

Exhibit H: Proposed Mitigated Negative Declaration and Initial Study

MITIGATED NEGATIVE DECLARATION

FILE: P20-0003

PROJECT NAME Jones Parcel Split

NAME OF APPLICANT: Kevin McBride

ASSESSOR'S PARCEL NO.: 070-160-001

SECTION: 26T: 10N R: 9E, MDM

LOCATION: East side of Sierrama Court, approximately 700-feet east of the intersection with Sierrama Drive in the Cameron Park area

☐ **GENERAL PLAN AMENDMENT:** FROM: TO:

☐ **REZONING:** FROM: TO:

☒ **TENTATIVE PARCEL MAP** ☐ **SUBDIVISION:**

SUBDIVISION (NAME):

☐ **SPECIAL USE PERMIT TO ALLOW:**

☐ **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 _____ Hearing Body on _____ Date _____.

Executive Secretary

Parcel Map: P20-0003
Jones Parcel Split
APN: 070-160-001

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 <div style="text-align: center;"> EL DORADO COUNTY PLANNING SERVICES 2850 FAIRLANE COURT PLACERVILLE, CA 95667 </div>			
INITIAL STUDY ENVIRONMENTAL CHECKLIST			
Project Title: P20-0003/Jones Lot Split			
Lead Agency Name and Address: El Dorado County, 2850 Fairlane Court, Placerville, CA 95667			
Contact Person: Timothy Pitt, Senior Planner		Phone Number: (530) 621-6565	
Applicant's Name and Address: Kevin McBride, 3003 Sierrama Court, Shingle Springs, CA, 95682			
Owner's Name and Address: Michael & Deanna Jones, 3021 Sierrama Court, Shingle Springs, CA, 95682			
Project Engineer's Name and Address: Lebeck Engineering, Inc, 3430 Robin Lane #2, Cameron Park, CA 95682			
Project Location: East side of Sierrama Court, approximately 700-feet east of the intersection with Sierrama Drive in the Cameron Park area			
Assessor's Parcel Number: 070-160-001		Acres: 4.52-acres	
Sections: Sec.26 T: 10N R: 09E			
General Plan Designation: Medium Density Residential (MDR)			
Zoning: Two-Acre Residential (R2A)			
Description of Project: A Parcel Map request to subdivide a developed 4.52-acre parcel, with two existing residential units and associated accessory structures, into two parcels of 2.20-acres (Parcel 1) and 2.32-acres (Parcel 2). Access to the existing residences is from two private driveways located off of Sierrama Court, both new parcels would continue to take access from these existing driveways. The existing residences share one connection for public water service from the El Dorado Irrigation District, and proposed Parcel 2 will require a new connection to serve the new parcel. Both residences are served by existing, independent on-site septic systems. The proposed parcels would continue to be served by existing electrical service from PG&E.			
Surrounding Land Uses and Setting:			
	Zoning	General Plan	Land Use/Improvements
Site	Two-Acre Residential (R2A)	Medium Density Residential (MDR)	Developed with two existing single-family residences and associated infrastructure
North	Residential Estate – 5-Acre Minimum (RE-5)	Low Density Residential (LDR)	Single-Family Residence
South	Two-Acre Residential (R2A)	Medium Density Residential (MDR)	Single-Family Residence
East	Residential Estate – 5-Acre Minimum (RE5)	Low Density Residential (LDR)	Two Parcels, both vacant

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West	Two-Acre Residential (R2A)	Medium Density Residential (MDR)	Two parcels, both Single-Family Residential
<p>Briefly describe the environmental setting: The topography of the project site area is moderately sloped with erosional drainage running west-north through the northern portion of the 4.52-acre property. Elevations range from approximately 1,480 feet above mean sea level on the southern portion of the parcel to 1,430 feet above mean sea level on the northern portion. The primary soil type present on-site is Rescue very stony sandy loam, 3 to 15 percent slopes. An Oak Resources Technical Report and Biological Resources Assessment was prepared by Sierra Ecosystem Associates with a field survey conducted on August 12, 2022 and a report dated January 25, 2023 (Attachment 7). Based on the results of this report, the parcel consists of two different oak species in an intermingled canopy, with a canopy coverage within the parcel of 59.5%. The oaks present during the survey were black oak and interior live oak. A minor component of the tree canopy was grey pine. The understory is a mix of invasive annual grasses and Sierran foothill species such as toyon, coffeeberry, Baccharis, and redbud. Chamise dominated the understory in the northern portion of the parcel. The parcel was surveyed for any rare, threatened, or endangered plant species. Because of the proximity of the Pine Hill Preserve and the gabbro soil type, the survey focused on eight species that are listed as rare, threatened, and endangered. The survey found two species of rare plants on the parcel. El Dorado mule-ears was commonly found throughout the parcel with the larger populations existing in the southern portion of the parcel. El Dorado bedstraw was found under a dense canopy between the two existing residential structures. Further discussion and analysis of these topics are contained within this Initial Study.</p>			
<p>Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement)</p> <ol style="list-style-type: none"> 1. Community Development Services: Planning and Building Department – Building Services (Building and Grading Permits) 2. El Dorado County Fire District (Building and Grading Permits) 3. El Dorado County Air Quality Management District (Building and Grading Permits) 4. El Dorado County Department of Transportation (Building and Grading Permits) 5. El Dorado Irrigation District (Building Permit) 6. El Dorado County Environmental Health Department (Building Permit) 			
<p>Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?</p> <p>At the time of the application request, seven tribes had requested to be notified of proposed projects for consultation in the project area: Colfax-Todds Valley Consolidated Tribe, Ione Band of Miwok Indians, Nashville-El Dorado Miwok-Maidu-Nishinam Tribe, Shingle Springs Band of Miwok Indians, United Auburn Indian Community of the Auburn Rancheria, Washoe Tribe of California and Nevada, and T'si-Akim Maidu. Certified letters were mailed to these seven tribes on July 17, 2023. No tribes responded with the request to consult on the project. Further discussion is contained in the Tribal Cultural Resources section of this Initial Study.</p>			

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.

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


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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: 12/18/23
Printed Name: Timothy Pitt, Senior Planner For: El Dorado County


Signature:  Date: 12/18/23
Printed Name: Aaron Mount, Planning Manager For: El Dorado County

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PROJECT DESCRIPTION

Throughout this Initial Study, please reference the following Attachments:

Attachment 1: Location Map
Attachment 2: Aerial Photo
Attachment 3: Assessor's Parcel Map
Attachment 4: General Plan Land Use Map
Attachment 5: Zoning Map
Attachment 6: Tentative Parcel Map
Attachment 7: Oak Resources Technical Report
Attachment 8: Application Packet

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 project.

Project Description

A request for a Tentative Parcel Map to subdivide a 4.52-acre parcel into two parcels of 2.20-acres (Parcel 1) and 2.32-acres (Parcel 2) (Attachment 6). The subject parcel is developed with two existing primary single-family dwellings and associated accessory structures. No new on-site development or improvements are being proposed at this time.

Project Location and Surrounding Land Uses

As noted above, the subject parcel is located on the east side of Sierrama Court, approximately 700-feet east of the intersection with Sierrama Drive in the Cameron Park area (Attachment 1). The 4.52-acre subject parcel is designated as Medium Density Residential (MDR) (Attachment 4) in the County General Plan and is zoned Two-Acre Residential (R2A) (Attachment 5). Surrounding parcels to the west and south of the subject parcel are similarly zoned with similar single-family residence land uses. The parcels to the east and north of the parcel are zoned Residential Estate – 5-acre Minimum (RE-5) and have a Low Density Residential (LDR) General Plan land use designation with a single-family residence to the north and two vacant parcels to the east.

Project Characteristics

1. Transportation/Circulation/Parking

The primary access to the subject parcel is from an existing private driveway from Sierrama Court. The El Dorado County Department of Transportation (DOT) reviewed the project and offered no conditions of approval for the project.

2. Utilities and Infrastructure

The project site is served by El Dorado Irrigation District (EID) for water service, Parcel 2 would be required to install new service lines to be independent from the existing service. Both residences on the subject parcel are served independently by existing on-site septic systems. Electricity service for both parcels will be provided by Pacific Gas & Electric (PG&E).

3. Construction Considerations

The project would maintain the current zoning designation of Two-Acre Residential (R2A) and development would require conformance with any applicable agency requirements and would be subject to building permits from El Dorado County Building Services. No development is being proposed with this project.

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Project Schedule and Approvals

This Initial Study and proposed Mitigated Negative Declaration (IS/MND) is being circulated for public and agency review for a 30-day period. Written comments on the IS/ND should be submitted to the project planner indicated in the Summary section, above. Following the close of the 30-day review period, the IS/MND will be considered by the Lead Agency, El Dorado County, in a public meeting and will be adopted if it is determined to be in compliance with CEQA. The Lead Agency will also determine whether to approve the project.

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 would 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.

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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.

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ENVIRONMENTAL IMPACTS

I. AESTHETICS. Would the project:				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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.

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.

Environmental Setting:

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 Draft EIR* (p. 5.3-3). This list includes areas along highways where viewers can see large water bodies (e.g., Lake

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Tahoe and Folsom 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 State 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 State Route (SR) 89 within the county, and those portions of SR 88 along the southern border of the county. While a portion of U.S. 50 is a designated State Scenic Highway, the project site is not located near any portion of Highway 50 that is designated as a part of the State Scenic Highway system.

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 U.S. Forest Service (USFS), which oversees rivers or river sections identified as Wild and Scenic under the Wild and Scenic Rivers Act. 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 related to aesthetics would result from the introduction of physical features that are not characteristic of the surrounding development, substantial changes the natural landscape, or obstruction of an identified public scenic vista.

- a-c.** The project site is not located near a scenic vista, nor is it visible from an officially designated State Scenic Highway. The existing visual character of the site is a developed parcel with two single-family residences and associated accessory buildings. No development is being proposed with this project, and no substantial changes to the natural landscape will occur. There would be **no impact** to scenic vistas or scenic resources, and approval of the project would not substantially degrade the existing visual character quality of the site or its surroundings.
- d. Light and Glare:** No development of new structures or light sources is being proposed as a part of this project. Any lighting associated with future development shall be consistent with County Lighting Ordinance Section 130.34.020. Therefore, there would be **no impact** associated with light or glare from the project.

FINDING: With adherence to El Dorado County Code of Ordinances (County Code), for this Aesthetics category, there would be **no impact**.

II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by California Department of forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. *Would the project:*

	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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

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II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by California Department of forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. <i>Would the project:</i>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d. Result in the loss of forest land or conversion of forest land to non-forest use?				X
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

Regulatory Setting:

Federal Laws, Regulations, and Policies

No federal regulations are applicable to agriculture 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 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.

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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-e. The subject parcel is a 4.52-acre residential parcel surrounded by other similarly sized parcels designated for residential use. The parcel is not considered prime farmland and does not conflict with any existing zoning for agricultural uses or Williamson Act Contracts. The project would not result in the rezoning of forestland, timberland, or timberland production zoned parcels or result in the loss of forest land or convert forest land to a non-forest use. Both proposed parcels would remain residentially zoned and the existing residential uses would continue. There is no farmland or forestland in the vicinity of the proposed project that would be caused to be converted from farm or forest use to a non-farm or forest use. There would be **no impact** to agriculture or forest resources.

FINDING:

The project site does not contain agriculture or forestry resources and no impacts would be anticipated to result from the project.

III. AIR QUALITY. Would the project:				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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	

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III. AIR QUALITY. <i>Would the project:</i>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment 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 (PM_{2.5}), 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. The El Dorado County AQMD 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.

Air quality in the project area is regulated by the El Dorado County AQMD. CARB 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

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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 2008). County thresholds are included in the chart below.

Criteria Pollutant	El Dorado County Threshold	
Reactive Organic Gasses (ROG)	82 lbs/day	
Nitrogen Oxides (NO _x)	82 lbs/day	
Carbon Monoxide (CO)	8-hour average: 6 parts per million (ppm)	1-hour average: 20 ppm
Particulate Matter (PM ₁₀):	Annual geometric mean: 30 µg/m ³	24-hour average: 50 µg/m ³
Particulate Matter (PM _{2.5}):	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

El Dorado County AQMD's guide to air quality assessment includes a table listing project types with potentially significant emissions (El Dorado County AQMD 2002:Table 5.2). ROG and NO_x 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, El Dorado County AQMD assumes 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, PM_{2.5}, 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).

DISCUSSION:

The El Dorado County AQMD 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 82 lbs/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.

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- a. **Air Quality Plan:** El Dorado County has adopted the Rules and Regulations of the El Dorado County AQMD (2000) establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NO_x, and O₃). The EDC/State Clean Air Act Plan has set a schedule for implementing and funding transportation contract measures to limit mobile source emissions. The project would not conflict with or obstruct implementation of either plan. No grading or development is being proposed as a part of this project. Therefore, as proposed, the project would have **no impact**.
- b-c. **Air Quality Standards and Cumulative Impacts:** No development is proposed as a part of the project. There is potential for future development on the parcels for construction of accessory structures in addition the existing single-family dwellings. Although potential future development would contribute air pollutants due to construction and possible additional vehicle trips to and from the site, these impacts would be minimal. Existing regulations implemented at issuance of building and grading permits would ensure that any construction related PM₁₀ dust emissions would be reduced to acceptable levels. The El Dorado County AQMD reviewed the application materials for this project and determined that the proposed project is minor, and the project is well below the screening size of projects identified in Table 5.2 "Projects with Potentially Significant ROG and NO_x Operation Emission" (El Dorado County AQMD 2002: Table 5-2) for criteria pollutants. El Dorado County AQMD has determined this project is not expected to cause a significant air quality impact. With full review for consistency with General Plan Policies, any potential impacts would be anticipated to be **less than significant**.
- d. **Sensitive Receptors:** The CEQA Guidelines (14 CCR 15000) identify sensitive receptors as facilities that house or attract children, the elderly, people with illnesses, or others that are especially sensitive to the effects of air pollutants. Hospitals, schools, and convalescent hospitals are examples of sensitive receptors. No sources of substantial pollutant concentrations would be emitted by the proposed project. There would be **no impact**.
- e. **Objectionable Odors:** Table 3-1 of the *Guide to Air Quality Assessment* (El Dorado County AQMD 2002) does not list the proposed use of the parcels for residential uses as a use known to create objectionable odors. The request for a Tentative Parcel Map would not be a source of objectionable odors. There would be **no impact**.

FINDING: The proposed project would not affect the implementation of regional air quality regulations or management plans. The proposed project would not be anticipated to cause substantial adverse effects to air quality, nor exceed established significance thresholds for air quality impacts. Any potential impacts would be **less than significant**.

IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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 Wildlife 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

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IV. BIOLOGICAL RESOURCES. <i>Would the project:</i>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				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 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

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... [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.

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

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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;
- 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. **Special Status Species:** The parcel was surveyed for any rare, threatened, or endangered plant species. Because of the proximity of the Pine Hill Preserve and the gabbro soil type, the survey focused on eight

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species in the preserve that are listed as rare, threatened, and endangered as shown in the Oak Resources Technical Report (Attachment 7). The survey found two species of rare plants on the parcel. El Dorado mule-ears was commonly found throughout the parcel with the larger populations existing in the southern portion of the parcel. El Dorado bedstraw was found under a dense canopy between the two existing structures. There is no development proposed as a part of the project, therefore, neither of the identified rare plant species would be impacted by the project to a significant degree. Although the report did not make specific recommendations for avoidance or minimization measures to be implemented for any future development, there is potential for the special-status species to occur mitigation measures have been incorporated that would apply to any future development and would be reviewed at the time of building permit submittal. With the incorporation of mitigation measures, potential impacts to biological resources from any future development would be mitigated to a **less than significant** level.

MM BIO-1 Rare Plants Protection:

If future development is proposed, a qualified biologist shall conduct a pre-construction survey within 14-days prior to clearing or grading operations to look for potential presence of rare plant species, particularly El Dorado Bedstraw and El Dorado Mule-Ears. If no rare plants are observed, a letter report shall be prepared to document the results of the survey, and no additional measures are recommended. If rare plants are present, the biologist shall clearly mark, map, and record the locations of all special-status plant species to be protected and shall conduct an on-site inspection to ensure fencing for special-status species is appropriately placed and there are no impacts to special-status plants. The qualified biologist shall inform workers of the need to protect these special-status plant species as well as identifying traits of special-status plants. On-site construction staff and supervisors shall be required to sign an acknowledgement that they have received these instructions from the biologist and agree to follow all mitigation measures.

Full avoidance of the special-status species shall require designating the area containing said species as an Environmentally Sensitive Area (ESA). No equipment or construction personnel shall enter the ESA and the ESA shall be clearly marked and surrounded by high visibility fencing with a minimum 4-foot-tall metal fence posts to ensure avoidance. Digging, trenching, placing fill, storage of equipment or materials, and all other construction related activity shall be prohibited within the ESA.

If special-status species are unavoidable impacted, an Incidental Take Permit from the California Department of Fish and Wildlife (CDFW) shall be required prior to ground disturbance. The property owner shall ensure full compliance with the California Endangered Species Act (CESA) before resuming project related activities. If construction activities last for more than one growing season, the pre-construction survey described above shall be repeated during the blooming period.

Monitoring Requirement: Planning Services shall verify completion of the requirement prior to issuance of a grading or building permit in coordination with the applicant and the Pine Hill Ecological Preserve Manager.

Monitoring Responsibility: El Dorado County Planning and Building Department, Planning Services

- b-c. Riparian Habitat and Wetlands:** No riparian habitat exists on the subject parcel, and there is no aquatic habitat on the site to support amphibians or fish. The County regulates oak canopy removal, as described below in the Local Policies section. No federally protected wetlands or waters regulated under Section 404 of

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the Clean Water Act occur on the site. The project would have **no impact** on riparian habitat or federally protected wetlands.

- d. **Migration Corridors:** Migratory Deer Herd Habitats occur within some areas of El Dorado County. The project site does not include, nor is it adjacent to, any migratory deer herd habitats as shown in the El Dorado County General Plan. Any potential impacts would be **less than significant**.
- e. **Local Policies:** Local protection of biological resources includes oak woodland preservation, rare plants and special-status species, and wetland preservation with the goal to preserve and protect sensitive natural resources within the County. The project is not located in the IBC, as addressed above and no trees are proposed to be removed from the subject parcel for the project. The project would not conflict with any local policies or ordinances protecting biological resources and would have **no impact** for this category.
- f. **Adopted Plans:** This project would not conflict with the provisions of an adopted Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. There would be **no impact**.

FINDING: No impacts to protected species, habitat, wetlands, or oak trees were identified for this project. No development is being proposed as a part of this project. Any potential impacts would be **less than significant**.

V. 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 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. Disturb any human remains, including those interred outside of formal cemeteries?			X	

Regulatory Setting:

Federal Laws, Regulations, and Policies

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).

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State Laws, Regulations, and Policies

California Register of Historical Resources

Public Resources Code Section 5024.1 establishes the California Register of Historical Resources (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 NRHP, including properties evaluated under Section 106 of the National Historic Preservation Act. The criteria for listing in the CRHR are similar to those of the NRHP and 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 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 CRHR, which identifies the State's architectural, historical, archeological and cultural resources.

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 (NAHC).

Section 5097.98 of the California Public Resources Code stipulates that whenever NAHC 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 NAHC. 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;

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- 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.

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 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.

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. Historic or Archeological Resources: A complete records search of the California Historic Resources Information System (CHRIS) found no prehistoric-period cultural resources and no historic-period cultural resources in the project area. Any potential impacts would be **less than significant**.

c. Human Remains: No human remains are known to exist within the project site. However, there is the possibility that subsurface construction activities associated with the proposed project, such as grading, could potentially damage or destroy previously uncovered human remains. However, if human remains should be discovered, implementation of standard conditions of approval to address discovery of human remains consistent with California Health and Safety Code Section 7050.5 would ensure that impacts on previously undiscovered human remains would be **less than significant**.

FINDING:

No significant cultural resources have been identified on the project site. Standard conditions of approval would apply in the event of accidental discovery during any future construction. Any potential impacts would be **less than significant**.

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VI. ENERGY. Would the project:				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Result in potential significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X

Regulatory Setting

Federal Energy Policy Act of 2005

The Federal Energy Policy Act of 2005 (EP Act) was intended to establish a comprehensive, long-term energy policy and is implemented by the U.S. Department of Energy (U.S. DOE). The EP Act addresses energy production in the U.S., including oil, gas, coal, and alternative forms of energy and energy efficiency and tax incentives. Energy efficiency and tax incentive programs include credits for the construction of new energy efficient homes, production or purchase of energy efficient appliances, and loan guarantees for entities that develop or use innovative technologies that avoid the production of greenhouse gases (GHG).

State Laws, Regulations, and Policies

California Building Standards Code (Title 24, California Code of Regulations), including Energy Code (Title 24, Part 6) and Green Building Standards Code (Title 24, Part 11)

California first adopted the California Buildings Standards Code in 1979, which constituted the nation's first comprehensive energy conservation requirements for construction. Since this time, the standards have been continually revised and strengthened. In particular, the California Building Standards Commission adopted the mandatory Green Building Standards Code (CALGreen [California Code of Regulations, Title 24, Part 11]) in January 2010. CALGreen applies to the planning, design, operation, construction, use, and occupancy of every newly constructed building or structure. The California Code of Regulations, Title 24, Part 6 (also known as the California Energy Code), and associated regulations in CALGreen were revised again in 2013 by the California Energy Commission (CEC). The 2013 Building Energy Efficiency Standards are 25% more efficient than previous standards for residential construction. Part 11 also establishes voluntary standards that became mandatory in the 2010 edition of the code, including planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The standards offer builders better windows, insulation, lighting, ventilation systems, and other features that reduce energy consumption in homes and businesses. The latest update to the California Building Code was published on July 1, 2022, with an effective date of January 1, 2023. The California Building Code applies to all new development, and there are no substantive waivers available that would exempt development from its energy efficiency requirements. The California Building Code is revised on a regular basis, with each revision increasing the required level of energy efficiency.

Senate Bills 1078/107 and Senate Bill 2—Renewables Portfolio Standard

Senate Bill (SB) 1078 and SB 107, California's Renewables Portfolio Standard (RPS), obligates investor-owned utilities (IOUs), energy service providers (ESPs), and Community Choice Aggregations (CCAs) to procure an additional 1% of retail sales per year from eligible renewable sources until 20% is reached, no later than 2010. The California Public Utilities Commission (CPUC) and CEC are jointly responsible for implementing the program. SB 2 (2011) set forth a longer range

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target of procuring 33% of retail sales by 2020. Implementation of the RPS will conserve nonrenewable fossil fuel resources by generated a greater percentages of statewide electricity from renewable resources, such as wind, solar, and hydropower.

Assembly Bill (AB) 1881 (Chapter 559, Statutes of 2006)

Water conservation reduces energy use by reducing the energy cost of moving water from its source to its user. Assembly Bill (AB) 1881 (Chapter 559, Statutes of 2006) requires the Department of Water Resources (DWR) to adopt an Updated Model Water Efficient Landscape Ordinance (MWELO) and local agencies to adopt DWR's MWELO or a local water efficient landscape ordinance by January 1, 2010 and notify DWR of their adoption (Government Code Section 65595). The water efficient landscape ordinance would apply to sites that are supplied by public water as well as those supplied by private well. Local adoption and implementation of a water efficient landscape ordinance would reduce per capita water use from new development.

Senate Bill X7-7 (Chapter 4, Statutes of 2009)

SB X7-7 (Chapter 4, Statutes of 2009), the Water Conservation Act of 2009, establishes an overall goal of reducing statewide per capita urban water use by 20% by December 31, 2020 (with an interim goal of at least 10% by December 31, 2015). This statute applies to both El Dorado Irrigation District (EID) and the Georgetown Divide Public Utilities District (GDPUD). EID has incorporated this mandate into its water supply planning, as represented in its Urban Water Management Plan 2010 Update (El Dorado Irrigation District 2011) and all subsequent water supply plans. Reducing water use results in a reduction in energy demand that would otherwise be used to transport and treat water before delivery to the consumer.

Assembly Bill 2076, Reducing Dependence on Petroleum

The CEC and Air Resources Board (ARB) are directed by AB 2076 (passed in 2000) to develop and adopt recommendations for reducing dependence on petroleum. A performance-based goal is to reduce petroleum demand to 15% less than 2003 demand by 2020.

Senate Bill 375—Sustainable Communities Strategy

SB 375 was adopted with a goal of reducing fuel consumption and GHG emissions from cars and light trucks. Each metropolitan planning organization (MPO) across California is required to develop a sustainable communities strategy (SCS) as part of their regional transportation plan (RTP) to meet the region's GHG emissions reduction target, as set by the California Air Resources Board. The Sacramento Area Council of Governments (SACOG) is the MPO for the Sacramento region, including the western slope of El Dorado County. SACOG adopted its current Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) on November 18, 2019.

Assembly Bill 1493—Pavley Rules (2002, Amendments 2009, 2012 rule-making)

AB 1493 required the ARB to adopt vehicle standards that will improve the efficiency of light duty autos and lower GHG emissions to the maximum extent feasible beginning in 2009. Additional strengthening of the Pavley standards (referred to previously as "Pavley II," now referred to as the "Advanced Clean Cars" measure) has been proposed for vehicle model years 2017–2025. Together, the two standards are expected to increase average fuel economy to roughly 54.5 miles per gallon by 2025. The improved energy efficiency of light duty autos will reduce statewide fuel consumption in the transportation sector.

CEQA and CEQA Guidelines

Section 15126.2(b) of the CEQA Guidelines requires detailed analysis of a project's energy impacts. If analysis of the project's energy use reveals that the project may result in significant environmental effects due to wasteful, inefficient, or unnecessary use of energy, or wasteful use of energy resources, the environmental document shall prescribe mitigation for those impacts. This analysis should include the project's energy use for all project phases and components, including transportation-related energy, during construction and operation. In addition to building code compliance, other relevant considerations may include, among others, the project's size, location, orientation, equipment use and any renewable energy features that could be incorporated into the project.

CEQA Guidelines, Appendix F: Energy Conservation

CEQA requires EIRs to include a discussion of potential energy impacts and energy conservation measures. Appendix F, Energy Conservation, of the State CEQA Guidelines outlines energy impact possibilities and potential conservation measures designed to assist in the evaluation of potential energy impacts of proposed projects. Appendix F places "particular emphasis on avoiding or reducing inefficient, wasteful, and unnecessary consumption of energy," and further indicates this

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may result in an unavoidable adverse effect on energy conservation. Moreover, the State CEQA Guidelines state that significant energy impacts should be “considered in an EIR to the extent relevant and applicable to the project.” Mitigation for potential significant energy impacts (if required) could include implementing a variety of strategies, including measures to reduce wasteful energy consumption and altering project siting to reduce energy consumption.

Local Laws, Regulations, and Policies

The County General Plan Public Services and Utilities Element includes goals, objectives, and policies related to energy conservation associated with the County’s future growth and development. Among these is Objective 5.6.2 (Encourage Energy-Efficient Development) which applies to energy-efficient buildings, subdivisions, development and landscape designs. Associated with Objective 5.6.2 are two policies specifically addressing energy conservation:

Policy 5.6.2.1: Requires energy conserving landscaping plans for all projects requiring design review or other discretionary approval.

Policy 5.6.2.2: All new subdivisions should include design components that take advantage of passive or natural summer cooling and/or winter solar access, or both, when possible.

Further, the County has other goals and policies that would conserve energy even though not being specifically drafted for energy conservation purposes (e.g., Objective 6.7.2, Policy 6.7.2.3).

DISCUSSION:

- a. **Unnecessary Consumption:** No new construction is being proposed as part of the project. The existing single-family residences have existing electrical connections and consumption is not anticipated to increase as a result of the project. There would be **no impact** with regards to unnecessary energy consumption.
- b. **Conflict with Energy Plans:** No new construction or development is being proposed for this project, any future development will be consistent with all applicable state and local plans for renewable energy efficiency and will not obstruct implementation of applicable energy plans. As proposed, there would be **no impact** as a result of the approval of the project.

FINDING:

There is no new development being proposed for this project so the project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. Any future development would be required to be consistent with all applicable state and local plans for renewable energy or energy efficiency. For this energy category, there would be **no impact**.

VII.GEOLOGY AND SOILS. Would the project:				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X

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VII.GEOLOGY AND SOILS. <i>Would the project:</i>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				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).

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.

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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.

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: A substantial adverse effect on geology and soils would occur if the implementation of the project would:

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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. Seismic Hazards:

- i. According to the California Department of Conservation Division of Mines and Geology, there are no Alquist-Priolo fault zones within El Dorado County (California Geological Survey 2007). The nearest such faults are located in Alpine and Butte Counties. There would be **no impact**.
- ii. The potential for seismic ground shaking in the project area would be considered remote for the reason stated in Section i) above. Any potential impacts due to seismic impacts would be addressed through compliance with the Uniform Building Code. All structures would be built to meet the construction standards of the UBC for the appropriate seismic zone. There would be **no impact** as a result of project approval.
- iii. El Dorado County is considered an area with low potential for seismic activity. There are no landslide, liquefaction, or fault zones (California Geological Survey 2007). There would be **no impact**.
- iv. No grading or development is being proposed for this project, any future grading activities onsite would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. There would be **no impact**.

- b. **Soil Erosion:** For development proposals, all grading activities onsite would comply with the El Dorado County Grading, Erosion and Sediment Control Ordinance including the implementation of pre- and post-construction Best Management Practices (BMPs). Implemented BMPs are required to be consistent with the County's California Stormwater Pollution Prevention Plan (SWPPP) issued by the State Water Resources Control Board to eliminate run-off and erosion and sediment controls. Any grading activities exceeding 250 cubic yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the County of El Dorado Grading, Erosion, and Sediment Control Ordinance. No grading or development is being proposed for this project. There would be **no impact** as a result of project approval.

- c. **Geologic Hazards:** Based on the Seismic Hazards Mapping Program administered by the California Geological Survey, no portion of El Dorado County is located in a Seismic Hazard Zone or those areas prone to liquefaction and earthquake-induced landslides (California Geological Survey 2013). Therefore, El Dorado County is not considered to be at risk from liquefaction hazards. Lateral spreading is typically associated with areas experiencing liquefaction. Because liquefaction hazards are not present in El Dorado County, the county is not at risk for lateral spreading. No grading or development that would cause the soil to become unstable or result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse is being proposed as a part of this project. There would be **no impact** as a result of project approval.

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- d. **Expansive Soils:** Expansive soils are those that greatly increase in volume when they absorb water and shrink when they dry out. When buildings are placed on expansive soils, foundations may rise each wet season and fall each dry season. This movement may result in cracking foundations, distortion of structures, and warping of doors and windows. The central portion of the county has a moderate expansiveness rating while the eastern and western portions have a low rating. No buildings or development are being proposed as part of this project. There would be **no impact** as a result of project approval.
- e. **Septic Capability:** The subject parcel has two existing, permitted septic systems that are capable of adequately supporting the existing residential uses of both proposed parcels. There would be **no impact** as a result of project approval.
- f. **Paleontological Resources:** The proposed project area is not located in an area that is considered likely to have paleontological resources present. Fossils of plants, animals, or other organisms of paleontological significance have not been discovered within the project area. In this context, the project would not result in impacts to paleontological resources or unique geologic features. No ground disturbance or further development is being proposed as a part of this project. Any future development would be required to comply with standard conditions of approval requiring that all work activities shall be stopped in the event of an unanticipated discovery. There would be **no impact** as a result of project approval.

FINDING: A review of the soils and geologic conditions on the project site determined that the project would not result in a substantial adverse effect. No grading activities are being proposed as a part of this project. Any future grading activities would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance which would address potential impacts related to soil erosion, landslides and other geologic impacts. Future development would also be required to comply with the Uniform Building Code which would address potential seismic related impacts. For this geology and soils category, there would be **no impact** as a result of project approval.

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

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),

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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% of countywide GHG emissions). A distant second are residential sources (approximately 20%), and commercial/industrial sources are third (approximately 7%). The remaining sources are waste/landfill (approximately 3%) and agricultural (<1%).

Regulatory Setting:

Federal Laws, Regulations, and Policies

At the federal level, USEPA has developed regulations to reduce GHG emissions from motor vehicles and has developed permitting requirements for large stationary emitters of GHGs. On April 1, 2010, USEPA and the National Highway Traffic Safety Administration (NHTSA) established a program to reduce GHG emissions and improve fuel economy standards for new model year 2012-2016 cars and light trucks. On August 9, 2011, USEPA and the NHTSA announced standards to reduce GHG emissions and improve fuel efficiency for heavy-duty trucks and buses.

State Laws, Regulations, and Policies

Executive Order (EO) S-3-5 (June 2005) established California's GHG emissions reductions targets and laid out responsibilities among the state agencies for implementing the EO and for reporting on progress toward the targets. This EO established the following targets:

- By 2010, reduce GHG emissions to 2000 levels
- By 2020, reduce GHG emissions to 1990 levels
- By 2050, reduce GHG emissions to 80% below 1990 levels

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%. CARB adopted the AB 32 Scoping Plan in December 2008 establishing various actions the state would implement to achieve this reduction (CARB 2008). The Scoping Plan recommends a community-wide GHG reduction goal for local governments of 15%.

In June 2008, the California Governor's Office of Planning and Research's (OPR) issued a Technical Advisory (OPR, 2008) 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 (CEC 2006).

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

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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 El Dorado County AQMD’s *Guide to Air Quality Assessment* (February 2002) (“CEQA Guide”), 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 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 El Dorado County AQMD has recommended the use of thresholds adopted by the Sacramento Metropolitan Air Quality Management District (SMAQMD). The thresholds of significance established by SMAQMD, and used by EDCAQMD, were developed to identify emissions levels for which a project would not be expected to substantially conflict with existing California legislation adopted to reduce statewide GHG emissions needed to move towards climate stabilization. Per the SMAQMD Thresholds of Significance Table, updated April 2020, if a proposed project results in emissions less than 1,100 MTCO₂e/yr during either construction or operation, the proposed project would be anticipated to result in a less-than-significant impact related to GHG emissions.

DISCUSSION:

a.-b. GHG Emissions: Emissions of greenhouse gas (GHG) contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on Earth. An individual project’s GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

Implementation of the proposed project is not expected to cumulatively contribute to increases of GHG emissions. Estimated GHG emissions attributable to future development would be primarily associated with increases of carbon dioxide (CO₂) and, to a lesser extent, other GHG pollutants, such as methane (CH₄) and nitrous oxide (N₂O) associated with area sources, mobile sources or vehicles, utilities (electricity and natural gas), water usage, wastewater generation, and the generation of solid waste. The primary source of GHG emissions for the project would be mobile source emissions. The common unit of measurement for GHG is expressed in terms of annual metric tons of CO₂ equivalents (MTCO₂e/yr).

The El Dorado County AQMD has not formally adopted thresholds for evaluating GHG emissions, but has recommended the use of thresholds adopted by the SMAQMD. The thresholds of significance established by SMAQMD, and used by EDCAQMD, were developed to identify emissions levels for which a project would not be expected to substantially conflict with existing California legislation adopted to reduce statewide GHG emissions needed to move towards climate stabilization. Per the SMAQMD Thresholds of Significance Table, updated April 2020, if a proposed project results in emissions less than 1,100 MTCO₂e/yr during either construction or operation, the proposed project would be anticipated to result in a less-than-significant impact related to GHG emissions.

GHG emissions are quantified with CalEEMod using the same assumptions as presented in the Air Quality section above and compared to the thresholds of significance noted above. The proposed project’s required compliance with the current California Building Energy Efficiency Standards Code would ensure the project meets current applicable requirements.

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Construction-related GHG emissions are a one-time release and are, therefore, not typically expected to generate a significant contribution to global climate change, as global climate change is inherently a cumulative effect that occurs over a long period of time and is quantified on a yearly basis. As no development or construction is being proposed as part of the project, construction GHG emissions are not expected to be a cumulatively considerable contribution to global climate change. Any potential impacts would be **less than significant**.

FINDING: For this greenhouse gas emissions category, there would be no significant adverse environmental effect as a result of the project. Any potential impacts would be **less than significant**.

IX. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			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

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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 El Dorado County AQMD.

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

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.

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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 (47 CFR 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

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;

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- 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. 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).

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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. 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.

- a-b. Hazardous Materials:** The project would not involve the routine transportation, use, or disposal of hazardous materials such as construction materials, paints, fuels, landscaping materials, and household cleaning supplies. There would be **no impact** as a result of project approval.
- c. Hazardous Materials near Schools:** No schools are located within one-quarter mile from the subject parcel. The proposed project is a residential land division and would not have any hazardous materials associated with the project or the proposed parcels' continued use as residences. There would be **no impact** as a result of project approval.
- d. Hazardous Sites:** The project site is not included on a list of or near any hazardous materials sites pursuant to Government Code section 65962.5 (DTSC 2015). There would be **no impact** as a result of project approval.
- e-f. Aircraft Hazards, Private Airstrips:** As shown on the El Dorado County GIS map for Airport Safety Zones, the project is not located within an Airport Safety District. The closest airport is the Cameron Park Airport, located 1.46 miles west of the subject parcel. The proposed project would not result in a safety hazard for people residing or working in the project area. There would be **no impact** as a result of project approval.
- g. Emergency Plan:** The project was reviewed by the Rescue Fire Protection District along with the El Dorado County Sheriff's Office for circulation. The proposed project would not impair implementation of any emergency response plan or emergency evacuation plan. There would be **no impact** as a result of project approval.
- h. Wildfire Hazards:** According to the California Department of Forestry and Fire Protection (Cal Fire) Fire and Resource Assessment Program (FRAP) map of November 21, 2022, the subject parcel is in an area of very high fire hazard severity zone in a State Responsibility Area (SRA). The majority of the subject parcel is already developed for residential use and is maintained to reduce wildland fire risks. Any potential impacts would be **less than significant**.

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FINDING: The proposed project would not expose the area to hazards relating to the use, storage, transport, or disposal of hazardous materials. For this hazards and hazardous materials category, any potential impacts would be **less than significant**.

X. HYDROLOGY AND WATER QUALITY. Would the project:				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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

Clean Water Act

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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 National Pollutant Discharge Elimination System (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 Regional Water Quality Control Boards (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 (CVRWQCB) (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.

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

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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.

- a. Water Quality Standards:** No additional waste discharge is expected to occur as part of the project. Erosion control would be required as part of any future building or grading permit and is not being proposed as part of this project. Stormwater runoff from any potential development would contain water quality protection features in accordance with a potential NPDES stormwater permit, as deemed applicable. The project would comply with County ordinances and standards regarding waste discharge. Therefore, the project would not be expected to violate water quality standards. There would be **no impact** as a result of project approval.
- b. Groundwater Supplies:** The geology of the Western Slope portion of El Dorado County is principally hard, crystalline, igneous, or metamorphic rock overlain with a thin mantle of sediment or soil. Groundwater in this region is found in fractures, joints, cracks, and fault zones within the bedrock mass. These discrete fracture areas are typically vertical in orientation rather than horizontal as in sedimentary or alluvial aquifers. Recharge is predominantly through rainfall infiltrating into the fractures. Movement of this groundwater is very limited due to the lack of porosity in the bedrock. Wells are typically drilled to depths ranging from 80 to 300 feet in depth. There is no evidence that the project will substantially reduce or alter the quantity of

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groundwater in the vicinity, or materially interfere with groundwater recharge in the area of the proposed project. Any potential impacts to groundwater supplies would be **less than significant**.

c-f. Drainage Patterns: No adverse increase in overall runoff and flows from existing levels is anticipated from this project. Any future development would be required to conform to the El Dorado County Grading, Erosion Control, and Sediment Ordinance County Code Section 110.14. This includes the use of BMPs to minimize degradation of water quality during any future construction. However, no development is being proposed as part of this project. There would be **no impact** as a result of project approval.

g-j. Flood-related Hazards: The project site is not located within any mapped 100-year flood areas as shown on Firm Panel Number 06017C0175E, revised September 26, 2008, and would not result in the construction of any structures that would impede or redirect flood flows (FEMA 2008). No dams that would result in potential hazards related to dam failures are located in the project area. The risk of exposure to seiche, tsunami, or mudflows would be remote. There would be **no impact** as a result of project approval.

FINDING: For this project, no significant hydrological impacts are expected with the approval of the project either directly or indirectly. For this hydrology category, any potential impacts are anticipated to be **less than significant**.

XI. LAND USE AND PLANNING. <i>Would the project:</i>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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

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 with amendments occurring in several times from adoption through 2019. The 2021-2029 Housing Element was adopted in 2021.

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.

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- a. **Established Community:** The project is located within the Shingle Springs Community Region. Community regions are defined as those areas which are appropriate for the highest intensity of self-sustaining compact urban-type development or suburban type development within the County based on the municipal spheres of influence, availability of infrastructure, public services, major transportation corridors and travel patterns, the location of major topographic patterns and features, and the ability to provide and maintain appropriate transitions at Community Region boundaries. The project site is surrounded by existing residential development and vacant residentially zoned parcels. The project would not result in the physical division of an established community as it proposes the continuation of residential uses on parcels designated by the General Plan for residential uses. The project proposes a use that is compatible with surrounding uses and with the site's General Plan land use designation. There would be **no impact** as a result of project approval.
- b. **Land Use Consistency:** The subject parcel has a General Plan land use designation of Medium Density Residential (MDR) and is zoned Two-Acre Residential (R2A). The purpose of the Two-Acre Residential zone is to create a more dispersed suburban residential character to an area by providing for and regulating medium density residential development at the highest range of one dwelling unit per acre. The proposed use is permitted within the Two-Acre Residential zoning designation. There would be **no impact** as a result of project approval.

FINDING: The proposed use of the land would be consistent with the Zoning Ordinance and General Plan. There would be **no impact** to land use goals or standards resulting from the project.

XII.MINERAL RESOURCES. <i>Would the project:</i>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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

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.

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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 of the *El Dorado County General Plan Draft EIR* (2003) 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.

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.

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-b. Mineral Resources: 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 be anticipated to occur. 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 MRZs. 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 economic importance to the County and/or State. Review of the mapped areas of the County indicates that this site does not contain any mineral resources of known local or statewide economic value. There would be **no impact** as a result of project approval.

FINDING: No impacts to mineral resources are expected either directly or indirectly. For this mineral resources category, there would be **no impacts**.

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XIII. NOISE. <i>Would the project result in:</i>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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.

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

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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 Leq, dB	55	50	50	45	45	40
Maximum level, dB	70	60	60	55	55	50
<p>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).</p> <p>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.</p> <p>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.</p> <p>*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.</p> <p>Source: El Dorado County 2003.</p>						

- a. **Noise Exposures:** The project does not involve the construction or development of any buildings or structures in addition to the already existing single-family homes. The project is not expected to increase noise levels significantly. Any future construction activities would be limited to daylight hours and require that all construction equipment shall be fitted with factory installed muffling devices and maintained in good working order. There would be **no impact** as a result of project approval.
- b. **Groundborne Shaking:** No construction or development is being proposed as a part of this project. The project does not propose any new uses that would cause groundborne vibration or ongoing new noise sources. There would be **no impact** as a result of project approval.
- c. **Permanent Noise Increases:** The project consists of the division of a 4.52-acre parcel with two existing single-family residences into two parcels. The subject parcel is located at the end of a private driveway off of Sierrama Court which is not a highly trafficked area of the Shingle Springs area. Although there is potential for further development of the parcels, any future development would be residential in nature and would not significantly contribute to the existing ambient noise levels in the vicinity of the project. Any potential impacts would be **less than significant**.
- d. **Short Term Noise:** No construction or development activities are being proposed as a part of this project. Any future construction and grading operations would be required to comply with the noise performance standards contained in the General Plan. The project itself does not involve any activities or uses that would result in the increase of the ambient noise levels on a temporary or periodic basis. There would be **no impact** as a result of project approval.
- e-f. **Aircraft Noise:** Although the project site is located 1.46-miles from the nearest airport (Cameron Park Airport), it is not located within a County Airport Use Plan area. As such, the project would not expose people

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residing or working in the project area to excessive noise from aircraft or airport operations. There would be **no impact** as a result of project approval.

FINDING: With adherence to County Code, no significant direct or indirect impacts to noise levels are expected. For this noise category, the thresholds of significance would not be exceeded. Any potential impacts would be **less than significant**.

XIV. POPULATION AND HOUSING. <i>Would the project:</i>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, 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. **Population Growth:** The subject parcel is zoned Two-Acre Residential and is intended to be used for residential purposes. The proposed project does not include the construction of any new homes, and any future development would be minimal and would likely be intended to house existing residents of the County or surrounding area. As such, the project is unlikely to result in a demand for new housing or induce substantial population growth. Any potential impacts would be **less than significant**.

b. **Housing Displacement:** The land division would not cause the demolition or displacement of any existing housing stock as no demolition, construction, or development is being proposed as a part of the project. There would be **no impact** as a result of project approval.

c. **Replacement Housing:** The project site is currently developed with two single-family dwellings, neither of which are being proposed for demolition and would not cause the displacement of any people. Therefore, the project would not necessitate the construction of any replacement housing. **No impact** would occur as a result of project approval.

FINDING: The project would not displace housing. There would be no potential for a significant impact due to substantial growth either directly or indirectly. For this population and housing category, the

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thresholds of significance would not be anticipated to be exceeded. Any potential impacts would be **less than significant**.

XV. 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>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Fire protection?				X
b. Police protection?				X
c. Schools?				X
d. Parks?				X
e. Other public facilities?				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 project was distributed to and reviewed by the Rescue Fire Protection District. The project site is located in a developed part of the County that currently receives fire service. Because no new residential structures are being proposed as a part of this project, it is unlikely the approval of the project

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would result in the need for new fire personnel or facilities. The Fire District would review any future improvement plans at the time of grading and/or building permit submittal to ensure compliance with applicable fire safety requirements. As proposed, there would be **no impact** as a result of project approval.

- b. **Police Protection:** Police protection services would be provided by the El Dorado County Sheriff's Office. The project does not propose any development or construction. The proposed project is not anticipated to create a significant increase in demand of law enforcement protection. There would be **no impact** as a result of project approval.

- c-e. **Schools, Parks, and Other Public Facilities:** There are no components of the proposed project that would include any permanent population-related increases that would substantially contribute to increased demand on schools, parks, or other public facilities that would result in the need for new or expanded facilities. There would be **no impact** as a result of project approval.

FINDING: The project does not propose any new development or construction. As such, the project would not result in a significant increase of public services to the project. For this public services category, there would be **no impact** as a result of project approval.

XVI. RECREATION.				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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

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lands. In El Dorado County there are 5 NRTs.

State Laws, Regulations, and Policies

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 Section 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.

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-b. Parks and Recreational Services: The proposed project consists of the division of a residentially zoned parcel and would not increase the local population such that it would increase the use of existing neighborhood or regional parks causing substantial physical deterioration of those facilities. There would be **no impact** as a result of project approval.

FINDING: No significant impacts to open space or park facilities would result as part of the project and no new or expanded recreation facilities would be necessary as a result of project approval. For this recreation category, there would be **no impact**.

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XVII. TRANSPORTATION. <i>Would the project:</i>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Conflict with an applicable program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				X
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b) (Vehicle Miles Traveled)?			X	
c. Substantially increase hazard due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
d. Result in inadequate emergency access?			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 Policy TC-Xd in 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 excepted from these standards and are allowed to operate at LOS F. 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:

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- 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. **Conflicts with a Transportation Plan, Policy or Ordinance:** No substantial traffic increases would result from the proposed project. Access to the proposed parcels would be from the existing driveways off of Sierrama Court. The County Department of Transportation (DOT) reviewed the project and determined that the On-Site Transportation Review (OSTR) could be waived, and a Traffic Impact Study would not be required for the project. The project as proposed would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. There would be **no impact** as a result of project approval.
- b. **Vehicle Miles Traveled:** Per Resolution 141-2020, there is a presumption of less than significant impacts for projects that generate or attract less than 100trips per day. The proposed project would create two (2) parcels. There is no development being proposed as a part of the project, and any future development on the residentially zoned parcels would not be expected to exceed 100 trips per day. Any potential impacts would be **less than significant**.
- c. **Design Hazards:** The proposed project will not change the current access to either parcel. Each parcel would continue to utilize existing access via private driveways from Sierrama Court. No sharp curves or dangerous intersections exist on the subject parcel or in the vicinity of the proposed project. There would be **no impact** as a result of project approval.
- d. **Emergency Access:** Fire Safe Regulations state that on-site roadways shall “provide for safe access for emergency wildland fire equipment and civilian evacuation concurrently and shall provide unobstructed traffic circulation during wildfire emergency”. As shown on the project site plan (Attachment 6), the project would accommodate the required fire access. As such, the proposed project is considered to allow for adequate access and on-site circulation for emergency vehicles. Any potential impacts would be **less than significant**.

FINDING: The project would not exceed the thresholds for transportation identified within the General Plan. For this transportation category, the thresholds of significance would not be exceeded, and any potential impacts would be **less than significant**.

XVII. TRIBAL CULTURAL RESOURCES. <i>Would the project: Cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			X	
b. 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 Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American			X	

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Regulatory Setting:

Federal Laws, Regulations, and Policies

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

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:

- b. 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
- c. 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 TCRs 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-b. Tribal Cultural Resources. On [date], El Dorado County dispatched letters via certified mail to the seven Tribes that have previously requested to be notified of projects within the County. These Tribes include: Colfax-Todds Valley Consolidated Tribe, Ione Band of Miwok Indians, Nashville-El Dorado Miwok-Maidu-Nishinam Tribe, Shingle Springs Band of Miwok Indians, United Auburn Indian Community of the Auburn Rancheria, Washoe Tribe of California and Nevada, and T'si-Akim Maidu. No tribes responded with the request to consult on the

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project. It was determined that there is low potential for impacts related to TCRs in the immediate vicinity of the project area, and no further analysis recommended. Any potential impacts would be **less than significant**.

FINDING: No significant TCRs are known to exist on the project site. As a result, the proposed project would not cause a substantial adverse change to a TCR and there would be **no impact**.

XIX. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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

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

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(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. 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. 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.

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. The standards are updated on an approximately 3-year cycle. The latest update to the California Building Code was published on July 1, 2022, with an effective date of January 1, 2023.

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 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;

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- 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. **Wastewater Requirements:** The subject parcel is currently developed with two single-family residences. Each residence has a permitted on-site wastewater treatment system. No new development is being proposed as a part of this project. As proposed, the project would not exceed the wastewater treatment requirements of the Regional Water Quality Control Board. There would be **no impact** as a result of project approval.
- b. **Construction of New Facilities:** The subject parcel has existing water service through the El Dorado Irrigation District (EID) and it is not anticipated that the proposed project will require an increase to water usage on the site. The parcel also has two permitted on-site wastewater treatment systems, one for each residence located on the parcel. A line extension and separate meter will be required as a result of project approval. No other expansion of existing facilities would be required, and the construction of new water or wastewater facilities would not be necessary. Any potential impacts would be **less than significant**.
- c. **New Stormwater Facilities:** No new stormwater drainage facilities would be needed as a result of the project as no new development or ground disturbance is being proposed as part of the project. There would be **no impact** as a result of project approval.
- d. **Sufficient Water Supply:** Any proposed water lines or related facilities would be located within an easement and would remain accessible by conventional maintenance vehicles. Easements for any new EID facilities constructed by the project must be granted to EID prior to approval of water line improvements, whether onsite or offsite. The local Fire District has reviewed the project and has determined the project area is currently provided with an adequate means of emergency water supply. Any impacts to water supply are anticipated to be **less than significant**.
- e. **Adequate Wastewater Capacity:** The subject parcel is served by on-site wastewater treatment systems. There would be **no impact** to wastewater treatment facility capacity as a result of project approval.
- f-g. **Solid Waste Disposal and Requirements:** El Dorado Disposal distributes 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. County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting and loading of solid waste and recyclables. This project does not propose to add any activities that would generate additional solid waste. Any potential project impacts would be **less than significant**.

FINDING: No significant utility and service system impacts would be expected with the project, either directly or indirectly. For this utilities and service systems category, the thresholds of significance would not be exceeded. Any potential impacts would be **less than significant**.

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XX. WILDFIRE. <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

The project site is within a State Responsibility Area (SRA) and is within a very high fire hazard severity zone (CAL FIRE 2009).

DISCUSSION:

- a. **Emergency Response or Evacuation Plans:** The project is surrounded by mixture of developed residential parcels with existing residential uses and undeveloped, vacant, residentially zoned parcels. Implementation of the proposed project would not alter any roadways, access points, or otherwise substantially hinder access to the area in such a way that would interfere with an emergency response or evacuation plan. There is no development proposed as a part of the project, and project approval would not notably increase the risk of wildfire on the project site. There would be **no impact** to any adopted emergency response plan or emergency evacuation plan.
- b. **Exacerbate Wildfire Risks:** Implementation of the proposed project would not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. The project is required to adhere to all fire prevention and protection requirements and regulations of El Dorado County including the El Dorado County Fire Hazard Ordinance and the Uniform Fire Code, as applicable. Pertinent measures include, but are not limited to, the use of equipment with spark arrestors and non-sparking tools during development activities. The project would be required to adhere to all requirements regarding fire prevention, the project would not exacerbate wildfire risk and there would be **no impact**.
- c. **Installation or Maintenance of Associated Infrastructure:** New infrastructure on the subject parcel would include new water line for the new parcel, connecting to the existing service located on the parent parcel that currently serves both residences. Water service is existing on the parent parcel and any new connections would not require major infrastructure development that would exacerbate fire risk or result in temporary or ongoing impacts to the environment. Any potential impacts would be **less than significant**.
- d. **Runoff, Post-Fire Slope Instability, or Drainage Changes:** The proposed project would divide a 4.52-acre parcel into two parcel of 2.20-acres and 2.32 acres, respectively. construct a 15,000-square-foot commercial

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building on a 1.07-acre parcel. The project has been reviewed by the Rescue Fire Protection District and is not anticipated to exacerbate wildfire risks. The project area is flat and does not have steep or sloping terrain that would expose people or structures to significant risk from downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes. There would be **no impact** as a result of project approval.

FINDING: As conditioned and with adherence to El Dorado County Code of Ordinances, for this wildfire category, any potential impacts would be **less than significant**.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Have the potential to substantially 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, substantially 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	

DISCUSSION:

- a. No substantial evidence contained in the project record has been found that would indicate that this project would have the potential to significantly degrade the quality of the environment. As conditioned or mitigated, and with adherence to County permit requirements, this project would not 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 plant or animal, or eliminate important examples of California history, pre-history, or tribal cultural resources. Any potential impacts from the project would be **less than significant** due to the design of the project and required standards that would be implemented prior to issuance of a building permit and/or any required project specific improvements on the property.
- b. Cumulative impacts are defined in Section 15355 of the California Environmental Quality Act (CEQA) Guidelines as *two or more individual effects, which when considered together, would be considerable or which 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. No impacts causing increased demand for public services are anticipated to occur as a result of

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project approval. Any potential impacts 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 the project would not require an increase in the wastewater treatment capacity of the County. Due to the small size of the proposed project, types of activities proposed, and site-specific environmental conditions, which have been disclosed in the Project Description and analyzed in Items I through XX, there would be no significant impacts anticipated related to aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation, tribal cultural resources, utilities and service systems, or wildfire that would combine with similar effects such that the project's contribution would be cumulatively considerable. For these issue areas, either **no impacts**, or **less than significant** impacts would be anticipated.

As outlined and discussed in this document, as conditioned and with compliance with County Codes, this project would be anticipated to have a less than significant project-related environmental effect. Therefore, the project would not 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. Based on the discussion contained in this document, no potentially significant impacts to human beings are anticipated to occur with respect to potential project impacts. The project would include any physical changes to the site, and any future development would be required to be permitted through the County and other agencies as appropriate. Adherence to these standard conditions would be expected to reduce potential impacts to a **less than significant** level.

FINDINGS: It has been determined that the proposed project would not result in significant environmental impacts. The project would not exceed applicable environmental standards, nor significantly contribute to cumulative environmental impacts. Any potential impacts would be **less than significant**.

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INITIAL STUDY ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Aerial Photo
Attachment 3: Assessor's Parcel Map
Attachment 4: General Plan Land Use Map
Attachment 5: Zoning Map
Attachment 6: Tentative Parcel Map
Attachment 7: Oak Resources Technical Report
Attachment 8: Application Packet

SUPPORTING INFORMATION SOURCE LIST

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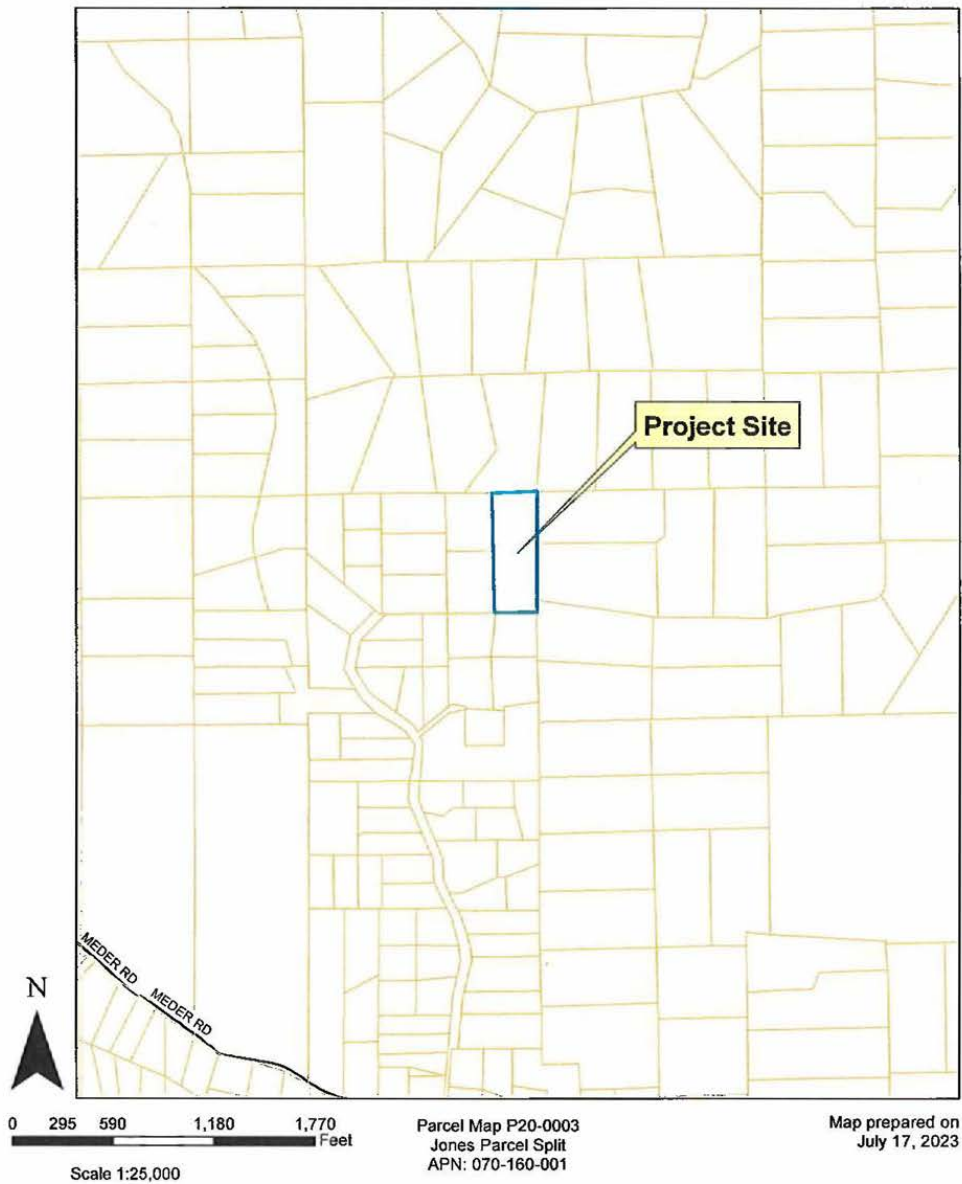
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Attachment 1: Location Map



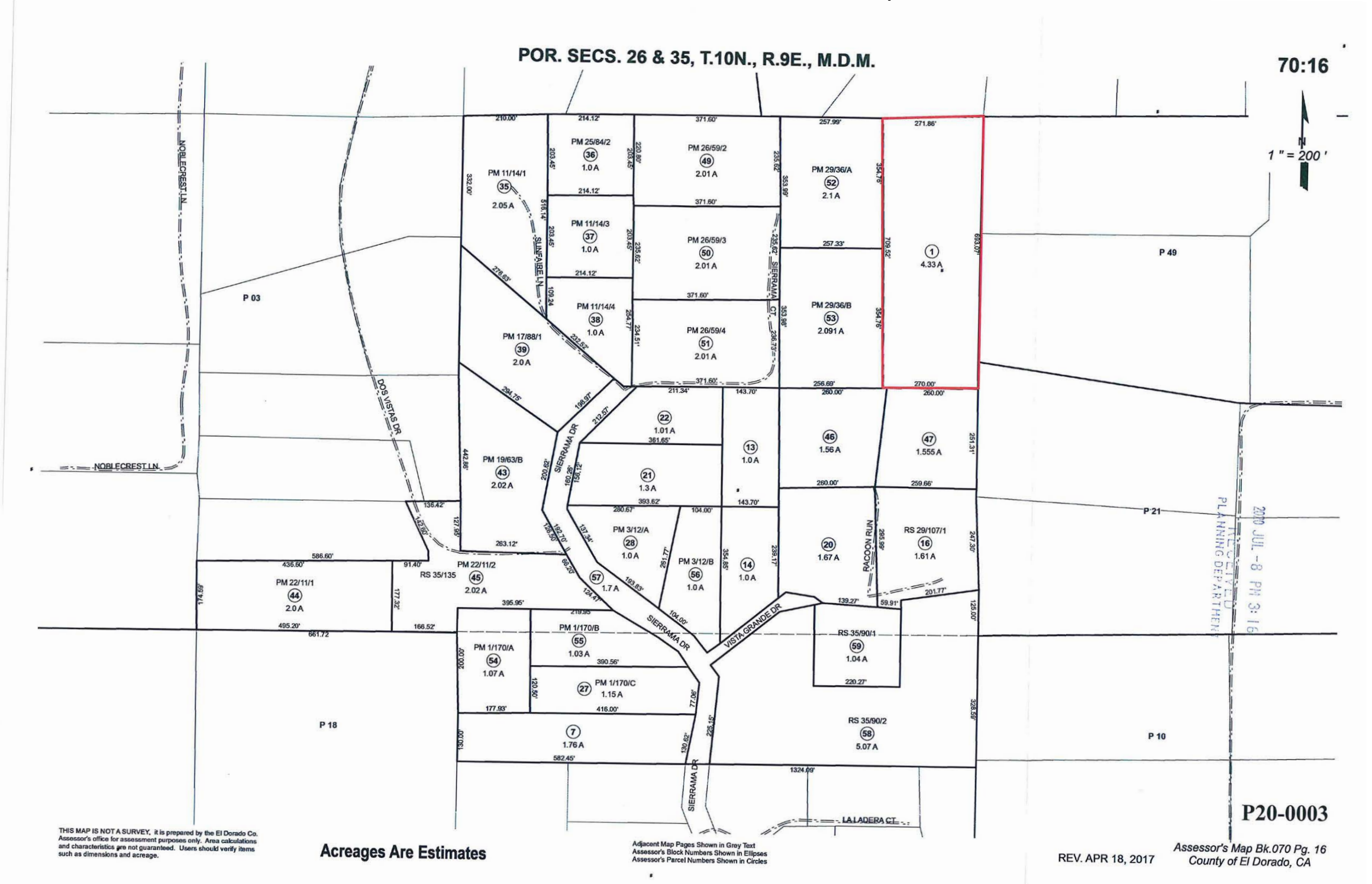
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Attachment 2: Aerial Photo



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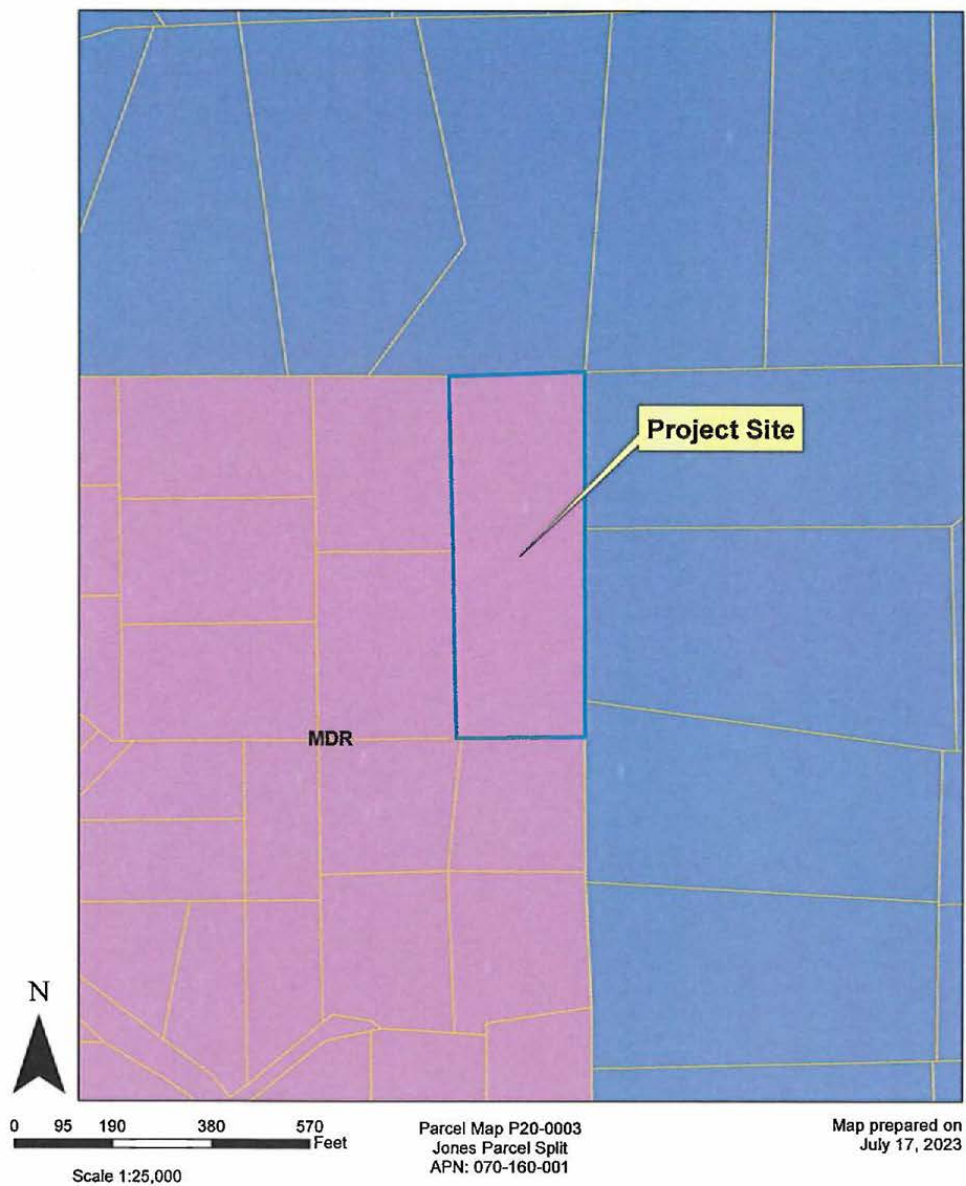
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Attachment 3: Assessor's Parcel Map



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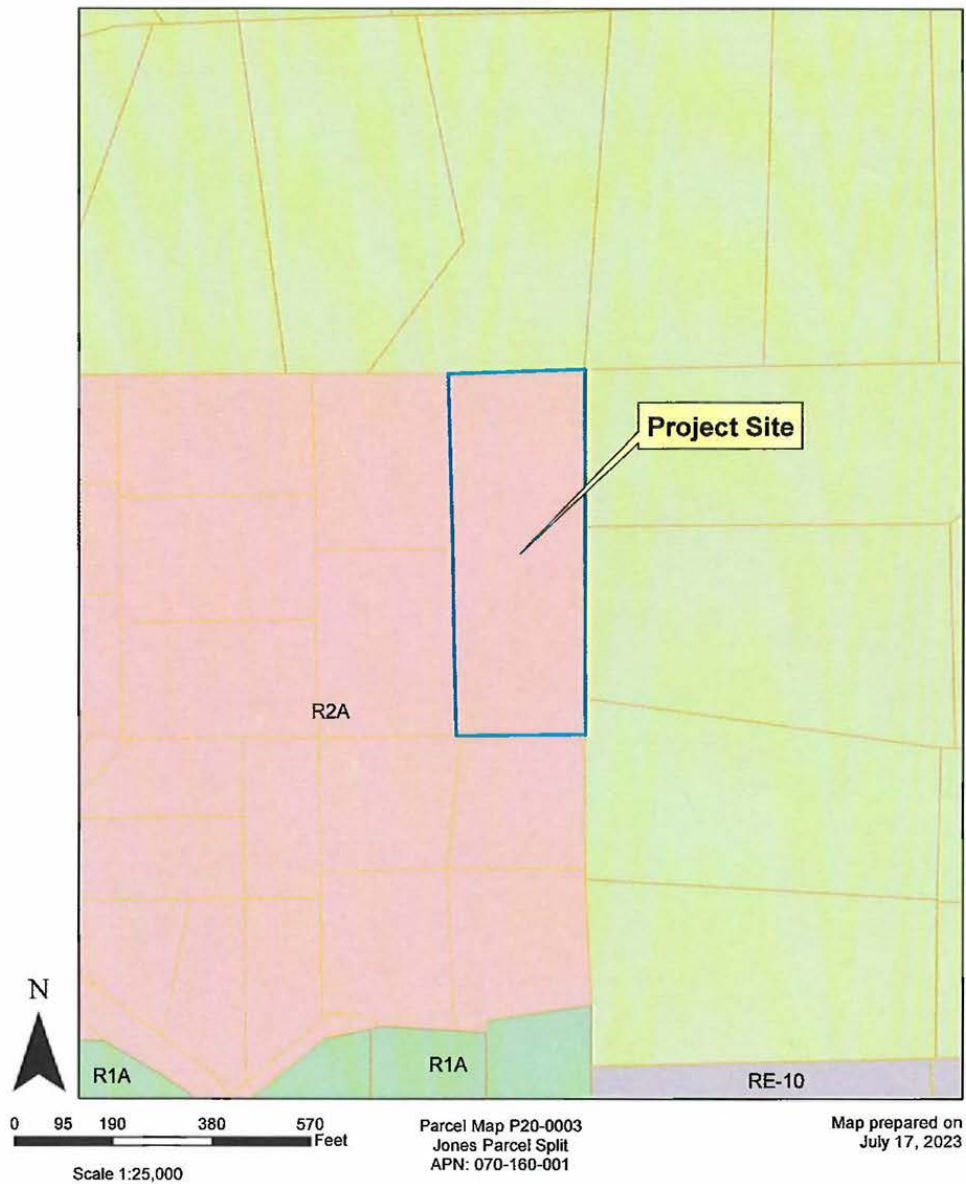
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Attachment 4: General Plan Land Use Map



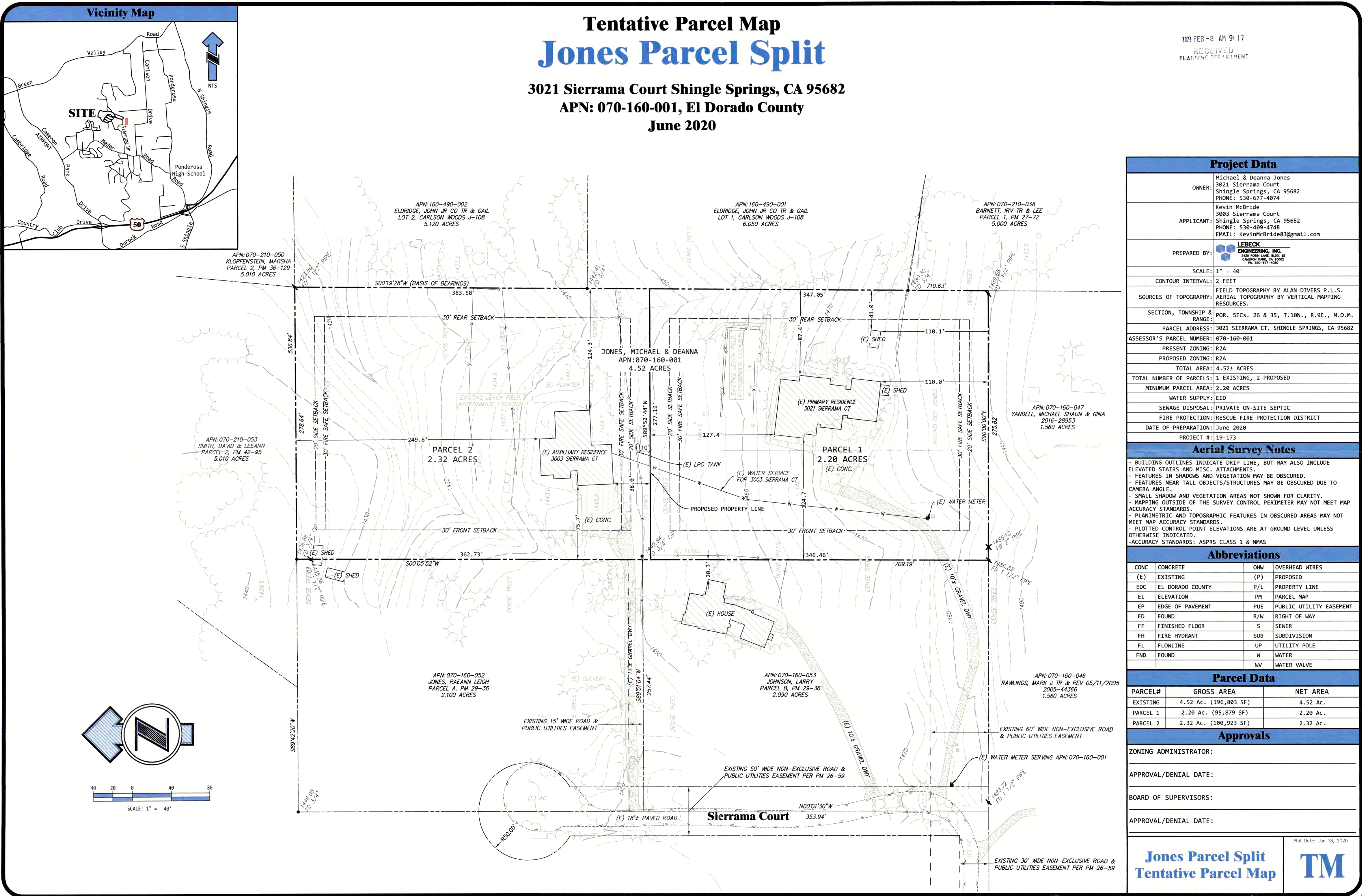
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Attachment 5: Zoning Map



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Attachment 6: Tentative Parcel Map



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Attachment 7: Oak Resources Technical Report

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**OAK RESOURCES TECHNICAL REPORT AND
RARE PLANT SURVEY FOR THE
JONES PARCEL SPLIT PROJECT**

Prepared by:



Sierra Ecosystem
Associates

1024 Simon Drive, Suite H
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For:

Kevin McBride
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3021 Sierrama Court
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FINAL

JANUARY 25, 2023

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Kevin McBride

Jones Parcel Split Project

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1.0 Project Description

The Project proposes to subdivide a 4.33-acre parcel located on the end of Sierrama Drive near the community of Shingle Springs in El Dorado County, California. The parcel has two existing residential structures as shown in Figure 2. The Project does not include any construction or groundbreaking activities.

The following potential issues were identified and are addressed in this report as required in a letter dated March 18th, 2022 by El Dorado County Planning Services:

- Oak Resources Impact Analysis
- Rare Plant Survey Results

2.0 Methodology

Prior to site visits, the following preparatory work was completed using parcel boundaries provided by El Dorado County and high-resolution imagery (dated July 2022) for the oak canopy analysis. The site visit occurred on August 12, 2022. The following activities were completed during site visits.

2.1 Tree Inventory

A representative inventory of native oak trees was conducted by Sierra Ecosystem Associates Inc. (SEA) qualified biologist, Jeremy Waites, within the footprint of the parcel. Information recorded during the field survey included the following: species, diameter at breast height (DBH), location, and dripline radius (radius of longest branch). Tree locations were recorded with a mapping grade, sub-meter GPS unit using NAD83 UTM Zone 10. GPS data was differentially corrected to improve accuracy.

2.1.1 Oak Canopy Cover

Native oak canopy cover was estimated by using a combination of methods. These methods are described below.

2.1.2 Oak Canopy Analysis

Native oak canopy cover was estimated using ArcGIS 10.7 Spatial Analyst extension to identify canopy cover from a high-resolution aerial photograph (NAIP Imagery July 2022). Near infrared analysis was used to classify the imagery into oak and non-oak vegetation. The representative sample inventory was used to buffer tree locations based on dripline radius and using polygon data taken in the field by GPS. ArcGIS v.10.7 was used to calculate oak canopy cover area and percentages of the parcel. This inventory was also used as ground truthing points to improve and verify the imagery analysis. The El Dorado County General Plan Policy 7.4.4.4 (Option A) Oak Canopy Cover retention standards are applied to that canopy cover.

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2.1.3 Oak Woodland Removal

No construction plans are available, and no construction is planned. The project does not expect any square footage of oak tree canopy removal.

2.2 **Botanical Survey**

The botanical survey consisted of a pedestrian floristic survey that recorded every plant species. Sierra Ecosystem Associates, Inc. (SEA) staff Senior Ecologist, Jeremy Waites visited the project site and completed a rare plant survey on August 12, 2022. The survey consisted of travelling along transects from the western edge of the parcel to the eastern edge starting on the north end of the parcel. The survey collected species information for all plants in the parcel. If rare plants were found, data was collected on number of plants, size of population(s), and exact location of the rare plants using a sub-meter accuracy GPS unit. Pictures were taken of each rare plant occurrence as well as the overview of the site. Plant species observed are listed in Table 3.

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Figure 1. Project Vicinity



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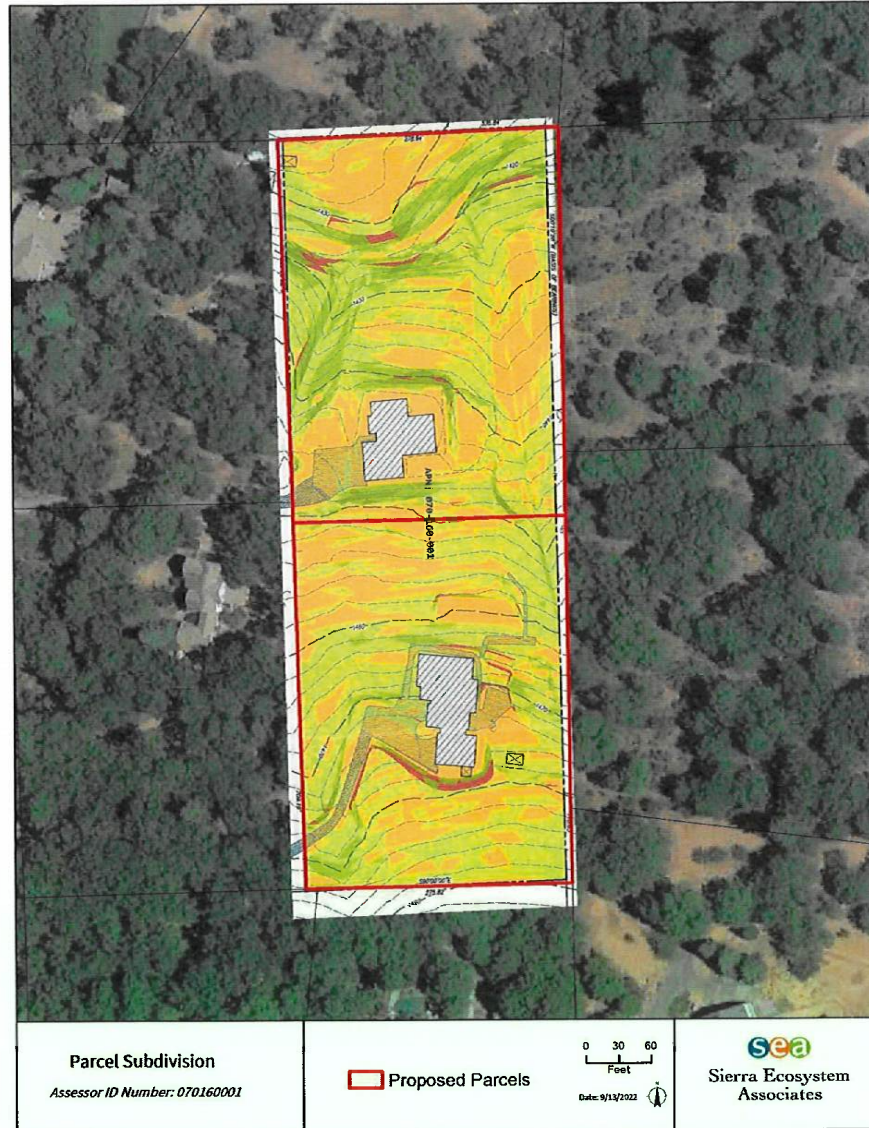
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Figure 2. Project Site



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3.0 Results

The following sections describe the information that was gathered from the desktop searches and the field survey.

3.1 Project Setting

The parcel is 4.33 acres, with approximately 59.5% oak canopy coverage. The area is most closely classified as Montane Hardwood-Conifer. The tree canopy consists of two different oak species in an intermingled canopy. The tree canopy cover within the parcel was near 60% with oak species making up a large percentage. The oaks present during the survey were black oak (*Quercus kelloggii*) and Interior live oak (*Quercus wislizeni*). A minor component of the tree canopy was grey pine (*Pinus sabiniana*). The oak canopy is shown in Figure 4.

The topography was moderately sloped with an erosional drainage running west-north through the northern portion of the parcel. The understory is a mix of invasive annual grasses and Sierran foothill species such as toyon, coffeeberry, Baccharis, and redbud. Chamise (*Adenostoma fasciculatum*) dominated the understory in the northern portion of the parcel.

No oak trees within the parcel qualified as a heritage tree with a DBH of 36 inches or greater.

3.2 Oak Canopy Retention

Per General Plan Policy 7.4.4.4, Option A (Table 1), 90% of the canopy cover shall be retained when the existing canopy cover is 1-9% for parcels greater than one acre. 0% of the existing native oak canopy cover will be removed with the proposed Project. The remaining oak canopy cover would be greater than 90%. Under the proposed development, oak canopy retention will meet the 90% requirement for existing canopies with 1-9% cover. This is shown in Table 2, Parcel Oak Canopy Cover Retention.

Table 1. Required Oak Canopy Retention

Percent Existing Canopy Cover	Canopy Cover to be Retained
80-100	60% of existing canopy
60-79	70% of existing canopy
40-59	80% of existing canopy
20-39	85% of existing canopy
10-19	90% of existing canopy
1-9 for parcels > 1 acre	90% of existing canopy

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Table 2. Parcel Oak Canopy Cover Retention

Native Oak Species	Oak Canopy Cover (%)	
	Pre-project	Post-project
Live oak and Black oak	2.69	2.69
59.5%	Oak canopy percentage of parcel	
4.33	Total parcel acreage	
2.69	Total oak tree canopy acres	
100%	Existing canopy cover to be retained post construction	
0.0	Total acres removed or negatively affected	
59.5%	Percent canopy of parcel retained post construction	

3.3 Oak Canopy Oak Woodland Replacement Plan

No oak woodland is proposed for removal. The project does not involve any groundbreaking activities. No impact to oak resources is expected. No replacement plan is necessary.

3.4 Oak Corridor Continuity

All native oak trees within the parcel will be retained for oak corridor continuity. The Project area is not within an Important Biological Corridor (IBC) as defined in the El Dorado County General Plan. Proximity to the IBC is shown in Figure 3.

3.5 Impact to Oak Resources

Project activities as designed would not cause any impacts to oak resources. No oak trees within the parcel qualified as a heritage tree with a DBH of 36 inches or greater.

3.6 Other Impacts

Project would not cause impacts to riparian resources.

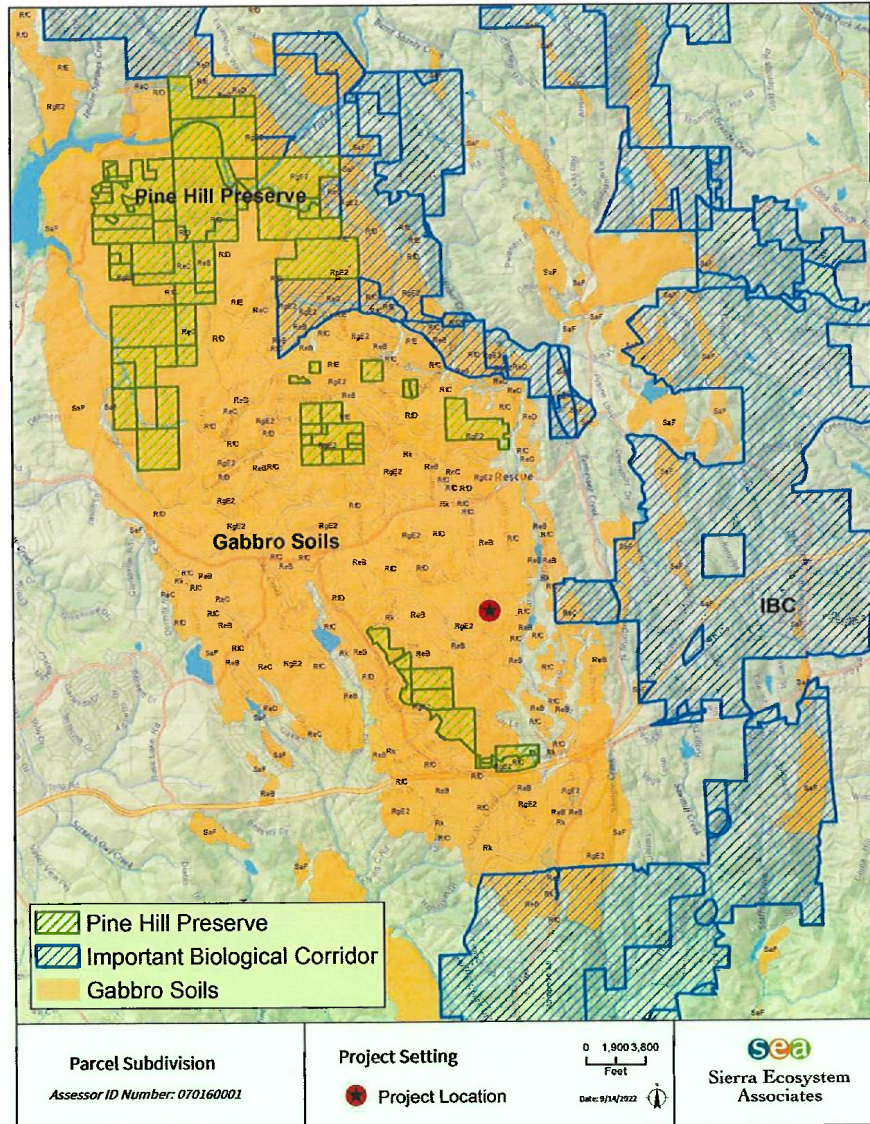
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Figure 3. Project Setting



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Figure 4. Oak Canopy Analysis



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4.0 Rare Plants

The parcel was surveyed for any rare, threatened, or endangered plant species. Because of the proximity of the Pine Hill Preserve and the gabbro soil type (Rescue very stony sandy loam, 3 to 15 percent slopes), the survey focused on the eight species in the preserve that are listed as rare, threatened, and endangered as shown in Table 3.

Table 3. List of Rare, Threatened, and Endangered in the Preserve

Species	Federal Listing	State Listing
<i>Calystegia stebbinsii</i> (Stebbins' morning glory)	Endangered	Endangered
<i>Ceanothus roderickii</i> (Pine Hill ceanothus)	Endangered	Rare
<i>Fremontodendron californicum</i> ssp. <i>decumbens</i> (Pine Hill flannelbush)	Endangered	Rare
<i>Galium californicum</i> ssp. <i>sierrae</i> (El Dorado bedstraw)	Endangered	Rare
<i>Packera layneae</i> (Layne's butterweed)	Threatened	Rare
<i>Wyethia reticulata</i> (El Dorado mule-ears)	Species of Concern	None
<i>Chlorogalum grandiflorum</i> (Red Hills soaproot),	BLM Sensitive	None
<i>Crocانthemum suffrutescens</i> (Bisbee Peak rush-rose)	None	None

4.1 Survey Results

The survey found two species of rare plants on the parcel. El Dorado mule-ears was commonly found throughout the parcel with the larger populations existing in the southern portion of the parcel. El Dorado bedstraw was found under a dense canopy between the two existing residential structures. The occurrences as mapped are shown in Figure 5.

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Kevin McBride

Jones Parcel Split Project

Figure 5. Rare Plant Occurrences



Sierra Ecosystem Associates
Oak Resources Technical Report and Rare Plant Study

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Parcel Map P20-0003
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Attachment 7: Oak Resources Technical Report

Kevin McBride

Jones Parcel Split Project

5.0 Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this Oak Resources Technical Report and Rare Plant Report, and that the facts statements, and information presented herein are true and correct to the best of my knowledge and belief.

SIGNED: Jeremy Waites DATED: 1/25/2023

NAME: Jeremy Waites TITLE: Biologist

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Kevin McBride

Jones Parcel Split Project

6.0 Report Authors

The following individuals prepared the text presented in this analysis.

<u>Name</u>	<u>Education</u>	<u>Professional Experience</u>	<u>Role</u>
Rick A. Lind	M.A., Geography (Water Resources) U.C. Davis	40+ years of project development experience, including regulatory compliance for biological resources	Principal-in- Charge, report review
Jeremy Waites	Post Bacc., Forestry Auburn University B.S. Forestry Auburn University	16+ years vegetation ecology experience	Lead Biologist and Author
Summer Von Aesch	B.S. Environmental Science U.C. Davis	2+ years ecology experience	Co-author

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7.0 Photograph Log

Photograph 1. View of typical conditions for occurrences of *Wyethia reticulata* (El Dorado mules' ear).



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Photograph 2. Phenology of *Wyethia reticulata* during survey



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Photograph 3. Occurrence of *Wyethia reticulata* on the eastern edge of the parcel.



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Photograph 4. Occurrence of El Dorado mules' ear in the southern portion of the parcel.



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Jones Parcel Split Project

Photograph 5. Mixed occurrences of *Wyethia reticulata* and *Galium californicum ssp. sierrae* (El Dorado bedstraw).



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COMMUNITY DEVELOPMENT SERVICES
PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

FILE # P20-0003

ASSESSOR'S PARCEL NUMBER(s) 070-160-001

PROJECT NAME/REQUEST: (Describe proposed use) Jones Parcel Split: Divide existing 4.52 acre parcel into 2 parcels of 2.32 & 2.20 acres.

IF SUBDIVISION/PARCEL MAP: Create 2 lots, ranging in size from 2.20 to 2.32 acre(s) / square feet

IF ZONE CHANGE: From _____ to _____ IF GENERAL PLAN AMENDMENT: From _____ to _____

IF TIME EXTENSION, REVISION, or CORRECTION: Original approval date _____ Expiration date _____

APPLICANT/AGENT Kevin McBride

Mailing Address 3003 Sierrama Court, Shingle Springs, CA 95682

P.O. Box or Street

Phone 530-409-4748

City

State

ZIP

FAX

(email) KevinMcBride83@gmail.com

PROPERTY OWNER Michael & Deanna Jones

Mailing Address 3021 Sierrama Court Shingle Springs, CA 95682

P.O. Box or Street

Phone 530-677-4074

City

State

ZIP

FAX

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Lebeck Engineering, Inc.

Mailing Address 3430 Robin Lane #2, Cameron Park, CA 95682

P.O. Box or Street

Phone 530-677-4080

City

State

ZIP

FAX

LOCATION: The property is located on the East side of Sierrama Court

N / E / W / S

Street or Road

700 ft feet/miles

East

N / E / W / S

of the intersection with

Sierrama Drive

Major Street or Road

in the Cameron Park area.

PROPERTY SIZE 4.52 Acres

Acreage / Square Feet

Michael Jones
Signature of property owner or authorized agent

Date

6-14-2020

FOR OFFICE USE ONLY

Date 7/2/2020 Fee \$ \$15,026 Receipt # R23144 Rec'd by BLD Census

Zoning R2A GPD MDR Supervisor District 4 Sec _____ TwN _____ Rng _____

ACTION BY: ☐ PLANNING COMMISSION
☐ ZONING ADMINISTRATOR

Hearing Date _____

Approved _____ Denied _____
(Findings and/or conditions attached)

Executive Secretary _____

ACTION BY BOARD OF SUPERVISORS

Hearing Date _____

Approved _____ Denied _____
(Findings and/or conditions attached)

APPEAL: Approved _____ Denied _____

P20-0003

Revised 11/2017

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Tentative Parcel Map
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COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

TENTATIVE PARCEL MAP REQUIRED SUBMITTAL INFORMATION

The following information must be provided with all applications. **If all the information is not provided, the application will be deemed incomplete and will not be accepted.** For your convenience, please use the check (☐) column on the left to be sure you have all the required information. **All plans and maps MUST be folded to 8½" x 11"**.

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- | | | | |
|-------------------------------------|--------------------------|----|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. | Application Form and Agreement for Payment of Processing Fees, completed and signed. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. | Letter of authorization from <u>all</u> property owners authorizing agent to act as applicant, when applicable. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. | Proof of ownership (Grant Deed), if the property has changed title since the last tax roll. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. | A copy of official Assessor's map, showing the property outlined in red. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. | An 8 ½" x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and town sites. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. | Environmental Questionnaire form, completed and signed. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. | Provide name, mailing address and phone number of all property owners and their agents. |
| NA | <input type="checkbox"/> | 8. | If public sewer or water service is proposed, obtain and provide a Facilities Improvement Letter if the project is located within the EID service area, or a similar letter if located in another sewer/water district. |
| NA | <input type="checkbox"/> | 9. | If off-site sewer or water facilities are proposed to serve the project, provide four (4) copies of a map showing location and size of proposed facilities. If groundwater is to be used for domestic water, submit a report noting well production data for adjacent parcels, or submit a hydrological report prepared by a geologist noting the potential for water based on the nature of project site geology. |

P20-0003

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Jones Parcel Split
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FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- | | | | | |
|----|--------------------------|--------------------------|-----|---|
| NA | <input type="checkbox"/> | <input type="checkbox"/> | 10. | Preceding parcel map, final map, or record of survey, if any exists. |
| NA | <input type="checkbox"/> | <input type="checkbox"/> | 11. | If located within one of the five Ecological Preserve - EP overlay zones (Mitigation Area 0), rare plants may exist on-site. The State Department of Fish & Game will require an on-site biological plant survey to determine the extent and location of rare plants on the project site. Such a survey can only occur from March 15 through August 15 when plants are readily visible. Therefore, if the State Department of Fish & Game requires the plant survey, a substantial delay in the processing of your application could result. To avoid potential delays, you may choose to provide this survey with application submittal. (A list of possible Botanical Consultants is available at Planning Services.) |
| | <input type="checkbox"/> | <input type="checkbox"/> | 12. | Name and address of Homeowners' Association, CSA 9 Zone of Benefit, or other road maintenance entity if it exists in the project area. |
| NA | <input type="checkbox"/> | <input type="checkbox"/> | 13. | Preliminary grading, drainage plan, and report. The plan should be of sufficient detail to identify the scope of grading, including quantities, depths of cut and fills (for roads and driveways where cuts/fills exceed 6 feet, and mass pad graded lots), location of existing drainage, proposed modifications, and impacts to downstream facilities. (See Section 15.14.240 of County Grading Ordinance for submittal detail.) |
| NA | | | 14. | In an accompanying report, provide the following data for area on each proposed parcel which is to be used for sewage disposal: |
| | <input type="checkbox"/> | <input type="checkbox"/> | a) | The percolation rate and location of test on 4.5 acres or smaller |
| | <input type="checkbox"/> | <input type="checkbox"/> | b) | The depth of soil and location of test |
| | <input type="checkbox"/> | <input type="checkbox"/> | c) | The depth of groundwater and location of test |
| | <input type="checkbox"/> | <input type="checkbox"/> | d) | The direction and percent of slope of the ground |
| | <input type="checkbox"/> | <input type="checkbox"/> | e) | The location, if present, of rivers, streams, springs, areas subject to inundation, rock outcropping, lava caps, cuts, fills, and easements |
| | <input type="checkbox"/> | <input type="checkbox"/> | f) | Identify the area to be used for sewage disposal |
| | <input type="checkbox"/> | <input type="checkbox"/> | g) | Such additional data and information as may be required by the Director of Environmental Health to assess the source of potable water, the disposal of sewage and other liquid wastes, the disposal of solid wastes, drainage, and erosion control |
| | <input type="checkbox"/> | <input type="checkbox"/> | h) | In circumstances where there are steep slopes, streams or other constraints as determined by staff, these must be noted on the tentative parcel map |

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FORMS AND MAPS REQUIRED

Check (✓)

Applicant County

- | | | | |
|-------------------------------------|--------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 15. | A record search for archaeological resources shall be conducted through the North Central Information Center located at CSU-Sacramento, 6000 J Street, Adams Building, Suite #103, Sacramento, CA 95819-6100, phone number (916) 278-6217. If the record search identifies a need for a field survey, a survey shall be required. (A list of Archaeological Consultants and survey requirements is available at Planning Services.) Archaeological surveys shall meet the "Guidelines for Cultural Resource Studies" approved by the Board of Supervisors, available at Planning Services. |
| NA | <input type="checkbox"/> | <input type="checkbox"/> | 16. A site-specific wetland investigation shall be required on projects with identified wetlands on the Important Biological Resources Map (located in Planning Services), when proposed improvements will directly impact the wetland (reduce the size of the wetland area) or lie near the wetlands. (Available from Planning Services are the U.S. Corps of Engineers requirements for a wetlands delineation study. A list of qualified consultants is also available.) |
| NA | <input type="checkbox"/> | <input type="checkbox"/> | 17. An acoustical analysis shall be provided whenever a noise-sensitive land use (residences, hospitals, churches, libraries) are proposed adjacent to a major transportation source, or adjacent or near existing stationary noise sources. Such study shall define the existing and projected (2015) noise levels and define how the project will comply with standards set forth in the General Plan. |
| NA | <input type="checkbox"/> | <input type="checkbox"/> | 18. Where special status plants and animals are identified on the Important Biological Resources Map located in Planning Services, an on-site biological study shall be required to determine if the site contains special status plant or animal species or natural communities and habitats. |
| NA | <input type="checkbox"/> | <input type="checkbox"/> | 19. An air quality impact analysis shall be provided utilizing the El Dorado County Air Pollution Control District's "Guide to Air Quality Assessment." |
| NA | <input type="checkbox"/> | <input type="checkbox"/> | 20. A traffic study shall be provided utilizing El Dorado County Department of Transportation's "Generic Traffic Study Scope of Work." |
| | | | <u>Required maps shall be on 24" x 36" sheets or smaller, drawn to scale, and sufficient size to clearly show all details and required data. All maps MUST be folded to 8 1/2" inches x 11" prior to submittal. NO ROLLED DRAWINGS WILL BE ACCEPTED.</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | a) | Twenty-five (25) Five (5) copies of the tentative map, folded with signature block showing (including one 8 1/2" x 11" reduction). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | b) | Four (4) copies of a slope map noting the following slope range categories: 0 to 10%, 11 to 20%, 21 to 29%, 30% to 39%, 40% and over. |
| NA | <input type="checkbox"/> | <input type="checkbox"/> | c) Four (4) copies of preliminary grading and drainage plan. |

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FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

OAK TREE/OAK WOODLAND REMOVAL

The following supplemental information shall be required if any Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions) will be impacted by the project (i.e. cut down) consistent with Section 130.39.070 (Oak Tree and Oak Woodland Removal Permits – Discretionary Development Projects).

- NA ☐ ☐ 21. Oak Resources Code Compliance Certificate.
- NA ☐ ☐ 22. Oak Resources Technical Report prepared by a Qualified Professional consistent with Section 2.5 (Oak Resources Technical Reports) of the Oak Resources Management Plan.
- NA ☐ ☐ 23. Completed Oak Resources Technical Report Checklist, including supplemental data for impacted Individual Native Oak Trees within Oak Woodlands, as applicable.
- NA ☐ ☐ 24. Security deposit for on-site oak tree/oak woodland retention and/or replacement planting (if proposed as part of project mitigation) consistent with Section 130.39.070.F (Security Deposit for On-Site Oak Tree/Oak Woodland Retention and Section 130.30.070.G (Security Deposit for On-Site Oak Tree/Oak Woodland Replacement Planting).
- NA ☐ ☐ 25. Reason and objective for Impact to oak trees and/or oak woodlands.

REQUIRED INFORMATION ON TENTATIVE MAP

Check (✓)
Applicant County

- ☒ ☐ 1. North point and scale
- ☒ ☐ 2. Project boundaries with dimensions
- ☒ ☐ 3. Approximate dimensions and area of all lots
- ☒ ☐ 4. Adjacent ownership with book and page number of recorded deeds or parcel map references
- ☒ ☐ 5. Location, names and right-of-way width of adjacent streets, highways, and alleys. Show access easements to a connection with a public road, together with deed or map reference documenting such access. Also, note all existing encroachments to the public road on adjacent parcels. If a new access is proposed through adjacent parcels, provide letter of authorization and a description of the access easement.

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REQUIRED INFORMATION ON TENTATIVE MAP

Check (✓)

Applicant County

- | | | | |
|----|-------------------------------------|--------------------------|--|
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Purpose, width, and approximate location of all proposed and existing easements (other than roads) |
| NA | <input type="checkbox"/> | <input type="checkbox"/> | 7. Approximate radii of centerline on all street curves |
| NA | <input type="checkbox"/> | <input type="checkbox"/> | 8. Grades and width of proposed and existing roads or road easements, with typical improvement cross-section |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 9. Names of adjacent subdivisions |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10. All structures, buildings, utility, transmission lines and dirt roads, and distances to existing and proposed property lines |
| NA | <input type="checkbox"/> | <input type="checkbox"/> | 11. The location of all structures for residential, commercial, industrial or recreational use for which permits have either been applied for or granted, but not yet constructed |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 12. Fire hydrant location, existing and/or proposed |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 13. Existing water and sewer line locations |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Contour lines shown at 5-foot intervals if any slopes on the property exceed 10% (contours not required if all slopes are 10% or less). Contours may be shown at 10-foot or 20-foot intervals on parcels of 10 acres or larger (using USGS interpolation or field survey), <u>if said contours reasonably identify significant site features</u> ; i.e., benches or abrupt topographical changes, etc. |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 15. The location, if present, of rock outcropping, lava caps, drainage courses, lakes, canals, reservoirs, rivers, streams, spring areas subject to inundation, and wetlands, and show respective 100-foot and 50-foot septic system setbacks when a septic system is proposed. |
| NA | <input type="checkbox"/> | <input type="checkbox"/> | 16. Note any proposed trails within the project, and where applicable, connection to existing or proposed trail systems. |
| NA | <input type="checkbox"/> | <input type="checkbox"/> | 17. Location, general type (pine, oak, etc.) and size of all existing trees, 8" DBH (Diameter at Breast Height) or greater in those areas that are subject to grading or otherwise may be removed/affected by proposed improvements. Note quantity of trees to be removed. |
| NA | <input type="checkbox"/> | <input type="checkbox"/> | 18. Identify areas subject to a 100-year flood, perennial streams or creeks, and show high water level (100-year) on map. Where this data is not readily available, January 1997 flood level can be shown if known. |
| | | | 19. The following information is to be listed on the tentative parcel map in the following consecutive order: |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | a) Owner of record (name and address) |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | b) Name of applicant (name and address) |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | c) Map prepared by (name and address) |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | d) Scale |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | e) Contour interval (if any) |

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REQUIRED INFORMATION ON TENTATIVE MAP

Check (✓)

Applicant County

- | | | |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | f) Source of topography |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | g) Section, Township and Range |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | h) Assessor's Parcel Number(s) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | i) Present zoning |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | j) Total area |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | k) Total number of parcels |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | l) Minimum parcel area |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | m) Water supply |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | n) Sewage disposal |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | o) Proposed structural fire protection |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | p) Date of preparation |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | q) In the lower right-hand corner of each map a signature block should be shown, giving space for: |

Zoning Administrator: _____

Approval/Denial Date: _____

Board of Supervisors: _____

Approval/Denial Date: _____

Planning Services reserves the right to require additional project information as provided by Section 15060 of the California Environment Quality Act, or as required by the General Plan development policies, when such is necessary to complete the environmental assessment.

NOTE: APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY. MAKE YOUR APPOINTMENT IN ADVANCE BY CALLING (530) 621-5355.

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PLANNING DEPARTMENT

Jones Parcel Split - Project Description **3021 Sierrama Court - APN: 070-160-001**

The Jones property is located in Shingle Springs, north of Highway 50. The existing 4.52 acre (parent) parcel, zoned R2A, is located on the east side of Sierrama Court at its northern terminus and is currently occupied by two separate residences. The Parcel split will create two new parcels, Parcel 1 at 2.20 acres and Parcel 2 at 2.32 acres.

The primary residence is located on the southern portion of the parent parcel (proposed Parcel 1) and is accessed via an existing gravel driveway connection to Sierrama Court across APN: 070-160-053. Water service to the primary residence is provided by an existing EID service located on Sierrama Court. Sewage disposal is provided by an existing on-site septic system located approximately 50 feet northeast of the residence.

The secondary, auxiliary residence, is located on the northern portion of the parent parcel (proposed Parcel 2) and is accessed via an existing gravel driveway connecting to Sierrama Court across APN: 070-160-052. Water service to the secondary residence is provided by the same EID service serving the primary residence. Sewage disposal is provided by an existing septic system located approximately 50 feet northeast of the residence.

No grading or construction is proposed however a new EID water service shall be constructed to provide an independent water service for proposed Parcel 2.

No grading, construction or oak tree removal is proposed nor increased traffic expected.

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Letter of Authorization

The undersigned owners of Record Title Interest in Assessor's Parcel No. 070-160-001, the description of which is filed as Document No. 1978R2717506 of Official Records of the County of El Dorado, hereby authorize Kevin McBride and Lebeck Engineering, Inc. to prepare and process the necessary documents for the **Jones Parcel Split**.

Signed: Michael Jones Date: 6/14/2020

Print Name Michael A. Jones

Signed: Deanna Jones Date: 6/14/2020

Print Name Deanna Jones

Owners of Record: Michael & Deanna Jones

Mailing Address: 3021 Sierrama Court, Shingle Springs, CA 95682

Phone: 530-677-4074

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P20-0003

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COMMUNITY DEVELOPMENT AGENCY LONG RANGE PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-4650, Fax (530) 642-0508

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2020 JUL -8 PM 3:15

Transportation Impact Study (TIS) – Initial Determination

Applicant Information:

Name: Lebeck Engineering, Inc. Phone #: 530-677-4080
Address: 3430 Robin Lane, Bldg. #2, Cameron Park Email: ron@lebeckeng.com

Project Information:

Name of Project: Jones Parcel Split Planning Number: _____
Project Location: 3021 Sierrama Court, Shingle Springs Bldg Size: _____
APN(s): 070-160-001 Project Planner: _____
Number of units: 2 existing houses

Description of Project:

The Jones property is located in Shingle Springs, north of Highway 50. The existing 4.52 acre (parent) parcel, zoned R2A, is located on the east side of Sierrama Court at it's northern terminus and is currently occupied by two separate residences. The Parcel split will create two new parcels, Parcel 1 at 2.202 acres and Parcel 2 at 2.32 acres. No grading, construction or oak tree removal is proposed nor increased traffic expected.

Step 1:

The following project uses are typically exempt from preparation of a Transportation Impact Study (TIS). Check applicable box. **An On-Site Transportation Review may be required for every project (see next page).**

- | | |
|--|---|
| <input checked="" type="checkbox"/> 4 or less single family homes (2 existing homes) | <input type="checkbox"/> 28,000 square feet or less for warehouse |
| <input type="checkbox"/> 14 or less multi-family units | <input type="checkbox"/> 38,000 square feet or less for mini-storage |
| <input type="checkbox"/> 2,300 square feet or less for shopping center | <input type="checkbox"/> 10,000 square feet or less for churches |
| <input type="checkbox"/> 6,400 square feet or less for general office | <input type="checkbox"/> 20 or less sites for campgrounds |
| <input type="checkbox"/> 10,000 square feet or less for industrial | <input type="checkbox"/> 7 or less rooms for rent for bed & breakfast |

☐ None apply – a TIS is required with applicable fee.

Step 2:

Submit this form along with a detailed project description, and any other applicable items, such as location maps, to CDA Long Range Planning Division by mail, fax or e-mail.

Mail: Community Development Agency, Long Range Planning Division
2850 Fairlane Ct, Placerville, CA 95667
Attn: Natalie Porter
Fax: 530-642-0508
e-mail: natalie.porter@edcgov.us

LEBECK ENGINEERING, INC.

JAN 16 2020

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Rev 1/6/16

P20-0003

Parcel Map P20-0003
Jones Parcel Split
APN: 070-160-001

Parcel Map: P20-0003
Jones Parcel Split
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Exhibit H: Proposed Mitigated Negative Declaration and Initial Study

Attachment 8: Application Packet



COMMUNITY DEVELOPMENT AGENCY LONG RANGE PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-4650, Fax (530) 642-0508

An On-Site Transportation Review is typically required for all projects. The Community Development Agency Director or his designee may waive the requirement if no additional vehicle trips will be generated by the proposed change, no up-zoning is requested, or no intensification of use is requested.

On-Site Transportation Review

May be required

If an On-Site Transportation Review is required, the following information shall be evaluated and the findings signed and stamped by a registered Traffic Engineer or Civil Engineer, and shall be included with the project submittal:

1. Existence of any current traffic problems in the local area such as a high-accident location, non-standard intersection or roadway, or an intersection in need of a traffic signal
2. Proximity of proposed site driveway(s) to other driveways or intersections
3. Adequacy of vehicle parking relative to both the anticipated demand and zoning code requirements
4. Adequacy of the project site design to fully satisfy truck circulation and loading demand on-site, when the anticipated number of deliveries and service calls may exceed 10 per day
5. Adequacy of the project site design to provide at least a 25 foot minimum required throat depth (MRTD) at project driveways, include calculation of the MRTD
6. Adequacy of the project site design to convey all vehicle types
7. Adequacy of sight distance on-site
8. Queuing analysis of "drive-through" facilities

To be completed by El Dorado County, CDA Long Range Planning Division Staff:

- ☐ ON-SITE TRANSPORTATION REVIEW IS REQUIRED. (TIS is not required)
- ☐ TIS IS REQUIRED; initial deposit for TIS scoping and review is required by CDA Long Range Planning Division Staff. See Attached TIS Initial Fund Request Letter.

Hanuman K. B. S.
CDA Long Range Planning Signature

1/7/2020
Date

ADH TS

On-Site Transportation Review and TIS is waived based on: subdivision into two lots with existing access.

Waiver approved by:

[Signature]
CDA Director

1/8/2020
Date

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Tentative Parcel Map
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COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

EL DORADO COUNTY PLANNING SERVICES ENVIRONMENTAL QUESTIONNAIRE

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PLANNING DEPARTMENT

File Number _____

Date Filed _____

Project Title Jones Parcel Split Lead Agency _____
Name of Owner Michael & Deanna Jones Telephone 530-677-4074
Address 3021 Sierrama Court, Shingle Springs, CA 95682
Name of Applicant Kevin McBride Telephone 530-409-4748
Address 3003 Sierrama Court, Shingle Springs, CA 95682
Project Location 3021 Sierrama Court, Shingle Springs, CA 95682
Assessor's Parcel Number(s) 070-160-001 Acreage 4.52 Zoning R2A

Please answer all of the following questions as completely as possible. Subdivisions and other major projects will require a Technical Supplement to be filed together with this form.

1. Type of project and description:
See attached Project Description
2. What is the number of units/parcels proposed? Two

GEOLOGY AND SOILS

3. Identify the percentage of land in the following slope categories:
36.6% 0 to 10% 35.3% 1 to 15% 14.9% 3 to 20% 9.4% 2 to 29% 3.9% over 30%
4. Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area? No
5. Could the project affect any existing agriculture uses or result in the loss of agricultural land? No

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DRAINAGE AND HYDROLOGY

6. Is the project located within the flood plain of any stream or river? No
If so, which
one? _____
7. What is the distance to the nearest body of water, river, stream or year-round drainage channel?
4,650 Ft. Name of the water body? Unnamed pond west of site
8. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amount into any lakes, rivers or streams? No
9. Will the project result in the physical alteration of a natural body of water or drainage way?
If so, in what way? No
10. Does the project area contain any wet meadows, marshes or other perennially wet areas?
No

VEGETATION AND WILDLIFE

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each:
Trees-75%, Brush-10%, Grass 15%
12. How many trees of 6-inch diameter will be removed when this project is implemented?
None

FIRE PROTECTION

13. In what structural fire protection district (if any) is the project located? Rescue FPD
14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)? Fire hydrant at the intersection of Sierrama Drive & Sierrama Court. ~650 Ft.
15. What is the distance to the nearest fire station? 3 miles
16. Will the project create any dead-end roads greater than 500 feet in length? No
17. Will the project involve the burning of any material including brush, trees and construction materials? No

NOISE QUALITY

18. Is the project near an industrial area, freeway, major highway or airport? Yes
If so, how far? Airport - 8,200 Ft. & Highway 50 - 10,250 Ft.
19. What types of noise would be created by the establishment of this land use, both during and after construction? Typical residential noise. No construction is proposed.

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AIR QUALITY

20. Would any noticeable amounts of air pollution, such as smoke, dust or odors, be produced by this project? No

WATER QUALITY

21. Is the proposed water source ☒ public ☐ private, ☐ treated or ☐ untreated?
22. What is the water use (residential, agricultural, industrial or commercial)? Residential

AESTHETICS

23. Will the project obstruct scenic views from existing residential areas, public lands, and/or public bodies of water or roads? No

ARCHAEOLOGY/HISTORY

24. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (e.g., Indian burial grounds, gold mines, etc.) No

SEWAGE

25. What is the proposed method of sewage disposal? ☒ septic system ☐ sanitation district
Name of district: _____
26. Would the project require a change in sewage disposal methods from those currently used in the vicinity? No

TRANSPORTATION

27. Will the project create any traffic problems or change any existing roads, highways or existing traffic patterns? No
28. Will the project reduce or restrict access to public lands, parks or any public facilities?
No

GROWTH-INDUCING IMPACTS

29. Will the project result in the introduction of activities not currently found within the community? No
30. Would the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?
No

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31. Will the project require the extension of existing public utility lines? No
If so, identify and give distances: _____

GENERAL

32. Does the project involve lands currently protected under the Williamson Act or an Open Space Agreement? No
33. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material?
No
34. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)?
No
35. Could the project create new, or aggravate existing health problems (including, but not limited to, flies, mosquitoes, rodents and other disease vectors)? No
36. Will the project displace any community residents? No

DISCUSS ANY YES ANSWERS TO THE PREVIOUS QUESTIONS (attached additional sheets if necessary)

MITIGATION MEASURES (attached additional sheets if necessary)

Proposed mitigation measures for any of the above questions where there will be an adverse impact:

Form Completed by: Ron Personius Date: 01-06-2020

Revised 11/2017

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County of El Dorado Air Quality Management District

330 Fair Lane, Placerville Ca 95667
Tel. 530.621.6662 Fax 530.295.2774
www.edcgov.us/AirQualityManagement

2020 JUL -8 PM 3:16

RECEIVED
PLANNING DEPARTMENT
Dave Johnston
Air Pollution Control Officer

Ron Personius
Lebeck Engineering, Inc.
3430 Robin Lane, Bldg #2
Cameron Park, CA 95682

January 16, 2020

RE: **Waiver of Air Quality Impact Analysis for APN 070-160-001 at 3021 Sierrama Court, Shingle Springs, California**

Dear Mr. Personius:

On January 6th, 2020, you emailed the El Dorado County Air Quality Management District (AQMD) and stated you intend to submit an application for a parcel split of the above named property. The purpose of your email was to request a waiver from AQMD of the application requirement for an Air Quality Analysis.

AQMD understands you are proposing a residential lot split (Parcel Map) of 4.52-acres into two 2.2-acres and 2.32-acres parcels. The Sierrama court is an existing, mostly paved court. There are two separate residences on the above named property, the primary residence is located on the southern portion of the parent parcel and is accessed via an existing gravel driveway connection to Sierrama Court over APN: 070-160-053. The auxiliary residence is located on the northern portion of the parent parcel and is accessed via an existing gravel driveway connecting to Sierrama Court over APN: 070-160-052.

Based on the very cursory review of your project, the minor amount of development indicated, and since the project is well below the size of projects identified in Table 5.2 "Projects with Potentially Significant ROG and NOx Operation Emission" (EDC AQMD *Guide to Air Quality Assessment*), AQMD has determined this project is not expected to cause a significant air quality impact. **Therefore, an Air Quality Analysis is not required at the time of submittal for the parcel map.**

If the project description changes, or if, during the course of the Initial Study (IS) preparation for California Environmental Quality Act (CEQA) purposes, a more detailed review of the project's potential impacts indicates further information is required, you will be required to provide this information at your expense. Additional air quality impact information may include such items as the results of an air quality model analysis, or a full Air Quality Impact Analysis prepared by a qualified consultant.

If you have any questions, please do not hesitate to contact us at (530) 621-7501. The complete list of District Rules can be viewed at: <http://www.arb.ca.gov/drdb/ed/cur.htm>.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rania Serieh".

Rania Serieh
Air Quality Engineer

\\AQData\AQ-Shared\CEQA or AQMD COMMENTS\AQ Analysis\Waivers\Alligule APN109-330-034, 5450 Milton Ranch Rd Parcel Split\Personius APN 070-160-001 3021 Sierrama Ct, SS
AQ Waiver.doc

P20-0003

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NAME: Mr. and Mrs. Michael Jones
ADDRESS: 3015 Satterna Court
City: Shingler Springs, CA 95682

01:3367
ELDON COUNTY
RECORDS DEPARTMENT
Inter County Title Co.
JAN 11 8 32 AM '97
DOWNEY
COUNTY

RECORDING REQUESTED BY
AND WHEN RECEIVED MAIL TO
The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ 41.80
() computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
APN 70-160-01

Grantee No. 171-625

Grant Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
DEBBIE RAY MARLOWE and BERN MARLOWE, husband and wife

hereby GRANT(S) to
MICHAEL N. JONES AND DENNA JONES, husband and wife, as Joint Tenants

the following described real property in the unincorporated area
County of El Dorado State of California:

All that portion of the Southeast quarter of Section 26,
Township 10 North, Range 9 East, N.D.B.M., described as follows:
BEGINNING AT the Northeast corner of the Southeast quarter of
said Section 26; thence along the North line of the Southeast quarter of the
Southwest quarter of said Section 26, South 89° 32' West 271.86 feet; thence South
697.40 feet to the North line of land described in deed to Arnold O. Buehler, et
al, recorded July 30, 1963 in Book 647 of Official Records of El Dorado County, at
Page 371; thence along Buehler North line 270.00 feet to the East line of the
South east quarter of the Southeast quarter of said Section 26, thence along said
East line North 0° 04' 40" East 699.61 feet to the point of beginning.

FOR ADDITIONAL LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MAKE A PART
HEREOF BY REFERENCE AS THOUGH FULLY SET FORTH HEREIN.

STATE OF CALIFORNIA
COUNTY OF EL DORADO
On February 12, 1987 before me, the undersigned, a Notary Public in and for said State, personally appeared
DEBBIE RAY MARLOWE and BERN MARLOWE
Dated February 10, 1987
Dennis Ray Marlowe
Bern Marlowe
BERN MARLOWE

personally known to me, or proved to me on the basis of satisfactory
evidence, known to me to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged that s/he/they
executed the same.

WITNESS my hand and official seal.

Signature: *Calvin L. Ryle*



CT-10 Mail Test Statements to Return Address Above 200K 2717 PAGE 506

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EXHIBIT "A"

TOGETHER WITH a non-exclusive right of way 60 feet in width to be used in common with other persons entitled to the use thereof, the centerline of which is described as follows:

BEGINNING at the North end of said line, from which the North quarter corner of said Section 35 bears (2 courses), East 711.53 feet and North 0° 04' 35" West 328.59 feet; thence from point of beginning and along said line (8 courses) South 4° 57' 40" West 113.70 feet, South 22° 35' 40" East 360.34 feet, South 1° 17' 40" East 123.63 feet, South 25° 23' 20" East 226.44 feet, South 15° 03' East 171.28 feet, South 5° 01' East 105.00 feet, South 14° 12' 40" West 198.10 feet, South 5° 09' 30" West 707.69 feet to a point in the centerline of Meder Road, the Southerly terminus of said line.

ALSO TOGETHER WITH a non-exclusive right of way and easement to be used in common with others for road and utility purposes, over a strip of land 60 feet in width, lying Easterly of, adjacent to and parallel with the following described line:

BEGINNING at the Southerly terminus of said line a 1 1/2 inch capped iron pipe; from which the Northeast corner of the Northwest quarter of the Northwest quarter of said Section 35 bears West 582.45 feet and North 0° 31' 40" East 330.00 feet; thence from said point of beginning North 05° 34' 10" East 207.68 feet a 3/4 inch capped iron pipe and North 36° 55' West 101.64 feet, a similar pipe and North 53° 28' West 177.31 feet, a 1 1/2 inch capped iron pipe; North 53° 27' 50" West 124.47 feet, North 29° 37' West 192.70 feet, North 11° 49' East 200.82 feet and North 45° 00' East 198.97 feet to the most Northerly terminus of said line.

ALSO TOGETHER WITH a non-exclusive right of way for road and utility purposes 60 feet in width to be used in common with the Grantors, their heirs or assigns, for the benefit of their remaining lands, or any subdivision thereof, the Northerly line of which is described as follows:


BEGINNING on the West line of the above described land at a point thereon 60 feet Northerly from the Southwest corner of said land; thence West 629.50 feet; thence Southwesterly 60 feet more or less to the Northerly terminus of the right of way line last above described.

END DOCUMENT

BOOK 2717 PAGE 507

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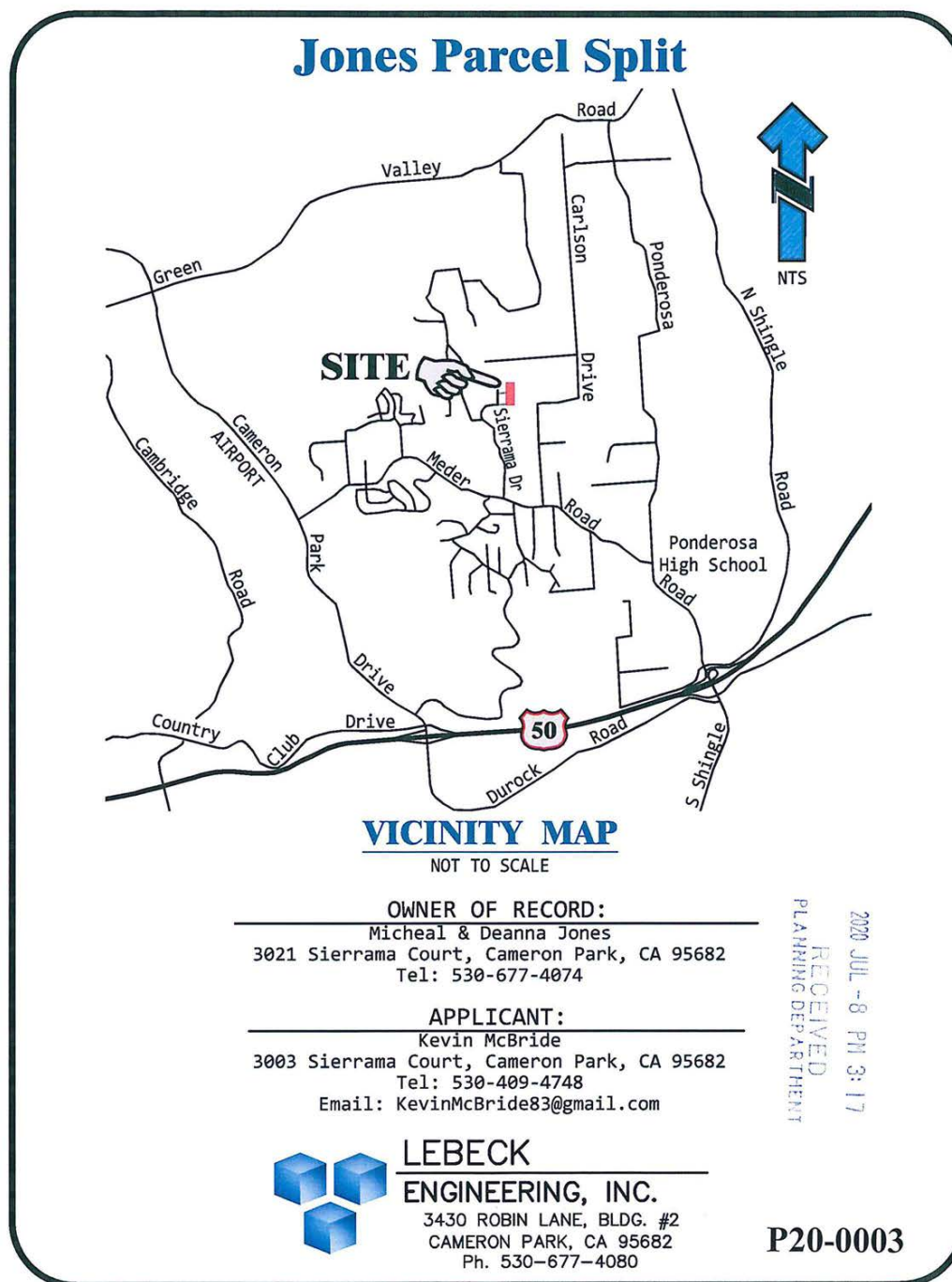
Date: 6/18/2020	Transmittal Letter from:
To: County of El Dorado Planning and Building Department 2850 Fairlane Court Placerville, CA 95667	 LEBECK ENGINEERING, INC. 3430 ROBIN LANE, BLDG. #2 CAMERON PARK, CA 95682 Ph. (530) 677-4080 www.lebeckeng.com
Regarding: Jones Parcel Split – Tentative Parcel Map	
# copies	Description
1	Tentative Parcel Map Application
1	Agreement to Pay Processing Fees
1	Check for application fee in the amount of \$13581.00
1	Tentative Parcel Map Checklist
1	Letter of Authorization
1	Project Description
1	Vicinity Map
4	Slope Maps
1	TIS – Initial determination
1	Archaeological Records Search
1	Waiver of Air Quality Impact Analysis
1	Environmental Questionnaire
5	Tentative Parcel Maps
Comments: Please find enclosed our submittal of a Tentative Parcel Map application for the above named project. Please contact me if you have any questions or comments.	
Sincerely, Ron Personius	

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PLANNING DEPARTMENT

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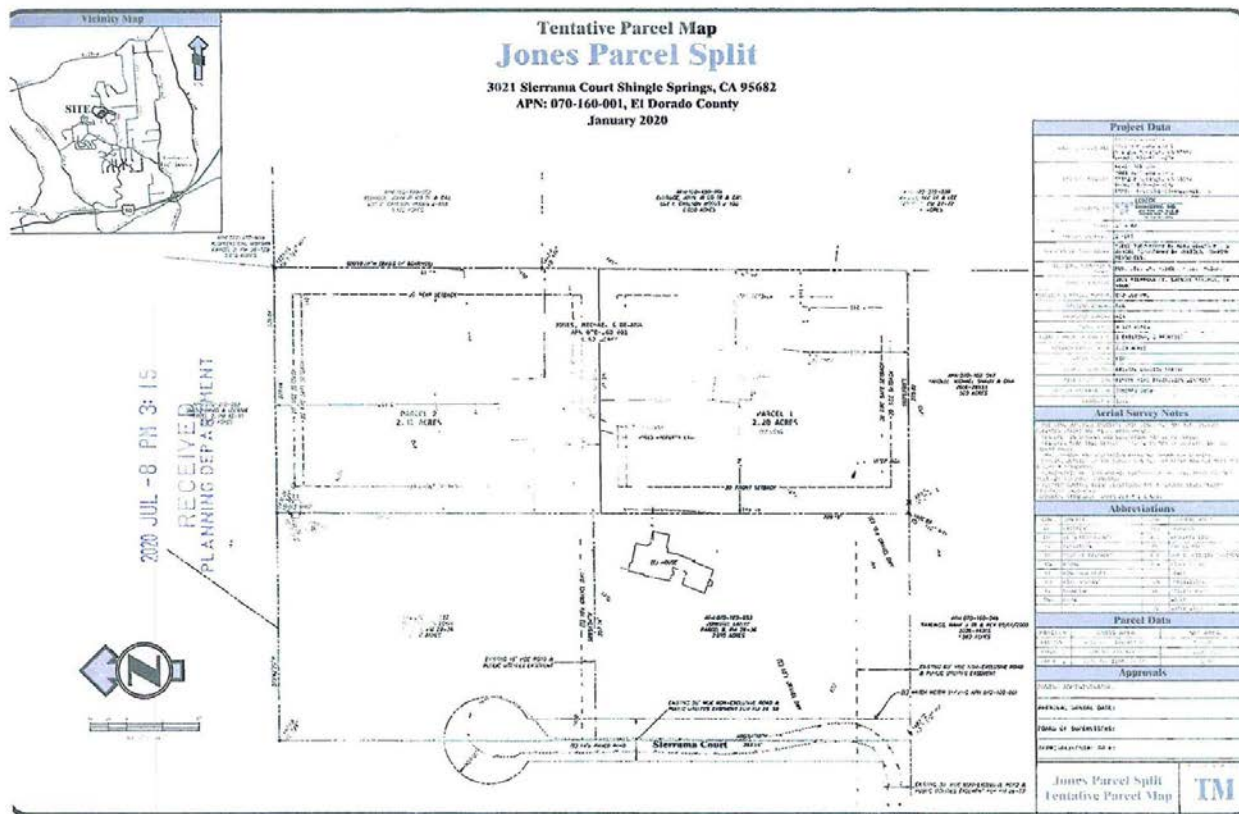
APN: 070-160-001

Parcel Map: P20-0003

Jones Parcel Split

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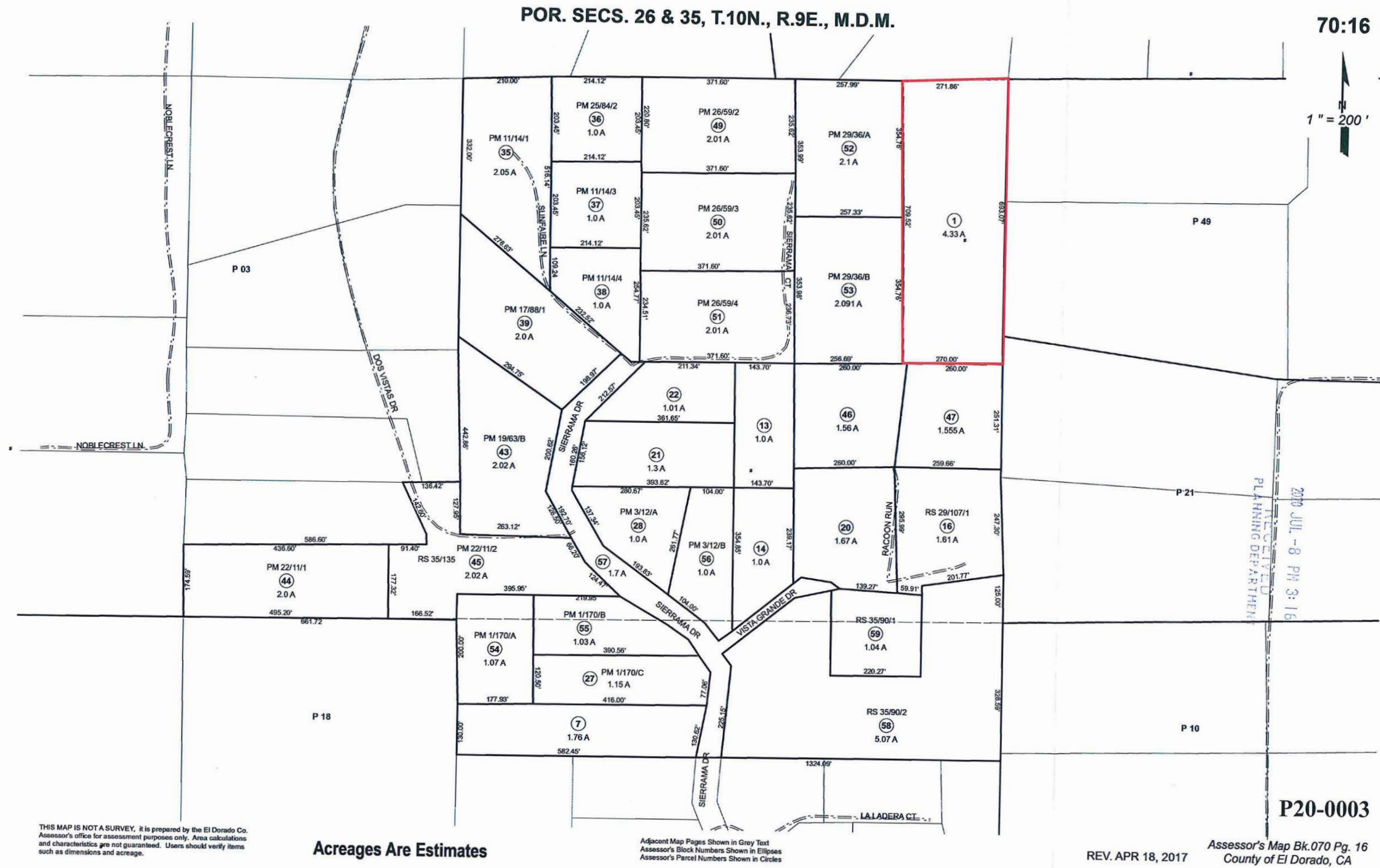
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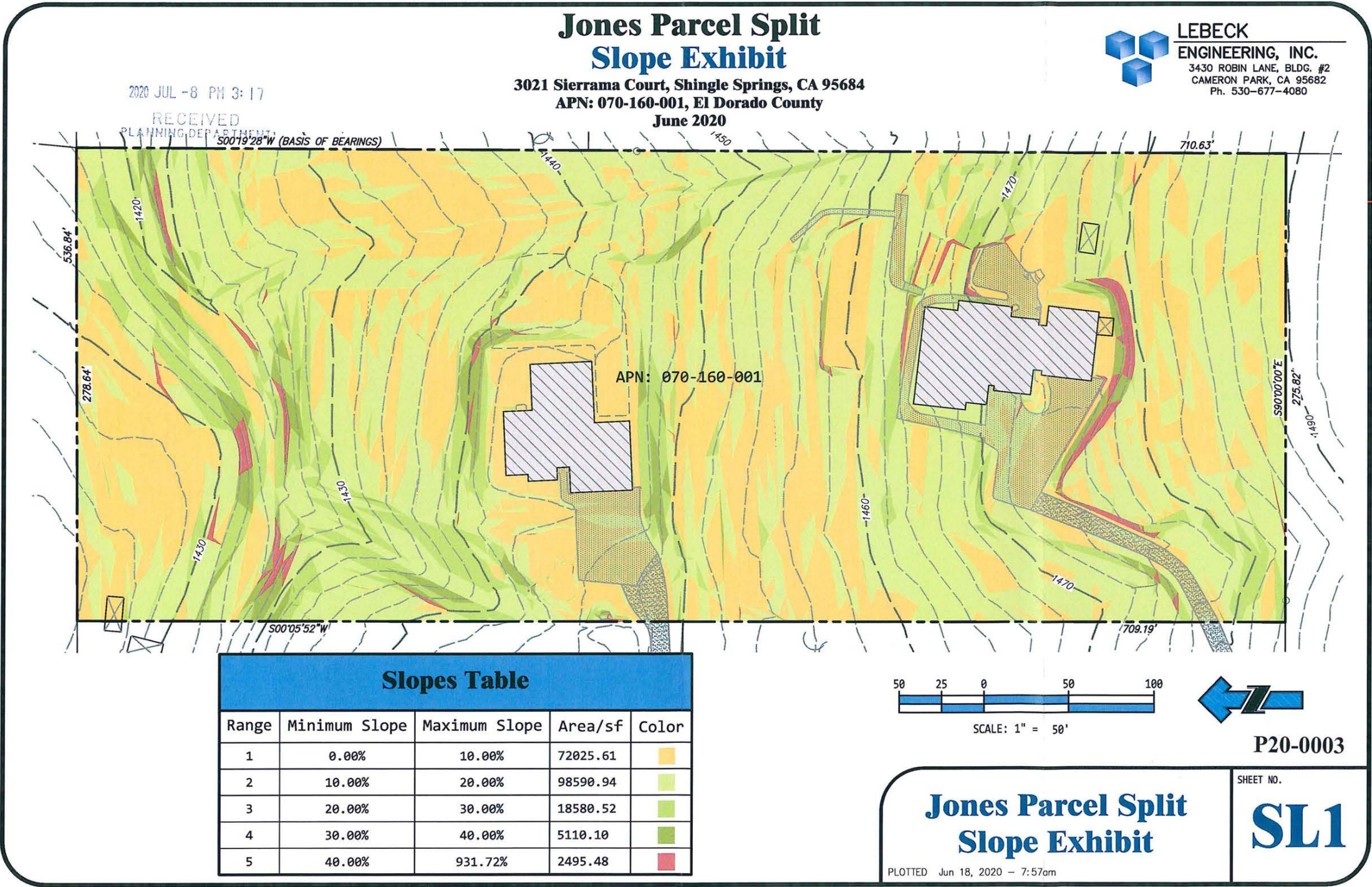
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