existing jurisdiction of a Local Agency* 11.06

should be encouraged before any proposal which would allow for or lead to the development of existing open-space." (Note: Plain language; Keep it inside EID District Boundaries.)

The San Jose City Council recently approved an urban growth boundary (See Attachment 4, San Jose Mercury New dated November 15, 1996). Planners would be draw the boundary based on the general parameters of the city's sewer and water service. What is El Dorado County doing to: 1) identify an Urban Growth Boundary? or 2) comply with Government Code Section 56377? 11.06

In 1996, EID revised their Policy Statement No. 23 - Annexation of Lands to the Irrigation District. The revision stated: *"However, annexation of land to the District does not guarantee that water and/or sewer service will be available when service is requested."* (See Attachment 5). How does the County intend to resolve the conflict with the EID Policy and that of the General Plan Policy 5.2.1.4 which says project approval shall be subject to the availability of a permanent and reliable water supply?

At a minimum the following questions should be answered prior to any decision to annex additional lands in the EID District Boundaries and before consideration of any project approvals:

- 1. How many already undeveloped/unserved approved and tentatively approved parcels exist with the EID District Boundaries?
- 2. What is this Demand number and has it exceeded the existing Supply?
- 3. Under the General Plan Scenario which will allow for up-zoning to higher densities of a great amount of additional land within the EID Boundaries, how many more parcels will potentially be created requiring EID Service? 11.07
- 4. When the numbers from the above questions 1 & 3 are added together, what is the total number of water meters and additional acre feet of water required to serve just parcels with the EID District Boundaries?
- 5. What are the long term impacts to existing customers for additional infrastructure and operation/ maintenance cost if EID District Boundaries are expanded? Will this create a Negative Impact for existing customers?

NOTE: The threshold of Significance is flawed unless it is tied to the Demand of the number of already approved and tentatively approved parcels and the amount of Supply or water available to serve those numbers. These questions must be answered; and, This information must be present in bottom lines numbers that are easily understood by the public. Do not refer to the General Plan, other EIR information, Water Supply and Demand Reports or charts that have so much information that bottom lines numbers are obscure.

What type of overall Facility Improvement Program for water/sewer is being planned/developed for this area/region? During the time of the El Dorado Hills/Salmon Falls Area Plan, AD3 was to serve a majority of the area (but not this area) with plans and talks of AD5 to address expansion beyond the service area of AD3. Assessment District 3 was formed based on currently "Secured" water rights from Folsom Lake in the amount of apx. 6,500 ac ft to encompass 4,400 acres and apx. 7,200 dwelling units in the El Dorado Hills area plan. At the time the Area Plan stated; *"Additional water supplies will need to be 'secured' form Folsom Lake or other sources to grow above the projected ten year growth level.*

At the time AD5 was not as far along in the planning stage and would possible be the district involved in the eastern portions of the Plan area between Bass Lake Road and Cameron Park. It was noted the main system and service with regards to water and sewer areas would need infrastructure improvements. EID letter dated March 21, 1996 also address some of these issues that must be address in the document. (See Attachment 6). ---We have yet to get the additional "secured" water rights to address how much area and equivalent dwelling units it will accommodate. (See Attachments 7 on AD3 from the El Dorado Hills/Salmon Falls Area Plan - 1983/84). 11.08

MITIGATION should include the formation of AD5 (now known as AD12 / in more detail and discussion in the EIR) or some other similar expansion/upgrade process to address any addition new secured water right the County may obtain - but until that happens this project is premature. If additional new secured water rights result in more water being pumped from Folsom with additional pumping costs then the MITIGATION should include provisions that new development which will benefit from these new water rights will pay for all of the expense relating to the new water including pumping.

MITIGATION should also include: "No EID Annexation Approval shall occur until new water rights are secured and any legal challenge has been resolved; and funds from that assessment district are sufficiently available to move forward on infrastructure placement and expansion/upgrade."

Note: See Attached Sacramento Bee articles dtd Nov 5 & 7, 1996. The U.S. Bureau of Reclamation also claim the own the 17,000 acft. Adequately address this in the EIR. 11.09

Judge rules El Dorado's try to tap 3 lakes is unjustified

By Nancy Vogel
Bee Staff Writer

July 30, 97

El Dorado County's effort to take water from three popular Sierra lakes has stalled in court.

An El Dorado County Superior Court judge ruled Friday that the water agency seeking to take water from Silver, Caples and Aloha lakes didn't do a good enough job analyzing the environmental impacts of such a diversion and failed to consider alternatives – such as water conservation.

The decision, by Judge Winslow Christian, "completely vindicated our position," said Stephan Volker, an attorney for the Earthjustice Legal Defense Fund, formerly known as the Sierra Club Legal Defense Fund.

Volker represented more than a dozen environmental groups in the suit against the El Dorado County Water Agency.

Amador and Alpine counties and the state Department of Fish and Game also joined in the suit against El Dorado County.

"What we don't want is them having their hands on the valve so they could take the water on demand," said Norm Rupp, chairman of the League to Save Sierra Lakes.

His group has fought El Dorado County over the lakes since 1991, fearing that the county will drop the water level of the lakes and disrupt the thousands of hikers, boaters, fishermen and swimmers who visit them each year.

El Dorado County Water Agency seeks rights to 17,000 acre-feet of water – enough to supply more than 60,000 people a year – after it has flowed through the three mountain lakes.

Caples and Silver lakes are along Highway 88 near Kirkwood, while Lake Aloha is north of Highway 50.

All three lakes drain to the south fork of the American River. Pacific Gas and Electric Co. has rights to use the water to generate power, but El Dorado County wants the right to consume the water.

The county agency says it would draw the water after it pooled behind Folsom Dam, then pump it to homes in El Dorado Hills.

"We're of course disappointed in the decision," said Merv de Haas, general manager of the El Dorado County Water Agency.

"We think (the judge) should have given us some direction on the inadequacy of the environmental documents. I believe he didn't understand exactly what the project was about. We feel we did include consideration of impacts."

An appeal of the court decision is "high on the list" of options the agency will consider now, he said. Another option is starting all over on the environmental documents.

There's no immediate panic for the water in El Dorado County, de Haas said, but the additional 17,000 acre-feet is needed to serve the thousands more residents expected by 2030.

According to Volker, the court decision undermines the hard-fought progress the El Dorado County Water Agency has made in getting the water.

In October 1996, after several days of hearings, the State Water Resources Control Board granted El Dorado County rights to the 17,000 acre-feet.

But the board's decision was based on the same environmental document that the judge declared flawed.

Jerry Johns, the board's assistant division chief for water rights, said the board hasn't had time to figure out how the ruling may affect El Dorado County's water rights.

Atch 1

Atch 1

6

Specific Plan. Referring to page 13 of this ruling, the Court reiterates here the evidence Petitioner has previously disclosed in the administrative record: "Petitioner points out that Respondents, have for previous proposals, interpreted this portion of the General Plan as requiring assurance of water upon a change in the land use designation, and that Respondents' present interpretation contradicts its earlier interpretation. Petitioner calls the Court's attention to AR 7: 1584, AR: 18: 4597, AR 1: 124, AR 1: 175, AR 2: 367, and AR 25: 6741 as other examples tending to show that Respondents have characterized project approvals to include approval of a general plan amendment or specific plan." The significance of these apparent inconsistencies is commented upon in Henning v. Industrial Welfare Commission (1988) 46 Cal.3d 1262, 1278 which holds that the court should find that Respondents' present interpretation is not entitled to significant deference. This Court finds that the General Plan requires that an adequate source of water quantity and quality be determined at the "project approval" stage, and "project approval" stage means when either the General Plan Amendment or the Specific Plan are approved.

As previously discussed, there is virtually uncontroverted evidence in the administrative record disclosing no assurance of adequate water source for this project. Despite the General Plans' mandate that assurance of adequate quantity and quality of water be established before a change in land use or other project approval, Respondents approved the General Plan Amendment and the Specific Plan omitting any assurance of adequate water source. This omission contravened the General Plan and created the internal inconsistency which Petitioner have accused Respondents of committing when Respondents approved the General Plan Amendment and the Specific Plan.

The Court finds that the Respondents' approval of the General Plan Amendment and approval of the Specific Plan, without assurance of an adequate water source, rendered the General Plan internally inconsistent. The Court orders that Respondents' approval of the General Plan Amendment and their approval of the Specific Plan be set aside.

(Atch 2)

A conspectus of this Court's findings and rulings on the issues presented before it is summarized as follows:

1. The administrative record lacks substantial evidence supporting Respondents' decision to use a tiered EIR for the purpose of deferring the issue of available water to a subsequent EIR. For this reason its approval of the EIR is set aside.

2 The administrative record lacks substantial evidence supporting a finding that the EIR contains a sufficient analysis concerning an adequate supply of water for the Dougherty Valley Project. For this reason Respondents' approval of the EIR is set aside.

3. The Court finds that the Respondents' approval of the General Plan Amendment and approval of the Specific Plan, without assurance of an adequate water source, rendered the General Plan internally inconsistent. For this reason the Court orders that Respondents' approval of the General Plan Amendment and their approval of the Specific Plan be set aside.

4. All other issues presented to the Court by Petitioners requesting a writ of mandate, with the exception of paragraphs 1, 2, and 3 above, are denied.

Dated: May 25, 1994

David L. Allen

Judge of The Superior Court (Assigned)

In the case of any annexation proposal for which a certificate of completion was not recorded prior to January 1, 1985, a condition imposed thereon which does not comply with the requirements of this section is null and void and shall not affect the validity of, or terminate the annexation proceedings.

(Added by Stats.1985, c. 541, § 3, eff. Sept. 9, 1985, operative Jan. 1, 1986.)

Historical and Statutory Notes

Derivation: Former § 54790.5, added by Stats.1984, c. 1515, § 2.

Former § 35150.3 added by Stats.1981, c. 1515, § 1.

§ 56376.5. Imposition of conditions on local agencies

(a) The commission shall not impose any condition on an annexing local agency with respect to the standards or frequency of maintenance of any existing street or road within the annexed territory.

(b) The commission shall not impose a condition which requires a local agency to improve an existing public facility which is not owned by the agency.

(c) This section shall not be construed as authorizing a commission to impose any conditions which it is not otherwise authorized to impose.

(Added by Stats.1985, c. 1599, § 6.)

Historical and Statutory Notes

1985 Legislation

Section 31 of Stats.1985, c. 1599, provided:

"Section 6 of this act shall become operative only if Assembly Bill 2129 of the 1985–86 Regular Session [Stats. 1985, c. 793] of the Legislature is enacted and becomes effective on or before January 1, 1986. In that case Section 6 of this act shall become operative on January 1, 1986, and Section 54790.6 of the Government Code, as added by Section 2 of the Assembly Bill 2129 shall not become operative."

§ 56377. Conversion of open-space lands to other uses; policies and priorities

In reviewing and approving or disapproving proposals which could reasonably be expected to induce, facilitate, or lead to the conversion of existing open-space lands to uses other than open-space uses, the commission shall consider all of the following policies and priorities:

(a) Development or use of land for other than open-space uses shall be guided away from existing prime agricultural lands in open-space use toward areas containing nonprime agricultural lands, unless that action would not promote the planned, orderly, efficient development of an area.

(b) Development of existing vacant or nonprime agricultural lands for urban uses within the existing jurisdiction of a local agency or within the sphere of influence of a local agency should be encouraged before any proposal is approved which would allow for or lead to the development of existing open-space lands for non-open-space uses which are outside of the existing jurisdiction of the local agency or outside of the existing sphere of influence of the local agency.

(Added by Stats.1985, c. 541, § 3, eff. Sept. 9, 1985, operative Jan. 1, 1986.)

Historical and Statutory Notes

Derivation: Former § 54790.2, added by Stats.1974, c. 531, p. 1221, § 4.

Cross References

Commission proceedings for changes of organization or reorganization, review of proposal, factors considered, see Government Code § 56841.

§ 56377.5. Renumbered § 56375.5 and amended by Stats.1987, c. 1327, § 5

§ 56378. Additional powers; studies of existing governmental agencies; financial assistance and grants-in-aid

In addition to its other powers, the commission shall initiate and make studies of existing governmental agencies. Those studies shall include, but shall not be limited to, inventorying those agencies and determining their maximum service area and service capacities. In conducting those studies, the commission may ask for land use information, studies, and plans of cities, counties, districts, including

Attachment 3

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Mercury News Staff Report

The San Jose City Cou
Thursday unanimously ap
an urban growth bound
protect hillsides, rural are
some portions of the Al
and Coyote valleys from de
ment.

"This is a historic eveni
the city of San Jose
really for future generat
Mayor Susan Hammer said
calling for the vote on t
called "green line" initiativ

Under the plan, a long-ter
ban growth boundary wi
drawn and included in the
general plan. Planners pro
will draw the boundary bas
the general parameters of
city's sewer and water servi

The council's action is pa
an overall scheme in conjunc
with Santa Clara County offi
to curb urban sprawl. The b
of supervisors is schedule
adopt the same urban bounc
plan at its Tuesday meeting.

In approving the plan, t
council members left open the
portunity for affected prope
owners who seek minor modif
tions to meet with city officia

Besides saving the city's sce
views, the green line initiativ
residual effect would be to c
centrate public and private i
vestment in the downtown ar
supporters say.

EL DORADO IRRIGATION DISTRICT

4A(1)(

5/13/9

oval not required ☐ Agenda Item Summary

.ect approval required ☐

Date Prepared: May 1, 1996

rd meeting date: May 13, 1996

Agenda Title: Consent Calendar/Administration

icant, Address, Phone Number:

Prepared/Approved By: Jeraldine

Department Head's Approval:

Manager's Approval: Wm. Robert Alcott

Subject: Revision to Policy Statement No. 23 - Annexation of Lands to the Irrigation District

round Information - (include parcel number, acreage, and other pertinent data)

t counsel is recommending that Policy Statement No. 23 be revised. He recommends that sentence be o the policy that says; "However, annexation of land to the District does not guarantee that water and/or service will be available when service is requested."

r's Recommendation: Adopt revised Policy No. 23 with the additional verbiage.

ent to Board: Revised Policy Statement No. 23 and April 3, 1996, letter from Noble Sprunger.

ion:

Attachment 5

11

El Dorado Irrigation District

MEMORANDUM **DRAFT**

TO: Rob Alcott EM0396-043
FROM: Sharon Fraser
VIA: David Powell
DATE: March 21, 1996
SUBJECT: 1996 System Firm Yield

The analysis of the system firm yield for 1996 has been completed using the Abraham Model. As the attached table indicates, the modeling parameters have not changed since last year with the following exception. The hydrologic record has been updated through the 1995 water year, which includes October 1994 through September 1995.

The results of the computer modeling confirm the system firm yield to be 41,700 acre feet, which is unchanged from the 1995 update. As previously outlined in the 1995 Firm Yield memo dated May 3, 1995, the following improvements would be necessary in order to meet the maximum day demands for this firm yield. The El Dorado Hills water treatment plant must be expanded to 20 MGD; the Reservoir A water treatment plant must be upgraded and expanded; and the Oakridge pump station must be expanded or some other source for pumping into Cameron Park will be required.

If you have any questions or need additional information please contact me at extension 4112.

Sharon Fraser
Sharon Fraser

SF:alm

Attachment

Attachment 6

The El Dorado Hills Salmon Falls Area Plan

el dorado county
planning department

Attachments 7

13

C. Public Services (cont.)

Fire Protection (cont.)

The California Department of Forestry (CDF) is responsible for wildland fire protection in the Plan Area. Most of the Plan Area is rated as "high" or "extreme" fire hazard. (See Fire Hazard Zoning map, on file with the Planning Department or CDF office). These ratings are based upon fuel loading, topography and fire weather.

In order to minimize the hazards of locating residences and commercial structures in extreme fire hazard areas, fire safety measures should be incorporated into the project design. These fire safety measures will allow CDF the opportunity to continue to provide an acceptable level of wildland fire protection.

Law Enforcement/Police Protection

The El Dorado County Sheriff's office provides 24 hour-a-day police and emergency patrol to the Plan Area. One patrol officer is normally on beat except during the night hours of 10 p.m. until 3 a.m. The patrol area includes a portion roughly from the Salmon Falls Bridge to Latrobe and easterly plan areas. Response times vary depending upon the nature of the call. Emergency calls take 3 to 8 minutes for an officer to respond, while general calls can take much longer, possibly two hours depending on the work load.

The California Highway Patrol is primarily responsible for State and Federal highways, specifically US 50. The CHP responds to accident reports on County roads and emergencies and will act as a back-up to Sheriff's deputies and other local agencies.

Water and Sewer Service

Public water and sewer service is provided to approximately 65% of the Plan Area by the El Dorado Irrigation District. The District boundaries are indicated on Exhibit 6, Public Services map. All areas not within the District boundary are within its adopted sphere of influence. Water and sewer are not currently provided to the entire district boundary and is limited by two factors: the existing system is reaching capacity and water sources from Folsom Lake and Jenkinson Lake are limited. The problems have created moratoriums during the past years due to sewage overflows at several pump stations, and limited water availability.

Major water and sewer lines are located along the El Dorado Hills Boulevard corridor and directly south of US Highway 50. A major water trunk line is located between Cameron Park and El Dorado Hills Boulevard, the Bass Lake Intertie. A minor water system called Monte Vista 1 and 2 serve areas along Salmon Falls Road and water service is provided to the Mormon Island area. Sewage is treated at the El Dorado Hills Wastewater Treatment Plant located south of US Highway 50, on Latrobe Road. Sewer

C. Public Services (cont.)

lines run generally south from the northern villages where pumping delivers the wastewater to lines that feed into the treatment plant. The plant has an average design flow of 3.0 million gallons per day with a peak design flow of 5.4 million gallons per day. As mentioned above, large portions of the Plan Area do not have water and sewer service currently available, however, the system has been studied as part of the EID Water and Wastewater Plan. The master plan outlines general requirements for expansion of the system into undeveloped areas. Eventual water needs and sewer system design requirements are described, as well as an implementation schedule and general cost estimate.

One factor that is currently limiting growth in the area is the allocation of 6,550 acre feet annually from Folsom Lake. Other major projects such as the Auburn Dam or South Fork of the American River (SOFAR) may make available additional water sources. The current allocation of 6,550 acre/feet should support a population of approximately 29,300 within the El Dorado Hills service area. The 6,550 acre/feet should supply the water needs during the time frame of the Plan. Additional water supplies will need to be secured from Folsom Lake or other sources to grow above the projected ten year growth level.

EID Assessment District #3 and #5

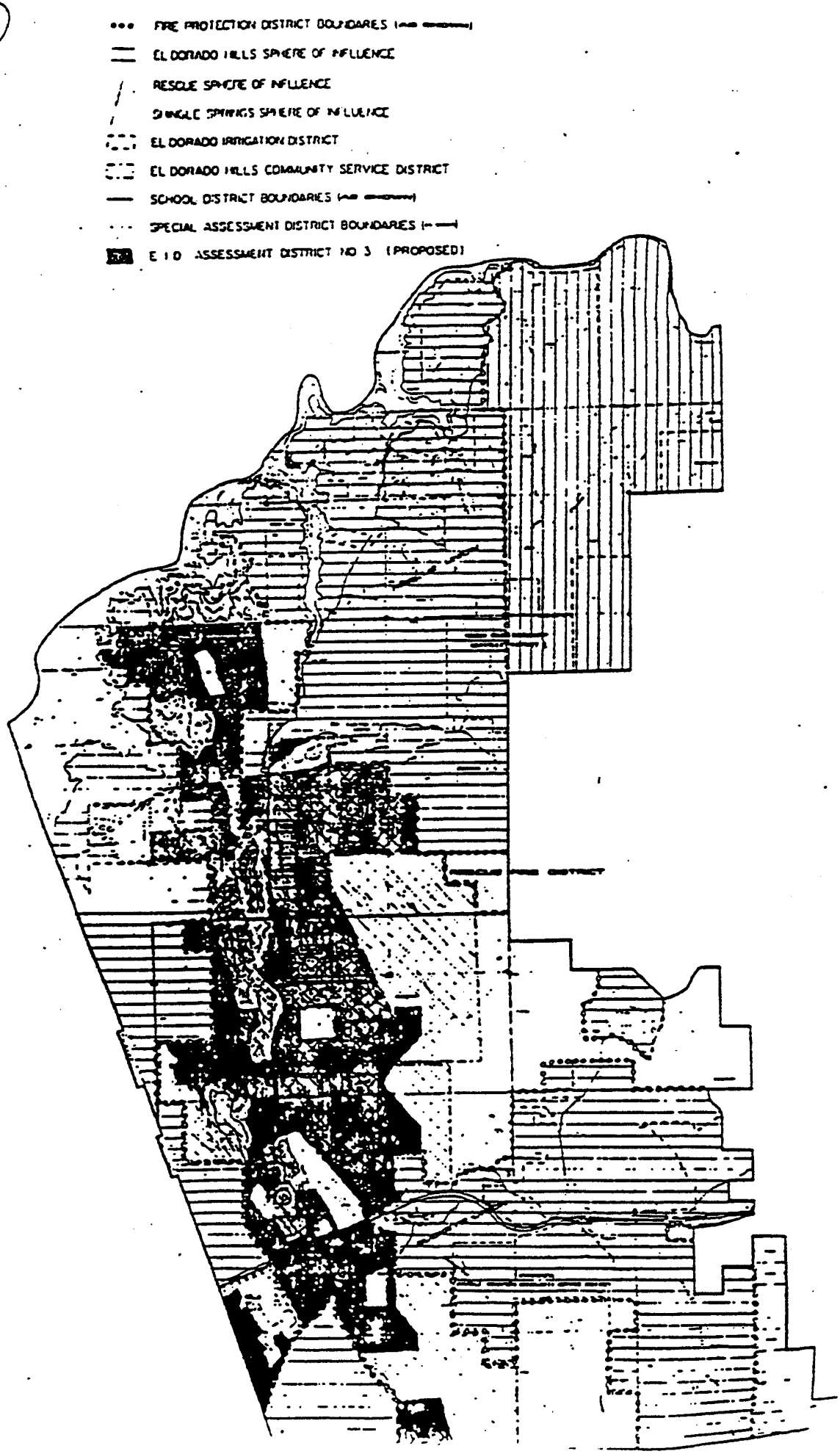
EID is currently studying the formulation of two assessment districts. The District's AD No.3 and AD No. 5 are proposed to alleviate deficiency in the existing El Dorado Hills system and expand capacity to handle the 6,550 acre/feet of water allocation and serve eastern areas of the Plan Area.

The proposed boundary of AD No. 3 is shown on Exhibit 6, Public Services map. These properties are expected to have public water and sewer service within the time frame of this Plan if AD No. 3 is implemented. Without such a measure, it is unlikely that urban levels of growth could occur in the Plan Area.

AD No. 3 is to encompass 4,400 acres at this time and could serve approximately 7,200 dwelling units and equivalent users. Previously developed subdivisions provided with public water and/or sewer are not to be included in the district. Commercial, industrial and public facilities such as schools have been assigned water use factors equivalent to dwelling units and are included in the 7,200 dwelling unit figure.

AD No. 5 is not as far along in the planning stage as AD No. 3. The district is expected to cover primarily the Cameron Park watershed. The intent of the district is to expand service from the Diamond Springs main system and service with water and sewer areas needing infrastructure improvements. The eastern portions of the Plan Area between Bass Lake Road and Cameron Park will possibly be involved in the district. A preliminary study is expected to be complete early in 1983.

9.1


FIRE PROTECTION DISTRICT BOUNDARIES
EL DORADO HILLS SPHERE OF INFLUENCE
RESCUE SPHERE OF INFLUENCE
SHINGLE SPRINGS SPHERE OF INFLUENCE
EL DORADO IRRIGATION DISTRICT
EL DORADO HILLS COMMUNITY SERVICE DISTRICT
SCHOOL DISTRICT BOUNDARIES
SPECIAL ASSESSMENT DISTRICT BOUNDARIES
E I D ASSESSMENT DISTRICT NO 3 (PROPOSED)

El Dorado water plan has a leak

State said yes, but U.S. says no

By Patrick Hoge
Bee Staff Writer

Nov 5, 1996

El Dorado County is just like the rest of California: lots of people, not enough water.

The county's two main water purveyors thought that situation had been eased last month when the State Water Resources Control Board gave them use of 17,000 acre-feet of water that feeds the south fork of the American River.

But the federal Bureau of Reclamation now says it owns the water – enough for 17,000 households – and El Dorado County can't have it.

"We're very serious about it," said Tom Aiken, the bureau's Central Valley area manager. "They should be fairly clear about us opposing it from the get-go."

The dispute reflects the increasing strains on a limited watershed that is being called upon to serve a rapidly expanding population, and it has enormous implications for Sierra foothill development near Sacramento and for fish in the lower American River.

The dispute also highlights concerns about water

Please see WATER, page A8

...on river, Interior official say...

Continued from page A1

supplies that have featured so prominently in the debate about a growth-limiting measure on today's ballot in El Dorado County.

The bureau is just one of many organizations that for various reasons opposed the applications by the El Dorado County Water Agency and El Dorado Irrigation District to take water released from storage in Aloha, Caples, Echo and Silver lakes. The agencies have been working since about 1989 to get the water.

Other groups had filed or were expected to file petitions for reconsideration, a state water board spokesman said. Those groups were as diverse as the Sierra Club and the Westlands Water District. The state water board has 30 days in which to respond to petitions.

One major issue is whether El Dorado County would have to restrict its consumption when the Bureau of Reclamation was releasing water from the upper lakes to maintain water standards in the Delta.

Otherwise, the bureau might be forced to release extra water to compensate for that taken by El Dorado County, said James Turner, assistant regional solicitor for the Department of the Interior and the bureau's attorney.

"We already have an existing senior water right, an assigned license, which (the state) totally ignored," Turner said.

Officials at the El Dorado County Water Agency and El Dorado Irrigation District said they had not had time to study Turner's petition yet and thus could not comment.

"I feel pretty confident we'll work through this," said Mary de-

> 66
>
> The bottom line is that we have a lot of salmon and steelhead that use that river.
>
> 99
>
> Jim Jones
> Save the American River Association

State and local officials wondered why the bureau did not make its latest argument during public hearings, at which the bureau did object to the diversions. Nobody knows, however, whether that omission could affect those rights.

"These are important points that need to be addressed," said Jerry Johns, assistant chief for the state water board's division of water rights.

Jim Jones of the Save the American River Association said he was disappointed in the El Dorado County agencies because they went to the state independently.

Both agencies have been participating in the Sacramento Area Water Forum, a diverse group working since 1993 to craft a plan to meet coming demands for water in Sacramento, Placer and El Dorado counties.

If El Dorado County does not abide by standards meant to protect water critical to migrating fish in the lower American River and the Delta, why should other ... extensive unused water ... Jones asked.

"The bottom line is that we have a lot of salmon and steelhead that use that river, and the demands on the river are going to be increasing dramatically in the future," Jones said, noting that federal officials are considering listing steelhead as endangered.

"If we don't figure out how to meet those demands while protecting the river, we can kiss those salmon and steelhead goodbye."

Turner's legal arguments also add confusion to the argument over El Dorado County's Measure K on today's ballot.

Proponents and opponents of the measure, which would require reserving water for undeveloped parcels with development rights, have argued over whether the measure could force the county to give up the 17,000 acre-feet of water at some future date.

Cindy Mills, campaign coordinator against Measure K, described the bureau's petition for reconsideration as routine.

"This is just an administrative process that they have decided to use at the last minute," she said. If anything, it highlights the tenuous nature of the supply, she said.

But Janis Mathews, campaign chairwoman in favor of the initiative, said that if the county does not even have the right to that water, then the county's problems are even worse than many imagine.

County water agencies have enough water for only 8,000 more houses, but there are 32,000 parcels approved for development, she said.

"If we lose that 17,000 acre-feet

Water rights argued

Bureau claim a shock to panel

BY CATHERINE BRIDGE
Neighbors staff writer

NOV 7, 96

El Dorado County officials are trying to put the best face on a claim by the U.S. Bureau of Reclamation that clearly stunned and surprised them.

On Friday federal officials asked the state Water Resources Control Board to set aside its Oct. 2 decision granting the county an additional 17,000 acre-feet of water.

The bureau claimed that the government has, since 1958, owned the license entitling it to water released from storage from Pacific Gas & Electric Company's Aloha, Caples, Echo and Silver lakes for use at the Folsom and Nimbus power plants.

The El Dorado Irrigation District plans to release the 17,000 acre-feet from the source lakes it is purchasing from PG&E, run it down the American River to generate power at its newly refurbished El Dorado Power Plant, then draw it from Folsom Lake to treat it for consumption and sale to customers in the rapidly growing west end of El Dorado County.

"We had no expectation that all our opponents would magically disappear," said Tom Cumpston, deputy county counsel, "but the bureau's point was a surprise that, as far as I know, was never raised

SEE WATER, PAGE 7

[redacted] has not been explored before," he said, adding that he wanted, however, to reassure the public that "this is just another step in the process we will ultimately be able to work out."

The bureau claims that when it inundated the old PG&E power plant in Folsom in the early 1950s, it purchased adjoining land from PG&E for the purposes of constructing the new Folsom reservoir, dam and power plant through a condemnation action. In 1958, PG&E accepted $1.37 million for the land "together with all water rights."

Through that condemnation action, said James Turner, the assistant regional solicitor who wrote the bureau's protest petition, the government acquired the license entitling it to water released from the source lakes for its own power generation, and former cites PG&E documents from 1959 confirming that settlement.

Further, he cites a federal water rights application filed a week before the state's in July 1927 that secures the federal agency's right to use its license, "absent the enactment of federal legislation."

"I don't know why this claim would have surprised the applicants," Turner said, "It's not something we're pulling out of our sleeves."

The bureau presented this prior claim during original hearings before the state board held in 91, he said, but when the hear[redacted] agreed [redacted] all [redacted] said [redacted] first time.

Hence, he said, "the board's decision came as a shock to us, (indicating) that it had completely ignored our prior claim."

'I don't know why this claim would have surprised the applicants. It's not something we're pulling out of our sleeves.'

— JAMES TURNER
U.S. Bureau of Reclamation

County officials expressed skepticism that the claim was true, and said they will argue that consumptive use should take priority over other uses, as established in California water law.

"If it's accurate," said Cumpston, "it seems highly unlikely that water needed consumptively will be defeated because of a need for power generation. We could always pay the bureau for power foregone."

Meanwhile, a number of other protestors have filed petitions seeking to modify or overturn the board's decision.

Among them are the Sierra Club Legal Defense Fund, the Westlands Water District in the Fresno area and the State Water Contractors, an organization of 27 [redacted] State Water Project.

They and the bureau want the state's water board to impose "Term 91" on El Dorado County, a measure ensuring that water releases meant to keep the Delta healthy "can't be grabbed by a junior (or lesser) right-holder on the way to the Delta," Cumpston said.

Since water for the health of the Delta is guaranteed, water users further to the south fear that any reduction in the total amount of water from which they draw might ultimately jeopardize their allocation.

But the county has argued, and the state board thus far has agreed, that "Term 91 should only apply to releases from Folsom downstream," said Cumpston. "We're taking water above the dam, so it will never be released out of Folsom anyway."

But Turner argues that the removal of 17,000 acre-feet from the reservoir deprives the bureau of water it needs to send downstream both for power generation and a variety of beneficial uses.

The unexpected nature of the bureau's claim led to sharp questions at the El Dorado Irrigation District's board meeting Monday morning.

"Was there not a duty on the part of PG&E to divulge the true and complete status of water [redacted] Bergmeister, formerly on the district's board and now a member of the EID Water Users' Association.

The district has committed itself to $5.8 million in bonds to fund purchase of Project 184 from PG&E. It already has spent a half million dollars on an initial installment payment to PG&E, $5.3 million to renovate the power plant, which it is now running, and will pay an additional $1.5 million to PG&E in 2003.

A PG&E spokesman was unable to return a call requesting comment by press time.

Turner said it was now up to the state board to decide which rule of water law should take precedence: the priority of water rights under California law, which the bureau argues it possesses, or whether water intended for domestic and municipal use should take higher priority. The board has 30 days to respond to the protest petitions.

Although Turner is not authorized to represent federal agencies in litigation, he said that if the state board rejects the bureau's protest, "I will personally recommend to my boss that they send a letter to the Department of Justice requesting it file a lawsuit contesting the (board's) decision."

And for Noble Sprunger, the El Dorado Irrigations District's counsel, that may have been the [redacted] petitions filed deadline.

"By petitioning and [redacted] petition denied, that gives p[redacted]ors an extension of time [redacted] they go to court," he said, [redacted] nonetheless, some surprise at the number of protests filed.

[redacted]

[redacted]

17

Folsom residents object to noisy Mather flight

BY ROSS FARROW
Neighbors staff writer

El Dorado Hills residents have complained for two years about noisy cargo planes heading toward Mather Field and waking them up in the early-morning hours.

Now Folsom residents are complaining.

"It's gotten worse the last couple of months," said Barbara Leary, former president of the Natoma Station Neighborhood Association in the southwest corner of Folsom. "I think they used to be going over (U.S.) 50. Now they're going right over our houses."

Leary said she hears airplanes fly over her house every 5 or 10 minutes from 6 a.m. until she leaves for work about 8 a.m.

"One will wake me up," she said. "I'll doze off, and another will wake me up."

Larry Kozub, manager of Sacramento Mather Airport, said he has begun receiving more such complaints.

"I've been receiving some calls from the Folsom area, probably one every two weeks," Kozub said.

Leary said she has received four or five complaints from Natoma Station residents.

Three air-cargo businesses use Mather Field. Zantop flies its DC-8 planes from Portland, Ore., into Mather once a day between 6 and 7 a.m., Kozub said. Zantop usually approaches Mather from the Folsom Lake area and flies over Folsom at altitudes ranging from 3,200 to 3,400 feet, he said. Sometimes planes fly east of Folsom Lake; other times they fly west of the lake.

Two other cargo businesses, Airborne Express and Emery, fly into Mather daily from Ohio. Airborne comes in once a day, while Emery sometimes has two flights.

Flights from the Midwest come over the center of El Dorado Hills, generally over Ridgeview Village, said Tara McCann, who heads a citizens committee concerned with aircraft noise in El Dorado Hills.

The flights from Ohio, which also fly over Folsom at 3,200 or

SEE NOISE, PAGE 12

NOISE

CONTINUED FROM PAGE 3

3,400 feet, should go about a mile south of U.S. 50, Kozub said, "but I don't dispute that they go over Folsom."

June Cowles, a planning technician for the city of Folsom, said she has received four or five calls from residents complaining about the noise. Complaints have come from the Natoma Station, Broadstone and Lexington Hills areas, she said.

David Storer, director of the Folsom Planning, Inspections and Permitting Department, said he asked Cowles to respond to the environmental impact report from the Sacramento Area Council of Governments' land-use plan for the area surrounding Mather, because Cowles worked on B-52 bombers at Mather from 1986 to 1989 as a member of the Air Force reserves.

"We're concerned about noise and safety," Cowles said. "They responded, 'Well, you're out of the area.'"

Kozub said, "Folsom and El Dorado Hills are both way outside the noise-impact area."

The SACOG noise study area extends only a short distance east of Sunrise Boulevard in Rancho Cordova.

"When we're talking Folsom, we're talking 8 miles from the airport," Kozub said.

El Dorado Hills residents are asking the Federal Aviation Administration to realign the flight path so that pl
rural areas south of
they descend into Ma

"We have no intent
the FAA to relocat
patterns," Kozub said

"It seems to me th
County should hav
interest in the econo
of this region from

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NOISE

CONTINUED FROM PAGE 12

generated by business and property taxes of the area," McCann said in a written statement.

"Why should we let Sacramento County affect our economic viability, peaceful enjoyment of our properties, property values and, ultimately, our quality of life?" McCann asked.

McCann said in an interview that she and other El Dorado Hills residents aren't concerned about a few daily flights going over their community as much as increased noise when Mather expands with several more air-cargo companies.

McCann said the El Dorado Hills committee will make a presentation to the Airport Land Use Commission representing El Dorado County at 7 p.m. Feb. 11 in the county Planning Commission meeting room in Building C, 2850 Fairlane Court, Placerville.

McCann said she hopes the Airport Land Use Commission can influence its Sacramento County counterpart.

Utilities and Services Systems

This project is outside EID District Boundaries, has no approved water project EIR, no known source of new water for El Dorado County, or no proposed distribution system or assessment district, until these things can be accomplished no further documentation should be processed on this project.

It would be unwise to approve up-zoning of parcels in every direction of this County without knowing where any new source of water will come from and which areas it will serve.

11.10

Extensive WATER comments with voluminous background material have been submitted. As the County is aware, the El Dorado Water Project EIR has been determined to be: "Inadequate and Flawed and is now Invalid". This puts in question any source or presumed source of new water for El Dorado County. Without a Water Project EIR that addresses the Impacts and Mitigation, those issues can not be adequately addressed in projects which involves annexation.

11.11

Will a new Assessment District need to be formed to accommodate growth in area? Please address the growth inducing and cumulative impacts of expanding EID District Boundaries. Discussions are occurring on the formation of Assessment District 12/AD-12 which will cover primarily the El Dorado Hills Area. The source of the water was to have come from the El Dorado Water Project. Is there any discussions on the formation of an assessment district to cover this area? And what is the source or potential source of that water and has there been an EIR prepared for that water source?

BACKGROUND: The El Dorado Hills Salmon Falls Area Plan was prepared around the 1982 time frame. At that time, AD3 was to encompass 4,400 acres and serve 7,200 EDUs. Also being planned at the time was AD5 which was expected to cover primarily the Cameron Park Watershed. The formulation of the two assessment districts were to alleviate deficiencies in the existing El Dorado Hills system and expand capacity to handle the 6,550 AF annually of water allocation from Folsom Lake. Later the 1988 El Dorado Hills Specific Plan identifies AD3 to serve 11,500 EDUs from an allocation of 7,550 AF annually from Folsom Lake. Current expansions and upgrades of EID facilities are to handle these requirements. Also, Currently there are discussions about the formation of AD-12 to serve primarily El Dorado

11.12

Hills. AD-12 was/is being proposed to handle the El Dorado Water Project on which an EIR was determine to be invalid. I was unable to locate any background information on AD-5.

The potential source of new water was put in further question in a El Dorado Hills meeting with EID, SAGE, and their Consultant /CH2M Hill on Assessment District 12. The meeting was held with Developers and property owners who could be potential participants in the formation of AD12. Member of the team presenting the information to the public acknowledged there could be problems and high costs associated with the infrastructure and potential storage facilities with pumping water up-hill from Folsom. It was suggested a potential source of the water could be delivered from the Placerville conduit system. When asked if there was an EIR addressing this source of water, the comment was something to the effect: "The analysis and development was probably another 5 years out." Although this is not the exact quote, it further puts in question that this County can presume if there will be water and where the source of will come from. What was meant by the suggestion of a potential source of water could be delivered from the Placerville conduit system???
See attached 6 page letter dated July 2, 1997 by CH2M HILL on "Proposed EID AD-12." 11.12

Based on the lack of information, there is no justification to approve up-zoning parcels in an area that isn't even identified as to have a potential source of water or any plans for any new assessment district. As the General Plan is being challenged and the County for operating under an invalid General Plan, this project or any up-zoning parcel approvals outside EID District Boundaries will be occurring without the proper environmental review.

Please provide a history and status of AD3 addressing any plans to add any more assessment districts. Please include this data and any updated data. What has happened to the plans for AD5? Please include the El Dorado Irrigation District Boundary Map. Please include the acres and boundary area maps for AD3, AD5, and AD12 and any new assessment districts. Also identify the sources for the water treatment facilities and how much capacity can be handled. Also identify the sewer treatment facilities and how much capacity each facility can handle. 11.13

Additionally, fundamental Baseline Information needs to be provided in the DEIR in a matter so the public an easily assess water availability. This fundamental information 11.14

must identify the source of the Water, the Acre Feet which will be available in dry years, the number of square miles and/or acres to be served and the number of dwelling units it will serve. Please identify: (1) the amount of Supply and amount of Demand required to serve already existing customers; (2) the amount (Supply) and number of EDUs (Demand) required for tentatively approved parcels: and (3) the potential amount of acre feet (Supply) and the number of EDUs (Demand) under the General Plan within current EID District Boundaries. This is relevant since expanding beyond those current boundaries can cause potentially "Significant Impacts" to current users. This information must be analyzed and the impacts addressed. The same information and analysis is required for sewer capacity and use. 11.14

Adequate mitigation for this project can not be recommended until a source of new water has been identified and an EIR prepared.

Recommend mitigation be added to any environmental documents which establishes the average baseline use per dwelling unit per year at one acre foot. This will protect from drought years and potential cuts in contract amounts from the USBR. 11.15

WATER

Any thing related to water in this County is controversial and is tied to a Level of Significant Impacts. How can this DEIR can determine almost every Element carries Less Than Significant Impacts is beyond us?? Especially WATER??

EID letter dated August 13, 1998 states: "Offsite water and sewer facilities necessary to serve this development, which have not yet been identified, are a part of this project. If these facilities are not exempt from environmental review, a supplemental environmental document will be required by EID prior to approval of offsite water and sewer improvement plans. (Commentator note: you can bet we believe environmental review is necessary and required.) 11.16

How can this project determine we have no Significant Impacts without an EIR to identify and mitigate those impacts? How can the County approve and this project move forward in the process without the Environmental Documents or the known source of water to serve this project site?? Wasn't the water project stalled because the EIR was determined to be flawed? So why is this project moving forward?

Plus 3/ Supply, Water, Supplies w. Demand

Report to the El Dorado County Local Agency Formation Commission on Water Supply and Demand in the El Dorado Irrigation District

Prepared by



WADE
ASSOCIATES
urban planning & design

June 19, 1998

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1. Purpose of the Report

Water is a key to the future of El Dorado County. The west slope of the County, generally the area from Pollock Pines (i.e., the western boundary of the Eldorado National Forest) west, is served by a water delivery system that brings surface water from the American River Watershed. Demand for water has grown significantly in the last two decades, and is expected to continue to increase with the growth anticipated in the projections of the California Department of Finance Population Research Unit.

The purpose of this report is to provide the El Dorado Local Agency Formation Commission (LAFCo) with information on the capacity of the water system in the El Dorado Irrigation District (EID). The author's intent is to provide LAFCo with better factual understanding to facilitate project related analysis. This will enable the Commission to make informed decisions about water supply regarding proposed annexations and reorganizations that will support new development without negative impacts on existing communities.

This report addresses both the supply and demand sides of the water use equation. From the perspective of the Local Agency Formation Commission the fundamental issue is whether the District will have sufficient water entitlements, and an adequate system to treat and deliver the water, to meet the demands of full build out of properties within the existing District boundary, as well as those properties that may be annexed to the District.

1.1 Summary and Conclusions

The El Dorado Irrigation District currently has entitlements to 49,100 acre feet of water annually. Of this amount the District present sources can reliably deliver 44,100 acre feet. The balance, approximately 5,000 acre feet annually, is not reliably deliverable due to dry year shortfalls. The current system firm yield is 41,700 acre feet. The difference between the current system firm yield and the potential system firm yield is due to limitations in the District system that are described in Section 6.

The District estimates that in 1997 the total demand for water from its existing sources was 38,428 acre feet, or 78% of the water available to the system This leaves a balance of 5,672 acre feet in the existing system. This estimated demand includes reserves and unaccounted-for water, as well as water consumed by various uses in the District. The estimate includes a volume of water allocated to existing, but inactive meters. Thus, the estimate accounts for all obligations to serve existing accounts in the District, including vacant lots, as long as they have paid for a meter. The supply and demand in 1997 are summarized in Table 1.

Beyond the existing residential parcels the District must anticipate demand from new residential development. The County Water Agency (CWA) has inventoried all parcels within the District and the major development projects, both those within the existing District boundary and those proposing to annex. (CWA, May 12, 1998). CWA has categorized the potential new dwelling units according to the land use entitlement status of the property. Properties in these categories include portions of the approved and pending specific plan areas, both those within the District, and those proposing to annex and receive public water. The land use status categories are:

- Existing Unserved Vacant Parcels
  These are mapped, recorded parcels that exist as buildable residential parcels.

Table 1
Summary of Water Demand, 1997

	Acre Feet	% of All Demand
Entitlement	49,100	
Supply Estimate	44,100	
Demand Estimate		
• Single Family Residential	11,821	30.76%
• Multi-Family Residential	1,506	3.92%
• Subagricultural	4,524	11.77%
• Agricultural	5,537	14.41%
• Recreational Turf Services	1,845	4.80%
• Commercial	1,917	4.99%
• Industrial	407	1.06%
• City	1,401	3.65%
• Ditches	1,609	4.19%
• Construction	117	0.30%
• Unaccounted-for/Losses	5,739	14.93%
• Latent Demand (Existing unused meters)	2,005	5.22%
TOTAL DEMAND ESTIMATE	38,428	100.00%
Supply Balance	5,672	

Source: Wade Associates after Water Supply and Demand Summary CWA May 12, 1998

- **Parcels in Approved Tentative Maps**

These are parcels included within approved tentative maps, but the maps are not yet finalled and recorded. No construction can occur until the maps are finalled. This process can take a few months, but tentative maps remain valid for a period of three years before they must be renewed or completed and recorded. This category includes parcels within the specific plans, including specific plans not annexed to the District.

- **Unmapped Parcels in Specific Plans**

This large category includes all residential parcels that have not yet applied for tentative maps, but are identified in the existing and proposed development agreements for the specific plans.

- **Parcels and Projects Being Processed**

These are parcels for which a tentative map application has been filed, but not yet approved.

The total of all of these existing, pending and proposed residential parcels equal the total of all residential development potential within the existing District and the major development areas. They represent the total residential water demand at full development of the entire District and major annexation areas. These residential units are summarized in Table 2.

Table 2
Summary of Potential Residential at Full Development of the District and Major Specific Plans

Category	Dwellings
Existing Unserved Vacant Parcels	
• Single Family	
• Parcels Less than five acres	4,020
• Parcels 5 acres or greater	1,505
Subtotal Single Family	5,525
• Multi-family Units	5,474
Total Dwelling Units	10,999
Parcel in Approved Tentative Maps	6,150
Parcels in Proposed Tentative Maps	1,427
Balance of Potential Parcels in Development	7,280
TOTAL POTENTIAL RESIDENTIAL UNITS	
• Single Family	20,382
• Multi-family Units	5,474

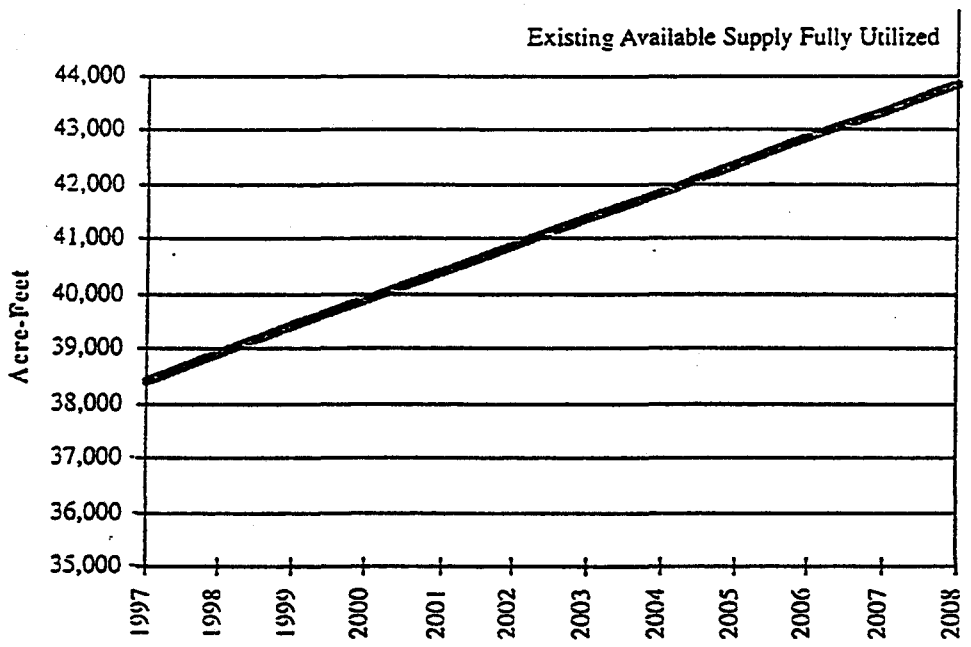
Source: Wade Associates afterResidential Parcels and Projects Data, CWA May 12, 1998

The growth in residential development is essential to determining the timing of need for additional water supply and/or water system improvements. The State Department of Finance Demographic Research Unit projects El Dorado County will increase to 247,000 people by 2020 (DOF, April 1997). This is an increase of approximately 100,000 residents over the 1997 population. Currently, EID encompasses approximately one half the population in the County. If the District continues to house approximately one half the County population, the District will grow by 50,000 residents by 2020.

The average household size in the County is 2.78 persons per dwelling, (El Dorado County General Plan, p. 70, December 1995). Therefore, a population of 50,000 would require about 18,000 dwelling units, or an average of about 820 new units each year until 2020. This is reasonably consistent with the number of dwelling units that will be available in the District should all the proposed plans be developed. It is important to emphasize that this growth will occur over a period of more than twenty years.

For certain limited planning purposes, EID use a "normal usage" estimate of 0.60 acre feet per dwelling per year (afy). An average annual increase of 820 dwelling units would increase water demand 492 acre feet per year, as shown in Chart 1.

Chart 1
Projection of Water Demand for Residential Use



Source: Wade Associates

This indicates that the water supply in the existing system would be sufficient to meet residential growth for up to ten years. However, the rate of growth will vary and there are other demands for the water supply, including non-residential, agricultural, recreation turf and unaccounted for losses.

The water available in the District system will increase over time through the efforts of the County Water Agency and EID. These efforts include expansion and improvement of existing water system components as described below, and increases in the water supply entitlements. The increases in water supply will result from new entitlements and improved operation of the existing system, including reduction of unaccounted-for losses and increased use of reclaimed water for landscape, park and golf course irrigation. New entitlements include the allocation from the El Dorado Project and the Central Valley Project through Public Law 101-514, the so called "Fazio" water). The status of these supplies is described below. The County Water Agency estimates the firm yield of each of these sources in Table 3.

Table 3
Summary of Water Supply Increases

El Dorado Project	17,000 afy
USBR (CVP - P.L. 101-514)	5,625 afy
Reduction in Unaccounted-for Water	1,200 afy
Reclaimed Water	5,680 afy

Source: Water Supply and Demand Summary CWA May 12, 1998

The District and the County Water Agency, on behalf of the District and the Georgetown Divide PUD, have put in motion action plans to secure these sources of water. Table 4 indicates that the total additional demand for all water uses at full development of the District and the proposed specific plans, including commercial, industrial, agricultural and unaccounted-for losses is equal to 22,265 acre feet per year. This is within the range of water supply provided by the P.L. 101-514 and El Dorado Projects.

Table 4
Summary of Water Demand at Full Development

Category	Dwellings	Demand Factor(acre feet /year)	Acre Feet Required
Existing Unserved Vacant Parcels			
• Single Family			
• Parcels Less than five acres	4,020	0.6	2,412
• Parcels 5 acres or greater	1,505	0.6	903
Subtotal Single Family	5,525		
• Multi-family Units	5,474	0.33	1,806
Total Dwelling Units	10,999		
Parcel in Approved Tentative Maps	6,150	0.6	3,690
Parcels in Proposed Tentative Maps	1,427	0.6	856
Balance of Potential Parcels in Development	7,280	0.6	4,368
TOTAL POTENTIAL RESIDENTIAL UNITS			
• Single Family	20,382		12,229
• Multi-family Units	5,474		1,806
Non-Residential Demand	Acres	EDU/ACRE	
• Increased Agricultural Demand			2,934
• Commercial	267	5	801
• Industrial	265	10	1,590
• Unaccounted-for losses (assume 15% of all other demands)			2,904
TOTAL PROJECTED DEMAND			22,265

Source: Wade Associates after Water Supply and Demand Summary, CWA, May 12, 1998.

1.2 Organization of this Report

The first major focus of this report is on the demand for water. The report describes the recent growth in demand, the methods for estimating demand, and the estimates of future demand.

Second, the report describes the existing contiguous, potable water system capacity in Section 4. The water system consists of the basic water entitlement, the treatment capacity and the storage and distribution systems. Both treatment capacity and treatment and storage must be fully developed to fully use all the water entitlement available to EID. This report will address each component (water entitlement, treatment, and storage and delivery system. The total capacity of the system is defined for the maximum amount of treated water that can be delivered for consumption in a single year, or acre-feet per year, (afy). The report describes the method for measuring the capacity of the water system. As will be seen in the following discussion, the water system currently has the capacity to deliver less than the total water entitlement available to EID.

Finally, this report describes the methods available to increase the water supply available to EID customers. These methods include:

- improvements to the existing system to enhance the utilization of the existing water entitlement available to EID,
- additional water entitlement, and
- improvements to the treatment, storage and delivery system required to utilize additional water entitlement.

For each of these methods for increasing the water supply the report will describe each source of supply and each existing and planned component of the storage treatment and delivery system. The report describes contingencies, such as pending legislation, agreements and physical constraints on the system that affect the availability of each supply and delivery component.

Finally, this report will compare the projected growth in water demand to the individual methods for increasing the water supply.

2. EID Service Area

The El Dorado Irrigation District (EID) is the primary purveyor and supplier of domestic, agricultural and industrial water in its service area. EID generally serves the more intensively developed portions of El Dorado County south of the South Fork of the American River. The approximate configuration of the EID boundary is shown in Figure 1, but the district is very irregular in shape and surrounds numerous islands that are not part of the District and cannot be served without annexations. The District sphere of influence encompasses approximately 347,000 acres generally bounded by (clockwise from north) the South Fork American River, El Dorado National Forest, South Fork Cosumnes River, and Sacramento County boundary.

The EID service area also includes the city of Placerville. EID provides the water supply to the city, but the City of Placerville is the retail water purveyor within its municipal boundary.

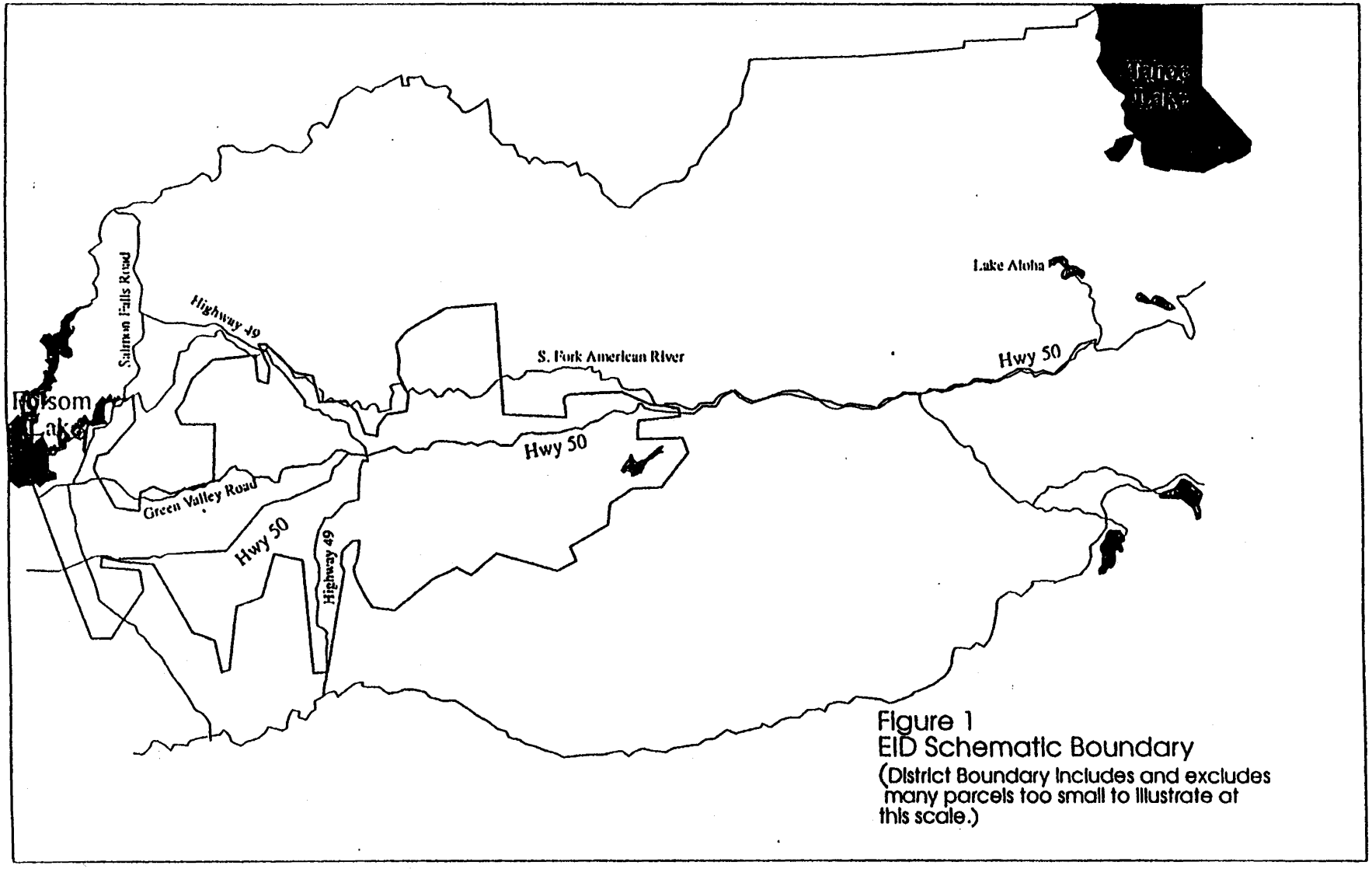


Figure 1
EID Schematic Boundary
(District Boundary includes and excludes many parcels too small to illustrate at this scale.)

3. Water Demand

The District monitors the total amount of water run through the system and maintains records of the water used annually. As summarized in Table 5, Single Family Residential is the largest category, both for number of accounts and water consumption. The next largest category is Agricultural Metered Irrigation, followed closely by Domestic Irrigation. Domestic Irrigation includes irrigation of pastures, orchards, vineyards and other irrigation on private residential properties.

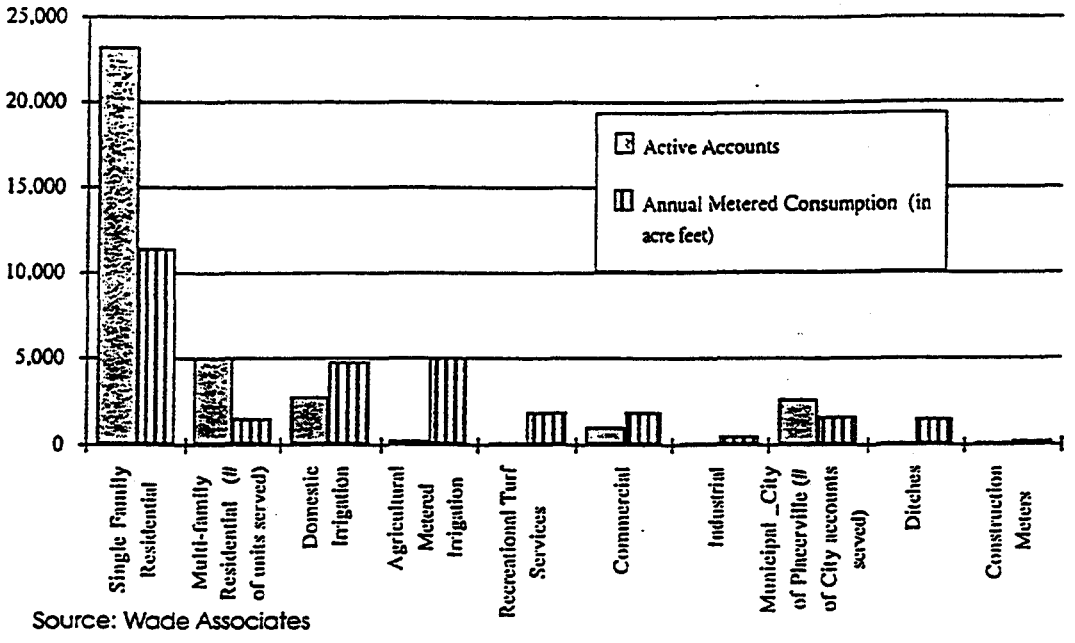
Table 5
Summary of Active Accounts and Water Consumption by User Category, 1997

User Categories	Active Accounts	Annual Metered Consumption (in acre feet)	% of All Active Accounts	% of All Water Consumed
Single Family Residential	23,191	11,468	83.08%	37.89%
Multi-family Residential (# of units served)	5,020	1,485	17.98%	4.91%
Domestic Irrigation	2,709	4,758	9.70%	15.72%
Agricultural Metered Irrigation	236	5,118	0.85%	16.91%
Recreational Turf Services	88	1,884	0.32%	6.23%
Commercial	983	1,900	3.52%	6.28%
Industrial	20	479	0.07%	1.58%
Municipal _City of Placerville (# of City accounts served)	2,643	1,548	9.47%	5.12%
Ditches	101	1,477	0.36%	4.88%
Construction Meters	65	146	0.23%	0.48%
Contiguous Totals	27,915	30,263	100.00%	100.00%

Source: Wade Associates

As shown in Chart 2, residential use is the largest single component of total water demand. It is notable that although residential land use represents 83% of all service accounts, the residential water demand (single family and multi-family) accounts for 38% of all water consumed. Nonetheless, future residential growth is the primary concern in planning for future water demand. The balance of this report will focus primarily on the residential demand for water, although water demand from all uses is included in the total projection of demand in Section 3.3.

Chart 2
Comparison of Water Use by Account Catergory



Source: Wade Associates

3.1 Current and Historic Water Demand

The total demand for water throughout the District includes water consumed by specific use categories and un-accounted for water. The user categories include: single family and multi-family residential; domestic, agricultural, ditch and recreational turf irrigation; commercial, industrial and construction uses; and municipal water sales to the City of Placerville. The types of demand include all active accounts, inactive accounts and uninstalled meters.

All active accounts include water meters which are installed in the ground and have an active billing status (charges a minimum monthly billing), regardless of recorded water use during the prior year.[1]

Unaccounted-for water is the total raw water delivery from all sources, minus the consumption billed to customers. The system losses result from seepage, evaporation, and operation requirements, such as flushing the filters at the water treatment plants. Identified uses include: water quality flushing, releases to the Clear Creek Aesthetics Flow Maintenance District, Knolls Reservoir Assessment District, private fire service usage, and sewage collection system cleaning. Identified losses include: line breaks and reservoir operational spills. The unaccounted-for water is a substantial percentage of all water used by the District's water system. Table 6 indicates that the amount of water

1. Pursuant to Article 3, Section 22280 of the California State Water Code, the EID Board of Directors adopted a policy on September 23, 1987 which requires all metered accounts to be billed from the date the water meter is installed. Therefore, any meters installed after 1987, or any meters that have changed ownership since 1987, are considered to be active and are included in this category.

Table 6. Summary of Historical Raw Water Supply and Unaccounted-For Water

Calendar Year	Raw Water Deliveries (in acre feet)	Consumption (in acre feet)	Unaccounted-for Water (in acre feet)	Unaccounted-for Water (as a percentage)
1997	37,438	30,263	7,175	19.17%
1996	34,199	28,846	5,353	15.65%
1995	30,062	25,373	4,689	15.60%
1994	33,970	26,307	7,663	22.56%
1993	30,324	23,897	6,427	21.19%
1992	32,220	25,273	6,947	21.56%
1991	30,642	22,053	8,589	28.03%
1990	30,770	22,193	8,577	27.87%
1989	30,947	20,729	10,218	33.02%
1986	38,004	16,912	21,092	55.50%

Source: EID, April 20, 1998

supply in the unaccounted-for category has improved substantially since 1986, but still represents a minimum of 15% of the total water supply. In the last three years (1995, 1996, 1997) the unaccounted-for category used a 4,689, 5,353 and 7,175 acre feet per year, respectively. In 1997 this was 19% of the total water demand.

3.1.1 Water Consumption

The standard measure of water consumption (or demand) is "acre feet per year" (afy).[2]

As of December 31, 1997 all normalized [3] consumption totaled 32,689 acre feet. The normalized un-accounted for water value is 5,739 acre feet. This results in a total demand of 38,428 acre feet, or about 3,272 acre feet less that the firm yield. In 1995 and 1996 the estimated demand was 37,474 afy, or about 4,226 afy less than the yield. In 1994 the total demand in EID's service area was estimated as approximately 34,600 afy, or 2,500 afy less than the available supply.

2. One acre foot is the volume of water one foot deep covering one acre. It is equivalent to 326,000 gallons of water. One million gallons of water is equal to 3.06 acre feet.

3. Normalized calculations account for annual variations and special conditions or events that affect the normal operations of the water supply and delivery system.

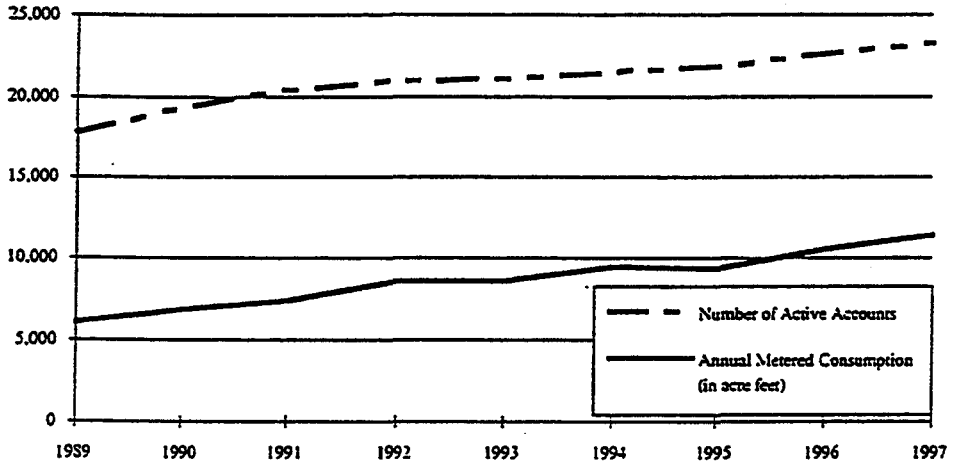
3.1.2 Water Service Accounts

As of December 31, 1997, EID served a total of 27,915 accounts of all types. The majority of these (83%) were single family residential accounts. The next largest category is domestic irrigation with 2,709 accounts. Multi-family residential units are tabulated by meters which may serve a group of individual units. A total of 5,020 multi-family residences are served by EID.

Placerville serves a total of 2,643 equivalent dwelling units. EID serves nine City of Placerville supply accounts. These are the primary valves or meters that connect the EID system to the City's distribution system.

The total number of accounts rose from 21,891 in 1989 to 27,915 in 1997, an increase of 27.5%, about 3% annually as shown in Chart 3.

Chart 3
Comparison of Growth in Single Family Accounts and Water Consumption



Source: Wade Associates

3.2 Average Household Water Use

Average household water use is the total water consumed by all single family residential accounts divided by the number of accounts. This yields a theoretical "typical average" amount of water consumed by each household on an annual basis. Obviously, the actual water consumed by each home can vary significantly based on elevation, acreage, the number of persons in the household, lifestyle, and other factors, such as whether there is a swimming pool.

As seen in Table 7, the total amount of water used by residential accounts has increased disproportionately to the number of residential accounts in recent years. The link between total water consumption and the number of accounts is the average amount of household water use, measured as acre-feet per dwelling unit (af/du). As the level of average household use has increased, the total residential water consumption has increased beyond the rate of increase in new residential accounts.

Table 7.
Annual Increase in Single Family Accounts and Consumption

Year	Number of Active Accounts	Annual Metered Consumption (in acre feet)	Annual % Increase in Accounts	Annual % Increase in Consumption
1997	23,193	11,468	3%	9%
1996	22,575	10,550	4%	12%
1995	21,765	9,425	1%	-1%
1994	21,530	9,522	2%	10%
1993	21,071	8,620	1%	1%
1992	20,937	8,575	3%	15%
1991	20,423	7,443	6%	9%
1990	19,344	6,832	9%	12%
1989	17,783	6,123		

Source: EID, April 20, 1998

For certain limited planning purposes, EID uses a "normal usage" figure of 0.60 (af/du).[4] This figure is used for projecting additional unit service capabilities and is based on EID's records of average unit consumption between 1993 and 1995.[5] EID uses this figure for this limited planning purpose, although it maintains records showing that actual average unit consumption rates differ throughout the District. The District is divided in three subareas; the western, central, and eastern. Table 8 lists the communities that comprise each of these subareas.

Table 8
EID Service Subareas

Western	Central	Eastern
El Dorado Hills	Lotus/Coloma	Sly Park
Cameron Park	Logtown	Pollock Pines
Shingle Springs	Pleasant Valley	
	Diamond Springs/El Dorado	
	Placerville-North & South	
	Camino Fruitridge	

Source: EID, April 20, 1998

4. One acre foot equals consumption of 326,000 gallons per year, , thus, 0.6 af/du would equal consumption of 195,600 gallons per year, or an overall average of 535 gallons per day. The seasonal climatatic differences cause the average daily consumption to vary significantly, particularly for outdoor irrigation.

5. El Dorado Irrigation District, April 20, 1998

The eastern service area three-year average unit consumption for active meters is 0.25 acre foot per equivalent dwelling unit (edu).[6] This primarily reflects the climatic effects of elevation, and to a lesser degree, the relatively smaller dwellings and outdoor landscape areas within the older upland communities of Camino and Pollock Pines that have more rainfall and a cooler climate. The three-year average consumption for active meters in the central service area is 0.44 af/edu. The relatively higher water consumption of 0.56 af/edu for the western service area reflects the larger homes and landscaped yards more typical of El Dorado Hills and Cameron Park.

EID uses the 0.60 af/edu figure because its water metering program allows it to establish the range of water use in the sub areas and develop its average consumption figures based on actual use data. Indeed, the water use for all residential uses throughout the District in the period 1995 through 1997 was 0.51 acre-foot per equivalent dwelling unit. Other jurisdictions, not having data from water meters, often use one acre foot as average use per household annually as a conservative figure for planning purposes. Because EID has accurate data on actual water usage, it can rely on this data for planning purposes rather than on estimates.

The EID Board of Directors can amend the calculation of average household water use if it becomes apparent that households are using more than the current estimating figure of 0.60 acre foot per equivalent dwelling unit. EID monitors the actual consumption by subarea and can determine if the average household use is increasing. If the increase represents a trend that portends an overall average increase in the demand for water, EID will increase the assumed average water demand for planning purposes.

For the purposes of estimating future demand in the El Dorado County Parcel and Project 1997 Year End Inventory, County Water Agency, May 12, 1998, the County Water Agency used an assumption that amounts of water consumed would depend on the type of dwelling unit. This is described in more detail below.

3.3 Projected Water Demand

Projection of the future demand for water considers the projected number of new residences and the amount of water each will use. The amount of water projected for each user (household) is based on the recent history of average household consumption, as described above. Water consumption for non-residential uses is estimated on the basis of recent history.

Projection of the number of water users is considerably more complicated. In essence, the projection identifies the existing available residential lots and adds in the residential projects that are approved or are pending in the planning entitlement process. In practice, the projection is complicated by the lack of clear identification of individual properties, uncertainty over land owner plans for individual properties, status of old land use entitlements, and the true development potential of properties entitled to develop, but still vacant.

The first step in the projection process is to identify and categorize every property regarding the potential to develop into a water demand. This inventory is a "slice in time" reflecting a specific set

6. One equivalent dwelling unit (edu) is the typical amount of water consumed by a single family dwelling. EDU is a standard measure used by municipalities and water agencies as a means of comparing the water demands of dissimilar land uses and estimating future water demand in terms of a consistent unit of measure. Currently, in the District 1 additional edu is equal to 0.6 acre feet of water.

of conditions. The land use will change over time as projects are developed with fewer dwelling units than originally entitled, properties are placed in permanent open space categories, properties are restricted by environmental, policy or infrastructure constraints and new County policies change the current understanding of intended land use. The underlying determinant is the housing market that will expand and contract due to influences well beyond the control of the District or the County, as well as fees charged by those entities.

The rate of residential growth determines when the water supply, treatment and delivery systems need to be expanded and improved. The expansion and improvement of the system must correspond with the increases in water demand to avoid unnecessary and untimely capital expenditures.

The Parcel and Project 1997 Year End Inventory, prepared by the El Dorado County Water Agency, May 12, 1998 provides the information required to examine the future demand for water in the El Dorado Irrigation District. This inventory and report are required by the El Dorado County Public Water Planning Ordinance, (Ordinance No. 4325).

The County Water Agency (CWA) prepared a comprehensive data base that includes all properties within the District boundary and properties within the District Sphere of Influence that have applied for a parcel split, tentative map, or other entitlement that will facilitate development of the property. The Assessor's records identify properties within the District by the tax rate area. CWA compiled the inventory from four key sources.

1. County Assessor's Records

The assessor's records and maps provide a base of information identifying individual parcels and the use of each parcel according to the assessor's standards coding system. This information provides a means of categorizing property by existing and potential use. The assessor's information is created for taxing purposes. Not all geographic parcels are taxed, some are taxed in groups and some are subject to separate tax billings. Thus, the count of assessor parcels is different from the count of physical parcels.

2. District Service Zone Maps and Geographic Information System [7].

The GIS system is used to create a geographic based inventory of physical parcels for the District, including special status parcels such as publicly owned or public utility owned.

3. District Water Service Account Records

District account records provide corroborating parcel identification regarding land use and status of development.

4. County Planning Department Land Management Database

The Planning Department's Land Management Database provides a listing of all applications for parcel creation or modification of land use. The database includes data on old projects that may have completed, amended, or dropped by the applicant and may not accurately reflect the inventory of approved or pending development projects. Nonetheless, it provides a baseline for establishing the status of pending development that will increase District water demand.

From these sources CWA prepared an accurate inventory of all properties within the District. The inventory identifies the status of each property regarding use and development status, and consequently, the existing and potential future demand for public water use. CWA determined that there are a total of 44,553 parcels within the District Sphere of Influence area. (Table 2, CWA, May

7. GIS, or Geographic Information System, is a computer aided method of linking polygons, such as parcels, on a map with a database. This allows queries of the database and graphic representation of specific information and analysis.

12, 1998) Of these, a total of 41,387 are taxed, that is, in private ownership. It is these properties, plus proposed annexations to the District, that are developed or may be developed, that are of interest in the projection of future public water demand.

The parcels designated as vacant are the potential new development areas that will increase water demand in the District. In the unserved area of the District there are 6,508 vacant unserved parcels, of these, 5,935 are designated for residential use. (Table 4, CWA, May 12, 1998)

The parcels that represent future residential development potential are categorized by the County Water Agency in four groups that reflect their status in the process. It is important to emphasize that this is a "snapshot" of conditions and the number of units in each category will change as projects, or portions of projects are approved and move through the system, or lapse and become irrelevant. This includes the major project areas that have not received land use entitlements, as well as those that have.

The four primary categories of land use status applied in the County Water Agency Water Supply and Demand Report, 1997 are:

1. Existing Unserved Vacant Parcels and Projects
2. Parcels in Approved Tentative Maps
3. Balance of Potential Parcels in Development Agreements
4. Parcels and Projects Being Processed

The existing and proposed Specific Plans and Master Plans are included in the total dwelling units projected within the District. The dwelling units within these projects are allocated to the four status categories in Table 9.

Table 9
Status of Major Development Projects

Specific Plan or Master Plan	Within Current District	Total Dwellings	Existing Parcels	Parcels in Approved Tentative Maps	Projects Pending	Balance of Parcels in Development Agreements
Serrano	yes	4500	736	1185	290	2289
Valley View	yes	4100	3246			836
Bass Lake	yes	114				114
Bass Lake	no	1344	89	105	410	740
Carson Creek	yes	2400	6	477		1917
Marble Valley	no	398	6	398		
Promontory	no	1387	3			1384

Source: Wade Associates after Appendix B, CWA May 12, 1998

Table 10
Future Water Demand for Residential Use

Category	East Side			West Side		
	Dwellings	Water Demand per Unit (afy)	Total Water Demand (afy)	Dwellings	Water Demand per Unit (afy)	Total Water Demand (afy)
Existing Unserved Vacant Parcels and Projects						
A. Single Family Residential	2,582	0.43	1,110	2,655	0.55	1,460
B. Multi-family Residential	154	0.30	46	5,319	0.33	1,755
Parcels in Approved Tentative Maps						
A. Single Family Residential	1,659	0.43	713	4,070	0.55	2,239
B. Multi-family Residential						
Balance of Pot. Parcels w/ Dev. Agreements						
A. Single Family Residential				7,280	0.55	4,004
Parcels and Projects Being Processed						
A. Single Family Residential	94	0.43	40	1,333	0.55	733
TOTAL DWELLING POTENTIAL	4,489		1,910	20,657		10,191

Source: Wade Associates after Water Supply and Demand Summary Table CWA, May 11, 1998

The total water demand for full development of all land use within the District and the pending projects and balance of dwellings in each development agreement in the District and currently proposed annexations is summarized in Table 10. The table indicates the assumed average household water demand for each land use type. The water demand reflects the current water use, and the current differences in water consumption between the east and the west sides of the District. CWA projects that single family units in the west side area will use 0.55 acre feet per edu annually. Single family units in the east area will use 0.43 acre foot per unit annually. Multi-family dwellings will use 0.33 acre foot per unit annually. In the summary of water demand shown in Table 10, however, the EID value of 0.60 acre feet per dwelling is applied to show a more conservative estimate of demand versus supply.

The total demand for water to serve all new development in the District and currently proposed annexations is 17,554 acre feet. New development includes residences on the existing unserved vacant parcels, as well as the projects that have not yet been recorded. The demand for water will grow with the increases in new development, and the development will occur over a period of more than thirty years, and perhaps longer depending upon the strength of the economy and the local housing market.

The time frame for development is important to ensure that the water supplies are available when needed, but that expensive capital improvements are not committed before they are required.

The County Water Agency projects that the demand for water will increase at a relatively

constant rate through 2030. (Water Demand Projection, CWA December, 1997). EID water demand is projected to grow to approximately 50,000 acre feet annually by 2010. From the current level of demand this would increase the annual demand by approximately 850 acre feet per year. This is the equivalent of adding about 1545 dwelling units per year at an average household consumption rate of 0.55 acre feet annually.

4. Existing Water Supply System

The water supply system consists of the water entitlements, raw water delivery systems, the treatment plants, and the storage and distribution system. The EID water system is made up of a primary system serving the majority of its customers, as well as several small systems, ditch irrigation and reclaimed water systems. All water used in the primary system is diverted from surface supplies. EID's sources of water supply (entitlements) are the PG&E's El Dorado Forebay, U.S. Bureau of Reclamation's Sly Park Reservoir (Jenkinson Lake) and Folsom Reservoir, and EID's Crawford Ditch, which gets water from the North Fork of the Cosumnes River and Clear Creek.

4.1 Existing Water Entitlements

El Dorado Irrigation District currently has four water entitlements. The entitlement must be differentiated from the "source point", that is, the point that the water is diverted or pumped from the natural source. The existing entitlements are associated with a specific source point, however, future water entitlements may be drawn from different source points depending upon the physical capacity of the system and the terms of the contract or agreement under which the entitlement is granted. The four existing water entitlements are summarized in Table 11. The entitlements include 5,000 afa water rights for both Clear Creek and Crawford Ditch. Limitations in the delivery capacity of the Crawford Ditch make it impractical to draw these amounts without substantial improvements to the delivery system (the ditch). Consequently, EID does not include the maximum annual entitlement in the maximum potential yield of the system.

Table 11
Summary of Existing Water Entitlements

Entitlement	Source Point	Maximum Annual Entitlement (acre-feet, afy)
USBR (CVP) Service Contract	Sly Park Reservoir	23,000
PG&E 1919 Agreement	El Dorado Forebay Reservoir	15,080
USBR (CVP) Service Contract	Folsom Reservoir	7,550
Pre-1914 Right	Crawford Ditch	5,000
Pre-1914 Right	Clear Creek	5,000

Source: Wcae Associates

4.1.1 USBR Agreement (Sly Park Reservoir)

Sly Park Reservoir is owned by the U.S. Bureau of Reclamation (USBR) and operated by EID for water supply and recreational purposes in accordance the water service contract with USBR. The contract is currently an interim agreement that will be subject to renewal in February, 1999.

Typically, such contracts have a term of 25 years, but the USBR has recently been extending contracts in two or three increments while an exhaustive Federal Environmental Impact Statement is being completed on the entire Central Valley Project. When that process is completed in two to three years, the Bureau will extend a new 25 year service contract, unless the need for such a contract is eliminated because EID has acquired the facility from the Bureau. Under this agreement EID is entitled to withdraw up to 23,000 afy. The EID Board of Directors' established a policy to maintain a minimum pool in the reservoir in order to maintain water quality, provide carry over water from year to year, and ensure EID's ability to serve local water demands that cannot be served from EID's other sources. By retaining a minimum pool in Sly Park, less water from the Reservoir may be available for use in dry years.

Between 1991 and 1994, the minimum volume pool for Sly Park Reservoir was set by the EID Board of Directors at 4,000 acre feet. In 1995, the EID Board lowered the required minimum pool for the Sly Park Reservoir to 2,000 af. The decision was based on the determination that a 2,000 af minimum pool provided an adequate level of cushion in the volume of water in the reservoir and still protects local water users that cannot be served from other sources. The productivity of the Sly Park Reservoir is not affected, even if the Reservoir level were to drop to 2,000 af.

Notably, EID uses water levels in Sly Park Reservoir for determining when to impose water conservation measures under its Four-Stage Water Supply Matrix. Under the Matrix, EID imposes mandatory conservation measures long before Sly Park Reservoir reaches 2,000 af. The Four-Stage Water Supply Matrix and Water Shortage Response Measures (June 12, 1995) is contained in EID's Urban Water Management Plan (February 26, 1996).

4.1.2 PG&E Agreement (Project 184)

PG&E historically operated a water diversion and delivery system for the purpose of generating electrical power, known as the PG&E El Dorado project, or Project 184. The fundamental water rights belong to PG&E as successors to earlier power interests. Under the terms of a 1919 Agreement, EID has the right to draw 15,080 afy from the El Dorado Forebay Reservoir for consumptive use.

Water in Project 184 comes primarily from the American River watershed above Kyburz. Water from the South Fork of the American River (stored in and released from Lake Aloha and Echo Lake), and water from the Silver Fork of the American River (stored in and released from Caples Lake and Silver Lake) is diverted from the South Fork at the PG&E El Dorado Diversion just downstream of Kyburz. Echo Lake is actually in the Tahoe Basin but contributes up to 2,000 afy in an inter-basin transfer to the South Fork. From this point water is conveyed through the El Dorado Canal to the PG&E El Dorado Forebay just west of Pollock Pines. PG&E has used water from the Forebay to drive generators in the El Dorado Powerhouse, and then returned the water to the South Fork of the American River just above the Slab Creek Reservoir. A conceptual illustration of the system is shown in Figure 2.

The Cleveland Fire in 1992 and the floods in January, 1997 destroyed significant portions of the El Dorado Canal that delivered the water to the El Dorado Forebay. Reconstruction of portions of El Dorado Canal will be required to continue water delivery to the El Dorado Forebay. An Environmental Impact Report is currently being prepared for necessary temporary repairs.

TWIN LAKES
SILVER LAKE
ECHO
EL DORADO
EL DORADO CANAL
EL DORADO
FOREBAY
EL DORADO
IRRIGATION DISTRICT CANAL
EL DORADO
HYDROELECTRIC
PROJECT
EL DORADO

With the deregulation of the power industry, divestment of the entire Project 184 system became a possibility. Currently, EID has negotiated with PG&E to acquire the entire Project 184 system, (lakes, diversion point, canal, forebay, penstock and powerhouse). Pending approval of the acquisition by the California Public Utilities Commission (PUC) and the Federal Energy Regulatory Commission (FERC), EID will take over the ownership and operation of the system to deliver water to the El Dorado Forebay and to operate the powerhouse. The District anticipates PUC approval in 1998.

With this transfer of ownership to EID the water entitlement for EID is unchanged. The allocation of water to EID from the Forebay will remain 15,080 acre-feet.

4.1.3 USBR Contract for Central Valley Project (CVP) Water (Folsom Reservoir)

Folsom Reservoir is a US Bureau of Reclamation (USBR) project that is part of the Central Valley Project (CVP) system. EID has a contract with the USBR for a maximum delivery of 7,550 acre-feet annually from that source. The contract reduces delivery in dry years to 5,600 acre feet. The water service contract for the Folsom Reservoir will end in 1999, but as with he USBR water service contract for Sly Park Reservoir, a new 25 year contract will be extended when the Federal EIS on the Central Valley Project is completed.

Water is pumped from Folsom Reservoir at a pump station near the end of Francisco Boulevard and conveyed to the El Dorado Hills Water Treatment Plant.

4.1.4 Crawford Ditch Entitlement

The Crawford Ditch diverts water from the North Fork Cosumnes River, from natural flows in Clear Creek, and is also supplied water released from the Sly Park Reservoir by rediversion to Clear Creek. EID serves customers along the Ditch with untreated irrigation water. In addition, EID has the potential to treat Crawford Ditch water at its Reservoir 7 Water Treatment Plant for domestic use. The Crawford Ditch is a minor source of water in the existing system. From 1995 through 1998 EID estimated that Crawford Ditch supplied only 1 cfs, about 300 afy, to Reservoir 7.

EID has a pre-1914 right to divert 5000 afy at a maximum rate of 15 cfs from the North Fork of the Cosumnes River into the Crawford Ditch from May 15 to October 15, and 5000 acre feet at a rate of 15 cfs from Clear Creek into the Crawford Ditch year round. The total water generated by this entitlement, if available for the entire duration of the time that diversion is permitted, would yield 5,562 afy.[8] However, EID does not anticipate that the full entitlement will be available because the full entitlement is not always available at the source (the Cosumnes River and Clear Creek), and because of losses in the ditch. Furthermore, EID voluntarily allows a bypass of two cfs in the North Fork Cosumnes River to maintain fisheries. With improvements to the Crawford Ditch in 1991, EID expected the Crawford Ditch to provide about 2,800 afy to Reservoir 7.

8. A constant flow of 15 cubic feet per second (cfs) will deliver 29.7 acre feet in 24 hours. It would require 168 days, or about 5.4 months to deliver 5000 acre feet at this rate.

4.2 Existing Water Treatment Plants

EID operates three water treatment plants, Reservoir A, Reservoir 7 and El Dorado Hills. Currently the maximum combined capacity of the three plants is 104 million gallons per day (mgd). The capacity of the individual plants is shown in Table 12.

Table 12
Current Capacity of Existing Water Treatment Plants

Water Treatment Plant	Capacity in mgd	Capacity in cfs
Reservoir A	35.5	55
Reservoir 7	6.4	10
Reservoir 1	26	40
El Dorado Hills	20	

Source: Wade Associates

4.3 Existing Storage and Delivery Systems

The basic system includes two primary "branches" that are linked at the upper and lower ends by cross connections (interties). Each branch consists of a major pipeline carrying treated water to a series of small reservoirs. A water treatment plant is located where the primary sources of raw water enter the system (near the El Dorado Forebay, Sly Park Reservoir, Reservoir No. 7 and Folsom Reservoir). Water is gravity fed throughout most of the system, except that water is pumped out of Folsom Reservoir to the El Dorado Hills Treatment Plant and on through the lower elevations of the system. The general configuration of the backbone system is shown in Figure 3.

4.3.1 The "North Branch"

Water is delivered to EID's system from PG&E's El Dorado Forebay through the EID Main Ditch to Reservoir 1 east of Cedar Grove. A water treatment plant with a capacity of 2.8 million gallons per day (mgd) is located at Reservoir 1. For the purposes of describing the EID system in this report this portion of the EID system will be referred to as the "north branch" water is delivered to a series of reservoirs extending west to Placerville, then paralleling Highway 50 to the north along Union Ridge Road, Highway 49, Gold Hill Road, Lotus Road, Green Valley Road, and on to Bass Lake, the Serrano project and terminating in the pipeline running along El Dorado Hills Boulevard. A major spur water line extends south and west from Placerville to the Sac Hill Reservoir near Placerville Drive.

4.3.2 Jenkinson Lake and the "South Branch"

The largest major component of the system, (in terms of available water supply) is Sly Park Dam (Jenkinson Lake). This reservoir feeds both the major line north of Highway 50 and a second major water line running west through the District generally south of Highway 50. The Sly Park Intertie permits feeding the Reservoir A Water Treatment Plant, Jenkinson Lake, and this south branch

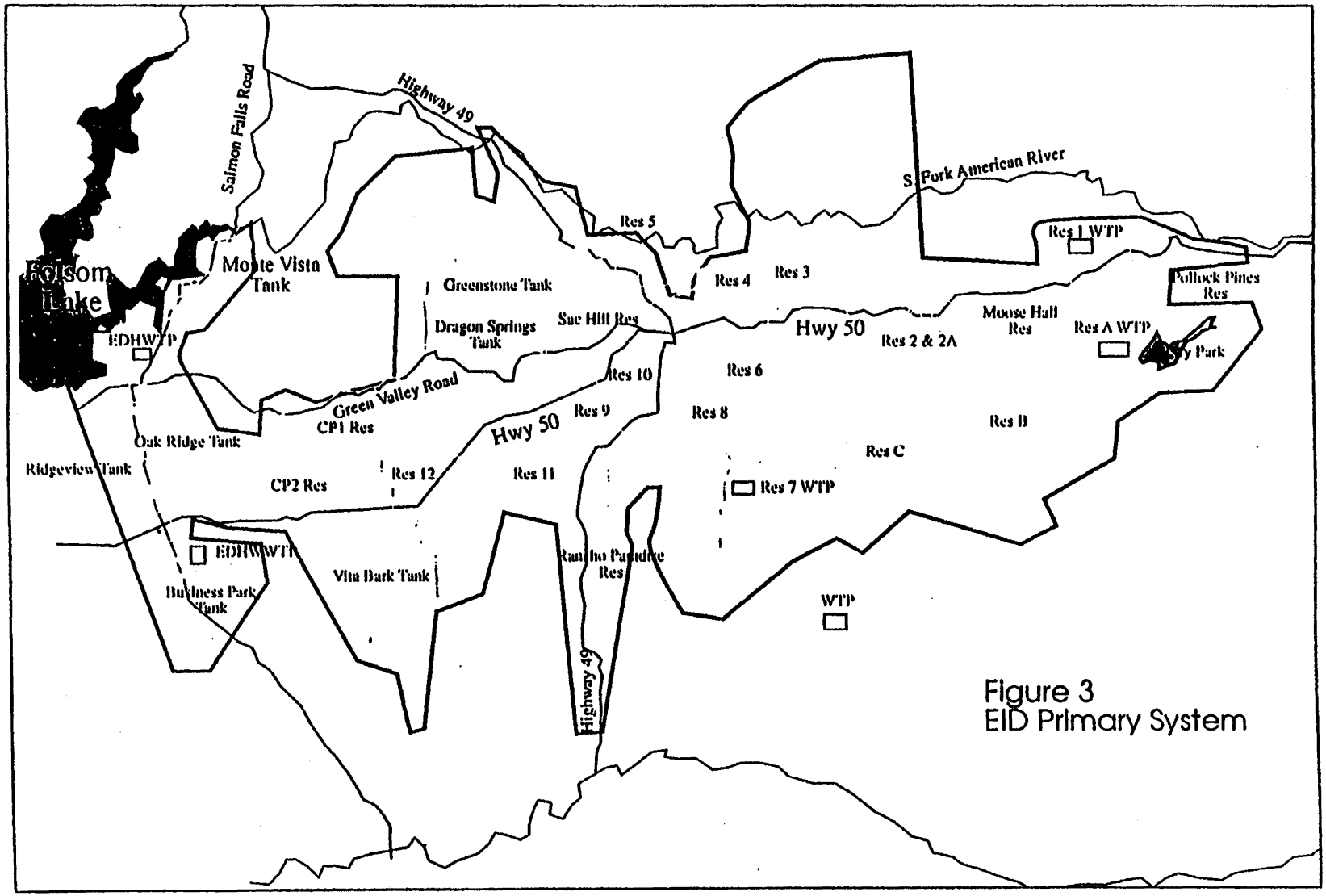


Figure 3
EID Primary System

of the District system from northerly branch at Reservoir 1. Water from Jenkinson runs through the Camino Conduit and connects to the northerly branch at Reservoirs 2 and 2A in Camino. Water from this point then flows through the system on toward Bass Lake and El Dorado Hills.

The south branch generally follows Pleasant Valley through a series of reservoirs. A 5 mgd water treatment plant is located at Reservoir 7 near the intersection of Pleasant Valley Road and Oak Hill Road. This line extends on west along Pleasant Valley and crosses to the north side of Highway 50 just east of North Shingle Springs Road. The line terminates in Cameron Park at CP2 Reservoir west of Cambridge Road. Major laterals extend from this line on Oak Hill Road, to the Rancho Paradise Reservoir (south of Diamond Springs along Highway 49), to the Vita Bark Tank (near South Shingle Springs Road, and north to the Greenstone Tank.

The Gold Hill Intertie provides a cross connection between the "north branch" and the "south branch" at the lower (western) end of the system just east of Cameron Park.

4.3.3 Folsom Reservoir and the El Dorado Hills Laterals

Water drawn from Folsom Reservoir is pumped to the El Dorado Hills WTP along Francisco Boulevard. The water line along El Dorado Hills Boulevard extends north along Salmon Falls Road, and along Francisco to connect to the El Dorado Hills Water Treatment Plant. Another spur extends south along Latrobe Road and feeds the Business Park Tank.

4.4 Existing Water System Yield

Although the District has certain entitlements to water, the actual water that can be delivered may be less due to constraints in the delivery system, drought conditions, and other limiting factors. "Entitlement" refers to existing water entitlement and contracts, and is defined as the maximum current legal opportunity for EID to take water supplies. EID defines "safe yield" as the maximum annual quantity of water that can continuously be made available without deficiency, each and every year, under hydrologic conditions similar to the most critical dry period of record. "System firm yield" is defined as the annual quantity of water that all sources for the contiguous potable system, combined can make available with no shortages in 95 years out of 100, based on historic hydrological conditions and restrictions. In the remaining 5 years out of 100, shortages of up to twenty percent are accepted.

For planning purposes, EID uses the "system firm yield" as the measure of water delivery capacity.

4.4.1 Method for Calculating the Firm Yield of the System: The Abraham Model

The amount of water that can be delivered by the system is more than simply the aggregation of the maximum yield from each of the system components. The system is interconnected such that the total system yield must be calculated using a complex model that considers the conditions affecting all parts of the system. EID calculates the system firm yield using the Abraham Model. The Abraham Model does not establish firm yields by individual water source. Rather, it uses numerous input parameters to calculate the firm yield for the entire integrated system of water sources. Some of the parameters that the model uses include estimates of withdrawals from the El Dorado Forebay and

Folsom Reservoir, the potential supply of treated water from the Crawford Ditch through EID Reservoir 7, the minimum required pool in Sly Park Reservoir, and various conservative assumptions.

Notably, the Abraham Model uses actual hydrological data from 1908 through the current year to calculate the system firm yield. The hydrologic data accounts for climate conditions in El Dorado County because the amount of runoff into reservoirs is influenced by precipitation, temperature, and other factors affecting evaporation and seepage. Accordingly, the Abraham Model is highly responsive to the actual climate conditions in El Dorado County.

Several key elements used in the model include water supply sources, treatment plant capacities, delivery limitations and minimum storage requirements. Using these and other parameters, the model tests the operation of the integrated system against each year in the hydrologic record. The model indicates whether or not a shortage of water supply would occur for each year tested, given the historical water conditions for that year, and the extent of the shortage, if any. The results of the modeling is a system firm yield, in acre feet annually, that the integrated supply system could reliably deliver 95% of the years, while incurring shortages of no more than 20% annually.

4.4.2 Recent History of System Firm Yield

In 1994, the firm yield was approximately 37,150 afy. In 1995 and 1996, EID estimated its system yield as 41,700 afy. For 1997 EID again estimated the system firm yield to be 41,700 afy.

4.4.3 Potential System Firm Yield

"Potential System firm yield" is defined as the annual quantity of water that all sources for the contiguous potable system, combined, can make available with no shortages in 95 years out of 100, based on historic hydrologic conditions and restrictions. In the remaining 5 years out of 100, shortages of up to twenty percent of normal demand are accepted. The full potential system firm yield of the existing water supply sources when all relevant infrastructure and operational adjustments are in place is 44,100 acre-feet annually. This calculation is based on the same assumptions as the current safe yield with these two exceptions. The potential system firm yield includes a reduced allowance for dry years in the Central Valley Project by expecting a 25% reduction in supply to 5,600 acre feet annually. The potential system firm yield includes a 4 cfs delivery from Crawford Ditch. Four cfs for 3 months results in 700 acre feet annually.

However, to realize this potential system firm yield there are improvements that must be made to the existing system as described in Section 6.1.

5. Conclusion Demand vs. Available Water Supply

The firm yield of the system as of the end of 1997 was 41,700 acre feet. The total demand was 38,428 acre feet, or about 3,272 acre feet less that the firm yield. At an average consumption rate of 0.60 acre feet per single family dwelling the current firm yield will accommodate 5,453 equivalent dwelling units.

6. Water Supply to Meet Future Demand

The future demand for water will be met through a combination of improvements to the existing water system, more efficient use of existing water supplies through conservation and use of reclaimed water, and providing new water entitlements.

6.1 Improvements to the Existing Treatment and DeliverySystem

Improvements to the existing system can increase the potential firm yield up to 44,100 acre feet. If the entire increase is available for consumption an additional 2,400 acre feet will be available. This would serve an additional 4,000 equivalent dwelling units. The limitations to this assumption are described below.

Significant infrastructure upgrades and treatment plant expansions will be required to meet both the current and potential system firm yields. These upgrades are included in the EID 5-year Capital Improvement Program and are also in the El Dorado Hills Master Facilities Plan. As demands approach firm yield, these facility improvements will be designed and constructed.

To meet the maximum day demands for the current firm yield of 41,700 acre feet, the following improvements are required.

- Expand the El Dorado Hills water treatment plant from 12 mgd to 20 mgd. This is scheduled to occur within two years and will be funded through the existing Assessment District No.3. Land for expansion is already acquired.
- Upgrade and expand the capacity of the Reservoir A water treatment plant from 80 cfs to 90 cfs. This is already funded and will be completed in 1999.
- Expand the capacity of the Oakridge pump station or provide some other source of pumping into Cameron Park. This will be funded through the existing Assessment District No.3.

In order to meet the maximum day demands for the potential firm yield of 44,100 acre feet, the above facility improvements would be required in addition to an upgrade and expansion of the Bass Lake water treatment plant, or significant infrastructure reinforcement such as the Placerville Ridge Conduit. Ultimately the Diamond Springs Main, Camino Conduit and Gold Hill Intertie would be unable to deliver the maximum day demands of the potential firm yield.

Funding of local improvements in the western portion of EID, particularly the El Dorado Hills area has been provided through Assessment District No.3. In order to provide funding for the additional improvements required to fully utilize the existing water entitlements and provide infrastructure to serve the planned growth areas in El Dorado Hills and Bass Lake areas property owners have proposed that Assessment District No. 3 will be supplemented by a new, larger finance district, Assessment District No. 12. This new assessment district would assume provide new funding for new improvements that will enable use of the pending water entitlements at Folsom Reservoir. A number of options for major improvements have been studied and analyzed for relative cost, (El Dorado Hills Master Facilities Plan, CH2MHill, January 1998). Among the most prominent alternatives considered are construction of a new raw water pipeline to carry water to the Bass Lake area and construction of a new water treatment plant. Another alternative is to construct the pumping station, raw water pipeline, storage reservoir and treatment plant required to use the White Rock penstock. Each alternative will require substantial additional study and environmental review prior to implementation of a specific alternative. The EID Board of Directors will have the final

determination of the configuration, operation and financing of the selected alternative. The financing will depend on the formation of a local assessment district that will fund the improvements through assessments against the properties that will benefit from the improvements. The formation of the assessment must follow procedures established in California statute.

6.2 Conservation

The Central Valley Project Improvement Act of 1992 required all USBR contractors, including EID, to prepare new water conservation plans that met established criteria. EID submitted its plan in December, 1993. The Bureau approved the plan in November, 1994 and has since selected EID's plan as a model for combining urban and agricultural districts in the western United States. EID implements all of the Best Management Practices (BMPs) designated in the Memorandum of Understanding regarding Urban Water Conservation in California. These BMPs are described in Section V of EID's Urban Water Management Plan (February 26, 1996).

EID's program of metering its entire system has resulted in substantial water savings. Other important conservation measures have included the Irrigation Management System, public education, monitoring by Water Patrol staff, adoption of the Four-Stage Water Supply Matrix and Water Shortage Response Measures, and adoption of the Urban Water Management Plan.

6.3 Reclamation

The County Water Agency's Water Supply and Demand Summary, adopted on June 4, 1996, includes in potential supplies for EID approximately 5,680 afy of reclaimed water through the year 2015. EID has been active in using reclaimed water for landscape and industrial uses in compliance with State water quality and health regulations. Reclaimed water represents a "supply" of water in that every landscape or industrial use relying on reclaimed water is a use that no longer requires treated potable water.

Accordingly, the use of reclaimed water in lieu of treated water expands the total water supply. Currently, however, EID does not include reclaimed water in calculating the system firm yield via the Abraham Model since those supplies never become available in the potable water contiguous system, for which projections have been considered here. Reclaimed water is a by-product of the potable water demand and as such, should not be considered a component of water supply. However, the use of reclaimed water has the effect of extending the supply of potable water by reducing its use for outdoor irrigation.

In 1996, EID approved a Water Reclamation Master Plan that identified and evaluated potential water reclamation projects in EID's service area and developed a framework for implementing such projects. Of the various water reuse alternatives evaluated in the Master Plan, the Plan recommends a program that would reuse roughly 3,110 afy on a total of 33 sites in the El Dorado Hills area, for example, on golf courses and landscape corridors.

It should be noted that the El Dorado Hills Specific Plan Area (Serrano) has a commitment from EID for the use of all anticipated reclaimed water available from the system.

6.3 Additional Water Entitlements

6.3.1 El Dorado Project

EID and El Dorado County Water Agency (CWA) have applied to the State Water Resources Control Board (SWRCB) for entitlement to make consumptive use of 17,000 acre feet annually from direct diversion as well as water stored in and released from Silver, Caples and Aloha Lakes, with diversion to occur at Folsom Reservoir. In October 1996, the SWRCB issued Decision 1635, granting a permit for up to 17,000 acre-feet of water, to be taken from the South Fork American River watershed at Folsom Reservoir. In reaching its decision to approve the application, the SWRCB determined that water was available for appropriation.

On September 15, 1997, appointed trial court judge Winslow Christian rendered a judgement holding that the 1993 Water Program EIR and 1995 Supplement to that EIR that supported the water rights applications were legally insufficient. The Water Agency and EID appealed that judgement in November, 1997. A reasonable time estimate for obtaining a decision of the appellate court is 18 months to two years. The appeal stays the trial court decision, so that a legal matter, the EIR and Supplement remain in effect and are presumed adequate.

If the trial court decision is ultimately upheld, the SWRCB could not finally approve the applications for 17,000 acre feet without further environmental work.

Several parties have petitioned the SWRCB to reconsider the decision. The SWRCB took those petitions under consideration. The SWRCB has not acted on the petitions. In light of the trial court decision invalidating the CEQA documents upon which the SWRCB approval was based, it is unlikely that the SWRCB will take any action in the near future. The is no time limit on SWRCB action.

Decision 1635 is not final, but nonetheless, as of this writing the decision has not been modified or rescinded. EID cannot exercise the water entitlement granted until Decision 1635 is final and all other preconditions to exercise set forth in the Decision are satisfied. Among the conditions is the approval by SWRCB of an operations plan for Project 184 by EID. EID cannot finalize such a plan until the transfer of the existing Project 184 facilities is approved by the PUC and FERC. Thus, the sequence of implementing Decision 1635 and securing the entitlement to 17,000 afy is dependent in part on the completion of the EID acquisition of Project 184.

6.3.2 New USBR Contract Pursuant to Public Law 101-514

The El Dorado County Water Agency (CWA), on behalf of EID and Georgetown Divide Public Utility District, is pursuing a water supply service contract with USBR pursuant to Public Law 101-514. The contract is for 15,000 acre-feet. Other parts of the law required similar contracts for the benefit of other Sacramento area water purveyors. This water is meant to serve future needs both in EID and in the Georgetown Divide Public Utility District service area. Though no final decision has been made, it is presumed that 7,500 acre feet will be allocated to EID. The precise distribution of the allocation to CWA between EID and Georgetown Divide PUD will be determined as the project is more fully defined and analysis is done for the environmental documentation. The allocation of water will be established by the USBR in a separate process that coincides with the preparation of the Environmental Impact Report.

Before contract negotiations between CWA and the USBR can begin a combined EIS/EIR must be completed and certified. Preliminary scoping for the environmental analysis was completed in 1996, however, the project was not pursued due to the focus on the application to SWRCB for 17,000 acre feet from the El Dorado project. However, with the possibility of EID acquiring of Project 184 the time frame for completing the conditions of approval under Decision 1635 has been extended. Thus, the immediate effort has been refocused on completing the environmental work required to secure the P.L. 101-514 water supply.

Moreover, EID has participated in the Sacramento Water Forum, a region-wide negotiation in which environmentalists and water purveyors are attempting to come to agreement on the future of the Lower American River. The intent of these participants is to obtain consensus among those with an interest in the new USBR contract. Meanwhile, other beneficiaries of P.L. 101-514 have gone forward and have included the EID/Georgetown Divide PUD in their cumulative environmental impact analysis. This should prove useful as the CWA moves ahead with its own environmental analysis. As this report is written the Notice of Preparation required by CEQA for the environmental documentation is completed and was issued and circulated. The environmental review process may be completed in as little as 24 months.

EID can only divert the P.L. 101-514 water at Folsom Reservoir. EID's existing pumping facilities at Folsom Reservoir have the capacity to convey some of the P.L. 101-514 water into the EID system along Francisco Boulevard, but additional pumping capacity will be required to fully utilize the entitlement. Additional capacity will also be required in the El Dorado Hills Water Treatment Plant (EDHWTP). As noted above, improvements to the EDHWTP are planned for 1999 to increase the plant capacity from 12 mgd to 20 mgd.

6.4 New Treatment, Storage and Delivery Improvements

6.4.1 Texas Hill Reservoir

This project has been included in County water planning for about 40 years. It would involve a dam on Weber Creek (a tributary to the South Fork), east of Diamond Springs, and could impound those waters and additional water imported from other sources. Yield from Weber Creek alone would be about 9,400 acre-feet annually. Advantages to this reservoir are its central location in EID's service area and its ability to store imported waters. Also, about 75% of the land needed for the reservoir has already been assembled and development on the remaining lands has been severely restricted for decades in anticipation of a reservoir. EID owns the assembled land, having purchased it from the County Water Agency in 1995.

At this time, EID has no plans to move forward with the Texas Hill Reservoir. Under the growth assumptions cited in Section 3 this supply will not be needed for at least 20 years, the remaining land must be acquired, any reservoir is expensive to build, and environmental issues are significant. If circumstances changed, however, Texas Hill might become a higher priority.

6.4.2 Small Alder Reservoir

Alder Creek is in Eldorado National Forest at about 5,000 feet elevation. It is south of the South Fork, and drains into it. The canal that feeds Project 184 crosses over Alder Creek, and some of Alder Creek's water is already diverted into that canal.

This project would dam the creek to create a reservoir with a safe yield of about 11,250 acre-feet annually. Since it is undeveloped public land, assemblage is not a problem, but environmental impacts are likely to be greater. This project would have the added benefit of increasing storage for Project 184, however. Since EID expects to own Project 184 in the near future, this means Small Alder could partially offset its costs by generating hydroelectric revenue. Primarily for this reason, EID would likely build Small Alder before pursuing Texas Hill. Water to be stored in Small Alder Reservoir would probably be transported through the White Rock conveyance. Therefore, the Small Alder Reservoir project will not be considered unless the White Rock conveyance system is constructed.

6.4.3 White Rock Conveyance

The White Rock Conveyance would use the existing flange installed on the penstock in SMUD's White rock Powerhouse hydro-electric system. Water is currently diverted by the Sacramento Municipal Utility District (SMUD) from South Fork of the American River at the Slab Creek Reservoir and conveyed to the White Rock Powerhouse near Chili Bar. EID has the right to wheel (use the facilities to transport water through) to 40,000 acre-feet annually from a flange in SMUD's White Rock Powerhouse penstock, however, this is not a water entitlement, but merely the right to use existing facilities. The water could not come from the El Dorado Project (SWRCB Decision 1635) since the USBR does not have water rights above Folsom Reservoir, and Decision 1635 only allows diversion at Folsom. Extensive environmental analysis, and a new water rights application process, will be required if diversion of American River water from this facility is ever considered.

The advantage of the White Rock Conveyance is that once the water is pumped up out of the South Fork canyon, it enters EID's service area in the middle, and can supply the growing western portion of the District by gravity feed, with minimal pumping. If the Texas Hill Reservoir is built, water diverted at White Rock could be stored there.

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David Witter, Senior Engineer, El Dorado Irrigation District, *Personal Communication,* June 1998.

11. Jan McKinsey, El Dorado County Taxpayers for Quality Growth; August 17, 1998

11.01 The application history of the project site is discussed on pages III--8 through III--9 of the Draft EIR. The El Dorado County Board of Supervisors is currently in the process of establishing priorities for review of major development applications in the county, including the Valley View Specific Plan project. Mitigation measures recommended in section IV.E.1 (Public Facilities and Services, "Water Service") would ensure that, after specific plan approval, urban development of the project site would be contingent on availability of water meters or equivalent water guarantees (see *Mitigation Measure PF-1*, DEIR page IV.E--34).

11.02 This comment requests information supporting the County's already-adopted statement of overriding considerations for adoption of the updated County General Plan. This issue is outside the scope of this EIR on the currently proposed Valley View Specific Plan.

11.03 See the response to comment 10.07 regarding the legal status of the EIR for the El Dorado Project (i.e, the 17,000 acre feet of water). Nothing about Judge Christian's decision requires the County to halt or delay the processing of the Valley View Specific Plan or any other projects. Nor would such projects be delayed, necessarily, even if the Court of Appeal upheld Judge Christian's decision. As is explained in the response to comment 8.09, the County's Concurrency Policy and Public Water Planning Ordinance ensure that no legal lots can be approved, and no new water-consuming development can occur, in the absence of guarantees from EID that such lots or development can receive dependable water supplies.

The last paragraph of the comment invokes General Plan Policy 5.2.1.4, which applies to rezoning ordinances and subdivisions, in suggesting that, absent a guarantee that the 17,000 acre feet will be available, the Specific Plan cannot be approved. The commentator should be aware, first of all, that the Board has interpreted policy 5.2.1.4 to permit the approvals of rezones and tentative subdivision maps even without a guaranteed water supply, provided that such approvals include conditions requiring water guarantees before final maps or (where no final maps are necessary) building permits are issued. Of equal importance, though, is the fact that Policy 5.2.1.8 provides that "[t]he preparation and approval of specific plans may occur without the availability of water guarantees." At present, the Valley View applicant is not seeking the approval of any subdivision maps.

11.04 The comment refers to the "recent court ruling on 'Diablo Grande.'" The County presumes that the comment is citing Stanislaus National Heritage (1996) 48 Cal.App.4th 182, which invalidated an EIR prepared for the proposed Diablo Grande Specific Plan. The comment contends that this decision requires specific plans to be "reliant on an adequate water supply based on an EIR." The commenter misstates the holding of Stanislaus Natural Heritage, in which the Court stated as follows:

> "We are not concluding [the agency approving the specific plan EIR] must first find a source of water for the 'project' before an EIR will be adequate. We are concluding that an EIR for this project must address the impact of supplying water for the project." (Id., at page 205.)

As is explained in the response to comment 10.10, the Valley View EIR complies with the mandate of Stanislaus Natural Heritage. Moreover, as noted in the response to comment 11.03, the El Dorado County General Plan expressly allows the approval of a specific plan without an identified water supply, as long as the plan includes conditions or mitigation measures requiring a demonstrated water supply before final maps can be approved or (where no such maps are required) before building permits are issued. (See also the response to comment 8.09.)

11.05 The commenter refers to a Superior Court decision (EBMUD v. Contra Costa County), but only attaches the last two pages of that decision. Because the decision turns on language from the Contra Costa County General Plan, the decision cannot be understood to provide guidance as to the meaning of the El Dorado County General Plan. More fundamentally, the referenced Superior Court decision would not create any kind of precedent binding on El Dorado County even if the decision were based on what the trial judge regarded as general principles of CEQA or some other statute. Under California law, only the published decisions of the Courts of Appeal and the California Supreme Court (and, rarely, the appellate departments of Superior Courts) can create precedents with the force of law. (Cal. Rules of Court, rule 976.) (See also responses to comments 8.09 and 11.04.)

11.06 Government Code Section 56377 does not prohibit the annexation of agricultural lands to a local agency, but rather simply encourages that development of such lands for urban uses occur within the existing jurisdiction of such a local agency prior to annexation. El Dorado County LAFCO will make its own decision regarding whether the proposed annexation is consistent with its broad statutory discretion.

Answering the questions posed by the commenter is not necessary and would be misleading because the questions assume that all undeveloped/unserved approved and tentatively approved parcels have a prior right, compared with pending projects, to EID water; such an assumption is incorrect. A reasonable assessment of future demand is best calculated based on prior experience and State Department of Finance growth projections. Many existing lots may never be developed due to factors such as lack of market demand, site constraints, topography, and distance. Furthermore, some lots may use wells rather than treated surface water. The General Plan Concurrency policies, the County Water Ordinance, and EID "first-come/first-served" policies for hook-ups ensure that no new water consuming development will occur absent adequate water supplies. Finally, the countywide implications of potential General Plan buildout have been fully addressed in the EIR for the El Dorado County General Plan.

11.07 The comment implies that the Valley View Specific Plan is not within the EID service area, which is incorrect, since the project site is already within AD3 (proposed AD12). (DEIR, pp. IV.E--2 to IV.E--3 and Figure E-1.) Moreover, as is explained in the response to comment 8.09, the County General Plan allows approval of specific plans, rezones, and tentative maps without a guaranteed water supply, provided that such approvals are subject to conditions or mitigation measures disallowing the approval of final maps or building permits absent the demonstration of an adequate water supply for all new water-consuming development. This approach is consistent with, not contrary to, EID Policy Statement No. 23. The County recognizes that, just as the approval of a specific plan does not guarantee an adequate supply of water for development, the same is true of an annexation into EID.

11.08 *Mitigation Measure PF-1* in the Draft EIR requires that the project participate in AD12 to obtain and pay for the necessary additional water supplies to serve new development. This would provide for the collection of annual assessments based on the planned number of EDUs required for the development of the various properties; these assessments would provide the income stream for issuance of bonds for the basic infrastructure improvements to serve the area. Additionally, increased hook-up fees would be collected at the time of final map approval to provide ongoing funding for future phases of facility development. Also, see response to comment 10.19.

The proposal to halt all EID annexations until the resolution of all legal challenges to new water rights could be contrary to California law. Public Resources Code Section 21167.3 requires "Responsible Agencies," such as LAFCO, to treat EIRs subject to pending CEQA challenges as legally adequate unless and until a final judicial determination holds the documents inadequate.

11.09 On September 2, 1997, USBR signed a stipulation with EID and the County Water Agency regarding its claim to a prior right on all or a portion of the 17,000 acre-feet. The stipulation recognized that, although the USBR right was earlier in time, it included an express condition that later applications for municipal use would take precedence. USBR agreed *"not [to] contest El Dorado County Water Agency's and El Dorado Irrigation District's rediversion of water released from Silver, Aloha or Caples reservoirs on the American River solely for municipal or domestic purposes,"* and to withdraw that portion of its Petitioner for Reconsideration of the SWRCB D-1635.

Thus, USBR has abandoned the position, reported in the referenced newspaper articles, that it has any senior right to any of the 17,000 acre-foot water supply.

11.10 This comment indicates an opposition to the any further deliberations on the proposed project until all water supply issues are resolved. The DEIR recognizes the current lack of adequate water for the project and addresses this through *Mitigation Measure PF-1*. Please refer also to the response to Comment 11.07.

11.11 Please refer to the response to comment 10.07 regarding the status of the El Dorado Project EIR.

11.12 Urban development anticipated to be served within the expanded EID boundaries would be consistent with the El Dorado County General Plan. Potential cumulative and growth-inducing impacts of this anticipated development have been addressed in the County-certified El Dorado County General Plan Update EIR.

11.13 This comment asks for discussion of the history and status of AD3 and other assessment districts. The commenter is referred to Appendix D of the DEIR, which provides a chronology of the history of water studies conducted for EID since 1982 related to AD3 and AD12. The current status of AD3 and AD12 is discussed in the text of the DEIR. The commenter should contact EID for a copy of their boundary map which covers a substantial portion of El Dorado County. The Public Facilities and Services section of the DEIR discuss the capacity and status of water treatment and wastewater facilities in substantial detail.

11.14 This comment requests an assessment of the impacts of water and wastewater facility needs for the project. The requested information relative to the water and wastewater demand and impacts of the proposed project is contained in the Public Facilities and Services section of the DEIR. Potential water sources and availability are discussed on pages IV.E--6 through IV.E--16. Existing and projected water demand and supply are addressed on pages IV.E--16 through IV.E--23. Project-related water demand and potential impacts on EID services are evaluated on pages IV.E--28 through IV.E--34. Existing sewer service demand and availability are discussed on pages IV.E--40 through IV.E--49. Project-related sewer service demand and associated impacts are evaluated on pages IV.E--50 through IV.E--56.

11.15 This comment suggests that water demand be estimated on the basis of one acre-foot per year per dwelling unit to provide mitigation for drought shortages and possible cuts in contract amounts from the USBR. This suggestion should be directed to EID. The EID uses a unit water demand factor of 0.58 acre-feet per year, which they have found to be realistic and satisfactory for long-term water supply planning purposes. The suggestion to increase the water demand estimate to one acre-foot per dwelling unit would be extremely conservative.

The County's concurrency Policy and Public Water Planning Ordinance ensure that no legal lots can be approved, and no new water-consuming development can occur, in the absence of guarantees from EID that such lots or development can receive dependable water supplies. In addition, Policy 5.2.1.8 provides that "the preparation and approval of specific plans may occur without the availability of water guarantees."

11.16 This comment challenges the conclusion of the DEIR regarding water supply impacts and reiterates the comment from the EID that offsite water and sewer facilities will be

needed to serve the project and that these will likely require additional environmental review.

The DEIR properly acknowledges that additional water supply and sewer capacity would be required to serve the needs of the proposed project and that this poses potentially significant impacts. The DEIR also outlines mitigation measures that require the development of the necessary offsite facilities as a condition of each phase of project construction. The required offsite facilities would undergo detailed environmental review before they can be constructed and before each major phase of the project can be developed. This environmental review process would provide the opportunity to address any project-specific issues that cannot be covered by this EIR. Please refer also to the response to Comment 6.07.

12

El Dorado Hills
Area Planning
Advisory
Committee
1021 Harvard Way
El Dorado Hills, CA 95762

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EL DORADO COUNTY
PLANNING DEPARTMENT

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August 17, 1998

El Dorado County Planning Department
2850 Fairlane Court
Placerville, CA 95667
Attn: Janet Postlewait, Senior Planner

RE: Valley View Draft Environmental Impact Report

Dear Ms. Postlewait:

Thank you for the opportunity to review and comment on this project. The Valley View Draft Environmental Impact Report was reviewed at our regular meeting on August 12, 1998, and the committee voted 10 to 0 in support of the mitigated project alternative. There were 2 abstentions.

To clarify any confusion which may have been created at the hearing meeting, our support is for alternative described in Section II page 57 as Alternative C. "This alternative consists of a modified specific plan that incorporates key mitigation measures identified in this EIR involving the project physical design. The alternative includes the same land use breakdown as the proposed project (2840 residential units, 8.15 acres of commercial, 2.75 acres of R&D, two elementary school sites, 77 acres of park land, and 599 acres of permanent open space), but with improved buffering around the wastewater treatment plant, community park, and elementary school; layout modifications to avoid structures on the most visible ridgeline edges; additional architecture and landscaping controls; stringent design review along Latrobe Road; school site relocation and reconfiguration; increased oak woodland avoidance and limitations on vegetation removal; wetland avoidance; and archaeological resource protection and avoidance". A breakdown of the residential units is shown on page IV.C-15 specifically 2409 single family homes and 431 multi-family homes. This should not be confused with conflicting information shown on page VI-7, Table VI-3. 12.01

The APAC is quite familiar with the proposed Valley View project from working with the Mansour Company and the El Dorado County Planning Department regarding this project for several years. Also, nearly all of the Valley View Sub-Committee members met with the Mansour Company President recently to discuss the project and tour the project area to get first hand, current information regarding the property.

Our overall impression of the Valley View draft EIR is quite favorable with the exception of the different descriptions of Alternative C, cited above. It represents a tremendous amount of work. Some sections were particularly well written and complete. It consolidates a great deal of information that is useful and needed in the decision making process. The project decision making, however, should not rest on the EIR alone but should consider the economic impacts as well. We have not yet seen the economic analysis and have had to depend on only our own estimates. 12.02

Our detailed concerns, comments and corrections are listed below by section and page.

at peak AM hours. A mitigation measure for the westbound traffic is still needed. 12.12

Impact T-5: The study by Korve Engineering from 1997 did not consider Golden Foothill Parkway (North) and it is unknown why Suncast Lane was used since it is a dead-end street opposite the Treatment Plant. The Korve 1994 and 1997 study area only addressed Suncast Lane, Latrobe Rd., and White Rock Rd., and the US 50 on/off ramps. Why weren't Golden foothill Parkway (North and South) addressed as they currently have much more of an impact on this project? 12.13

Impact T-7: Mitigation measures are based on optimistic funding assumptions. Federal and State gas taxes should pay for all of the Highway 50 interchange improvements, not the EDH RIF funds. The West Slope TIM fee should share funding along with the EDH RIF for improvements to Silva Valley Road, Latrobe Road and White Rock Road. This is appropriate since **commute and other traffic from outside EDH significantly impacts each of these EDH arterioles**. 12.14

Impact T-15: Traffic on Highway 50 may be somewhat reduced from the projections as the El Dorado Hills Business Park builds out and more local jobs become available. Also, mitigation measures fail to mention the beneficial aspect of "light rail" extension to El Dorado County, which may reduce the projected severity of LOS F on US Highway 50. Please delete "the project is subject to county TIM requirements" and replace with "the project is subject to EDH RIF". TIM doesn't apply, EDH road impact fees do unless the EDH Specific Plan Development Agreement is changed. 12.15

Mitigation Measure PF-4: The El Dorado County Public Works Department was renamed the Department of Transportation in the late 1980s. Please correct. 12.16

Mitigation Measure BR-1: Even though it is politically correct to emphasize use of native plants, there "well behaved" non-native plants whose use would be appropriate, would be drought resistant and would add more variety than native plants. 12.17

III. PROJECT DESCRIPTION

P.29-f. Correction – MediaOne now provides the service for cable TV, not King Video. 12.18

IV. SETTINGS, IMPACTS, AND MITIGATIONS

A. Land use and Open Space

Page A-6: Section 2, Para 2. There are seven, not six specific plans in the vicinity. The seventh is the Northwest El Dorado Hills Specific Plan, which is nearing buildout. The full name of the Bass Lake Specific Plan is the Bass Lake Hills Specific Plan. Please correct on Page A-7, Table A-2 #7, and page A8 Figure A-1 #8. 12.19

Page A-12: 2 a Para. 2, Line 4. "Research and Industrial" should be "Research and Development" and Footnote 2 should be Impact, not impacts. 12.20

Page A-21: Section d, Para 1, Line 2. The EDC General Plan was approved in 1996, not 1994. 12.21

B. Visual Factors

p 1:1a.(2) Scenic Route Designations. States that public hearing on the Draft Scenic Highways Ordinance is being held as a part of the County's Zoning Ordinance update program. What 12.22

I. INTRODUCTION

The introduction was very helpful in providing a list of the areas of controversy and environmental issues to be resolved and the different types of impacts and their significance. 12.03

II. SUMMARY

Impact LU-1: **Converting grazing land to a "great place for people to live and raise their families" is very positive, not negative** as the DEIR states. The urbanization of El Dorado hills has been underway for 36 years and the proposed Valley view project is the next logical area to be converted from cattle grazing to homes, parks, schools, attractive landscaping, roads, open space, nature trails and essential commercial development. The attractive features of the planned development including the retained open space and as many oak trees as possible will enhance the views, not detract from them and will more than offset the reduction in open space and rural character. Serrano is an example of how important features of the natural setting can be retained and enhanced so that the views are improved nature trails are added, and people have a great place to live. 12.04

Another positive is the economic growth that will result when new residents bring their life savings to El Dorado County and buy a home. Their income will add to the county economy, the impact fees paid by the new home buyers will help pay for needed infrastructure improvements and their property taxes will enhance annual tax revenues.

Impact LU-2: EID expects to upgrade the system to significantly improve handling, packaging and removing solid waste in 2-3 years when AD-12 is operational. With the new equipment, odor release should not be a problem. The 300 foot buffer should also provide some odor and noise mitigation. EID cautions, however, that even highly reliable state-of-the-art equipment sometimes fails. In case of failure, some undesirable odors may spread temporarily beyond the 300 foot buffer. 12.05

Impact LU-3: Mitigation measures are considered sufficient. 12.06

Impacts V-1, V-2, V-3 and V-4: These impacts and their mitigation measures are all interrelated and are considered sufficient. Also, see LU-1 comments above. 12.07

Impact V5: Our tour of the Valley view site shows that the visual impact of the Wastewater Treatment Plant can be mitigated and Mitigation Measure V-5 appears adequate. 12.08

Impact V-6: Mitigating light and glare is important and we support the actions included in Mitigation Measure V-6, which appear adequate. 12.09

Impact V-7: Mitigation measures are considered sufficient. 12.10

Impact T-1: Reverse these left turn lanes, provide two northbound left turn lanes and one southbound left turn lane. The planned widening of Latrobe Road should keep the LOS well above level F. Planned mitigation is sufficient. 12.11

Impact T-3: The mitigation addressing the EDH Blvd. and US 50 interchange only commented about eastbound traffic flow improvements which do not pertain to the westbound traffic problem 12.12

impact, if any, will any designation have on the Project? 12.22

p.24 Mitigation Measure V-1, does not appear to adequately address the commercial design issues raised on page 18:(6). 12.23

p.30: Visual Impacts of Grading second sentence of the second paragraph beginning with "The 'fully graded' areas would", and the word "be" should be included. 12.24

C. Population, Housing & Employment

The population projections shown in this section need considerable work but there is neither time nor space to make needed corrections. The APAC noted with pleasure the reduction in total from the 4,100 proposed four years ago to the 2,840 proposed in the current Specific Plan. 12.25

p.23:d. Jobs/Housing Balance, first sentence in the first paragraph second to last word should probably be "eastern" not "easter". 12.26

D. Transportation

Page 21-30 This section provides an excellent summary of the road improvements needed for Highway 50 and the area to the south during the next two decades. Mitigation measures are well planned, sufficient, and will likely be funded. 12.27

Page 23:a. last sentence, change "developer funded" to "new home buyer funded" to properly show who really pays the El Dorado Hills Road Impact Fees (EDH RIF). Also change all references of County RIF to EDH RIF since these funds are paid only by new home buyers in El Dorado Hills and the funds are restricted for use in only El Dorado Hills. 12.28

Page 28:c1. Widen the road through White Rock Village to 4 lanes from White Rock Rd. to the intersection with the West Valley Village Rd. This is the main access from the project site to Town Center and both interchanges. In addition, the highest density area in the project will be White Rock Village. 12.29

E. Public Facilities and Services

1. Water Service: We estimate that the project will require about 2900 equivalent dwelling units (EDUs) over the two decades of development. Current allocation is 906 EDUs which should be adequate for several years, so there is ample time to obtain additional EDUs as development proceeds. The APAC fully supports Mitigation Measures PF-1 through PF-11 which are well defined and appear sufficient. 12.30

2. Sewer Service: Valley View surrounds the El Dorado Hills Waste Water Treatment Plant (EDHWWTP) on three sides and it is this proximity to the proposed residential area that has prompted many questions and concerns. 12.31

3. Police Protection: The proposed mitigations are considered sufficient. 12.32

4. Fire Protection and Emergency Medical Services: The proposed mitigations are considered sufficient. 12.33

5. Parks and Recreation: a. Setting In the second sentence after "trails and open space," add 12.34

"landscape corridors, and street lighting. In Table E-10, change Marina Village Park to Lake Forest Park, change the location from Marina Village to Francisco Drive, and change the acres from 12 to 9 to reflect the three acres given away by the CSD to EID. Also, the correct location of Waterford Park is Camelian Circle, not Stratford Drive. Please correct the spelling of Bertelson Park (t was omitted). We were pleased to note that the 77 acres of proposed park land exceeds the CSD requirement of 46.5 acres for this size development. 12.34

The proposed mitigation (PF-8) is considered sufficient. 12.35

6. Schools: There appears to have been appropriate discussions between the Mansour Company and the two school districts. The proposed mitigations (PF-9, PF-10, & PF-11) are considered sufficient. 12.36

7. Solid Waste: No mitigation is required. 12.37

8. Other Facilities and Services: No mitigation is required. 12.38

9. Cumulative Impacts: Paying for additional Police Protection listed in the EIR should not be much of an impact because the El Dorado Hills assessed value and property taxes, corrected for inflation, have grown at more than twice the rate of EDH population during at least the past sixteen years. Assuming that the inflation adjusted cost for a Sheriff's Deputy will remain relatively constant in the future, there should be plenty of money to add service as increased population requires. No impact observed. 12.39

F. Biological Resources 12.40

The proposed mitigations are considered sufficient.

G. Geology and Soils

This section is well written and provides a great deal of useful information. It should be cross referenced with the Public Health and Safety section because of the keen interest in any potential health problem from asbestos dust released from serpentine. The section on Potential Asbestos Dust Hazards should be modified to include appropriate information obtained during the recent investigations in the area regarding asbestos before the final EIR is certified. All proposed mitigations are considered sufficient. 12.41

H. Hydrology and Water Quality 12.42

All proposed mitigation measures are considered sufficient.

I. Air Quality

Air Quality impacts were found to be significant and unavoidable. This is an unacceptable condition in the big picture if the Federal and State mandated Air Quality levels are going to ever be attained. Recommend a multi-County Task Force be established to study the major sources of Air Quality degradation, and recommend an approach to attain compliance along with a cost estimate to enable the correct level of development fees to be assessed to remedy this growing problem. 12.43

Concern was expressed regarding possible leaks or odors from the Wastewater Treatment Plant adjacent to the Valley View development. Special attention should be devoted to ensuring that the upgrades to the Wastewater Treatment currently underway eliminate future leaks and/or releases of offensive odors. 12.44

We support the 300' open buffer as a minimum from the Treatment Plant for odor and sound mitigation. 12.45

J. Noise

The proposed mitigation measures (N1 through N6) are considered sufficient. 12.46

K. Public Health and Safety

p.1:1.a.1. This section needs at least a cross reference to the information contained in the Geology and Soils section regarding the potential hazard of naturally occurring asbestos and the impacts of disturbing it. 12.47

There is also no mention of whether the landfill has been tested for any hazardous substances. Additionally, there is a statement that "no gas has been detected at the surface of the site," however, there is no mention of whether gas pockets are below the surface and whether they would be disturbed by construction or homeowners, and the impacts on the project. I would also believe that a disclosure would be required to homebuyers if their residence was sitting on a former landfill, otherwise litigation would be invited. 12.48

p.2:b. Although spills from the waste water treatment plant are not covered in this section, they are discussed thoroughly in the Waste Water section VI-E. The EIR would benefit from some cross reference here. Past spills could be a serious issue for homebuyers who are unaware of the upgrades planned for this plant during the next two or three years. Additionally, I do not believe that the "coming to the nuisance" argument is a viable defense to public or private nuisance litigation from odor, view or noise at a facility like the waste water treatment plant. 12.49

L. Cultural Resources

The proposed mitigation measures (CR1 through CR8) are considered sufficient. 12.50

M. Energy

The proposed mitigation measures (E1 & E2) are considered sufficient. 12.51

V. PROJECT CONSISTENCY WITH ADOPTED LOCAL AND REGIONAL PLANS

General Comment. At various locations within the draft EIR, the EDC General Plan is referred to as the 1994 County General Plan. Each of these should be corrected to read the 1996 EDC General Plan. 12.52

VI. ALTERNATIVES TO THE PROPOSED PROJECT

Overall, we support the proposed Specific Plan with the mitigations shown in the draft EIR which we believe to be Alternative C shown on page 57 in Section II. 12.53

The issue of water availability does not seem to be thoroughly addressed. It appears that there is only 625 acre-feet of water that could be supplied with a guarantee – what steps have been taken to obtain additional water. 12.54

p.26-27, There is no mention in this list of "972 MFR" as there is on figure VI – 1 which states "Change these SFR designations to MFR to permit 972 additional multiple family units (12 du/ac)." 12.55

p.37 footnote 1, delete "in" between "that" and "for" on the second line, and "fiver" should be "five." See also page 41, footnote 1, again "in" should be deleted. 12.56

p.42:k it is not consistently formatted with the other sections, i.e., page 38 k. 12.57

Overall, it appears that the Mitigated Project would be acceptable, if appropriate considerations were given to the issues raised, including asbestos contamination, the waste water treatment facility, traffic, and water availability to name a few. 12.58

VII. CEQA-REQUIRED ASSESSMENT CONCLUSIONS

A. Growth Inducing Effects

Completion of the 2,840 residential units by 2009 is very optimistic. No development in El Dorado Hills has grown at that rate. Serrano is now in its tenth year since approval of its (EDH Specific Plan) and only 455 building permits have been issued for the planned development of 4,500 units. Lake Forest (NWEDH Specific Plan) has done better, but they have averaged only about 112 units per year over the 10 year development, including the 220 unit Lake Forest Apartments. 12.59

Projected population growth rate should be reduced proportionally as shown above. 12.60

VIII. MITIGATION MONITORING PLAN 12.61

The Mitigation Monitoring Plan is satisfactory.

APAC CONTACT

The APAC contact is Curt Scoville, Valley View Subcommittee Chair (916) 933-3511. Other subcommittee members included: Tami Boeck, Joanne Davis, Jay Dennis, John Dillon, Velma Gambles, Connie Hastings, John Hidahl, Gary Knops, Lance McMahan, Norm Rowett and Harriett Segel.

Sincerely,

Norm Rowett
APAC Co-Chair

cc: Supervisor Bradley
The Mansour Company
EDH Community Services District
EDH Community Council
APAC Reader File

12. Norm Rowett, APAC Co-Chair, El Dorado Hills Area Planning Advisory Committee; August 17, 1998

12.01 Comment acknowledged. In response to this comment, the conflicting information shown on page VI--7 (Table VI-3) of the Draft EIR has been corrected (see section IV herein, Revisions to the Draft EIR). This correction does not affect the analysis of Alternative C presented in section VI of the Draft EIR. Please refer also to the response to Comment 12.55 below.

12.02 Comment noted. Analysis of the project's economic impacts is outside the scope of the EIR; CEQA Guidelines section 15131(a) states that *"economic or social effects of a project shall not be treated as significant effects on the environment."*

12.03 Comment noted.

12.04 Loss of open space is generally considered a negative aesthetic effect requiring a significant impact finding in accordance with significance criteria outlined in the CEQA Guidelines (see pages IV.A--15 through IV.A--17 of the Draft EIR). The relative merits of proposed project features such as landscaping and open space are evaluated in more detail in section IV.B (Visual Factors) of the Draft EIR. In considering the project, the El Dorado County Planning Commission and Board of Supervisors will weigh the environmental impacts of the project (as identified in this EIR), along with the potential advantages (e.g., provision of additional housing, economic growth) cited by the commenter. As indicated in the response to Comment 12.02 above, analysis of the project's economic impacts is outside the scope of the EIR.

12.05 The 300-foot-wide buffer recommended in *Mitigation Measure LU-2* is a standard mitigation requirement that is considered adequate to reduce air quality and noise impacts associated with the wastewater treatment plant to less-than-significant levels. Occasional odors from the treatment plant would not be expected to cause a major incompatibility with the proposed project land uses. Please also see response to Comment 8.08.

12.06 Comment noted.

12.07 Comment noted. Comment states that impacts and mitigations V-1, V-2, V-3, and V-4 are interrelated and sufficient.

12.08 Comment noted. Comment states that mitigation V-5 appears adequate.

12.09 Comment noted. Comment states that mitigation V-6 appears adequate; comment supports mitigation.

12.10 Comment noted. Comment states that mitigation V-7 is considered sufficient.

12.11 The commenter requests that the proposed mitigation, which would add two southbound and one northbound left turn lanes to Latrobe Road at Golden Foothill Parkway South, be reversed. The traffic projections upon which this analysis is based estimate that, in the PM peak hour, there would be approximately 796 vehicles turning left from southbound Latrobe Road into the Valley View project. The opposing left turn into Golden Foothill Parkway is estimated at 2 vehicles in the PM peak hour (see Figure D-11). The mitigation provides the capacity to serve the turning movements that have been projected in this analysis.

12.12 Comment noted. In response to this comment, *Mitigation Measure T-3* has been corrected to refer to planned interchange improvements that would accommodate westbound traffic (see section IV, Revisions to the Draft EIR). The improvements include new ramps for both east- and west-bound traffic, including absorbing the intersection of El Dorado Hills Boulevard/Saratoga Way into the interchange. The combination would increase capacity for both directions, yielding acceptable Levels of Service as documented in Table D-8 of the Draft EIR.

12.13 Both intersections of Golden Foothill Parkway (North and South) are addressed throughout the analysis. (See Table D-7 on DEIR page IV.D--44, Table D-8 on DEIR page IV.D--51, Table D-9 on DEIR page IV.D--61, and Table D-10 on DEIR page IV.D--66.)

12.14 The comment is a statement of the opinion of the commenter and does not request further information from the EIR. While the commenter states an opinion that interchange improvements should be funded by federal and states gas taxes, Caltrans has taken the position that interchange improvements are required to serve local changes in transportation demand, and are thus local and not regional in cause and origin. This opinion, together with a shortage in funding for all highway improvements, has led Caltrans to delegate the responsibility for interchange improvements down to local governments. More recently, SB 45 has allowed interchanges to be included as STIP projects; however, it is County Counsel's opinion that the development agreement and the financing plan for the El Dorado Hills/Salmon Falls area obligates the fee program (i.e., new development) to fully finance the interchange and the other road improvements listed in the comment.

12.15 With regard to comment on the potential reduction of traffic volumes on Highway 50 as the El Dorado Hills Business Park builds out, that concept is identified on page IV.D-31 of the DEIR. Although the concept and beneficial aspects of a future light rail extension to El Dorado County may be appealing, the concept is not currently funded and thus cannot be included within the base-case assumptions of this EIR. While the cumulative traffic impacts attributed to the resultant "worst case" analysis in this EIR might be reduced to some extent by a future light rail extension, the future "base case" assumptions applied in this FEIR, with and without the project, exclude such transportation improvements that may be "planned," but for which no funding is currently allocated.

In response to this comment, *Mitigation Measure T-15* has been revised to clarify the applicable TIM and RIF requirements (see section IV, Revisions to the Draft EIR).

12.16 Comment acknowledged. In response to this comment, the reference to the El Dorado County Public Works Department in *Mitigation Measure PF-4* has been corrected (see section IV herein, Revisions to the Draft EIR).

12.17 *Mitigation Measure BR-1* recommends the use of native plants as required by El Dorado County General Plan Policy 7.4.5.2. One important justification for the use of native plants is that these plants would enhance the remaining habitat for native wildlife. Use of appropriate non-native, drought-resistant landscape plants is mentioned as an option in *Mitigation Measure BR-1*; however, the benefits to native wildlife would be less than can be derived from native, locally-occurring plant species.

12.18 Comment acknowledged. In response to this comment, the cable TV provider references on pages III--29 and IV.E--87 of the Draft EIR have been corrected (see section IV herein, Revisions to the Draft EIR). These corrections do not affect the Draft EIR's conclusions regarding project-related public service impacts.

12.19 Comment noted. The 915-acre Northwest El Dorado Hills Specific Plan area is located north of Green Valley Road in the El Dorado Hills Salmon Falls area. The Specific Plan provides for development of 2,102 housing units on approximately 836 acres, with the remaining 79 acres developed with commercial uses, medical/general office uses, park, open space, school, water treatment plant, fire station, and street rights-of-way.

In response to this comment, the reference to the "Bass Lake Specific Plan" has been revised to read "Bass Lake Hills Specific Plan" on pages IV.A--6 and IV.A--7 (Table A-2) of the Draft EIR (see section IV, Revisions to the Draft EIR).

12.20 Comment acknowledged. These corrections to page IV.A--12 of the Draft EIR have been made (see section IV herein, Revisions to the Draft EIR).

12.21 Comment acknowledged. In response to this comment, the adoption date of the El Dorado County General Plan has been clarified (see section IV herein, Revisions to the Draft EIR).

12.22 Designation of the segment of Highway 50 in the project vicinity as a "scenic route," either in the General Plan or by ordinance, would officially express the concerns of the County about the visual importance of the route, and would add support to the conclusions already made in the Draft EIR that views from the route of the project site contribute significantly to the perceived character and image of the County as seen by highway users. Adoption of the ordinance would provide a basis for more specific EIR significance criteria regarding project impacts on views from the highway, and would provide added official support for Draft EIR *Mitigation V-2* (Impacts on Views from

Highway 50 Eastbound). Otherwise, adoption of the ordinance would not warrant any substantive change in the Draft EIR impact and mitigation conclusions.

12.23 The commercial design issues raised on DEIR page IV.B--18, subsection (6), pertain to the need for special design provisions for "building heights, coverage, or setbacks; parking lot placement; interior parking lot landscaping, outdoor lighting, signage, consistency of landscaping techniques and planting pallet, and other fundamental design factors which could have significant bearing on the visual image and impact of the project."

The comment notes that not all of these issues are addressed under impact and mitigation V-1. The comment is correct; the EIR intent is to address this range of design issues in discussions under not only Mitigation V-1, but also under Mitigations V-4, V-6, and V-7, as follows:

- building heights, coverage or setbacks: Mitigation V-4(a)
- parking lot placement: Mitigation V-4(a) re. setbacks
- interior parking lot landscaping: Mitigations V-1(a) and (c)(2), V-4(a)
- outdoor lighting: Mitigations V-4(a), V-6
- signage: Mitigations V-4(a), V-7
- consistency of landscaping techniques and planting pallet: Mitigations V-1(c)(2), V-4(a)
- other fundamental design factors: Mitigation V-4(c) re. design review

12.24 Comment acknowledged. The text on DEIR page IV.B--30 has been revised to read as follows (revisions underlined): "The 'fully graded' areas would <u>be</u> confined to the low-lying valley floor portions of the site . . ." (see section IV herein, Revisions to the Draft EIR).

12.25 The population projections presented in section IV.C (Population, Employment, and Housing) of the Draft EIR are based on data from the California Department of Finance and the Sacramento Area Council of Governments. It is unclear what is meant by the commenter's suggestion that the projections "need considerable work." As noted by the commenter, section IV.C evaluates the impacts of development of 2,840 dwelling units as currently proposed by the project.

12.26 Comment acknowledged. This correction to page IV.C--23 of the Draft EIR has been made (see section IV herein, Revisions to the Draft EIR).

12.27 Comment noted.

12.28 The RIF fee would be paid by whoever applies for and obtains building permits for the project; this may be the project developer or the builder, who may in turn choose to pass on all or a portion of the cost to future homeowners. The reference (on page IV.D--23 of the Draft EIR) to "developer-funded" (as opposed to County-funded) is an appropriate general description. The full name of the RIF program, as noted on page IV.D of the Draft EIR, is the "El Dorado Hills/Salmon Falls Road Impact Fee."

12.29 *Mitigation Measure T-14* is intended to mitigate the condition identified in this comment.

12.30 This comment indicates agreement with the assessment of water service impacts and identified mitigation measures in the DEIR. The comment is noted.

12.31 This comment notes that portions of the proposed project will be in close proximity to the El Dorado Hills Wastewater Treatment Plant and that this may be of concern to the future residents. See responses to Comments 10.32 and 10.33.

12.32 Comment noted.

12.33 Comment noted.

12.34 Comment acknowledged. In response to this comment, corrections have been made to page IV.E--66 and page IV.E--67 (Table E-10) of the Draft EIR (see section IV herein, Revisions to the Draft EIR). These revisions to not affect the Draft EIR's conclusions regarding the project's impacts on parks and recreation services. As the commenter notes, the 77 acres of parkland included in the project would exceed the required parkland standards established by the El Dorado Hills Community Services District (see page IV.E--70 of the Draft EIR).

12.35 Comment noted.

12.36 Comment noted.

12.37 This comment reiterates the conclusion stated on page IV.E--85 of the Draft EIR.

12.38 This comment reiterates the conclusion stated on page IV.E--87 of the Draft EIR.

12.39 Comment noted. This comment refers to the El Dorado County General Plan Update EIR finding that, without adequate funding available to increase law enforcement staffing concurrent with cumulative growth demands, the impact of cumulative (countywide) development on law enforcement services would represent a significant, unavoidable impact (see Draft EIR, pages IV.E--87 through IV.E--88). It is possible that adequate funding may be available, as suggested by the commenter.

12.40 Comment noted.

12.41 Comment acknowledged. In response to this comment, the discussion of asbestos hazards in section IV.G, Geology and Soils, has been cross-referenced at the beginning of section IV.K, Public Health and Safety (see section IV herein, Revisions to the Draft EIR). Section IV.G contains the most recent information regarding asbestos investigations in the project site vicinity. Additional regional studies commissioned by the California Environmental Protection Agency are currently underway. In addition, limited data are available from an air monitoring study currently being conducted in El Dorado County by the California Air Resources Board (CARB); please refer to the response to comment 7.01 for a discussion of the preliminary CARB data.

12.42 Comment noted.

12.43 Regional air quality impacts were found to be significant based on the Sacramento Metropolitan Air Quality Management District's significance thresholds of 85 pounds per day for ozone precursors and 275 pounds per day for PM_{10}. They were further judged to be unavoidable since, even with implementation of available mitigation measures, emissions associated with the project could not be reduced below these significance thresholds.

This CEQA finding is totally independent of federal and state air quality planning processes. Approval of a project with a significant and unavoidable impact would not in itself necessarily make attainment of the national or state standards impossible, but could be considered to delay attainment, since the additional pollutant burden associated with the project would need to be offset by some reduction in emissions. However, neither the state or federal regional air plans directly regulate land use or contain indirect source regulations that would affect local land use decisions.

The recommendation of a "multi-county task force to study the major sources of air quality degradation and recommend an approach to attain compliance" goes beyond mitigation for a single project. Implementation of developer fees for air quality improvement, as suggested, would probably require adoption of a County ordinance.

12.44 Current upgrades to the EID wastewater treatment facility can reduce but not eliminate odors, since periods of upset or breakdown may still occur. For this reason the EIR mitigation measures for odor include implementation of disclosure statements and provision of a buffer zone in addition to odor control improvements.

12.45 Comment noted.

12.46 Comment noted.

12.47 Comment acknowledged. In response to this comment, the discussion of asbestos hazards in section IV.G, Geology and Soils, has been cross-referenced at the beginning of section IV.K, Public Health and Safety (see section IV herein, Revisions to the Draft EIR).

12.48 The Draft EIR (page IV.K--1) indicates that a Phase II Environmental Assessment (hazardous materials investigation) has been completed for the abandoned onsite landfill. Testing of three samples for metals found that the test results did not exceed California Code of Regulations thresholds, and that the concentrations did not vary significantly from background levels. *Mitigation Measure PHS-1* (Draft EIR, page IV.K--3) recommends additional measures to be undertaken to investigate and, if necessary, clean up the landfill site. The mitigation measure also recommends that, depending on the level of contamination identified, the landfill either be designated as open space or parkland, or fencing be installed around the landfill to limit human exposure. These measures would be required before approval or recordation of any final subdivision map that includes the affected areas. With implementation of these measures, there would be no need for property owner notification of the former landfill use. Since access would be restricted and no development would be allowed in any identified contaminated areas, hazards to construction workers and future site occupants (e.g., from subsurface gas pockets) would not be an issue.

12.49 Comment acknowledged. In response to this comment, the discussion of wastewater treatment plant spills in section IV.K has been cross-referenced with the discussion in section IV.H (Hydrology and Water Quality) (see section IV herein, Revisions to the Draft EIR). Mitigation measures recommended in sections IV.B (Visual Factors), IV.I (Air Quality), and IV.J (Noise) would reduce potential visual, odor, and noise nuisances associated with project development adjacent to the treatment plant to less-than-significant levels.

12.50 Comment noted.

12.51 Comment noted.

12.52 Comment acknowledged. The draft El Dorado County General Plan was originally prepared in 1994 and adopted in 1996. This clarification has been made on pages IV.A--21, IV.C--23, IV.F--46, IV.G--21, IV.H--28, IV.I--18, IV.J--23, IV.K--5, IV.L--32, and IV.M--7 (see section IV herein, Revisions to the Draft EIR).

12.53 Comment noted. Please refer also to the responses to comments 12.01 and 12.55 for clarifications regarding Alternative C.

12.54 This comment asks about the status of efforts to obtain additional water supplies that will eventually be needed to supply the full water demands of the project. See responses to comments 10.05, 10.06, 10.07, 10.12 and 11.09.

12.55 Comment acknowledged. In response to this comment, the land use information shown on page VI--7 (Table VI-3) of the Draft EIR has been corrected, and the reference to 972 multi-family dwelling units on Figure VI-1 has been removed (see section IV herein, Revisions to the Draft EIR). These corrections do not affect the analysis of Alternative C presented in section VI of the Draft EIR. The land use

breakdown for Alternative C would be identical to that proposed by the project. However, Alternative C would incorporate the modifications described on pages VI--24 through VI--27 of the Draft EIR.

12.56 Comment acknowledged. In response to this comment, these corrections have been made (see section IV herein, Revisions to the Draft EIR).

12.57 Comment acknowledged. In response to this comment, the discussion of public health and safety impacts of Alternative F has been revised to follow a format similar to the discussion of public health and safety impacts of Alternative E. This clarification does not significantly alter the Draft EIR's conclusions regarding the public health and safety impacts of Alternative F.

12.58 Comment noted. Alternative C (Mitigated Alternative) would incorporate EIR-recommended mitigation measures addressing asbestos contamination, wastewater treatment plant, traffic, water supply, and other potential impacts.

12.59 The Draft EIR (page VII--1) indicates that *"the project would add approximately 2,840 residential units to the El Dorado Hills community by the year 2009..."* This statement is based on the project applicant's expectation that the project would be constructed over a nine- to 11-year period, with full buildout anticipated between 2007 and 2009. While completion of the 2,840 residential units by 2009 may be "optimistic," as suggested by the commenter, this assumption represents a conservative (i.e., "worst-case") approach to analyzing the project's growth-inducing effects.

12.60 The Draft EIR (page VII--1) indicates that the 2,840 residential units proposed to be constructed by the year 2009 *"would provide housing for an estimated 7,764 people."* This estimate represents a conservative (i.e., worst-case) estimate of projected population growth, since it is possible that the project will not be built-out by the year 2009. Please refer to the response to Comment 12.59 above.

12.61 Comment noted.

13

EL DORADO HILLS
COMMUNITY SERVICES DISTRICT

August 17, 1998

Janet Postelwait, Project Planner
El Dorado County Planning Department
2850 Fairlane Court
Placerville, CA 95667

RE: Draft EIR for the Valley View Specific Plan

Dear Janet:

We appreciate the opportunity to comment on the Draft EIR for the Valley View Specific Plan. As you know, the Community Services District has purview over parks; recreation facilities and programs; Conditions, Covenants, and Restrictions (CC&Rs); street lighting; franchising for cable television and solid waste management; trails and open space; and landscaping and lighting assessment districts.

PEDESTRIAN AND BICYCLE TRAILS: A Class I Bicycle Path along Latrobe Road should be added to the bicycle circulation system for this project. The future network of pedestrian and bicycle trails throughout the community would be impaired without this major link along Latrobe Road. 13.01

FUEL MODIFICATION PLAN: The fuel modification plan for open space should also be submitted to the entity that would be responsible for ongoing maintenance of such open space. The Financing Plan should consider a funding mechanism for the on going maintenance. 13.02

Page IV.E-66. 5. PARKS AND RECREATION:

The second sentence states that "The El Dorado Hills CSD also has responsibility for forming and managing assessment districts for trails and open space." Street lighting and landscaped corridors should be added to that sentence. 13.03

Table E-10 EXISTING PARK AND RECREATION FACILITIES-EL DORADO HILLS (Operated by the El Dorado Hills Community Services District): The second park listed is misspelled. It should be Bertelsen instead of Berlesen. It is also a Community Park, not just a neighborhood park. 13.04

d. Impacts and Mitigation Measures: This section estimates that the project would have approximately 7,764 residents at buildout and states that, based on El Dorado Hills CSD standards, approximately 39 acres of community and neighborhood park land would be required. Using the El Dorado Hills Community Services District standards which are included in the El Dorado County Ordinance it appears that the population may be under projected in the EIR. CSD standards are 3.3 persons per single family dwelling unit (SFDU) and 2.8 for multi-family units (MFDU). Using those numbers the Valley View population would be projected as follows: 13.05

132 MFDU x 2.8 = 369.6 persons and 2708 SFDU x 3.3 = 8936.4 persons making a total projected population of 9306 instead of 7764 for the 2840 units.

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At 5 acres per thousand, 9306 persons would generate a need for 46.53 acres of park land instead of 39 acres. However, the proposed 77 acres exceeds the minimum requirements and the large park concept is supported by the District. The District supports joint use of facilities and prefers that parks be located adjacent to school sites to maximize opportunities for use of public facilities. 13.05

It should also be noted that the El Dorado Hills Community Services District requires the developer to provide adequate water (and if necessary, sewer hook-ups) for all park sites. 13.06

General Comments:

We favor the lower density of 2840 dwelling units in the current Valley View Specific Plan over the previous plan which projected 4100 units. 13.07

Regarding non-governmental services (e.g. electricity, gas, telephone, cable television service), it has been reported to our district that at times there is a lack of cooperation among the various utilities in the timing and coordination of joint trenching, etc. A joint trench committee that would coordinate those installations could perhaps reduce costs to the consumer. 13.08

Page IV.E-40. 2. Sewer Service: The second to last sentence refers to "Francis Drive" however, it probably should be "Francisco" Drive. 13.09

Page IV.E-41. Last paragraph, second line states the EDHWWTP is located on the east side of Latrobe Road on a 60-acre site surrounded on the north, east, and west by the Valley View Project. It probably should say north, east and south. 13.10

IV.L Cultural Resources: The EIR states there are a number of potentially significant impacts and that the implementation of mitigation measures would reduce the impact but there would still be a potential significant, unavoidable impact. Preservation of cultural resources should remain a high priority for El Dorado County. Hopefully, the newly formed County Cultural Resources Commission will be requested to closely monitor and review development in these sensitive areas. 13.11

We will be glad to provide any additional information or clarification that you may need from our district.

Sincerely,

Velma Gambles
Director of Special Projects & Planning

c: Supervisor Sam Bradley
The Mansour Company
APAC

13. Velma Gambles, Director of Special Projects & Planning, El Dorado Hills Community Services District; August 17, 1998

13.01 *Mitigation Measure PF-8* (Draft EIR, page IV.E--71) recommends that the applicant revise the Specific Plan to include a bicycle and pedestrian trail along the portion of Latrobe Road adjacent to the project site consistent with El Dorado County and El Dorado Hills CSD standards. The commenter's suggestion that this trail be a Class I Bicycle Path has been added to the discussion of *Mitigation Measure PF-8* (see section IV herein, Revisions to the Draft EIR).

13.02 In response to this comment, the commenter's suggestions for the *Public Facilities Financing Plan* and *Fuel Modification Plan* have been added to the discussion of these plans under *Mitigation Measure PF-6* on page IV.E--64 of the Draft EIR (see section IV herein, Revisions to the Draft EIR).

13.03 Comment acknowledged. This clarification has been made on page IV.E--66 of the Draft EIR (see section IV herein, Revisions to the Draft EIR).

13.04 Comment acknowledged. These clarifications regarding Betelsen Park have been made on page IV.E--67 (Table E-10) of the Draft EIR (see section IV herein, Revisions to the Draft EIR).

13.05 The population projections cited in the Draft EIR are based on household population assumptions contained in the El Dorado County General Plan (see Table C-8 on page IV.C--15 of the Draft EIR). As noted by the commenter, based on El Dorado Hills Community Services District population standards, project population would exceed the 7,764-person estimate cited in the Draft EIR; however, the 77 acres of parkland proposed by the project would still exceed District parkland requirements. As illustrated on Figure III-8 (Proposed Specific Plan) (page III--15 of the Draft EIR), this parkland (*Multiuse Open Space*) is not currently proposed to adjoin the proposed school sites. The possibility of joint school/park uses, as suggested by the commenter, could nonetheless be considered at a later stage in the development approval process.

13.06 Comment noted. The El Dorado Hills Community Services District requirement for water and sewer hookups at park sites is a standard requirement to be addressed at a later stage in the development approval process.

13.07 Comment noted. This EIR evaluates the currently proposed (2,840-dwelling-unit) project.

13.08 Comment noted. The County may wish to establish a joint trench committee to coordinate installation of non-governmental services (e.g., electricity, gas, telephone, cable TV service), as suggested by the commenter. This possibility would not affect the Draft EIR's conclusions regarding project impacts on non-governmental services.

13.09 This comment points out that reference on page IV.E-40 of the DEIR to "Francis Drive" should be changed to "Francisco Drive." The comment is acknowledged; the error in the text of the DEIR has been corrected (see section IV, Revisions to the Draft EIR).

13.10 This comment points that the project lies to the south of the EDHWWTP, not to the west. The error on page IV.E--41 of the EIR has been corrected (see section IV, Revisions to the Draft EIR).

13.11 Comment noted. The County Cultural Resources Commission would be expected to have a role in monitoring the implementation of mitigation measures recommended in section IV.L (Cultural Resources) of the Draft EIR.

The Mansour Company

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RECEIVED
PLANNING DEPARTMENT

August 17, 1998

Ms. Janet Postlewait
El Dorado County Planning Department
2850 Fair Lane Court
Placerville, CA 95667

Re: Draft EIR for the Valley View Specific Plan

Dear Ms. Postlewait,

The following comments on the Draft EIR for the Valley View Specific Plan are submitted on behalf of the applicant, El Dorado Hills Investors.

IV.A Land Use

Impact and Mitigation LU-3:

The proposed Community Park is over 1500 feet from the existing mobile home park. Such a large separation is certainly adequate to ensure no significant impact from park activities, even if lighted fields are developed. Elementary schools, such as the one proposed east of the existing mobile home park, are essentially neighborhood facilities, fully compatible with surrounding residential uses. They do not typically contain lighted fields and are not night time noise sources. The conclusion that the elementary school presents an impact upon the mobile home park cannot be justified. No mitigation is necessary and none should be required. 14.01

IV.B Visual Factors

Page IV.B-17

The discussion of "Proposed Project Design Guidelines" is based upon the administrative draft of the Specific Plan rather than the more elaborate section present in the public release draft of the Plan incorporating the changes required as a result of the staff review of the administrative draft. The Draft Specific Plan should be consulted in regard to proposed design measures which fully address the impacts described in the DEIR. 14.02

Impact V-1

The conclusions that the proposed Design Guidelines contained in the Specific Plan are "...limited in their extent and effectiveness." is based upon a faulty understanding of what those guidelines contain. While it is true that the project represents a process of change from an undeveloped, rural landscape to a developed one as proscribed in the El Dorado County General Plan, the conclusion 14.03

that this represents a substantial negative change is purely the subjective opinion of the author of this section of the DEIR. In fact, the Specific Plan includes measures for ridgeline protection and oak woodland retention suggested by the author. 14.03

The discussion under point (d) is inaccurate in its depiction of the impact of the project upon woodland. The assumption that 74% of the oak woodland and 57% of the oak savanna habitat "...would be eliminated by the project" is simply untrue. No areas containing oak woodland or savanna are allowed to be graded in the project as proposed. A majority of all residentially designated (ER) land is actually restricted from any form of development. 14.04

Mitigation V-1

Some of the mitigation measures which are lumped in this single identifying measure are already incorporated in the provisions of the Specific Plan. Others such as those suggestions in section (b) dealing with clustered screen plantings are appropriate. Others, such as the limitation of pruning by homeowners of trees within proximity to residential uses, are contrary to public safety and wildfire management. The extensive oak tree management and regeneration programs contained in the Specific Plan offer a much more serious and comprehensive mitigation program. 14.05

Impact and Mitigation V-4

The site designated for the Village Center is characterized by introduced annual grasses, star thistle, and other weedy species. It has been heavily grazed for many years and contains no "...native vegetation characteristics..." as described in this impact analysis. The suggestion that the development of a landscaped, urban center on this site "...would substantially and negatively affect existing views of the site and would therefore represent a "potential significant adverse visual impact" is unfounded. 14.06

Impact V-7

El Dorado County has revised its regulations governing signs in recent years. The current ordinance is apparently unfamiliar to the authors of this section of the DEIR. The Specific Plan does not include a separate sign program and the general provisions of the county sign ordinance are intended to govern. The attempt to draft a sign ordinance within the language of this mitigation measure is unnecessary and serves no purpose. Many of the provisions suggested are already in the county code (such as the prohibition of free standing signs) and others (such as the prohibition on fascia signs) serve no apparent purpose. 14.07

IV.D Transportation

Although we believe that the analysis is consistent with the recent legal interpretations regarding methodologies, we feel that it is well to point out some obvious items that should be considered as decision makers evaluate this document.

1. An existing plus project analysis for a development of this magnitude creates an impact scenario that will never occur. The text on pages IV.D-32 and 33 points out this fact and we believe that mitigation measure T-16 addresses this concern in terms of requiring impacts to be evaluated at each phase of development. We understand that this analysis is required based upon legal interpretations of CEQA. however given the magnitude of this project, it is helpful to remember 14.08

that the existing plus project analysis portrays a scenario of impacts that appear far worse than will likely occur.

2. The cumulative conditions analysis assumes only the "funded" transportation improvements in place by 2015. We understand that this approach is based upon recent legal interpretation regarding which improvements can be considered "funded". However, we believe that this portrays an unrealistic scenario that will likely never occur because it assumes that all of the anticipated 2015 development is allowed to take place without impact fees being collected or applied to the improvements as adopted by the Board of Supervisors.

IV.E Public Facilities and Services

Page IV.E-18

The statement that "Fazio" water would meet demand until 2008 is incorrect. Page 10 of the El Dorado Hills Master Facilities Plan Water Supply/Demand Report (EID January 1998) shows the correct date to be 2017.

Page IV-E-41

The AD-3 service entitlement of 906 equivalent dwelling units applies to water only. The statement that the allocation also applies to sewer connections is false.

Impact and Mitigation PF-7

A Fire Safety Plan is required for Valley View which must address the matter of emergency access and the needs of all agencies providing emergency services. The language of the impact discussion and mitigation measure does not describe this Plan as a primary tool of implementing Fire Safe Regulations nor does it leave room for the Fire Safety Plan to provide for acceptable alternative mitigation particularly during the phased buildout of the project. Mitigation language should provide for alternative mitigation or other measures which may be satisfactory to the California Department of Forestry and the El Dorado Hills Water District (Fire Department).

IV.F Biological Resources

In general the preparer of the Biological Resources section of the Draft EIR fails to understand nor take into account open space management through transitional open spaces in the ER land use district (which makes up a majority of acreage encompassed by that land use classification) and the oak woodland conservation program contained within the Specific Plan. The assumptions that all scenic, biological and habitat values of lands designated SFR, ER and other residential classifications is "eliminated" is unfounded. The "loss" of 317 acres of oak woodland and 164 acres of oak savanna discussed in Impact BR-3 is without basis. In lieu of the program of oak woodland retention and natural regeneration contained within the Specific Plan the DEIR offers an inferior and formulistic mitigation for a "Tree Replacement Plan" requirement.

A number of the studies and verifications proposed in the Draft EIR have been accomplished by Sugnet & Associates as identified in their letter of August 12, 1998 to Richard Floch & Associates (see attached).

IV.I Air Quality

Mitigation AQ-1(b)

The requirement that heavy duty construction equipment used by contractors meet 1997 emission standards is extremely naive and would prohibit virtually all contractors active in the Sacramento area from bidding on project work, since a majority of all equipment currently in use is of older manufacture. Neither the ARB or local Air Pollution Control Districts have adopted regulations which prohibit the use of functional equipment which predates 1997 standards and the EIR should not establish such regulation for a single project through ill-advised mitigation strategies. **14.15**

IV.K Public Health and Safety

Impact PHS-3

Gas stations are not among the permitted uses in the VC land use district nor in any other land use classification of the Plan. As a result, the potential impact described is non existent and the need for mitigation is unnecessary. **14.16**

Impact and Mitigation PHS-4

It is our understanding that chlorine gas is no longer used or stored at the El Dorado Hills Wastewater Treatment Plant as described on Page IV.K-2. Nor does the existence of buried sewer lines in the vicinity of the plant which carry treated or untreated municipal waste constitute a significant hazard. Potential odor problems from the plant have been covered in the air quality section and as a result, the discussion in this section is unfounded or duplicative. **14.17**

VI Alternatives

Alternative C

In Table VI-1, the alternatives summary, the "Mitigated Alternative", Alternative C, is shown as having identical residential characteristics as the proposed project (*i.e.* 2409 single family and 431 multiple family residential units). However, in the detail for Alternative C (Table VI-3) there are 1104 units shown for the Multi family land use district (MF) which has been increased to 92 acres. It appears from the lower population projections in Table VI-1 that the housing mix has, in fact, been changed significantly in Alternative C. Although Alternative C is characterized as "...a development program similar to the proposed project..." on page VI-24, it actually represents a huge shift in the mix of housing units so that over 38% are of the multi family, rental type. Thus, Alternative C is not simply a "mitigated" alternative but is a different project having substantially more high density residential units that that which has been proposed. **14.18**

Sincerely Yours,

Louis Mansour
President, The Mansour Co.

Attachment: letter, Sugnet & Associates, August 12, 1998

SUGNET and ASSOCIATES
environmental solutions

http://www.sugnet.com

- Natural Resource Assessment
- Aquatic Habitat Restoration
- Water Resource Planning
- Environmental Assessment
- Transportation/Telecommunicati Consulting
- Geographic Information System

August 12, 1998

Mr. Richard Floch
Richard Floch & Associates
512 Finders Way
El Dorado Hills, CA 95762

Re: *VALLEY VIEW - WETLAND & BIOLOGICAL STUDIES*

Dear Mr. Floch:

At your request, Sugnet & Associates is providing you with a summary of work and findings to date regarding wetland and biological studies at the 2037± acre Valley View project site within El Dorado, California. Determinate studies are briefly summarized below:

WETLANDS

A wetland delineation was conducted by Sugnet & Associates and subsequently verified by the Corps in a letter dated July 28, 1997 (valid for five years). A total of 14.47 acres of Waters of the U.S. were mapped and verified for the site. Impacts to Waters of the U.S. which would result from the proposed Valley View project include a total of 2.56 acres of various wetlands (i.e., seep, vernal pool, and seasonal wetland) and other waters (i.e., intermittent drainage). Wetland impacts will include 0.08 acre of vernal pool habitat of which 0.04 acres represent potential habitat for listed vernal pool branchiopods (i.e., vernal pool fairy shrimp). Impacts to potential fairy shrimp habitat will be mitigated through purchase of credits at a U.S. Fish and Wildlife Service approved mitigation bank. A Biological Opinion summarizing necessary mitigation credits for branchiopods (e.g., 2:1 preservation, 1:1 creation) is pending. Remaining wetland impacts will be mitigated on site in accordance with the projects Pre-Construction Notification (PCN) (Sugnet & Associates, July 21, 1998).

BIOLOGICAL STUDIES

A vernal pool assessment and western spadefoot toad/California tiger salamander surveys were conducted by Sugnet & Associates during March 1998. Surveys found no presence of any special status amphibians on the site (Report to the U.S. Army Corps of Engineers April 22, 1998).

Surveys conducted specifically to determine the presence of the threatened California red-legged frog (*Rana aurora draytonii*) failed to identify the species within the project area. Four nocturnal surveys

2260 Douglas Boulevard Suite 160 Roseville, California 95661 Ph.916.782.9100 Fax.916.782.9134 sugnet@sugnet.com

Roseville/Sacramento, California San Francisco, California Durango, Colorado Denver, Colorado

were conducted by Wetlands Research Associates (WRA) in accordance with USFWS protocol (authorized by Maria Boroja, USFWS), during the summer of the 1997.

Elderberry surveys were conducted by Sugnet & Associates on May 8 and 11, 1998. The project will directly affect 4 elderberry shrubs, which are unavoidable, and possibly indirectly effect an additional 8 shrubs. These shrubs represent potential habitat for the Valley elderberry longhorn beetle (VELB), although none of the 29 identified shrubs present on site revealed evidence of VELB presence. Directly impacted shrubs support a total of 12 stems requiring mitigation (i.e., stems that are 1-inch or greater in diameter at ground level). Shrubs in potential indirect impact zones (i.e., within 100 feet of development) support a total of 33 stems. The remaining elderberries on site are situated within areas designated for complete avoidance. A Biological Opinion detailing necessary mitigation measures (i.e., purchase of VELB mitigation credits) is presently pending.

Rare plant surveys were conducted by Wetland Research Associates in April and June 1997 to ascertain the on site existence of designated rare plant species. No special status plants were identified (*EIR Valley View Specific Plan*, November 1997).

Oak woodland and other native tree resources for the Valley View project site were surveyed and analyzed in 1994 and 1997 by Mr. Jeffery A. Hart, information collected included tree density, type, habitat and scenic values and development potential (*Valley View Tree Report*, April 25, 1997). An estimated 36,000 trees currently exist on the site. Tree cover is largely confined to the more favorable slopes having deeper soils and cooler slopes, and in those areas along drainage courses and at higher elevations. Project development has been designed to allow for the maximum protection of woodland tree species throughout the site. Unavoidable impacts to native oaks will be mitigated through implementation of the project's *Tree Replacement Plan.*

Biological surveys remaining include pre-construction surveys for potentially nesting raptors (*Mitigation Measure BR-15 of the Valley View EIR*) and surveys for bat roost trees (*Mitigation Measure BR-14*). Additional technical assistance may be required in identifying limits of fencing areas to protect various sensitive habitats (e.g., riparian zones, elderberry shrubs, etc.).

Should you have any questions or require additional information regarding biological issues, please fell free to call me at (916) 782-9100.

Sincerely,

Jim Stewart
Vice President

cc: Louis Mansour / The Mansour Company

14. Louis Mansour, President, The Mansour Company; August 17, 1998

14.01 As indicated under *Impact LU-3*, the potential for land use conflict with the mobile home park would depend upon the design of the proposed school and community park. *Mitigation Measure LU-3* recommends design features to ensure that the school and park uses do not create noise or lighting nuisances for the adjacent mobile home park residents. This is an appropriate approach at this stage in the development approval process, when detailed development plans for these project land uses are not yet available.

14.02 The impact analysis findings in the June 30, 1998 Draft EIR are based on available data from the applicant at the "snapshot" in time when the basic impact analyses for the Draft EIR were conducted. That project description data primarily included documents submitted to El Dorado County as part of the specific plan application by the project applicant (The Mansour Company) in late 1997, including the Administrative Draft Valley View Specific Plan (September 1997) and its *Community Design* chapter.

Upon EIR certification, plan refinements submitted since that date, including the revised Design Guidelines cited in this comment and any other specific plan revisions which may be submitted by the applicant, will be reviewed by County staff to determine whether they are consistent with the EIR mitigations and do not introduce any significant new impact not addressed in the Draft EIR or significant increase in the severity of an EIR-identified impact. Upon preliminary reading, it appears that the revised Design Guidelines cited in this comment serve to implement some of the mitigation measures identified in the Draft EIR. This will need to be confirmed by staff in its review of the specific plan after certification of the EIR.

14.03 The DEIR (pages IV.B--17 through IV.B--19) includes a comprehensive and accurate depiction of the *Community Design Chapter* included in the September 1997 Administrative Draft Specific Plan. The reasons and justification for the conclusions identified on DEIR page IV.B--21 on subsection (b) that the Specific Plan *Community Design* guidelines "are limited in scope," "are limited in their extent and potential effectiveness," and "would not substantially effect (reduce) the basic visual impacts of the project in changing the natural landscape and rural character of the visually prominent site" are adequately documented on DEIR pages IV.B--19 through IV.B--23. The conclusions are based on independent evaluation by urban and environmental planning experts with extensive community design and specific plan formulation experience, are based on the specific visual impact criteria listed on DEIR page IV.B--8 and IV.B--9, and are verified by the results of the computer-assisted photomontage visual simulations prepared for the EIR by an independent computer illustration expert and licensed architect--i.e., Figure B-6 on DEIR page B--11. Differences in opinion between the applicant's expert and the EIR experts do not constitute an inadequate EIR (CEQA Section 15151).

14.04 The vegetation removal figures cited on DEIR page IV.B--22 are based on the conclusions of the EIR consulting biologists, as described on DEIR page IV.F--28 under *Impact BR-3: Loss of Oak Woodland/Oak Savannah Habitats*, which states that "portions of areas designated *Estate Residential*, and the major roadway in the eastern portion of the site would be located in these habitats, and that of the 729 acres of these habitats located within the Valley View Specific Plan area, approximately 491 acres of these habitats would be directly affected by site grading, which could result in the loss of blue oaks, interior live oaks, foothill pines and other tree species"; and that the project would result in the loss of 317 acres of oak woodland and 164 acres of oak savannah habitat. This assessment by the EIR biologist was based on the September 1997 Administrative Draft Valley View Specific Plan version submitted by The Mansour Company.

14.05 The EIR-proposed limitations on pruning by homeowners of trees within proximity to residential uses represent common subdivision regulation practice, and are reflected in the tree ordinance provisions of numerous urban and suburban communities throughout California. In addition, such provisions typically co-exist, and can be totally consistent with, common fuel management practices for fire protection purposes, including the adopted full management standards in the project area (Title 14 Natural Resources Division 1.5, Department of Forestry, Chapter 7, Fire Protection, Subchapter 2 SRA Fire Safe Regulations Articles 1-5, adopted by El Dorado County, effective January 1, 1992). Clearing programs around residences, even in the most wildfire-prone locations, do not include removal of all trees in proximity to the residence; rather, they involve clearance of annual grasses and combustible brush around structures and the removal of low-hanging branches and branches hanging over roofs, typically within 30 feet of the residential structure. Furthermore, to the extent that tree branch removal for fire protection purposes is ultimately necessary, the visual impact concerns expressed under DEIR Impact V-1 would be further increased.

14.06 The Impact V-4 conclusions are not based on the character of vegetation on the proposed 18-acre Village Center site itself, but rather, as explained under this impact on DEIR page IV.B--2, are based on the conclusion that the Village Center construction would dramatically change "the view of the project site from Latrobe Road near Golden Foothill Parkway," would replace "existing open views of the broad, oak-scattered Valley View rangeland" with foreground views of the Village development (see FEIR Figure III--8), and would "act as a barrier to views of the onsite hillsides and ridgeline."

14.07 The commenter is expressing the opinion of the applicant's planning experts questioning the need for any additional sign controls in the proposed Village Center area beyond what is already provided by current County sign ordinance provisions. To the extent that the mitigations recommended under DEIR *Mitigation V-7* duplicate measures already included in existing County sign controls, the EIR authors agree with the commenter that they may be unnecessary, provided that the existing County ordinance provisions are enforced. Nevertheless, the value of listing these potentially

duplicative mitigations, and those sign impact mitigations which may not be included in current adopted County sign controls, remains valid. The measures represent a checklist of concerns to be considered during the County's normal discretionary design review process for the Village Center.

14.08 The comment suggests that the "existing-plus-project" analysis "portrays a scenario of impacts that appear far worse than will likely occur." The comment is based on the commenter's assumption that a number of roadway improvements are not included in the EIR future base case analyses that are planned and, although not currently funded, can be anticipated by the year 2015, and that these anticipated improvements would reduce the impacts described. The commenter is correct that the cumulative conditions analysis in the DEIR is based solely on "funded" transportation improvements (see response to comment 14.09 which follows). The DEIR includes such roadway improvements that are currently planned, but not yet fully funded, as cumulative mitigation requirements for which the project would be responsible for a fair share of the total cost. Further relevant explanation is provided on DEIR page IV.D--31. This analysis approach follows current CEQA practice in El Dorado County.

14.09 The commenter is correct that the cumulative conditions analysis is very conservative in assessing cumulative impacts based solely on "funded" transportation improvements (i.e., those funded via the five-year CIP or other secure sources, as opposed to the 20-year CIP). This approach has been taken in response to claims by certain commenters on other projects that the County was being insufficiently conservative in assuming, for purposes of cumulative impact assessment, the construction of improvements funded via the 20-year CIP. Although the County disagrees with such comments, the County has nevertheless decided that, in the interest of clearly avoiding the perception that the County might be too optimistic in assuming such improvements, cumulative traffic analysis should conservatively assume only those improvements for which funding is highly certain. As a result, the cumulative impact analysis may well understate the actual effects of planned development.

14.10 Comment noted. The statement on page IV.E--18 of the DEIR is incorrect. The statement has been revised to read "The 'Fazio Water' would meet the projected demands until approximately the year 2016, assuming the necessary water treatment facility improvements are made" (see section IV, Revisions to the Draft EIR).[1] The planned expansion of the El Dorado Hills Water Treatment Plant to 20 mgd capacity will be sufficient to meet the expected needs to the year 2008. Full use of the Fazio Water beyond the year 2008 will require additional treatment plant expansion.

14.11 Comment noted. The EIR text has been revised to recognize that the Valley View project is currently limited to an entitlement of 906 EDUs based upon water supply

[1] Draft El Dorado Hills Water Supply/Demand Report, prepared for EID by Charles E. Abraham and CH2M Hill, September 1997, page III.

limitations (see section IV, Revisions to the Draft EIR). Additional wastewater treatment capacity (beyond 906 EDUs) is available for purchase; however, thus far the applicant has not exercised the right to acquire more than 906 EDUs of wastewater capacity.

14.12 Comment acknowledged. In response to this comment, reference to the *Fire Safety Plan* as an implementing tool for emergency access provisions has been added to *Mitigation Measure PF-7* (see section IV herein, Revisions to the Draft EIR). It should be noted that the El Dorado Hills Fire Department, in its comments on the Draft EIR, has stated that "a minimum of two permanent access roadways shall be provided to this project during all phases of development" (see Comment 18.02 below). County staff have indicated that the applicant recently submitted a *Fire Safety Plan* that has been approved by the El Dorado Hills Fire District and California Department of Forestry.[1]

14.13 The word "eliminated" is not used in *Impact BR-3*. Although wildlife habitat values of lands designated as *Single Family Residential (SFR)*, *Estate Residential (ER)*, and other residential land use classifications would not be eliminated, the fragmentation of the habitat by development would represent a significant impact on oak woodland habitat. The resulting mosaic of residential development and woodland would likely reduce wildlife abundance and diversity. Human disturbance during and after construction would probably reduce nesting attempts by birds and cause most mammals to disperse to less affected areas. Although the 317 acres of oak woodland and 164 acres of oak savanna would not be eliminated, these wildlife habitat acreages would be affected by development, resulting in a loss of habitat function and value.

14.14 Comment acknowledged. Based on a review of the August 12, 1998 Sugnet & Associates letter by Wetlands Research Associates, the EIR biologists, the following changes have been made to the Draft EIR (see section IV herein, Revisions to the Draft EIR):

- Table F-2 (Draft EIR, page IV.F--11) has been revised to indicate that the California red-legged frog, California tiger salamander, and Western spadefoot are considered "absent" from the project site;
- *Impact BR-12: Impacts on Western Spadefoot* and the accompanying *Mitigation Measure BR-12* have been deleted; and
- Reference to the March 1998 Sugnet & Associates field surveys has been added as a footnote reference to the listing of the California tiger salamander as a species not occurring on the project site (Draft EIR, page IV.F--44).

[1]Janet Postlewait, Senior Planner, El Dorado County Planning Department; personal communication, September 16, 1998.

14.15 According to Tom Swenson, Vehicle Technology Program Manager for the Sacramento County Metropolitan Air Quality Management District, diesel-powered heavy-duty construction equipment must meet federal emission standards for model years 1996-1998, depending on the horsepower of the equipment. Engines above 175 horsepower must meet the standard for the 1996 model year, engineers from 100 to 174 horsepower must meet the standard for the 1997 model year, and engines from 5 to 99 horsepower must meet it by the 1998 model year.

There is also an incentive program within the Sacramento federal nonattainment area (which includes El Dorado County) that provides financial assistance to retrofit off-road equipment to meet federal standards at the time equipment is being overhauled or engineers are being rebuilt. The purpose of the program is to accelerate the use of compliant engines in the Sacramento federal nonattainment area.

Mitigation Measure AQ-1(b) is intended to reduce project construction emissions but would indirectly act as an incentive for the purchase of new compliant equipment and to participate in the retrofit program. It is likely that over a period of years all construction equipment in use in El Dorado County will be compliance with the 1997 standards, but early in the development of the project site a requirement that all equipment comply with federal 1979 standards could be problematic. Therefore, *Mitigation Measure AQ-1(b)* has been modified to read as follows (see section IV herein, Revisions to the Draft EIR):

Mitigation Measure AQ-1(b): Exhaust Emissions. Contractor's equipment fleets will be considered during the bidding process for construction contracts. Preference will be given to contractors using heavy-duty construction equipment meeting the 1997 federal emission standards for this type of vehicle. Utilizing new equipment manufactured or retrofitted to current emissions standards would reduce emission of NO_x from equipment exhausts by up to 20 percent. Implementation of this impact would reduce construction period exhaust air quality impacts to a ***less-than-significant level.***

14.16 Comment acknowledged. In response to this comment, the reference to "gas stations" in *Impact PHS-3* (Draft EIR, page IV.K--4) has been removed (see section IV herein, Revisions to the Draft EIR). However, future commercial, office, and R&D uses in the West Valley Village may store, handle, or transport hazardous substances that would have the potential to cause soil or groundwater contamination; the wording of *Impact PHS-3* has been revised to clarify this potential impact (see section IV).

14.17 Comment acknowledged. An EIR representative has confirmed that the treatment plant is being converted to a liquid chlorination system; this information has been added to the discussion on page IV.K--2 of the Draft EIR (see section IV herein, Revisions to the Draft EIR). While no serious hazardous substance spills have occurred at the treatment plant within the last two years, there have been intermittent variances from the National Pollutant Discharge Elimination System permit conditions, as indicated on page IV.K--2 of the Draft EIR. For this reason, potential soil, surface

water, and groundwater contamination and odor problems at the treatment plant could pose health hazards to construction workers and project occupants, as indicated in *Impact PHS-4* (Draft EIR, page IV.K--5). *Mitigation Measure PHS-4* cross-references *Mitigation Measure AQ-4* (which addresses potential odor nuisances from the treatment plant), and also recommends design of the project to accommodate the existence of buried pipelines leading to and from the plant; *Mitigation Measure PHS-4* is therefore not "duplicative" of the discussion in the Air Quality section of the EIR.

14.18 Comment acknowledged. In response to this comment and other comments regarding Alternative C, the land use information shown on page VI--7 (Table VI-3) of the Draft EIR has been corrected, and the reference to 972 multi-family dwelling units on Figure VI-1 has been removed (see section IV herein, Revisions to the Draft EIR). These corrections do not affect the analysis of Alternative C presented in section VI of the Draft EIR. The land use breakdown for Alternative C would be identical to that proposed by the project. However, Alternative C would incorporate the modifications described on pages VI--24 through VI--27 of the Draft EIR.

State of California

GOVERNOR'S OFFICE OF PLANNING AND RESEARCH

1400 TENTH STREET
SACRAMENTO 95814

15

PETE WILSON
GOVERNOR

PAUL F MINER
DIRECTOR

98 AUG 19 AM 11:2
RECEIVED
PLANNING DEPARTMEN

August 18, 1998

JANET POSTLEWAIT
EL DORADO COUNTY
2850 FAIRLANE COURT
PLACERVILLE, CA 95667

Subject: ADOPTION OF THE VALLEY VIEW SPECIFIC PLAN SCH #: 97082008

Dear JANET POSTLEWAIT:

The State Clearinghouse submitted the above named environmental document to selected state agencies for review. The review period is closed and none of the state agencies have comments. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call Kristen Derscheid at (916) 445-0613 if you have any questions regarding the environmental review process. When contacting the Clearinghouse in this matter, please use the eight-digit State Clearinghouse number so that we may respond promptly.

Sincerely,

ANTERO A. RIVASPLATA
Chief, State Clearinghouse

NOTICE OF COMPLETION

Appendix C

See NOTE below

SCH# 97082008

Mail to: State Clearinghouse, 1400 Tenth Street, Sacramento, CA 95814 916/445-0613

Project Title: Valley View

Lead Agency: El Dorado County Planning Department Contact Person: Janet Postlewait

Street Address: 2850 Fairlane Court Phone: (530) 621-5355

City: Placerville, CA Zip: 95667 County: El Dorado

JUL 2

CLEARINGHOUSE

Project Location

County: El Dorado City/Nearest Community: El Dorado Hills

Cross Streets: Latrobe Road and White Rock Road Total Acres: 2,037

Assessor's Parcel No.: see attached Section: 11, 12, 13, 14, 24 Twp: 9N Range: 8E Base: MDM

Within 2 Miles: State Hwy #: US 50 Waterways: Carson Creek, Plonkett Creek

Airports: Railways: Schools:

Document Type

CEQA: ___ NOP; ___ Supplement/subsequent; ___ Early Cons; ___ EIR (Prior SCH No.) ___; ___ Neg Dec; ___ Other ___; X Draft EIR

NEPA: ___ NOI; ___ EA; ___ Draft EIS; ___ FONSI

Other: ___ Joint Document; ___ Final Document; ___ Other ___

Local Action Type

___ General Plan Update; X Specific Plan; ___ Rezone; ___ Annexation

X General Plan Amendment; ___ Master Plan; ___ Prezone; ___ Redevelopment

___ General Plan Element; ___ Planned Unit Development; ___ Use Permit; ___ Coastal Permit

___ Community Plan; ___ Site Plan; ___ Land Division (Subdivision, Parcel Map, Tract Map, etc.); ___ Other ___

Development Type (See Attached for details)

X Residential: *Units* ___ *Acres* ___

X Office: *Sq.Ft.* ___ *Acres* ___ *Employees* ___

X Commercial: *Sq.Ft.* ___ *Acres* ___ *Employees* ___

___ Industrial: *Sq.Ft.* ___ *Acres* ___ *Employees* ___

___ Educational

X Recreational

___ Water Facilities: *Type* ___ *MGD* ___

___ Transportation: *Type* ___

___ Mining: *Mineral* ___

___ Power: *Type* ___ *Watts* ___

___ Waste Treatment: *Type* ___

___ Hazardous Waste: *Type* ___

___ Other: ___

Project Issues Discussed in Document

X Aesthetic/Visual	___ Flood Plain/Flooding	___ Schools/Universities	X Water Quality
___ Agricultural Land	X Forest Land/Fire Hazard	X Septic Systems	___ Water Supply/Groundwater
X Air Quality	X Geologic/Seismic	X Sewer Capacity	X Wetland/Riparian
X Archeological/Historical	___ Minerals	X Soil Erosion/Compaction/Grading	X Wildlife
___ Coastal Zone	X Noise	X Solid Waste	X Growth Inducing
X Drainage/Absorption	X Population/Housing Balance	X Toxic/Hazardous	X Land Use
___ Economic/Jobs	X Public Services/Facilities	X Traffic/Circulation	X Cumulative Effects
___ Fiscal	X Recreation/Parks	X Vegetation	___ Other ___

Present Land Use/Zoning/General Plan Use

Zoning: RE-10, R2, R&D; General Plan: SF-HD, MF, I, LDR

Project Description

SEE ATTACHED

State Clearinghouse Contact: Toby Holmes (916) 445-0613

State Review Began: 7.2.98

Dept. Review to Agency 8.10

Agency Rev to SCH 8.14

SCH COMPLIANCE 8.17

Please note SCH Number on all Comments

97082008

Please forward late comments directly to the Lead Agency

AQMD/APCD 6 (Resources: 7 14)

Project Sent to the following State Agencies

X Resources
___ Boating
___ Coastal Comm
___ Coastal Consv
___ Colorado Rvr Bd
X Conservation
X Fish & Game # 2
___ Delta Protection
___ Forestry
___ Parks & Rec/OHP
___ Reclamation
___ BCDC
___ DWR
X OES

Bus Transp Hous
___ Aeronautics
X CHP
X Caltrans # 3
___ Trans Planning
X Housing & Devel

Health & Welfare
___ Drinking H20
___ Medical Waste

State/Consumer Svcs
___ General Services

Cal/EPA
___ ARB
___ CA Waste Mgmt Bd
___ SWRCB: Grants
___ SWRCB: Delta
___ SWRCB: Wtr Quality
___ SWRCB: Wtr Rights
X Reg. WQCB # 5 (Sac)
___ DTSC/CTC

Yth/Adlt Corrections
___ Corrections

Independent Comm
___ Energy Comm
X NAHC
___ PUC
___ Santa Mn Mtns
X State Lands Comm
___ Tahoe Rgl Plan
___ Other:

15. Antero A. Rivasplata, Chief, State Clearinghouse, State of California Governor's Office of Planning and Research; August 18, 1998

(Letter acknowledging compliance with State Clearinghouse review requirements for draft environmental documents pursuant to CEQA.)

D. RESPONSES TO WRITTEN COMMENTS RECEIVED AFTER CLOSE OF PUBLIC REVIEW PERIOD

Reproductions of those letters received after the close of the Draft EIR public review period are included in the following section. Each letter is immediately followed by the Lead Agency's response to substantive comments therein pertaining to the adequacy of the Draft EIR. Comments and responses are correlated by code numbers added to the margins of each letter.

EL DORADO COUNTY TAXPAYERS FOR
Quality Growth

16

98 AUG 18 PM 2:39
RECEIVED
PLANNING DEPARTMENT

17 Aug 1998

Mr. Conrad Montgomery
Planning Director
El Dorado County
2850 Fairlane Ct.
Placerville, Ca 95667

RE: Valley View Specific Plan and DEIR.

Dear Mr. Montgomery:

Taxpayers for Quality Growth has taken the position that the El Dorado County General Plan is invalid, and that no projects can be approved legally under authority of this Plan (2nd amended and Supplemental Verified Petition for Writ of Mandate and Complaint for Declaratory and Injunctive Relief and Attorneys' Fees. - Feb., 1996). Accordingly, we believe that El Dorado County must defer consideration of the Valley View Specific Plan until a legally valid General Plan is in place. 16.01

The following, re Traffic and Circulation, exemplifies TQG's position: 16.02

1) Appendix 4 of the Technical Apendices of the General Plan Environmental Impact Report is the November 1, 1995 Final Report of the U.S. Highway 50 Interchange Planning Study Through Folsom and Western El Dorado County (Exhibit A). This Report includes an

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TELEPHONE/FAX: 530/823-1503

October 31, 1995 letter from Caltrans stating: "The Report is satisfactory" (Exhibit B).

2) Figure 4 of this Report -- Existing (1994) Levels of Service. Freeway Segments and Ramp Junctions (Exhibit C) -- shows all westbound segments of U.S. 50 from Silva Valley Parkway to the County Line to be operating at LOS F during the AM Peak Hour, all eastbound segments to be LOS F during the PM Peak Hour, and all ramps at the El Dorado Hills Boulevard/U.S. 50 Interchange to be LOS F at either the AM or PM Peak Hour. It is important to note that Figure 4 derives its LOS from "travel speed surveys" rather than simple traffic counts.

3) El Dorado County elected in the General Plan to classify these segments, and 2 of these four ramps, at better service levels than LOS F (Exhibit D), without disclosing why.

4) Page 1 of Appendix 4 (Exhibit E) indicated that the 1994 SACOG - initiated Major Investment Study (MIS) for the US 50 corridor was anticipated to recommend, and did (Exhibit F), over the next 20 years, the addition of one 2+ HOV (high-occupancy vehicle) lane (equivalent to approximately 1/5 of a mixed-use lane) in each direction along the US 50 corridor from downtown Sacramento to Silva Valley Parkway. (SACOG, due to a lack of secured funding has since scaled back the Sacramento County US 50 improvements -- Metropolitan Transportation Plan -- to one HOV lane in each direction between downtown Sacramento and Mayhew Road and between Sunrise Boulevard and Prairie City Road (Exhibit G)). Re HOV lanes, it is important to note that ca 15% of vehicles on roadways are high-occupancy, and that, on average, between 50% and 80% of HOV's use the HOV lane. Thus, where the addition of one SOV (single-occupancy vehicle) lane in either direction to a 4-lane freeway would be expected to relieve congestion in each existing lane by ca 50%, the addition of one HOV lane in either direction would be expected to relieve congestion in each existing lane by 8% to 12%.(Exhibits GG).

16.02

5) In total disregard of the anticipated recommendations of the SACOG MIS, El Dorado County completed its General Plan Supplemental Draft EIR utilizing eight-lane totals for US 50 from Silva Valley Parkway to the County Line (Exhibit H).

6) Based on the above information, the El Dorado County General Plan is invalid for the following reasons:

A) In violation of OPR General Plan Guidelines, the General Plan has improperly relied on baseless asumptions (Para. 42 of TQG Petition/Complaint). For example, the County relied on the baseless assumptions that most of US 50 between Silva Valley Parkway and the County Line operates at LOS E or better, and that it is feasible that this same US 50 segment can, over the next twenty years, be widened to eight lanes. In fact, US 50 between Silva Valley Parkway and the County Line currently operates at LOS F, and it is clearly not feasible that US 50 will be widened to eight lanes within the next 20 years.

The VVSP DEIR in a like fashion erroneously assumes that current LOS on US 50 is D, and that US 50 will be widened to eight lanes by 2015.

16.02

B) Contrary to Planning and Zoning Law as authoritatively interpreted in the OPR General Plan Guidelines, the General Plan failed to adopt achievable, measurable and time-specific standards (Para. 38 of TQG Petition/Complaint). For example, the EIR, in order to maintain LOS E, delineated the need for 8 lanes on West County US 50 by 2015 with full knowledge that such improvements were infeasible.

The VVSP DEIR makes repeated reference to LOS "standards," and CIP standards established by the General Plan. Clearly, many of these standards as they relate to LOS on US 50 are either not achievable or were measured incorrectly. Peak hour LOS on US 50 is already at F from Silva Valley Parkway to the County Line. There is no time-specific construction schedule for the El Dorado Hills Blvd/US 50 interchange. Existing funding is insufficient for HOV lanes between Silva Valley and Prairie City Road.

16.03

C) Contrary to Government Code Section 65302, subd (b), The Circulation Element of the General Plan is not correlated with the Land Use Element (Concerned Citizens of Calaveras County v. Board of Supervisors of Calaveras County (1985) 166 Cal.App.3d 90.) (Para. 34 of TQG Petition/Complaint). For example, the Land Use Element would add much Peak Hour ADT to segments and ramps of US 50 between Silva Valley Parkway and the County Line that have been operating at LOS F since 1994, were not excepted by General Plan

16.04

Policy 3.5.1.6, and cannot feasibly be improved to operate at a better LOS over the next 20 years.

That the VVSP will add thouands of Peak Hour ADT to these congested segments and ramps demonstrates the lack of correlation between the Land Use and Circulation Elements in the El Dorado County General Plan. 16.04

D) The General Plan is contrary to Government Code Section 65300.5 and the OPR General Plan Guidelines' direction that "each element's data, analyses, goals, policies, and implementation programs must be consistent with and complement one another" (Para. 50 of TQG Petition/Complaint). For example, US 50 between Silva Valley Parkway and the County Line cannot both be LOS E, as indicated in the General Plan EIR, and LOS F, as is also indicated in the EIR (US Highway 50 Interchange Planning Study). Also, when the addition of only one HOV lane in each direction between Silva Valley Parkway and the County Line is a feasible 20-year improvement, an eight-lane improvement, as presented also in the EIR, cannot be feasible. 16.05

Under these circumstances, the VVSP traffic impacts to US 50 cannot be analyzed in a consistent fashion in relation to the General Plan, for an impact cannot be both significant and insignificant at the same time. And mitigation cannot be feasible and infeasible at the same time.

The VVSP DEIR states on page IV.D-49 that "the 'existing-plus-project' scenario would produce an LOS F" on US 50 west of El Dorado Hills Blvd. Later on this same page it is stated that this LOS F is "hypothetical" and "would not occur." --This in the face of the fact that LOS is already at F in this area! --And all of this in the midst of vague references to infeasible improvements (eight lanes), "changing travel patterns," and non-project, non-time-specific contributions to a number of unrelated traffic mitigation funds. The FEIR must clarify existing LOS, establish measurable standards, identify feasible mitigation, and correlate traffic with land use.

E) Contrary to the Planning and Zoning Law as elucidated in the OPR General Plan Guidelines at pages 8-9, the General Plan has failed to resolve its inconsistencies with other regional plans (Para. 51 of TQG Petition/Complaint). For example, El Dorado County has failed to incorporate into its General Plan the addition of one HOV 16.06

lane in each direction from downtown Sacramento to Silva Valley Parkway as the maximum feasible improvement to US 50 over the next 20 years.

Likewise, the VVSP fails to incorporate into its plans the addition of one HOV lane (no specific time-line) in each direction from downtown Sacramento to Silva Valley Parkway as the maximum feasible improvement to US 50 over the next 20 years. In fact, even this improvement is currently considered to be infeasible by SACOG. 16.06

F) Contrary to Public Resources Sections 2100 and 21081 (a) and CEQA Guidelines Setions 15002 (a)(3), 15021 (a)(2), and 15091 (a)(1), the General Plan failed to adopt mitigation measures to lessen or avoid the significant adverse environmental effects of the Plan (Para. 60 of TQG Petition/Complaint). For example, the Land use Element of the General Plan will, over the next 20 years, add much additional ADT to US 50 between Silva Valley Parkway and the County Line, an area which has been operating at Peak Hour LOS F since 1994 according to Appendix 4 of the GPFEIR. In its effort to "oversupply" the housing market, El Dorado County refused to adopt the feasible mitigation measure of scaling back land use so as to accommodate a better LOS on US 50. Yet, the County at no time presented evidence showing that "oversupply" could not still be accomplished if land use were scaled back.

16.07

The VVSP does not offer to scale back land use as a means of mitigating traffic impacts to US 50. Nor does this project offer to make any specific, time-specific improvements to US 50 or the El Dorado Hills Blvd/US 50 interchange. The VVSP offers only to contribute its "fair share" to several traffic mitigation funds.

It was stated in a recent El Dorado County court ruling:

> The finding that recognized significant traffic impacts will be mitigated to a level of insignificance is not supported by substantial evidence because the only mitigation measure relied upon to support that finding, the extraction from the developer of mitigation fees, does not rationally support the conclusion that any measure recognized as a mitigation measure by Guideline Section 15370 will actually be undertaken, (El Dorado County Taxpayers for Quality Growth, et. al. v. El Dorado County Board of Supervisors, et. al.

Again, vague references to "changing travel patterns," non-specific "Capital Improvement Programs," and contributions to traffic mitigation funds does not constitute "substantial evidence" of mitigation. The VVSP FEIR must provide substantial evidence to support mitigation of traffic impacts to US 50. 16.07

In the final analysis, the traffic analysis and mitigation measures contained in the VVSP DEIR were based on the incorrect assumption that US 50 would be expanded to 8 lanes by the year 2015. Such a mistake creates a ripple effect throughout the entire EIR, especially given that intersections and on-ramps connecting to US 50 in the Project vicinity already experience Los F. It would follow that the significant traffic impacts to on-ramps identified in the EIR could be worse than reported in the EIR. Other impacts identified in the EIR as insignificant could become significant if reanalyzed using the correct assumption. As in *Galante Vineyards v. Monterey Peninsula Regional Park District (New Los Padres Dam)* (1997) 57 Cal.App.4th 1109, 1122, "[d]ue to the inadequate description of the environmental setting for the project, a proper analysis of project impacts was impossible." Essentially, the "worst case" scenario provided in the EIR does not reflect actual worst case conditions. For this reason, the EIR fails as an informative document and must be revised or supplemented to reflect reality. 16.08

CONCLUSION

1) The General Plan Environmental Impact Report failed to disclose to the public that the General Plan is alleged to be invalid in the ways enumerated above. 16.09

2) There is a strong correlation between the transportation problems associated with the Valley View Specific Plan and the deficiencies in the Circulation Element of the General Plan. 16.10

3) The Valley View Specific Plan will contribute thousands of additional Peak Hour ADT to US 50. 16.11

4) Cumulative residential/commercial development in El Dorado County and Eastern Sacramento County (Folsom primarily) will contribute tens of thousands of additional ADT to US 50 over the next 20 years. 16.12

5) Taxpayers for Quality Growth asks that El Dorado County defer consideration of the Valley View Specific Plan until a valid El Dorado County General Plan is in place. 16.13

Thank you for your time.

Keith Johnson
(For El Dorado County
Taxpayers for Quality
Growth)

A

Final Report

U.S. Highway 50 Interchange Planning Study through Folsom and Western El Dorado County

Prepared for:

The City of Folsom
The County of El Dorado
HDR Engineering, Inc.

November 1, 1995

Fehr & Peers Associates
Transportation Consultants

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STATE OF CALIFORNIA — BUSINESS, TRANSPORTATION AND HOUSING AGENCY PETE WILSON, Governor

DEPARTMENT OF TRANSPORTATION
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P.O. BOX 911, MARYSVILLE, CA 95901
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October 31, 1995

03-SAC-50
P.M. 20.8/22.1
U. S. 50 I/C Planning Study
Fehr & Peers Assoc.

Mr. Larry Wing
Senior Engineer
City of Folsom
50 Natoma Street
Folsom, CA 95630

Dear Mr. Wing:

Caltrans has reviewed the U. S. Highway 50 Planning Study dated August 30, 1995.

The Report is satisfactory.

Sincerely,

Original signed by

MICHAEL S. FORGA
Special Funded Projects

cc: Dapo Okupe, Spec. Funded Projects
Matt Henry, Fehr & Peers Associates

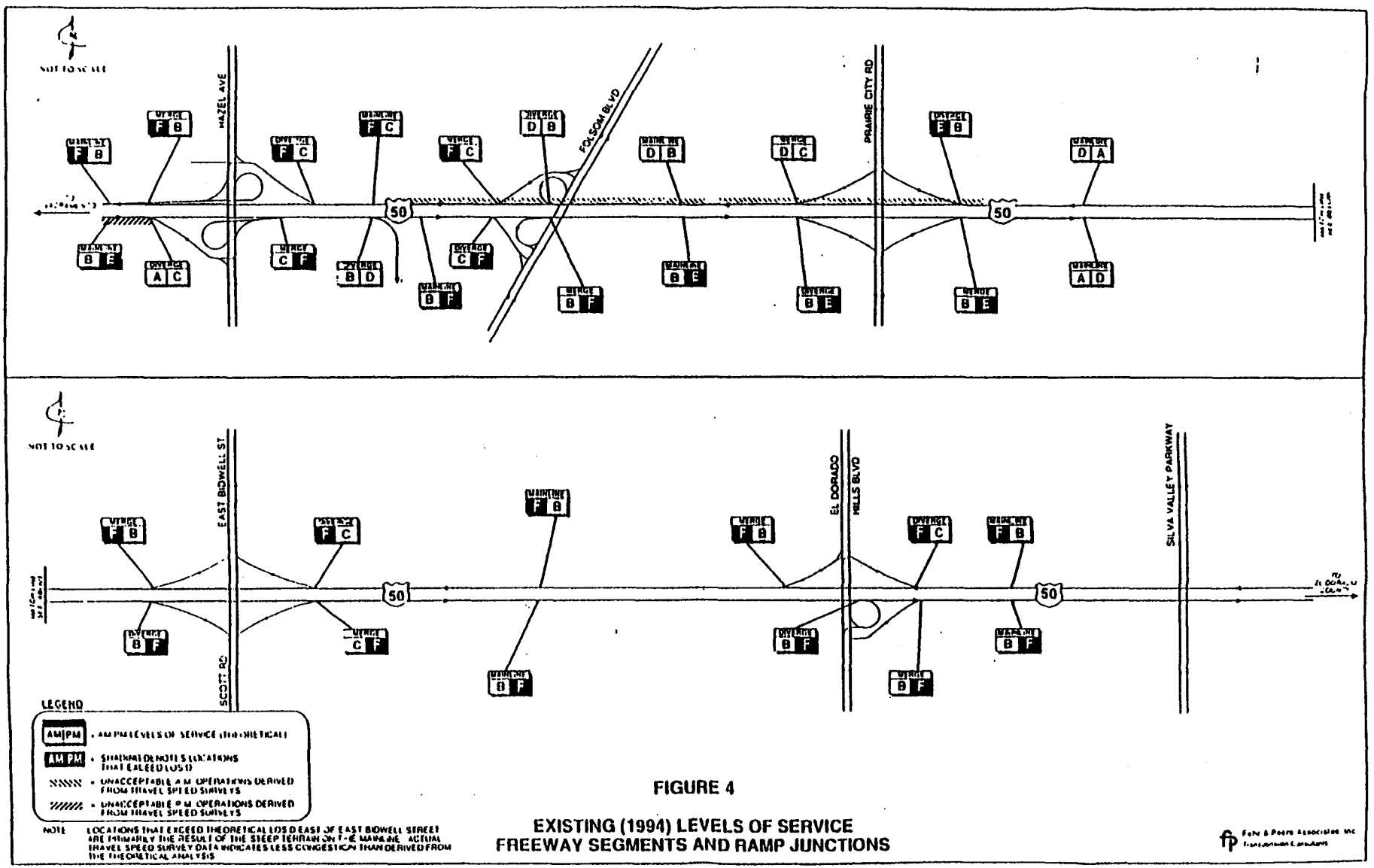


FIGURE 4

EXISTING (1994) LEVELS OF SERVICE
FREEWAY SEGMENTS AND RAMP JUNCTIONS

TABLE V-9-9
ROADWAY LOS DEFICIENCIES--2015

Road Name	Limits		Acceptable[1] LOS	Existing LOS	2015 PD LOS	2015 GPA LOS
	From	To				
U.S. Highway 50	County Line	EDHB/Latrobe Road IC	D	E	F	F
	EDHB/Latrobe Road IC	Bass Lake Road IC	D	E	F	F
	Bass Lake Road IC	Cambridge Road IC	D	E	F	F
	Cambridge Road IC	Cameron Park Drive IC	D	D	F	F
	Cameron Park Drive IC	Shingle Springs Drive IC	D	D	F	F
	Shingle Springs Drive IC	E. Shingle Springs Drive IC	D	D	F	F
	E. Shingle Springs Drive IC	Greenstone Drive IC	D	C	F	F
	Greenstone Drive IC	El Dorado Road IC	D	C	F	F
	El Dorado Road IC	Missouri Flat Road IC	D	D	F	F
	Missouri Flat Road IC	Placerville/Forni Road IC	D	E	F	F
	Placerville/Forni Road IC	West Placerville IC	D	E	F	F
	West Placerville IC	End Freeway	D	E	F	F
	End Freeway	Main Street	D	F	F	F
	Main Street	Canal Street	D	F	F	F
	Canal Street	Junction State Route 49	D	F	F	F
	Junction State Route 49	Coloma	D	F	F	F
	Coloma Street	Bedford Avenue	D	F	F	F
	Bedford Avenue	Begin Freeway	D	F	F	F
	Begin Freeway	Washington OH	D	C	F	F
	Washington OH	Schnell School Road IC	D	C	E	E
	Schnell School Road IC	Academy/Point View IC	D	C	E	E
	Academy/Point View IC	Newtown Road IC	D	B	D	E
	Newtown Road IC	End Freeway	D	C	D	E
	End Freeway	Junction Old Highway Camino	D	C	F	F
	Junction Old Highway Camino	Begin Freeway	D	D	F	F
	Begin Freeway	East Camino Road IC	D	C	D	D
	East Camino Road IC	Sawmill IC	D	C	D	D
	Sawmill IC	Sly Park Road IC	D	C	C	C
	Sly Park Road IC	End Freeway	D	A	C	C
	End Freeway	Ice House Road	C	A	C	C
	Ice House Road	Echo Lake Road	C	E	F	F
State Route 193	State Route 49 (Cool)	Greenwood Road	C	D	D	D
	Greenwood Road	Main Street (Georgetown)	C	D	E	E
	Main Street (Georgetown)	Shoo Fly Road	C	B	C	C
	Shoo Fly Road	State Route 49 (Placerville)	C	D	E	E

E

I. INTRODUCTION

Background

During the past several years, growth in the eastern portions of Sacramento County and the western portion of El Dorado County has substantially increased travel demand on U.S. Highway 50. Land use plans in Folsom and El Dorado County indicate that this growth trend will continue and, as a result, degrade the capacity of U.S. Highway 50. The following briefly summarizes the issues for each jurisdiction.

The City of Folsom adopted its General Plan in 1988, which identified future development in the City that would more than double the population to nearly 70,000. Given the City's direct proximity to U.S. Highway 50, it became evident that improvements were necessary to provide access to the route. The City's transportation improvement program includes funds to improve the three existing interchanges (Folsom Boulevard, Prairie City Road and East Bidwell Street/Scott Road) and construct two new interchanges (Oak Avenue Parkway and Russell Ranch Road). The City and Caltrans have initiated the project development process on the interchanges at Folsom Boulevard, Prairie City Road, Oak Avenue Parkway and East Bidwell Street/Scott Road.

El Dorado County recently published its draft General Plan, which included several substantial development projects in the western portion of the County, both north and south of U.S. Highway 50. Among the important goals of the Plan was the need to balance jobs and housing, and therefore minimize regional travel impacts. The land use plan in the area reflects this goal and includes a significant number of new jobs, particularly south of U.S. Highway 50. Improvements to the existing interchange at El Dorado Hills Boulevard and the future Silva Valley Parkway interchange are being planned in conjunction with this development. The County and Caltrans have initiated the project development process for both of these interchanges.

Given that both jurisdictions are now proceeding with Project Study Reports (PSRs) and Project Reports (PRs) for many of the interchanges, it became necessary to evaluate the entire corridor in a coordinated manner, considering the effects of all anticipated developments.

Purpose

This report studies several mainline alternative scenarios for existing, 2005 and 2020 conditions. The Major Investment Study (MIS) of the U.S. Highway 50 corridor currently being finalized is anticipated to recommend a HOV-lane improvements for the U.S. highway 50 corridor between downtown Sacramento and El Dorado County. This report analyzes different alternatives than the MIS in order to determine the interchange requirements between Hazel Avenue and Silva Valley Parkway. This report does not supersede the MIS, but does identify recommended long range corridor improvements designed to achieve acceptable levels of service on U.S. Highway 50 and the interchanges.

SACOG-97-007

U.S. 50 Corridor Major Investment Study

July 1997

DRAFT INVESTMENT STRATEGY FOR THE U.S. 50 CORRIDOR

Sacramento Area Council of Governments
3000 S Street
Suite 300
Sacramento
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95816

Tier 1 Strategy

Tier 1 Strategy projects have been given the highest priority by the Policy Advisory Committee. Tier 1 projects that should be funded at least in part with regional or discretionary funds are as follows (in priority order):

1. ***Improvements to Folsom Boulevard Interchange at U.S. 50, including auxiliary lanes between Folsom Boulevard and Hazel Avenue ($11.5 million).*** Improves access to and from Folsom and addresses one of the most severe bottlenecks in the Corridor.

2a. ***Light-Rail Extension from Sunrise Boulevard to the City of Folsom with new stations at Hazel Avenue, Iron Point Road, and downtown Folsom ($41.6 million).*** Provides rail access to the eastern part of the Corridor. Its priority is contingent upon an operating agreement.

2b. ***Folsom Boulevard Widening, Sunrise Boulevard to Aerojet Road ($4.7 million).*** Will provide protected access to businesses, improve access to new light-rail stations at Hazel and Sunrise, and add bicycle lanes. Construction needs to be coordinated with construction of light-rail extension.

3. Grade Separation over Light-Rail Tracks at Watt Avenue ($6 million). Will provide increased safety and improved flow of traffic.

4. Traffic Operations System on U.S. 50, including closed-circuit TV cameras, in-road monitoring stations, highway advisory radio, and changeable message signs ($3.7 million). Will improve the efficiency of the freeway through better communication of information about travel conditions.

5. ***Modification to Interchange on U.S. 50 at Sunrise Boulevard ($5 million).*** Improves a heavily-congested interchange by adding lanes and ramp metering with an HOV bypass lane. Construction should occur prior to the opening of HOV lanes.

6. Grade Separation at Folsom Boulevard and Howe Avenue/Power Inn Road ($30 million). Will provide increased safety and improved flow of traffic.

7. HOV lanes on U.S. 50 between Sunrise Boulevard and Prairie City Road ($32 million). This is the most cost-effective of four HOV-lane segments in the Corridor. The section from Hazel Avenue to Prairie City Road could be built first if full funding is not available. HOV lanes help alleviate congestion and provide better access to jobs in Sacramento County.

8. ***HOV lanes on U.S. 50 between Prairie City Road and El Dorado Hills Boulevard ($18 million).*** El Dorado County is proposing to pay for this project -- which is largely in Sacramento County -- with State Transportation Improvement Program funds and local traffic impact fees. Eastbound lanes could be built first if full funding is not available.

In addition to the nine projects listed above, most of which are under active consideration as potential State Transportation Improvement Program (or STIP) candidates, there are several bicycle facilities that should be considered for other near-term regional or discretionary funding opportunities. These include bikeways on Folsom Boulevard, Watt Avenue Bridge, in the vicinity of Goethe Park/Rod Beaudry Drive, and an undercrossing of the UP tracks between CSUS and Elvas Avenue. Also included are improved security and maintenance of the American River Bikeway and resurfacing/traffic calming of M Street linking California State University to downtown Sacramento.

The strategy includes a number of projects that are funded by local jurisdictions and agencies. On U.S. 50 these include interchange modifications at East Bidwell/Scott Road and El Dorado Hills Boulevard,

and a new interchange at Silva Valley Parkway. It is also expected that White Rock Road will be widened in El Dorado County from the El Dorado County line east to U.S. 50. Also included are the expansion of the Regional Transit and El Dorado bus fleets to meet growing demand for bus service.

A number of projects in the Corridor are considered to have secure sources of funding and are scheduled for construction. The analysis assumed these projects would be constructed and any changes in schedule or design are beyond the scope of this study. These funded projects include widening of Folsom Boulevard between Natoma Street and Blue Ravine Road, the new bridge across the American River linking Folsom Boulevard and Folsom-Auburn Road, the widening of the Hazel Avenue and Watt Avenue Bridges, the extension of light rail to Sunrise Boulevard, and six major bikeway projects.

Tier 2 Strategy

Tier 2 Strategy projects are lower priority than Tier projects. However, most address current mobility issues and would be desirable to build sooner, if additional funding can be identified.

HOV lanes on U.S. 50 between downtown Sacramento and Mayhew Road, including drop ramps in downtown Sacramento ($54 million). HOV lanes added to the freeway median, and operated during peak hours, to complete the HOV lanes on U.S. 50 and provide better access to and from downtown Sacramento.

HOV lanes on U.S. 50 between Mayhew Road and Sunrise Boulevard ($76 million). HOV lanes added to the freeway median, and operated during peak hours, to complete the HOV lanes on U.S. 50 and provide better access in the Corridor.

Direct on and off-ramps for HOVs at other appropriate locations. These could offer further the advantages for carpoolers and should be studied further.

Expansion of Interchange on U.S. 50 at Watt Avenue ($11.6 million). Improvements to a major congestion point within the corridor.

White Rock Road Widening/Straightening, from El Dorado/Sacramento County line to Sunrise Boulevard ($10 million). Provides improved safety to a heavily traveled commuter route by providing standard lane widths and shoulders and a straighter route without increasing the road's two-lane configuration.

Bike lanes on lower Sunrise Boulevard ($1.3 million). Provides access to a growing employment center.

The following projects are scheduled to be built by local jurisdictions by 2008:

New Interchange on U.S. 50 at Russell Ranch Road ($11.5 million). Provides access for residential growth area in Folsom.

New Interchange on U.S. 50 at Oak Avenue ($11.5 million). Provides access for new growth area in Folsom.

Other Recommendations

The Strategy recommends transportation management strategies, additional feeder bus service, and operating policies that should be implemented or investigated. It also recommends that rail extensions to Fair Oaks, the El Dorado Multimodal Center, and El Dorado Hills should be studied, as should the addition of general purpose lanes on U.S. 50.

Costs and Benefits

The capital cost of the Strategy is estimated at around $551 million over 25 years. Although most of this amount is affordable with transportation funding that is tentatively earmarked for projects in the U.S. 50 Corridor in the 1996 *Metropolitan Transportation Plan*, $96 million more would be

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TO: Sue Olmstead

DATE: September 26, 1997

FAX #: 622-3645

PAGES: 6, including this cover sheet

FROM: Ken Hough KH

SUBJECT: Mixed-Flow lanes

COMMENTS:

I reviewed minutes of all the Policy Advisory Committee meetings as well as the staff reports for the committee and a number of other documents and regulations and prepared the attached synopsis, or history, of the decision to pursue HOV lanes on US 50 and to not evaluate mixed-flow lanes in the US 50 Major Investment Study.

Please let me know whether this synopsis meets your needs.

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Synopsis of Decision to Pursue HOV and Not Mixed-Flow Lanes on U.S. 50

Prepared by Ken Hough, SACOG in response to request from Sue Olmstead. 9/26/97

1. In December 1989, SACOG approved the Metro Study which called for widening of U.S. 50 from Sunrise to the El Dorado County line. The final report recommended that local jurisdictions participate in SACOG's HOV System Planning Study and incorporate its findings in their appropriate plans. (El Dorado County participated in the Metro Study with Bob Dorr serving on the Policy Advisory Committee.)

2. SACOG's March 1990 Regional Transportation Plan included a project to "Add 2 median lanes; study HOV lanes" between Sunrise and El Dorado County line. El Dorado County was not addressed in SACOG's RTP as the EDCTC prepares its own RTP.

3. In May 1990, SACOG approved the HOV System Planning Study which recommended HOV lanes designated for two or more people on U.S. 50 from downtown Sacramento to South Shingle Road, as well as a number of other HOV lanes throughout the area. 2+ HOV lanes were shown to be more effective on a system basis than mixed-flow lanes or 3+ HOV lanes. (El Dorado County had two representatives on the TAC mailing list--Bill Pearson for Public Works and Larry Walrod for Planning.)

4. SACOG's February 1992 RTP included HOV lanes from downtown Sacramento to the El Dorado County line. It also included the following policy: "SACOG will work to increase the capacity of the entire transportation system, with special emphasis on the provision of multi-occupant facilities such as the light rail, commuter rail, carpool lanes, and bus systems." This policy was based in part on the results of the HOV System Planning Study--that carpool lanes were more effective on a system basis than were mixed-flow lanes. In developing this plan, SACOG was advised by its Metro Subregional Policy Advisory Committee, of which Supervisor Bob Dorr was a member.

5. In 1993, SACOG received a Caltrans grant to study the impact of HOV lanes on light-rail ridership and on other transportation demand-management programs. In 1994 the study was expanded to meet the federal requirements for a "Major Investment Study." From April 1994 to June 1997, eight meetings of a Policy Advisory Committee were held. Supervisor Bradley represented El Dorado County at the first five meetings, through October 1996. Supervisor Shultz represented the county at the three meetings held in 1997.

   None of the staff reports presented to the Policy Advisory Committee speak to the question of study of mixed-flow lanes, nor do the minutes reflect any discussion of the issue. At one TAC meeting the question of studying mixed-flow lanes was raised by Craig McKibbon of the El Dorado County Department of Transportation. The issue

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was also raised by Art Marrinachio at the October 3, 1996 EDCTC meeting at which Ken Hough presented the preliminary conclusions of the U.S. 50 Corridor Major Investment Study. In both cases Hough responded that mixed-flow lanes had not been studied due to the conclusions of the HOV System Planning Study and the subsequent inclusion of HOV lanes in SACOG's plans. At the October 3, 1996 meeting, EDCTC staff recommended and the Commission adopted a position in support of the designation of the additional lanes as HOV lanes, if the minimum occupancy is enforced only during the peak period.

The question was raised again last spring by Caltrans at a meeting of the Technical Advisory Committee for the study. SACOG staff gave the same response, and acknowledged that it would make sense to revisit the question of mixed-flow lanes in a subsequent study. It was agreed by Caltrans, Matt Boyer, SACOG staff, and others in attendance that a future Major Investment Study to be conducted by EDCTC could evaluate mixed-flow lanes.

In summary, we cannot find evidence, nor do we recall, that the question of studying mixed-flow lanes was ever addressed by the Policy Advisory Committee. Our plans have focussed on HOV lanes for a number of years and no agency, including El Dorado County or the EDCTC ever officially put a mixed-flow lane on the table for discussion. The Policy Advisory Committee did take an action to approve the alternatives that were to be studied. If mixed-flow lanes were brought up in discussions on that item, the idea was readily dismissed for the reasons stated above.

6. The 1993 Metropolitan Transportation Plan (MTP) carried forward the HOV lanes on U.S. 50 from downtown Sacramento to the El Dorado County line. The 1994 MTP added projects in El Dorado and Placer Counties pursuant to memoranda of understanding that had been developed to address the federal requirement that these counties be included in the Sacramento Metropolitan Planning Area. The EDCTC submitted HOV lanes from the county line to Silva Valley Parkway and these were included in the plan. In developing the 1996 MTP SACOG had to seriously address the federal requirement that the plan be constrained to funding that could reasonably be assumed to be made available. The HOV lanes on U.S. 50 were scaled back as a result; only the segments from downtown Sacramento to Mayhew Road and from Sunrise Blvd. to Prairie City Road remain in the plan. Perhaps recognizing that Sacramento County was not able to show sufficient funding to extend the lanes to the county line, the EDCTC did not submit any widening of U.S. 50 to SACOG for the 1996 MTP.

7. From time to time it has been suggested that federal rules preclude mixed-flow lanes being added in non-attainment areas. In fact, this is an over statement. Attached are the pertinent passages from federal regulations. To paraphrase, if we think we need to build a mixed-flow lane, we need to first analyze demand management and operational strategies and demonstrate whether or not these satisfy the need for the facility. If they don't, then we need to incorporate all reasonable demand management and operational strategies into the mixed-flow project and into the adjacent parts of the

ts in the cooperative process. perative process shall establish of alternatives to be studied. lternative modes and gies (including intelligent nd highway systems), general t, number of lanes, the degree d management, and operating istics.

he extent appropriate as ed under paragraph (b) of this major investment studies shall the effectiveness and cost- ness of alternative investments ies in attaining local, State and goals and objectives. The hall consider the direct and sts of reasonable alternatives factors as mobility nents; social, economic, and ental effects; safety; operating ts; land use and economic ment; financing; and energy tion.

se major investment studies s as the "alternatives analyses" by section 3(f)(1)(A) of the Transit Act (49 U.S.C. app. or certain projects for which ary section 3 "New Start" s being sought. The studies be used as the primary source ation for the other section Secretarial findings on cost- ness, local financial ment and capacity, mobility nents, environmental benefits, development, operating , etc.

se major investment studies when appropriate, serve as the of demand reduction and al management strategies to 23 CFR 500.509.

ajor investment study will environmental studies which ed for environmental ts as described in paragraphs (2) of this section:

minimum the participating will use the major investment input to an environmental atement or environmental nt prepared subsequent to the n of the study. In such a case, investment study reports shall the consideration given to es and their impacts; or participating agencies may evelop a draft environmental atement or environmental nt as part of the major nt study. At any time after the n of the study and the of the major transportation nt in the plan and the TIP the ding agencies may request the ment of final environmental documents required under NEPA for such major transportation investments, culminating in the execution of a Record of Decision or Finding of No Significant Impact by the FHWA and/or the FTA.

(g) Major investment studies may lead to decisions that modify the project design concept and scope assumed in the plan development process. In this case, the study shall lead to the specification of a project's design concept and scope in sufficient detail to meet the requirements of the U.S. EPA conformity regulations (40 CFR part 51).

(h) Major investment studies are eligible for funds authorized under sections 8, 9 and 26 of the Federal Transit Act (49 U.S.C. app. 1607, 1607a, and 1622) and planning and capital funds apportioned under title 23, U.S.C., and shall be included in the UPWP. If CMAQ, STP, NHS, or other capital funds administered by the FHWA are utilized for this purpose, the study must also be included in the TIP.

(i) Where the environmental process has been completed and a Record of Decision or Finding of No Significant Impact has been signed, § 450.318 does not apply. Where the environmental process has been initiated but not completed, the FHWA and the FTA shall be consulted on appropriate modifications to meet the requirements of this section.

§ 450.320 Metropolitan transportation planning process: Relation to management systems.

(a) As required by the provisions of the management system regulations 23 CFR part 500, within all metropolitan planning areas, the congestion management, public transportation, and intermodal management systems, to the extent appropriate, shall be part of the metropolitan transportation planning process required under the provisions of 23 U.S.C. 134 and 49 U.S.C. app. 1607.

(b) In TMAs designated as nonattainment for ozone or carbon monoxide, Federal funds may not be programmed for any project that will result in a significant increase in carrying capacity for single occupant vehicles (a new general purpose highway on a new location or adding general purpose lanes, with the exception of safety improvements or the elimination of bottlenecks) unless the project results from a congestion management system (CMS) meeting the requirements of 23 CFR part 500, subpart E. Such projects shall incorporate all reasonably available strategies to manage the SOV facility effectively (or to facilitate its management in the future). Other travel demand reduction and operational management strategies identified under 23 CFR 500.505(e), as appropriate for the corridor, but not appropriate for incorporation into the SOV facility itself, shall be committed to by the State and the MPO for implementation in a timely manner, but no later than the completion date for the SOV project. Projects that had advanced beyond the NEPA stage prior to April 6, 1992, and which are actively advancing to implementation, e.g., right-of-way acquisition has been approved, shall be deemed programmed and not subject to this provision.

(c) In TMAs, the planning process must include the development of a CMS that provides for effective management of new and existing transportation facilities through the use of travel demand reduction and operational management strategies and meets the requirements of 23 CFR part 500, subpart E.

(d) The effectiveness of the management systems in enhancing transportation investment decisions and improving the overall efficiency of the metropolitan area's transportation systems and facilities shall be evaluated periodically, preferably as part of the metropolitan planning process.

§ 450.322 Metropolitan transportation planning process: Transportation plan.

(a) The metropolitan transportation planning process shall include the development of a transportation plan addressing at least a twenty year planning horizon. The plan shall include both long-range and short-range strategies/actions that lead to the development of an integrated intermodal transportation system that facilitates the efficient movement of people and goods. The transportation plan shall be reviewed and updated at least triennially in nonattainment and maintenance areas and at least every five years in attainment areas to confirm its validity and its consistency with current and forecasted transportation and land use conditions and trends and to extend the forecast period. The transportation plan must be approved by the MPO.

(b) In addition, the plan shall:

(1) Identify the projected transportation demand of persons and goods in the metropolitan planning area over the period of the plan;

(2) Identify adopted congestion management strategies including, as appropriate, traffic operations, ridesharing, pedestrian and bicycle facilities, alternative work schedules, freight movement options, high occupancy vehicle treatments, telecommuting, and public

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capabilities available through Intelligent Transportation Systems (ITS) technologies;

(4) Identification and evaluation of the anticipated performance and expected benefits of appropriate traditional and nontraditional congestion management strategies that will contribute to the more efficient use of existing and future transportation systems based on the established performance measures. The following categories of strategies, or combinations of strategies, should be appropriately considered for each area: Transportation demand management measures, including growth management and congestion pricing; traffic operational improvements; public transportation improvements; ITS technologies; and, where necessary, additional system capacity.

(5) Identification of an implementation schedule, implementation responsibilities, and possible funding sources for each strategy (or combination of strategies) proposed for implementation; and

(6) Implementation of a process for periodic assessment of the efficiency and effectiveness of implemented strategies, in terms of the area's established performance measures. The results of this evaluation shall be provided to decision makers to provide guidance on selection of effective strategies for future implementation.

(c) In a TMA designated as nonattainment for carbon monoxide and/or ozone, the CMS shall provide an appropriate analysis of all reasonable (including multimodal) travel demand reduction and operational management strategies for the corridor in which a project that will result in a significant increase in capacity for SOVs (adding general purpose lanes to an existing highway or constructing a new highway) is proposed. If the analysis demonstrates that travel demand reduction and operational management strategies cannot fully satisfy the need for additional capacity in the corridor and additional SOV capacity is warranted, then the CMS shall identify all reasonable strategies to manage the SOV facility effectively (or to facilitate its management in the future). Other travel demand reduction and operational management strategies appropriate for the corridor, but not appropriate for incorporation into the SOV facility itself shall also be identified through the CMS. All identified reasonable travel demand reduction and operational management strategies shall be incorporated into the SOV project or committed to by the State and MPO for implementation.

(d)(1) Compliance with the requirement that the planning process in all TMAs include a CMS will be addressed during metropolitan planning process certification reviews for all TMAs specified in 23 CFR 450.334. If the metropolitan planning process in a TMA does not include a CMS that meets the requirements of this section, deficiencies will be noted and corrections will need to be made in accordance with the schedule established in the certification review.

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corridor. The first attachment is from 23 CFR Part 450--the Metropolitan Planning Rule (see 450.320 (b)). "TMA" stands for Transportation Management Area; our ozone non-attainment area is a TMA. The second attachment is an excerpt from the final rule on management systems--specifically the part about congestion management systems (23 CFR Part 500 Sec. 500.109 (c)) which is referenced in the first attachment.

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HOV - U.S. 50 STUDY

INITIAL EVALUATION
OF HIGH OCCUPANCY VEHICLE LANES
IN THE U.S. 50 CORRIDOR

Prepared By:

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Subconsultant To:

DKS ASSOCIATES

For Submittal To:

THE SACRAMENTO AREA COUNCIL OF GOVERNMENTS

June 24, 1994

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Table 11

More Likely Scenario

Route 50 Assessment of Take A Lane Potential, 1993 Westbound AM Peak Hour

Preliminary Findings Using Caltrans Traffic Volumes, March 1994

	LOCATION			
Existing Conditions	15th/16th	Watt Avenue	Sunrise Boulevard	Hazel Avenue
Current Mainline Volume*	9,000	10,300	8,400	6,900
# of Lanes	5	5	4	3
Current Vol/lane (avg.)	1,800	2,060	2,100	2,300
Percent 2+ HOVs*	13%	13%	12%	12%
Current # of HOVs	1,170	1,339	1,008	828
Day One Impacts				
Likely HOVs	949	1,070	800	660
Resulting SOV change	(860)	(990)	(1,300)	(1,640)
Resulting SOV Vol/lane	2,015	2,300	2,530	3,120
Likely SOV capacity/lane	1,800	1,900	1,900	1,900
Vol. diverted off fwy./hr.	860	1,630	1,900	2,440
Net change in overall vehicle throughput	-10%	- 16%	-23%	-35%
Net change in HOV person throughput**	-3%	-8%	-16%	-28%

G.P. = General Purpose; HOV = High-Occupancy Vehicle lane located next to the median.

* Rough averages for this portion of the corridor

** This is a comparison of the average vehicle occupancy in the current G.P. lane (Current vol./lane x 1.13 average vehicle occupancy compared to the average vehicle occupancy forecast in the HOV lane (Forecast # HOVs x 2.5 average vehicle occupancy).

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Table 12

More Likely Scenario

Route 50 Assessment of Take A Lane Potential, 1993 Eastbound PM Peak Hour

Preliminary Findings Using Caltrans Traffic Volumes, March 1994

	LOCATION			
Existing Conditions	15th/16th	Watt Avenue	Sunrise Boulevard	Hazel Avenue
Current Volume*	8,400	9,100	7,300	5,800
# of Lanes	5	5	4	3
Current Vol/lane (avg.)	1,680	1,820	1,825	1,933
Percent 2+ HOVs*	16%	13%	16%	16%
Current # of HOVs	1,344	1,180	1,170	930
Day One Impacts				
Likely HOVs	1,050	950	950	750
Resulting SOV change	(630)	(870)	(875)	(1,183)
Resulting SOV Vol/lane	1,840	2,040	2,117	2,525
Likely SOV capacity/lane	1,800	1,800	1,800	1,800
Vol. diverted off fwy./hr.	120	1,000	1,000	1,450
Net change in overall vehicle throughput	slight	-10%	-13%	-25%
Net change in overall person throughput	5%	same	same	same

* Rough averages for this portion of the corridor

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Summary Report for the Evaluation of the Core Phasing Approaches

HOV - U.S. 50 Corridor Study

prepared for

Sacramento Area Council of Governments

prepared by

DKS Associates
in association with
Systems Applications International

June, 1994

Synopsis of Phase 1 Results

During Phase 1 of this study, research into HOV driver behavior indicated that a significant portion of HOV's on a freeway facility do not use the HOV lanes. Generally, between 50 and 80 percent of HOV's will use the HOV lane. This percentage varies based upon driver characteristics, trip length on the freeway, trip purpose, number of freeway lanes, congestion levels on the freeway, and other factors. The regional travel model was enhanced to reflect the observed HOV driver behavior.

Also during Phase 1, an initial evaluation of physical, financial, and operational constraints of HOV lanes along U.S. 50 was performed. Generally, HOV implementation appears feasible throughout the study area, although physical characteristics of the freeway in certain segments (particularly in the downtown Sacramento area) may result in expensive implementation of add-a-lane approaches. This information assisted in the development of the five core phasing approaches evaluated in Phase 2. HOV implementation experience from other metropolitan areas was also summarized. For both take-a-lane and add-a-lane HOV lanes, public acceptance is a critical issue. In some installations, HOV lanes were converted to general use (mixed flow) lanes after poor public reception. Minimum criteria for successful HOV implementation have been developed and used as criteria in the evaluation of the core phasing approaches.

The major findings of the Phase 1 analysis were:

- Existing traffic volumes are near or at capacity throughout the corridor during the peak hours. Future volumes are projected to consistently exceed capacity.
- Existing median widths limit the typical HOV section that could be constructed without requiring outside widening. In most segments a reduced standard section is feasible. East of Folsom Boulevard there is sufficient room in the median for a full standard section.
- Structure widening requirements (in the median) are greatest in the downtown to Watt Avenue segment.
- Planning-level costs were estimated to range from $3 to $10 million per kilometer ($5 to $16 million per mile) for the add-a-lane alternative.
- Near-term development of an HOV segment from Folsom Boulevard to the west should be included in the study's second phase of analysis.
- For most of the corridor, take-a-lane for HOV will create major adverse impacts on the freeway's vehicle moving capacity, especially during the critical first few weeks of operation. Significant diversions to local parallel streets are likely to occur.

ROAD NAME	LIMITS	INITIAL PROPOSED IMPROVEMENT	REVISED PROPOSED IMPROVEMENT
Pleasant Valley Road	Oak Hill Road to Cedar Ravine	4U	2D
Pleasant Valley Road	Cedar Ravine to Bucks Bar Road	4U	None
Pleasant Valley Road	Bucks Bar Road to Newtown Road	4U	Spot Improvements
Pleasant Valley Road	Newtown Road to Mt. Auburn Road	4U	2D
Salmon Falls Road	Green Valley Road to Lake Hills Drive	4U	2 + TWLTP
Salmon Falls Road	MP 1.74 to Manzanita Lane	2 with shoulder widening	None
Salmon Falls Road	Manzanita Lane to MP 2.96	4U	None
Salmon Falls Road	MP 2.96 to Bridge	4U	Spot Improvements
Salmon Falls Road	Bridge to MP 7.85	4U	Spot Improvements
Salmon Falls Road	MP 7.85 to Old State Route 49	4U	2 + Passing Lane
South Shingle Road	Sunset Lane to Durock Road	4U	2 + TWLTP
U.S. Highway 50	County Line to El Dorado Hills Blvd./Latrobe Road	12F	8F
U.S. Highway 50	El Dorado Hills Blvd./Latrobe Road to Bass Lake Road	12F	8F + Climbing Lane
U.S. Highway 50	Bass Lake Road to Cambridge Road	10F	8F
U.S. Highway 50	Cambridge Road to Cameron Park Drive	10F	8F
U.S. Highway 50	Cameron Park Drive to Shingle Springs/ Ponderosa	10F	8F
U.S. Highway 50	Missouri Flat Road to Placerville Dr./Forni Road	10F	8F
U.S. Highway 50	W. Placerville Drive to End Freeway	8F	6F
U.S. Highway 50	End Freeway to Main Street	8F	6F
U.S. Highway 50	Main Street to Canal Street	8F	6F
U.S. Highway 50	Canal Street to Jct. State Route 49	6F	6D
U.S. Highway 50	State Route 49 to Coloma Street	6F	None
U.S. Highway 50	Coloma Street to Bedford Avenue	6F	None
U.S. Highway 50	Bedford Avenue to Begin Freeway	6F	None
U.S. Highway 50	Begin Freeway to Washington OH	6F	None
U.S. Highway 50	Washington OH to Schnell School Road	6F	None
U.S. Highway 50	Schnell School Road to Academy/Pt. View	6F	None
State Route 49	Sand Ridge Road to Crystal Blvd.	4U	Spot Improvements
State Route 49	China Hill to Union Mine Road	4U	2 + shoulder widening
State Route 49	Union Mine Road to Pleasant Valley Road	4U	2 + shoulder widening

16. Keith Johnson, El Dorado County Taxpayers for Quality Growth; August 17, 1998

16.01 The comment asserts that, because the El Dorado County Taxpayers for Quality Growth believe that the County's General Plan is invalid, the County cannot approve projects based on the General Plan, and should defer consideration of the Valley View Specific Plan. It is true that an unresolved lawsuit challenging the adequacy of the General Plan, filed by the commenter and others, is currently pending in Sacramento County Superior Court. (El Dorado County Taxpayers for Quality Growth, et al. v. County of El Dorado (Sacramento Superior Court No. 96CS01290).) The Superior Court, however, has given no indication that the case has merit, in that the Petitioners have never sought a ruling on any kind of injunctive relief and the parties have not yet argued the merits. In such a situation, the County is entitled to treat the General Plan as being legally adequate. As noted in the response to comment 10.07, local government actions such as the approval of a General Plan or the certification of a General Plan EIR are presumed to comply with all applicable laws, unless or until a plaintiff/petitioner can meet its burden to prove otherwise. (Evid. Code, § 664; Foster v. Civil Service Commission of Los Angeles County (1983) 142 Cal.App.3d 444, 453.; see also Western States Petroleum Assn. v. Superior Court ("WSPA") (1995) 9 Cal.4th 559, 572; Al Larson Boat Shop, Inc. v. Board of Harbor Commissioners (1993) 18 Cal.App.4th 729, 740.) Furthermore, CEQA itself commands responsible agencies, and by extension all other agencies, to treat even a challenged EIR as being valid absent a "final determination" to the contrary. (Pub. Resources Code, § 21167.3.) Even if the Superior Court were to set aside the General Plan, however, the filing by the County of an appeal from an adverse judgment would have the effect of staying the effect of that judgment. (Code Civ. Proc., § 1110b.) For all of these reasons, the commenter has no legal basis for suggesting that the County is powerless at present to approve projects based on the 1996 General Plan.

16.02 Most of this comment relates to the legal adequacy of the County General Plan. As explained in the response to comment 16.01, the County is currently entitled to treat the General Plan EIR as being legally valid. Specific contentions regarding why the commenter believes the General Plan and General Plan EIR are invalid do not expressly relate to the Valley View Specific Plan, and will presumably be addressed by the Sacramento Superior Court in the General Plan litigation. The County believes, and will argue in court, that all of the contentions are without legal merit.

The comment does discuss the Valley View EIR in a few respects. For example, the comment alleges that the EIR errs because it uses a baseline LOS D for Highway 50, instead of LOS F, as used in the Final Report of the U.S. Highway 50 Interchange Planning Study Through Folsom and Western El Dorado County ("Interchange Planning Study"). As correctly noted by the commenter, the EIR uses LOS values that differ from those in the Interchange Planning Study. The techniques used for the Interchange Planning Study are acceptable for a strict evaluation of existing conditions. However, the prediction of travel speeds for future conditions has not been developed in the profession to the level were an equal degree of confidence can be placed in

observations of existing speeds and projections of future speeds. For an EIR of the scope of the Valley View project, it is necessary to develop a methodology which can allow a common basis of comparative analysis for the present, existing+project, and cumulative scenarios. Following common EIR analysis practice and County DOT traffic analysis criteria, existing and projected traffic volumes and associated roadway facility carrying capacities have been identified for this DEIR as the most reasonable basis of making the comparisons required for an EIR. While the conclusions of this methodology may yield different results than the Caltrans study approach did for existing conditions, the EIR methodology chosen adequately reflects the likely impacts of the project. This is the primary charge of an impact analysis under CEQA; the DEIR uses the most reasonable and equitable means of measuring traffic impacts.

The comment states that the EIR mistakenly assumes that Highway 50 will be widened to eight lanes by 2015. Although the County plans such an expansion, the Valley View EIR does not incorporate such an expansion into the CEQA analysis of traffic impacts. (See response to comment 14.09.) Instead, the future transportation network used to assess traffic impacts features a Highway 50 of only *six lanes*. (DEIR, p. IV.D-29.) It is generally true, though, that the County does assume that, by the year 2015, Highway 50 will be expanded to a total of eight lanes. Such an assumption is reasonable and supported by extensive evidence and planning commitments.

The *Circulation Element* of the General Plan, which dictates future development in the County through 2015, expressly includes eight lanes on Highway 50 to points as far east as the Shingle Springs/Ponderosa interchange. This assumption grew out of DOT's development of what is regarded as a realistic transportation network for the year 2015, as revealed in September 1995 in the Supplement to the Draft EIR for the General Plan. Under the heading, "Discussion of Circulation System," that document shows Highway 50 as ultimately reaching a width of eight lanes from the Sacramento County line to the Shingle Springs/Ponderosa interchange.

The County's own 20-Year Capital Improvement Program ("CIP") clearly confirms the County's determination to expand Highway 50 to eight lanes from Sacramento County to South Shingle Springs Road. DOT periodically updates the CIP to present its "best judgment as to the realistic transportation road system for the future." The CIP now in effect identifies a number of needed improvements to state roadways and freeway interchanges in the County, at a total projected cost of $336.9 million. Among those improvements, the CIP specifically identifies the expansion of Highway 50 as assumed by the EIR (i.e., to eight lanes from the El Dorado County boundary to North Shingle Road), at an estimated cost of $47.3 million. The Five Year CIP, adopted by the County on January 6, 1998, implements the vision set forth in the 20-year CIP by pledging County funds for the addition of high-occupancy vehicle ("HOV") lanes to Highway 50.

Other County planning documents, in addition to the General Plan and CIPs, also express the need to expand, and plans for expanding, Highway 50. For example, the

Interchange Planning Study recommends expanding Highway 50 to eight lanes. That document was commissioned by the County and the City of Folsom to assess long-term traffic conditions and to recommend improvements on Highway 50 from Hazel Avenue in Sacramento County to the proposed Silva Valley Parkway interchange in western El Dorado County. The Interchange Planning Study recommends the addition of auxiliary and HOV lanes to the section of Highway 50 from the Sacramento County boundary to the proposed Silva Valley Parkway interchange, which would be located between the El Dorado Hills Boulevard and Bass Lake Road interchanges. With these additional lanes, this portion of Highway 50 will occupy eight lanes. (Ibid.) As discussed above, the Five-Year CIP earmarks funds for the construction of the HOV lanes.

The documents prepared for the proposed Silva Valley Parkway interchange also indicate that Highway 50 should be widened to eight lanes. The EIR for that project concludes that, without such improvements, levels of service on Highway 50 near the interchange will reach LOS F by 2010. For that reason, the EIR recommends the mitigation measure of widening Highway 50 in that area to eight lanes.

County plans to expand Highway 50 to eight lanes are consistent with the State's intentions. In the State Route 50 Transportation Concept Report ("Concept Report"), the California Department of Transportation ("Caltrans") describes eight lanes on Highway 50 from the Sacramento County boundary to east of Placerville as the "Ultimate Facility" for construction some time after 2015. Additionally, the Caltrans-approved Interchange Planning Study, mentioned above, recommends expansion of Highway 50 to eight lanes by 2020. The County hopes and believes that, given its aggressive programs for amassing funding for the additional lanes (discussed below), such improvements can be put in place by 2015.

As the Valley View Draft EIR explains at length, the County has identified sources of funding for construction of this widening. Initially, the EIR notes that monies to finance the expansion of Highway 50 to six lanes are already available. (DEIR, p. IV.D-29.) The EIR also discusses 1997 state legislation, known as "S.B. 45," which transferred significant amounts of authority for deciding how to use state transportation funds from the California Transportation Commission to Transportation Planning Agencies ("TPAs") such as the El Dorado County Transportation Commission. Accordingly, the County in the future will have much greater control over how to spend money for improvements on Highway 50 than it has had in the past.

The County also has enacted measures to raise funds from future development to provide the County's local contribution to the cost of improvements to roadways, including Highway 50. (DEIR, pp. IV.D-22 to IV.D-25.) One such funding mechanism is a fee schedule known as the State Capacity and Interchange Traffic Impact Mitigation Fee ("State TIM Fee"), which is discussed in the DEIR. (Id., pp. IV.D-24 to IV.D-25.) The funds from the State TIM Fee will finance improvements on Highway 50 and other state highways in El Dorado County. The methodology employed by the

County to set the State TIM Fee schedule contemplates the appropriation of sufficient funds to widen Highway 50 to eight lanes by 2015. The El Dorado Hills/Salmon Falls Road Impact Fee ("RIF") will also generate substantial money for the construction of various El Dorado Hills interchange improvements, which will have the effect of improving conditions on Highway 50. (DEIR, pp. IV.D--23 and IV.D--24.)

In sum, the EIR describes in detail that the state and County plans to expand Highway 50 to initially six, and ultimately eight, lanes and the mechanisms that will provide the financing for those widenings. No change in the EIR is required.

Finally, the commenter is incorrect in referring to the "OPR General Plan Guidelines" as though they have the force of law. These Guidelines are *not* binding legal authority. The statute directing OPR to prepare the Guidelines expressly states that "[t]he guidelines shall be *advisory* to each city and county . . . ." (Gov. Code, § 65040.2 (emphasis added).) Reflecting this legislative direction, the 1990 edition of the Guidelines states that "[t]hese guidelines are advisory." The courts have also said that the General Plan Guidelines are "merely advisory and not mandatory." (See, e.g., Twain Harte Homeowners Assn. v. County of Tuolumne (1982) 138 Cal.App.3d 664, 702; Stevens v. City of Glendale (1981) 125 Cal.App.3d 986, 997; Families Unafraid to Uphold Rural etc. County v. Board of Supervisors (1998) 62 Cal.App.4th 1332, 1336.)

Treating the General Plan Guidelines as though they were law would run afoul of procedural statutes requiring formal regulations to go through a public review and commenting process prior to adoption. Unlike the CEQA Guidelines, the General Plan Guidelines have not been subjected to the rigorous procedural prerequisites to which proposed formal regulations must be subjected. (See Gov. Code, § 11342, subd. (g); 28 Ops.Cal.Atty. Gen. 227, 233 (1956); Gov. Code, §§ 11346, 11346.2, 11346.4, 11346.5, 11346.8, 11349, 11349.1, 11350; California Optometric Assn. v. Lackner (1976) 60 Cal.App.3d 500, 506; see Stevens, supra, 125 Cal.App.3d at pp. 997-998 [noting the advisory nature of OPR guidelines adopted pursuant to Government Code section 65050.2, the Court rejects the suggestion that housing element guidelines adopted pursuant to Health and Safety Code section 41134 are mandatory].)

16.03 On the subject of the lack of legal force in the OPR General Plan Guidelines, see the response to comment 16.02. Regarding the fact that the El Dorado County General Plan LOS policies look to conditions in the year 2015, rather than the present, see the response to comment 8.04. Regarding the reasonableness of the County's assumption that Highway 50 will likely be widened to eight lanes by the year 2015, see the response to comment 16.02.

In the first paragraph, the commenter states that, "the EIR, in order to maintain LOS E, delineated the need for eight lanes on West County US 50 by 2015 with full knowledge that such improvements were infeasible." This comment is incorrect. The EIRs, like the Board of Supervisors in its adoption of the current General Plan, do not indicate that an eventual eight-lane widening is infeasible. As explained in response to

comment 16.02, an expansion of US 50 to eight lanes has long been a component of the El Dorado County General Plan.

Paragraph 2 states an opinion of the commenter which is both general in nature and unsupported by evidence. The DEIR is very specific in identifying the standards of significance and methodology employed to identify project impacts. The analysis is derived specifically from those standards and data sources documented in the report. It is not possible to reply to this paragraph in greater detail given the general nature of the comment.

16.04 See the response to comment 16.01 regarding the legal status of the County General Plan and General Plan EIR. See the response to comment 8.04 regarding the fact that General Plan LOS policies relate to conditions in 2015, not the present.

The commenter is incorrect in asserting that the Land Use and Circulation Elements of the General Plan are not properly "correlated" pursuant to Government Code section 65302, subdivision (b). This statute provides that a General Plan "shall include . . . [a] circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element of the plan." (Gov. Code, § 65302, subd. (b).) Another relevant statute is Government Code section 65300.5, which states that "[i]n construing the provisions of this article, the Legislature intends that the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies for the adopting agency."

The leading Court of Appeal decision on correlation notes that "[i]n common parlance, 'correlate' means 'to bear reciprocal or mutual relations . . .' (Webster's Third New Internat. Dict. (1981) p. 511.) 'Correlated' means 'closely, systematically, or reciprocally related . . . .' (*Ibid.*) Section 65302 therefore requires that the circulation element of a general plan, including its major thoroughfares, be closely, systematically, and reciprocally related to the land use element of the plan. [¶] In its more concrete and practical application, the correlation requirement in subdivision (b) of section 65302 is designed to insure that the circulation element will describe, discuss and set forth 'standards' and 'proposals' respecting any change in demands on the various roadways or transportation facilities of a county as a result of changes in uses of land contemplated by the plan. [Citations.] The statutory correlation requirement is evidently designed in part to prohibit a general plan from calling for unlimited population growth in its land use element without providing, in its circulation element, 'proposals' for how the transportation needs of the increased population will be met." (Concerned Citizens of Calaveras County v. Board of Supervisors (1985) 166 Cal.App.3d 90, 99-100.)

Thus, the Land Use Element and Circulation Element of a General Plan are correlated if: (1) they are "closely, systematically, and reciprocally related"; (2) the Circulation Element "describe[s], discuss[es] and set[s] forth 'standards' and 'proposals'

respecting any change in demands on the various roadways or transportation facilities of a county as a result of changes in uses of land contemplated by the plan"; and (3) the Circulation Element provides "'proposals' for how the transportation needs of the increased population will be met."

The Circulation Element of the El Dorado County General Plan is "closely, systematically, and reciprocally related to the land use element of the plan," and does "describe, discuss and set forth 'standards' and 'proposals' respecting any change in demands on the various roadways or transportation facilities of [the] county as a result of changes in uses of land contemplated by the plan." Contrary to the implication of the comment, the statutory correlation requirement does not per se require a county to maintain any particular LOS as a means of satisfying state law. Rather, a county, in grappling with the tradeoffs associated with economic growth, may choose to allow some degradation of service, particularly for limited peak periods, in exchange for economic benefits. The El Dorado County General Plan explicitly recognizes such tradeoffs, as is evident in the following language from the Land Use element: "[p]ursuant to Objective 3.5.1 and Policies 3.5.1.1 and 3.5.1.6, roadways within or serving the Community Regions may experience temporary congestion during peak periods. Such congestion is considered acceptable in light of the economic benefits of development and the costs of sizing roads to deal solely with peak periods." Similar sentiments are expressed in the Introduction to the General Plan: "[i]n determining what levels of growth-related traffic are acceptable, the Plan balances a number of competing considerations. If the County sized its roadways solely to guarantee the smooth flow of traffic during limited peak periods in which commuter trips push traffic to maximum levels, one result would be the need to modify many rural two-lane roads by adding new lanes, thereby reducing the rural character of the affected adjacent lands. Such modifications would also entail enormous expense, while generating benefits only realized during limited periods. In addition, County revenue financing mechanisms, such as user fees in the form of gasoline tax or a road benefit assessment, are limited. In light of these considerations, the Plan allows for traffic congestion during limited time periods. Such congestion is a reasonable price to pay for the economic benefits of development and the maintenance of the County's rural atmosphere."

In addition to these pragmatic, realistic principles, the Circulation and Land Use Elements also contain a number of provisions that will have the practical effect of limiting growth in order to avoid unacceptable levels of congestion. These provisions take the form of (1) conditions of approval and mitigation measures, including fees; (2) the plan's year-2015 level of service standards; and (3) strategies to reduce vehicle demand and manage transportation systems. Of particular importance, as discussed in the response to comment 8.04, the General Plan sets forth specific levels of service that must be achieved by the year 2015. Policy 3.5.1.7 provides that projects that would result in levels of service in 2015 beneath those specified levels will be denied, conditioned so as to eliminate such exceedances, or required to contribute a fair share toward a planned transportation improvement that will achieve the specified level of service by 2015.

16.05 The comment does not specifically relate to the adequacy of the Valley View EIR. Regarding LOS on US 50 west of El Dorado Hills Boulevard, please see response to comment 16.02. The authors disagree that the current LOS on this segment is F, based on the criteria established for this EIR by the County DOT. Please refer also to the response to comment 16.02.

16.06 See the response to comment 16.01 regarding the legal status of the General Plan and General Plan EIR. To the extent this comment challenges the adequacy of the General Plan EIR, the comment does not raise an environmental issue directly relevant to the proposed Valley View Specific Plan. To the extent that the commenter suggests that the Valley View EIR should have recognized the HOV lanes planned for the stretch of Highway 50 between Sacramento and the Silva Valley Parkway, the County notes that the cumulative impact analysis for the project does assume the existence of such facilities. (DEIR, p. IV.D-29.) Funds presently exist to construct HOV lanes on Highway 50 between El Dorado Hills Boulevard and East Bidwell Road. Following that project, two HOV lanes (one each direction) will extend continuously from El Dorado Hills Boulevard to Sunrise Boulevard. The commenter errs in asserting that these facilities are the "maximum feasible improvement[s] to US 50 over the next 20 years." See the response to comment 16.02.

The comment asserts that the County General Plan is inconsistent with "other regional plans," and further asserts that consistency with such plans is required by the OPR General Plan Guidelines. The comment is inaccurate on both points. As discussed in the response to comment 16.02, the OPR General Plan Guidelines do not create binding legal obligations, as the commenter suggests. The Guidelines are advisory only; but, notably, they include the following statement: "[w]hile *not generally required by state law*, cities and counties should carefully analyze the implications for their planning area of both regional plans and the general plans of other cities and counties in the region." (Guidelines at p. 9 (emphasis added.).) Whether a County General Plan must be consistent with particular plans of other public agencies is a function of the statutory schemes governing the plans at issue. Absent such statutory requirements, a consistency obligation cannot be read into the advisory General Plan Guidelines. The commenter has cited no statutory authority for the notion that the El Dorado County General Plan must be consistent with the short-term planning documents adopted by SACOG or other transportation planning agencies outside El Dorado County.

Furthermore, the commenter has by no means shown that the alleged inconsistencies are in fact inconsistencies. The fact that SACOG has recently committed to HOV lanes as a short-term measure for improving traffic flow does not make its plans irreconcilable with the Circulation Element of the El Dorado County General Plan. Nothing in the Circulation Element precludes having two HOV lanes on Highway 50.

16.07 See the response to comment 16.01 regarding the legal status of the General Plan and General Plan EIR. To the extent this comment challenges the adequacy of the

General Plan EIR, the comment does not raise an environmental issue directly relevant to the proposed Valley View Specific Plan. Contrary to the comment, the EIR contains detailed information demonstrating the feasibility of the County and state plans to expand Highway 50 to six lanes by 2020. (DEIR, pp IV.D-21 to IV.D-29.) The EIR also indicates that phasing development of the Valley View Specific Plan would mitigate direct traffic impacts on Highway 50. (Id., p. IV.D-49.) The EIR determines that the cumulative impact of the Specific Plan on Highway 50 is significant and unavoidable, however, because the EIR conservatively assumes the availability of funds to widen Highway 50 only to six lanes by 2020. (Id., IV.D-69.) Refer to the response to comment 16.02 for a discussion of traffic impact assessment methodology and of plans and funding for an expansion of Highway 50 to eight lanes.

The "recent El Dorado County court ruling" cited in the comment is from a lawsuit filed by the commenter on the Carson Creek Specific Plan. The County does not agree with the quoted portion of the decision, and will likely appeal the ruling. Such an appeal will stay the effect of the trial court judgment while the parties await the determination of the Court of Appeal. (Code Civ. Proc., § 1110b.) The County notes, moreover, that the reasoning set forth in the quoted portion of the trial court decision, which calls into question the notion that fair share fee payments can function as adequate mitigation measures under CEQA, is at odds with well-respected scholarly authority on the subject. According to authors Kostka and Zischke, "[n]either CEQA nor the Guidelines refer specifically to payment of fees as mitigation. In practice, however, agencies frequently impose fees as mitigation measures, such as fees for infrastructure improvements, habitat preservation, open space protection, and traffic congestion management. *Assessment of a fee is an appropriate form of mitigation when it is linked to a specific mitigation program.* Thus, a city's determination that a payment by the applicant to the city's office/housing production program would reduce impacts on housing demand, and thus mitigate air quality impacts, was upheld in *San Franciscans for Reasonable Growth v City & County of San Francisco* (1989) 209 CA3d 1502, 1520, 258 CR 267, 277." (Kostka & Zischke, *Practice Under the California Environmental Quality Act*, vol. 1, § 14.12, p. 566 (Cont.Ed.Bar 1997) (emphasis added).) As the Draft EIR explains, El Dorado County has a very "specific mitigation program" funded by traffic impact fees. (DEIR, pp. IV.D--21 through IV.D--25.)

16.08 The commenter is incorrect in stating that the DEIR analysis assumed on an eight-lane US 50. Please see response to comment 16.02. The remainder of the comment is based on this incorrect assumption.

16.09 See the response to comment 16.01 for a discussion of the legal status of the General Plan and General Plan EIR. The County wonders, though, what is meant by the contention that the General Plan EIR "failed to disclose to the public that the General Plan is alleged to be invalid" in various respects. There is nothing in CEQA or the Planning and Zoning Law that would have required the County to have included in the General Plan EIR information to the effect that opponents of the General Plan alleged the latter document to be inadequate in various respects. The County notes, further,

that many of the allegations made by the commenter were not known in December 1994, when the General Plan Draft EIR was issued, or involve events that occurred after the General Plan was adopted.

16.10 Please refer to the responses to comments 16.01 and 16.04 above.

16.11 The comment is a statement of opinion by the commenter, and does not identify any inadequacies of the DEIR.

16.12 The comment is a statement of opinion by the commenter, and does not identify any inadequacies of the DEIR.

16.13 Please refer to the response to comment 16.01 above.

EL DORADO LOCAL AGENCY FORMATION COMMISSION

2850 FAIRLANE COURT
PLACERVILLE, CA 95667

TELEPHONE: (530) 621-5322
FAX: (530) 295-1208

98 AUG 18 PM 2:05 **17**

RECEIVED
PLANNING DEPARTMENT

August 18, 1998

Janet Postlewaite, Senior Planner
El Dorado County Planning Department
2850 Fairlane Court
Placerville, CA 95667

Subject: Draft Environmental Impact Report for the Valley View Specific Plan

Thank you for the opportunity to review the Draft Environmental Impact Report for the Valley View Specific Plan. Comments previously submitted by LAFCO staff on August 15, 1994 and August 1, 1997 remain valid. To date, no LAFCO project has been filed for the subject area. As noted on page III-35, further analysis will be prepared for community park plans and tentative subdivision maps. Please include LAFCO as a responsible agency for such documents. **17.01** **17.02**

Sincerely,

Roseanne Chamberlain
Executive Officer

c:\shared\roseanne/commval.vw

COMMISSIONERS.- Walt Shultz, Wayne H. Haug, Kenneth Bush, Aldon Manard, J. Mark Nielsen, Margo Osti, W. Trent Saxton
ALTERNATE COMMISSIONERS.- Robert Flynn, Kathi Lishman, Raymond J. Nutting, Harriett Segel
STAFF.- Roseanne Chamberlain, Executive Officer, Susan Stahmann- Commission Clerk. Tom Parker. LAFCO Counsel

17. Roseanne Chamberlain, Executive Officer, El Dorado Local Agency Formation Commission; August 18, 1998

17.01 The EIR scoping comments submitted by the El Dorado Local Agency Formation Commission (LAFCO)[1] were carefully considered during preparation of the Draft EIR.

17.02 Comment noted. The Draft EIR (page III--35) states that *"it is anticipated that tentative subdivision maps (and) community park plan...will not be approved by the County or responsible agencies without further analysis prepared pursuant to CEQA Guidelines section 15168, subdivisions (c) and (d) (rules governing the subsequent use of program EIRs)."* LAFCO would be considered a responsible agency for these required approvals.

[1]Letter from Margaret E. Stone, Executive Officer, El Dorado County Local Agency Formation Commission, to Pierre Rivas, Acting Principal Planner, El Dorado County Planning Department, re. "Valley View Specific Plan NOP," August 15, 1994; and letter from Roseanne Chamberlain, Executive Officer, El Dorado Local Agency Formation Commission, to Janet Postlewait, Senior Planner, El Dorado County Planning Department, re. "Notice of Preparation for Valley View Specific Plan and Draft EIR," August 1, 1997.

18

EL DORADO HILLS FIRE DEPARTMENT

990 LASSEN LANE, EL DORADO HILLS, CALIFORNIA 95762

TELEPHONE (916) 933-6623
FAX PHONE (916) 933-5983

August 25, 1998

Ms. Janet Postlewait
El Dorado County Planning Department
2850 Fairlane Court
Placerville, CA 95667

Re: Valley View Draft E.I.R.

Dear Ms. Postlewait:

The Fire Department has reviewed the above-referenced project and submits the following comments:

1. To mitigate the impact of this development upon the fire department, a development fee shall be paid upon issuance of a building permit. 18.01

2. To adequately provide for the public's health and welfare, a minimum of two permanent access roadways shall be provided to this project during all phases of development. 18.02

3. This development shall have a comprehensive fire safe plan developed by a registered professional and approved by this fire department and the California Department of Forestry. 18.03

4. All access gates shall be installed in accordance with fire department standards. 18.04

If you have any questions, please do not hesitate to contact me.

Sincerely,

EL DORADO HILLS FIRE DEPARMENT

Fred H. Russell
Fire Marshal

FHR:lc

18. Fred H. Russell, Fire Marshal, El Dorado Hills Fire Department; August 25, 1998

18.01 Comment acknowledged. The development fee to which this comment refers is a standard requirement for building permit issuance. In response to this comment, reference to this development fee has been added to *Mitigation Measure PF-6* (Draft EIR, page IV.E--64) (see section IV herein, Revisions to the Draft EIR).

18.02 The requirement for two access roadways is stated in *Mitigation Measure PF-7* (Draft EIR, page IV.E--65).

18.03 Comment acknowledged. In response to this comment, reference to the *Fire Safety Plan* has been added to *Mitigation Measure PF-7* (see section IV herein, Revisions to the Draft EIR).

18.04 It is anticipated that access gate provisions would be included in the *Fire Safety Plan* to be reviewed by the El Dorado Hills Fire Department (see revised *Mitigation Measure PF-7* in section IV herein, Revisions to the Draft EIR).

STATE OF CALIFORNIA-BUSINESS, TRANSPORTATION AND HOUSING AGENCY PETE WILSON, Governor

DEPARTMENT OF TRANSPORTATION
DISTRICT 3, SACRAMENTO AREA OFFICE - MS #1
P.O. BOX 942874
SACRAMENTO, CA 94274-0001
TDD Telephone (916) 741-4509
FAX (916) 323-7099
Telephone (916) 323-8163

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26

August 26, 1998

JELD048
Valley View Specific Plan
03-ELD-50, PM 0.857

Ms. Janet Postlewait
El Dorado County
Planning Department
2850 Fairlane Court
Placerville, CA 95667

Post-it® Fax Note 7671	Date 8-26	# of pages ▶ 2
To NATALIE MACRIS	From J. POSTLEWAIT	
Co./Dept.	Co. Planning	
Phone #	Phone # 530 621 5317	
Fax # 510 540 4788	Fax #	

Dear Ms. Postlewait:

We have reviewed the Valley View Specific Plan and have the following comments:

- The Mitigation measures identified in the DEIR for the U.S. Route 50/El Dorado Hills Blvd Interchange seem reasonable. 19.01

- On page IV.D-46; Mitigation Measure T-3 states that the U.S. Route 50/El Dorado Hills Blvd. Interchange re-construction would begin in 1999. As this project does not have a Final Environmental Impact Report (FEIR) or an approved Project Study Report/Project Report (PSR/PR), the 1999 date should be reassessed. 19.02

- On page IV.D-47; Mitigation Measure T-4 states that, "It is possible, however, that portions of the Valley View project would be completed before construction of the U.S. Route 50/El Dorado Hills Blvd IC is completed." The DEIR should state specifically how much Valley View can build and what the impacts will be at the interchange. 19.03

  - We recommend that "triggers" be put in place to alert you to the thresholds requiring intervention. For example, once Level of Service (LOS) E has been reached, no further development will occur until the needed transportation improvements have been completed.

  - Caltrans would like the opportunity to review the information. Also, language should be included that states development of Valley View cannot proceed unless there is an FEIR and an approved PSR for the U.S. Route 50/El Dorado Hills Blvd IC improvement project.

- On page IV D-4, it states that construction of the Silva Valley Interchange is proposed by 2010, however, there are no assurances this will occur. 19.04

- Figure D-2 – LOS should be related to Peak Hour volumes and not Average Daily Trips. 19.05

- Figures D-3 and D-4 – The volumes do not agree with those in the draft PSR/PR for the El Dorado Hills Interchange. Which are correct? 19.06

Please provide our office with any further actions and conditions of approval regarding this project. If you have any questions, you may contact Cathy Felkins at (916) 323-5108.

Sincerely,

JEFF PULVERMAN, Chief
Office of Regional Planning

19. Jeff Pulverman, Chief, Office of Regional Planning, State Department of Transportation; August 26, 1998

19.01 No response is necessary.

19.02 Comment acknowledged. Construction is expected to begin in the year 2001, not 1999. The text on DEIR page IV.D--46 has been revised to incorporate this change (i.e., "1999" has been changed to "2001") (see section IV herein, Revisions to the Draft EIR). This change is consistent with the text on DEIR page IV.D--27 which states that the reconstruction of the El Dorado Hills Boulevard interchange is expected to begin in the year 2001 at a cost of $17.5 million, that local funds have been committed to the project, and that the project is currently in design review. This time table includes a reasonable time period for preparation and processing of the necessary FEIR and PSR/PR.

19.03 *Impact* and *Mitigation Measure T-16* deal with potential short-term impacts due to possible lack of proper coordination between the timing of proposed off-site improvements and proposed development phasing (timing) of the project. In place of the "triggers" recommended by the commenter, the mitigation measure requires that traffic studies be conducted for each phase of development, and that roadway improvements be constructed as a condition of approval of that project phase. The EIR preparers believe that this approach would respond to the unique combination of project and non-project traffic that would exist at the time that each project phase is submitted for approval. This would be superior to use of a "trigger," such as a particular ramp volume.

The request that Caltrans be informed of the information is noted. The request that "language be included that states development of Valley View cannot proceed unless there is an FEIR and an approved PSR for the US Route 50/El Dorado Hills Boulevard interchange improvement project" is noted as a comment on the project. It does not require additional information to be provided in the EIR.

19.04 Comment noted. Construction of the Silva Valley interchange is uncertain because the project is planned to be completely locally funded.

19.05 The process in this EIR relates LOS to peak hour volumes at key intersections. However, ADT figures are used by the County for assessment of roadway segment operation.

19.06 New counts were conducted at the US 50/El Dorado Hills interchange in 1997 in support of the Valley View Specific Plan EIR analysis. These volume data have been verified for accuracy. The EIR transportation engineers are not aware of the dates of the data included in the referenced PSR/PR, but if they were made at a different time, it is possible that they would reflect different traffic volume conditions than those occurring at the time the EIR counts were made.

ENVIRONMENTAL MANAGEMENT DEPARTMENT

COUNTY OF EL DORADO

ENVIRONMENTAL HEALTH DIVISION
AIR POLLUTION CONTROL DISTRICT
SOLID WASTE & HAZARDOUS MATERIALS DIVISION

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RECEIVED PLANNING DEPARTMENT

MAIN OFFICE
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5300

SOUTH LAKE TAHOE OFFICE
3368 Lake Tahoe Blvd. #303
South Lake Tahoe, CA 96150

Post-it® Fax Note 7671	Date 9-15	# of pages ▶ 3
To NATALIE MACRIS	From J. POSTLEWAIT	
Co./Dept	Co. Planning	
Phone #	Phone # 530 621 5317	
Fax # 510 540 4788	Fax #	

September 14, 1998

Ms. Janet Postlewait, Project Planner
El Dorado County Planning Department
2850 Fairlane Court
Placerville, CA 95667

SUBJECT: NOTICE OF COMPLETION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE VALLEY VIEW SPECIFIC PLAN

Dear Ms. Postlewait:

The El Dorado County Air Pollution Control District (District) has been asked to express comments which identify our concerns regarding the proposed project under Application: **NOTICE OF COMPLETION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE VALLEY VIEW SPECIFIC PLAN**. The propose project consists of the adoption of the Valley View Specific Plan to be prepared in conformance with California Government Code Section 76560 et seq. The Specific Plan will further implement the adopted County General Plan and provide for a comprehensive land use plan for future development of the plan area. The project consists of 2,037 acres and will accommodate approximately the following: 1,279 acres of residential, including 2,840 homes (2,409 single-family and 431 multi-family); 10.9 acres of commercial/office use; 24 acres of public/semipublic use, including two school sites; 87 acres of major roadways; 77 acres of parks and recreation, and 559 acres of permanent open space/buffer land. The project site comprises the southern undeveloped portion of the Community of El Dorado Hills and is generally located south of U.S. Highway 50, southeast of the intersection of Latrobe Road and White Rock Road.

20.01

El Dorado County violates the state and federal ambient air quality standard for the criteria pollutant ozone at the Western Slope area of the county. As of June 1, 1995, El Dorado County nonattainment area classification status for ozone has been reclassified from a "serious" to a "severe" ozone nonattainment area (40 CFR [Code of Federal Regulations] Part 81 CFR Update Service). Monitoring data from the California Air Resources Board have indicated the town of "Cool" to have the highest ozone concentration in the Sacramento Metro area. The county violates state ambient air quality standard for the criteria pollutant fine particulate matter (PM10) at both the Western Slope and South Lake Tahoe area of El Dorado County. The California Clean Air Act of 1988 requires the state's air pollution control program meet the state's ambient air quality standards. The efforts of the District are focused primarily on attainment of state and federal ambient air quality standards for criteria air pollutants.

The District has completed it's review of the **NOTICE OF COMPLETION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE VALLEY VIEW SPECIFIC PLAN.** Implementation of the proposed project may significantly impact the District's ability to meet and maintain State and Federal ambient air quality standards. The District would like additional information to determine that the application is complete. The mitigating effects of the project will not be realized without detailed guidelines and standards to protect and enhance air quality. Therefore, the project must include the additional information in order for an environmental impact report to accurately identify and quantify the significance of the project's impacts:

1. If feceral monies are involved, the project operator must comply with any applicable requirements of District Rule 503 Transportation Conformity and or District Rule 502 General Conformity. **20.01**

2. The project applicant should encourage future residents to utilize mass transit by making available bus stops with shelters (passengers should be able to see and be seen by approaching transit vehicles), park and ride facilities, pedestrian and bicycle class 1 facilites. The pedestrian and bicycle class I facilities should link all commercial, public and residential and uses. Having these services in close proximity to project neighborhoods would reduce travel distances and mobile source pollutants. This is consistent to the Non-Motorized Transportation System (NMTS) section, Goal 3.11; Air Quality section, Goal 6.7; and Land Use Policy 2.1.4.4, Goal 2.1of the **El Dorado County General Plan**. **20.02**

3. If an air contaminant is expected to be generated by the project, it must be identified. One potential air contaminant, which has been identified as a toxic air contaminant by the State Air Resources Board, is asbestos-containing serpentine.

   If it is determined that an air contaminant is being emitted then a health risk assessment should be prepared by the project applicant.

   If present, what mitigating measures will be taken to control the drifting of the air contaminant to a sensitive receptor site(s) if found above an acceptable level? **20.03**

4. Burning of wastes that result from "Land Development Clearing" must be permitted through the DISTRICT. Only vegetative waste materials may be disposed of using an open outdoor fire. **20.04**

5. If and when the District establishes an air pollution mitigation measure trust fund to provide assistance in mitigating measurements to reduce air pollution, the project applicant would contribute a pro-rata share to the air pollution mitigating measurement trust fund to help improve the air quality of the District. **20.05**

6. The project construction will involve the application of architectural coating which shall adhere to District Rule 215 Architectural Coatings. **20.06**

7. Project construction may involve road development which **shall adhere** to District **Rule 224 Cutback and Emulsified Asphalt Paving Materials**. **20.07**

8. On September 11, 1998, the District conducted an on-site survey at the above project area to make a determination if there are sites within one-quarter of a mile from the project area /proposed school sites that may emit hazardous emissions or handle hazardous materials/wastes pursuant to section 21151.8 of the California Public Resources Code. **20.08**

After a review of the District's files and the location of the project area, the District has determined that there are facilities within one-quarter of a mile that may emit hazardous emissions or handle hazardous materials/wastes pursuant to section 21151.8 of the California Public Resources Code. The name of the facilities and their location address are:

El Dorado Irrigation District Waste Water Treatment Plant
4625 Latrobe Road, El Dorado Hills

Synvasive Technology
4925 Robert J. Mathews PKWY, El Dorado Hills.

International Billing Services, Inc.
5220 Robert J. Mathews Parkway, El Dorado Hills.

El Dorado Hills Chevron
4316 Town Center Blvd. El Dorado Hills

Texaco
Town Center Blvd. El Dorado Hills

20.08

9. Prior to construction / installation of point source emissions units (i.e., commercial water heaters, etc.). authority to construct applications shall be submitted to the District. Submittal of applications shall include facility diagram(s), proposed equipment specifications and emission factors.

20.09

The above District rules are found in the El Dorado County Air Pollution Control District Rules and Regulations. A copy is available at your Department. If you have any questions regarding these comments, please call our office at (530) 621-6662.

Respectfully,

Dennis Otani, Program Manager
Air Pollution Control District

Michael O. Donnelly

Michael O. Donnelly, Senior Air Quality Specialist; REHS #5501
Air Pollution Control District

MD:md

20. Michael O. Donnelly, Senior Air Quality Specialist, Air Pollution Control District, County of El Dorado Environmental Management Department; September 14, 1998

20.01 The project does not involve federal funding, so the transportation conformity and general conformity requirements cited in this comment would not be applicable.

20.02 The project as proposed incorporates some land use strategies that have the potential to reduce vehicle trips. As noted in the DEIR, the project incorporates:

- a mixed-used Village Center providing neighborhood commercial uses;
- a mix of commercial, recreational, and residential uses; and
- higher-density residential and schools in proximity to the Village Center commercial core.

The DEIR also identifies other measures available, such as:

- development of a bikeway and pedestrian trail system to connect residences to the Village Center, existing commercial centers and park-and-ride lot north of the site.
- installation of secure bicycle parking facilities at project schools, commercial areas and parks.
- implement a ride-matching program for commuters and a public education program to inform residents of ridesharing and transit opportunities.

The effectiveness of the above measures in reducing project impacts would be relatively small due to the project's location on the urban fringe and the hilly, steep character of much of the site.

20.03 Potential exposure to asbestos-containing serpentine was addressed in the DEIR in section IV.G Geology and Soils. Also see responses to comment 7.01 and 7.06. *Mitigation Measure SG-10* recommends compliance with El Dorado County standards for dust control and mitigation for serpentine soils. Adoption of this measure would compel the project to comply with standards that are in effect at the time that construction begins, including requirements for identification of any health risks. The Mitigation Monitoring Program prepared for the project will ensure that the project complies with these applicable asbestos hazard mitigation procedures.

20.04 This comment is informational in nature. No response required.

20.05 Comment noted. In response to this comment, the following has been added to *Mitigation Measure AQ-2* (see Section IV, Revisions to the Draft EIR):

- If and when the El Dorado County APCD establishes an air pollution mitigation measure trust fund, the applicant would contribute a pro-rata share to the trust fund to help improve the air quality of the District.

20.06 This comment is informational in nature. No response required.

20.07 This comment is informational in nature. No response required.

20.08 Comment noted. In response to this comment, the following text has been added to the last paragraph on page IV.E-81 of the DEIR (see section IV, Revisions to the Draft EIR):

> The El Dorado County Air Pollution Control District has determined that five such sites exist within one-quarter mile of the project boundaries.

The following text has been added *Mitigation Measure PF-11* on page IV.E-82 of the DEIR:

> d) identify facilities within one-fourth of a mile of the proposed school sites that might reasonably be anticipated to emit hazardous emissions or handle hazardous or acutely hazardous materials, substance or waste and determine health risks as required under PRC 21151.8.

20.09 This comment is informational in nature. No response required.

IV. REVISIONS TO THE DRAFT EIR

The following section includes all revisions to the Draft EIR made in response to comments received on the Draft EIR. All text revisions are indicated by an "r" in the left margin next to the revised line. All of the revised pages supersede the corresponding pages in the Draft EIR. None of these changes represents a significant increase in impact or a significant new impact or mitigation need not already considered in the Draft EIR.

Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
VISUAL FACTORS				
Impact V-1: Change in Natural Landscape and Rural Visual Character. The project would convert the existing open, rural, oak-studded site to a developed community with large lot and ranchette residential, suburban residential, institutional (schools), and commercial structures, roadways, water tanks, and introduced landscaping. Development permitted under the Specific Plan would substantially and negatively detract from existing surrounding views of the site and from the distinct natural and rural character of the area.	S	**Mitigation Measure V-1: Enhance Specific Plan Design Controls.** Incorporation of the additional design standards and guidelines listed in section IV.B.4 of this EIR would reduce the overall impact of the project on the natural landscape and rural character, although not to a less-than-significant level. Any substantial change in the site's existing visual character from open grazing land to suburban land uses, with the conventional development layouts provided for under the proposed Specific Plan, could be expected to substantially change the distinct natural rangeland features of the site, reduce the visual integrity of its hillsides and ridgelines, and thus have a substantial negative aesthetic effect.	County, applicant	SU
Impact V-2: Impact on Views from Highway 50 Eastbound. Similar to Impact V-3, substantial portions of the proposed Specific Plan development areas would be briefly visible from the eastbound Highway 50, including foreground portions of White Rock Village and more distant portions of West Valley Village (nearly all of this area) and East Ridge Village (the west-facing upper hillsides and ridgeline development areas).	S	**Mitigation Measure V-2.** In order to reduce the visual impacts of the project from this highway vantage point, the applicant shall implement the mitigation measures listed for this impact in section IV.B.4 of this EIR, including enhanced Specific Plan design controls and relocation of the most visible hillside units.	County, applicant	SU

S = Significant
LS = Less than significant
SU = Significant unavoidable impact
NA = Not applicable

Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
from surrounding vantage points, and could illuminate the nighttime sky. These changes could adversely affect views from the existing El Dorado Hills community north of Highway 50, views from Highway 50 itself, and views from surrounding rural residential properties to the north, south, and east. The Specific Plan includes some guidelines to limit these impacts.				
Impact V-7: Village Center Signage Visual Impacts. The Specific Plan does not contain guidelines for commercial area signage. Use of intensive neon, internally-lit, plastic, blinking, brightly-colored, and/or oversize signs could adversely affect the visual character of the area, and views from surrounding vantage points, including Highway 50.	S	**Mitigation Measure V-7.** In order to avoid adverse signage-related visual impacts, the applicant shall be responsible for revising the Specific Plan to include the signage controls listed for this impact in section IV.B.4 of this EIR, in order to prohibit unattractive, conspicuous signs.	County, applicant	LS
TRANSPORTATION				
Impact T-1: Existing-Plus-Project Impact on Latrobe Road/Golden Foothill Parkway South Intersection. This T-intersection currently operates at LOS A. The addition of a two-lane project access road as a fourth leg of the intersection, and the corresponding traffic addition on the east side of Latrobe Road, would	S	**Mitigation Measure T-1.** Widen Latrobe Road to provide two southbound and one northbound left-turn lanes. At the project entrance/exit, provide two lanes in each direction, including a separate right-turn lane. The intersection shall also be signalized. These improvements would alleviate the congestion at this intersection and	Applicant	LS

S = Significant
LS = Less than significant
SU = Significant unavoidable impact
NA = Not applicable

Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
cause conditions in the PM peak hour to deteriorate to LOS F.		allow the intersection to operate at acceptable levels of service with the project.		
Impact T-2: Existing-Plus-Project Impact on Latrobe Road/White Rock Road Intersection. This intersection currently operates at LOS B in the AM peak hour and LOS C in the PM peak hour. Conditions would deteriorate to LOS F during the PM peak hour with the project.	S	**Mitigation Measure T-2.** Mitigate the project impact to this signalized intersection by making changes to the lane configuration. On Latrobe Road, provide two through lanes in each direction from White Rock Road to south of Golden Foothills Parkway in order to mitigate all project impacts. In addition, provide a second southbound left turn lane on the Latrobe Road approach to this intersection. Provide a left-turn lane for eastbound White Rock Road. These improvements would allow the intersection to operate at acceptable levels of service with the project.	Applicant	LS
Impact T-3: Existing-Plus-Project Impact on El Dorado Hills Boulevard/Highway 50 Westbound Ramps Intersection. This intersection currently operates at LOS C during the AM peak hour and LOS B during the PM peak hour. Addition of project traffic would cause deterioration to LOS F during the AM peak hour.	S	**Mitigation Measure T-3.** The County has programmed a comprehensive improvement to the US 50/El Dorado Hills Boulevard interchange as part of its current El Dorado Hills/Salmon Falls Roadway Improvement Fund (RIF). The improvement is currently fully funded (it is included in the County's current Five-year Capital Improvement Program). Construction is r expected to begin in 2001. A new ramp will be r added to provide for westbound traffic, and r additional capacity will be added to the existing	County, applicant	LS

S = Significant
LS = Less than significant
SU = Significant unavoidable impact
NA = Not applicable

Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
		r ramp. The combination of improvements will produce LOS C operations at this intersection in the AM peak hour and LOS B in the PM peak hour, which will satisfy County LOS policy. This RIF-funded improvement will more than mitigate the project impacts. The project is subject to County RIF requirements. All future project development will be required to make RIF payments.		
Impact T-4: Existing-Plus-Project Impact on Latrobe Road/Highway 50 Eastbound Ramps Intersection. This intersection currently operates at LOS E during the AM peak hour and LOS F during the PM peak hour. Addition of project traffic would exacerbate the existing LOS F conditions during the PM peak hour and would also cause deterioration to LOS F during the AM peak hour.	S	**Mitigation Measure T-4.** As indicated above under *Mitigation Measure T-3*, the County has programmed and funded a comprehensive improvement to the US 50/El Dorado Hills Boulevard interchange through the County's RIF program. The improvement will add a new widened off-ramp for eastbound traffic oriented toward destinations to the south; it will also widen the existing off-ramp and dedicate it to eastbound traffic oriented to the north. The combination of improvements will produce LOS C operations at this intersection, which will satisfy County LOS policy. This funded improvement will more than mitigate the project impacts. The project is subject to County RIF requirements. All future project development increments will be required to make RIF payments. It is possible, however, that portions	County, applicant	LS; SU in short-term (if portions of Valley View project are completed before roadway improvement is completed)

S = Significant
LS = Less than significant
SU = Significant unavoidable impact
NA = Not applicable

Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
		project shall contribute its fair share to the cost of widening US 50 to eight lanes as is proposed by the 20-year CIP. The state TIM currently includes, and is periodically revised, to partially fund the widening of Highway 50 to six lanes by 2010 and eight lanes by 2015. The project is subject to County state TIM requirements and El Dorado Hills RIF requirements. All future project development will be required to make state TIM payments. Once this widening is implemented, the freeway would operate at an acceptable LOS E west of El Dorado Hills Boulevard and LOS C east of El Dorado Hills Boulevard for the "Cumulative-Plus-Project" scenario. Because future funding for the widening is not currently assured (i.e., not currently in place), this impact represents a ***significant unavoidable impact***.		
Impact T-16: County Roadway Improvement Phasing Needs. If the offsite roadway system improvements identified in this EIR as necessary to meet General Plan specified LOS standards are not completed as each development increment occurs, the project could result in an interim LOS deficiency.	S	**Mitigation Measure T-16:** Ongoing traffic study and mitigation monitoring measures shall be implemented by project developers and the County. The County's General Plan includes policies calling for such ongoing traffic study and monitoring. As detailed in section IV.D.6 of this EIR, these policies shall be implemented with the project through the following two mechanisms: ▪ T-16a: Interim Traffic Studies, and		

S = Significant
LS = Less than significant
SU = Significant unavoidable impact
NA = Not applicable

Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
Impact PF-4: Project Wastewater Flows. At full buildout, the project would generate wastewater flows of approximately 0.7 mgd (average dry weather flow) and 2.8 mgd (total peak wet weather flow). There is an insufficient allocation of existing wastewater treatment capacity to accommodate these ultimate wastewater flows.	S	**Mitigation Measure PF-4.** Require that no final subdivision map, final parcel map, or building permit shall be issued for the project until EID has demonstrated (in a manner acceptable to the El Dorado County Department of Transportation) that adequate wastewater service is available to serve the development in question.	County, EID, applicant	LS
Impact PF-5: Emergency Access Impacts. Unless adequate emergency access is provided, police protection could be compromised within the project.	S	**Mitigation Measure PF-5:** The applicant shall implement the following measures: (a) provide for emergency access adequate to meet adopted County response time standards; (b) incorporate County standards for emergency access in project plans, and submit the appropriate maps for approval by the County Sheriff's Department; and (c) secure any emergency access gates in a fashion that would allow emergency entry with a minimum of time and effort. Incorporate these measures in each project increment (individual development plan approval) to Sheriff's Department.	Applicant	LS
Impact PF-6: Fire Protection and EMS Service Demand and Phasing Impacts. The EDHFD would require additional staffing and equipment, and probably a new fire station, to provide fire protection and emergency medical	S	**Mitigation Measure PF-6:** The applicant-prepared *Public Facilities Financing Plan* (PFFP) shall specify phasing of fire protection services and facilities, for review and approval by the EDHFD. Also, the applicant shall be required to	Applicant	LS

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Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
response to the project adequate to meet adopted County and EDHFD goals and standards.		r comply with applicable development fees and r with the site and building design requirements r identified under *Mitigation PF-6(b)* (see EIR text) to reduce fire hazards.		
Impact PF-7: Emergency Access Impacts. Unless two permanent access roads are provided onsite during all phases of construction and thereafter, fire protection and emergency medical service response could be compromised within the project.	S	r **Mitigation Measure PF-7:** Require the r applicant to develop and submit a *Fire Safety* r *Plan* for review and approval by the El Dorado r County Department of Transportation, the El r Dorado Hills Fire District, and the California r Department of Forestry. The *Fire Safety Plan* r shall provide for adequate emergency access by providing a minimum of two permanent access roads during and after all phases of r development, or an alternative access provision r acceptable to the reviewing agencies. The plan r shall incorporate standards contained in the State Fire Safe Regulations and the current El Dorado County Department of Transportation Design Standards Manual in all circulation plans.	Applicant	LS
Impact PF-8: Trail Impacts. Page 56 of the draft Valley View Specific Plan (September 1997) states that *"Bicycle and pedestrian paths will be developed within the collector street system of ...*[West Valley] *and White Rock Villages leading to the entrances at White Rock Road and the Village Center. These routes will also link neighborhoods to the two schools*	S	**Mitigation Measure PF-8.** Revise the Specific Plan to include a bicycle and pedestrian trail along the portion of Latrobe Road adjacent to the project site consistent with El Dorado County and El Dorado Hills CSD standards.	Applicant	LS

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Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
which are planned within each village. Bicycle paths will be installed both in the right-of-way as Class 2 facilities and, where feasible, within adjacent open space and greenbelt areas." The project does not include provisions for implementation of the Latrobe Trail along the frontage of the project site. Given the need for widening of Latrobe Road due to the project and				

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cumulative development in the area, and the increase in the demand for trails that would be expected to result from the project, the lack of project participation in the implementation of the Latrobe Trail is considered a significant impact.				
Impact PF-9: Project Impacts on BUSD Elementary and Middle School Facilities. Unless adequate funding were available to finance school preparation and facility construction, the BUSD elementary and middle school capacity needed over the project buildout period (nine to 11 years) to ultimately accommodate the 1,295 elementary school students and 387 middle school students generated by the project could not be provided.	S	**Mitigation Measure PF-9.** The applicant shall implement each of the following mitigation measures: (a) Consistent with General Plan Policy 5.8.1.1, enter into a written agreement with the BUSD to mitigate the project impacts on school facilities or the demand therefor. (b) Include measures in the *PFFP* that will ensure to El Dorado County's and the BUSD's satisfaction, that adequate funding will be available for school facilities when needed. (c) Determine and identify in the *PFFP* when elementary school facilities will be needed onsite and when additional middle school space will be needed offsite to serve proposed development. Require that locations of necessary schools be formalized concurrent with future tentative map approvals. Access, configuration, size, useable space and basic infrastructure needs (including		

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Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
		timing and delivery of utilities) should also be determined at this time. (d) Prior to issuance of building permits for units in the various phases of the project, secure written verification from the BUSD guaranteeing that adequate elementary and middle school space will be provided in schools on- or off-site.		
Impact PF-10: Project Impacts on EDUHSD High School Capacity. It is not anticipated that the adopted school impact fee would be sufficient to cover the cost of providing adequate facilities to serve the 578 project-generated high school students.	S	**Mitigation Measure PF-10.** The applicant shall implement each of the following four mitigation measures: (a) Consistent with County General Plan Policy 5.8.1.1, enter into a written agreement with the EDUHSD to mitigate the impact of the project on school facilities. (b) Include measures in the project *PFFP* to ensure to El Dorado County's and the EDUHSD's satisfaction, that the project will provide its fair-share of funding for additional high school capacity when needed. (c) Determine and identify in the *PFFP* when high school capacity will be needed to serve the various phases of proposed development.	Applicant	LS

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Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
		(d) Prior to issuance of building permits for units in the various phases of the project, secure written verification from the EDUHSD guaranteeing that adequate high school space will be provided for project-generated high school students.		
Impact PF-11: Elementary School Site Impacts. The two elementary school sites proposed under the Specific Plan do not appear to meet State school facility site selection standards and/or BUSD standards.	S	**Mitigation Measure PF-11.** The applicant shall implement the following measures: (a) relocate the White Rock Village elementary school site to a location away from the onsite earthquake fault, and reconfigure the site as necessary to satisfy BUSD criteria regarding a square or rectangular shape; (b) reconfigure the West Valley Village elementary school site as necessary to satisfy BUSD criteria regarding a square or rectangular shape; (c) provide information for each site adequate for the lead agency to make determinations regarding site-related hazardous materials and hazardous wastes pursuant to PRC 21151.8; and (d) identify facilities within one-fourth of a mile of the proposed school sites that might reasonably be anticipated to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste and determine health risks as required under PRC 21151.8.	Applicant	LS

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Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
BIOLOGICAL RESOURCES				
Impact BR-1: Increased Presence of Invasive Non-Native Plant Species. The presence of human development and related land disturbances associated with the project would	S	**Mitigation Measure BR-1:** The applicant shall revise the Specific Plan to: (a) state that native plant species will be encouraged for landscaping to the extent possible, and will be required	County, applicant	LS

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Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
Impact BR-11: Impacts on Vernal Pool Crustaceans. Rain-filled depressions and vernal pools potentially inhabited by the vernal pool fairy shrimp (federal threatened species) and vernal pool tadpole shrimp (federal endangered species) would be lost due to the proposed development.	S	**Mitigation Measure BR-11:** The applicant is assuming presence of vernal pool crustaceans on site and shall (a) initiate Section 7 consultation with USFWS for listed vernal pool crustacean species losses, and (b) purchase credit in a certified vernal pool mitigation bank at a ratio consistent with measures and conditions determined during Section 7 consultation. At a minimum, the mitigation bank credit purchase should be consistent with the County's wetland no-net-loss policy (Policy 7.3.3.2), and avoid a reduction in the number, or restriction in the range of, endangered, rare or threatened species associated with these vernal pools.	County, applicant	LS
Impact BR-12: Impacts on Bats. Bats require specific temperature and humidity ranges in their roosts to survive winter hibernation and daily	S	**Mitigation Measure BR-12:** The applicant shall implement the following: (a) avoid potential roost trees (e.g. those supporting cavities) to the	County, applicant	LS

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	Impacts	Potential Significance Without Mitigation		Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
	torpor. Many tree roosting species in California are CDFG Species of Special Concern or federal Species of Concern. The project would result in the loss of oak and pine snags and hollow trees to development, which provide potential roost habitat for bats.	S		extent possible; (b) within or adjacent to open space areas, leave snags in place wherever feasible (without compromising human safety); and (c) to the extent possible, conduct planned tree removal outside of the bat maternity period, which extends from approximately May 1 through August 31, and before hibernation begins, approximately October. The County should review and approve mitigation measures developed in consultation with and approved by the CDFG.		LS
r	**Impact BR-13: Impacts on Raptors:** Large trees and areas of oak savannah and oak woodland that may provide nesting habitat for several species of raptors (many of which are CDFG Species of Special Concern) would be lost to the proposed development. Active raptor nests are protected by state and federal laws. The project could involve construction activities near active raptor nests, or the removal of trees in which active raptor nests are located (which could violate state and federal laws).	S	r	**Mitigation Measure BR-13:** The applicant shall hire a qualified biologist to implement the following: (a) conduct a pre-construction survey effort to determine active nest locations between March and June; and (b) describe the locations of any active raptor nests and, in consultation with CDFG, establish appropriate buffers. The applicant shall also be responsible for ensuring that disturbance to active raptor nests due to construction activity is avoided during the breeding season.	County, applicant	LS
r	**Impact BR-14: Impacts on the Valley Elderberry Longhorn Beetle.** Elderberry shrubs and trees potentially inhabited by the federal threatened valley elderberry longhorn beetle (VELB) would be lost due to the	S	r	**Mitigation Measure BR-14:** The USFWS considers all elderberry shrubs directly affected by construction as "directly impacted" and all shrubs that are within 100 feet of disturbance activities as "indirectly impacted". All affected	County, applicant	LS

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Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
proposed development. USFWS policy regarding the VELB is to consider all habitat (i.e. elderberry shrubs) within the geographic range of the beetle as potentially-occupied habitat.		shrubs require compensation as is outlined in the USFWS guidelines, *Mitigation Guidelines for the Valley Elderberry Longhorn Beetle* (dated September 19, 1996). The applicant shall consult with the USFWS during the Section 7 process to determine mitigation requirements. Some or all of the VELB mitigation may (also) need to proceed under Section 10 of the Endangered Species Act.		
r **Impact BR-15: Increased Human Presence Impacts.** The increase in human presence onsite could result in a potentially significant impact on the adjacent open space/habitat areas. The increased human access and use of the open spaces could disrupt these remaining habitat areas. Additions such as roads and trails, even if unpaved or used by only a few individuals, can fragment existing habitat. Human refuse, such as garden clippings, car fluids, chemicals, machinery, and incidental trash, could contribute to the degradation of habitat quality. Domestic pets, especially cats, could become feral and do significant damage to native populations of birds, small mammals, and reptiles. Many open spaces bordering on residential areas could suffer significant wildlife casualties, especially to ground-nesting birds, due to feral cats.	S	r **Mitigation Measure BR-15:** Human access and usage of the project site needs to be limited both during and after construction. The applicant shall implement the following: (a) design an integrative plan to limit use and educate the new community about open space preservation; (b) restrict access in the open space areas, especially in regard to the creation of trails and roads which fragment existing habitat, even if they are unpaved; (c) discourage mountain biking and off-road vehicles and limit access for hikers; (d) prohibit human refuse within the open space; and (e) post signs at appropriate access locations at the development/natural habitat boundary to inform residents of the impacts to wildlife communities resulting from feral animals, to encourage them to notify County Animal Control of sightings, and to inform them of county leash laws.	County, applicant	LS

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Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
r **Impact BR-16: Project Vicinity Cumulative Impacts.** There are currently three development projects in the Valley View vicinity totaling approximately 5,552 acres that have been approved and are either under construction or have been completed and occupied. An additional 14 projects in the vicinity totaling 7,067 acres have been approved, but remain unbuilt. Two projects totaling 3,340 acres have been proposed but have not been approved. If all 19 projects totaling nearly 16,000 acres are completed, the likely result will not only be the direct loss of existing wildlife habitat, but also additional degradation of remaining habitats through fragmentation of wildlife corridors, increased intrusion by humans and pets, introduction of exotic plants and animals, and increased noise, water, and air pollution.	S	r **Mitigation Measure BR-16:** To the extent that projects in the Valley View vicinity provide mitigation measures similar to those proposed for the Valley View project in this EIR, such as maintaining wildlife corridors, avoiding sensitive areas, such as wetlands, woodlands, and special status species habitats, and limiting impacts primarily to low habitat value non-native grassland, the cumulative biological impacts will be reduced. Taken together, however, the cumulative impacts of these 19 projects would remain ***significant and unavoidable***.	County	SU
GEOLOGY AND SOILS				
Impact SG-1: Landslide/Soil Creep Hazards. Existing landslides and soil creep in the central portion of the White Rock Village, the central and southern portions of the West Valley Village, and the wooded areas of the East Ridge	S	**Mitigation Measure SG-1:** Require the project applicant to conduct a detailed onsite geologic and geotechnical investigation prior to development. This investigation should identify landslide activity and map in detail the extent of	County, applicant	LS

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Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
		evaluation by the project geotechnical engineer. Slope angles should be designed to conform to the competence of the material into which they are excavated.		
Impact SG-5: Hazards Due to Trench Wall Instability. In areas of the site that contain weaker soils, utility trench walls may be unstable.	S	**Mitigation Measure SG-5:** Require that trenches greater than five feet in depth be shored, sloped back at a 1:1 (horizontal to vertical) slope angle or reviewed for stability by the County's geotechnical engineer in accordance with the Occupational Safety and Health Administration (OSHA) regulations (described in 29 CFR 1926.650 to 1926.653) if personnel are to enter the excavations. Require trench excavations to conform with local ordinances. Monitor shearing and high groundwater associated with the Bear Mountains fault during trench construction and require additional shoring and/or dewatering as necessary.	County, applicant	LS
Impact SG-6: Ground Rupture Hazards. Development in the White Rock and West Valley Villages may be subject to ground rupture due to earthquake activity.	S	**Mitigation Measure SG-6:** Require the project applicant to map the fault geology of the site in detail prior to tentative subdivision map approval. Require that the width of the Bear Mountains fault and any fault splays be identified prior to siting schools, hospitals, fire stations and other essential service buildings. Require that the surface		

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		mapping be verified by seismic and trenching methods, that the trench logs be interpreted for evidence of recency of fault activity, and that, if necessary, age dating be performed.		
Impact SG-7: Ground Shaking Hazards. The project site has the potential to experience severe seismic ground shaking, which could damage project structures and infrastructure.	S	**Mitigation Measure SG-7:** Require compliance with Uniform Building Code seismic design criteria (Appendix Chapter 16, Sections 1626-1635) and determine the exact location of the r Bear Mountains fault prior to tentative r subdivision map approval and the siting of essential service buildings. In addition, inform all potential home buyers of the potential seismic risk associated with the Foothills Fault System.	County, applicant	LS
Impact SG-8: Seiche Hazards. Project occupants may be exposed to hazards due to seiches that may develop in (1) the El Dorado Hills Waste Water Treatment Plant pond located approximately 200 feet west of the project site, (2) the farm pond located near the eastern property boundary, (3) the 1,000,000-gallon water storage tank located in the north central r portion of the site, or (4) any planned water r tanks, lakes, ponds, or pools within the proposed development.	S	**Mitigation Measure SG-8:** Require project buildings to be adequately set back from nearby r ponds or any water tanks, lakes or ponds planned for construction. Design a flood control system below the 1,000,000-gallon water tank and restrict residential development in this area, or evaluate the structural design of the tank for failure potential and require improvements to substantially reduce this potential.	County, applicant	LS

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Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
Impact SG-9: Dam or Water Storage Facility Failure. Seismic activity could cause failure of (a) the farm pond dam east of the project site, causing flooding in the East Ridge Village; and/or (b) the water storage tank in the north central portion of the site, causing flooding immediately downslope of the tank.	S	**Mitigation Measure SG-9:** Implement *Mitigation Measure SG-8.*	County, applicant	LS
r **Impact SG-10: Exposure to Asbestos Dust.** Asbestos might be released from serpentine r rocks or asbestiform mineral deposits during earthwork activities.	S	r **Mitigation Measure SG-10.** Identify serpentine deposits during geotechnical investigations associated with earthwork design and during earthwork construction monitoring. Where serpentine rock is identified, implement El Dorado County standards for dust control and r mitigation for serpentine soils. Require that any r identified asbestos contamination be disclosed r to future property owners, as required by law.	County, applicant	LS
HYDROLOGY AND WATER QUALITY				
Impact H-1: Increased Flows in Tributary 4 of Carson Creek. Future development would cause Tributary 4 to experience an approximate seven-percent increase in peak flow at Latrobe Road, which would add to the existing downstream flooding and capacity problems in this tributary.	S	**Mitigation Measure H-1.** Implement the mitigation measures described under *Mitigation Measure H-1* in section IV.M.4 of this EIR, including preparation of a drainage plan, construction of onsite drainage facilities, and ongoing maintenance of detention basins and drainage facilities.	County, applicant	LS

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Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
construction vehicle traffic, and wind blowing over exposed earth, would generate exhaust emissions and fugitive particulate matter emissions that would affect local and regional air quality.		contractors during all phases of construction. (See EIR text for details.)		
		Mitigation Measure AQ-1(b): Exhaust Emissions. Contractor's equipment fleets will be considered during the bidding process for construction contracts. Preference will be given to contractors using heavy-duty construction equipment meeting 1997 federal emission standards for this type of vehicle. Utilizing new equipment retrofitted to current emissions standards would reduce emissions of NO_x from equipment exhausts by up to 20 percent.		
Impact AQ-2: Regional Air Quality Effects. Traffic generated by the project would increase regional emissions for reactive organic gases and oxides of nitrogen (two precursors of ozone) and PM_{10} by several times the threshold of significance.	S	**Mitigation Measure AQ-2**: In addition to the measures already included in the project, require the applicant to incorporate feasible land use, energy, and transportation measures into the project, including those listed under this mitigation measure in the main text of this EIR. However, effective implementation of these measures would not be expected to reduce	County, applicant	SU

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		project-related air emissions below significance thresholds, and this impact would remain ***significant and unavoidable.***		
Impact AQ-3: Air Quality Impacts from Residential Uses. Woodsmoke from project residences would affect air quality locally.	S	**Mitigation Measure AQ-3:** In addition to the general restriction on open-hearth fireplaces included in the main text of this EIR under	County, applicant	LS

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Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
		subsurface sample collection and laboratory analyses; and (c) assess the risk associated with elevated levels of mercury in sediments, and either restrict access to the area or remediate the contaminated materials to a level acceptable to the El Dorado County Department of Environmental Health.		
r **Impact PHS-3: Future Commercial/Office/ r R&D Uses.** Future commercial, office, and R&D r uses in the West Valley Village may store, r handle, or transport hazardous substances that would have the potential to cause soil or groundwater contamination on the site.	S	**Mitigation Measure PHS-3:** The County shall require future onsite commercial development to prepare business plans that describe management of hazardous substances and procedures for handling potential releases of these substances.	County, applicant	LS
Impact PHS-4: El Dorado Hills Waste Water Treatment Plant. Potential soil, surface water, and groundwater contamination and odor problems at the El Dorado Hills Waste Water Treatment Plant may create health hazards for construction workers and future occupants of the southern portion of White Rock Village and the northern portion of West Valley Village.	S	**Mitigation Measure PHS-4:** The County shall (a) implement *Mitigation Measure AQ-4* (see Section IV.I (Air Quality)); and (b) require the applicant to design the project to accommodate the existence of buried pipelines leading to and from the treatment plant.	County, applicant	LS

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Drainage facilities in the eastern portion of the project site would be conveyed primarily in roadside ditches and overland flow draining to existing natural water courses. No detention facilities are proposed for the eastern portion of the site.

An independent evaluation of the proposed storm water collection system and its adequacy is provided in section IV.F (Drainage and Water Quality) of the EIR.

d. Schools. As illustrated on Figure III-8, the specific plan provides for two elementary school sites: one 13-acre site in White Rock Village and one 11-acre site in West Valley Village.

Please refer to section IV.E.6 (Public Facilities and Services, Schools) for a description of the proposed school sites and an analysis of the impacts of the project on schools.

e. Parks and Recreation. As illustrated on Figure III-8, the specific plan provides for five parks totaling 77 acres. This park acreage would consist of includes a 52-acre community park in White Rock Village; a 12-acre oak tree park, eight-acre neighborhood park, and two-acre neighborhood park in West Valley Village; and a three-acre neighborhood park in East Ridge Village. The project also includes 559 acres of passive open space that would extend around and through the three villages and would provide an opportunity for paths and trails throughout the site.

f. Energy and Telecommunications. The project would be served by Pacific, Gas and Electric (PG&E) for natural gas and electricity, Pacific Bell for telephone service, and Media One for cable TV. All of these services would be distributed throughout the site in a common underground trench within road rights-of-way.

7. Project Grading

A grading plan has not yet been prepared for the project. According to the applicant, grading in the *Estate Residential* areas (*ER-LL*, *ER-1*, and *ER-2*) would be limited to that necessary for the construction of roadways and individual homes on the lots. Areas of the site that would be fully graded include the areas designated *Single Family Residential (SFR)*, *Core Residential (CR)*, *Village Center (VC)*, and *Mixed Use (MU)* as well as the roads, school sites, and the community park in White Rock Village.[1]

The specific plan (page 23) states that *"grading shall be conducted so as to minimize volumes, soften the effect of geometric cuts and fills and prevent unnecessary erosion. Grading shall be carried out in accordance with the standards of El Dorado County as contained in the Grading, Erosion, and Sediment Control Ordinance."*

[1]Ron Erny, written communication, June 25, 1997.

4. Phasing Flexibility

Market conditions, financing requirements, homebuilders needs, and other future factors may affect the intended phasing schedule. Substantial deviations that may significantly affect the findings of this EIR would be subject to additional environmental review (see section I.B.2 herein).

D. REQUIRED PROJECT APPROVALS

1. Currently Requested Approvals

In order to implement the proposed project, the applicant has submitted preliminary requests for the following approvals from El Dorado County. This program EIR is intended to evaluate the full environmental implications of project development in accordance with these requested approvals.

a. General Plan Amendment. The project would require County approval of an amendment of the El Dorado County General Plan to change existing project site land use designations to *Adopted Plan (AP)*. The General Plan requires that the *AP* designation be applied to areas with specific plans. Under the *AP* designation, specific plans are incorporated into the General Plan and the specific plan land use map is thereby adopted as the General Plan map for the area.

b. Specific Plan Adoption. The project would require El Dorado County approval of a specific plan for the project site.

c. Rezoning. The project would require County approval of a rezoning of the project site to reflect the specific plan land use designations.

2. Other Required Approvals Subject to CEQA

In order to develop the project as proposed by the applicant, the following additional approvals and actions may be required. At the time that the applicant requests these approvals, the County or the applicable "responsible agency" may determine whether this program EIR provides the necessary environmental review for these approvals. (NOTE: This program EIR is expected to provide adequate environmental review for the development agreement and changes in existing service boundaries and creation of new service districts identified below. It is anticipated that tentative subdivision maps, community park plan, school plan, stormwater permits, and streambed alteration agreements identified below will not be approved by the County or responsible agencies without further analysis prepared pursuant to CEQA Guidelines section 15168, subdivisions (c) and (d) (rules governing the subsequent use of program EIRs).)

r a. Development Agreement. Subsequent actions necessary to implement the project may
r include approval of a development agreement between the property owner and El Dorado
r County.

r b. Changes in Existing Service Boundaries. An application to the Local Agency Formation Commission (LAFCO) would be required to change the existing boundaries of the El Dorado Hills Community Services District and the El Dorado Hills Water District. One parcel, Assessor's Parcel Number (APN) 108-140-30, is in the Marble Mountain Homeowners Community Services District, which provides road maintenance only. Another parcel, APN 107-020-10, does not appear to be within the boundaries of a Community Services District or a Fire District.[1]

r c. Creation of New Service Districts. The following special districts may need to be formed to serve the Valley View Specific Plan:

(1) Landscape and Lighting District. A landscape and lighting district may be created and made responsible for maintaining common area landscaping, adjacent landscape easements, fuel modification areas (for wildfire management), project identity signs and monuments, and other similar maintenance functions. Such maintenance areas may be established for the maintenance of street lighting and drainage facilities within the project that are not maintained by other districts.

(2) Financing Districts. One or more financing mechanisms may also need to be established to ensure timely completion and continued maintenance of public improvements such as Mello-Roos districts, assessment districts, county service areas and community service districts.

r d. Tentative Subdivision Maps. County approval of tentative subdivision maps would be required for every subdivision of property within the project site.

r e. Community Park/School Plans. Development of (1) a community park plan in conjunction with the El Dorado Hills Community Services District, and (2) a school site plan in conjunction with the Buckeye Union School District will be required prior to County approval of these specific project components. (See *Mitigation Measure LU-3* in section IV.A, Land Use and Open Space.)

r f. Regional and State Approvals. The following additional regional and state jurisdictional approvals are also expected to be required to develop the project as proposed.

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[1]Roseanne Chambelain, Executive Officer, El Dorado County Local Agency Formation Commission, written communication, August 1, 1997.

(1) Regional Water Quality Control Board Approval. The project would require RWQCB approval of a National Pollutant Discharge Elimination System (NPDES) permit. Such permits are required for construction involving the disturbance of five acres of land or more. The project would also require Section 401 certification following US Army Corps of Engineers (COE) approval of a Section 404 permit (see item 3.e below).

ultimately be the largest single employment center in western El Dorado County. The County approved development of the business park in the early 1980s in conjunction with establishment of the county's Research and Development zoning classification. Chapter 17.35.010 states the purpose of this zoning classification as follows:

> *17.34.010 Purpose. The purpose of the research and development zone district is to provide areas for the location of high technology, non-polluting manufacturing plants, and related facilities in a campus-like setting. This zone shall be combined with a design review district to ensure a high quality, aesthetic environment.*

An Architectural Review Committee (ARC) was established through the Declaration of Protective Covenants El Dorado Hills Business Park to review all development proposals within the business park.

3. Anticipated El Dorado Hills Vicinity Development. In addition to the El Dorado Hills Specific Plan entitlements, a number of other new specific plans and development projects are now either underway, proposed, or anticipated in the near term in the El Dorado Hills vicinity. Table A-2 and Figure A-1 identify approved and pending projects in the vicinity of the project site, including development anticipated within the immediate El Dorado Hills community, the eastern portion of the City of Folsom west of the site, and the Cameron Park and Shingle Springs areas east of the site. A total of 23,580 housing units and over 1,470 acres of commercial and industrial uses have recently been constructed or are approved or pending approval in the project vicinity. These totals include some uses that have already been recently developed in the El Dorado Hills Specific Plan area and in the El Dorado Hills Business Park. As indicated in Table III-3, the latter project will include a total of 9.3 million square feet of office and industrial space.

As indicated in Table A-2 and Figure A-1, it is anticipated that there will eventually be six specific plan areas in the Valley View vicinity, including the El Dorado Hills Specific Plan, the r Carson Creek Specific Plan, the Promontory Specific Plan, and the Bass Lake Hills Specific Plan in El Dorado County; and the Russell Ranch Specific Plan and Willow Springs Specific Plan in Sacramento County (eastern Folsom). The Carson Creek Specific Plan and the Promontory Specific Plan have been adopted, but both are subject to ongoing legal r challenges. The Bass Lake Hills Specific Plan, Russell Ranch Specific Plan, and Willow Springs Specific Plan have been approved, but development in these areas has not yet occurred (see Table A-2).

4. Remaining El Dorado Hills Agricultural Lands. According to the 1996 Draft EIR prepared for the El Dorado County General Plan Update, 1,618 acres in the El Dorado Hills area remained under agricultural preserve (Williamson Act) contracts, and all of this acreage was being used for grazing. However, Notices of Williamson Act Non-Renewal had been filed for 1,220 acres, leaving the remaining 398 acres in active Williamson Act contract status.[1]

[1]County of El Dorado, op. cit., Table V-3-6, page V.3-11.

Table A-2
APPROVED AND PENDING DEVELOPMENT IN THE VALLEY VIEW AREA

Map #[1]	Name	Acres	Description	Status
1.	Marble Valley[2]	2,341	398 SF lots, cultural center, and school	Approved, unbuilt
2.	El Dorado Hills Business Park[2]	854	9.3 million square feet of office and industrial space[4]	Approved, portions occupied and under construction
3.	El Dorado Hills Specific Plan[2]	4,086	7,346 dwelling units and 260 acres of commercial use	Approved, portions occupied and under construction
4.	Carson Creek Specific Plan[2]	710	2,434 units, 13.8 acres commercial use and 48.4 acres of research and development use	Approved, unbuilt
5.	The Promontory Specific Plan[2]	999	1,387 SF units and 103,670 square feet of commercial space on 14.5 acres	Approved, unbuilt
6.	Russell Ranch Specific Plan[3]	1,791	3,754 SF units, 344 MF units, 20 acres commercial use, and 2 golf courses	Approved, unbuilt
7.	Bass Lake Hills Specific Plan[2]	1,196	1,458 SF units	Approved, unbuilt
8.	Creekside Greens[2]	56	201 SF units	Approved, unbuilt
9.	Cambridge Oaks	83	140 SF units	Approved, unbuilt
10.	Rancho Dorado[2]	124	207 SF lots	Approved, unbuilt
11.	Joerger Ranch (Springfield Ranch)[2]	147	283 SF lots	Approved, unbuilt
12.	Crown Valley[2]	93	68 SF units	Approved, unbuilt
13.	Ridgeview West[2]	118	85 SF units	Approved, unbuilt
14.	Broadstone Unit 2[3]	805	1,005 SF units, 500 MF units, 275 acres of commercial use, and 130 acres of industrial use	Approved, unbuilt
15.	Broadstone Unit 3[3]	570	687 SF units, 8.3 acres of MF residential use, 13.5 acres of commercial use, and 12 office/ industrial lots	Approved, unbuilt
16.	Willow Springs Specific Plan[3]	269	513 SF units, 168 MF units, 25 acres commercial use, and 20 acres industrial use	Approved, unbuilt
17.	Prairie Oaks Ranch[3]	405	670 SF units, 860 MF units, and 8 acres of industrial use	Approved, unbuilt
18.	The Parkway[3]	612	1,355 SF units, 780 MF units, and 12 acres commercial use	Approved, under construction

SOURCES: The Promontory Specific Plan Draft EIR, ESA, June 1997; and Marble Valley Project Revised Draft EIR, EIP Associates, June 1997.

[1] These numbers correspond with the numbers on Figure A-1.
[2] Projects located in western El Dorado County.
[3] Projects located in the eastern portion of the City of Folsom.
[4] Based on a FAR of 0.25.
SF = single family
MF = multiple family

Urban and Built-Up Land, and *Other Land* (see explanation of these various classifications under section 3.2 above).

(c) Williamson Act Contracts. Properties located west of the site on the Carson Creek Specific Plan site (located just west of the El Dorado Hills Business Park), are under Williamson Act agricultural preserve contracts, but Notices of Non-Renewal have been filed for these properties.[1] The contract for lands within the Carson Creek Specific Plan site expires on February 28, 2000.[2] There are a substantial number of properties located south of the site that are under contract.

2. RELEVANT ENVIRONMENTAL GOALS AND POLICIES

a. General Plan Land Use Map

As shown on Figure III-6 in section III of this EIR, the entire project site is within an El Dorado County General Plan designated *Community Region* (urban limit line) boundary. *Community Region* boundary designations are areas where the County intends to permit urban and suburban development. El Dorado County General Plan objective 2.1.1 states the following with respect to *Community Regions*: *"The urban limit line establishes a line on the General Plan land use maps demarcating where the urban and suburban land uses will be developed. The Community Regions boundaries as depicted on the General Plan land use map shall be the established urban limit line. Provide opportunities that allow for continued population and economic expansion while preserving the character and extent of existing rural centers and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life and economic health of the County."*

As also illustrated on Figure III-6, the majority, or 1,453 acres of the project site is designated *High Density Residential* (1-5 units/acre) on the El Dorado County General Plan *Land Use Map* (adopted January 23, 1996). Other designations include 272 acres of *Multi-family* r *Residential* (5-24 units/acre), 195 acres of *Research and Development*, and 84 acres of *Low Density Residential* (5-10 acres/units). The approximately 1.6-acre parcel containing the water storage tank is designated *Public Facilities*.

b. Other Pertinent General Plan Goals and Policies

Other El Dorado County General Plan goals, objectives, and policies pertaining to consideration of project land use and open space impacts are listed below:

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[1]County of El Dorado, op. cit., Figure V-3-2.

r [2]Michael Brandman Associates, Carson Creek Specific Plan Draft Environmental Impact Report, May 1996, page 4.2-13.

exterior landscaped buffers are not encroached upon. Berming and landscaping, within the landscape setback, shall be used to partially screen parking areas from view." As a result, the potential for onsite land use compatibility impacts is considered to be *less-than-significant.*

In several locations, project residential designations are located adjacent to Latrobe Road, an existing major roadway. Similarly, the project proposes many residential designations adjacent to new, internal project collector roadways. Please refer to the Noise section of this EIR (section IV.J) for a discussion of the noise impacts associated with these locations of project residential uses adjacent to major roadways.

Mitigation for Onsite Land Use Compatibility Impacts. No significant impact has been identified; no mitigation is required under CEQA.

d. Cumulative Impacts

Cumulative local and countywide urban growth, of which this project is a part, is anticipated and is addressed in the El Dorado County General Plan adopted in 1996. The cumulative impacts of that growth on land use and open space have been analyzed in the County-certified 1995 El Dorado County General Plan EIR. The analysis for Regional Analysis Area 1 (which contains the El Dorado Hills area) in the *Land Use, Population, and Growth Inducing Impacts* section of the EIR (section V.1), states that the primary cumulative changes in countywide development patterns will occur as large tracts of undeveloped land are converted to urban land uses. As feasible mitigation measures were not available, this cumulative alteration of the existing patterns of county development has been identified as a ***significant and unavoidable land use impact.***

As described herein under *Impact LU-1*, the proposed project would specifically contribute to a significant cumulative loss of open space and rural character in the El Dorado Hills area.

This impact is also identified as significant and unavoidable in the Findings of Fact of the Board of Supervisors of El Dorado County for the El Dorado County General Plan (January 23, 1996, revised January 26, 1996; page 59).

(7) Sample Illustrations. The Specific Plan includes illustrations of desired design treatment for village gateway and neighborhood entrance features; these are shown in Figure B-9.

c. Project Impacts on the General Visual Character of the Site and Vicinity

The proposed Valley View Specific Plan design guidelines, including the criteria listed above, would be expected to reduce the degree of project visual impacts. However, as discussed below, the project would still result in significant adverse visual impacts.

Impact V-1: Change in Natural Landscape and Rural Visual Character. As depicted on Figures B-5 through B-7, the project would convert the existing open, rural, oak-studded site to a developed community with large lot and ranchette residential, suburban residential, institutional (schools), and commercial structures, roadways, water tanks, and introduced landscaping. Development permitted under the Specific Plan would substantially and negatively detract from existing surrounding views of the site and from the distinct natural and rural character of the area. These effects would represent a ***significant visual impact*** (See criteria #a-c and e-g under "3. Significance Criteria" above).

In general terms, development of the project site under the proposed Valley View Specific Plan would change the existing visual character of the project site from an undeveloped, rural, natural landscape to a developed suburban residential and commercial landscape. The following specific project aspects would contribute to and result in a significant adverse visual impact:

(a) Conversion of Open Rangeland to Residential Development. The land use pattern east of Latrobe Road and south of Highway 50 is currently dominated by open grazing land. As illustrated on Figure III-8 in EIR section III and described in EIR section IV.A, the proposed Specific Plan designates approximately 559 acres or 29 percent of the site as permanent open space, 1,401 acres or 69 percent of the site for urban uses (residential, commercial, research and development, school sites, streets, etc.) and another 77 acres (4 percent) for urban park use. Most of the valley floor and lower hillsides of the side, and most of the site ridgelines, and upper plateau areas would be included in the developed portion.

The overall intensity of the proposed development layout, as shown in Table B-1, would be relatively low. Over a quarter of the site would be permanent open space, approximately 15 percent of the site would be developed in higher intensity suburban residential, multi-family residential, and commercial uses, and over half of the site would be designated for low intensity development (large lot and ranchette residential); these latter designations would not be substantially different in allowable lot size than the current zoning.

Nevertheless, site buildout under these lower intensity land use designations would eliminate the rangeland landscape of the site, and would provide for residential development types which would generally fragment and eliminate the existing rangeland landscape, which is a

(b) The project landscaping plan shall emphasize use of similar common landscaping elements throughout the site in order to unify the project and minimize its impact on offsite viewpoints.

(c) The landscape plan shall emphasize use of native, drought-tolerant, wind-resistant species.

(d) Given the ongoing, long-term importance of vegetative screening in mitigating project visual impacts, a program of ongoing maintenance and replacement of existing and introduced vegetative screening shall be established--see measure (a)(2) above.

r *(d) Water Tank Provisions.* One or a combination of the following measures should be
r implemented to reduce the visual impacts of the proposed water tanks.
r
r *(1) Visual Screening.* Trees should be planted to screen the water tanks from view and
r the tanks should be painted with a low-gloss paint in a color that blends with the natural
r environment.
r
r *(2) Depressed or Underground Tank Design.* Unless the tanks can be adequately
r screened from view by existing vegetation, the water tanks should be placed partially or
r fully underground. The County and EID should determine whether full or partial
r placement of the tanks underground would be needed in conjunction with or instead of
r the vegetative screening measures identified above in order to satisfactorily reduce visual
r impacts.

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c. Impacts on Specific Offsite Vantage Points

The impacts of the project on specific offsite vantage points are described below and depicted on Figures B-6 through B-8.

Impact V-2: Impact on Views from Highway 50 Eastbound. Similar to Impact V-3, substantial portions of the proposed Specific Plan development areas (see Figure III-8) would be briefly visible from the eastbound Highway 50, including foreground portions of White Rock Village and more distant portions of West Valley Village (nearly all of this area) and East Ridge Village (the west-facing upper hillsides and ridgeline development areas). The simulation on Figure B-6 is somewhat representative of this view. These project-related changes would negatively affect existing views of the site and would represent a ***significant adverse impact*** (see criteria #a, b, c, e, f, and g under "3. Significance Criteria" above).

Mitigation Measure V-2. In order to reduce the visual impacts of the project from this vantage point, the applicant shall implement the mitigation measures identified below as well as the measures identified under *Mitigation Measure V-1*, above. Although implementation of these measures could be expected to substantially reduce this visual impact, the impact would remain ***significant and unavoidable*** for the reasons described under *Mitigation Measure V-1*.

(a) Enhance Specific Plan Design Controls. Implement the measures described under *Mitigation Measure V-1* to reduce the overall impact of the project on the natural landscape and rural character, including the following:

- a Landscape and Vegetation Management Plan,
- vegetative screening, and

Visual Impacts of Grading. A grading plan has not yet been prepared for the project. According to the applicant, grading in the *Estate Residential* ares (*ER-LL*, *ER-1*, and *ER-2*) and in the neighborhood and community park areas would be limited, while areas designated for other more intensive urban uses, including areas designated *Single Family Residential (SFR)*, *Core Residential (CR)*, *Village Center (VC)*, and *Mixed Use (MU)*, as well as roads, school sites, and the community park in White Rock Village, would be "fully graded."[1]

r The project grading concept is summarized in Table B-2. The "fully graded" areas would be confined to the low-lying, valley floor portions of the site (see Figure III-8). The "minor grading" areas are localized on the lower hillsides and upper ridgeline and plateau areas of the site. The steepest upper hillside areas would be left unaltered. This overall grading approach in general appears to be sensitive to the site's natural topography. As a result, the grading aspect of the Specific Plan would have a *less than significant* visual impact.

Mitigation for Visual Impacts of Grading. No significant adverse visual impact has been identified; no mitigation measures are required. However, the proposed grading plan, when it is completed and submitted to the county, should be subject to careful design review to minimize related visual impacts.

Impact on the View From the Adjacent Marble Mountain Area. As illustrated on Figure B-7, the view of the project site from Diablo Trail, located in the Marble Mountain area east of the site would change. Existing open slopes on the eastern portion of the site would be replaced by four-acre residential lots and a portion of the roadway proposed for East Ridge Village. Approximately four project home sites would be expected to be visible from this vantage point. Although the view of the site would change from this vantage point as a result of these project aspects, considering the substantial amount of intervening open space that would remain undeveloped, the relatively low density proposed in this area (see Figure B-8), and the opportunities here for effective landscape screening, these visual impacts would be considered ***less-than-significant.***

Mitigation for Impact on the View from Adjacent Marble Mountain Area. No significant impacts have been identified; therefore, no mitigation measures are required under CEQA. However, implementation of the measures identified under *Mitigation Measures V-1* and *V-3* would minimize the effects of the project on this view.

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[1]Ron Erny, written communication, June 25, 1995.

2. *Street signs may be integrated with low intensity illumination...Such fixtures shall be shielded and limited to no more than twenty feet in overall height.*

3. *Freestanding parking lot lighting in commercial and multifamily parking lots shall utilize shielded down-lighting fixtures and shall be limited to no more than 30 feet in height. Lighting may be attached to building surfaces, but shall be shielded to prevent overcast of illumination onto surrounding properties.*

(b) Remaining Light and Glare Impact Potentials. Even with implementation of the measures listed under 1 above, exterior lighting for the community park facilities and schools (e.g., playing fields), commercial areas, residential areas, and roadways could be expected to result in the following impacts:

(1) *Nighttime Views.* Project lighting could change nighttime views of the site from surrounding vantage points. This would contribute substantially to the adverse change in the visual character of the site from rural to suburban.

(2) *Lighting Impacts on Adjacent Rural Residential Lots.* Onsite lighting and reflection could adversely nighttime views toward the site from surrounding vantage points. Viewers could be bothered by direct views of and illumination from exterior lighting within the project.

(3) *Glare.* Glare from reflective windows and building materials could also adversely affect views from surrounding areas. The degree to which this would be a problem would depend upon factors such as the actual materials used and the orientation of buildings in relation to the location of the sun.

Mitigation Measure V-6. The applicant shall incorporate the measures listed below into the Specific Plan and the project CC&Rs. These measures would reduce potential project light and glare impacts to ***less than significant levels.***

(a) Exterior lighting parameters for the project shall stipulate low mounting heights and, r where the exterior fixture may be exposed to a surrounding public vantage point, use of appropriate light refractors or diffusers.

(b) For driveway and street lighting, stipulate use of low-intensity fixtures (e.g., with the cone r of light focused in a manner which avoids illuminating nearby vertical surfaces).

(c) Limit project pathway illumination to low bollard fixtures.

(d) Prohibit use of highly reflective or glare-producing materials onsite.

f. Signage Impacts

Impact V-7: Village Center Signage Visual Impacts. The Specific Plan does not contain guidelines for commercial area signage. Use of intensive neon, internally-lit, plastic, blinking, brightly-colored, and/or oversize signs could adversely affect the visual character of the area, and views from surrounding vantage points, including Highway 50. Such signage characteristics could contribute to overall ***potentially significant adverse visual impacts*** (see criteria #a-c under "3. Significance Criteria," above).

Mitigation Measure V-7. In order to avoid adverse signage-related visual impacts, the applicant shall be responsible for revising the Specific Plan to include the signage controls listed below in order to prohibit unattractive, conspicuous signs. Implementation of this mitigation measure would reduce signage-related visual impacts to a ***less-than-significant level.***

(a) Signs to identify the designated Village Center:

- Prohibit free-standing pole signs. Monument signs, or signs on walls and buildings should be used instead of free-standing pole signs.
- At each street entrance to the Village Center, only one detached sign on each side of the street shall be permitted. The information displayed on the signs shall be limited to the name and symbol or logo of the center. No advertising should be permitted on these signs.
- Such signs shall be low-profile signs less than 6 feet in height with maximum message area of approximately 100 square feet.
- Such signs shall be located in the landscape setback at least 10 feet from the street right-of-way line.
- Wood and other natural earth materials such as concrete, aggregate, stone, brick or slumpstone are acceptable building materials for these signs. Plastic signs shall not be permitted. Signs shall be integrated with landscaping (i.e., mounted on landscaped berms, etc.).

(b) Detached business identification signs in the Village Center:

- One detached sign shall be permitted on each development site for the purpose of identifying the occupant of the site. The information displayed on these signs shall be limited to the name and symbol of the business or businesses occupying the site or the name and symbol of the business or businesses occupying the site and the street and street number. No advertising shall be permitted on these signs.

noise, and other effects, which are described in corresponding subsequent sections of this EIR.

Mitigation for Employment Impacts. No significant adverse employment impacts have been identified; no mitigation measures are required under CEQA.

d. Jobs/Housing Balance

Project Impact on Jobs/Housing Balance. The project would provide moderate- and above-moderate-income housing that would be expected to be affordable to skilled and
r management-level employees at the El Dorado Hills Business Park and in eastern Folsom. The project would therefore have a ***less-than-significant impact*** on the jobs/housing balance in the El Dorado Hills vicinity.

The project site is located adjacent to Town Center and the El Dorado Hills Business Park. It is estimated that these adjacent uses will provide space for up to 30,000 jobs at buildout. The project would provide housing that would primarily be affordable to above-moderate-income employees in these areas. Project-proposed townhomes, condominiums, and apartment may also be affordable to moderate-income households.

Mitigation for Project Impact on Jobs/Housing Balance. No significant impacts have been identified; no mitigation measures are required under CEQA.

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e. Cumulative Impacts

The population, employment, and housing impacts of cumulative local, subregional, and
r regional urban growth, of which this project is a part, were anticipated in the County General
r Plan (adopted in 1996) and have been analyzed in the 1995 El Dorado County General Plan EIR. The analysis for the Regional Analysis Area 1 (which contains the El Dorado Hills area) in the *Land Use, Population, and Growth-Inducing Impacts* section of the EIR (section V.1) states that development consistent with the adopted General Plan will result in a related cumulative increase in the population of the County (Impact 1.3.1) and that this will result in related cumulative impacts (traffic, public services, air quality, noise, etc.) that are addressed throughout the General Plan EIR. Similarly, related mitigations are identified throughout the EIR where necessary under the specific items discussed.

In addition, the analysis of *Employment and Housing* section of the General Plan EIR (section V.2) states that a significant cumulative impact (Impact 2.2.1) on the countywide jobs/housing balance (a jobs-to-housing ratio less than 1.0) could occur under the General Plan, and that even with the associated monitoring and economic development measures identified in the General Plan and General Plan EIR, this impact would be ***significant and unavoidable***. This impact was also identified as significant and unavoidable in the Findings of Fact of the Board

Impact T-3: Existing-Plus-Project Impact on El Dorado Hills Boulevard/Highway 50 Westbound Ramps Intersection. This intersection currently operates at LOS C during the AM peak hour and LOS B during the PM peak hour. Addition of project traffic would cause deterioration to LOS F during the AM peak hour. This existing-plus-project condition would represent a ***significant impact*** (see criteria (2) and under "4a. Significance Criteria" above).

Mitigation Measure T-3. The County has programmed a comprehensive improvement to the US 50/El Dorado Hills Boulevard interchange as part of its current El Dorado Hills/ Salmon Falls Road Improvement Fund (RIF). The improvement is currently fully funded (it is included in the County's current Five-Year Capital Improvement Program). Construction is expected to begin in 2001. A new ramp will be added to provide for westbound traffic, and additional capacity will be added to the existing ramp. The combination of improvements will produce LOS C operations at this intersection in the AM peak hour and LOS B in the PM peak hour, which will satisfy County LOS policy. This RIF-funded improvement will more than mitigate the project impacts. The project is subject to County RIF requirements. All future project development will be required to make RIF payments. This measure would reduce the impact to a ***less-than-significant level***.

This mitigation is consistent with the mitigation requirements identified later in this section for the "Cumulative-Plus-Project" scenario as well as with the County's 20-year CIP.

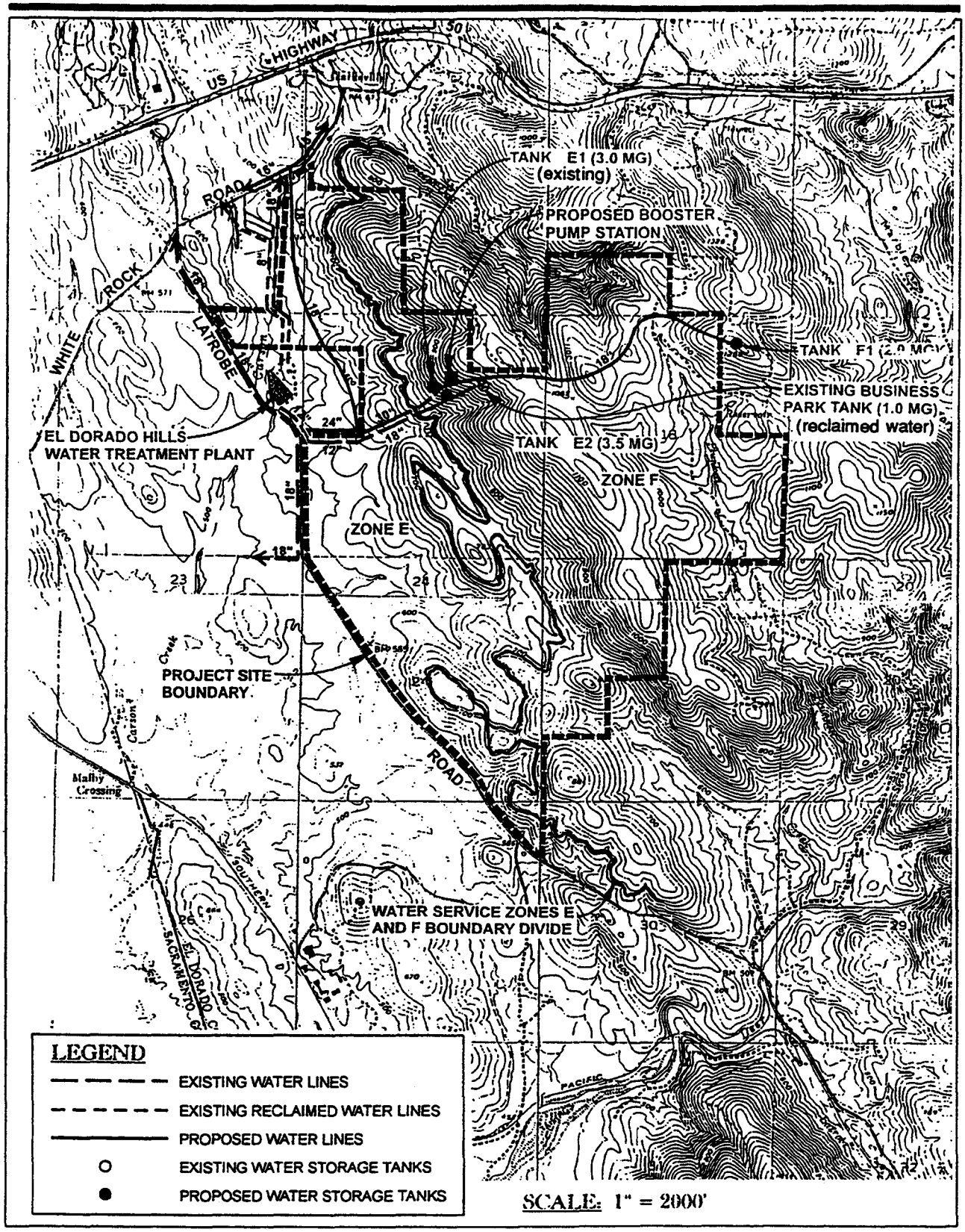
Impact T-4: Existing-Plus-Project Impact on Latrobe Road/Highway 50 Eastbound Ramps Intersection. This intersection currently operates at LOS E during the AM peak hour and LOS F during the PM peak hour. Addition of project traffic would exacerbate the existing LOS F conditions during the PM peak hour and would also cause deterioration to LOS F during the AM peak hour. This existing-plus-project condition would represent a ***significant impact*** (see criteria (2) and (3) under "4a. Significance Criteria" above).

Impact T-15: Cumulative-Plus-Project Impact on US 50. The US 50 freeway would operate at LOS F for both the "Cumulative" and the "Cumulative-Plus-Project" scenarios. Since the project would exacerbate a projected base case LOS F condition, this would represent a ***significant impact*** (see criterion a(4) under "4. Significance Criteria" above).

Mitigation Measure T-15: The "Cumulative" scenario is based on the assumption that US 50 would be widened to become a six-lane freeway prior to the year 2015. As the projections indicate, the capacity of the freeway at six lanes would be exceeded by the year 2015. This would be a base case condition not attributable to the project. However, the project would exacerbate this base case condition. The project shall contribute its fair share to the cost of widening US 50 to eight lanes as is proposed by the 20-year CIP. The state TIM currently includes, and is periodically revised, to partially fund the widening of Highway 50 to six lanes by 2010 and eight lanes by 2015. The project is subject to County state TIM requirements and El Dorado Hills RIF requirements. All future project development will be required to make state TIM payments. Once this widening is implemented, the freeway would operate at an acceptable LOS E west of El Dorado Hills Boulevard and LOS C east of El Dorado Hills Boulevard for the "Cumulative-Plus-Project" scenario. Because future funding for the widening is not currently assured (i.e., not currently in place), this impact represents a ***significant unavoidable impact.***

Impact T-16: County Roadway Improvement Phasing Needs. If the offsite roadway system improvements identified in this EIR as necessary to meet General Plan specified LOS standards are not completed as each development increment occurs, the project could result in an interim LOS deficiency. This effect would represent a ***significant adverse impact*** (see criteria (2) and (3) under "4. Standards of Significance").

The short-term ("Existing-Plus-Project") impact scenario has been analyzed in this EIR in keeping with General Plan Policies 3.2.1.1 and 3.5.1.1--i.e., to predict what mitigation needs can be expected in the future if the project is built out with no improvement to the existing roadway system. Similarly, the long-term (year 2020 "Cumulative-Plus-Project") impact scenario has been analyzed to determine what mitigation needs would be expected in the future if the project is built out and only those planned offsite roadway improvements which are currently "fully funded" are implemented. In reality, the Valley View Specific Plan offsite roadway mitigation measures are intended to be developed incrementally over a number of years as traffic generated by the project incrementally increases. (The VVSP is intended to build out over the next ten to twenty years as dictated by market forces.) If the roadway improvement needs identified in this EIR are not completed in proper increments which



SOURCE: Questa Engineering Corporation, 1997

north

Figure E-2

EXISTING AND PROPOSED ONSITE WATER FACILITIES

(b) Crawford Ditch.[1] The Crawford Ditch diverts water from the North Fork of the Cosumnes River and from natural flows in Clear Creek, and is also supplied water released from the Sly Park Reservoir by rediversion to Clear Creek. EID serves customers along the ditch with untreated irrigation water. In addition, EID has the potential to treat Crawford Ditch water at its Reservoir 7 Water Treatment Plant for domestic use. EID completed improvements to the Crawford Ditch in 1991. With improvements, the Crawford Ditch was expected to provide an increase in available water supply to Reservoir 7 by about 2,800 acre-feet per year.

As explained above, EID has the right to divert 15 cfs of the North Fork of the Cosumnes River between May 15 and October 15 into the Crawford Ditch. In addition, EID has the right to diver 15 cfs of Clear Creek into the Crawford Ditch. EID voluntarily allows a 2 cfs pass-through of water on the North Fork of the Cosumnes River for fisheries.

Additional details about the Crawford Ditch are contained in the Final Environmental Impact Report for the Crawford Ditch improvements, prepared by CH2M Hill for EID. A copy of the Final EIR is available for review at the El Dorado County Planning Department, 2850 Fairlane Court, Placerville, CA 95667.

(c) El Dorado Forebay.[2] Pursuant to a 1919 Agreement with PG&E, EID is entitled to withdraw 15,080 acre-feet per year at the El Dorado Forebay. EID's rights to water from the El Dorado Forebay were disputed during the SWRCB's consideration of Decision 1635, which granted EID the right to withdraw 17,000 acre-feet per year from Folsom Reservoir. A challenge to the County's adoption of its General Plan has also generally alleged that EID's diversion of water from the Forebay is unlawful. EID's rights to the 15,080 acre-feet per year from the El Dorado Forebay has not been directly challenged before the SWRCB or in Superior Court, however.

3. Existing AD3 Water Supply Sources. The current water supply sources for the AD3 area Folsom Lake and the Gold Hill Intertie. These sources are described below.

(a) Folsom Lake (5,660 acre-feet). EID has contracts with the U.S. Bureau of Reclamation (USBR) for 7,550 acre-feet of water from Folsom Lake for service to the El Dorado Hills area. EID's policy is to allocate 5,660 acre-feet of the 7,550 acre-feet as the firm supply potential to account for potential cutbacks in the 7,500-acre-feet contracted amount by the Bureau during future drought periods. In 1996, EID's El Dorado Hills area consumption from Folsom Lake was approximately 4,200 acre-feet, leaving approximately 1,460 acre-feet of allocated supply available.[3]

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[1]Ibid., pages 17-18.

[2]Ibid., page 18.

[3]Steve Hutchings, Senior Engineer, EID Water Division, Letter dated November 14, 1997.

7. History of El Dorado Hills Area/AD3/AD12 Water Source and Demand Studies. A number of water supply studies have been completed by EID over the past 15 years to keep pace with increased development pressures in the El Dorado Hills area. A chronology of the water studies conducted for EID since 1982 related to AD3 and proposed AD12 is provided in Appendix D to this EIR. The documents cited in this chronology are available for review at the El Dorado County Planning Department.

8. Current AD12 Supply/Demand Assumptions. The sequence of studies identified above has culminated in the Draft El Dorado Hills Water Supply/Demand Report (Charles E. Abraham and CH2M Hill, September 1997) prepared for the proposed AD12; AD12 is intended to encompass, expand upon, and supersede AD3. Past AD3/EID studies have considered the ultimate water needs of the El Dorado Hills/Bass Lake service area, but they have not addressed the relationship between water demand and water supply at intermediate points in time. This 1997 draft AD12 report investigates the water supply needs required to support EID's proposed AD12 service area at various intermediate points in time and at buildout, and the effect that meeting those needs will have on the remainder of EID. The AD12 water need and demand and supply information pertinent to consideration of the Valley View project is summarized below.

(a) Demand. Based on the urban water consumed in the El Dorado Hills service area for 1996 and earlier, future urban water demands (residential, commercial, and industrial uses) were projected to the year 2030 for the AD12 service area, which is assumed to be the buildout by that time. The demand projections in five-year increments are listed in Table E-2.

(b) Supply. The current primary source of water supply for AD12 is EID's contract with the USBR for 7,550 acre-feet of water from the Central Valley Project (CVP) which will meet the projected demands until approximately 2003, when a supplemental supply will be required. Currently, the CVP water must be delivered at Folsom Lake.

The most probable source of additional water to be secured by 2003 is the Public Law 101-514 supply ("Fazio Water") described under subsection 4(b) above. This water would provide an additional supply of 7,500 acre-feet of CVP water per year (calculated to be 5,625 acre-feet of potential reliable water supply for EID in the EDCWA's 1996 evaluation, in anticipation of drought period cutbacks).

r The "Fazio Water" would meet the projected demands until approximately the year 2016,
r assuming the necessary water treatment facility improvements are made. After 2008, additional water supply, such as the 17,000 acre-feet of El Dorado Project supplemental water currently under legal challenge (see subsection 4(a) above), must be secured. According to the water rights application for this water and the State Water Resources Control Board's Decision 1635, this 17,000 acre-feet of supplemental water will be

(g) To the extent that it can be made available, make maximum use of reclaimed wastewater (See also *Mitigation Measure PF-2).*

2. SEWER SERVICE

a. Setting

Community wastewater collection, treatment and disposal systems in El Dorado County presently exist in the western half of the county and in the Tahoe Basin, operated by various sewer service districts; the remainder of the county is served by individual onsite sewage disposal systems. The El Dorado Irrigation District (EID) owns, operates, and maintains five community-serving wastewater systems: (1) El Dorado Hills Collection System, (2) Deer Creek Collection System, (3) Camino Heights Wastewater System, (4) Rancho Ponderosa Pond System, and (5) Gold Ridge Community Leachfield/Septic System. As illustrated on Figure E-1, the Valley View project site is located within the service boundaries of the El Dorado Hills Collection System Assessment District No.3 (AD3).[1] This existing collection and interceptor system provides service to development within the El Dorado Hills service area and extends southward from Folsom Reservoir along Francisco Drive, El Dorado Hills Boulevard and Latrobe Road to the El Dorado Hills Wastewater Treatment Plant.

1. Existing Onsite Facilities. No public wastewater facilities currently serve the Valley View project site. However, as illustrated on Figure E-5, existing 18- and 33-inch sanitary sewer lines extend north from the El Dorado Hills Wastewater Treatment Plant, cross the northwestern strip of the project site, and run parallel to the northwestern project site perimeter toward White Rock Road. A one-million gallon (MG) Business Park storage tank, located in the northern central project site area, and associated transmission lines, are in the process of being converted to store reclaimed water from the EDHWWTP.[2] There are also existing eight-inch and 18-inch reclaimed water lines originating from the EDHWWTP which run north along the northwestern perimeter of the project site toward White Rock Road. These reclaimed water lines are used for golf course and minor road landscaping irrigation.[3]

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[1]As discussed in the Water Supply section, EID is in the early stages of forming Assessment District No. 12 (AD12) in EID's El Dorado Hills/Bass Lake Service area which encompasses and will supersede AD3. AD12 will supplement AD3 by further expanding the wastewater and water supply infrastructure in the area in order to accommodate the development needs projected in the 1996 El Dorado County General Plan.

[2]Steve Hutchings, EID Senior Engineer, Water Division, personal communication, November 20, 1997.

[3]Brian Mueller, EID Associate Engineer, Wastewater Division, personal communication, November 3, 1997.

As explained in section IV.E.1 above (Water Supply), the Valley View site has been assigned an AD3 service entitlement of 906 equivalent dwelling units (EDUs). This entitlement currently pertains to both water supply and sewer services. Additional water EDUs are limited by water availability. Additional wastewater EDUs can be purchased, since the capacity is available; however, the Valley View applicant has only paid for 906 EDUs of wastewater capacity.

2. Existing AD3 El Dorado Hills Collection System Wastewater Facilities. Existing wastewater facilities serving the El Dorado Hills area consist of a collection system and the El Dorado Hills Wastewater Treatment Plant (EDHWWTP). The collection system is comprised of a series of gravity sewer laterals, wastewater lift stations, force mains and gravity sewer trunks. As illustrated on Figure E-6, there are four main wastewater lift stations within this system with the following capacities: the Marina Village (1.12 million gallons per day (mgd) capacity), New York (0.98 mgd capacity), and Timberline (1.75 mgd capacity) lift stations, which pump to the St. Andrews Lift Station (4.1 mgd capacity).[2] From the St. Andrews pump station, wastewater flows partially by force main and partially by gravity sewer to the EDHWWTP.

As illustrated on Figure E-6, the EDHWWTP is located on the east side of Latrobe Road on a 60-acre site surrounded on the north, east, and south by the Valley View Project. Its current rated capacity is 1.6 mgd, average dry weather flow, which, based on EID's current criterion of 240 gallons per EDU per day, can support approximately 6,700 EDUs.[3] The plant's peak wet weather design capacity flow is 6.9 mgd.[4] The current average dry weather and peak wet weather flows to EDHWWTP are 1.25 mgd and 4.65 mgd, respectively.[5] The EDHWWTP currently serves approximately 4,700 EDUs.[6]

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[2]CH2M Hill, El Dorado Hills Master Facilities Plan, November 1995 and Mueller, Brian, EID Associate Engineer, Wastewater Division, personal communication, December 11, 1997.

[3]CH2M Hill, El Dorado Hills Master Facilities Plan, November 1995.

[4]NPDES Permit No. CA0078671.

[5]Brian Mueller, EID Associate Engineer, Wastewater Division, written communication, facsimile transmission dated December 15, 1997.

[6]Brian Mueller, EID Associate Engineer, Wastewater Division, written communication, facsimile transmission dated December 15, 1997.

improvements to the EID treatment system and possible alterations to the limits defined in the existing NPDES permit.[1]

4. Proposed Wastewater Facilities within AD3. As outlined above in the Water Supply section of this EIR, EID has been working to meet the water supply and wastewater needs and demands of existing and future development within AD3 since 1982. In November 1995, CH2M Hill completed the El Dorado Hills Master Facilities Plan, which addresses future needs for both water supply and wastewater facilities in the AD3 service area. In regard to wastewater facilities, EID has had several investigations and reports prepared to study expansion possibilities for the wastewater treatment plant and disposal of the effluent. These include: (a) Wastewater Treatment Plant Master Plan by James M. Montgomery (May 1993); (b) Land Disposal Feasibility Study and Wastewater Treatment Plant Preliminary Design by John Carollo Engineers (Carollo) (Revised July 1996); (c) Effluent and Receiving Water Quality Assessment (ERWQA) by Dewante and Stowell (April 1993); and (d) Water Reclamation Master Plan by Brown and Caldwell in association with Nolte and Associates (Brown et al.) (July 1994). The conclusions of the 1995 El Dorado Hills Master Facilities Plan are based upon the findings and recommendations of these various earlier studies.

The El Dorado Hills Master Facilities Plan includes an evaluation of facility requirements to meet future wastewater capacity and collection needs in the El Dorado Hills area, including the Valley View site. The Master Facilities Plan projects the need for treatment and disposal to ultimately serve approximately 35,000 equivalent dwelling units (EDUs). This total included the current 906 EDU entitlement for the project site. To meet this level of demand, the Master Plan has outlined the construction of required facilities in six phases. Facilities considered for phased construction include lift stations and the wastewater treatment plant. Pipelines that can be deferred are scheduled for a later phase. Otherwise, pipelines are planned to be constructed to their ultimate capacity. The collection and treatment facilities that require expansion or improvement in each phase are summarized in Table E-8 and illustrated on Figure E-6.

While it is anticipated that all of the Facilities Master Plan-recommended sewer system
r improvements will ultimately be implemented, EID has already completed several. The
r upgrade and expansion of the wastewater treatment plant to 3.0 mgd is in progress, and the
r 2.0 MG reclaimed water storage tank is under design.

r

[1]David Powell, EID, Senior Engineer, Wastewater Division; personal communication, June 16, 1998.

Table E-8
PROPOSED AD3 WASTEWATER FACILITY PHASING PLANS

Phase	Facility Improvements
Phase 1	Expand EDHWWTP from 1.6 to 3.0 mgd to support 12,500 EDUs and upgrade the quality effluent of the reclamation system to meet Title 22 standards (treatment standard of 10 mg/l BOD and 10 mg/l TSS. Construct: ▪ Marina Lift Station A (in progress) ▪ 2.0-MG reclaimed water storage tank (in design) Replace remainder of 8-inch force main from Marina Village Lift Station. Convert existing Business Park Tank and 18-inch water line from Business Park tank to reclaimed water (currently under construction). Install: ▪ New 15-inch gravity sewer trunk to serve Bass Lake Specific Plan and the eastern portion of the El Dorado Hills Specific Plan area. ▪ Parallel 12-inch force main from New York Creek Lift Station south to St. Andrews Lift Station. Increase New York Creek Lift Station capacity from 0.98 to 2.2 mgd. Extend 12-inch reclaimed water line.
Phase 2	Rebuild/relocate EDHWWTP and expand capacity from 3.0 to 4.3 mgd to support 17,900 EDUs (Carollo Phase 1). Construct: ▪ Lift Station D with a capacity of 2.3 mgd. ▪ 16-inch force main from Lift Station D.
Phase 3	Increase: ▪ Marina Village Lift Station capacity from 1.12 to 2.2 mgd. ▪ St. Andrews Lift Station capacity from 4.1 to 7.3 mgd.2 Install new gravity sewer trunk from end of St. Andrews force main to EDHWWTP.
Phase 4	No wastewater facility improvements are anticipated in Phase 4.
Phase 5	Expand EDHWWTP from 4.3 to 6.45 mgd to support 26,800 EDUs (Carollo Phase 2). Construct: ▪ Lift Station C with a capacity of 1.0 mgd. ▪ 10-inch force main from Lift Station C.
Phase 6	Expand EDHWWTP from 6.45 to 8.6 mgd to support 35,800 EDUs (Carollo Phase 3).

SOURCE: El Dorado Hills Master Facilities Plan, CH2M Hill, 1995.

Mitigation Measure PF-4. Require that no final subdivision map, final parcel map, or building permit shall be issued for the project until EID has demonstrated (in a manner acceptable to the El Dorado County Department of Transportation) that adequate wastewater service is available to serve the development in question. This measure would reduce the impact to a ***less-than-significant level.***

EID and the applicant would likely be required to complete the following actions in order to carry out this mitigation measure.

(a) EID Actions. EID would be required to complete the proposed phased wastewater capacity and collection system improvements outlined in the Master Facilities Plan in a sequence that provide anticipated development with an adequate wastewater collection, treatment and disposal system.

In order for the completion of the planned interim expansion of the EDHWWTP to occur, EID must complete the second-phase ERWQA and implement the treatment plant operational mitigations identified in the report and by the CVRWQCB. Effluent discharged from EDHWWTP into Carson Creek must adhere to the discharge constraints and water quality objectives outlined in the NPDES permit issued by the CVRWQCB.

To avoid repeated sewage spills into the Carson Creek drainage basin, EID must complete the promised implementation of maintenance and upgrade improvements to its collection system by the year 2002.

(b) Applicant Actions. The applicant would be required to participate in AD12 in order to obtain wastewater service entitlements for additional EDUs beyond the existing 906 EDUs currently allocated to the project site (a total entitlement of 2,901 EDUs would be required to serve specific plan buildout).

In cooperation with EID, the applicant would also likely be required to develop a plan for phasing of project development that is coordinated with planned phasing of wastewater facility improvements and capacity availability. This phasing plan would identify specific development area or neighborhood increments, and correlate these with specific wastewater facilities and treatment capacity improvements that must be in place before development can proceed. Phasing of the development should not exceed allocated EDUs or collection and treatment capacity, as stipulated by El Dorado General Plan Objective 5.3.1.

The applicant would also be required to submit a Facility Plan Report for EID approval, in accordance with EID's Design and Construction Standards (November 1993).

Mitigation Measure PF-6: The applicant-prepared *Public Facilities Financing Plan* (PFFP) shall specify phasing of fire protection services and facilities, for review and approval by the EDHFD. Also, the applicant shall be required to comply with applicable development fees and with the site and building design requirements identified below under (b) to reduce fire hazards. These measures would reduce the impact to a *less-than-significant level.*

(a) Public Services and Facilities Plan. The PFFP[1] should specify how fire protection and emergency medical services will be phased to meet project needs as determined by the EDHFD. A mechanism should be established to ensure that staffing, equipment, and facility needs would be fulfilled to maintain adopted service standards throughout the various phases of the project. The PFFP should also consider a funding mechanism for the ongoing maintenance of onsite open space.

(b) Site and Building Design Requirements. The project shall comply with current adopted site and building design performance standards[2] and prepare a *Fuel Modification Plan* in order to reduce identified fire protection and EMS response time impacts to less than significant levels. To meet current adopted standards, the applicant shall implement the following:

- *Roofing Materials.* Use non-combustible (Class "A") roofing materials (clay tiles, concrete tiles, fiberglass shingles, and certain metal tiles), as required by state law.
- *Signs and Addresses.* To facilitate locating a fire and to avoid delays in response, all newly constructed or approved roads, street, and buildings shall be designated by names or numbers, posted on signs clearly visible and legible from the roadway.
- *Fuel Modification Plan.* Prepare a *Fuel Modification Plan* that specifies fire buffers and fire breaks. Incorporate such buffers and breaks into tentative subdivision maps as determined necessary by the EDHFD. Submit these plans to the El Dorado County Planning Department for review to also ensure that any adverse biological impacts that may result from the incorporation of such fire protection measures are avoided. The *Fuel Modification Plan* should also be submitted to the entity that would be responsible for ongoing maintenance of onsite open space.
- *Gates.* If gates are included, gate entrances shall be at least two feet wider than the width of the traffic lane(s) serving the gate. All gates providing access from a road to a driveway shall be at least 30 feet from the roadway and shall open to allow a vehicle to

[1]The Valley View Specific Plan (September 1997) states that a Public Facilities Financing Plan will be prepared for the project.

[2]Adopted local standards include Title 14 Natural Resources Division 1.5 - Department of Forestry - Chapter 7 - Fire Protection, Subchapter 2 SRA Fire Safe Regulations Articles 1-5, adopted by El Dorado County, effective January 1, 1992.

stop without obstructing traffic on that road. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be provided.

- *Installation of Roadways and Hydrants Prior to Building Construction.* Install EDHFD- and EID-approved roadways and fire hydrants prior to construction of buildings.

Impact PF-7: Emergency Access Impacts. Unless two permanent access roads are provided onsite during all phases of construction and thereafter, fire protection and emergency medical service response could be compromised within the project, resulting in a ***potentially significant impact*** (see Criterion #2 under "c. Significance Criteria" above).

No specific circulation plans are available at this stage of the planning process to determine the emergency access adequacy, and no specific guidelines are included in the project application. Currently, the County Board of Supervisors has approved an emergency access to the project site from the Marble Valley site, adjacent to the project on the east.

Mitigation Measure PF-7: Require the applicant to develop and submit a *Fire Safety Plan* for review and approval by the El Dorado County Department of Transportation, the El Dorado Hills Fire District, and the California Department of Forestry. The *Fire Safety Plan* shall provide for adequate emergency access by providing a minimum of two permanent access roads during and after all phases of development, or an alternative access provision acceptable to the reviewing agencies. The plan shall incorporate standards contained in the State Fire Safe Regulations and the current El Dorado County Department of Transportation Design Standards Manual in all circulation plans. These measures would reduce the impact to a ***less-than-significant level***.

The DOT Design Standards Manual specifies provision of:

> *At least two connections with an existing, improved public street, or with a future street extension approved by the Planning Commission or the Board, shall be provided, except when a proposed subdivision only contains one cul-de-sac street that is less than 500 feet in length in which case the one connection is sufficient. When the secondary access is to be provided, with a future street extensions, then a temporary exit road or acceptable alternative may be required, and approved by the Planning Director, with a favorable recommendation from the responsible fire agencies.*

Fire Flow Impacts. The project would increase demand for emergency water supplies on the project site. (Specified required fire flows and duration are described in Table E-7, Section IV.E, Public Facilities and Services.) It is expected that adequate fire flow could be provided, and that the increased demand generated by the project would represent a ***less-than-significant impact***.

The Administrative Draft Valley View Specific Plan (September 1997) submitted by the applicant indicates that water for fire protection would be supplied through the domestic water distribution system. Project impacts on water service are further discussed in subsection 1, above.

Mitigation for Fire Flow Impacts. Other than compliance with applicable El Dorado County and/or EDHFD minimum fire flow and duration (Table E-7) and fire hydrant positioning requirements, no additional mitigation measures are necessary.

Cumulative Fire Protection and Emergency Medical Service Impacts. The project would contribute to the cumulative fire protection and emergency medical service needs identified in the El Dorado County General Plan EIR, unless these needs are met as they develop. As noted in the discussion for *Impact PF-6* above, the PFFP will specify phasing of fire protection services and facilities and the Valley View Fiscal Impact Study indicates that revenues generated by the project will be adequate to pay for increased fire protection needs. Therefore, the project would not contribute to cumulative fire and emergency medical service deficiencies. Implementation of *Mitigation Measures PF-6* and *PF-7* would reduce the project's contribution to these cumulative fire protection and emergency medical service impacts. ***No cumulative impact*** is anticipated.

Mitigation: No significant adverse impact has been identified; no mitigation is required under CEQA.

5. PARKS AND RECREATION

a. Setting

The El Dorado Hills Community Services District (CSD) is responsible for providing neighborhood parks and some community parks and recreational facilities in the El Dorado Hills area. The El Dorado Hills CSD also has responsibility for forming and managing assessment districts for trails and open space, landscape corridors, and street lighting. Most of the Valley View site is within the El Dorado Hills CSD; one parcel (APN 108-140-30) is within the Marble Mountain CSD. The El Dorado Hills CSD has indicated that this approximately 82-acre parcel was inadvertently annexed to the Marble Mountain CSD a number of years ago.[1]

1. Neighborhood and Community Parks. Neighborhood and community parks closest to the project site are listed in Table E-10. The El Dorado County General Plan (policy 9.1.1.2) defines neighborhood parks as generally ranging from two to ten acres in size with facilities that typically include a playground, tot lot, turf areas, and picnic tables. The El Dorado Hills CSD prefers that neighborhood parks be a minimum of three acres in size.[2]

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[1]Velma Gambles, Director of Special Projects, El Dorado Hills CSD, written communication, August 28, 1997.

[2]Gambles, August 28, 1997.

Table E-10
EXISTING PARK AND RECREATION FACILITIES--EL DORADO HILLS (Operated by the El Dorado Hills Community Services District)

	Name (Type)	General Location	Acres
	Weisberg (N)	Francisco Drive	4.75
r	Bertelson (C)	Arrowhead Road	10.76
	St. Andrews (N)	El Dorado Hills Blvd.	4.73
	Ridgeview (N)	Ridgeview Drive	4.35
	Tennis Court Park (N)	Tam O'Shanter Road	5.71
	El Dorado Hills Community Park (C)	El Dorado Hills	39.50
	Park View Heights (N)	Governor Drive	1.18
	Governor's Ponds (O)	Governor Drive	1.88
r	Lake Forest (O)	Francisco Drive	9.00
	Green Valley Hills (N)	Cedarlane Court	1.18
	Fairchild Village (N)	Fairchild Drive	3.50
	Highlands View (N)	Loch Way	4.00
	Governor's West Park (N)	Mepham Court	1.00
r	Waterford Park (N)	Carnelian Circle	1.00
	Ridgeview 7 Park (N)	Powers Drive	1.00
	Southpointe II Park	Vista Del Lago Circle	1.00
	Brooks School (JU)	Lassen Lane	10.00
	Oak Ridge High School (JU)	Harvard Way	10.00
	Powerline Open Space (O)	West of El Dorado Hills Boulevard	5.00
	Windsor Point (O)	Francisco Drive	1.00
	Governor's West Open Space (O)	Queen Mary Court	13.00
	New York Creek Nature Area (O)	New York Creek	21.00
	Fairchild Village Open Space (O)	West of Silva Valley	16.00
	Fairchild Village Cultural Resources Site (O)	Fairchild Drive	1.00
r	Total		171.54

SOURCE: Draft EIR on the El Dorado County General Plan Update, December 1994.

N = Neighborhood, C = Community, JU = Joint Use, O = Open space or other

Mitigation for Impacts on Neighborhood and Community Park Demand. No significant impacts have been identified; no mitigation measures are required under CEQA.

Impact PF-8: Trail Impacts. Page 56 of the draft Valley View Specific Plan (September 1997) states that *"Bicycle and pedestrian paths will be developed within the collector street system of ...[West Valley] and White Rock Villages leading to the entrances at White Rock Road and the Village Center. These routes will also link neighborhoods to the two schools which are planned within each village. Bicycle paths will be installed both in the right-of-way as Class 2 facilities and, where feasible, within adjacent open space and greenbelt areas."* The project does not include provisions for implementation of the Latrobe Trail along the frontage of the project site. Given the need for widening of Latrobe Road due to the project and cumulative development in the area, and the increase in the demand for trails that would be expected to result from the project, the lack of project participation in the implementation of the Latrobe Trail is considered a ***significant impact*** (see Criteria #1 and 3 under "c. Significant Criteria" above.)

Mitigation Measure PF-8. Revise the Specific Plan to include a bicycle and pedestrian trail along the portion of Latrobe Road adjacent to the project site consistent with El Dorado County and El Dorado Hills CSD standards. Implementation of this measure would reduce project trail impacts to a ***less-than-significant level.***

r The El Dorado Hills Community Services District recommends that the bicycle and pedestrian
r trail along Latrobe Road be a Class I Bicycle Path.[1]

6. SCHOOLS

a. Setting

The project site is located in the existing service boundaries of the Buckeye Union School District (BUSD) and the El Dorado Union High School District (EDUHSD).

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r [1]Letter from Velma Gambles, Director of Special Projects & Planning, El Dorado Hills Community
r Services District, to Janet Postlewait, Project Planner, El Dorado County Planning Department, re.
r "Draft EIR for the Valley View Specific Plan," August 17, 1998, page 1.

1. Existing and Projected BUSD Enrollment and Capacity.[1] Table E-11 presents information regarding existing enrollment and capacity in the BUSD. The BUSD has four
r elementary schools and two middle schools. At the beginning of the 1997/1998 school year,
r there were 2,624 students enrolled in BUSD elementary schools (including 49 in special education) that had a total capacity of 2,680, indicating that there was remaining capacity for
r approximately 56 additional students. The district's middle school enrollment was 986, with
r capacity for 1,998, indicating that it was overcrowded by approximately 166 students. It
r should be noted that the 1,998-student middle school capacity figure assumes full buildout of
r Rolling Hills School. The first phase of this school, with a capacity of 575 students, opened in
r August 1998. The BUSD is not yet certain when the second phase of the school will be
r completed. The Rolling Hills School construction project has State approvals, but no
r funding.[2]

[1]BUSD enrollment and capacity information provided by Joyce Flanigan, Superintendent, BUSD, November 25, 1997.

r [2]Letter from William M. Wright, Attorney at Law (representing BUSD) to Janet Postlewait, El Dorado
r County Planning Department, re. "Valley View Specific Plan," August 5, 1998.

Table E-11
EXISTING SCHOOL ENROLLMENTS AND CAPACITIES--1997/1998 SCHOOL YEAR

	Enrollment (1997/1998)	Capacity[2]	Remaining Capacity (overcrowding)
Buckeye Union School District[1]			
Buckeye (K-6)	614	670	56
Brooks (K-6)	386	670	284
Blue Oak (K-5)	838	760	(-78)
Silva Valley (K-6)	784	580	(-204)
Camadero Springs (6-8)	511	1,098	587
Rolling Hills (6-8)	475	900	425
Special Education	49	--	--
Total	3,657	4,678	1,070
El Dorado Union High School District[1]			
	(1997/1998)		
r El Dorado High School	1,710	1,460	(250)
r Oak Ridge High School	1,981	1,492	(489)
r Ponderosa High School	2,071	1,212	(859)
r Pondorado Alternative Ed. Center	72	75	3
r Independence Continuation High School	151	75	4[3]
r Independent Learning Center	106	112	6
r Total	6,091	4,426	(1,589)

SOURCES: Joyce Flanigan, Superintendent, Buckeye Union School District, written communication, r November 25, 1997; Bob Walker, El Dorado Union High School District, written communication, r December 1, 1997; Marble Valley Project Draft EIR, June 1997; and William M. Wright, Attorney at Law r (representing El Dorado Union High School District), written communication, August 5, 1998.

[1] Enrollment and capacity figures are from October 1997.
r [2] Capacity figures include constructed capacity plus portable classroom capacity. Capacity figures for r El Dorado Union High School District include state-rated capacities based on permanent facilities and r district-owned conforming portables.
[3] Independence high school enrollment and capacity figures are not directly applicable because of AM/PM overlapping schedules and flexible schedules.

r The BUSD's School Facility Fee Justification Report & 1994 Ten Year School Facilities Plan
r (pages 19-20) indicates that by the 2003/2004 school year, there will be 3,668 elementary and
r 2,013 middle school students. This projection indicates a need for new school facilities sufficient to serve an additional 1,285 elementary and 1,143 middle school students.

2. Existing and Projected EDUHSD Enrollment and Capacity.[1] Table E-11 also presents information regarding existing enrollment and capacity in the EDUHSD. The district operates three conventional high schools: El Dorado High School in Placerville, Oak Ridge High School in El Dorado Hills, and Ponderosa High School in Shingle Springs. The district also
r operates three alternative high schools: Pondorado Alternative Education Center,
r Independence Continuation High School, and the Independent Learning Center. At the
r beginning of the 1997/1998 school-year, there were 6,091 students enrolled in the high school district.

r The 1997/1998 high school district enrollment total of 6,091 students included 1,710 students
r at the 1,460-student capacity El Dorado High School in Placerville, indicating that the school
r was overcrowded by 250 students. In addition, there were 1,981 students enrolled at Oak
r Ridge High School in El Dorado Hills which has capacity for 1,492 students, indicating that the
r school was overcrowded by 489 students. There were 2,071 students enrolled at the 1,212-
r student capacity Ponderosa High School in Shingle Springs, indicating that the school was
r overcrowded by 859 students.

r The EDUHSD capacity figures presented in Table E-11 do not include the new Township High
r School, which will have a capacity of 1,218 students when it opens in the fall of 1999. When
r the new high school opens, total district capacity will be 5,644.

r The EDUHSD forecasts that by the 2002/2003 school-year, total high school district enrollment
r will reach 6,555 students, indicating that there will be unhoused students due to overcrowding
r (an excess of 911 students).

r 3. Existing School Impact Fees. As of January 1998, State-authorized "Sterling"
r development impact fees of $1.93 per square foot of new residential construction and $0.31 per square foot of new commercial construction were being jointly levied by the BUSD and
r EDUHSD. The BUSD was receiving 61 percent of this impact fee revenue and the EDUHSD
r was receiving the remaining 39 percent. These Sterling fees apply to those projects for which no legislative action (e.g., rezoning or general plan amendment) is required by the El Dorado County Planning Commission or Board of Supervisors. In addition, the State-authorized "Mira"
r development impact fee currently in effect for the BUSD and EDUHSD is $8,387 per single family residential unit and $3,282 per multiple family unit. The BUSD receives 61 percent of the Mira fee and the EDUHSD receives the remaining 39 percent of the fee.

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r [1]EDUHSD enrollment and capacity information provided by Bob Walker, Facilities Administrator, EDUHSD, December 1, 1997.

These district-established "Mira" fees apply to projects requiring legislative action by the El Dorado County Planning Commission and Board of Supervisors. Under State law, a general plan amendment, specific plan approval, or rezoning constitutes a local legislative action.

Table E-12
VALLEY VIEW STUDENT GENERATION AT BUILDOUT

Units	Elementary School (K-6) Students[1]	Middle School (7-8) Students[2]	High School (9-12) Students[3]
r 2,708 single-family	1,273	379	569
r 132 multi-family	22	8	9
r Total:	1,295	387	578

SOURCES: Joyce Flanigan, Superintendent, BUSD, written communication, November 25, 1997; and
r EDUHSD, Developer Fees Justification Document, May 1994; and William M. Wright, Attorney at Law
r (representing BUSD and EDUHSD), written communication, August 5, 1998..

r [1] The elementary school (K-6) student yield factor is 0.47 students per single-family dwelling unit. The
r elementary school (K-5) student yield factor is 0.165 students per multi-family dwelling unit.
r [2] The middle school (7-8) student yield factor is 0.14 students per single-family dwelling unit. The
r middle school (6-8) student yield factor is 0.058 students per multi-family dwelling unit.
r [3] The high school (9-12) student yield factors are 0.21 students per single-family dwelling unit and 0.07
r students per multi-family dwelling unit.

Table E-13
COMPARISON OF ELEMENTARY SCHOOL CAPACITY PROVIDED ON THE VALLEY VIEW SITE TO STUDENTS GENERATED BY THE VALLEY VIEW PROJECT

Number of Schools Provided[2]	Student Capacity Provided	Students Generated[1]	Excess Capacity Provided
r 2	1,440	1,295	145

SOURCE: Wagstaff and Associates, 1997.

[1] From Table E-12, herein.
[2] Assumes a capacity of 720 students per elementary school based on multi-track year round schools. New schools being built in the district are currently being built to house students year-round. If the schools were operated on a nine-month schedule, they would accommodate 600 students each, or 1,200 total.

- contain hazardous waste; or
- contain one or more surface or underground pipelines carrying hazardous substances unless the pipeline is a natural gas pipeline used only to supply natural gas to that school or neighborhood.

c. Significance Criteria

The project may be considered in this EIR to have a *significant* impact on schools if it would:

(1) Conflict with applicable environmental plans pertaining to schools as adopted by the agencies with jurisdiction over the project, or policies of the community.[1]

(2) Result in a need for new or altered school services.[2]

(3) Propose a school site that fails to meet applicable State of California site selection standards (listed in section b.2 above) or BUSD standards for school facilities.

d. Impacts and Mitigation Measures

1. Project Impacts on the BUSD. As indicated on Figure 8 and in Table E-13, the project would include two elementary school sites: one 13-acre site in White Rock Village and one 11-acre site in West Valley Village. It is assumed that each elementary school would provide space for 720 students, based on the schools being built as year-round facilities.[3]

Tables E-12 and E-13 present information regarding the estimated number of students that would be generated by the project over its estimated nine-year buildout period, in comparison to the capacity available in the school sites that are planned onsite. As shown in the tables, at buildout the schools would provide space for 134 more students than the project would generate K-6 school site capacity. No middle school sites would be provided onsite. As indicated in Table E-12, the project would generate 387 middle school students.

[1]CEQA Guidelines, Appendix G, Item a.

[2]CEQA Guidelines, Appendix I, Item XI(c).

[3]New schools currently being built in the district are being constructed to house students year-round.

Impact PF-9: Project Impacts on BUSD Elementary and Middle School Facilities. Unless adequate funding were available to finance school preparation and facility construction, the BUSD elementary and middle school capacity needed over the project buildout period (nine to 11 years) to ultimately accommodate the 1,295 elementary school students and 387 middle school students generated by the project could not be provided, resulting in a ***significant impact*** on BUSD schools (see criterion #2 under "c. Significance Criteria," above).

School fees would most likely be collected in the amounts permitted by State law; however, it is not anticipated that these State-limited fees would be adequate to fund the complete site preparation and facility construction costs for the needed elementary and middle school facilities. The Valley View Specific Plan (September 1997) includes a *Specific Plan Administration* chapter which calls for a *Project Facilities Financing Plan (PFFP)* that identifies potential financing mechanisms for school facilities. Unless the *PFFP* includes provisions for those elementary and middle school construction costs which exceed the impact fee revenue, elementary school facilities could not be constructed as needed onsite, middle school capacity could not be provided offsite, and capacities would therefore be inadequate. General Plan policy 5.8.1.1 requires an applicant to enter into a written agreement with the school districts affected to mitigate the project impacts to school facilities or demand thereof.

Mitigation Measure PF-9. The applicant shall implement each of the following mitigation measures in order to reduce project capacity impacts on the BUSD to a ***less-than-significant level.***

(a) Consistent with General Plan Policy 5.8.1.1, enter into a written agreement with the BUSD to mitigate the project impacts on school facilities or the demand therefor.

(b) Include measures in the *PFFP* that will ensure to El Dorado County's and the BUSD's satisfaction, that adequate funding will be available for school facilities when needed.

(c) Determine and identify in the *PFFP* when elementary school facilities will be needed onsite and when additional middle school space will be needed offsite to serve proposed development. Require that locations of necessary schools be formalized concurrent with future tentative map approvals. Access, configuration, size, useable space and basic infrastructure needs (including timing and delivery of utilities) should also be determined at this time.

(d) Prior to issuance of building permits for units in the various phases of the project, secure written verification from the BUSD guaranteeing that adequate elementary and middle school space will be provided in schools on- or off-site.

Cumulative Capacity Impacts on the BUSD. Development anticipated in the rest of the BUSD would contribute to cumulative needs for additional elementary and middle school capacity in the district. However, because the Valley View project will have to fully mitigate its own impacts on the BUSD pursuant to general plan policy 5.8.1.1 (as outlined in *Mitigation Measure PF-9* above), the Valley View Specific Plan will not contribute to the existing cumulative need. Implementation of *Mitigation Measure PF-9* would reduce project contributions to cumulative school impacts; ***no cumulative impact*** is anticipated.

Mitigation: No significant adverse impact has been identified; no mitigation is required under CEQA.

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2. Project Capacity Impacts on the EDUHSD. As indicated in Table E-12, the project would r generate 578 high school students at buildout of the project.

Impact PF-10: Project Impacts on EDUHSD High School Capacity. It is not anticipated that the adopted school impact fee would cover the cost of providing r adequate facilities to serve the 578 project-generated high school students. This would constitute a ***significant impact*** (see criterion #2 under "c. Significance Criteria," above).

The project would contribute to the need for a new high school in El Dorado Hills. Unless the project's fair-share of funding for construction of a new high school were provided and unless it were demonstrated that adequate school capacity would be available by the time of occupancy of units to be constructed in the various phases of the project, capacity for project-generated high school students would be inadequate,

Impact PF-11: Elementary School Site Impacts. The two elementary school sites proposed under the specific plan do not appear to meet State school facility site selection standards and/or BUSD standards. Unless these school sites were modified/relocated to conform to State and District standards, the project would result in a ***significant impact*** (see criterion #3 under "c. Significance Criteria" above).

(a) White Rock Village Site. The 13-acre proposed elementary school site in White Rock Village would not meet State standards due to its location on the west branch of the Bear Mountains fault, a potentially-active earthquake fault. In addition, the proposed site would not meet local school district standards because it is not square or rectangular in shape, which would present site planning difficulties for the BUSD. The BUSD requires square or rectangular-shaped sites in order to provide adequate classroom and outdoor recreation space.[1]

(b) West Valley Village Site. The 11-acre proposed elementary school site in West Valley Village is irregular in shape (it is not square or rectangular) which, as discussed above for the White Rock Village site, would present site planning difficulties for the BUSD.

(c) Sites chosen for schools should comply with Public Resources Code 21151.8, which specifies that ultimately, the lead agency must be able to determine whether a school site is any of the following: (1) the site of a current or former hazardous waste disposal site or solid waste disposal site, and if so, whether the wastes have been removed; (2) a hazardous substance release site identified in a list of sites for which "removal or remedial action" is planned, compiled by the Department of Health Services ("DHS") pursuant to Health and Safety Code section 25300 et seq.; or (3) a site which contains one or more pipelines, situated underground or aboveground, which carries hazardous substances, acutely hazardous materials, or hazardous wastes, unless the pipeline is a natural gas line which is used only to supply gas to that school or neighborhood.

Choosing a school site also requires that facilities within one-quarter mile of the proposed site, which might reasonably be anticipated to emit hazardous emissions or handle hazardous materials, be identified. The El Dorado County Air Pollution Control District has determined that five such sites exist within one-quarter mile of the project boundaries.

[1]Joyce Flanigan, Superintendent, BUSD, written communication, November 25, 1997.

Mitigation Measure PF-11. The applicant shall implement the following measures to reduce school site impacts to a ***less-than-significant level.*** (a) relocate the White Rock Village elementary school site to a location away from the onsite earthquake fault, and reconfigure the site as necessary to satisfy BUSD criteria regarding a square or rectangular shape; (b) reconfigure the West Valley Village elementary school site as necessary to satisfy BUSD criteria regarding a square or rectangular shape; (c) provide information for each site adequate for the lead agency to make determinations regarding site-related hazardous materials and hazardous wastes pursuant to PRC 21151.8; and (d) identify facilities within one-fourth of a mile of the proposed school sites that might reasonably be anticipated to emit hazardous emissions or handle hazardous or acutely hazardous materials, substance or waste and determine health risks as required under PRC 21151.8.

7. SOLID WASTE

a. Setting[1]

1. Solid Waste Disposal and Capacity. The Valley View site is located within the West Slope Waste Management region within El Dorado County, which encompasses the area from Echo Summit to the Sacramento County line. Solid waste transport demands within the West Slope area currently average approximately 220 tons per day. The waste is transported to the Lockwood Landfill in western Nevada.

The Lockwood Landfill currently has 555 acres (36 percent of its total 1,535 acres) permitted for disposal. Future expansion into adjoining canyons is expected to allow the disposal area to triple in size as additional landfill space is needed. The facility's current capacity is expected to be available for more than 60 years. The landfill receives approximately 75,000 tons of trash annually from the El Dorado Disposal Service area.[2]

The Lockwood Landfill is located in an arid region subject to high evaporation and low (average eight inches) annual rainfall. The landfill is underlain by a thick layer of unsaturated, low permeability, clay-rich bedrock material ranging from 100 to 500 feet deep. This layer separates the base of the existing and proposed landfill area from the uppermost groundwater aquifer. Due to favorable climatic and soil conditions, the landfill has been constructed without

[1]Unless otherwise noted, the solid waste setting information is based on the Draft EIR on the El Dorado County General Plan Update, December 1994; and the Draft EIR on the Promontory Specific Plan, June 1997.

[2]County of El Dorado, Missouri Flat Area MC&FP and Sundance Plaza and El Dorado Villages Shopping Center Projects DEIR, April 1998, page 4.15-5.

a synthetic liner. Even so, the Lockwood Landfill meets the federal alternative design criteria based on the use of synthetic liners. Further, the landfill is operated in compliance with all

programs to reduce the amount of waste that is landfilled. Examples of programs currently in use include backyard composting, curb-side recycling, cardboard and office paper collection.

The County is making substantial progress toward fulfilling the requirements of AB 939. According to Disposal Reduction Trends in the Unincorporated El Dorado County (Department of Environmental Management, October 1997), the County has accomplished solid waste volume reductions of 33.91 percent in 1995, 37.06 percent in 1996, and 37.78 percent in 1997. In December 1996, the Western El Dorado Recovery Systems, Inc. Materials Recovery Facility (MRF)/transfer station was opened. The facility includes a 68,691-square-foot warehouse located on 7.14 acres in the Diamond Springs area. The MRF serves all self-haulers and franchised waste generated in the western slope of El Dorado County, including El Dorado Disposal's service area. The facility is a certified processor of recycled materials and provides a certified community drop-off/collection program. The MRF also houses a California certified recycling redemption facility and operates a second-hand store.

The MRF is designed to accommodate 400 tons per day of waste and is currently handling an average volume of 200 tons (50 percent of capacity) of municipal solid waste per day. To date, the MRF has diverted an average of 628 tons of waste per month. An Economic Analysis for Facility Modifications and Revised Operations Plans was completed for the MRF and submitted to the El Dorado County Board of Supervisors on June 7, 1997. This report was approved by the Board (via Resolution). The facility modification approved by the Board allows Western El Dorado Recovery Systems to haul loose refuse to remote landfills such as the Lockwood Landfill. Western El Dorado Recovery Systems completed the required facility, which is awaiting a final inspection, for loading loose materials. Another modification to the originally approved plans being sought for the MRF includes allocating three acres of the existing ten acres of the site to a large materials sorting and storage area. This area would accept large, bulky waste, such as concrete, stone, pipe, and other materials often generated through demolition and construction, particularly in the spring and summer months. The design for this three-acre portion of the site is complete and Western El Dorado Recovery Systems is currently meeting with the El Dorado County Planning Department to finalize the site plan.

The volume of wastes diverted to the MRF is monitored at least monthly and based on the types, seasonal variations, and volumes of materials that are received, future facility modifications/adjustments are determined.

c. Significance Criteria

The project may be considered in this EIR to have a *significant* impact on solid waste services if it would:

(1) Conflict with applicable environmental plans pertaining to solid waste collection, transport, and disposal, as adopted by agencies with jurisdiction over the project, or policies of the community.[1]

(2) Result in a need for new solid waste systems, or substantial alterations to solid waste disposal services;[2] or

(3) Breach published national, state, or local standards relating to solid waste or litter control.[3]

d. Impacts and Mitigation Measures

Project Solid Waste Impacts. Based on a solid waste generation factor of 3.7 pounds per person per day, the project (which would have an estimated buildout residential population of 7,764 residents) could generate up to approximately 14.4 tons per average day. Additional r waste would also be generated by the project commercial, R&D, park, and school uses; the r total of approximately 107,000 square feet of commercial and R&D floor area would generate r approximately five cubic yards of waste per day, or approximately 1,860 cubic yards per r year.[4]. The bulk of the solid waste generated by the project would be transported to Lockwood Landfill. The landfill is expected to have adequate capacity to receive this waste. No inconsistencies with relevant County General Plan and other solid waste provisions are anticipated. The project would therefore have a ***less-than-significant impact*** on solid waste services.

Mitigation. No significant adverse impact has been identified; no mitigation is required under CEQA.

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[1]CEQA Guidelines, Appendix G, Item a.

[2]CEQA Guidelines, Appendix I, Item XII(f).

[3]CEQA Guidelines, Appendix G, Item e.

r [4]Based on a solid waste generation factor of 0.04759658 cubic yard per day per 1,000 square feet r of commercial space, multiplied by 365 days per year to obtain annual estimate (County of El Dorado, r Missouri Flat Area MC&FP and Sundance Plaza and El Dorado Villages Shopping Center Projects r DEIR, April 1998, page 4.15-7).

8. OTHER FACILITIES AND SERVICES

a. Setting

Other County-provided public services and facilities include libraries, hospitals, detention facilities, superior and municipal courts, general administrative services, and services and facilities for elderly residents. The federal government provides local postal services. In addition, other non-governmental non-profit and for-profit entities provide other facilities and services, such as hospitals and other medical facilities and services, electricity and gas service, telephone service, and cable television service.

Electricity and gas, telecommunications, and cable television services would rely on infrastructure (cables, pipelines, etc.) that must be installed when project roads and other utilities are constructed. Protocol for the funding of these infrastructure improvements varies with each service. All are "enterprise" services funded by user fees and charges. Onsite infrastructure costs borne by Pacific Gas & Electric, the electricity and natural gas utility, and Pacific Bell, the telecommunications utility, are governed by Rule 15 and Rule 16 of the Public Utility Commission. For telecommunications infrastructure, Pacific Bell pays for trenching and line costs within public rights-of-way, and, with the exception of individual connection lines to residential structures (which are also paid for by Pacific Bell), the developer pays for all necessary infrastructure improvements on private property.[1] PG&E has stated that the project developer(s) would be responsible for paying to have existing PG&E facilities relocated or undergrounded if such actions are required to accommodate the project.[2] Media One, Cable, the cable provider for El Dorado County would provide cable television service to the project.

Development of the specific plan area will increase the net power generation in the West. However, it is too speculative to predict either the power sources that will ultimately be used to supply the project or the impacts that might be associated with those power sources.

The project's impacts on "other" facilities and services would therefore be considered ***less-than-significant*** (see criterion #1 under "c. Significance Criteria" above).

Mitigation for Project Impacts on Other Facilities and Services. No significant environmental impacts have been identified; no mitigation measures are required under CEQA.

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9. CUMULATIVE IMPACTS

The project contribution to cumulative public facilities and services impacts has been addressed where necessary under the various subsections of this chapter (Water Service, Sewer Service, Police Protection, Fire Protection and EMS, Parks and Recreation, Schools, Solid Waste Management, Road Maintenance, and Other Public Services). In addition the impacts of cumulative local, subregional and regional public facilities and services impacts, of which this project is a part, are addressed in the *Public Services and Infrastructure* and *Water: Resources, Quality and Hazards* chapters of the County-certified El Dorado County General Plan Update EIR (EIR section V.4 and 4.5). The EIR identifies policies that have been

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[1]Dave Francis, Public Works Coordinator, Pacific Bell, June 5, 1996.

[2]Tony Luna, Senior New Business Representative, written communication, September 17, 1997.

Table F-2. SPECIAL STATUS ANIMALS AND PLANTS THAT HAVE BEEN REPORTED OR COULD OCCUR IN THE VALLEY VIEW VICINITY

Species	Status[1]	Habitat	Occurrence on the Project Site[2]
Listed Special Status Animals			
American peregrine falcon *Falco peregrinus anatum*	FE, CE	Individuals breed on cliffs in the Sierra Nevada or in coastal habitats; occurs in many habitats of the state during migration and winter,	**Unlikely.** Large aggregations of prey probably do not occur on site, providing marginal foraging habitat. Probably occurs only as a transient during migration.
Vernal pool tadpole shrimp *Lepidurus packardi*	FE	Vernal pools of California's Central Valley, and seasonal pools of Alameda County.	**Possible.** Project site is within the known range of the species, which has been found in seasonal pools similar to those on the project site.
Bald eagle *Haliaeetus leucocephalus*	FT, CE	Wintering populations congregate around some reservoirs of central California.	**Unlikely.** Aggregations of prey (waterfowl) probably do not occur on the project site. Known wintering site at Bass Lake about 2 miles from project location. May occur only as a transient during migration.
Vernal pool fairy shrimp *Branchinecta lynchi*	FT	Vernal pools of California's Central Valley, and interior valleys of the central and south Coast Ranges.	**Possible.** Project site is within the known range of the species, which has been found in seasonal pools similar to those on the project site.
Valley elderberry longhorn beetle *Desmocerus californicus dimorphus*	FT	Elderberry shrubs and trees in the Central Valley and western Sierra foothills, often in riparian communities	**Possible.** Suitable habitat exists onsite (elderberry shrubs); evidence of presence not observed during surveys conducted in 1997.
California red-legged frog *Rana aurora draytonii*	FT, CSC	Rivers, creeks, and stockponds of the Sierra foothills and central Coast Range, preferring pools with overhanging vegetation.	**Absent.** None were observed during site assessment or subsequent field surveys conducted by WRA in 1997.
Swainson's hawk *Buteo swainsoni*	CT	Forages and nests in open grasslands and agricultural lands of the Central Valley.	**Unlikely.** This species occurs further west in the valley. Vagrants may occasionally visit the site.
Non-Listed Special Status Animals			
California tiger salamander *Ambystoma californiense*	FC, CSC	Breeds in vernal pools. Aestivates during the dry season in rodent burrows.	**Absent.** None were observed during field surveys conducted by Sugnet & Associates in March 1998.
Western spadefoot *Scaphiopus hammondii*	FSC, CSC	Breeds in vernal pools. Aestivates during the dry season in rodent burrows.	**Absent.** None were observed during field surveys conducted by Sugnet & Associates in March 1998.
Foothill yellow-legged frog *Rana boylii*	FSC, CSC	Requires shallow, flowing water, apparently in small to moderate-sized stream with at least some cobble-sized substrate.	**Unlikely.** This species was not observed during surveys conducted in 1997 by WRA. Seasonal flows and presence of bullfrogs further indicate low probability of occurrence.
California horned lizard *Phrynosoma coronatum frontale*	FSC, CSC	Found in many scrub habitats, generally in areas containing sandy loam soils.	**Not probable.** Site is within known range of species, but none were observed during field work conducted in 1997.

Mitigation for General Wildlife Impacts. No significant general wildlife impacts have been identified; no mitigation measures are required under CEQA.

2. Impacts on Special Status Wildlife. Reconnaissance level field surveys, and special status species surveys following CDFG and USFWS guidelines, were conducted by WRA in order to document general wildlife use of the site and habitats immediately adjacent to it, and the presence/absence of protected species. WRA biologists assessed the habitat types and quality, and based on these observations, compiled a list of special status species that could occur on the project site. The majority of these possible onsite special status species are CDFG Species of Special Concern and federal Species of Concern, and several are legally protected. If a determination is made that such protected species occur on the project site, Section 7 consultation must be undertaken and appropriate mitigation determined by resource agencies provided to reduce impacts to a less than significant level.

Impact BR-11: Impacts on Vernal Pool Crustaceans. Rain-filled depressions and vernal pools potentially inhabited by the vernal pool fairy shrimp (federal threatened species) and vernal pool tadpole shrimp (federal endangered species) would be lost due to the proposed development, representing a ***potentially significant impact*** (see Criteria #1 through 4, under "3. Significance Criteria" above).

Mitigation Measure BR-11: The applicant is assuming presence of vernal pool crustaceans on site and shall (a) initiate Section 7 consultation with USFWS for listed vernal pool crustacean species losses, and (b) purchase credit in a certified vernal pool mitigation bank at a ratio consistent with measures and conditions determined during Section 7 consultation. At a minimum, the mitigation bank credit purchase should be consistent with the County's wetland no-net-loss policy (Policy 7.3.3.2), and avoid a reduction in the number, or restriction in the range of, endangered, rare or threatened species associated with these vernal pools. Implementation of these measures would reduce this impact to a ***less-than-significant level.***

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r **Impact BR-12: Impacts on Bats.** Bats require specific temperature and humidity ranges in their roosts to survive winter hibernation and daily torpor. Many tree roosting species in California are CDFG Species of Special Concern or federal Species of Concern. The project would result in the loss of oak and pine snags and hollow trees to development, which provide potential roost habitat for bats. This represents a ***potentially significant impact*** (see Criteria #3 and 4, under "3. Significance Criteria" above).

r **Mitigation Measure BR-12:** The applicant shall implement the following: (a) avoid potential roost trees (e.g. those supporting cavities) to the extent possible; (b) within or adjacent to open space areas, leave snags in place wherever feasible (without compromising human safety); and (c) to the extent possible, conduct planned tree removal outside of the bat maternity period, which extends from approximately May 1 through August 31, and before hibernation begins, approximately October. The County should review and approve mitigation measures developed in consultation with and approved by the CDFG. Implementation of these measures by the applicant would reduce impacts to bat roosts to a ***less-than-significant level.***

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r **Impact BR-13: Impacts on Raptors:** Large trees and areas of oak savannah and oak woodland that may provide nesting habitat for several species of raptors (many of which are CDFG Species of Special Concern) would be lost to the proposed development. Active raptor nests are protected by state and federal laws. The project could involve construction activities near active raptor nests, or the removal of trees in which active raptor nests are located (which could violate state and federal laws). This represents a ***potentially significant impact*** of the project (see Criteria #3 and 4, under "3. Significance Criteria" above).

r **Mitigation Measure BR-13:** The applicant shall hire a qualified biologist to implement the following: (a) conduct a pre-construction survey effort to determine active nest locations between March and June; and (b) describe the locations of any active raptor nests and, in consultation with CDFG, establish appropriate buffers. The applicant shall also be responsible for ensuring that disturbance to active raptor nests due to construction activity is avoided during the breeding season. Implementation of these measures would reduce impacts to nesting raptors to a ***less-than-significant level.***

Loss of Habitat for Other Special Status Animals. Eighteen other special status animal species occur regionally in habitats similar to the project site, but either do not occur on the site or are rare, incidental visitors. Two additional special status animals may occur on the site occasionally, but the habitats they occupy would not be significantly affected by the project. The project would therefore have a ***less-than-significant*** impact on these animals.

Several special status animals occur regionally in habitats similar to those of the Valley View project site (see Table F-2). The following species either do not occur on the site, or are only rare, incidental visitors primarily due to absence of suitable habitat:

American peregrine falcon	western burrowing owl[1]
bald eagle	greater western mastiff bat
Swainson's hawk	long-eared myotis
ferruginous hawk	golden eagle
r mountain plover	California tiger salamander[2]
foothill yellow-legged frog[1]	Townsend's big-eared bat
northwestern pond turtle[1]	prairie falcon
tricolored blackbird	short-eared owl
spotted bat	American badger

Two special status animals may occur on the site occasionally, or may even breed on the site, but the habitats they occupy would not be significantly affected by the project. Most habitat used, or potentially used, by these species would remain in open space, or exists adjacent to the site. The California yellow warbler, if present onsite, would occur primarily in riparian habitats that will not be developed. The loggerhead shrike is locally common, and large areas of suitable habitat for this species are adjacent to the site.

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[1]Reconnaissance level surveys targeting these species were conducted April-June 1997 by Wetlands Research Associates.

r [2]Not observed during field surveys conducted in March 1998 by Sugnet & Associates.

Mitigation for Loss of Habitat for Other Special Status Animals. Since occurrence of these species is either absent or occasional, no significant impacts have been identified; no additional mitigation measures are required under CEQA.

r **Impact BR-14: Impacts on the Valley Elderberry Longhorn Beetle.** Elderberry shrubs and trees potentially inhabited by the federal threatened valley elderberry longhorn beetle (VELB) would be lost due to the proposed development, representing a ***potentially significant impact*** (see Criteria #1 through 4, under "3. Significance Criteria" above). USFWS policy regarding the VELB is to consider all habitat (i.e. elderberry shrubs) within the geographic range of the beetle as potentially occupied habitat.

r **Mitigation Measure BR-14:** The USFWS considers all elderberry shrubs directly affected by construction as "directly impacted" and all shrubs that are within 100 feet of disturbance activities as "indirectly impacted". All affected shrubs require compensation as is outlined in the USFWS guidelines, *Mitigation Guidelines for the Valley Elderberry Longhorn Beetle* (dated September 19, 1996). The applicant shall consult with the USFWS during the Section 7 process to determine mitigation requirements. Some or all of the VELB mitigation may (also) need to proceed under Section 10 of the Endangered Species Act. Implementing mitigation outlined by USFWS guidelines would reduce impacts to the VELB to a ***less-than-significant level.***

f. Impacts Due to Increase Human Presence Onsite

r **Impact BR-15: Increased Human Presence Impacts.** The increase in human presence onsite could result in a potentially significant impact on the adjacent open space/habitat areas. The increased human access and use of the open spaces could disrupt these remaining habitat areas. Additions such as roads and trails, even if unpaved or used by only a few individuals, can fragment existing habitat. Human refuse, such as garden clippings, car fluids, chemicals, machinery, and incidental trash, could contribute to the degradation of habitat quality. Domestic pets, especially cats, could become feral and do significant damage to native populations of birds, small mammals, and reptiles. Many open spaces bordering on residential areas could suffer significant wildlife casualties, especially to ground-nesting birds, due to feral cats. These anticipated post-construction human disturbances could represent a ***potentially significant impact*** of the project (see Criteria #3 and 4, under "3. Significance Criteria" above).

r **Mitigation Measure BR-15:** Human access and usage of the project site needs to be limited both during and after construction. The applicant shall implement the following: (a) design an integrative plan to limit use and educate the new community about open space preservation; (b) restrict access in the open space areas, especially in regard to the creation of trails and roads which fragment existing habitat, even if they are unpaved; (c) discourage mountain biking and off-road vehicles and limit access for hikers; (d) prohibit human refuse within the open space; and (e) post signs at appropriate access locations at the development/natural habitat boundary to inform residents of the impacts to wildlife communities resulting from feral animals, to encourage them to notify County Animal Control of sightings, and to inform them of county leash laws. Implementation of these measures would reduce this impact to a ***less-than-significant level.***

g. Cumulative Impacts

r **Impact BR-16: Project Vicinity Cumulative Impacts.** As indicated in Table 6 in the Land Use section of this EIR (section IV.A), there are currently three development projects in the Valley View vicinity totaling approximately 5,552 acres that have been approved and are either under construction or have been completed and occupied. An additional 14 projects in the vicinity totaling 7,067 acres have been approved, but remain unbuilt. Two projects totaling 3,340 acres have been proposed but have not been approved. If all 19 projects totaling nearly 16,000 acres are completed, the likely result will not only be the direct loss of existing wildlife habitat, but also additional degradation of remaining habitats through fragmentation of wildlife corridors, increased intrusion by humans and pets, introduction of exotic plants and animals, and increased noise, water, and air pollution. Considered together, these projects could result in a ***significant cumulative impact*** (see Criteria #3 and 4 under "3. Significance Criteria" above).

r **Mitigation Measure BR-16:** To the extent that projects in the Valley View vicinity provide mitigation measures similar to those proposed for the Valley View project in this EIR, such as maintaining wildlife corridors, avoiding sensitive areas, such as wetlands, woodlands, and special status species habitats, and limiting impacts primarily to low habitat value non-native grassland, the cumulative biological impacts will be reduced. Taken together, however, the cumulative impacts of these 19 projects would remain ***significant and unavoidable.***

General Plan EIR. In addition, cumulative local and countywide growth, of which this project
r is a part, is anticipated and provided for in the El Dorado County General Plan adopted in
r 1996. The cumulative impacts of that growth on countywide biological resources are addressed in section V.8, *Biological Resources*, of the County-certified 1995 El Dorado County

G. GEOLOGY AND SOILS

This section describes the geology and soils implications of the proposed Valley View Specific Plan, including potential impacts associated with the topographic, slope, landslide, and seismic characteristics of the site; associated General Plan policy relationships; and mitigation measures warranted to address potentially significant effects. The section represents the results of a study performed by the EIR engineering geologist, Youngdahl & Associates, based on field reconnaissance and technical review of geologic and geotechnical reports
r pertaining to the site.[1] The evaluation has been prepared in accordance with the California Environmental Quality Act (CEQA) and the California Division of Mines and Geology (CDMG) Note 46 regarding the Guidelines for Geologic/Seismic Considerations in Environmental Impact Reports.

1. SETTING

a. Topography

The project site is located within the western foothills of the central Sierra Nevada Mountains within portions of Sections 7, 11, 12, 13, 18, 19 and 24 of Township 9 North and Ranges 8 and 9 East of the Mount Diablo Base and Meridian. The topography of the site essentially consists of three main subparallel elongated northwest-trending ridges. Elevations range from about 1,120 feet Mean Sea Level (MSL) within the highest area of the central-most ridge, to approximately 550 feet along Latrobe Road. Primary drainages occupy the valleys between the ridges and secondary drainages locally incise the ridge flanks.

b. Geology

1. Regional Geologic Setting. The project site is located within the western fringe of the Sierra Nevada Mountains. Rock types found in the area include volcanic and metamorphic rocks and local intrusions of plutonic rocks. Ultramafic rocks are also locally present. The Foothills Fault System trends northwesterly through the area. This fault system includes the West and East branches of the Bear Mountains fault and the Melones fault (see subsection d, "Potential Earthquake Hazards," below).

2. Site Geologic Setting. Project site geology is mapped on Figure G-1. As shown, bedrock underlying the site consists of Mesozoic age Copper Hill Volcanics, Salt Springs Slate

r [1]Youngdahl and Associates, Inc., Geologic/Geotechnical Considerations for the Valley View
r Environmental Impact Report, January 25, 1995.

3. Soils. Project site soil types are mapped on Figure G-2. Soils across the site tend to vary in accordance with differences in parent material, drainage, and age or degree of development since their deposition. The U.S. Soil Conservation Service (USCS) has mapped the eastern portion of the site as Auburn very rocky silty loam (AxD). The southern portion of the ridge occupying the central portion of the site is mapped as Auburn very rocky silty loam (AxE). To the west of this ridge various soil categories include Auburn silt loam (AwD), Argonaut very rocky loam (AmD), Auburn extremely rocky silt loam (AyF), Placer Diggings (PrD), Perkins gravelly loam (PgB), and Rescue clay, clayey variant (Rk) (see Figure G-2).[1]

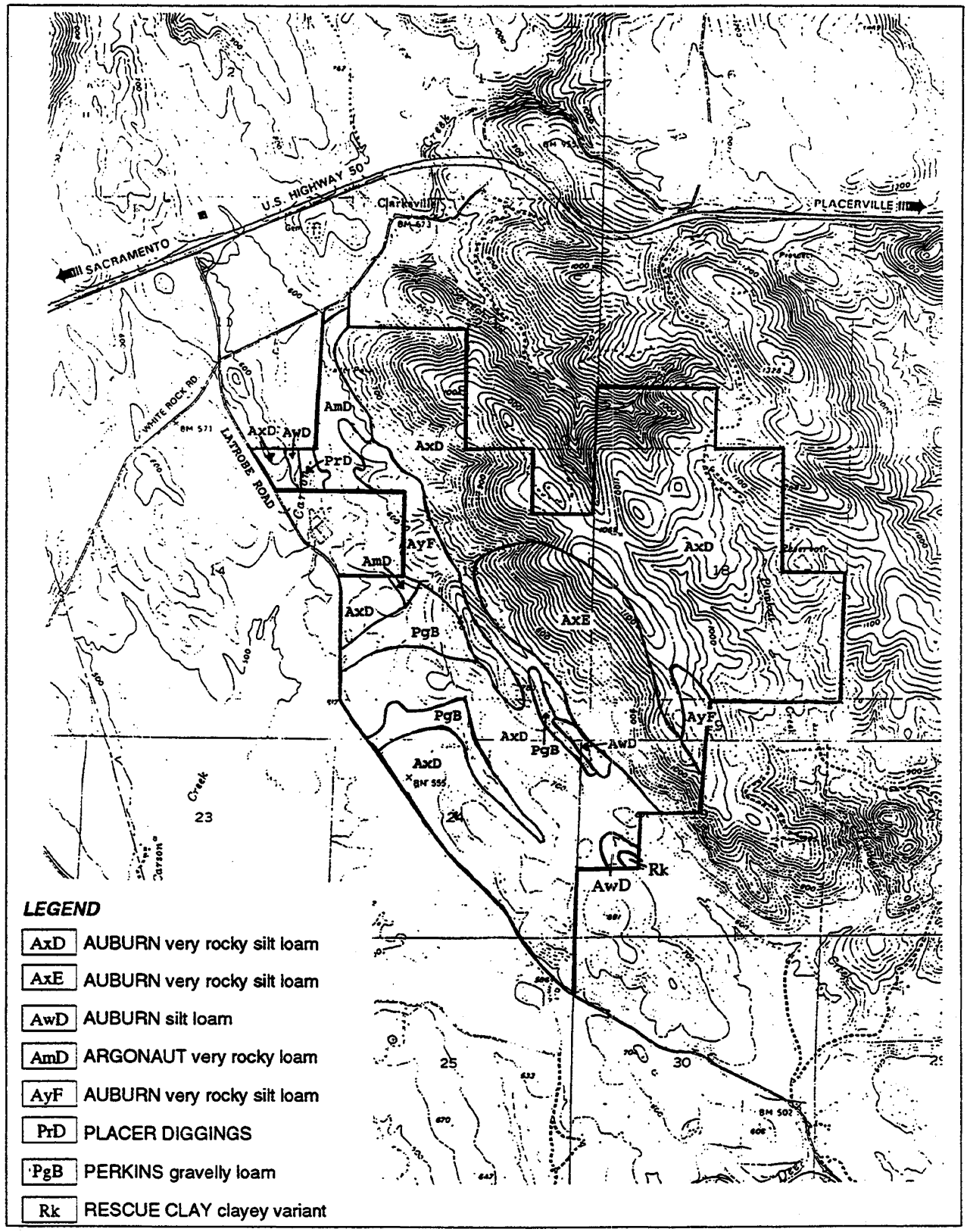
The USGS attributes the following characteristics to the above mentioned soils:

- Auburn very rocky silt loam (AxD): 2 to 30 percent slopes, well drained, erosion hazard is slight to moderate, permeability is moderate.
- Auburn very rocky silt loam (AxE): 30 to 50 percent slopes, well drained, erosion hazard is slight to moderate, permeability is moderate.
- Argonaut very rocky loam (AmD): 3 to 30 percent slopes, well drained, erosion hazard is slight to moderate, permeability is very slow.
- Auburn silt loam (AwD): 2 to 30 percent slopes, well drained, erosion hazard is slight to moderate, permeability is moderate.
- Auburn extremely rocky silt loam (AyF): 3 to 70 percent slopes, well drained, erosion hazard is slight to moderate, permeability is moderate.
- Perkins gravelly loam (PgB): 3 to 30 percent slopes, well drained, erosion hazard is slight, permeability is moderately slow.
- Placer diggings (PrD): commonly occupies creek beds and consists of stony cobbly and gravelly material.
- Rescue Clay, clayey variant (Rk): less than 2 percent slopes, well drained, erosion hazard is none to slight, permeability is slow.

c. Potential Earthquake Hazards

1. Regional Seismic Considerations. The project site lies in central California, an area that has historically experienced relatively low seismic activity. The Foothills Fault System has been studied extensively following the 1975 Oroville Earthquake of 5.7 Richter Magnitude, and is believed to be capable of generating a 6.5 Richter Magnitude earthquake with a recurrence interval of approximately 65,000 years (see "3. Fault Movement (Foothills Fault System)" below). According to the California Division of Mines and Geology (CDMG), faults that have produced earthquakes within Quaternary time (the last two to three million years) are

[1]U.S. Department of Agriculture, Soil Conservation Service, Soil Survey of El Dorado Area, California, 1974.



north scale: approximate 1"= 3000'

SOURCE: Youngdahl & Associates, Inc., January 1995

Figure G-2

PROJECT SITE SOILS

that would expose people and improved property to significant geotechnical hazards and that would last beyond the short-term construction period; or

(2) the project would expose people and improved property to significant hazards or would present significant engineering or construction limitations due to factors such as underlying geologic soils conditions or regional seismic conditions.

4. IMPACTS AND MITIGATION MEASURES

a. Potential Geotechnical Hazards

Impact SG-1: Landslide/Soil Creep Hazards. Existing landslides and soil creep in the central portion of the White Rock Village, the central and southern portions of the West Valley Village, and the wooded areas of the East Ridge Village, have the potential to pose hazards to future project occupants. This possibility represents a ***potentially significant impact*** (see Criteria #1 and #2 under "3. Significance Criteria" above).

The field reconnaissance revealed a moderate potential impact from soil creep and/or landslides within the west-facing slope in the central portion of White Rock and West Valley Villages. The slope to the east of the abandoned landfill in the south part of West Valley Village also has minor landsliding and creep. Landslides may also be present within the wooded areas of East Ridge Village, along the western flank of the ridge that traverses this portion of the site. Areas of oversteepened slopes undergoing soil creep and/or landsliding must be addressed during project grading operations, as cut slopes could alter current slope stability.

Mitigation Measure SG-1: Require the project applicant to conduct a detailed onsite geologic and geotechnical investigation prior to tentative subdivision map approval. This investigation should identify landslide activity and map in detail the extent of landsliding. Repair of identified landslides should be guided by each landslide's specific conditions and by the constraints imposed by its proposed future use, and be acceptable to the El Dorado County Building Department and Department of Transportation (for project roads). These measures would reduce this impact to a ***less-than-significant level.***

Impact SG-5: Hazards Due to Trench Wall Instability. In areas of the site that contain weaker soils, utility trench walls may be unstable. This possibility represents a ***potentially significant impact*** (see Criteria #1 and #2 under "3. Significance Criteria" above).

Utility trenches would be excavated during project construction. Subsurface conditions encountered may be somewhat variable, ranging from competent to weak. The weaker soils can be expected nearer the creek channels, swale areas, and within the few feet of the ground surface. Trench walls in these areas may be unstable. In addition, shearing and high groundwater associated with the Bear Mountains fault could cause trench wall instability.

Mitigation Measure SG-5: Require that trenches greater than five feet in depth be shored, sloped back at a 1:1 (horizontal to vertical) slope angle or reviewed for stability by the County's geotechnical engineer in accordance with the Occupational Safety and Health Administration (OSHA) regulations (described in 29 CFR 1926.650 to 1926.653) if personnel are to enter the excavations. Require trench excavations to conform with local ordinances. Monitor shearing and high groundwater associated with the Bear Mountains fault during trench construction and require additional shoring and/or dewatering as necessary. These measures would reduce this impact to a ***less-than-significant level***.

b. Potential Earthquake Hazards

Impact SG-6: Ground Rupture Hazards. Development in the White Rock and West Valley Villages may be subject to ground rupture due to earthquake activity. This possibility represents a ***potentially significant impact*** (see Criterion #2 under "3. Significance Criteria" above).

While the potential for ground rupture at the project site is low, occupants of the White Rock and West Valley Villages could be exposed to this hazard.

Mitigation Measure SG-6: Require the project applicant to map the fault geology of the site in detail prior to tentative subdivision map approval. Require that the width of the Bear Mountains fault and any fault splays be identified prior to siting schools, hospitals, fire stations and other essential service buildings. Require that the surface mapping be verified by seismic and trenching methods, that the trench logs be interpreted for evidence of recency of fault activity, and that, if necessary, age dating be performed. These measures would reduce this impact to a ***less-than-significant level***.

Impact SG-7: Ground Shaking Hazards. The project site has the potential to experience severe seismic ground shaking, which could damage project structures and infrastructure. This possibility represents a ***potentially significant impact*** (see Criterion #2 under "3. Significance Criteria" above).

A low to moderate potential for severe ground shaking exists at the site. White Rock, West Valley and East Ridge Villages would be subject to this hazard. The severity of shaking would depend on the location of the earthquake epicenter and the magnitude of the earthquake.

Mitigation Measure SG-7: Require compliance with Uniform Building Code seismic design criteria (Appendix Chapter 16, Sections 1626-1635) and determine the exact location of the Bear Mountains fault prior to tentative subdivision map approval and the siting of essential service buildings. In addition, inform all potential home buyers of the potential seismic risk associated with the Foothills Fault System. These measures would reduce this impact to a ***less-than-significant level.***

The California Health and Safety Code requires that buildings be designed to resist stresses developed by earthquakes. Accepted seismic design criteria are presented in the Uniform Building Code, Chapter 23. Although wood-frame buildings of not more than two stories in height in unincorporated areas are exempt under the California Earthquake Protection Law, it is recommended that, at a minimum, structures adhere to the design factors presented for UBC Zone 3. To address the increased potential for impact from the local Foothills Fault System, compliance with the design factors presented for UBC Zone 4 may be appropriate for essential service buildings. This recommendation should be considered preliminary, pending a detailed geologic and geotechnical analysis of proposed building sites.

The exact location of the Bear Mountains fault should be determined prior to placement of schools, hospitals, fire stations and other essential service buildings near this feature. All potential home buyers should be informed of the potential seismic risk associated with the Foothills Fault System.

Impact SG-8: Seiche Hazards. Project occupants may be exposed to hazards due to seiches that may develop in (1) the El Dorado Hills Waste Water Treatment Plant pond located approximately 200 feet west of the project site, (2) the farm pond located near the eastern property boundary, (3) the 1,000,000-gallon water storage tank located in the north central portion of the site, or (4) any planned water tanks, lakes, ponds, or pools within the proposed development. This possibility represents a ***potentially significant impact*** (see Criterion #2 under "3. Significance Criteria" above).

Waves generated by seismic energy may affect structures near the El Dorado Hills Waste Water Treatment Plant pond or near the pond located near the eastern property boundary. The ponds are not large in size and the hazard would probably be limited to minor flooding. In the case of the treatment plant pond, however, flooding could cause the spread of infectious biological agents. A seiche developing within the 1,000,000-gallon water tank could cause the tank to fail, resulting in flooding in the area below the tank (see Figure G-1).

Mitigation Measure SG-8: Require project buildings to be adequately set back from nearby ponds or any water tanks, lakes or ponds planned for construction. Design a flood control system below the 1,000,000-gallon water tank and restrict residential development in this area, or evaluate the structural design of the tank for failure potential and require improvements to substantially reduce this potential. These measures would reduce this impact to a ***less-than-significant level.***

Impact SG-9: Dam or Water Storage Facility Failure. Seismic activity could cause failure of (a) the farm pond dam east of the project site, causing flooding in the East Ridge Village; and/or (b) the water storage tank in the north central portion of the site, causing flooding immediately downslope of the tank. This possibility represents a ***potentially significant impact*** (see Criterion #2 under "3. Significance Criteria" above).

The likelihood of a flood event occurring because of failure of structures is considered low. However, failure of the farm pond dam to the east of the project site would result in flooding along the Plunkett Creek drainage in East Ridge Village. Currently this farm pond is not large and flooding would probably be minimal. Failure of the water storage tank in the north central portion of the site (see Figure G-1) could cause flooding in the area immediately downslope of the tank.

Flooding could occur along drainages in the proposed White Rock and West Valley Villages, and along Plunkett Creek in the proposed East Ridge Village, during periods of heavy rainfall; this potential impact is addressed in section IV.I, Hydrology.

Mitigation Measure SG-9: Implement *Mitigation Measure SG-8*. This measure would reduce this impact to a ***less-than-significant level.***

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c. Potential Asbestos Dust Hazards

Impact SG-10: Exposure to Asbestos Dust. Asbestos might be released from serpentine rocks or asbestiform mineral deposits during earthwork activities. This possible health hazard would represent a ***potentially significant impact*** (see Criterion #2 under "3. Significance Criteria" above).

Naturally occurring asbestiform minerals have been identified in regional serpentine bodies and along fault traces near the site. Asbestos fibers can be released into the air by earthwork activities. Exposure to asbestos fibers is associated with a number of diseases. Geologic mapping has not identified asbestiform mineral deposits on or adjacent to the site. However, earthwork activities such as grading, drilling, or footings excavation may uncover previously unidentified deposits of asbestiform minerals. Dust control measures and monitoring may be required where asbestiform minerals are identified.

Mitigation Measure SG-10. Identify serpentine deposits during geotechnical investigations associated with earthwork design and during earthwork construction monitoring. Where serpentine rock or asbestiform mineral deposits are identified, implement El Dorado County standards for dust control and mitigation for serpentine soils. Require that any identified asbestos contamination be disclosed to future property owners, as required by law. This measure would reduce this impact to a ***less-than-significant level.***

The County of El Dorado recently adopted an ordinance establishing special guidelines and requirements for grading and construction activities in areas designated as Serpentine Rock in the Soil Survey of El Dorado County. The ordinance[1] establishes dust mitigation practices to be used when construction occurs in areas with serpentine soil, and additionally authorizes the El Dorado County Environmental Management Department and the El Dorado Air Pollution Control District to require an "Asbestos Hazard Dust Mitigation Plan" for review and approval prior to the commencement of any grading or construction activities. This ordinance, unless extended, will only be in effect until October 20, 1998.

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[1]County of El Dorado, Ordinance No. 4489, April 20, 1998.

d. Cumulative Impacts

Cumulative local and countywide growth, of which this project is a part, is anticipated and provided for in the El Dorado County General Plan adopted in 1996. The cumulative soils, geology, and mineral resources impacts of that growth are addressed in section V.7, *Soils, Geology, and Mineral Resources*, of the County-certified 1995 El Dorado County General Plan EIR. The EIR states that, with implementation of the measures listed in the EIR, which have been incorporated as General Plan policy, there would be no significant unmitigated cumulative soils or geologic impact. However, the Findings of Fact of the Board of Supervisors of El Dorado County for the El Dorado County General Plan (January 23, 1996, revised January 26, 1996; pages 196 and 210) identified effects associated with seismic hazards and loss of areas available for mineral resource extraction as ***significant and unavoidable***.

maintenance problems.[1] Even so, during the November 1997 site reconnaissance, it was observed that warning contamination bulletins had been posted at the Latrobe Road bridge on Deer Creek. The bulletin stated that the water in Deer Creek is frequently contaminated due to improperly treated sewage from the DCWWTP and that the drinking of water or simple body contact may result in serious illness or life threatening disease. EID is in the process of conducting environmental review for a proposed expansion of the DCWWTP; this environmental review will likely identify means to improve the quality of effluent discharged into Deer Creek.

In western El Dorado County, there is a natural weather pattern of a long dry period from May to October. Rapid runoff during storms, particularly during the first rainfall event or after an extended dry period, may generate "slugs" of polluted water which quickly pass through the hillside drainages into Carson and Deer Creeks and eventually into the Cosumnes River. Runoff in the wetter months causes higher suspended sediment concentrations and turbidity as a result of erosion. Consequently, this runoff tends to be higher in concentrations of bacteria and nutrients. During dry weather, the quality of surface runoff may be affected by spills or leakage of chemicals, wash down of pavements, and leakage of sanitary sewers.

According to the State Water Resources Control Board, past construction activities within El Dorado County have had poorly developed, implemented and monitored stormwater pollution prevention plans resulting in uncontrolled onsite sediment erosion and discharge into downstream tributaries draining to the Cosumnes River.[2]

f. Existing County/State Regulations

(1) NPDES Permit. El Dorado County is required to comply with National Clean Water Act regulations regarding the reduction of non-point source pollutants. This compliance is mandated by NPDES permit regulations (final rule, November 1990) administered by the federal Environmental Protection Agency. Land development and construction activities of five or more acres are included under this legislation. The State Water Resources Control Board has the authority to issue NPDES permits but generally delegates this responsibility to the Regional Water Quality Control Boards. The State Board has issued two types of stormwater permits in the project region. A general permit has been issued for non-point municipal and industrial stormwater discharges, excluding construction activities. A second permit applies to all construction activity.

Since the proposed development consists of residential and commercial land uses, site development associated with the Valley View project would fall under the general construction

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[1]EIP Associates, Marble Valley Rezone and Subdivision Draft EIR, prepared for El Dorado County Planning Department, July 1996.

[2]Kathleen Gritty, Environmental Specialist III, California State Water Resources Control Board; personal communication, April 28, 1998.

Mitigation Measures H-1 and H-2. Implement the following mitigation measures, including preparation of a drainage plan, construction of onsite drainage facilities, and ongoing maintenance of detention basins and drainage facilities. These measures would reduce increased project site runoff impacts to a ***less-than-significant level.***

- The applicant shall prepare an El Dorado County DOT-approved drainage plan that is consistent with the DOT-approved Carson Creek Drainage Study. The applicant shall coordinate with the El Dorado County DOT and contribute a proportionate share of the cost for downstream channel capacity improvements associated with any increases in discharge from the proposed project. Onsite detention basins will be permanently maintained.
- The drainage plan shall be prepared by a certified Civil Engineer and in conformance with the El Dorado County Drainage Manual (adopted by DOT in March 1995 and available for review at the El Dorado County Planning Department).
- At a minimum, the drainage plan shall include:
  - Written text addressing existing conditions;
  - Effects of project improvements;
  - All hydrologic and hydraulic calculations;
  - Watershed Map;
  - Potential increases in downstream flows;
  - Proposed onsite improvements;
  - Proposed schedule of drainage improvements to assure that the necessary facilities are in place to mitigate the effects of each development phase as it occurs; and
  - Necessary drainage easements to accommodate flows from the site and implementation/maintenance responsibilities.
- All onsite drainage facilities shall be constructed according to El Dorado County DOT standards and satisfaction. At a minimum this will require compliance with the following performance standards:
  - Those watercourses set forth in an adopted master plan of drainage for the County of El Dorado shall be designed and constructed not to exceed the quantities of water indicated in such master drainage plans when said plans are adopted. All other watercourses and drainage ways shall be designed by a civil engineer in accordance with DOT criteria.
  - Drainage facilities for areas greater than 100 acres shall be designed to safely convey the storm runoff of the 100-year flood. All available headwater depth of the culvert may be used for these facilities. Flooding effects from backwater shall be analyzed when available headwater depth is incorporated into the design.

- Drainage facilities for less than 100 acres shall be designed to safely convey the storm runoff of the 10-year flood. Without the headwater depth exceeding the culvert barrel height. Exceptions will be considered on a case-by-case basis when upstream ponding is required for the attenuation of flood peaks.

urban area ultimately depends upon such factors as the land use, the rainfall intensity, and the number of dry days prior to the rainfall event.

For the proposed project, the types of pollutants which are likely to be found in greater concentrations than currently occurring in the Carson Creek and Deer Creek drainages include suspended solids and floating debris, litter, nutrients associated with landscape fertilizers, heavy metals (especially copper, lead, and zinc) from automobiles, hydrocarbons associated with fuels and crankcase oil, pesticides, commercial land use related pollutants and chemicals, and trace organics from household solvents.

Mitigation Measure H-6. Implement a comprehensive urban runoff control program to mitigate the non-point source water quality effects of the project. This measure would reduce project impacts, but not necessarily to a *less-than-significant level*. The effect of project-generated runoff pollutants on Carson and Deer Creeks would therefore remain a ***significant, unavoidable impact***.

The project applicant shall develop specific stormwater management plans for each major r sub-area of the project. The stormwater management plan for each sub-area shall be subject r to review and approval by the El Dorado County Department of Transportation and the Central r Valley Regional Water Quality Control Board. At a minimum, the plan shall:

(a) identify specific types and sources of stormwater pollutants;

(b) determine the location and nature of potential impact; and

(c) specify appropriate control measures to eliminate any potentially significant impacts to receiving water quality from stormwater runoff.

Control measures may include vegetated buffer strips, water quality detention basins, site development restrictions, public education, street sweeping, and other design or source control management practices, as appropriate, to mitigate adverse potential water quality effects. Educational information should be distributed explaining that dumping oil, automotive products, household products and other toxics into the storm drainage system is illegal and damaging to the environment. Storm drain inlets should be marked with signs proclaiming "No Dumping-Drains to Local Streams." As each individual subdivision is built within the project, a regular community street sweeping program shall be implemented.

The Bottorff study proposes three stormwater detention ponds associated with the Valley View Specific Plan to reduce the projected increase in project site runoff from entering Carson Creek and/or its tributaries. The design details of these ponds have not been provided. Detention facilities will also be required to reduce anticipated increased flows in Plunkett Creek. These proposed and anticipated detention facilities could also be utilized as water quality ponds. Water quality ponds have been shown to reduce concentration of heavy metals and oil and grease. By retaining storm water, suspended solids are allowed to settle. Since

many of the typical urban storm pollutants are attached to suspended solids, the proposed ponds would remove a portion of these pollutants.

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e. Cumulative Impacts

Cumulative local and countywide growth, of which this project is a part, is anticipated and provided for in the El Dorado County General Plan adopted in 1996. The cumulative impacts of that growth on hydrology and water quality are addressed in section V.5, *Water: Resources, Quality and Hazards*, of the County-certified 1995 El Dorado County General Plan Update EIR. The General Plan EIR indicates that most of the anticipated cumulative impacts will be mitigated to less than significant levels through implementation of related General Plan policies, but that the following cumulative impacts, to which the project would contribute, would remain ***significant and unavoidable***:

> ***Impact 5.2.3:*** **Increase in Surface Pollutants:** The impact due to cumulative increases in surface water pollutants, which being substantially reduced through implementation of the General Plan policies, would be presumed to be cumulatively significant with the anticipated year 2015 level of development.

This impact is also identified as significant and unavoidable in the Findings of Fact of the Board of Supervisors of El Dorado County for the El Dorado County General Plan (January 23, 1996, revised January 26, 1996; page 171). In addition, the Findings of Fact (page 174) identified Impact 5.2.4 (Increase in Groundwater Pollutants) as significant and unavoidable.

Additional construction mitigation practices are identified below.

To ensure that these construction period mitigations are implemented, contractors shall develop, prior to the start of construction, a construction dust control program. This program shall include the following commitments:

- Suspend dust-producing activities during periods of high winds when dust control measures are unable to avoid visible dust plumes.
- Enclose, cover or water twice daily all soil piles.
- During the dry season provide equipment and staffing for watering of all exposed or disturbed soil surfaces at least twice daily.
- Conduct daily clean-up of mud and dirt carried onto paved streets from the site.
- Limit the speed of all haul trucks to 15 miles per hour while on site.
- Cover or wet down materials transported by truck to control dust.
- Replant vegetation in disturbed areas as quickly as possible.
- Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site.
- Limit the area subject to excavation, grading and other construction activity at any one time.

The above measures would need to be enforced during all construction, although watering for dust control would not be necessary when soil moisture is high during the winter months.

r **Mitigation Measure AQ-1(b): Exhaust Emissions.** Contractor's equipment fleets will
r be considered during the bidding process for construction contracts. Preference will be
r given to contractors using heavy-duty construction equipment meeting 1997 federal
r emission standards for this type of vehicle. Utilizing new equipment retrofitted to current emissions standards would reduce emissions of NO_x from equipment exhausts by up to 20 percent. Implementation of this measure would reduce construction period exhaust emission air quality impacts to a ***less-than-significant level.***

Mitigation Measure AQ-2: In addition to the measures already included in the project, require the applicant to incorporate feasible land use, energy, and transportation measures into the project, including those listed below. However, effective implementation of these measures would not be expected to reduce project-related air emissions below the significance thresholds, and this impact would remain ***significant and unavoidable.***

The following additional mitigation measures would reduce project impacts on the regional scale by further reducing automobile travel or reducing direct emissions from residences:

- Develop a bikeway and pedestrian trail system along major roadways to connect residences to the Village Center and existing commercial centers and a park-and-ride lot north of the site.
- Require the installation of secure bicycle parking facilities at project schools, commercial areas and parks.
- Require that residential garages have electrical service that would allow installation of electric car recharge outlets at a later date.
- Wire each housing unit to allow use of emerging electronic communication technology.
- Implement feasible travel demand management (TDM) measures for a project of this type. This would include a ride-matching program (i.e., an informational service for residents interested in carpooling) and a public education program to inform residents of ridesharing and transit opportunities.
- Do not allow wood-burning open-hearth fireplaces. Use of EPA-certified woodstoves/ fireplace inserts, pellet stoves or decorative natural gas- or LPG-fired fireplaces should be encouraged.
- Require outdoor outlets at residences to allow use of electrical lawn and landscape maintenance equipment.
- Electrical or alternatively fueled equipment should be used by any Community Services District for maintenance of the area under its jurisdiction.
- If and when the El Dorado County APCD establishes an air pollution mitigation measure trust fund, the applicant would contribute a pro-rata share to the trust fund to help improve the air quality of the District.

The effectiveness of the above measures in reducing project impacts would be important but relatively small. The project's location on the urban fringe insures that automobiles will be the primary means of transportation. The hilly, steep character of much of the site is a disincentive for walking and bicycle use for short trips. Transportation Demand Management (TDM) measures are primarily focussed on the work end of vehicle trips rather than the

residential end of vehicle trips, so TDM measures such as staggered work schedules, flexible work hours, and compressed work weeks are not feasible for the proposed project.

The above-described mitigation program has the potential to reduce project impacts on regional air quality by 5-10 percent. There is currently no practical way to reduce the project

e. Cumulative Impacts

Cumulative local and countywide growth, of which this project is a part, is anticipated and provided for in the El Dorado County General Plan adopted in 1996. The cumulative impacts of that growth on air quality are addressed in section V.10, *Air Quality*, of the County-certified 1995 El Dorado County General Plan Update EIR. The General Plan EIR indicates that the anticipated cumulative air quality impacts will be reduced through implementation of related General Plan policies, but that the following cumulative impacts would remain ***significant and unavoidable***:

> ***Impact 10.2.1:*** *Increase in short-term emissions.* Construction related exhaust emissions, mobile source, fugitive dust, and volatile organic emissions would remain significant after mitigation.
>
> ***Impact 10.2.2:*** *Increase in long-term emissions.* Stationary point source and area emissions, mobile emissions, would remain potentially significant after mitigation.
>
> ***Impact 10.2.3*** and ***Impact 10.2.4:*** *Increase in toxic air emissions and exposure of sensitive receptors to substantial pollutant concentrations.*
>
> ***Impact 10.2.5:*** *Conflicts with APCD air quality attainment plan programs.* Would remain significant until a jobs/housing balance of 1.0 is achieved.

The Findings of Fact of the Board of Supervisors of El Dorado County for the El Dorado County General Plan (January 23, 1996, revised January 26, 1996; pages 284, 298, 302, 306, and 310) also identified Impacts 10.2.1, 10.2.2, 10.2.4, and 10.2.5 as significant and unavoidable, but determined that Impact 10.2.3 (increases in toxic air emissions) could be mitigated to a less-than-significant level (e.g., through compliance with State law and El Dorado County Air Pollution Control District rules regulating fugitive dust emissions).

d. Cumulative Impacts

Impact N-6: Cumulative-Plus-Project Traffic Noise Impacts along White Rock Road. Project traffic would contribute to projected cumulative increases in traffic noise at sensitive frontages along White Rock Road east and west of Latrobe Road. Both roadway segment frontages include existing noise-sensitive uses (mobile home park and individual residences). This would represent a ***significant cumulative impact*** upon sensitive receptors along White Rock Road (see Criteria a.1, b.1, and b.2 under "3. Significance Criteria" above).

Traffic volumes along White Rock Road are predicted to increase substantially as a result of the proposed project and other development in the area (see Figure D-17 in section IV.D.4 of this EIR). White Rock Road is proposed to be improved to a four-lane divided road west of Latrobe Road and a six-lane divided road east of Latrobe Road (see section IV.D.3.a(2) of this EIR). The cumulative traffic noise increase is predicted to be 10 to 15 dBA at existing sensitive receptors adjacent to this roadway. This would be a significant cumulative noise impact.

Mitigation Measure N-6: Implement *Mitigation Measure N-4*. Implementation of this measure would be expected to reduce this noise impact to a ***less-than-significant level.***

One possible funding mechanism would be to amend the El Dorado Hills/Salmon Falls Road Impact Fee (RIF) to include this and other required noise mitigation improvements for construction concurrently with the roadway widenings, since both types of improvements have been identified as necessary to accommodate projected cumulative traffic volume increases.

Other Cumulative Impacts. Cumulative local and countywide growth, of which this project is a part, is anticipated and provided for in the El Dorado County General Plan adopted in 1996. The cumulative impacts of that growth on environmental noise are addressed in section V.11, *Noise*, of the County-certified 1995 El Dorado County General Plan Update EIR. The General Plan EIR indicates that most of the anticipated cumulative noise impacts will be mitigated to less than significant levels through implementation of related General Plan policies, but that the following two cumulative impacts, though reduced, would remain ***significant and unavoidable***:

> ***Impact 11.3.1:*** *Increase in traffic noise.* It is recognized that in many instances, increases in traffic noise levels will occur as a result of growth. In some cases, particularly at existing noise-sensitive uses, the General Plan policies and recommended additional mitigation measures will not reduce the impacts to a less than significant level and additional mitigation measures may not be feasible. Therefore, the impacts may be considered significant and unavoidable.

K. PUBLIC HEALTH AND SAFETY

This section addresses the potential for soil and groundwater contamination on the project site. In particular, potential contamination associated with the closed landfill and past mining activity onsite, related project health and safety risks, and measures necessary to mitigate any significant impact potentials, are described. The description is based on: (a) review of available documentation, (b) communication with regulatory agencies, (c) discussions with people knowledgeable about the property, and (d) a site reconnaissance. (Please note that issues related to potential asbestos in onsite serpentine soils are addressed in section IV.G, Geology and Soils.)

1. SETTING

a. Potential Onsite Contamination Sources

1. El Dorado Hills Landfill. An abandoned solid waste landfill is located within the southern portion of the project site (see Figure G-1 in section IV.G, Geology and Soils). The El Dorado County Department of Public Works operated the landfill under a State of California Department of Conservation, Division of Forestry Rubbish Dump Permit. The landfill reportedly received waste from the early 1960s until 1971. The "El Dorado Hills Landfill" (Facility No. 09-CR-0005) is listed on the State of California Integrated Waste Management Board's inventory of active, closed, and/or inactive solid waste landfill or disposal sites. Refuse deposited at the landfill was reportedly burned. The landfill does not have a liner or cap and has not been closed in accordance with California Code of Regulations (CCR) guidelines. Based on a backhoe and geophysical investigation,[1] it was estimated that the extent of the landfill was approximately two acres and that refuse thickness varied from approximately six to 13 feet, producing an estimated landfill volume of about 20,000 cubic yards. Testing of three samples for metals found that the test results did not exceed CCR-established *Total Threshold Level Concentrations*, and that the concentrations did not vary significantly from background levels.

The Placer County Environmental Health Department (the Local Enforcement Agency under contract to El Dorado County) conducts monthly inspections of the landfill, including gas detection. No gas has been detected at the surface of the site.[2]

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[1]Youngdahl & Associates, Phase II Environmental Assessment on E.D.H.I. Southside, January 30, 1990.

[2]Brian Jones, Environmental Health Specialist, Placer County Health Services, personal communication, November 19, 1997.

2. Creeks and Drainages. Evidence of placer mining and/or dredging can be found within almost every drainage on the site (see section IV.L of this EIR, "Cultural Resources"). Dredge tailings and damming are especially evident within the Plunkett Creek drainage. Mercury was often used during the mining process to amalgamate with the gold, and as a result, residual mercury can sometimes be found within wet alluvial sediments in these areas. Mercury is a hazardous metallic ore that vaporizes when not under water, but is stable when stored under water.

b. Potential Offsite Contamination Sources

The El Dorado Irrigation District Waste Water Treatment Plant is located immediately west of the project site (see Figure G-1 in section IV.G, Geology and Soils). According to the El Dorado Irrigation District (EID),[1] there are no monitoring wells or piezometers associated with the facility. While no serious spills have occurred within the last two years, there have been intermittent variances from the National Pollutant Discharge Elimination System permit
r conditions (see further discussion in section IV.H, Hydrology and Water Quality). According to EID and the Central Valley Regional Water Quality Control Board,[2] discharges of treated effluent into Carson Creek do occur under permit only during the winter months.

One-ton cylinders of chlorine gas are kept on the treatment plant site for effluent treatment.
r According to an EID representative, however, the treatment plant will be converted to a liquid
r chlorination system by the end of 1998.[3] Buried pipelines up to 36 inches in diameter, carrying effluent and partially treated effluent into and away from the north portion of the treatment plant, cross the site north of the plant. Odors are also reported to occur occasionally in the area.

2. RELEVANT ENVIRONMENTAL GOALS AND POLICIES

Relevant El Dorado County General Plan goals and policies regarding hazardous materials contamination are listed below.

- *Recognize and reduce the threats to public health and the environment posed by the use, storage, manufacture, transport, release, and disposal of hazardous materials.* (Goal 6.6, page 116)
- *Prior to the approval of any subdivision of land or issuing of a building permit, it shall be determined whether the subdivision or parcel is located on a contaminated site included in a list on file with the Environmental Management Department as provided by the State of California. If contamination is found to exist, it shall be corrected prior to the issuance of a new land use entitlement or building permit.* (Policy 6.6.1.2, page 116)

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[1]Ken Roberts, El Dorado Irrigation District; personal communication.

[2]John Moody, Central Valley Regional Water Quality Control Board; personal communication.

r [3]Dale Bohnemberger, Engineering Director, EID; personal communication, September 16, 1998.

Impact PHS-2: Placer-mined Drainages. Potential mercury contamination in project site drainages, if not remediated prior to project construction, may create health hazards for construction workers and future project occupants. This possibility represents a ***potentially significant impact*** (see Criteria #1 and #3 under "3. Significance Criteria" above).

Plunkett Creek and other drainages on the site are likely to have been placer-mined, creating the potential for mercury contamination.

Mitigation Measure PHS-2: The applicant shall implement the following: (a) collect representative wet sediment samples from stream areas that have been placer-mined and analyze the samples for mercury; (b) assess the vertical and lateral extent of elevated levels of mercury in sediments, if present, via surface and subsurface sample collection and laboratory analyses; and (c) assess the risk associated with elevated levels of mercury in sediments, and either restrict access to the area or remediate the contaminated materials to a level acceptable to the El Dorado County Department of Environmental Health. Implementation of these measures would be expected to reduce this impact to a ***less-than-significant level***.

Impact PHS-3: Future Commercial/Office/R&D Uses. Future commercial, office, and R&D uses in the West Valley Village may store, handle, or transport hazardous substances that would have the potential to cause soil or groundwater contamination on the site. This possibility represents a ***potentially significant impact*** (see Criteria #2 and #3 under "3. Significance Criteria" above).

Mitigation Measure PHS-3: The County shall require future onsite commercial development to prepare business plans that describe management of hazardous substances and procedures for handling potential releases of these substances. This measure would reduce this impact to a ***less-than-significant level***.

b. Potential Off-Site Contamination Sources

Impact PHS-4: El Dorado Hills Waste Water Treatment Plant. Potential soil, surface water, and groundwater contamination and odor problems at the El Dorado Hills Waste Water Treatment Plant may create health hazards for construction workers and future occupants of the southern portion of White Rock Village and the northern portion of West Valley Village. This possibility represents a ***potentially significant impact*** (see Criteria #1 and #3 under "3. Significance Criteria" above).

Mitigation Measure PHS-4: The County shall (a) implement *Mitigation Measure AQ-4* (see Section IV.I (Air Quality)), and (b) require the applicant to design the project to accommodate the existence of buried pipelines leading to and from the treatment plant. These measures would reduce this impact to a ***less-than-significant level***.

Independently from the proposed project, it is expected that the Regional Water Quality Control Board will require the EID to (a) establish a monitoring system downgradient from the El Dorado Hills Waste Water Treatment Plant to detect existing soil and groundwater contamination and to provide warning of future events; and (b) provide containment measures for releases of hazardous materials. These measures would also assist in reducing potential health hazards to project construction workers and future occupants.

c. Cumulative Impacts

Cumulative local and countywide growth, of which this project is a part, is anticipated and provided for in the El Dorado County General Plan adopted in 1996. The cumulative impacts of that growth are addressed in the County-certified 1995 El Dorado County General Plan Update EIR. The General Plan EIR does not identify any significant public health and safety impacts associated with this anticipated cumulative growth.

The historic claim markers (V-IF88 through V-IF90) do not possess a level of significance that meets CEQA criteria of significance. All of their potentially significant data has been recovered through recordation efforts conducted as part of this inventory study. No significant impacts would occur to these sites from project development.

The survey monuments (V-IF1, V-IF7, V-IF13, V-IF14) do not possess a level of significance that meets CEQA criteria of significance. All of their potentially significant data has been recovered through recordation efforts conducted as part of this inventory study. No significant impacts would occur to these sites from project development.

Mitigation for Project Impacts on Isolates. Although project impacts on isolates would be less-than-significant and no mitigation is required under CEQA, these resources are of interest and they can be left undisturbed in place wherever possible within lots, open space or common areas.

e. Cumulative Impacts

Cumulative local and countywide growth, of which this project is a part, is anticipated and provided for in the El Dorado County General Plan adopted in 1996. The cumulative impacts of that growth on cultural resources are addressed in section V.12, *Cultural Resources*, of the County-certified 1995 El Dorado County General Plan Update EIR. The General Plan EIR indicates that the following cumulative cultural resources impacts would remain ***significant and unavoidable*** due to increased disturbance through development and other human activity:

> ***Impact 12.2.1.*** *Disturbance or destruction of prehistoric or historic sits, properties, or areas of ethnic significance; "important archaeological resources" as defined in Appendix K of the CEQA Guidelines; and properties eligible for inclusion in the National Register of Historic Places.*
>
> ***Impact 12.2.2.*** *Indirect impacts on cultural resources through an increase in human activity.*

The Findings of Fact of the Board of Supervisors of El Dorado County for the El Dorado County General Plan EIR (January 23, 1996, revised January 26, 1996; pages 332 and 333) also identified these impacts as significant and unavoidable.

5. REFERENCES

Archeo-Tec
1989 Cultural Resources Evaluation of the Marble Valley Property, El Dorado County, Ms. on file NCIC-CSUS. Sacramento.

Mitigation Measure E-2: Reduce automobile trips by facilitating and encouraging use of local public transit opportunities and other alternative modes of transportation. Implement the following measures to reduce the impact to a ***less-than-significant level.***

- Develop a bikeway and pedestrian trail system along major roadways to connect residences to the Village Center and existing commercial centers and park-and-ride lot north of the site.
- Require the installation of secure bicycle parking facilities at project schools, commercial areas and parks.
- Wire each housing unit to allow use of emerging electronic communication technology.
- Implement feasible travel demand management (TDM) measures for a project of this type. This would include a ride-matching program (i.e., an information service for residents interested in carpooling) and a public education program to inform residents of ridesharing and transit opportunities.

b. Cumulative Impacts

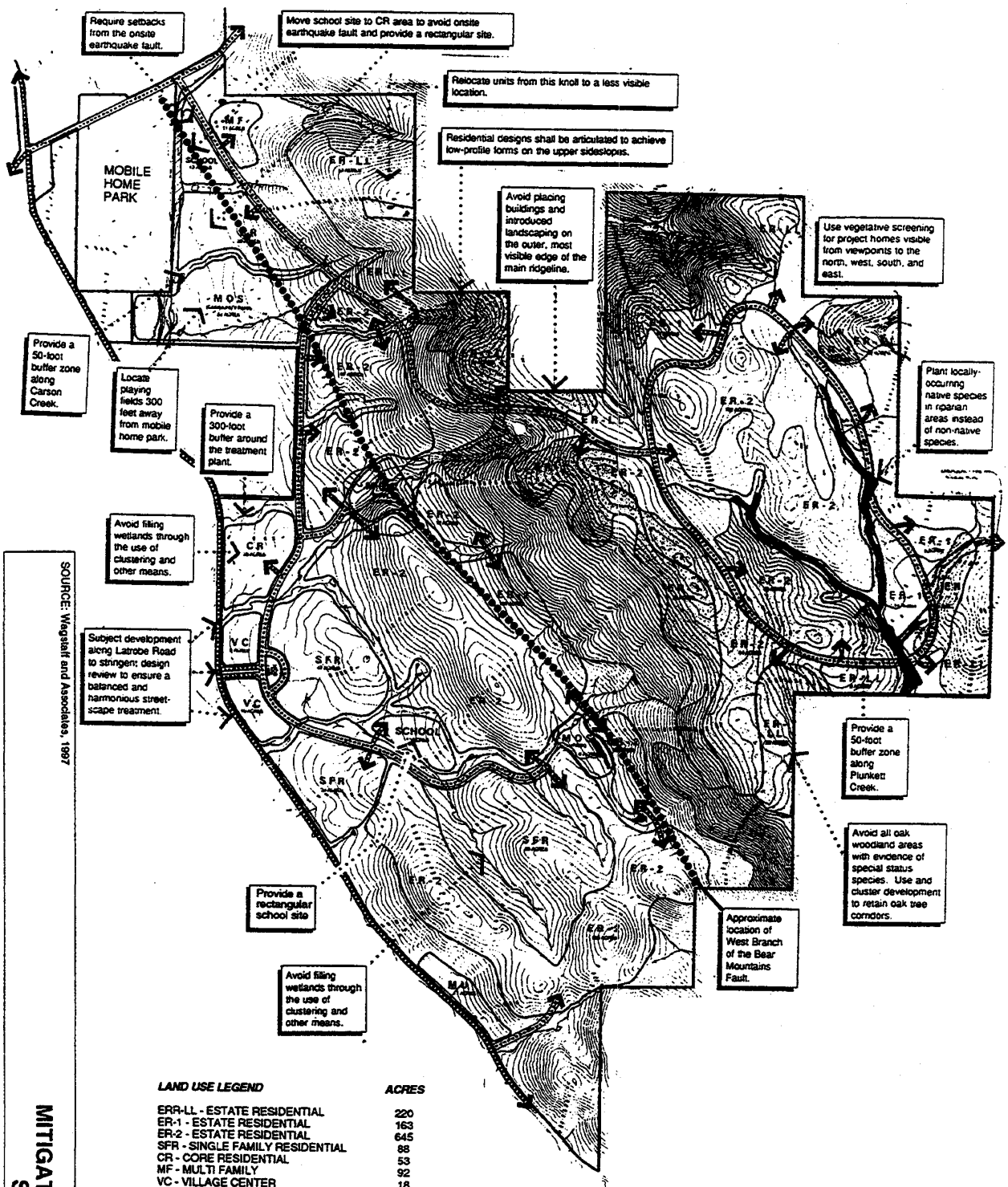
Cumulative local and countywide growth, of which this project is a part, is anticipated and provided for in the El Dorado County General Plan adopted in 1996. The cumulative impacts of that growth on energy use are addressed in section VI.C of the County-certified 1995 El Dorado County General Plan Update EIR, *Energy Conservation*. This section of the General Plan EIR indicates that anticipated cumulative energy impacts will be mitigated to less than significant levels through implementation of related General Plan policies, particularly those in the *Public Services and Utilities*, *Circulation*, and *Conservation and Open Space* elements of the plan.

Table VI-3
ALTERNATIVE C: MITIGATED PROJECT--LAND USE

	Land Use		Acres	Dwelling Units
	ER-LL	Estate Residential (4 ac/du)	220	55
	ER-1	Estate Residential (1 du/ac)	163	163
r	ER-2	Estate Residential (2 du/ac)	645	1,290
r	SFR	Single Family Residential (4 du/ac)	169	676
	CR	Core Residential (6 du/ac)	53	318
r	MF	Multi-Family (12 du/ac)	11	132
	MU	Mixed Use Residential (10 du/ac)	5.5	55
	MU	Mixed Use Office/R&D[1]	5.5	--
	VC	Village Center Residential (12 du/ac)	12.6	151
	VC	Village Center Commercial[2]	5.4	--
		Elementary School Sites	24	--
		MOS (parkland)	77	--
		Subtotal	1,391	2,840
		Major Roads	87	--
		Open Space/Buffer	559	--
		Total	2,037	2,840

SOURCE: Wagstaff and Associates, 1998.

[1] Includes 24,000 sf of office space and 24,000 of R&D space.
[2] Includes 44,000 sf of retail space and 15,000 sf of office space.



SOURCE: Wagstaff and Associates, 1997

LAND USE LEGEND	ACRES
ERR-LL - ESTATE RESIDENTIAL	220
ER-1 - ESTATE RESIDENTIAL	163
ER-2 - ESTATE RESIDENTIAL	645
SFR - SINGLE FAMILY RESIDENTIAL	88
CR - CORE RESIDENTIAL	53
MF - MULTI FAMILY	92
VC - VILLAGE CENTER	18
MU - MIXED USE	11
SUBTOTAL	1290
SCHOOLS	24
MAJOR ROADS	87
SUBTOTAL	111
MOS - MULTI USE OPEN SPACE	77
OS - OPEN SPACE	559
SUBTOTAL	636
TOTAL	2037

COMMUNITY TYPES
- ANNUAL GRASSLAND
- OAK SAVANNAH
- OAK WOODLAND
- MIXED RIPARIAN
- COTTONWOOD/WILLOW RIPARIAN WOODLAND

Figure VI-1

MITIGATED ALTERNATIVE--PRIMARY SITE DESIGN MODIFICATIONS

9. Relocation of White Rock Village school site south to the proposed location of the Core Residential units, in order to provide a rectangular-shaped site and avoid the potentially-active west branch of the Bear Mountains fault (*Mitigation Measure PF-11*).

10. Reconfiguration of the shape of the West Valley Village school site so that it is square or rectangular (*Mitigation Measure PF-11*).

11. Avoidance of oak woodland areas with special status species use and cluster development to retain oak tree corridors (*Mitigation Measure BR-3*).

12. Provision of a 50-foot buffer zone along Carson and Plunkett Creeks and construct creek crossings over Plunkett Creek in areas with little or no riparian vegetation (*Mitigation Measure BR-5*).

13. Planting of locally-occurring native species (willows, alder, oaks) in riparian areas and adjacent buffer zones rather than non-native trees and shrubs (*Mitigation Measure BR-6*).

14. Avoidance of wetland filling. This could be at least partially-achieved through use of clustering development (see Figure VI-1, for example, which recommends clustering in the *SFR-* and *CR*-designated areas that include wetlands that would be affected by the proposed project) (*Mitigation Measures BR-8* and *BR-10*).

15. Establishment of adequate building setbacks from the onsite Bear Mountains fault (*Mitigation Measure SG-6*).

16. Establishment of adequate building setbacks from nearby offsite ponds and any lakes planned onsite. Design a flood control system below the onsite water tank or evaluate the tank and improve it to substantially reduce the potential for failure (*Mitigation Measure SG-8*).

17. Avoidance of disturbance of significant archaeological sites by clustering development and, where required, eliminating lots (*Mitigation Measures CR-1* through *CR-5*). It is possible that the project could provide for greater densities at the western edge of the site, allowing lots to be eliminated elsewhere, particularly in archaeologically-sensitive areas while still providing the same number of residential units.[1]

(b) Feasibility. Alternative C would have an economic feasibility similar to the proposed project, but potentially reduced by the added development costs associated with the listed mitigations. However, one of the most costly of the added mitigations, the per-development-

[1]Section 21085 of the California Environmental Quality Act states that a public agency shall not reduce the number of housing units as a mitigation measure or project alternative *"...if it determines that there is another specific mitigation measure or project alternative that would provide a comparable level of mitigation."*

disposal impacts of Alternative D, in comparison to the proposed project, are shown in Tables VI-9, VI-10, and VI-11, respectively. Due to a greater number of multiple-family residential units and fewer larger more expensive units that would create more tax revenue for the County and the fire district, the ability of this alternative to pay for its own additional police and fire protection and other public service needs would be more limited.[1]

f. Biological Resources. Because development onsite would be more limited under this alternative than the proposed project, opportunities for avoidance of sensitive resources would be increased, and impacts on vegetation, wildlife habitat, and wildlife use on the site would be correspondingly reduced.

g. Geology and Soils. Under this alternative, changes to the existing topography would be reduced compared to the proposed project, since less of the site would be graded and developed. Buildings, roadways, and infrastructure constructed under this alternative would be subject to adverse soil and geotechnical risks similar to those identified in section IV.G.4 of this EIR; however, there would be greater site design flexibility and ability to avoid such constraints, and there would be fewer residents onsite that could be exposed to geotechnical problems.

h. Hydrology and Water Quality. Similar to the proposed project, existing drainage and water quality conditions on and downstream from the Valley View site would change as a result of development under this alternative. The drainage impacts described in section IV.H.4 of this EIR for the project would be reduced due to a reduced level of development and reduced area of impermeable surface created. Similarly, as anticipated under the proposed project, water quality in Carson Creek, Plunkett Creek, and Screech Owl Creek would deteriorate, but to a correspondingly reduced degree.

i. Air Quality. The air quality impacts of this alternative in comparison to the proposed project are shown in Table VI-12. Under this "reduced density" alternative, air emissions due to onsite activities would be much less substantial than the air quality impacts described for the proposed project. However, significance thresholds for reactive organic gases, oxides of nitrogen, and particulate (PM_{10}) would still be exceeded.

j. Noise. Under this alternative, noise impacts would be similar to, but less substantial than those described for the proposed project. New onsite occupants could still be exposed to noise levels associated with traffic on adjacent roadways and with the treatment plant, but development could be more readily set back from these noise sources due to the substantial reduction in development intensity. This alternative would also contribute to increased traffic-

[1]Economic and Planning Systems, the authors of the Valley View Fiscal Impact Study prepared for El Dorado County, determined that for a residential unit to "break even," i.e., result in revenues being within five percent of expenses, it would have to sell for $300,000.

disposal (see Table VI-9), police protection, fire protection, emergency medical service, parks and recreation, schools (see Table VI-10), solid waste (see Table VI-11), and other public services and facilities, but to a lesser degree than the proposed project. As shown in the tables, those impacts would be similar to Alternative E, and substantially less than those described in section IV.F of this EIR for the proposed project. Due to a greater number of multiple-family residential units and fewer larger, more expensive units (that create more tax revenue for the County and the fire district), the ability of this alternative to pay for its own additional police and fire protection and other public service needs would be more limited.[1]

f. Biological Resources. Because the extent of development onsite would be substantially less under this alternative than the proposed project, opportunities for avoidance of sensitive resources would be increased and impacts on vegetation, wildlife habitat, and wildlife use on the site would be correspondingly reduced.

g. Geology and Soils. Under this alternative, changes to the existing topography would be reduced compared to the proposed project, since less of the site would be graded and developed. Buildings, roadways, and infrastructure constructed under this alternative would be subject to adverse soil and geotechnical risks similar to those identified in section IV.G.4 of this EIR, however, there would be greater layout flexibility and ability to avoid such constraints, and there would be fewer residents onsite that could be exposed to such geotechnical problems.

h. Hydrology and Water Quality. Similar to Alternative E, existing drainage and water quality conditions on and downstream from the Valley View site would change as a result of development. The drainage impacts described in section IV.H.4 of this EIR would be reduced due to a reduced level of development and reduced area of impermeable surface created. Water quality in Carson Creek, Plunkett Creek, and Screech Owl Creek would still deteriorate under this alternative, but to a lesser degree than under the proposed project.

i. Air Quality. The air quality impacts of this alternative in comparison to the proposed project are shown in Table VI-12. As shown in the table, air emissions due to onsite activities would be similar to, but less substantial than the air quality impacts described for the proposed project. However, the significance thresholds for reactive organic gases, oxides of nitrogen, and particular (PM_{10}) would still be exceeded.

j. Noise. Under this alternative, noise impacts would be similar to, but less substantial than those described for the proposed project. New onsite occupants could still be exposed to noise levels associated with traffic on adjacent roadways and with the treatment plant, but development could be more readily set back from these noise sources due to the reduction in

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[1]Economic and Planning Systems, the authors of the Valley View Fiscal Impact Study prepared for El Dorado County, determined that for a residential unit to "break even," i.e., result in revenues being within five percent of expenses, it would have to sell for $300,000.

development intensity. This alternative would also contribute to increased traffic-generated noise along Latrobe Road and White Rock Road, but to a substantially lesser degree than the proposed project.

k. Public Health and Safety. Under this alternative as under the proposed project, there would be a risk to occupants of contact with: (1) potential contaminants from the abandoned El Dorado Hills Landfill; (2) potential mercury contaminants in site drainages; (3) potential soil, surface water, groundwater, or air contaminants from the wastewater treatment plant; (4) natural-occurring asbestos due to possible grading disturbance of serpentine soils; and (5) herbicide and pesticide use, and other hazardous materials that may be handled or stored onsite. However, similar to Alternative E, these risks would be substantially less than for the proposed project due to the reduced development intensity and greater ability of this alternative to avoid risk-prone areas.

l. Cultural Resources. Under this alternative, the potential for impacts on onsite prehistoric and historic cultural resources would be similarly reduced, since less of the site would be disturbed by development and avoidance of resources would be easier to achieve under this alternative.

m. Energy. Compared with the proposed project, the energy impacts of this alternative would be reduced by approximately 68 percent, since fewer residential units would be developed and fewer automobile trips would be generated.

G. ALTERNATIVE SITES

Section 15126(d) of the CEQA Guidelines indicate that the EIR evaluation of alternatives may include alternatives to the location of the project. Section 15126(d)(5)(B)(1) of the CEQA Guidelines further states that *"the key question and first step in analysis* [of whether to prepare an analysis of alternative sites] *is whether any of the significant effects of the project would be avoided or substantially lessened by putting the project in another location. Only locations that would avoid or substantially lessen any of the significant effects of the project need to be considered for inclusion in the EIR."*

Under the County's 1996 General Plan Update, suburban developments of the scale and character proposed with the Valley View Specific Plan would be confined to designated *Community Region* areas of the County, including the El Dorado Hills area. There are still a number of remaining undeveloped sites in the El Dorado Hills area on which a development scheme similar to the proposed project could be developed. However, applications for development on these sites have either been approved or are currently pending (e.g., the Carson Creek Specific Plan, the Promontory Specific Plan, the Marble Valley Project), and similar development on these sites would not be expected to reduce the impacts identified in this EIR to a greater degree than most of the onsite mitigations and alternatives described herein. In addition, because the applicant for the Valley View Specific Plan has a 1985