

EXHIBIT CC

MITIGATED NEGATIVE DECLARATION

FILE: Z04-0015/S01-0011/P08-0036

PROJECT NAME: Springs Equestrian Center

NAME OF APPLICANT: Dennis Graham

ASSESSOR'S PARCEL NO.: 115-410-05

SECTION: 19&30 T: 10N R: 9E

LOCATION: The subject property is located on the south side of Green Valley Road at the intersection with Deer Valley Road in the Rescue area

- GENERAL PLAN AMENDMENT: FROM: TO:
- REZONING: FROM: RE-10/RE-5 TO: Recreational Facilities-Low Intensity (RF-L)
- TENTATIVE PARCEL MAP SUBDIVISION TO SPLIT 146 ACRES INTO 3 LOTS
SUBDIVISION (NAME):
- SPECIAL USE PERMIT TO ALLOW: Conditional Use Permit for an equestrian facility with two covered arenas 45,000 square feet each, stall barns for 300 horses, five fenced riding areas, 8,000 square-foot equestrian retail store/office/clubhouse, campground for horse trailers during events, special events with up to 250 spectators, and an eight foot tall by nine foot wide monument sign with 48 square feet of display area.
- OTHER:

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

- NO SIGNIFICANT ENVIRONMENTAL CONCERNS WERE IDENTIFIED DURING THE INITIAL STUDY.
- MITIGATION HAS BEEN IDENTIFIED WHICH WOULD REDUCE POTENTIALLY SIGNIFICANT IMPACTS.
- OTHER:

In accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), State Guidelines, and El Dorado County Guidelines for the Implementation of CEQA, the County Environmental Agent analyzed the project and determined that the project will not have a significant impact on the environment. Based on this finding, the Planning Department hereby prepares this MITIGATED NEGATIVE DECLARATION. A period of thirty (30) days from the date of filing this mitigated negative declaration will be provided to enable public review of the project specifications and this document prior to action on the project by COUNTY OF EL DORADO. A copy of the project specifications is on file at the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667.

This Mitigated Negative Declaration was adopted by the Board of Supervisors on _____.

Executive Secretary



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

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM**

Project Title: Rezone Z04-0015/Special Use Permit S01-0011/Parcel Map P08-0036/Springs Equestrian Center

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

Contact Person: Aaron Mount, Project Planner

Phone Number: (530) 621-5355

Project Owner's Name and Address: Dennis Graham, 2400 Green Valley Road, Rescue, CA 95672

Project Applicant's Name and Address: TSD Engineering, 31 Natoma Street, Suite #160, Folsom, CA 95630

Project Location: The subject property is located on the south side of Green Valley Road at the intersection with Deer Valley Road in the Rescue area, Supervisorial District 1.

Assessor's Parcel No(s): 115-410-05 **Parcel Size:** 146.42 acres

Zoning: Estate Residential Five-Acre (RE-5) **Section:** 30 **T:** 10N **R:** 9E

General Plan Designation: Low Density Residential (LDR)

Description of Project: A Rezone, Tentative Parcel Map, and Special Use Permit for the parcel currently identified by Assessor's Parcel Number 115-410-05 as follows:

Rezone: The rezone would change the parcel from RE-5 to Recreational Facilities, Low Intensity (RF-L) for proposed Parcel 1 only. Parcels 2 and 3 of the site would remain RE-5 with no development proposed at this time.

Tentative Parcel Map: Tentative Parcel Map to create three parcels, 38.27 acres (Parcel 1), 102.47 acres (Parcel 2), and 5.63 acres (Parcel 3) in size.

Conditional Use Permit: The Conditional Use Permit would allow construction of an equestrian center on Parcel 1 with the following features:

- a. Boarding/grooming stalls for 300 horses.
- b. Two covered arenas 45,000 square feet each.
- c. 45,000 square-foot fenced arena.
- d. 37,500 square foot fenced arena.
- e. 31,250 square foot fenced arena.
- f. Three 80 stall barns; one 40 stall barn; one 20 stall barns. Horses are kept in 12 foot by 12 foot box stall barns or in 12 foot by 24 foot pipe stall barns. Barn stalls will be painted aluminum with a composite panel interior. Concrete pier footing will be provided on all construction. Architectural metal roofing will be coated in hunter green paint and the barn siding will be coated in beige color paint.
- g. Five circular horse hotwalk areas.
- h. 97,350 square foot grass arena.
- i. 8,000 square-foot equestrian retail store/office/clubhouse/fitness center. The retail store will consist of approximately 2,000 square feet, the fitness center will consist of approximately 2,000 square feet, and the office/conference rooms will consist of approximately 4,000 square feet on the second or upper floor. Non-member entry to the clubhouse will be prior to the gate from the driveway entrance.
- j. An eight foot tall unlit-monument sign with approximately 16 square feet of display area.
- k. An existing 3,600 square-foot residence to be used as a management residence and office.
- l. Camping area for horse trailers and recreational vehicles equipped with electrical and water hook-up outlets. These facilities would be an extension of the horse shows and is not intended to be a full time campground. Maximum occupancy would be 90 people and maximum length of stay would be ten days

- to coincide with the length of horse shows. 40 occupied trailer spaces are identified, no generators will be allowed, and no sewer connection will be provided. RV and trailer exit will be provided onto Green Valley road during all horse shows.
- m. Main road. The main entrance will have two gates, one for entering and one for leaving. The main road is routed through the equestrian center and will extend from Deer Valley Road to the far side of the property onto Green Valley Road which will be the primary exit. Deer Valley Road will be an entrance only for all equestrian facility traffic except for the following:
 - 1. Emergency egress
 - 2. Visitors visiting the clubhouse.
 - 3. Residents of the project parcels.
 - 4. Employees of the equestrian facility.
 - 5. Vehicles not able to use the egress onto Green Valley Road due to physical constraints.
 - n. Interior driveway circulation is typically closed to car and truck traffic, except for equipment loading and unloading. Some interior driveways will be provided for car access to the barns. Speed limit is 5 MPH.
 - o. A total of 198 parking spaces.
 - p. An existing 1,058 square-foot single-family home on proposed Parcel 3, 5,000 square-foot storage building, hay storage service area, and three other minor accessory structures are currently located on the subject property and would remain as part of this project.
 - q. The equestrian center will be fenced with ranch fencing around its entire exterior perimeter. White rail PCV fencing will outline many working areas within the equestrian center. Horse arenas will be made from 3 rail white PCV fencing.
 - r. There shall be no outside arena lighting and interior lighting within the covered arenas shall be reflected downward and not visible from the perimeter of the property.
 - s. After annexation the residences and mobile homes shall be connected to public water. Public water, EID, will be the sole source for all barn and building use along with horse drinking. EID water will be the sole source for fire suppression systems.
 - t. Septic systems currently on the property will provide for waste water disposal at the main house and mobile homes. A new septic system will be installed for the clubhouse, event building, and horse wash stalls.
 - u. A monument sign or plaque may be placed at special species of plants and non-sensitive artifacts throughout the property.
 - v. 4,000 square foot single family residence.

The following uses are being proposed for the equestrian center:

- 1. The proposed equestrian facility would include approximately 32 staff members.
Management: The facility manager will oversee all accounting, boarding agreements, horse shows, and general operations. The facility management team will continue to reside at the facility to provide a 24 hour presence, seven days per week. A point of contact will be provided and published. A 24 hour phone answering service will be provided with a live person contact, for immediate or emergency access. An email address will be provided for written contact and communication.
Staff: One stall hand for every 40 stalls boarded to provide the daily stall mucking and removal (2 times per day) and general cleaning. One person per 100 horses for feeding (2 times per day) and providing shavings. Two grounds personnel for general maintenance and security. Additional facility personnel will be obtained as conditions warrant. The management team will include clerical staff, retail store staff, show staff, safety and ground inspection staff. The number of administration and staff employees will vary as conditions warrant. Seasonal staff will be obtained for horse shows, weddings, and special events.
- 2. Hours of operation are 7:00 AM to 10:00 PM seven days a week for the equestrian center.
- 3. The retail store shall be for members only and shall not be available to the public. The members/boarders will have immediate access to purchase equine care products, feed, vitamins, supplements, grooming products, tack, apparel, and riding equipment. Hours of operation will be within the equestrian center hours.
- 4. The fitness facility shall be for members only and shall not be available to the public and will provide

- for physical strengthening. The facility will not contain a salon, spa, nor a shower area. Hours of operation will be within the equestrian center hours and will be closed during horse shows.
5. Offices will provide space for administration, accounting, and management. Office hours are 6 am to 6 pm Monday through Friday and closed on weekends.
 6. Seminars will be conducted and located in the conference rooms of the clubhouse office area and will provide for continuing education, conferences, and meetings. The conference rooms may be made available to local clubs and community organizations for meetings and events in support of special needs. The size of each class will not exceed 30 people, generally held in the evenings from 6 pm to 9 pm.
 7. Horse Shows:
 - 12-18 per year to include 2 annual shows
 - Regular shows run two days, typically Saturday and Sunday 8 am to 6 pm.
 - Annual shows run four to eight days (2 shows maximum per year), typically Saturday through the following Sunday from 8 am to 6 pm.
 - Horse Shows will consist of English, Equitation/Pleasure, Dressage, and others. Sound announcement will be conducted with soft non-horse alarming and simple commands for Equitation/Pleasure Classes such as "turn your horses", pause then, "jog your horses", etc.. All other Shows do not require sound announcement during their performances.
 - The required workers would be 1-4 show judges, administrative staff of 4-6 people.
 - Attendees are to be primarily internal, if fully boarded.
 - Horse shows will be narrated by microphone and a speaker system within the covered and open arenas.
 8. Weddings:
 - To be held Friday 5 pm to 9:30 pm, Saturday 10 am to 9:30 pm, and Sunday 10 am to 9 pm.
 - Weddings shall be prohibited during horse shows and events.
 - Maximum: Four per month and maximum 150 people per wedding.
 - One weekend per month with no weddings.
 - Wedding ceremonies will be conducted on the grass in front of the existing main house and in the covered arena.
 - The reception will be held in a fully enclosed facility if amplified music is to be played.
 - Weddings will be seasonal as they will normally be held outdoors.
 9. Special events:
 - Events to be held during facility hours and shall end before 9:30 pm.
 - A maximum of 6 special events per year.
 - Events shall not be held during weddings or horse shows.
 - One weekend per month with no special events.
 10. Maximum occupancy of the site shall be 300 people at any one time.
 11. Open or uncovered arenas are groomed daily to keep the footing (sand base footing) workable for the rider and eliminates dust within the arena. Proper grooming consists of watering the arena area in the morning (6 am to 8 am). During summer months, arena will be watered an additional time at mid-day.
 12. Covered arenas are for use year round and during any rain periods. Hours of operation will be 7 am to 9 pm.
 13. Feed delivery is two to three times per month to the existing hay storage barn.
 14. Site trash removal and clean-up is a minimum of twice per day. A commercial carrier picks up the trash containers as scheduled, or at a minimum of once per week.
 15. Horse stall are cleaned twice per day, seven days per week. The manure and soiled bedding is gathered together along with any waste and placed into a commercial 45 yard bin. The bin is covered and keeps the manure in a sealed environment. Common areas are cleaned daily of any droppings and placed into the manure containers.
 16. All box stall barns will be equipped with an automatic fly control system from which a fly control solution is automatically sprayed. Barns will also have large agricultural air movement fans.
 17. An air purification system is installed in each barn to retain and discard odors.
 18. Equipment used daily at the equestrian center will consist of simple farm and ranch implements.
 19. All speakers will be designed and placed to direct all sounds away from the neighboring residential uses and will utilize less power in the speaker output. The facility staff shall measure and monitor all noise levels during the horse shows to ensure compliance.

Phasing:

Equestrian Facility Phases
 1st year – Complete required common area improvements.
 2nd year – Complete two arenas, and boarding for 40 horses.
 3rd year – Complete one arena, and boarding for 80 new horses.
 4th year – Complete one arena, and boarding for 80 new horses
 5th year – Complete one arena, and boarding for 100 new horses.

Clubhouse
 Commence in 2nd year, complete in 3rd year.

The project would also include the annexation of the subject site into the El Dorado Irrigation District (EID) for the provision of public water. A water line extension is required from the existing water line in Green Valley Road. Sewage disposal will be by individual septic systems.

Surrounding Land Uses and Setting:

	Zoning	General Plan	Land Use/Improvements
Site	RE-5	LDR	Agricultural/Residential
North	RE-5/RE-10/TC/RL-10	RR	Single-Family Residences
South	RE-5	LDR	Single-Family Residences
East	RE-5	LDR	Middle School Site/Undeveloped
West	RE-5	LDR	Single-Family Residences

Briefly Describe the environmental setting: The project site lies at an elevation of approximately 1,100 feet above mean sea level and is comprised of gently rolling terrain. Vegetation communities present on-site include Valley oak woodland, valley/foothill riparian, annual grassland, wet meadow and mixed chaparral. Adjacent land uses include single-family rural residences, a middle school, undeveloped lands and paved roadways. Proposed project access would involve the improvement of the existing driveway into the site from Deer Valley Road to Standard Plan 103D that requires a minimum width of 24 feet, a road through the project property, and an encroachment onto Green Valley Road that would be the primary exit. The project site contains two single family residences and several agricultural buildings.

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

El Dorado County Resource Conservation District-Grading permit review.
 State Water Resources Control Board: Storm Water Pollution Prevention Plan (SWPPP)
 El Dorado Local Agency Formation Commission (LAFCO): Annexation into EID service boundary
 El Dorado County Department of Transportation: Grading/Encroachment Permit
 El Dorado County Building Services: Building Permits
 Rescue Fire Protection District: Building Permit Review/Fire Inspections
 Air Quality Management District-Fugitive Dust Plan.
 US Army Corps of Engineers
 California Department of Housing and Community Development

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

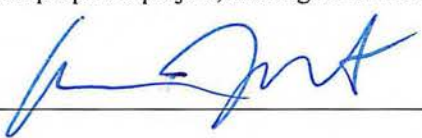
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages. The environmental factors checked below contain mitigation measures which reduce any potential impacts to a less than significant level.

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

DETERMINATION

On the basis of this initial evaluation:

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

Signature:  Date: 2/28/17
 Printed Name: Aaron Mount, Project Planner For: El Dorado County

Signature:  Date: 2/14/17

Printed Name: Lillian Macloed, Principle Planner For: El Dorado County

PROJECT DESCRIPTION

Introduction

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from the proposed equestrian center and parcel map project.

Project Description

The project is a request for a rezone from RE-5 to Recreational Facilities, Low-Intensity (RFL) for proposed parcel I, Conditional Use Permit for the equestrian facility, and Tentative Parcel Map to create two parcels.

Project Location and Surrounding Land Uses

The 146.42 acre site is located on the south side of Green Valley Road at the intersection with Deer Valley Road in the Rescue area, and is located within the Cameron Park Community Region Planning Concept Area. The project parcel is bounded on the west and south by residential land uses, to the east by a middle school, and to the north by residential/agricultural uses. The project is an area of transition from rural uses to higher density residential and educational uses. The project parcel is separated from the El Dorado Hills Community Region by five residential parcels to its west.

Adjacent projects either approved or processing but not developed:

East: TM97-1330, 244 lots, approved

North: TM07-1440, 29 lots, approved

West: TM11-1505, 714 lots, processing

Project Characteristics

1. Transportation/Circulation/Parking

The primary access to the site would be from Deer Valley Road, a private road, that connects to Green Valley Road which is County maintained. The project would also include an exit-only encroachment from the project site on to Green Valley Road. The Rescue Fire Protection District (Fire District) and the El Dorado County Transportation Division have reviewed the proposed on-site and off-site access and circulation proposed for the project. The Fire District found the proposed circulation plans to be adequate for safe emergency ingress/egress and access width and surfacing. The Transportation Division has recommended conditions of approval to assure the encroachments and off site improvements would be constructed to County standards for size, line-of-sight, turn-lane safety, and surfacing.

2. Utilities and Infrastructure

The project site is currently connected to electrical service. Domestic water service is available adjacent to the site and would require upgrading by the El Dorado Irrigation District and the Fire District when connected. Annexation into the El Dorado Irrigation District (EID) water district is required by LAFCO. Sewage disposal would be by individual septic systems as it is not economically feasible to connect to public sewer.

3. Population

The project would not be anticipated to impact population as it is not a growth inducing use.

4. Construction Considerations

Construction of the project would consist of on-site road encroachment and site fill and grading improvements, utility installation, trenching, and construction of structures.

5. CEQA Section 15183. Projects Consistent with a Community Plan or Zoning:

15183. Projects Consistent with a Community Plan or Zoning

- a. CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.
- b. In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:
 1. Are peculiar to the project or the parcel on which the project would be located,
 2. Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent,
 3. Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or
 4. Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

Project Schedule and Approvals

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

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

The project applicant would be required to obtain permits for building from Building Services, grading and encroachment permits from the Transportation Division, and an approved Dust Mitigation Plan from the Air Quality Management District. California Department of Housing and Community Development would provide a permit for the RV/trailer camping area, if necessary.

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. If the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is a fair argument that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of Mitigation Measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the Mitigation Measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significant.

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

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

Regulatory Setting:

Federal Laws, Regulations, and Policies

No federal regulations are applicable to aesthetics in relation to the proposed project.

State Laws, Regulations, and Policies

In 1963, the California State Legislature established the California Scenic Highway Program, a provision of the Streets and Highways Code, to preserve and enhance the natural beauty of California (Caltrans, 2015). The state highway system includes designated scenic highways and those that are eligible for designation as scenic highways.

There are no officially designated state scenic corridors in the vicinity of the project site.

Local Laws, Regulations, and Policies

The County has several standards and ordinances that address issues relating to visual resources. Many of these can be found in the County Zoning Ordinance (Title 130 of the County Code). The Zoning Ordinance consists of descriptions of the zoning districts, including identification of uses allowed by right or requiring a special-use permit and specific development standards that apply in particular districts based on parcel size and land use density. These development standards often involve limits on the allowable size of structures, required setbacks, and design guidelines. Included are requirements for setbacks and allowable exceptions, the location of public utility distribution and transmission lines, architectural supervision of structures facing a state highway, height limitations on structures and fences, outdoor lighting, and wireless communication facilities.

Visual resources are classified as 1) scenic resources or 2) scenic views. Scenic resources include specific features of a viewing area (or viewshed) such as trees, rock outcroppings, and historic buildings. They are specific features that act as the focal point of a viewshed and are usually foreground elements. Scenic views are elements of the broader viewshed such as mountain ranges, valleys, and ridgelines. They are usually middle ground or background elements of a viewshed that can be seen from a range of viewpoints, often along a roadway or other corridor.

A list of the county’s scenic views and resources is presented in Table 5.3-1 of the El Dorado County General Plan EIR (p. 5.3-3). This list includes areas along highways where viewers can see large water bodies (e.g., Lake Tahoe and Folsom

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Reservoir), river canyons, rolling hills, forests, or historic structures or districts that are reminiscent of El Dorado County’s heritage.

Several highways in El Dorado County have been designated by the California Department of Transportation (Caltrans) as scenic highways or are eligible for such designation. These include U.S. 50 from the eastern limits of the Government Center interchange (Placerville Drive/Forni Road) in Placerville to South Lake Tahoe, all of SR 89 within the county, and those portions of SR 88 along the southern border of the county.

Rivers in El Dorado County include the American, Cosumnes, Rubicon, and Upper Truckee rivers. A large portion of El Dorado County is under the jurisdiction of the USFS, which under the Wild and Scenic Rivers Act may designate rivers or river sections to be Wild and Scenic Rivers. To date, no river sections in El Dorado County have been nominated for or granted Wild and Scenic River status.

Discussion: A substantial adverse effect to Visual Resources would result in the introduction of physical features that are not characteristic of the surrounding development, substantially change the natural landscape, or obstruct an identified public scenic vista.

- a. Scenic Vista: The project site and vicinity is not identified by the County as a scenic view or resource (El Dorado County Planning Services, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibit 5.3-1 and Table 5.3-1). There would be no impacts anticipated.
- b. Scenic Resources: The project site is not located near any roadway that is classified as a State Scenic Highway (California Department of Transportation, California Scenic Highway Program, Officially Designated State Scenic Highways, (http://www.dot.ca.gov/hq/LandArch/scenic_highways/scenic_hwy.htm). There were no trees or historic buildings found that have been identified by submitted biological report or cultural resources study as contributing to exceptional aesthetic value at the project site. There would be no impacts anticipated.
- c. Visual Character: The Draft EIR for the General Plan identified and examined the potential impacts that implementation of the General Plan would have to the visual character of the areas of the County. Section 5.3-2 states that the County mitigate the potential significant impacts by designing new streets and roads within new developments to *minimize visual impacts, preserve rural character, and ensure neighborhood quality to the maximum extent possible consistent with the needs of emergency access, on-street parking, and vehicular and pedestrian safety*. The proposed project is designed and conditioned to provide the General Plan designated LDR land with improved access for emergency safety and on and off-site roads to facilitate on-site parking. In addition, the project clusters the development area to permit open space areas to partially buffer the facility from public view.

The proposed project would not be anticipated to degrade the visual character or quality of the site and its surroundings in ways not anticipated for lands designated by the General Plan for low density residential land uses. The recreational center is proposed for an area of the parcel that is currently partially graded. The proposed development would avoid impacts to riparian and wetland features. The property would continue to provide the natural visual character and quality that currently exist by keeping the scenic areas of the property essentially intact post construction. The project design, proposed constructions materials, and colors of the physical elements, are consistent with the rural character of the area.

General Plan polices have been adopted to mitigate aesthetic impacts to less than significant levels. Cumulative impacts were previously considered and analyzed. With full review for consistency with General Plan Policies and as designed and conditioned, impacts for the rural recreational use would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- d. Light and Glare: Section 5.3-3 of the Draft EIR for the General Plan states the potential significant impacts would be mitigated by including *design features, namely directional shielding for street lighting, parking lot lighting, and other significant lighting sources, that could reduce the effects from nighttime lighting*. If approved as proposed, the project would allow new lighting. A lighting plan and photometric evaluation have been submitted by the applicant (Exhibit Y1-7). All lighting would be fully shielded and the photometric plan shows that lighting will not negatively impact adjacent properties and is consistent with County lighting policy. Impacts would be anticipated to be less than significant.

Mitigation in the form of General Plan polices have been developed to mitigate impacts to less than significant levels for impacts associated with lighting resources. Cumulative impacts were previously considered and analyzed. As designed and conditioned, impacts from outdoor lighting would be anticipated to be less than significant.

FINDING: For the “Aesthetics” category, the thresholds of significance have not been exceeded. As conditioned and with adherence to County Code, no significant aesthetic impacts not anticipated by the General Plan for commercial uses would be anticipated from the project.

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

Regulatory Setting:

Federal Laws, Regulations, and Policies

No federal regulations are applicable to agricultural and forestry resources in relation to the proposed project.

State Laws, Regulations, and Policies

Farmland Mapping and Monitoring Program

The Farmland Mapping and Monitoring Program (FMMP), administered by the California Department of Conservation (CDC), produces maps and statistical data for use in analyzing impacts on California’s agricultural resources (CDC 2008). FMMP rates and classifies agricultural land according to soil quality, irrigation status, and other criteria. Important Farmland categories are as follows (CDC 2013a):

Prime Farmland: Farmland with the best combination of physical and chemical features able to sustain long-term agricultural production. These lands have the soil quality, growing season, and moisture supply needed to produce

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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sustained high yields. Prime Farmland must have been used for irrigated agricultural production at some time during the 4 years before the FMMP’s mapping date.

Farmland of Statewide Importance: Farmland similar to Prime Farmland, but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Farmland of Statewide Importance must have been used for irrigated agricultural production at some time during the 4 years before the FMMP’s mapping date.

Unique Farmland: Farmland of lesser quality soils used for the production of the state’s leading agricultural crops. These lands are usually irrigated but might include non-irrigated orchards or vineyards, as found in some climatic zones. Unique Farmland must have been cropped at some time during the 4 years before the FMMP’s mapping date.

Farmland of Local Importance: Land of importance to the local agricultural economy as determined by each county’s board of supervisors and a local advisory committee.

California Land Conservation Act of 1965 (Williamson Act)

The California Land Conservation Act of 1965 (commonly referred to as the Williamson Act) allows local governments to enter into contracts with private landowners for the purpose of preventing conversion of agricultural land to non-agricultural uses (CDC 2013b). In exchange for restricting their property to agricultural or related open space use, landowners who enroll in Williamson Act contracts receive property tax assessments that are substantially lower than the market rate.

Z’berg-Nejedly Forest Practice Act

Logging on private and corporate land in California is regulated by the 1973 Z’berg-Nejedly Forest Practice Act. This Act established the Forest Practice Rules (FPRs) and a politically-appointed Board of Forestry to oversee their implementation. The California Department of Forestry (CALFIRE) works under the direction of the Board of Forestry and is the lead government agency responsible for approving logging plans and for enforcing the FPRs.

Discussion: A substantial adverse effect to Agricultural Resources would occur if:

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

a&c)

Review of the Important Farmland GIS map layer for El Dorado County developed under the Farmland Mapping and Monitoring Program indicates that no areas of Prime, Unique, or Farmland of Statewide Importance would be affected by the project. However, the project site is designated as farmland of local importance. In addition, El Dorado County has established the Agricultural (-A) General Plan land use overlay for those lands conducive to agricultural use. Review of the General Plan Land Use Map for the project area indicates that the project site is designated for residential uses and is not located within or adjacent to lands designated with the (A) General Plan Land Use Overlay. As such, no existing agricultural land would be converted to non-agricultural use as a result of the proposed project.

b) The proposed project would not conflict with existing agricultural zoning in the project vicinity, and would not adversely impact any properties currently under a Williamson Act Contract.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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FINDING: It has been determined that the project would not result in any impacts to agricultural lands, or properties subject to a Williamson Act Contract. The surrounding area is developed with rural residential development. For this “Agriculture” category, the identified thresholds of significance have not been exceeded and no significant adverse environmental effects would result from the project.

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

Regulatory Setting:

Federal Laws, Regulations, and Policies

The Clean Air Act is implemented by the U.S. Environmental Protection Agency (USEPA) and sets ambient air limits, the National Ambient Air Quality Standards (NAAQS), for six criteria pollutants: particulate matter of aerodynamic radius of 10 micrometers or less (PM10), particulate matter of aerodynamic radius of 2.5 micrometers or less (PM2.5), carbon monoxide (CO), nitrogen dioxide (NO2), ground-level ozone, and lead. Of these criteria pollutants, particulate matter and ground-level ozone pose the greatest threats to human health.

State Laws, Regulations, and Policies

The California Air Resources Board (CARB) sets standards for criteria pollutants in California that are more stringent than the NAAQS and include the following additional contaminants: visibility-reducing particles, hydrogen sulfide, sulfates, and vinyl chloride. The proposed project is located within the Mountain Counties Air Basin, which is comprised of seven air districts: the Northern Sierra Air Quality Management District (AQMD), Placer County Air Pollution Control District (APCD), Amador County APCD, Calaveras County APCD, the Tuolumne County APCD, the Mariposa County APCD, and a portion of the El Dorado County AQMD, which consists of the western portion of El Dorado County. The El Dorado County Air Pollution Control District manages air quality for attainment and permitting purposes within the west slope portion of El Dorado County.

USEPA and CARB regulate various stationary sources, area sources, and mobile sources. USEPA has regulations involving performance standards for specific sources that may release toxic air contaminants (TACs), known as hazardous air pollutants (HAPs) at the federal level. In addition, USEPA has regulations involving emission criteria for off-road sources such as emergency generators, construction equipment, and vehicles. CARB is responsible for setting emission standards for vehicles sold in California and for other emission sources, such as consumer products and certain off-road equipment. CARB also establishes passenger vehicle fuel specifications.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Air quality in the project area is regulated by the El Dorado County Air Quality Management District. California Air Resources Board and local air districts are responsible for overseeing stationary source emissions, approving permits, maintaining emissions inventories, maintaining air quality stations, overseeing agricultural burning permits, and reviewing air quality-related sections of environmental documents required to comply with CEQA. The AQMD regulates air quality through the federal and state Clean Air Acts, district rules, and its permit authority. National and state ambient air quality standards (AAQS) have been adopted by the Environmental Protection Agency and State of California, respectively, for each criteria pollutant: ozone, particulate matter, carbon monoxide, nitrogen dioxide, and sulfur dioxide.

The Environmental Protection Agency and State also designate regions as “attainment” (within standards) or “nonattainment” (exceeds standards) based on the ambient air quality. The County is in nonattainment status for both federal and state ozone standards and for the state PM10 standard, and is in attainment or unclassified status for other pollutants (California Air Resources Board 2013). County thresholds are included in the chart below.

Criteria Pollutant	El Dorado County Threshold	
Reactive Organic Gasses (ROG)	82 lbs/day	
Nitrogen Oxides (NOx)	82 lbs/day	
Carbon Monoxide (CO)	8-hour average: 6 parts per million (ppm)	1-hour average: 20 ppm
Particulate Matter (PM10):	Annual geometric mean: 30 µg/m ³	24-hour average: 50 µg/m ³
Particulate Matter (PM2.5):	Annual arithmetic mean: 15 µg/m ³	24-hour average: 65 µg/m ³
Ozone	8-hour average: 0.12 ppm	1-hour average: .09

The guide includes a Table (Table 5.2) listing project types with potentially significant emissions. ROG and NOx Emissions may be assumed to not be significant if:

- The project encompasses 12 acres or less of ground that is being worked at one time during construction;
- At least one of the recommended mitigation measures related to such pollutants is incorporated into the construction of the project;
- The project proponent commits to pay mitigation fees in accordance with the provisions of an established mitigation fee program in the district (or such program in another air pollution control district that is acceptable to District); or
- Daily average fuel use is less than 337 gallons per day for equipment from 1995 or earlier, or 402 gallons per day for equipment from 1996 or later

If the project meets one of the conditions above, APCD assumed that exhaust emissions of other air pollutants from the operation of equipment and vehicles are also not significant.

For Fugitive dust (PM10), if dust suppression measures will prevent visible emissions beyond the boundaries of the project, further calculations to determine PM emissions are not necessary. For the other criteria pollutants, including CO, PM10, SO2, NO2, sulfates, lead, and H2S, a project is considered to have a significant impact on air quality if it will cause or contribute significantly to a violation of the applicable national or state ambient air quality standard(s).

Naturally occurring asbestos (NOA) is also a concern in El Dorado County because it is known to be present in certain soils and can pose a health risk if released into the air. The AQMD has adopted an El Dorado County Naturally Occurring Asbestos Review Area Map that identifies those areas more likely to contain NOA (El Dorado County 2005).

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Discussion: The El Dorado County Air Pollution Control District (APCD) has developed a Guide to Air Quality Assessment (2002) to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. A substantial adverse effect on air quality would occur if:

- Emissions of ROG and No_x will result in construction or operation emissions greater than 82lbs/day (Table 3.2);
- Emissions of PM₁₀, CO, SO₂ and No_x, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
- Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.

a) El Dorado County has adopted the *Rules and Regulations of the El Dorado County Air Pollution Control District* (February 15, 2000) establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NO_x, and O₃). The applicant provided *Springs Equestrian Center Air Quality Emissions Modeling*, prepared by KD Anderson and Associates, January 2016. According to the analysis, project related ROG emissions may be greater than the significance threshold. A condition of approval has been added to the project requiring the use of low VOC paints for the entirety of the project. With inclusion of this condition, impacts would be less than significant as all other construction and operational related emissions are below thresholds. The El Dorado County Air Quality Management District (AQMD) reviewed this analysis and concurred with this determination.

b) The AQMD reviewed the project and determined that with the implementation of five standard conditions of approval and the mitigation measure identified below, the project would have a less than significant impact on the air quality. As part of the conditions, an asbestos dust mitigation plan application must be prepared and submitted to the AQMD prior to the beginning of project construction. These measures are included as conditions of approval and would reduce any impacts in this category to a level of less than significant.

MM AQ-1 To control dust, all unpaved roadway, parking and arena surfaces shall be watered a minimum of two times per day during the operation of the equestrian center. During peak facility operation times, such as horse shows, such surfaces shall be watered a minimum of three times per day.

Monitoring Responsibility: El Dorado County Air Quality Management District (AQMD).

Monitoring: The AQMD shall spot-check watering efforts in response to any complaints from the public.

c) As stated above under Section (a) construction and operation of the proposed project would not result in cumulative impacts to the air basin. This conclusion was reached in the submitted air quality analysis and reviewed and confirmed by the AQMD.

d) Sensitive Receptors: The El Dorado County AQMD reviewed the project and identified that sensitive receptors exist in the area at the adjacent Pleasant Grove Middle School. The school would be approximately 2,000 feet from the proposed equestrian facility. AQMD Rules 214 (Architectural Coatings), 223.1 (Fugitive Dust-Construction, Bulk Material Handling, Blasting, Other Earthmoving Activities and Carryout and Trackout Prevention), 224 (Cutback and Emulsified Asphalt Paving Materials), 300 (Open Burning), and Fugitive Dust Plan, as well as regulations and standards related to pollution concentrations would be required to be implemented during project development. The site was

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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tested for Naturally Occurring Asbestos and the six test trenches tested negative. As conditioned by the AQMD, and with adherence to County Codes required during the grading, encroachment and building permit processes, the proposed project would not be anticipated to expose sensitive receptors to substantial pollutant concentrations. Impacts would be less than significant.

- e) Because of the amount of waste generated by 300 horses and the proximity of the proposed project to a school, an approved subdivision, and existing residential uses, the project has the potential to create objectionable odors affecting these neighboring land uses. Although odors generally do not pose a health risk, they can be quite unpleasant and often lead to citizen complaints to the AQMD and to the County. For projects locating near existing receptors, the determination of significance should be based on the distance and frequency at which odor complaints from the public have occurred in the vicinity of a similar facility. There are no similar facilities of the size proposed in the County however; implementation of the mitigation measures identified below would reduce any impacts in this category to a level of less than significant.

MM AQ-2 To control objectionable odors created by animal waste generated from the proposed project, the following manure management principles shall be adhered to at all times during project operation:

- Each horse stall be cleaned twice per day, seven days per week by facility staff;
- The manure and soiled bedding shall be gathered along with any waste, bedding or feed that might be in the barn aisle or pathways and hauled to the manure storage bins for haul-out;
- Storage bins shall be erected on concrete pads with a fenced perimeter and located at the site specified on the submitted site plan;
- Storage bins shall be covered at all times; and
- Storage bins shall be removed and emptied by a commercial manure removal company no less than three times per week. During peak facility operation times, such as horse shows, the storage bins shall be removed and emptied daily.

Monitoring Responsibility: El Dorado County Air Quality Management District (AQMD).

Monitoring: The AQMD shall spot-check the manure management program in response to any complaints from the public.

MM AQ-3 Odor and Dust Control Plan: The applicant shall prepare an odor and dust control plan which outlines the potential odor and dust sources and mitigation measures to be taken, both during special events and normal operation, to ensure the operation is compliant with Rule 205 Nuisance and Rule 223 Fugitive Dust. The Plan shall identify the name, title, and contact information of the person in charge of implementing the Plan. The Plan shall be maintained onsite and made available upon request.

Monitoring Responsibility: El Dorado County Air Quality Management District (AQMD).

Monitoring: The AQMD shall review and approve the odor control plan prior to initiation of any uses associated with the special use permit.

FINDING: Although the project has the potential to create significant impacts to air quality, mitigation measures have been incorporated into the project design to reduce the potentially significant impacts to a less than significant level. It was determined that a less than significant impact would result from the project in that no sensitive receptors would be adversely impacted, objectionable odors would be controlled, and the project would not obstruct the implementation of the El Dorado County California Clean Air Act Plan. Based on the inclusion of mitigation measures proposed, no significant adverse air quality impacts would result from the project.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X		
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Regulatory Setting:

Federal Laws, Regulations, and Policies

Endangered Species Act

The Endangered Species Act (ESA) (16 U.S. Code [USC] Section 1531 *et seq.*; 50 Code of Federal Regulations [CFR] Parts 17 and 222) provides for conservation of species that are endangered or threatened throughout all or a substantial portion of their range, as well as protection of the habitats on which they depend. The U.S. Fish and Wildlife Service (USFWS) and the National Marine Fisheries Service (NMFS) share responsibility for implementing the ESA. In general, USFWS manages terrestrial and freshwater species, whereas NMFS manages marine and anadromous species.

Section 9 of the ESA and its implementing regulations prohibit the “take” of any fish or wildlife species listed under the ESA as endangered or threatened, unless otherwise authorized by federal regulations. The ESA defines the term “take” to mean “harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct” (16 USC Section 1532). Section 7 of the ESA (16 USC Section 1531 *et seq.*) outlines the procedures for federal interagency cooperation to conserve federally listed species and designated critical habitats. Section 10(a)(1)(B) of the ESA provides a process by which nonfederal entities may obtain an incidental take permit from USFWS or NMFS for otherwise lawful

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activities that incidentally may result in “take” of endangered or threatened species, subject to specific conditions. A habitat conservation plan (HCP) must accompany an application for an incidental take permit.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) (16 USC, Chapter 7, Subchapter II) protects migratory birds. Most actions that result in take, or the permanent or temporary possession of, a migratory bird constitute violations of the MBTA. The MBTA also prohibits destruction of occupied nests. USFWS is responsible for overseeing compliance with the MBTA.

Bald and Golden Eagle Protection Act

The federal Bald and Golden Eagle Protection Act (16 U.S.C. 668-668c), first enacted in 1940, prohibits "taking" bald eagles, including their parts, nests, or eggs. The Act provides criminal penalties for persons who "take, possess, sell, purchase, barter, offer to sell, purchase or barter, transport, export or import, at any time or any manner, any bald eagle ... [or any golden eagle], alive or dead, or any part, nest, or egg thereof." The Act defines "take" as "pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb." The definition for "Disturb" includes injury to an eagle, a decrease in its productivity, or nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior. In addition to immediate impacts, this definition also covers impacts that result from human-induced alterations initiated around a previously used nest site during a time when eagles are not present.

Clean Water Act

Clean Water Act (CWA) section 404 regulates the discharge of dredged and fill materials into waters of the U.S., which include all navigable waters, their tributaries, and some isolated waters, as well as some wetlands adjacent to the aforementioned waters (33 CFR Section 328.3). Areas typically not considered to be jurisdictional waters include non-tidal drainage and irrigation ditches excavated on dry land, artificially irrigated areas, artificial lakes or ponds used for irrigation or stock watering, small artificial waterbodies such as swimming pools, vernal pools, and water-filled depressions (33 CFR Part 328). Areas meeting the regulatory definition of waters of the U.S. are subject to the jurisdiction of U.S. Army Corps of Engineers (USACE) under the provisions of CWA Section 404. Construction activities involving placement of fill into jurisdictional waters of the U.S. are regulated by USACE through permit requirements. No USACE permit is effective in the absence of state water quality certification pursuant to Section 401 of CWA.

Section 401 of the CWA requires an evaluation of water quality when a proposed activity requiring a federal license or permit could result in a discharge to waters of the U.S. In California, the State Water Resources Control Board (SWRCB) and its nine Regional Water Quality Control Boards (RWQCBs) issue water quality certifications. Each RWQCB is responsible for implementing Section 401 in compliance with the CWA and its water quality control plan (also known as a Basin Plan). Applicants for a federal license or permit to conduct activities that may result in the discharge to waters of the U.S. (including wetlands or vernal pools) must also obtain a Section 401 water quality certification to ensure that any such discharge will comply with the applicable provisions of the CWA.

State Laws, Regulations, and Policies

California Fish and Game Code

The California Fish and Game Code includes various statutes that protect biological resources, including the Native Plant Protection Act of 1977 (NPPA) and the California Endangered Species Act (CESA). The NPPA (California Fish and Game Code Section 1900-1913) authorizes the Fish and Game Commission to designate plants as endangered or rare and prohibits take of any such plants, except as authorized in limited circumstances.

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CESA (California Fish and Game Code Section 2050–2098) prohibits state agencies from approving a project that would jeopardize the continued existence of a species listed under CESA as endangered or threatened. Section 2080 of the California Fish and Game Code prohibits the take of any species that is state listed as endangered or threatened, or designated as a candidate for such listing. California Department of Fish and Wildlife (CDFW) may issue an incidental take permit authorizing the take of listed and candidate species if that take is incidental to an otherwise lawful activity, subject to specified conditions.

California Fish and Game Code Section 3503, 3513, and 3800 protect native and migratory birds, including their active or inactive nests and eggs, from all forms of take. In addition, Section 3511, 4700, 5050, and 5515 identify species that are fully protected from all forms of take. Section 3511 lists fully protected birds, Section 5515 lists fully protected fish, Section 4700 lists fully protected mammals, and Section 5050 lists fully protected amphibians.

Streambed Alteration Agreement

Sections 1601 to 1606 of the California Fish and Game Code require that a Streambed Alteration Application be submitted to CDFW for any activity that may substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake. As a general rule, this requirement applies to any work undertaken within the 100-year floodplain of a stream or river containing fish or wildlife resources.

California Native Plant Protection Act

The California Native Plant Protection Act (California Fish and Game Code Section 1900–1913) prohibits the taking, possessing, or sale of any plants with a state designation of rare, threatened, or endangered (as defined by CDFW). The California Native Plant Society (CNPS) maintains a list of plant species native to California that has low population numbers, limited distribution, or are otherwise threatened with extinction. This information is published in the Inventory of Rare and Endangered Plants of California (CNPS 2001). Potential impacts to populations of CNPS-listed plants receive consideration under CEQA review.

Forest Practice Act

Logging on private and corporate land in California is regulated by the Z'Berg-Nejedly Forest Practices Act (FPA), which took effect January 1, 1974. The act established the Forest Practice Rules (FPRs) and a politically-appointed Board of Forestry to oversee their implementation. The California Department of Forestry (CALFIRE) works under the direction of the Board of Forestry and is the lead government agency responsible for approving logging plans and for enforcing the FPRs. A Timber Harvest Plan (THP) must be prepared by a Registered Professional Forester (RPF) for timber harvest on virtually all non-federal land. The FPA also established the requirement that all non-federal forests cut in the State be regenerated with at least three hundred stems per acre on high site lands, and one hundred fifty trees per acre on low site lands.

Local Laws, Regulations, and Policies

The County General Plan also include policies that contain specific, enforceable requirements and/or restrictions and corresponding performance standards that address potential impacts on special-status plant species or create opportunities for habitat improvement. The El Dorado County General Plan designates the Important Biological Corridor (IBC) (Exhibits 5.12-14, 5.12-5 and 5.12-7, El Dorado County, 2003). Lands located within the overlay district are subject to the following provisions, given that they do not interfere with agricultural practices:

- Increased minimum parcel size;

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- Higher canopy-retention standards and/or different mitigation standards/thresholds for oak woodlands;
- Lower thresholds for grading permits;
- Higher wetlands/riparian retention standards and/or more stringent mitigation requirements for wetland/riparian habitat loss;
- Increased riparian corridor and wetland setbacks;
- Greater protection for rare plants (e.g., no disturbance at all or disturbance only as recommended by U.S. Fish and Wildlife Service/California Department of Fish and Wildlife);
- Standards for retention of contiguous areas/large expanses of other (non-oak or non-sensitive) plant communities;
- Building permits discretionary or some other type of “site review” to ensure that canopy is retained;
- More stringent standards for lot coverage, floor area ratio (FAR), and building height; and
- No hindrances to wildlife movement (e.g., no fences that would restrict wildlife movement).

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

- Substantially reduce or diminish habitat for native fish, wildlife or plants;
- Cause a fish or wildlife population to drop below self-sustaining levels;
- Threaten to eliminate a native plant or animal community;
- Reduce the number or restrict the range of a rare or endangered plant or animal;
- Substantially affect a rare or endangered species of animal or plant or the habitat of the species; or
- Interfere substantially with the movement of any resident or migratory fish or wildlife species.

a) A rare plant survey was completed for the subject site on June 11, 2001 to inspect the site for the presence of regionally occurring special-status species. A subsequent survey report was completed March 8, 2011. A final special status species assessment was completed October 24, 2016 that found potential habitat for additional species of concern but did not identify any new impacts. The special status species that have the potential to be located on the project site are Jepson’s onion, Sanborn’s onion, Brewer’s calandrinia, Chaparral sedge, Pine Hill ceanothus, Pine Hill soaproot, Brandegee’s clarkia, Jepson’s woolly sunflower, Boggs Lake hedge-hyssop, Sanford’s arrowhead, Hernandez bluecurls, Layne’s raqwort, Big-scale balsam root, Stebbins’ morning glory, Roderick’s buckbrush, Red Hills soaproot, Pine Hill flannelbush, El Dorado bedstraw, Bisbee Peak rush-rose, Parry’s horkelia, and El Dorado County mule-ears. The results of the plant surveys indicate that none of the above listed rare plant species occur within the Springs proposed project site. (*The Springs - Rare Plant Survey*. ECORP Consulting, Inc. August 16, 2001 and *Spring Ranch Jurisdictional Delineation and Special Status Species Assessment*, Michael Brandman Associates, March 8, 2011)

According to a biological resources report completed by ECORP Consulting, Inc. on January 5, 2001, “several elderberry shrubs were observed on-site during this field survey (Figure 3). All elderberry shrubs in the area represent potentially suitable habitat for the federally threatened Valley elderberry longhorn beetle and would require mitigation if impacted.” (*The Springs – Wetland Delineation and Special-Status Species Assessment*. ECORP Consulting, Inc. January 5, 2001.) Both studies determined there would be no impact to special status species. Review of the proposed site plan confirms that these areas within the project site would not be impacted. A pre-construction survey has been conditioned. Therefore, the project would not result in substantial adverse effects to special status species.

b&c)

According to a wetland delineation conducted by ECORP Consulting, Inc and Michael Brandman Associates, “potentially jurisdictional waters of the U.S. mapped include wetlands (31.67 acres) and other waters (2.61 acres). Other waters include the seasonal creek (0.74 acre) and intermittent drainages (1.87 acre).” (*The Springs – Wetland Delineation and Special-Status Species Assessment*. ECORP Consulting, Inc. January 5, 2001.) An updated jurisdictional delineation was produced on March 8, 2011 (*Spring Ranch Jurisdictional Delineation and Special Status*

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Species Assessment, Michael Brandman Associates, March 8, 2011). The updated report shows a total 10.9161 acres of jurisdictional wetland features. The difference in wetland acreages is the subject of a violation discussed below that is outside of the development area. No wetland features would be directly impacted by this project because the applicant submitted a revised site plan demonstrating compliance with General Plan Policy 7.3.3.4 which requires a 50-foot setback from wetlands and intermittent streams. As such, the delineated jurisdictional features and potential riparian habitat would not be impacted and compliance with General Plan Policy 7.3.3.4 would reduce potential impacts to a level of less than significant.

A notice of violation was issued by the US Army Corps of Engineers (USACE) on August 30, 2012 stating that fill had been discharged into waters of the US on proposed Parcel 2. A letter was issued by the USACE on April 24, 2013 stating that the project may proceed, as development on proposed Parcel 1 does not propose any impacts to wetlands. The cease and desist order would still be in place for Parcel 2 as shown on the proposed parcel map.

- d) Review of the most recent Planning Services GIS *Deer Ranges Map* (January 2002) indicates that there are no mapped deer migration corridors within the project site. The project will not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with any established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites with implementation of the following mitigation measure:

MM BIO-1:

Pre-construction Survey Required: If construction begins outside the February 1 to August 31 breeding season, there will be no need to conduct a preconstruction survey for active nests. If construction is scheduled to begin between February 1 and August 31 then a qualified biologist shall conduct a preconstruction survey for active nests at the construction site. In order to avoid take (Fish and Game Code (FGC) Section 86) of protected birds and raptors (FGC Section 3503, 3503.5, 3511, and 3513), a pre-construction bird and raptor nest survey shall be conducted within 10 days prior to the beginning of construction activities by a California Department of Fish and Wildlife (CDFW) approved biologist in order to identify active nests in the project site vicinity. The results of the survey shall be submitted to CDFW. If active raptor nests are found, a quarter-mile (1320 feet) initial temporary nest disturbance buffer shall be established. If active passerine nests are found, a two hundred foot (500 feet for special status species) initial temporary nest disturbance buffer shall be established. If project related activities within the temporary nest disturbance buffer are determined to be necessary during the nesting season, then an on-site biologist/monitor experienced with the species' behavior shall be retained by the project proponent to monitor the nest, and shall, along with the project proponent, consult with the CDFW to determine the best course of action necessary to avoid nest abandonment or take of individuals. Work may be allowed to proceed within the temporary nest disturbance buffer if birds/raptors are not exhibiting agitated behavior such as defensive flights at intruders, getting up from a brooding position, or flying off the nest. The designated on-site biologist/monitor shall be on-site daily if necessary while construction related activities are taking place and shall have the authority to stop work if birds/raptors are exhibiting agitated behavior. In consultation with the CDFW and depending on the behavior of the birds/raptors, over time it may be determined that the on-site biologist/monitor may no longer be necessary due to the birds'/raptors' acclimation to construction related activities.

Monitoring Responsibility: Planning Services.

Monitoring Requirement: The applicant shall conduct all construction activities outside the nesting season or perform a pre-construction survey and obtain all necessary permits prior to initiation of construction activities. This requirement shall be placed on all grading plans. Planning Services shall review the surveys prior to issuance of a grading permit and/or removal of any trees within the entire project parcel.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- e) The project does not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Policy 7.4.4.4 establishes the native oak tree canopy retention and replacement standards. Impacts to oak woodlands have been addressed in the El Dorado County General Plan EIR, available for review online at <http://co.el-dorado.ca.us/Planning/GeneralPlanEIR.htm> or at El Dorado County Planning Services offices located at 2850 Fairlane Court, Placerville, CA, 95667. Mitigation in the form of General Plan policies has been developed to mitigate impacts to less than significant levels. In this instance, adherence to General Plan Policy 7.4.4.4 and measures contained within the Interim Interpretive Guidelines, adopted on November 9, 2006 and as revised October 12, 2007, would mitigate impacts to oak woodland to less than significant levels.

The submitted revised *Proposed Oak Tree Mitigation Plan for the Springs Ranch Equestrian Center*, (Kurt Stegen, March 7 2012), reported that the oak woodland canopy currently covers approximately 19.05 percent of the project site (27.9 acres). Under General Plan Policy 7.4.4.4, Option A, 90 percent of the existing canopy must be retained. The project requires that the applicant submit and implement an oak tree survey preservation and replacement plan retaining 90 percent of the healthy oak canopy on site and demonstrating that any healthy oak canopy that has been removed has been replaced at a minimum replacement ratio of 1:1 in accordance with the Interim Interpretive Guidelines. The project proposes to retain 94.52 percent of the existing oak canopy. Consistency with General Plan Policy 7.4.4.4 and measures contained within the Interim Interpretive Guidelines would mitigate impacts to oak woodland to less than significant levels.

- f) The project site is not within the boundaries of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional or state habitat conservation plan. No conflicts from the project to these plans would occur.

FINDING: Based on the information discussed above, potential impacts to biological resources are considered to be less than significant with the implementation of mitigation measure MM BIO-1 and standard conditions of approval regarding replacement of oak canopy and adherence to the wetland and intermittent stream setbacks required under General Plan Policy 7.3.3.4. Therefore, the established thresholds for significance in the “Biological Resources” category would not be exceeded.

V. CULTURAL RESOURCES. <i>Would the project:</i>				
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?		X		
b. Cause a substantial adverse change in the significance of archaeological resource pursuant to Section 15064.5?		X		
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d. Disturb any human remains, including those interred outside of formal cemeteries?		X		

Regulatory Setting:

Federal Laws, Regulations, and Policies

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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The National Register of Historic Places

The National Register of Historic Places (NRHP) is the nation’s master inventory of known historic resources. The NRHP is administered by the National Park Service and includes listings of buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. The criteria for listing in the NRHP include resources that:

- A. Are associated with events that have made a significant contribution to the broad patterns of history (events);
- B. Are associated with the lives of persons significant in our past (persons);
- C. Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction (architecture); or
- D. Have yielded or may likely yield information important in prehistory or history (information potential).

State Laws, Regulations, and Policies

California Register of Historical Resources

Public Resources Code Section 5024.1 establishes the CRHR. The register lists all California properties considered to be significant historical resources. The CRHR includes all properties listed as or determined to be eligible for listing in the National Register of Historic Places (NRHP), including properties evaluated under Section 106 of the National Historic Preservation Act. The criteria for listing are similar to those of the NRHP. Criteria for listing in the CRHR include resources that:

- 1. Are associated with the events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
- 2. Are associated with the lives of persons important in our past;
- 3. Embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possess high artistic values; or
- 4. Have yielded, or may be likely to yield, information important in prehistory or history.

The regulations set forth the criteria for eligibility as well as guidelines for assessing historical integrity and resources that have special considerations.

The California Register of Historic Places

The California Register of Historic Places (CRHP) program encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding and affords certain protections under the California Environmental Quality Act. The criteria for listing in the CRHP include resources that:

- A. Are associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
- B. Are associated with the lives of persons important to local, California or national history.
- C. Embody the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
- D. Have yielded, or have the potential to yield, information important to the prehistory or history of the local area, California or the nation.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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The State Office of Historic Preservation sponsors the California Historical Resources Information System (CHRIS), a statewide system for managing information on the full range of historical resources identified in California. CHRIS provides an integrated database of site-specific archaeological and historical resources information. The State Office of Historic Preservation also maintains the California Register of Historical Resources (CRHR), which identifies the State’s architectural, historical, archeological and cultural resources. The CRHR includes properties listed in or formally determined eligible for the National Register and lists selected California Registered Historical Landmarks.

Public Resources Code (Section 5024.1[B]) states that any agency proposing a project that could potentially impact a resource listed on the CRHR must first notify the State Historic Preservation Officer, and must work with the officer to ensure that the project incorporates “prudent and feasible measures that will eliminate or mitigate the adverse effects.”

California Health and Safety Code Section 7050.5 requires that, in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.

Section 5097.98 of the California Public Resources Code stipulates that whenever the commission receives notification of a discovery of Native American human remains from a county coroner pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, it shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The decedents may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American remains and may recommend to the owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and any associated grave goods. The descendants shall complete their inspection and make their recommendation within 24 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

CEQA and CEQA Guidelines

Section 21083.2 of CEQA requires that the lead agency determine whether a project may have a significant effect on unique archaeological resources. A unique archaeological resource is defined in CEQA as an archaeological artifact, object, or site about which it can be clearly demonstrated that there is a high probability that it:

- Contains information needed to answer important scientific research questions, and there is demonstrable public interest in that information;
- Has a special or particular quality, such as being the oldest of its type or the best available example of its type; or
- Is directly associated with a scientifically recognized important prehistoric or historic event or person.
- Although not specifically inclusive of paleontological resources, these criteria may also help to define “a unique paleontological resource or site.”

Measures to avoid, conserve, preserve, or mitigate significant effects on these resources are also provided under CEQA Section 21083.2.

Section 15064.5 of the CEQA Guidelines notes that “a project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.” Substantial

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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adverse changes include physical changes to the historic resource or to its immediate surroundings, such that the significance of the historic resource would be materially impaired. Lead agencies are expected to identify potentially feasible measures to mitigate significant adverse changes in the significance of a historic resource before they approve such projects. Historic resources are those that are:

- listed in, or determined to be eligible for listing in, the California Register of Historical Resources (CRHR) (Public Resources Code Section 5024.1[k]);
- included in a local register of historic resources (Public Resources Code Section 5020.1) or identified as significant in an historic resource survey meeting the requirements of Public Resources Code Section 5024.1(g); or
- determined by a lead agency to be historically significant.

CEQA Guidelines Section 15064.5 also prescribes the processes and procedures found under Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.95 for addressing the existence of, or probable likelihood of, Native American human remains, as well as the unexpected discovery of any human remains within the project site. This includes consultation with the appropriate Native American tribes.

CEQA Guidelines Section 15126.4 provides further guidance about minimizing effects to historical resources through the application of mitigation measures. Mitigation measures must be legally binding and fully enforceable.

The lead agency having jurisdiction over a project is also responsible to ensure that paleontological resources are protected in compliance with CEQA and other applicable statutes. Paleontological and historical resource management is also addressed in Public Resources Code Section 5097.5, "Archaeological, Paleontological, and Historical Sites." This statute defines as a misdemeanor any unauthorized disturbance or removal of a fossil site or remains on public land and specifies that state agencies may undertake surveys, excavations, or other operations as necessary on state lands to preserve or record paleontological resources. This statute would apply to any construction or other related project impacts that would occur on state-owned or state-managed lands. The County General Plan contains policies describing specific, enforceable measures to protect cultural resources and the treatment of resources when found.

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

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

a, b, & d)

The applicant submitted *Cultural Resources Assessment For The Springs Equestrian Center El Dorado County, California* prepared by Peak & Associates, Inc. July 8, 2005. The project area contains two prehistoric period resources, first recorded in 1988 by Peak and Associates and identified as PA-88-50 and PA-88-51: a village site with a home constructed on the site, and a complex of bedrock mortar stations. As proposed, no development would occur within these two areas. One of the two sites is significant and requires a notice of restriction to be placed on the property to ensure that any disturbance within the

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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identified resource area is inspected by an archaeologist. Implementation of the mitigation measures identified below would reduce any impacts in this category to a level of less than significant.

- MM CR-1** To ensure protection of archaeological site identified as PA-88-51, the following measures shall be adhered to at all times during project operation and prior to filing of the map:
- The site shall be identified on the recorded Parcel Map as a 100-foot buffer from the known resource;
 - The site shall be labeled as a non-disturbance area on the recorded Parcel Map;
 - Any access routes for construction, and staging areas, need to be determined in advance as well as any direct impact areas. All access and staging should be limited to the delineated areas to avoid any impact to the resources;
 - Short term measures shall include the installation of orange fencing during any grading or construction near the resources.; and
 - A notice of restriction shall be recorded noting the site and have the following restrictions: No subsurface excavations should be allowed for any reason within the deposit: no new landscaping or building alterations or features should be permitted, as further excavations could damage the site and expose human remains. If subsurface work is required for maintenance of the home such as replacing a utility line, the replacement should only occur within an existing trench line with monitoring by a cultural resource professional and a Native American representative to ensure that no new portion of the site is disturbed.
 - Any ground disturbance associated with the onsite roadway within the non-disturbance area shall be monitored by a cultural resource professional.

Monitoring Responsibility: Planning Services.

Monitoring: Planning Services shall review the final Parcel Map and notice of restriction before recording and shall review any grading or building plans before permit issuance to ensure protection of the archaeological site.

- MM CR-2** To ensure protection of archaeological site identified as PA-88-50, the following measures shall be adhered to at all times during project operation and prior to filing of the map:
- The site shall be identified on the recorded Parcel Map as it is shown on the Tentative Parcel Map;
 - The site shall be labeled as a non-disturbance area on the recorded Parcel Map;
 - Any access routes for construction, and staging areas, need to be determined in advance as well as any direct impact areas. All access and staging should be limited to the delineated areas to avoid any impact to the resources;
 - Short term measures shall include the installation of orange fencing during any grading or construction near the resources.; and
 - Long term protection for the bedrock mortar site should include permanent fencing to deter access. A split rail or post and cable fence might be most effective for this purpose.
 - This area shall be available for reburial of cultural resources and possible human remains, if found within the project parcel. Reburial on this site shall be consistent with the required treatment plan.

Monitoring Responsibility: Planning Services.

Monitoring: Planning Services shall review the final Parcel Map before recording and shall review any grading or building plans before permit issuance to ensure protection of the archaeological site.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Public comment was received at the July 26, 2012 Planning Commission hearing that there was a possibility of a cemetery located on the project parcel. A recently published book on the history of Rescue contains a map showing a theoretical location of the Green Springs Cemetery within the project parcel. The potential for the cemetery was investigated by the archaeologist that produced the cultural resource report for the project. The applicant submitted *The Green Springs Cemetery, Proposed Springs Equestrian Center, El Dorado County, California*, (Peak & Associates, Inc., August 7, 2013). The report concludes that “There were some early burials somewhere on the Green Springs property. It is not known if the burials totaled six, making the site a cemetery under California State law. The specific location of the cemetery within the project boundaries cannot be discerned. There is no physical evidence of the cemetery apparent.” The following recommendation was proposed:

“There is a possibility that graves related to the burials of the Hitchcock family members and possibility also for graves of patrons of the Green Springs House who died at the site. There is no way to discern a specific location within a ranch that totaled 320 acres at one point. As a result, care must be taken during any excavation work related to the project. Construction personnel should be advised that the discovery of graves or a cemetery is possible; an active plan should be provided to all personnel on the site. The plan should describe the actions to be undertaken by the crew in the event of a discovery of bone or possible bone: including work stoppage; notification of the El Dorado County Coroner for an on-site investigation; and possible re-design or formal excavation and removal of the burials by an archeologist or anthropologist.”

- MM CR-3** To ensure protection of possible grave sites, the following measures shall be adhered to at all times during project operation and prior to filing of the map:
- The area shown on Exhibit Z shall be shown on the recorded Parcel Map as designated by the project’s archaeologist as having the highest potential for a cemetery;
 - A note shall be placed on the map that an archaeologist must be on-site if grading is to take place within the defined area;

Monitoring Responsibility: Planning Services.

Monitoring: Planning Services shall review the final Parcel Map before recording and shall review any grading or building plans before issuance to ensure protection of the potential cultural resource.

- c) Cultural resource analysis includes the potential for discovery/disturbance of paleontological resources. However, due to characteristics of the geologic formation of the County, the potential for such resources are localized in the Mehrten Formation comprising thick accumulations of sedimentary rocks. Under the 2004 General Plan EIR, this formation was mapped and found to be in areas east of Placerville. As such, the project site does not lie within this formation and the potential for discovery of paleontological resources are less than significant.

FINDING: Although the project has the potential to impact sub-surface cultural or historic resources, or disturb human remains located outside of a designated cemetery, the application of the mitigation measures proposed, no significant adverse environmental effects would result from the project.

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

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

Regulatory Setting:

Federal Laws, Regulations, and Policies

National Earthquake Hazards Reduction Act

The National Earthquake Hazards Reduction Act of 1977 (Public Law 95-124) and creation of the National Earthquake Hazards Reduction Program (NEHRP) established a long-term earthquake risk-reduction program to better understand, predict, and mitigate risks associated with seismic events. The following four federal agencies are responsible for coordinating activities under NEHRP: USGS, National Science Foundation (NSF), Federal Emergency Management Agency (FEMA), and National Institute of Standards and Technology (NIST). Since its inception, NEHRP has shifted its focus from earthquake prediction to hazard reduction. The current program objectives (NEHRP 2009) are to:

1. Develop effective measures to reduce earthquake hazards;
2. Promote the adoption of earthquake hazard reduction activities by federal, state, and local governments; national building standards and model building code organizations; engineers; architects; building owners; and others who play a role in planning and constructing buildings, bridges, structures, and critical infrastructure or "lifelines";
3. Improve the basic understanding of earthquakes and their effects on people and infrastructure through interdisciplinary research involving engineering; natural sciences; and social, economic, and decision sciences; and
4. Develop and maintain the USGS seismic monitoring system (Advanced National Seismic System); the NSF-funded project aimed at improving materials, designs, and construction techniques (George E. Brown Jr. Network for Earthquake Engineering Simulation); and the global earthquake monitoring network (Global Seismic Network).

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Implementation of NEHRP objectives is accomplished primarily through original research, publications, and recommendations and guidelines for state, regional, and local agencies in the development of plans and policies to promote safety and emergency planning.

State Laws, Regulations, and Policies

Alquist–Priolo Earthquake Fault Zoning Act

The Alquist–Priolo Earthquake Fault Zoning Act (Public Resources Code Section 2621 *et seq.*) was passed to reduce the risk to life and property from surface faulting in California. The Alquist–Priolo Act prohibits construction of most types of structures intended for human occupancy on the surface traces of active faults and strictly regulates construction in the corridors along active faults (earthquake fault zones). It also defines criteria for identifying active faults, giving legal weight to terms such as “active,” and establishes a process for reviewing building proposals in and adjacent to earthquake fault zones. Under the Alquist-Priolo Act, faults are zoned and construction along or across them is strictly regulated if they are “sufficiently active” and “well defined.” Before a project can be permitted, cities and counties are required to have a geologic investigation conducted to demonstrate that the proposed buildings would not be constructed across active faults.

Historical seismic activity and fault and seismic hazards mapping in the project vicinity indicate that the area has relatively low potential for seismic activity (El Dorado County 2003). No active faults have been mapped in the project area, and none of the known faults have been designated as an Alquist-Priolo Earthquake Fault Zone.

Seismic Hazards Mapping Act

The Seismic Hazards Mapping Act of 1990 (Public Resources Code Sections 2690–2699.6) establishes statewide minimum public safety standards for mitigation of earthquake hazards. While the Alquist–Priolo Act addresses surface fault rupture, the Seismic Hazards Mapping Act addresses other earthquake-related hazards, including strong ground shaking, liquefaction, and seismically induced landslides. Its provisions are similar in concept to those of the Alquist–Priolo Act. The state is charged with identifying and mapping areas at risk of strong ground shaking, liquefaction, landslides, and other seismic hazards, and cities and counties are required to regulate development within mapped seismic hazard zones. In addition, the act addresses not only seismically induced hazards but also expansive soils, settlement, and slope stability.

Mapping and other information generated pursuant to the SHMA is to be made available to local governments for planning and development purposes. The State requires: (1) local governments to incorporate site-specific geotechnical hazard investigations and associated hazard mitigation, as part of the local construction permit approval process; and (2) the agent for a property seller or the seller if acting without an agent, must disclose to any prospective buyer if the property is located within a Seismic Hazard Zone. Under the Seismic Hazards Mapping Act, cities and counties may withhold the development permits for a site within seismic hazard zones until appropriate site-specific geologic and/or geotechnical investigations have been carried out and measures to reduce potential damage have been incorporated into the development plans.

California Building Standards Code

Title 24 CCR, also known as the California Building Standards Code (CBC), specifies standards for geologic and seismic hazards other than surface faulting. These codes are administered and updated by the California Building Standards Commission. CBC specifies criteria for open excavation, seismic design, and load-bearing capacity directly related to construction in California.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- Allow substantial development of structures or features in areas susceptible to seismically induced hazards such as groundshaking, liquefaction, seiche, and/or slope failure where the risk to people and property resulting from earthquakes could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards;
- Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or
- Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.

a) According to the Fault Activity Map of California and Adjacent Areas (Jennings, 1994) and the Peak Acceleration from Maximum Credible Earthquakes in California (CDMG, 1992), no active faults or Earthquake Fault Zones (Special Studies Zones) are located on the project site and as shown in the Division of Mines and Geology’s publication, *Fault Rupture Hazard Zones in California*, there are no Alquist-Priolo Special Studies Zones mapped on the west slope of El Dorado County. In addition, the geotechnical engineering study did not find any evidence of Holocene faulting on the project site. (*Springs Equestrian Center 2400 Green Valley Road Rescue, El Dorado County, California Geotechnical Engineering Study*. Youngdahl Consulting Group, Inc. November 30, 2004). The impacts from fault ruptures, seismically induced ground shaking, or seismic ground failure or liquefaction are considered to be less than significant. Any potential impact caused by locating structures in the project area would be offset by compliance with the Uniform Building Code earthquake standards. The project is not located in an area with significant topographic variation in slope. Therefore, the potential for mudslides or landslides is less than significant.

b-d) The geotechnical study found that the site is suitable for the proposed improvements. (*Springs Equestrian Center 2400 Green Valley Road Rescue, El Dorado County, California Geotechnical Engineering Study*. Youngdahl Consulting Group, Inc. November 30, 2004). Construction activities associated with the proposed project may result in substantial soil erosion or the loss of topsoil. Vegetation removal, grading, and excavation would expose barren soil and, therefore, create the potential for soil erosion or loss of topsoil. However, all grading must be in compliance with the El Dorado County Grading, Erosion, and Sediment Control Ordinance which will reduce any potentially significant impact to a less than significant level. Additionally, project construction activities would be required to obtain coverage under the General Permit for Construction Activities issued to the State Water Resources Control Board. To obtain coverage, the project applicant would be required to prepare and implement a Storm Water Pollution Prevention Plan (SWPPP), which identifies BMPs to control erosion to the maximum extent feasible. The development area contains Rescue series soils which have a low shrink-swell potential. Adherence to the applicable sections with the Uniform Building Code would reduce any potentially significant impacts from expansive soils to less than significant.

e) The proposed project would be served by septic systems as it was determined that a connection to a sewer system would be cost prohibitive (See Section XVII.b). A septic analysis was submitted by the applicant and concluded that there are feasible sites for septic systems required for the office/retail building and horse washing stations (Attachment 12). The County Environmental Management Department has reviewed the applicant’s proposal and has determined that the site is suitable for septic systems. No impacts would occur.

FINDING: No significant impacts would result from geological or seismological anomalies on the project site. The site does not contain expansive soils or other characteristics that would result in significant impacts. For the “Geology and Soils” category, established thresholds would not be exceeded by development of the project and no significant adverse geologic impacts would result from the project.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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VII. GREENHOUSE GAS EMISSIONS. <i>Would the project:</i>			
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-b. Generate Greenhouse Gas Emissions and Policy:

Background/Science

Cumulative greenhouse gases (GHG) emissions are believed to contribute to an increased greenhouse effect and global climate change, which may result in sea level rise, changes in precipitation, habitat, temperature, wildfires, air pollution levels, and changes in the frequency and intensity of weather-related events. While criteria pollutants and toxic air contaminants are pollutants of regional and local concern (see Section III. Air Quality above); GHG are global pollutants. The primary land-use related GHG are carbon dioxide (CO₂), methane (CH₄) and nitrous oxides (N₂O). The individual pollutant's ability to retain infrared radiation represents its "global warming potential" and is expressed in terms of CO₂ equivalents; therefore CO₂ is the benchmark having a global warming potential of 1. Methane has a global warming potential of 21 and thus has a 21 times greater global warming effect per metric ton of CH₄ than CO₂. Nitrous Oxide has a global warming potential of 310. Emissions are expressed in annual metric tons of CO₂ equivalent units of measure (i.e., MTCO₂e/yr). The three other main GHG are Hydrofluorocarbons, Perfluorocarbons, and Sulfur Hexafluoride. While these compounds have significantly higher global warming potentials (ranging in the thousands), all three typically are not a concern in land-use development projects and are usually only used in specific industrial processes.

GHG Sources

The primary man-made source of CO₂ is the burning of fossil fuels; the two largest sources being coal burning to produce electricity and petroleum burning in combustion engines. The primary sources of man-made CH₄ are natural gas systems losses (during production, processing, storage, transmission and distribution), enteric fermentation (digestion from livestock) and landfill off-gassing. The primary source of man-made N₂O is agricultural soil management (fertilizers), with fossil fuel combustion a very distant second. In El Dorado County, the primary source of GHG is fossil fuel combustion mainly in the transportation sector (estimated at 70 percent of countywide GHG emissions). A distant second are residential sources (approximately 20 percent), and commercial/industrial sources are third (approximately 7 percent). The remaining sources are waste/landfill (approximately 3 percent) and agricultural (<1 percent).

Regulation

In September 2006, Governor Arnold Schwarzenegger signed Assembly Bill (AB) 32, the *California Climate Solutions Act of 2006* (Stats. 2006, ch. 488) (Health & Safety Code, Section 38500 et seq.). AB 32 requires a statewide GHG emissions reduction to 1990 levels by the year 2020. AB 32 requires the California Air Resources Board (CARB) to implement and enforce the statewide cap. When AB 32 was signed, California's annual GHG emissions were estimated at 600 million metric tons of CO₂ equivalent (MMTCO₂e) while 1990 levels were estimated at 427 MMTCO₂e. Setting 427 MMTCO₂e as the emissions target for 2020, current (2006) GHG emissions levels must be reduced by 29 percent. CARB adopted the AB

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32 Scoping Plan¹ in December 2008 establishing various actions the state would implement to achieve this reduction. The Scoping Plan recommends a community-wide GHG reduction goal for local governments of 15 percent.

In June 2008, the California Governor’s Office of Planning and Research’s (OPR) issued a Technical Advisory² providing interim guidance regarding a proposed project’s GHG emissions and contribution to global climate change. In the absence of adopted local or statewide thresholds, OPR recommends the following approach for analyzing GHG emissions: Identify and quantify the project’s GHG emissions, assess the significance of the impact on climate change; and if the impact is found to be significant, identify alternatives and/or Mitigation Measures that would reduce the impact to less-than-significant levels.³

Analysis Methodology

El Dorado County Air Quality Management District (EDCAQMD) prefers the use of the California Emissions Estimator Model (CalEEMod) for quantification of project-related GHG and criteria pollutant emissions. CalEEMod is a statewide model providing a uniform GHG analysis platform for government agencies, land use planners, and environmental professionals. It quantifies direct emissions from construction and operation (including vehicle use), and indirect emissions from energy use, solid waste disposal, vegetation planting and/or removal, and water use. The software incorporates the most recent vehicle emission factors from the Emission Factors (EMFAC) model provided by CARB, and average trip generation factors published by the Institute of Transportation Engineers (ITE). The model uses and quantifies mitigation measures reduction benefits found in the California Air Pollution Control Officers Association’s (CAPCOA) document *Quantifying Greenhouse Gas Mitigation Measures*⁴, and is accepted by CARB. However, CalEEMod Version 2011.1.1 only accounts for energy efficiency requirements in Title 24 Building Code, year 2008. Therefore, estimated GHG emissions may be overstated.

Impact Significance Criteria

CEQA does not provide clear direction on addressing climate change. It requires lead agencies identify project GHG emissions impacts and their “significance,” but is not clear what constitutes a “significant” impact. As stated above, GHG impacts are inherently cumulative, and since no single project could cause global climate change, the CEQA test is if impacts are “cumulatively considerable.” Not all projects emitting GHG contribute significantly to climate change. CEQA authorizes reliance on previously approved plans (i.e., a Climate Action Plan (CAP), etc.) and mitigation programs adequately analyzing and mitigating GHG emissions to a less than significant level. “Tiering” from such a programmatic-level document is the preferred method to address GHG emissions. El Dorado County does not have an adopted CAP or similar program-level document; therefore, the project’s GHG emissions must be addressed at the project-level.

Unlike thresholds of significance established for criteria air pollutants in EDCAQMD’s *Guide to Air Quality Assessment* (February 2002) (“CEQA Guide”),⁵ the District has not adopted GHG emissions thresholds for land use development projects. In the absence of County adopted thresholds, EDCAQMD recommends using the adopted thresholds of other lead agencies which are based on consistency with the goals of AB 32. Since climate change is a global problem and the location of the individual source of GHG emissions is somewhat irrelevant, it’s appropriate to use thresholds established by other jurisdictions as a basis for impact significance determinations. Projects exceeding these thresholds would have a potentially

¹ AB 32 Scoping Plan: http://www.arb.ca.gov/cc/scopingplan/document/adopted_scoping_plan.pdf

² OPR Technical Advisory: CEQA and Climate Change: <http://opr.ca.gov/docs/june08-ceqa.pdf>

³ California Energy Commission. 2006. *Inventory of California Greenhouse Gas Emissions and Sinks: 1990 to 2004*. (Staff Final Report). <http://www.energy.ca.gov/2006publications/CEC-600-2006-013/CEC-600-2006-013-SF.PDF>

⁴ CAPCOA Guide (August 2010): <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>

⁵ EDCAQMD CEQA Guide: http://edcgov.us/Government/AirQualityManagement/Guide_to_Air_Quality_Assessment.aspx

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significant impact and be required to mitigate those impacts to a less than significant level. Until the County adopts a CAP consistent with CEQA Guidelines Section 15183.5, and/or establishes GHG thresholds, the County will follow an interim approach to evaluating GHG emissions utilizing significance criteria adopted by the San Luis Obispo Air Pollution Control District (SLOAPCD) to determine the significance of GHG emissions.

These thresholds are summarized below:

Significance Determination Thresholds	
GHG Emission Source Category	Operational Emissions
Non-stationary Sources	1,100 MTCO ₂ e/yr OR 4.9 MT CO ₂ e/SP/yr
Stationary Sources	10,000 MTCO ₂ e/yr

SP = service population, which is resident population plus employee population of the project

Project Emissions Analysis

Development of the equestrian facility would result in uses typically associated with a recreational development located within a Community Region Planning Concept area.

The proposed project’s short-term construction-related GHG emissions and long-term operational project GHG emissions were estimated using CalEEMod. The applicant provided *Springs Equestrian Center Air Quality Emissions Modeling*, prepared by KD Anderson and Associates, January 2016.

Short-Term (Construction) GHG Emissions

Construction emissions were computed for an approximate four year construction period. Construction phases in CalEEMod include demolition, site preparation, grading, building construction, paving, and architectural coating. The various construction emissions default values provided by CalEEMod were used unless stated otherwise.

The CalEEMod results show the project will have Operational emissions of 692.34 metric tons of CO₂ equivalent per year (MTCO₂e/yr). This amount is less than the 1,100 MT/year significance threshold.

Long-Term (Operational) GHG Emissions

The long-term project operational GHG emissions estimate incorporates potential area source and vehicle emissions, utility, water usage, wastewater and solid waste generation emissions. In order to present a worst-case scenario, the proposed project’s construction-related GHG emissions have been amortized over the lifetime of the project (in this case, 20 years) and included with the operational GHG emissions results in 1,041.86 MTCO₂e/yr total project. The interim threshold the County is using is 1,100 MTCO₂e/yr, so the project is well under that. Therefore, project GHG impacts would be less than significant, and no further mitigations would be required.

Conclusion

Short-term construction GHG emissions are a one-time release of GHG and are not expected to significantly contribute to global climate change over the lifetime of the proposed project. Construction emissions have been included with the operational emissions in order to present a worst-case scenario. While the project does not require GHG emissions mitigation, the project does incorporate various features consistent with those mitigation measures suggested by the Office of

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the Attorney General and the California Air Pollution Control Officers Association (CAPCOA) such as providing open space. Finally, future structural development of the site will be required to comply with the 2014 California Green Building Standards Code (CALGreen Code), which includes measures to increase the energy efficiency of buildings. Therefore, the proposed project's GHG emissions would be less than significant.

FINDING: For this "Greenhouse Gas Emissions" category, as conditioned, and with adherence to County Code, impacts would be anticipated to be less than significant.

VIII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

Regulatory Setting:

Hazardous materials and hazardous wastes are subject to extensive federal, state, and local regulations to protect public health and the environment. These regulations provide definitions of hazardous materials; establish reporting requirements; set guidelines for handling, storage, transport, and disposal of hazardous wastes; and require health and safety provisions for workers and the public. The major federal, state, and regional agencies enforcing these regulations are USEPA and the Occupational Safety and Health Administration (OSHA); California Department of Toxic Substances Control (DTSC); California Department of Industrial Relations, Division of Occupational Safety and Health (Cal/OSHA); California Governor's Office of Emergency Services (Cal OES); and EDCAPCD.

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Federal Laws, Regulations, and Policies

Comprehensive Environmental Response, Compensation, and Liability Act

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, also called the Superfund Act; 42 USC Section 9601 *et seq.*) is intended to protect the public and the environment from the effects of past hazardous waste disposal activities and new hazardous material spills. Under CERCLA, USEPA has the authority to seek the parties responsible for hazardous materials releases and to ensure their cooperation in site remediation. CERCLA also provides federal funding (through the “Superfund”) for the remediation of hazardous materials contamination. The Superfund Amendments and Reauthorization Act of 1986 (Public Law 99-499) amends some provisions of CERCLA and provides for a Community Right-to-Know program.

Resource Conservation and Recovery Act

The Resource Conservation and Recovery Act of 1976 (RCRA; 42 USC Section 6901 *et seq.*), as amended by the Hazardous and Solid Waste Amendments of 1984, is the primary federal law for the regulation of solid waste and hazardous waste in the United States. These laws provide for the “cradle-to-grave” regulation of hazardous wastes, including generation, transportation, treatment, storage, and disposal. Any business, institution, or other entity that generates hazardous waste is required to identify and track its hazardous waste from the point of generation until it is recycled, reused, or disposed of.

USEPA has primary responsibility for implementing RCRA, but individual states are encouraged to seek authorization to implement some or all RCRA provisions. California received authority to implement the RCRA program in August 1992. DTSC is responsible for implementing the RCRA program in addition to California’s own hazardous waste laws, which are collectively known as the Hazardous Waste Control Law.

Energy Policy Act of 2005

Title XV, Subtitle B of the Energy Policy Act of 2005 (the Underground Storage Tank Compliance Act of 2005) contains amendments to Subtitle I of the Solid Waste Disposal Act, the original legislation that created the Underground Storage Tank (UST) Program. As defined by law, a UST is “any one or combination of tanks, including pipes connected thereto, that is used for the storage of hazardous substances and that is substantially or totally beneath the surface of the ground.” In cooperation with USEPA, SWRCB oversees the UST Program. The intent is to protect public health and safety and the environment from releases of petroleum and other hazardous substances from tanks. The four primary program elements include leak prevention (implemented by Certified Unified Program Agencies [CUPAs], described in more detail below), cleanup of leaking tanks, enforcement of UST requirements, and tank integrity testing.

Spill Prevention, Control, and Countermeasure Rule

USEPA’s Spill Prevention, Control, and Countermeasure (SPCC) Rule (40 CFR, Part 112) apply to facilities with a single above-ground storage tank (AST) with a storage capacity greater than 660 gallons, or multiple tanks with a combined capacity greater than 1,320 gallons. The rule includes requirements for oil spill prevention, preparedness, and response to prevent oil discharges to navigable waters and adjoining shorelines. The rule requires specific facilities to prepare, amend, and implement SPCC Plans.

Occupational Safety and Health Administration

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OSHA is responsible at the federal level for ensuring worker safety. OSHA sets federal standards for implementation of workplace training, exposure limits, and safety procedures for the handling of hazardous substances (as well as other hazards). OSHA also establishes criteria by which each state can implement its own health and safety program.

Federal Communications Commission Requirements

There is no federally mandated radio frequency (RF) exposure standard; however, pursuant to the Telecommunications Act of 1996 (47 USC Section 224), the Federal Communications Commission (FCC) established guidelines for dealing with RF exposure, as presented below. The exposure limits are specified in 47 CFR Section 1.1310 in terms of frequency, field strength, power density, and averaging time. Facilities and transmitters licensed and authorized by FCC must either comply with these limits or an applicant must file an environmental assessment (EA) with FCC to evaluate whether the proposed facilities could result in a significant environmental effect.

FCC has established two sets of RF radiation exposure limits—Occupational/Controlled and General Population/Uncontrolled. The less-restrictive Occupational/Controlled limit applies only when a person (worker) is exposed as a consequence of his or her employment and is “fully aware of the potential exposure and can exercise control over his or her exposure,” otherwise the General Population limit applies (47 CFR Section 1.1310).

The FCC exposure limits generally apply to all FCC-licensed facilities (47 CFR Section 1.1307[b][1]). Unless exemptions apply, as a condition of obtaining a license to transmit, applicants must certify that they comply with FCC environmental rules, including those that are designed to prevent exposing persons to radiation above FCC RF limits (47 CFR Section 1.1307[b]). Licensees at co-located sites (e.g., towers supporting multiple antennas, including antennas under separate ownerships) must take the necessary actions to bring the accessible areas that exceed the FCC exposure limits into compliance. This is a shared responsibility of all licensees whose transmission power density levels account for 5.0 or more percent of the applicable FCC exposure limits (47CFR 1.1307[b][3]).

Code of Federal Regulations (14 CFR) Part 77

14 CFR Part 77.9 is designed to promote air safety and the efficient use of navigable airspace. Implementation of the code is administered by the Federal Aviation Administration (FAA). If an organization plans to sponsor any construction or alterations that might affect navigable airspace, a Notice of Proposed Construction or Alteration (FAA Form 7460-1) must be filed. The code provides specific guidance regarding FAA notification requirements.

State Laws, Regulations, and Policies

Safe Drinking Water and Toxic Enforcement Act of 1986 – Proposition 65

The Safe Drinking Water and Toxic Enforcement Act of 1986, more commonly known as Proposition 65, protects the state’s drinking water sources from contamination with chemicals known to cause cancer, birth defects, or other reproductive harm. Proposition 65 also requires businesses to inform the public of exposure to such chemicals in the products they purchase, in their homes or workplaces, or that are released into the environment. In accordance with Proposition 65, the California Governor’s Office publishes, at least annually, a list of such chemicals. OEHHA, an agency under the California Environmental Protection Agency (CalEPA), is the lead agency for implementation of the Proposition 65 program. Proposition 65 is enforced through the California Attorney General’s Office; however, district and city attorneys and any individual acting in the public interest may also file a lawsuit against a business alleged to be in violation of Proposition 65 regulations.

The Unified Program

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The Unified Program consolidates, coordinates, and makes consistent the administrative requirements, permits, inspections, and enforcement activities of six environmental and emergency response programs. CalEPA and other state agencies set the standards for their programs, while local governments (CUPAs) implement the standards. For each county, the CUPA regulates/oversees the following:

- Hazardous materials business plans;
- California accidental release prevention plans or federal risk management plans;
- The operation of USTs and ASTs;
- Universal waste and hazardous waste generators and handlers;
- On-site hazardous waste treatment;
- Inspections, permitting, and enforcement;
- Proposition 65 reporting; and
- Emergency response.

Hazardous Materials Business Plans

Hazardous materials business plans are required for businesses that handle hazardous materials in quantities greater than or equal to 55 gallons of a liquid, 500 pounds of a solid, or 200 cubic feet (cf) of compressed gas, or extremely hazardous substances above the threshold planning quantity (40 CFR, Part 355, Appendix A) (Cal OES, 2015). Business plans are required to include an inventory of the hazardous materials used/stored by the business, a site map, an emergency plan, and a training program for employees (Cal OES, 2015). In addition, business plan information is provided electronically to a statewide information management system, verified by the applicable CUPA, and transmitted to agencies responsible for the protection of public health and safety (i.e., local fire department, hazardous material response team, and local environmental regulatory groups) (Cal OES, 2015).

California Occupational Safety and Health Administration

Cal/OSHA assumes primary responsibility for developing and enforcing workplace safety regulations in California. Cal/OSHA regulations pertaining to the use of hazardous materials in the workplace (CCR Title 8) include requirements for safety training, availability of safety equipment, accident and illness prevention programs, warnings about exposure to hazardous substances, and preparation of emergency action and fire prevention plans.

Hazard communication program regulations that are enforced by Cal/OSHA require workplaces to maintain procedures for identifying and labeling hazardous substances, inform workers about the hazards associated with hazardous substances and their handling, and prepare health and safety plans to protect workers at hazardous waste sites. Employers must also make material safety data sheets available to employees and document employee information and training programs. In addition, Cal/OSHA has established maximum permissible RF radiation exposure limits for workers (Title 8 CCR Section 5085[b]), and requires warning signs where RF radiation might exceed the specified limits (Title 8 CCR Section 5085 [c]).

California Accidental Release Prevention

The purpose of the California Accidental Release Prevention (CalARP) program is to prevent accidental releases of substances that can cause serious harm to the public and the environment, to minimize the damage if releases do occur, and to satisfy community right-to-know laws. In accordance with this program, businesses that handle more than a threshold quantity of regulated substance are required to develop a risk management plan (RMP). This RMP must provide a detailed analysis of potential risk factors and associated mitigation measures that can be implemented to reduce accident potential.

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CUPAs implement the CalARP program through review of RMPs, facility inspections, and public access to information that is not confidential or a trade secret.

California Department of Forestry and Fire Protection Wildland Fire Management

The Office of the State Fire Marshal and the California Department of Forestry and Fire Protection (CAL FIRE) administer state policies regarding wildland fire safety. Construction contractors must comply with the following requirements in the Public Resources Code during construction activities at any sites with forest-, brush-, or grass-covered land:

- Earthmoving and portable equipment with internal combustion engines must be equipped with a spark arrestor to reduce the potential for igniting a wildland fire (Public Resources Code Section 4442).
- Appropriate fire-suppression equipment must be maintained from April 1 to December 1, the highest-danger period for fires (Public Resources Code Section 4428).
- On days when a burning permit is required, flammable materials must be removed to a distance of 10 feet from any equipment that could produce a spark, fire, or flame, and the construction contractor must maintain the appropriate fire suppression equipment (Public Resources Code Section 4427).
- On days when a burning permit is required, portable tools powered by gasoline fueled internal combustion engines must not be used within 25 feet of any flammable materials (Public Resources Code Section 4431).

California Highway Patrol

CHP, along with Caltrans, enforce and monitor hazardous materials and waste transportation laws and regulations in California. These agencies determine container types used and license hazardous waste haulers for hazardous waste transportation on public roads. All motor carriers and drivers involved in transportation of hazardous materials must apply for and obtain a hazardous materials transportation license from CHP.

Local Laws, Regulations, and Policies

A map of the fuel loading in the County (General Plan Figure HS-1) shows the fire hazard severity classifications of the SRAs in El Dorado County, as established by CDF. The classification system provides three classes of fire hazards: Moderate, High, and Very High. Fire Hazard Ordinance (Chapter 8.08) requires defensible space as described by the State Public Resources Code, including the incorporation and maintenance of a 30-foot fire break or vegetation fuel clearance around structures in fire hazard zones. The County’s requirements on emergency access, signing and numbering, and emergency water are more stringent than those required by state law (Patton 2002). The Fire Hazard Ordinance also establishes limits on campfires, fireworks, smoking, and incinerators for all discretionary and ministerial developments.

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

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

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- a) The project may involve transportation, use, and disposal of hazardous materials such as construction materials, paints, fuels, landscaping materials, and building cleaning supplies. The majority of the use of these hazardous materials would occur primarily during construction. Any uses of hazardous materials would be required to comply with all applicable federal, state, and local standards associated with the handling and storage of hazardous materials. Prior to any use of hazardous materials, the project would be required to obtain a Hazardous Materials Business Plan through the Environmental Management-Hazardous Materials and Solid Waste Division of El Dorado County. The project includes conditions of approval required by the Division to insure the project follows proper procedures for any materials considered to be hazardous. The impact would be anticipated to be less than significant.
- b) No significant amount of hazardous materials would be utilized for the project. Although the project site is located within a designated naturally occurring asbestos (NOA) area, a preliminary NOA evaluation conducted by Youngdahl Consulting Group, Inc on October 25, 2004 indicates that in general, exposures were limited to roadcuts around the site perimeter and rare outcrops on the project site. Altered gabbro containing visible fibrous minerals was observed in the Green Valley Road roadcut immediately north of the project site. (*Preliminary Evaluation for the Potential For Naturally Occurring Asbestos Letter Report*. Youngdahl Consulting Group, Inc. October 25, 2004). Six test trenches were excavated within the development area and samples tested were negative for NOA. Should NOA be encountered during project construction, the project would be required to immediately adhere to the two asbestos conditions of approval identified within the staff report, reducing potential project impacts from asbestos to a less than significant level. Additionally, El Dorado County Air Quality Management Rule 223-2 requires activities to reduce asbestos dust created from earth moving activities. An Asbestos Dust Mitigation Plan must be prepared, submitted, approved and implemented when more than 20 cubic yards of earth will be moved at all sites identified as being in an Asbestos Review Area. The project would not result in any reasonably foreseeable accidents involving the release of hazardous materials into the environment with the incorporation of the two conditions of approval.
- c) The project is within one-quarter mile of Pleasant Grove School. However, the project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. As such, impacts would be less than significant.
- d) The project site is not identified on any list compiled pursuant to California Government Code 65962.5 identifying any hazardous material sites in the project vicinity. As such, there would be a less than significant impact from hazardous material sites.
- e&f) The project site is not located within two miles of a public airport. As such, the project is not subject to any land use limitations contained within the Airport Land Use Compatibility Plan. There would be no impact to the project site resulting from public airport operations and the over-flight of aircraft in the vicinity of the project. No private airstrips exist within the vicinity of the project site.
- g) The proposed project will not physically interfere with the implementation of the County adopted emergency response and/or evacuation plan for the County. This is based upon the location of the nearest fire station, availability of multiple access points to the project site, availability of water for fire suppression and provisions within the County emergency response plan. The County emergency response plan is located within the County Office of Emergency Services in the El Dorado County Government Center complex in Placerville.
- h) The Rescue Fire Protection District reviewed the project proposal and concluded that the project would not expose people to a significant risk of loss, injury or death involving wildland fires or wildland fires adjacent to or located in an urbanized area with the implementation of several standard conditions of approval contained within the staff report. Fire District conditions include the provision of fire safe access roads to all structures a minimum of 20-feet in width,

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minimum fire flow of 2,875 gallons per minute with 20 pounds per square inch as determined by EID, installation of new fire hydrants, installation of fire sprinklers for all structures greater than 3,600 square feet, and the installation of an approved fire alarm system.

FINDING: The proposed project would not expose people and property to hazards associated with the use, storage, transport and disposal of hazardous materials, nor expose people and property to risks associated with wildland fires. For this “Hazards and Hazardous Materials” category, the thresholds of significance would not be exceeded by the proposed project.

IX. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i>				
a. Violate any water quality standards or waste discharge requirements?		X		
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or -off-site?			X	
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f. Otherwise substantially degrade water quality?		X		
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j. Inundation by seiche, tsunami, or mudflow?				X

Regulatory Setting:

Federal Laws, Regulations, and Policies

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Clean Water Act

The Clean Water Act (CWA) is the primary federal law that protects the quality of the nation’s surface waters, including lakes, rivers, and coastal wetlands. The key sections pertaining to water quality regulation for the Proposed Project are CWA Section 303 and Section 402.

Section 303(d) — Listing of Impaired Water Bodies

Under CWA Section 303(d), states are required to identify “impaired water bodies” (those not meeting established water quality standards), identify the pollutants causing the impairment, establish priority rankings for waters on the list, and develop a schedule for the development of control plans to improve water quality. USEPA then approves the State’s recommended list of impaired waters or adds and/or removes waterbodies.

Section 402—NPDES Permits for Stormwater Discharge

CWA Section 402 regulates construction-related stormwater discharges to surface waters through the NPDES, which is officially administered by USEPA. In California, USEPA has delegated its authority to the State Water Resources Control Board (SWRCB), which, in turn, delegates implementation responsibility to the nine RWQCBs, as discussed below in reference to the Porter-Cologne Water Quality Control Act.

The NPDES program provides for both general (those that cover a number of similar or related activities) and individual (activity- or project-specific) permits. General Permit for Construction Activities: Most construction projects that disturb 1.0 or more acre of land are required to obtain coverage under SWRCB’s General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order 2009-0009-DWQ as amended by 2010-0014-DWQ and 2012-0006-DWQ). The general permit requires that the applicant file a public notice of intent to discharge stormwater and prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). SWPPP must include a site map and a description of the proposed construction activities, demonstrate compliance with relevant local ordinances and regulations, and present a list of Best Management Practices (BMPs) that will be implemented to prevent soil erosion and protect against discharge of sediment and other construction-related pollutants to surface waters. Permittees are further required to monitor construction activities and report compliance to ensure that BMPs are correctly implemented and are effective in controlling the discharge of construction-related pollutants.

Municipal Stormwater Permitting Program

SWRCB regulates stormwater discharges from municipal separate storm sewer systems (MS4s) through its Municipal Storm Water Permitting Program (SWRCB, 2013). Permits are issued under two phases depending on the size of the urbanized area/municipality. Phase I MS4 permits are issued for medium (population between 100,000 and 250,000 people) and large (population of 250,000 or more people) municipalities, and are often issued to a group of co-permittees within a metropolitan area. Phase I permits have been issued since 1990. Beginning in 2003, SWRCB began issuing Phase II MS4 permits for smaller municipalities (population less than 100,000).

El Dorado County is covered under two SWRCB Regional Boards. The West Slope Phase II Municipal Separate Storm Sewer Systems (MS4) NPDES Permit is administered by the Central Valley Regional Water Quality Control Board (RWQCB) (Region Five). The Lake Tahoe Phase I MS4 NPDES Permit is administered by the Lahontan RWQCB (Region Six). The current West Slope MS4 NPDES Permit was adopted by the SWRCB on February 5, 2013. The Permit became effective on July 1, 2013 for a term of five years and focuses on the enhancement of surface water quality within high priority urbanized areas. The current Lake Tahoe MS4 NPDES Permit was adopted and took effect on December 6, 2011 for a term

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of five years. The Permit incorporated the Lake Tahoe Total Maximum Daily Load (TMDL) and the Lake Clarity Crediting Program (LCCP) to account for the reduction of fine sediment particles and nutrients discharged to Lake Tahoe.

On May 19, 2015 the El Dorado County Board of Supervisors formally adopted revisions to the Storm Water Quality Ordinance (Ordinance 4992). Previously applicable only to the Lake Tahoe Basin, the ordinance establishes legal authority for the entire unincorporated portion of the County. The purpose of the ordinance is to 1) protect health, safety, and general welfare, 2) enhance and protect the quality of Waters of the State by reducing pollutants in storm water discharges to the maximum extent practicable and controlling non-storm water discharges to the storm drain system, and 3) cause the use of Best Management Practices to reduce the adverse effects of polluted runoff discharges on Waters of the State.

National Flood Insurance Program

The Federal Emergency Management Agency (FEMA) administers the National Flood Insurance Program (NFIP) to provide subsidized flood insurance to communities complying with FEMA regulations that limit development in floodplains. The NFIP regulations permit development within special flood hazard zones provided that residential structures are raised above the base flood elevation of a 100-year flood event. Non-residential structures are required either to provide flood proofing construction techniques for that portion of structures below the 100-year flood elevation or to elevate above the 100-year flood elevation. The regulations also apply to substantial improvements of existing structures.

State Laws, Regulations, and Policies

Porter–Cologne Water Quality Control Act

The Porter–Cologne Water Quality Control Act (known as the Porter–Cologne Act), passed in 1969, dovetails with the CWA (see discussion of the CWA above). It established the SWRCB and divided the state into nine regions, each overseen by an RWQCB. SWRCB is the primary State agency responsible for protecting the quality of the state’s surface water and groundwater supplies; however, much of the SWRCB’s daily implementation authority is delegated to the nine RWQCBs, which are responsible for implementing CWA Sections 401, 402, and 303[d]. In general, SWRCB manages water rights and regulates statewide water quality, whereas RWQCBs focus on water quality within their respective regions.

The Porter–Cologne Act requires RWQCBs to develop water quality control plans (also known as basin plans) that designate beneficial uses of California’s major surface-water bodies and groundwater basins and establish specific narrative and numerical water quality objectives for those waters. Beneficial uses represent the services and qualities of a waterbody (i.e., the reasons that the waterbody is considered valuable). Water quality objectives reflect the standards necessary to protect and support those beneficial uses. Basin plan standards are primarily implemented by regulating waste discharges so that water quality objectives are met. Under the Porter–Cologne Act, basin plans must be updated every 3 years.

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

- Expose residents to flood hazards by being located within the 100-year floodplain as defined by the Federal Emergency Management Agency;
- Cause substantial change in the rate and amount of surface runoff leaving the project site ultimately causing a substantial change in the amount of water in a stream, river or other waterway;
- Substantially interfere with groundwater recharge;
- Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical stormwater pollutants) in the project area; or
- Cause degradation of groundwater quality in the vicinity of the project site.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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a&f)

Water Quality Standards: Any grading, encroachment, and improvement plans required by the Transportation Division and Development Services would be required to be prepared and designed to meet the County of El Dorado Grading, Erosion, and Sediment Control Ordinance. These standards require that erosion and sediment control be implemented into the design of the project. Project related construction activities would be required to adhere to the El Dorado County Grading, Erosion and Sediment Control Ordinance requiring the implementation and execution of Best Management Practices (BMPs) to minimize degradation of water quality during construction. The project is conditioned for review and permitting by the California Water Quality Control Board. Boarding of 300 horses increases the potential for horse manure to impair water quality. The applicant has agreed to construct a grassy swale to be placed between the equestrian center and the stream that runs through the property. Additionally, mitigations pertaining to manure management will lessen the amount of manure that may lead to run off into water bodies. Baseline water quality testing will be required before placement of horses on the site. Ongoing yearly water quality monitoring will take place for four years after initiation of the use at the site. In order to ensure that the horse waste produced on-site will not be a significant impact to water quality, the following mitigation measure shall be implemented:

MM HWQ-1: The plan titled *Water Quality Monitoring Plan Proposed Springs Equestrian Center Rescue, CA (APN 115-410-05-100)* prepared by BSK Associates Engineers and Laboratories, dated September 8, 2015, shall be fully implemented prior to initiation of the use.

Monitoring Responsibility: Planning Services.

Monitoring: The property owner is responsible for implementing the plan and submitting reports to Planning Services for review by the County. Non-implementation of the water quality plan may result in delay of the initiation of the use or shutting down of the facility until water quality is verified as detailed in the plan.

As conditioned and mitigated, and with adherence to County Code, impacts would be anticipated to be less than significant.

b) There is no evidence that the project would substantially reduce or alter the quantity of groundwater in the vicinity, or materially interfere with groundwater recharge in the area of the proposed project. The proposed project would obtain potable water from EID, after approval of annexation. A naturally occurring spring may be used for agricultural and landscaping uses. The County has determined that it has no jurisdiction over non-potable uses of a spring that the property owner has water rights to. Additionally, an insignificant amount of impervious surface would be created by the proposal as much of the 153 acre site would remain undeveloped.

c & d)

There is no evidence that the grading and ground disturbances associated with the project would substantially alter the existing drainage patterns on or off the site. The Grading Erosion and Sediment Control Ordinance contains specific requirements that limit the impacts to a drainage system (Section 15.14.440 & Section 15.14.590). The applicant submitted a drainage study (*Springs Equestrian Center, Preliminary Hydrological Report*, TSD Engineering, November 6, 2013) that concluded the project as proposed is consistent with the County of El Dorado Drainage Manual and the existing natural swale has more than enough capacity to handle the 100 year peak flow rate of 45 cubic feet a second. The four acres of impervious improvements represent 6.5 percent of the total watershed area, so the increase of runoff from the site is minimal and considered insignificant. According to the preliminary grading plan, proposed grading for the equestrian facility would result in the fill of approximately 31,000 cubic yards and cut of approximately 66,500 cubic yards at the subject site. The applicant intends to leave excess material on the site. Conditions of approval address drainage issues identified by the Transportation Division. The project would be consistent with General Plan Policy

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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7.1.2.1 as no slopes in excess of 30 percent would be disturbed. Substantial drainage pattern alteration or runoff would not occur; therefore, impacts would be less than significant.

e) Drainage issues are addressed within the geotechnical engineering study (*Preliminary Evaluation for the Potential For Naturally Occurring Asbestos Letter Report*, Youngdahl Consulting Group, Inc. October 25, 2004) and the hydrological report (*Springs Equestrian Center, Preliminary Hydrological Report*, TSD Engineering, November 6, 2013). The studies provide recommendations for addressing water run-off both before and after site development. Based on the implementation of these recommendations as well as compliance with the Grading Erosion and Sediment Control Ordinance, the project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Manure management issues are addressed through MMAQ-2 and the creation of a grassy swale discussed above, and water quality analysis is required by MMHWQ-1.

g & h)

The Flood Insurance Rate Map (Panels 06017C0725E, 09/26/2008) for the project area establishes that the project site is not located within a mapped 100-year floodplain. No impact would occur.

- a) The subject property within the Rescue/Cameron Park area is not located adjacent to or downstream from a dam or levee that has the potential to fail and inundate the project site with floodwaters. No impact would occur.
- b) The pond on the project site is not large enough to be susceptible to a seiche. The proposed project is not located near a coastal area, and therefore, the project site would not be susceptible to tsunamis. No volcanoes or other active volcanic features or steep sustained slopes are near the project site and, therefore, the project site would not be susceptible to mudflows. No impacts would occur.

FINDING: No significant hydrological impacts would result from development of the project. For the "Hydrology and Water Quality" section, it has been determined the project would not exceed the identified thresholds of significance.

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

Regulatory Setting:

California State law requires that each City and County adopt a general plan "for the physical development of the City and any land outside its boundaries which bears relation to its planning." Typically, a general plan is designed to address the issues facing the City or County for the next 15-20 years. The general plan expresses the community's development goals and incorporates public policies relative to the distribution of future public and private land uses. The El Dorado County General Plan was adopted in 2004. The 2013-2021 Housing Element was adopted in 2013.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Discussion: A substantial adverse effect on Land Use would occur if the implementation of the project would:

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

- a) The project would not result in the physical division of an established community. As proposed, the project is compatible with the surrounding residential and educational land uses and would not create land use conflicts with surrounding properties. Impacts would be less than significant.
- b) As proposed, the project is consistent with the applicable specific, fundamental, and mandatory land use goals, objectives, and policies of the 2004 General Plan. The proposed rezone to RF-L is consistent with the LDR land use designation. The proposed project would be consistent with those uses permitted within the requested RF-L zone district with an approved Conditional Use Permit. This project meets the land use objectives established for the property. Impacts would be less than significant.
- c) Habitat Conservation Plan: The project site is not within the boundaries of an adopted Habitat Conservation Plan, or a Natural Community Conservation Plan, or any other conservation plan. As such, the proposed project would not conflict with an adopted conservation plan. There would be no impact anticipated.

FINDING: With an approved rezone, the proposed uses of the land would be consistent with the zoning and the General Plan designations. There would be no significant impact anticipated from the project due to a conflict with the General Plan or zoning designations for use of the property.

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

Regulatory Setting:

Federal Laws, Regulations, and Policies

No federal laws, regulations, or policies apply to mineral resources and the Proposed Project.

State Laws, Regulations, and Policies

Surface Mining and Reclamation Act

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The Surface Mining and Reclamation Act of 1975 (SMARA) requires that the State Mining and Geology Board identify, map, and classify aggregate resources throughout California that contain regionally significant mineral resources. Designations of land areas are assigned by CDC and California Geological Survey following analysis of geologic reports and maps, field investigations, and using information about the locations of active sand and gravel mining operations. Local jurisdictions are required to enact planning procedures to guide mineral conservation and extraction at particular sites and to incorporate mineral resource management policies into their general plans.

The California Mineral Land Classification System represents the relationship between knowledge of mineral deposits and their economic characteristics (grade and size). The nomenclature used with the California Mineral Land Classification System is important in communicating mineral potential information in activities such as mineral land classification, and usage of these terms are incorporated into the criteria developed for assigning mineral resource zones. Lands classified MRZ-2 are areas that contain identified mineral resources. Areas classified as MRZ-2a or MRZ-2b (referred to hereafter as MRZ-2) are considered important mineral resource areas.

Local Laws, Regulations, and Policies

El Dorado County in general is considered a mining region capable of producing a wide variety of mineral resources. Metallic mineral deposits, including gold, are considered the most significant extractive mineral resources. Exhibit 5.9-6 shows the MRZ-2 areas within the county based on designated Mineral Resource (-MR) overlay areas. The -MR overlay areas are based on mineral resource mapping published in the mineral land classification reports referenced above. The majority of the county’s important mineral resource deposits are concentrated in the western third of the county.

a. According to General Plan Policy 2.2.2.7, before authorizing any land uses within the -MR overlay zone that will threaten the potential to extract minerals in the affected area, the County shall prepare a statement specifying its reasons for considering approval of the proposed land use and shall provide for public and agency notice of such a statement consistent with the requirements of Public Resources Code section 2762. Furthermore, before finally approving any such proposed land use, the County shall balance the mineral values of the threatened mineral resource area against the economic, social, or other values associated with the proposed alternative land uses. Where the affected minerals are of regional significance, the County shall consider the importance of these minerals to their market region as a whole and not just their importance to the County.

b. Where the affected minerals are of Statewide significance, the County shall consider the importance of these minerals to the State and Nation as a whole. The County may approve the alternative land use if it determines that the benefits of such uses outweigh the potential or certain loss of the affected mineral resources in the affected regional, Statewide, or national market.

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

- Result in obstruction of access to, and extraction of mineral resources classified MRZ-2x, or result in land use compatibility conflicts with mineral extraction operations.
 -
- a) The project site is not mapped as being within a Mineral Resource Zone (MRZ) by the State of California Division of Mines and Geology or in the El Dorado County General Plan. No impacts would occur.
- b) The Western portion of El Dorado County is divided into four, 15 minute quadrangles (Folsom, Placerville, Georgetown, and Auburn) mapped by the State of California Division of Mines and Geology showing the location of Mineral and Resource Zones (MRZ). Those areas which are designated MRZ-2a contain discovered mineral deposits that have been measured or indicate reserves calculated. Land in this category is considered to contain mineral resources of known

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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economic importance to the County and/or State. Review of the mapped areas of the County indicates that the subject property does not contain any mineral resources of known local or statewide economic value. No impacts would occur.

FINDING: No impacts to any known mineral resources would occur as a result of the project.

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

Regulatory Setting:

No federal or state laws, regulations, or policies for construction-related noise and vibration that apply to the Proposed Project. However, the Federal Transit Administration (FTA) Guidelines for Construction Vibration in Transit Noise and Vibration Impact Assessment state that for evaluating daytime construction noise impacts in outdoor areas, a noise threshold of 90 dBA Leq and 100 dBA Leq should be used for residential and commercial/industrial areas, respectively (FTA 2006).

For construction vibration impacts, the FTA guidelines use an annoyance threshold of 80 VdB for infrequent events (fewer than 30 vibration events per day) and a damage threshold of 0.12 inches per second (in/sec) PPV for buildings susceptible to vibration damage (FTA 2006).

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

- Result in short-term construction noise that creates noise exposures to surrounding noise sensitive land uses in excess of 60dBA CNEL;
- Result in long-term operational noise that creates noise exposures in excess of 60 dBA CNEL at the adjoining property line of a noise sensitive land use and the background noise level is increased by 3dBA, or more; or
- Results in noise levels inconsistent with the performance standards contained in Table 6-1 and Table 6-2 in the El Dorado County General Plan.

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**TABLE 6-2
 NOISE LEVEL PERFORMANCE PROTECTION STANDARDS
 FOR NOISE SENSITIVE LAND USES
 AFFECTED BY NON-TRANSPORTATION* SOURCES**

Noise Level Descriptor	Daytime 7 a.m. - 7 p.m.		Evening 7 p.m. - 10 p.m.		Night 10 p.m. - 7 a.m.	
	Community	Rural	Community	Rural	Community	Rural
Hourly L_{eq} , dB	55	50	50	45	45	40
Maximum level, dB	70	60	60	55	55	50

Each of the noise levels specified above shall be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).

The County can impose noise level standards which are up to 5 dB less than those specified above based upon determination of existing low ambient noise levels in the vicinity of the project site.

In Community areas the exterior noise level standard shall be applied to the property line of the receiving property. In Rural Areas the exterior noise level standard shall be applied at a point 100' away from the residence. The above standards shall be measured only on property containing a noise sensitive land use as defined in Objective 6.5.1. This measurement standard may be amended to provide for measurement at the boundary of a recorded noise easement between all effected property owners and approved by the County.

*Note: For the purposes of the Noise Element, transportation noise sources are defined as traffic on public roadways, railroad line operations and aircraft in flight. Control of noise from these sources is preempted by Federal and State regulations. Control of noise from facilities of regulated public facilities is preempted by California Public Utilities Commission (CPUC) regulations. All other noise sources are subject to local regulations. Non-transportation noise sources may include industrial operations, outdoor recreation facilities, HVAC units, schools, hospitals, commercial land uses, other outdoor land use, etc.

a & c)

A noise analysis was conducted for the proposed project to review potential impacts from special events and amplified speech and music (*Environmental Noise Assessment Springs Ranch Equestrian Center El Dorado County, California*. Bollard Acoustical Consultants. February 2014). The assessment concluded that noise generated during equestrian events and outdoor receptions, including amplified speech and music, and sound generated by guests speaking or cheering in raised voices, is generally predicted to comply with the El Dorado County noise standards at the property lines of the nearest existing residences and the school to the southeast. While the data for the covered arena indicate that the County's evening noise level standards were exceeded during the event simulation, it should be noted that the measurement results were defined primarily by traffic on Green Valley Road. In the absence of traffic, observed noise levels due to the event simulation were noted as being less than 50 dB Leq. Given the setback to the nearest residential property lines to the northeast, the shielding of event noise in the direction of those residences by intervening topography, and the masking of event noise in that direction by Green Valley Road traffic, no noise impacts are anticipated at those nearest residences to the northeast. Because the speakers would be pointed away from the nearest residences to the south and west (over 500 feet from the center of the arena area), amplified speech and music noise

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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levels at those locations are predicted to be well within compliance of the County noise standards. Noise testing conducted at the nearest residence following the requirements resulting in sound levels that were in full compliance with County noise standards.

The project has been revised to include an event structure so that weddings and events with amplified speech and music would be fully enclosed. The project has been conditioned to prohibit amplification outside of this structure. Weddings and non-equestrian events may take place outside without amplification.

The following mitigation measure is recommended to reduce noise levels generated during events at this facility to a state of compliance with County requirements and reduce the potential for adverse public reaction at the nearest residences.

MM NOI-1 To ensure noise impacts are reduced to less than significant, the following measures shall be adhered to at all times during project operation of the equestrian facility:

1. All events and on-site activities shall be completed by 9:30 p.m., including amplified speech and music, and guests departing the premises.
2. The speakers at the proposed covered arena area shall be oriented in an easterly direction, away from the nearest residences to the south and west.
3. If complaints about noise emanating from the equestrian facility are received from multiple property owners adjacent to the equestrian facility, the applicant shall be required to submit an acoustical analysis to Development Services for review. If the analysis shows that noise levels within the active use areas are not consistent with the General Plan Noise Element the applicant shall be required to modify the amplified noise sources in order to meet the required decibel levels.

Monitoring Responsibility: Development Services.

Monitoring: Development Services shall receive noise-related complaints and determine if additional acoustical analysis shall be required by the Development Services Division for consistency with County-adopted noise standards. If noise-generated uses are inconsistent, then required modification to amplified noise source(s) shall be implemented, as confirmed by the Director, prior to continuation of the use.

The potential noise from the project will not exceed the CEQA threshold for a significant impact subject to compliance with MM NOI-1.

b & d)

The noise analysis concluded that persons adjacent to the project vicinity would not be subjected to long-term excessive ground borne noise or ground borne vibration as a result of minor grading and improvement activities or upon completion of the project. Therefore, the potential impacts of the project would be less than significant.

e) The proposed project is not located adjacent to or in the vicinity of a public airport and is not subject to any noise standards contained within the Airport Land Use Compatibility Plan. As such, the project would not be subjected to excessive noise from a public airport.

f) The proposed project is not located adjacent to or in the vicinity of a private airstrip. As such, the project would not be subjected to excessive noise from a private airport.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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FINDING: For the “Noise” category, subject to the proposed mitigation measure MM NOI-1, the impacts within this category would remain at a less than significant level.

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

Regulatory Setting:

No federal or state laws, regulations, or policies apply to population and housing and the proposed project.

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

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

- a) The proposed project would not cause direct population growth as no residential development is proposed with the zone change and special use permit for the equestrian center. The project does not include any school or large scale employment centers that would lead to indirect growth. Impacts would be less than significant.
- b) No existing housing stock would be displaced by the proposed project.
- c) No persons would be displaced necessitating the construction of replacement housing elsewhere.

FINDING: The project would not displace any existing or proposed housing. The project would not directly or indirectly induce significant growth by extending or expanding infrastructure to support such growth. For the “Population and Housing” section, the thresholds of significance have not been exceeded.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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XIV. PUBLIC SERVICES. <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>			
d. Parks?			X
e. Other government services?			X

Regulatory Setting:

Federal Laws, Regulations, and Policies

California Fire Code

The California Fire Code (Title 24 CCR, Part 9) establishes minimum requirements to safeguard public health, safety, and general welfare from the hazards of fire, explosion, or dangerous conditions in new and existing buildings. Chapter 33 of CCR contains requirements for fire safety during construction and demolition.

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

- Substantially increase or expand the demand for fire protection and emergency medical services without increasing staffing and equipment to meet the Department’s/District’s goal of 1.5 firefighters per 1,000 residents and 2 firefighters per 1,000 residents, respectively;
- Substantially increase or expand the demand for public law enforcement protection without increasing staffing and equipment to maintain the Sheriff’s Department goal of one sworn officer per 1,000 residents;
- Substantially increase the public school student population exceeding current school capacity without also including provisions to adequately accommodate the increased demand in services;
- Place a demand for library services in excess of available resources;
- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
- Be inconsistent with County adopted goals, objectives or policies.

a) **Fire Protection:** The Rescue Fire Protection District currently provides fire protection services to the project area. Development of the project would result in a minor increase in the demand for fire protection services, but would not prevent the Fire District from meeting its response times for the project or its designated service area. Prior to occupancy, the Rescue Fire Protection District would verify that all applicable conditions of approval have been satisfied. Building Services would review any future requests for building permits to ensure that proper Fire Safe Standards for access and fire safety are included for future structures.

b) **Police Protection:** The project site would be served by the El Dorado County Sheriff’s Department with a response time depending on the location of the nearest patrol vehicle. The minimum Sheriff’s Department service standard is an 8-minute response to 80 percent of the population within Community Regions. Development of the equestrian center would not significantly impact current response times to the project area.

c) **Schools:** The project site is located within the Rescue Union School District. The project was sent to the school district for review and comment. No specific comments or mitigation measures were received or included for this project.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Impacts would be less than significant. The proposed equestrian center would potentially provide a facility for equestrian-related activities to the nearby Pleasant Grove School as well as other schools within the project vicinity.

- d) Parks: The proposed project would be considered a recreational/commercial development. As such, it would not generate a substantial increase in the local population requiring development of new park facilities. Parkland dedication or in-lieu fees are not applicable as no residential units are proposed. The equestrian center would provide additional recreational opportunities and space to its users and guests. Impacts would be less than significant.
- e) No other public facilities or services would be substantially impacted by the project.

FINDING: Adequate public services would be available to serve the project. Therefore, there is no potential for a significant impact on public services due to the development of an equestrian center at the subject site.

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

Regulatory Setting:

National Trails System

The National Trails System Act of 1968 authorized The National Trails System (NTS) in order to provide additional outdoor recreation opportunities and to promote the preservation of access to the outdoor areas and historic resources of the nation. The Appalachian and Pacific Crest National Scenic Trails were the first two components, and the System has grown to include 20 national trails.

The National Trails System includes four classes of trails:

1. National Scenic Trails (NST) provide outdoor recreation and the conservation and enjoyment of significant scenic, historic, natural, or cultural qualities. The Pacific Coast Trail falls under this category. The PCT passes through the Desolation Wilderness area along the western plan area boundary.
2. National Historic Trails (NHT) follow travel routes of national historic significance. The National Park Service has designated two National Historic Trail (NHT) alignments that pass through El Dorado County, the California National Historic Trail and the Pony Express National Historic Trail. The California Historic Trail is a route of approximately 5,700 miles including multiple routes and cutoffs, extending from Independence and Saint Joseph, Missouri, and Council Bluffs, Iowa, to various points in California and Oregon. The Pony Express NHT commemorates the route used to relay mail via horseback from Missouri to California before the advent of the telegraph.
3. National Recreation Trails (NRT) are in, or reasonably accessible to, urban areas on federal, state, or private lands. In El Dorado County there are 5 NRTs.

State Laws, Regulations, and Policies

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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The California Parklands Act

The California Parklands Act of 1980 (Public Resources Code Section 5096.141-5096.143) recognizes the public interest for the state to acquire, develop, and restore areas for recreation and to aid local governments to do the same. The California Parklands Act also identifies the necessity of local agencies to exercise vigilance to see that the parks, recreation areas, and recreational facilities they now have are not lost to other uses.

The California state legislature approved the California Recreational Trail Act of 1974 (Public Resources Code Section 2070-5077.8) requiring that the Department of Parks and Recreation prepare a comprehensive plan for California trails. The California Recreational Trails Plan is produced for all California agencies and recreation providers that manage trails. The Plan includes information on the benefits of trails, how to acquire funding, effective stewardship, and how to encourage cooperation among different trail users.

The 1975 Quimby Act (California Government Code Section 66477) requires residential subdivision developers to help mitigate the impacts of property improvements by requiring them to set aside land, donate conservation easements, or pay fees for park improvements. The Quimby Act gave authority for passage of land dedication ordinances to cities and counties for parkland dedication or in-lieu fees paid to the local jurisdiction. Quimby exactions must be roughly proportional and closely tied (nexus) to a project’s impacts as identified through traffic studies required by CEQA. The exactions only apply to the acquisition of new parkland; they do not apply to the physical development of new park facilities or associated operations and maintenance costs.

The County implements the Quimby Act through §16.12.090 of the County Code. The County Code sets standards for the acquisition of land for parks and recreational purposes, or payments of fees in lieu thereof, on any land subdivision. Other projects, such as ministerial residential or commercial development, could contribute to the demand for park and recreation facilities without providing land or funding for such facilities.

Local Laws, Regulations, and Policies

The 2004 El Dorado County General Plan Parks and Recreation Element establishes goals and policies that address needs for the provision and maintenance of parks and recreation facilities in the county, with a focus on providing recreational opportunities and facilities on a regional scale, securing adequate funding sources, and increasing tourism and recreation-based businesses. The Recreation Element describes the need for 1.5 acres of regional parkland, 1.5 acres of community parkland, and 2 acres of neighborhood parkland per 1,000 residents. Another 95 acres of park land are needed to meet the General Plan guidelines.

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

- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
 - Substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.
- a) The proposed equestrian facility would not increase the use of area wide neighborhood or regional parks. The equestrian center and rezone to RFL would provide additional recreational opportunities and space to its users and guests. As such, there would be no potential for a substantial physical deterioration of neighboring or regional recreational facilities.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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- b) The equestrian center and rezone to RFL would provide additional recreational opportunities and space to its users and guests. Impacts from project implementation are analyzed in this document and would be less than significant with the incorporation of the specified mitigation measures and standard conditions of approval.

FINDING: No significant impacts to recreation or open space would result from the project.

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

Regulatory Setting:

Federal Laws, Regulations, and Policies

No federal laws, regulations, or policies apply to transportation/traffic and the Proposed Project.

State Laws, Regulations, and Policies

Caltrans manages the state highway system and ramp interchange intersections. This state agency is also responsible for highway, bridge, and rail transportation planning, construction, and maintenance.

Local Laws, Regulations, and Policies

According to the transportation element of the County General Plan, Level of Service (LOS) for County-maintained roads and state highways within the unincorporated areas of the county shall not be worse than LOS E in the Community Regions or LOS D in the Rural Centers and Rural Regions. Level of Service is defined in the latest edition of the Highway Capacity Manual (Transportation Research Board, National Research Council). There are some roadway segments that are exempted from these standards and are allowed to operate at LOS F, although none of these are located in the Lake Tahoe Basin.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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According to Policy TC-Xe, “worsen” is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project:

- A. A two percent increase in traffic during a.m., p.m. peak hour, or daily
- B. The addition of 100 or more daily trips, or
- C. The addition of 10 or more trips during the a.m. or p.m. peak hour.

Discussion: The Transportation and Circulation Policies contained in the County General Plan establish a framework for review of thresholds of significance and identification of potential impacts of new development on the County’s road system. These policies are enforced by the application of the Transportation Impact Study (TIS) Guidelines, the County Design and Improvements Standards Manual, and the County Encroachment Ordinance, with review of individual development projects by the Transportation and Long Range Planning Divisions of the Community Development Agency. A substantial adverse effect to traffic would occur if the implementation of the project would:

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

a & b)

The *Traffic Impact Assessment for the Springs Equestrian Center in El Dorado County* (Traffic Study) was originally prepared in December 2003 by K.D. Anderson and Associates (KDA). This was subsequently revised in September of 2011 to consider changes to the project. In November of 2013, KDA prepared an Addendum to the Traffic Study to consider further changes to the project, as well as to evaluate access to the project. In May of 2014, KDA prepared a Supplement that addressed weekend traffic, and in August of 2014 another Addendum was completed to bring the traffic counts up to current measures.

The traffic study concluded that the project would be expected to generate 71 AM peak hour trips and 47 PM peak hour trips. The project will increase the daily traffic volume on surrounding roadways resulting in Level of Service (LOS) C in the AM peak hour and LOS D at the PM peak hour. These Levels of Service (LOS C and LOS D) for the forecast conditions fall within the County minimum LOS D standard in Rural Centers and Rural Regions and LOS E standard in Community Regions. The May 20, 2014 supplement analyzed special events that would take place on weekends and concluded that service would remain at LOS C. As a result, the project’s impacts are not significant, and no mitigation is required. Capital Improvement Project #76114 Green Valley Road/Deer Valley Road Turn Lanes providing left turn pockets located at the intersection of this project and Green Valley Road has been completed. The Transportation Division has applied standard conditions of approval to the project including the widening of Deer Valley Road from Green Valley Road to the project site to a 24-foot wide paved roadway per Standard Plan 101C and improvement of the exit-only encroachment onto Green Valley Road in accordance with Standard Plan 103C. Based on these standard conditions of approval, traffic impacts would be less than significant.

- c) The project would not result in a major change in established air traffic patterns for publicly or privately operated airports or landing field in the project vicinity. No impact would occur as no aviation-related components are part of the proposed project.
- d) The proposed project’s internal roadway system would comply with the County’s design standards as well as fire safe standards, including those related to minimum width, traffic control devices and the location of the access point.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Compliance with these requirements would ensure that no roadway hazards are created by design features. Impacts would be less than significant.

- e) The proposed project’s circulation system would connect to Deer Valley Road via Green Valley Road. This point of access would allow emergency responders to enter the project site. In addition, as noted above, the project’s internal roadways would comply with fire safe standards, including those related to minimum width, traffic control devices and the location of the access point. An exit only access would connect directly to Green Valley Road at the southern portion of the old Green Valley Road and would be the main exit for horse shows and an additional entry for emergency services. Therefore, the proposed project would provide adequate emergency access. Impacts would be less than significant.
- f) Section 130.35.030.C of the Zoning Ordinance requires that where combinations of uses are proposed on a single site that parking shall be calculated for each separate use. Parking requirements for the proposed use are addressed within Table 130.35.030.1 of the Zoning Ordinance. The Ordinance requires one parking space per four stalls which at the proposed build-out of 300 stalls would require 75 parking spaces, for a total of 175 required spaces. Additionally the project proposes events with up to 250 attendees which would require 100 parking spaces. The project proposes to provide 198 total parking spaces including 40 occupied trailer spaces. The applicant anticipates that attendees of the events would mainly be those that are boarding horses at the facility. Therefore, the proposed parking areas with a total of 198 developed spaces would provide sufficient parking for the proposed use. As such, impacts would be less than significant.
- g) The proposed project would not have any characteristics that would adversely affect El Dorado Transit bus service in the project area. A trail system would link various parts of the project site. The proposed project would provide on-site pedestrian facilities. Impacts would be less than significant.

FINDING: No significant traffic impacts are expected for the project and mitigation is not required with the implementation of standard conditions of approval from the Transportation Division. For the “Transportation/Traffic” category, the identified thresholds of significance have not been exceeded.

XVII. TRIBAL CULTURAL RESOURCES. <i>Would the project:</i>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Section 21074?			X	

Regulatory Setting:

Federal Laws, Regulations, and Policies

No federal laws, regulations, or policies apply to Tribal Cultural Resources (TCRs) and the Proposed Project.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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State Laws, Regulations, and Policies

Assembly Bill (AB) 52

AB 52, which was approved in September 2014 and effective on July 1, 2015, requires that CEQA lead agencies consult with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of a proposed project, if so requested by the tribe. The bill, chaptered in CEQA Section 21084.2, also specifies that a project with an effect that may cause a substantial adverse change in the significance of a TCR is a project that may have a significant effect on the environment.

Defined in Section 21074(a) of the Public Resources Code, TCRs are:

1. Sites, features, places, cultural landscapes, sacred places and objects with cultural value to a California Native American tribe that are either of the following:
 - a. Included or determined to be eligible for inclusion in the California Register of Historical Resources; or
 - b. Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

TCRs are further defined under Section 21074 as follows:

- a. A cultural landscape that meets the criteria of subdivision (a) is a TCR to the extent that the landscape is geographically defined in terms of the size and scope of the landscape; and
- b. A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a “nonunique archaeological resource” as defined in subdivision (h) of Section 21083.2 may also be a TCR if it conforms with the criteria of subdivision (a).

Mitigation measures for TCRs must be developed in consultation with the affected California Native American tribe pursuant to newly chaptered Section 21080.3.2, or according to Section 21084.3. Section 21084.3 identifies mitigation measures that include avoidance and preservation of TCRs and treating TRCs with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource.

Discussion:

In general, significant impacts are those that diminish the integrity, research potential, or other characteristics that make a TCR significant or important. To be considered a TCR, a resource must be either: (1) listed, or determined to be eligible for listing, on the national, state, or local register of historic resources, or: (2) a resource that the lead agency chooses, in its discretion, to treat as a TCR and meets the criteria for listing in the state register of historic resources pursuant to the criteria set forth in Public Resources Code Section 5024.1(c). A substantial adverse change to a TCR would occur if the implementation of the project would:

- Disrupt, alter, or adversely affect a TCR such that the significance of the resource would be materially impaired

a. Tribal Cultural Resources.

California Code Section 21080.3.2

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Section 21080.3.2 provides that as part of the consultation process, parties could propose mitigation measures. If the California Native American tribe requests consultation to include project alternatives, mitigation measures, or significant effects, the consultation would be required to cover those topics. The consultation will be considered concluded when either of the following happens:

- (1) The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource.
- (2) A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning appropriate measures to be taken that would mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource.

a) Native American consultation was performed as required under State Assembly Bill 52 (AB 52) (Chapter 532, Statutes of 2014). Planning staff sent consultation letters to the tribes and individuals that have made a request to the County to be notified of projects. Representatives of two tribes (Wilton Rancheria [Antonio Ruiz] and United Auburn Indian Community [Gene Whitehouse]) responded in January 2015 and March 2016, respectively. Mr. Ruiz indicated there may be resources of significance to the tribe within and in close proximity to the project area and requested that a Native American monitor be present during construction. Mr. Whitehouse's letter was not received within the required AB52 consultation timeframe, so consultation was not initiated.

AB 52 consultation with the Wilton Rancheria continued between January 2015 and April 2016 involving Antonio Ruiz (Cultural Resources Officer for Wilton Rancheria). All related studies and reports were provided to Mr. Ruiz and a site visit was arranged for the Rancheria. Mr. Ruiz has stated in an email dated January 12, 2016 that the site is a highly culturally sensitive area to their Tribe. Further, in an email dated January 27, 2016, Mr. Ruiz requested tribal monitors to be present at the site during any ground disturbance. A meeting was held with Mr. Ruiz on June 6, 2016. At the meeting it was agreed upon that a 100-foot buffer be placed around the known cultural resource site within the equestrian center, that an archaeologist be on-site during grading and implementation of a treatment plan, and a reburial site for found cultural resources and possible human remains be identified. All of these requests have been implemented within mitigation measures MMTCR-1 below and MMCR-1 and MMCR-2. The request for tribal monitors is to be negotiated between the Rancheria and the property owner.

In order to ensure that potential TCR's are not disturbed outside of the defined cultural resource areas, the following mitigation measure will be required of the project:

- MM TCR-1** To ensure protection of the existing and potential archaeological sites identified within proposed Parcel 1 (the equestrian facility), the following measures shall be adhered to at all times during grading of the project site:
- Any access routes for construction, and staging areas, need to be determined in advance as well as any direct impact areas. All access and staging should be limited to the delineated areas to avoid any impact to the resources;
 - All grading shall be monitored by a cultural resource professional.
 - Two weeks prior to project grading/excavation activities, the construction contractor shall notify the Wilton Rancheria of the exact dates of these activities.
 - Prior to issuing any grading permits and prior to any project-related ground disturbing activities, a detailed treatment plan shall be prepared and implemented by a qualified cultural resource professional. The treatment plan shall be submitted to Wilton Rancheria for review prior to implementation.

Monitoring Responsibility: Planning Services.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Monitoring: Planning Services shall review any grading or building plans before issuance to ensure protection of the existing and potential archaeological sites.

The request for tribal monitors to at the site will be negotiated between the property owner and the Wilton Rancheria.

The County has determined that Mitigation Measure TCR-1 is consistent with Section 21080.3.2(2) in that a cultural resource professional will be on the site during any grading within the area to be developed.

FINDING: Potentially significant TCRs may exist on the project site. As a result, the proposed mitigation would reduce those potential impacts to less than significant.

XVIII. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>			
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X
g. Comply with federal, state, and local statutes and regulations related to solid waste?			X

Regulatory Setting:

Federal Laws, Regulations, and Policies

Energy Policy Act of 2005

The Energy Policy Act of 2005, intended to reduce reliance on fossil fuels, provides loan guarantees or tax credits for entities that develop or use fuel-efficient and/or energy efficient technologies (USEPA, 2014). The act also increases the amount of biofuel that must be mixed with gasoline sold in the United States (USEPA, 2014).

State Laws, Regulations, and Policies

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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California Integrated Waste Management Act of 1989

The California Integrated Waste Management Act of 1989 (Public Resources Code, Division 30) requires all California cities and counties to implement programs to reduce, recycle, and compost wastes by at least 50 percent by 2000 (Public Resources Code Section 41780). The state, acting through the California Integrated Waste Management Board (CIWMB), determines compliance with this mandate. Per-capita disposal rates are used to determine whether a jurisdiction’s efforts are meeting the intent of the act.

California Solid Waste Reuse and Recycling Access Act of 1991

The California Solid Waste Reuse and Recycling Access Act of 1991 (Public Resources Code Sections 42900-42911) requires that all development projects applying for building permits include adequate, accessible areas for collecting and loading recyclable materials.

California Integrated Energy Policy

Senate Bill 1389, passed in 2002, requires the California Energy Commission (CEC) to prepare an Integrated Energy Policy Report for the governor and legislature every 2 years (CEC 2015a). The report analyzes data and provides policy recommendations on trends and issues concerning electricity and natural gas, transportation, energy efficiency, renewable energy, and public interest energy research (CEC 2015a). The 2014 Draft Integrated Energy Policy Report Update includes policy recommendations, such as increasing investments in electric vehicle charging infrastructure at workplaces, multi-unit dwellings, and public sites (CEC 2015b).

Title 24–Building Energy Efficiency Standards

Title 24 Building Energy Efficiency Standards of the California Building Code are intended to ensure that building construction, system design, and installation achieve energy efficiency and preserve outdoor and indoor environmental quality (CEC 2012). The standards are updated on an approximately 3-year cycle. The 2013 standards went into effect on July 1, 2014.

Urban Water Management Planning Act

California Water Code Sections 10610 *et seq.* requires that all public water systems providing water for municipal purposes to more than 3,000 customers, or supplying more than 3,000 acre-feet per year (AFY), prepare an urban water management plan (UWMP).

Other Standards and Guidelines

Leadership in Energy & Environmental Design

Leadership in Energy & Environmental Design (LEED) is a green building certification program, operated by the U.S. Green Building Council (USGBC) that recognizes energy efficient and/or environmentally friendly (green) components of building design (USGBC, 2015). To receive LEED certification, a building project must satisfy prerequisites and earn points related to different aspects of green building and environmental design (USGBC, 2015). The four levels of LEED certification are related to the number of points a project earns: (1) certified (40–49 points), (2) silver (50–59 points), (3) gold (60–79 points), and (4) platinum (80+ points) (USGBC, 2015). Points or credits may be obtained for various criteria, such as indoor and outdoor water use reduction, and construction and demolition (C&D) waste management planning. Indoor water use

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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reduction entails reducing consumption of building fixtures and fittings by at least 20% from the calculated baseline and requires all newly installed toilets, urinals, private lavatory faucets, and showerheads that are eligible for labeling to be WaterSense labeled (USGBC, 2014). Outdoor water use reduction may be achieved by showing that the landscape does not require a permanent irrigation system beyond a maximum 2.0-year establishment period, or by reducing the project's landscape water requirement by at least 30% from the calculated baseline for the site's peak watering month (USGBC, 2014). C&D waste management points may be obtained by diverting at least 50% of C&D material and three material streams, or generating less than 2.5 pounds of construction waste per square foot of the building's floor area (USGBC, 2014).

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

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

a & e)

Wastewater: As discussed below, the applicant is requesting the use of septic systems to be allowed for the project's wastewater disposal. The El Dorado County Environmental Health Division has reviewed the current application requests along with submitted septic studies and found they were adequate for the proposal. Impacts would be less than significant.

- b) EID provided a letter dated March 28, 2016 indicating that it has adequate existing water and wastewater capacity and supplies to serve the proposed project. A 12-inch water line exists in Green Valley Road approximately 900 feet southeast of the project site. The Pioneer Place sewer lift station serving the project area is located on the southeastern edge of the site as well. Connection to these EID facilities would require an off-site water extension to the existing line in Green Valley Road as well as offsite sewer main to the 10-inch gravity main at the Pioneer Place lift station or to the 4-inch sewer force main located near the intersection of Green Valley Road and Silver Springs Parkway. The applicant has submitted an engineer's opinion of cost for gravity sewer improvements. The cost is estimated to be \$555,185 which would make the proposed project infeasible. As the equestrian center is a transitional land use, the applicant has requested to utilize septic systems for the project until such time as another more intensive land use is proposed. On-site and off-site impacts related to connections to public water facilities have been analyzed in this document. Impacts from these expanded water and wastewater facilities would be less than significant.
- c) Potential drainage impacts are discussed in detail under Section VIII, Hydrology and Water Quality, and are anticipated to be less than significant. No offsite drainage improvements would be necessary.
- d) EID provided a letter dated March 28, 2016 indicating that it has adequate existing potable water supplies and transmission facilities to serve the proposed project. EID indicated that the proposed project would demand an estimated 12 equivalent dwelling units (EDU) of water and that 2,000 EDUs were currently available as of January 1, 2012. EID stated that there is adequate transmission capacity within Green Valley Road to serve the proposed project. The project parcel is not within the EID district boundary and will require annexation before service can be obtained. If annexation is not approved, other sources of potable water may be available based on the size of the proposed parcels. The existing

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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residences obtain water from an on-site spring. Potential environmental impacts for the on-site and off-site improvements have been analyzed and are expected to be less than significant as they would involve minor grading and trenching. Therefore, the proposed project would be served by adequate water supplies and transmission capacity if annexation is approved. Impacts would be less than significant.

- f) In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility/Transfer Station was opened. Only certain inert waste materials (e.g., concrete, asphalt, etc.) may be dumped at the Union Mine Waste Disposal Site. All other materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period.

After July of 2006, El Dorado Disposal began distributing municipal solid waste to Forward Landfill in Stockton and Kiefer Landfill in Sacramento. Pursuant to El Dorado County Environmental Management Solid Waste Division staff, both facilities have sufficient capacity to serve the County. Recyclable materials are distributed to a facility in Benicia and green wastes are sent to a processing facility in Sacramento. A majority of the waste generated at the facility would be compostable waste. Impacts would be anticipated to be less than significant.

- g) County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. Onsite solid waste collection would be handled through the local waste management contractor. The El Dorado County Hazardous Materials and Solid Waste Division have recommended a condition of approval that requires the applicants to provide sufficient space for both trash and recycling dumpsters. The containers would be required to be located within a fenced enclosure area. Adequate space for the trash enclosures required for the proposed project has been demonstrated on the submitted site plan for solid waste collection. Additionally the project is required to have a manure management plan. The plan must address collection, storage, and disposal of manure from stables, arenas, and all other impacted areas. As conditioned, impacts would be less than significant.

FINDING: No significant impacts to utility and service systems would result from the project.

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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Discussion:

- a) No substantial evidence contained in the project record has been found that would indicate that this project would be anticipated to have the potential to significantly degrade the quality of the environment, with the exception of potential impacts on cultural resources, air quality, and water quality. As conditioned and mitigated, and with adherence to County permit requirements, this project and the typical recreational uses expected to follow, would not be anticipated to have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plants or animals, or eliminate important examples of California history or pre-history. Any impacts from the project would be anticipated to be less than significant due to the design of the project and required standards that would be implemented with the grading and building permit processes and/or any required project specific improvements on or off the property.
- b) Cumulative impacts are defined in Section 15355 of the California Environmental Quality Act (CEQA) Guidelines as two or more individual effects that when considered together would be considerable or would compound or increase other environmental impacts.

The project would not involve development or changes in land use that would result in an excessive increase in population growth. Impacts due to increased demand for public services associated with the project would be offset by the payment of fees as required by service providers to extend the necessary infrastructure services. The project would not be anticipated to contribute substantially to increased traffic in the area and would not require an increase in the wastewater treatment capacity of the County.

The project would result in the generation of green house gasses, which could contribute to global climate change. However, the amount of greenhouse gases generated by the project would be negligible compared to global emissions or emissions in the county, so the project would not substantially contribute cumulatively to global climate change. Further, as discussed throughout this environmental document, the project would not be anticipated to contribute to a substantial decline in water quality, air quality, noise, biological resources, agricultural resources, or cultural resources under cumulative conditions.

As conditioned, mitigated, and with compliance with County Codes, the project would have a less than significant environmental impact that would cause substantial adverse effects on human beings, either directly or indirectly. Based on the analysis in this study, it has been determined that the project would have less than significant cumulative impacts.

- c) All impacts identified in this Mitigated Negative Declaration are either less than significant after mitigation or less than significant and do not require mitigation. Mitigations have been implemented for the control of noise, odors, animal waste, and dust impacts. Therefore, the proposed project would not result in environmental effects that cause substantial adverse effects on human beings either directly or indirectly. Impacts are less than significant.

FINDING: It has been determined that the proposed project, as mitigated and conditioned, would not be anticipated to result in significant environmental impacts. The above potentially significant impacts to air quality and cultural resources have been identified within this document and mitigation measures have been applied which reduce these impacts to less than significant. The project would not be anticipated to exceed applicable environmental standards, nor significantly contribute to cumulative environmental impacts.

INITIAL STUDY ATTACHMENTS

Attachment 1 Location Map

SUPPORTING INFORMATION SOURCE LIST

- CAPCOA Guide (August 2010): <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-QuantificationReport-9-14-Final.pdf>
- California Air Resources Board (CARB). (2008). *Climate Change Scoping Plan*. Available at: http://www.arb.ca.gov/cc/scopingplan/document/adopted_scoping_plan.pdf
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- California Department of Conservation (CDC). (2008). *Farmland Mapping and Monitoring Program: El Dorado County Important Farmland 2008*. Available at: <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2008/eld08.pdf>.
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- California Energy Commission. (2006). *Inventory of California Greenhouse Gas Emissions and Sinks: 1990 to 2004, Staff Final Report*. Publication CEC-600-2006-013-SF.
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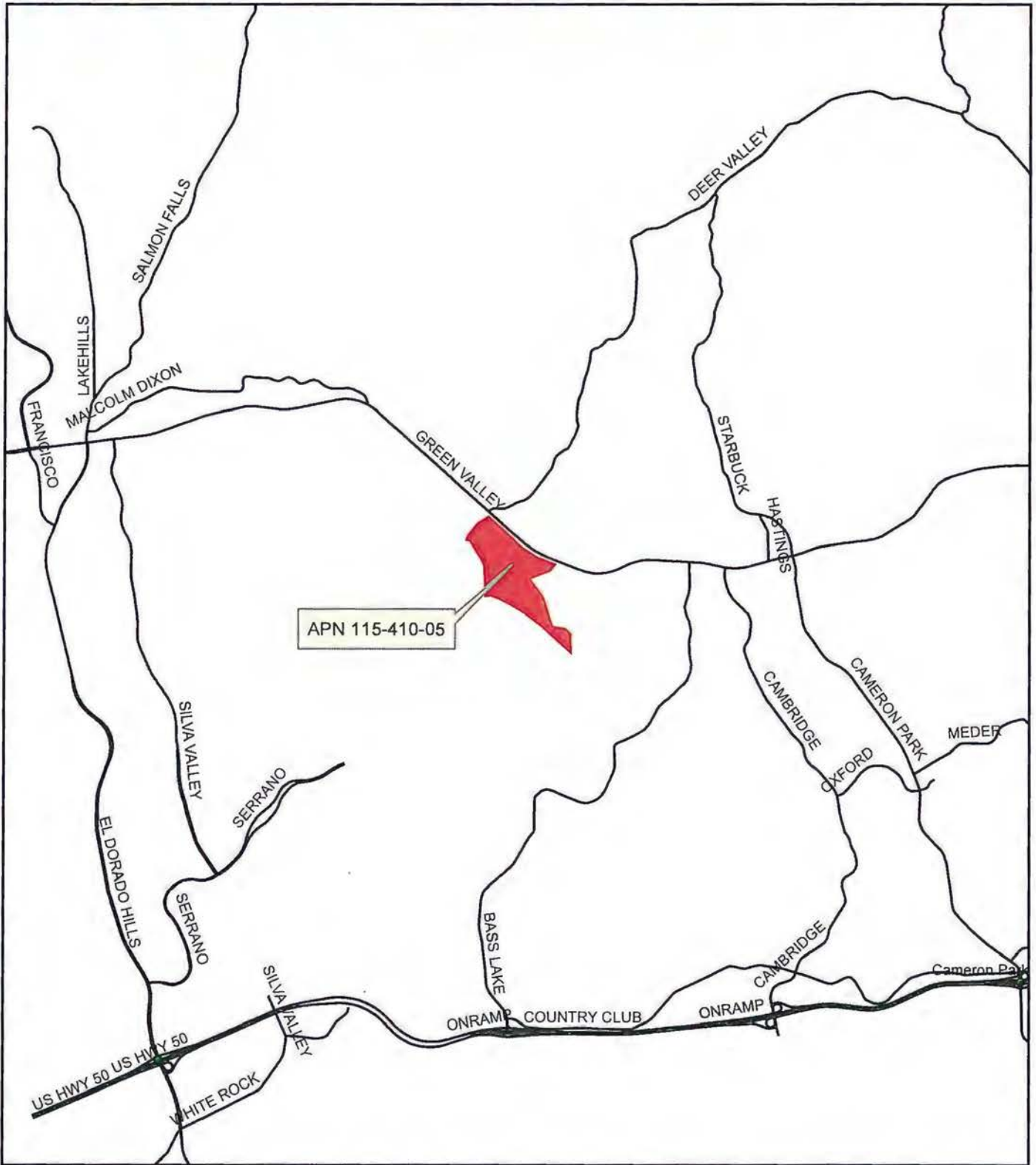
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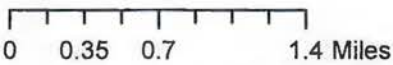
Attachment 1: Location Map



-  prclbase selection
-  PLACENAMES
-  major_roads
-  prclbase



Z04-0015, P08-0036, S01-0011 / Springs Equestrian Center
Prepared By Aaron Mount



0 0.35 0.7 1.4 Miles