MITIGATED NEGATIVE DECLARATION

FILE: GPA21-0001, Z21-0001, P21-0002

PROJECT NAME Rizzuto General Plan Amendment, Zoning Amendment, Parcel Map

NAME OF APPLICANT: Michael and Lauren Rizzuto

ASSESSOR'S PARCEL NO.: 115-080-004-000 **SECTION:** 24 **T:** 10N **R:** 8E and S:19 **T:** 10N **R:** 9E

LOCATION: The project is located on the west side of Green Valley Road, approximately 0.6 miles northwest of the intersection with Deer Valley Road in the El Dorado Hills area.

☒ **GENERAL PLAN AMENDMENT:** **FROM:** RR **TO:** LDR

☒ **REZONING:** **FROM:** RE-10 **TO:** RE-5

☒ **TENTATIVE PARCEL MAP** To create two parcels of 5.13 acres and 5.17 acres in size from an existing 10.3-acre parcel.

☐ **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 REVISED 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

COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
INITIAL STUDY
ENVIRONMENTAL CHECKLIST

Project Title: General Plan Amendment GPA21-0001, Zoning Amendment Z21-0001, Parcel Map P21-0002, Rizzuto

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

Contact Person: Melanie Shasha, Senior Planner | **Phone Number:** (530) 573-7904

Owner's Name and Address: Michael and Lauren Rizzutto, PO Box 1313, El Segundo, CA, 90245

Applicant's Name and Address: Michael and Lauren Rizzutto, PO Box 1313, El Segundo, CA, 90245

Project Engineer's Name and Address: Delta Engineering, Inc. c/o Robin Peters, 33 Main St, Jackson, CA 95642

Project Location: The project is located on the west side of Green Valley Road, approximately 0.6 miles northwest of the intersection with Deer Valley Road in the El Dorado Hills area. (Attachment 1).

Assessor's Parcel Number: 115-080-004 (Attachment 3) Acres: 10.3-acres

Sections: **S:**24 **T:** 10N **R:** 8E and **S:**19 **T:** 10N **R:** 9E

General Plan Designation: Rural Residential (RR) (Attachment 4)

Zoning: Residential Estate, Ten Acres (RE-10) (Attachment 5)

Description of Project: A General Plan Amendment from Rural Residential (RR) to Low Density Residential (LDR); and Rezone from Residential Estate, 10 Acres (RE-10) to Residential Estate, 5 Acres (RE-5); and Tentative Parcel Map to create two (2) parcels of 5.13 acres and 5.17 acres in size from an existing 10.3-acre parcel. Adjacent to the project site, County-maintained Green Valley Road would provide access to the Project. An encroachment permit from County Department of Transportation would be required for the proposed parcels to create points of ingress/egress at Green Valley Road. The encroachment would be onto the existing non-exclusive road and public utility easement. Proposed grading would occur at the project entrance access with Green Valley Road and from the easement for future dwellings and accessory structures. Landscaping is not designed at this time but must be consistent with the County's Model Water Efficient Landscape Ordinance (MWELO) program at the time of permit issuance. Water wells and septic systems are planned onsite. Electricity/utilities would be provided by connecting to PG&E.

Environmental Setting: The project site is a 10.3-acre parcel located at an elevation of 1,040 feet above mean sea level. The site is a former berry farm with a history of stockpiling soil for agricultural use (permit 138301, 117403), a grading violation (record 195933), a barn (permit 120227), accessory structure used as a berry sales stand (no permit found), and a well house (permit 132370) on proposed Parcel Two. A second well is anticipated prior to development of Parcel One. No septic system currently exists onsite. A Biological Resources Analysis was prepared for the property by Madrone Ecological Consulting on June 4, 2021 and amended in April 2023 (Attachment 9). The area is mostly flat and previously disturbed by farming, grading, and spoil pile stockpiling. Vegetation is primarily comprised of non-native annual grassland species with a few scattered shallow depressions that support mesic vegetation. Green Spring Creek crosses the access easement and abandoned portion of Green Valley Road. As shown on Tentative Parcel Map (Attachment 8), there are two (2) non-exclusive road and public utility easements recorded on the parcel. While no development is proposed as part of this project, it is anticipated that future grading for this project may include a new driveway, two (2) house foundation pads and associated septic systems. Based on review of the Biological Resources Analysis the Biological Study Area (BSA) does not contain special-status plants or wildlife. The report summary recommends several surveys prior to construction. The project would be subject to paying the Mitigation Area 1 fee at time of building permit. Further discussion is contained in this Initial Study.

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

1. El Dorado County Department of Transportation (DOT)
2. El Dorado County Building Services
3. El Dorado County Air Quality Management District (AQMD)
4. El Dorado County Environmental Management Department (EMD)
5. El Dorado County Surveyor's Office
6. El Dorado County Stormwater Coordinator, West Slope
7. Rescue Fire Protection District/CALFIRE
8. Pacific Gas and Electric Company

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?
A Cultural Resources Assessment was completed for the project site in May 2021. No historical resource, historic property, unique archaeological resource, or tribal place was identified. AB 52 notification letters were distributed to seven (7) tribes on July 6, 2021 and one (1) tribe requested to consult, United Auburn Indian Community of the Auburn Rancheria (UAIC). SB 18 notification letters were distributed to ten (10) tribes on November 23, 2021 and one (1) tribe requested to consult, Wilton Rancheria. Both UAIC and Wilton Rancheria confirmed conclusion of consultation. Further discussion is contained in this Initial Study.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one (1) 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 / Soils		Greenhouse Gas Emissions		Hazards & Hazardous Materials
	Hydrology / Water Quality		Land Use / Planning		Mineral Resources
	Noise		Population / Housing		Public Services
	Recreation		Transportation/Traffic		Tribal Cultural Resources
	Utilities / Service Systems		Wildfire		

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: 5-19-2023

Printed Name: Melanie Shasha, Senior Planner For: El Dorado County

Signature: _____ Date: 5/18/23

Printed Name: Gina Hamilton, Current Planning Manager For: El Dorado County

PROJECT DESCRIPTION

Throughout this Initial Study, please reference the following Attachments:

Project Specific Plans:

Attachment 1: Location Map
Attachment 2: Aerial Map
Attachment 3: Assessor's Parcel Map
Attachment 4: Existing and Proposed General Plan Land Use Map
Attachment 5: Existing and Proposed Zoning Designation Map
Attachment 6: Onsite Wastewater Treatment System Site Evaluation Report
Attachment 7: Record of Survey
Attachment 8: Tentative Parcel Map
Attachment 9: Biological Resources Analysis
Attachment 10: 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 General Plan Amendment from Rural Residential (RR) to Low Density Residential (LDR); and Rezone from Residential Estate, 10 Acres (RE-10) to Residential Estate, 5 Acres (RE-5); and Tentative Parcel Map to create two (2) parcels of 5.13 acres and 5.17 acres in size from an existing 10.3-acre parcel. Adjacent to the project site, County-maintained Green Valley Road would provide access to the Project. An encroachment permit from County Department of Transportation would be required for the proposed parcels to create points of ingress/egress at Green Valley Road. The encroachment would be onto the existing non-exclusive road and public utility easement. Proposed grading would occur at the project entrance access with Green Valley Road and from the easement for future dwellings and accessory structures. Landscaping is not designed at this time but must be consistent with the County's Model Water Efficient Landscape Ordinance (MWELO) program at the time of permit issuance. Water wells and septic systems are planned onsite. Electricity/utilities would be provided by connecting to PG&E.

Site Description:

The project site is a 10.3-acre parcel located at an elevation of 1,040 feet above mean sea level. A Biological Resources Analysis were prepared for the property by Madrone Ecological Consulting on June 4, 2021 (Attachment 8). The development area is mostly flat and previously disturbed by farming, grading, and spoil pile stockpiling. Green Spring Creek runs through the southwestern corner. Proposed grading would occur at the project entrance at the northeastern property line along Green Valley Road for the new driveway within the existing non-exclusive road and public utility easement and pads for the future houses. The Parcel Map does not propose any specific project but can be assumed to result in future development

Vegetation: Vegetation is primarily comprised of non-native annual grassland species with a few scattered shallow depressions that support mesic vegetation. The area between the old berry sales stand and Green Valley Road is a dirt and gravel parking lot and contains no vegetation. Most of the site has been graded by previous activities and supports non-native grass lands. The southwestern portion of the lot where Old Green Valley Road and Green Spring Creek are located have vegetation that includes: seasonal wetland and intermittent stream environment, Blue oaks, Valley oaks, and Grey pines.

Soil types: As discussed in the Biological Resources Analysis the soils on-site are serpentine rock land (SaF). Serpentine rock is a source of asbestos (Attachment 9).

Special Status Plants (rare plants): Although there are special-status plants in the region, the Biological Resource Analysis did not locate any on-site at the time of the survey. No oak trees would be removed as a result of the proposed project. Pre-construction surveys are required and included as Conditions of Approval. El Dorado County has a Rare Plant Mitigation Fee program (Zoning Ordinance Section 130.71.040 - Ecological Preserve Mitigation and Fee in Lieu of Mitigation), to offset the impacts of development in western El Dorado County on lands potentially suitable for rare plants. Development projects within Rare Plant Mitigation Areas are required to pay an Ecological Preserve Fee. The project site is in Rare Plant Mitigation Area 1. Lands in Mitigation Area 1 are within the rare soils study area and offsite mitigation through payment of the Ecological Preserve Fee is required. The Ecological Preserve Fee varies depending on the type of proposed use/structure and would be determined and assessed at the time of processing of a building permit. Further discussion is contained within this Initial Study. (Attachment 9).

Special Status Species (wildlife): Although there are special-status species in the region, the Biological Resource Analysis did not locate any on-site at the time of the survey. Pre-construction surveys have been included as mitigation measures and will be identified as conditions of approval; therefore, no significant impacts to special-status wildlife species are anticipated as a result of the project. No oak trees would be removed as a result of the proposed project. (Attachment 9) Further discussion is contained within this Initial Study.

Project Location and Surrounding Land Uses:

The project is located on the west side of Green Valley Road, approximately 0.6 miles northwest of the intersection with Deer Valley Road in the El Dorado Hills area. The adjacent-neighboring parcels are zoned Residential Estate, 5-acre (RE-5) to the north and south, Residential Estate, 10-acre (RE-10) to the west, and Rural Land 10-acre (RL-10) to the east. The site is bound by General Plan land use designations of Rural Residential (RR) to the east, Low Density Residential (LDR) to the north, west and south. (Attachment 4)

Project Characteristics:

1. Transportation/Circulation/Parking

The project was reviewed by DOT and they provided comments that stated:

a) Obtain an encroachment permit from DOT and improve the driveway access to Green Valley Road consistent with County Standard Plan 103C. Both parcels created must take access off this single encroachment, and

b) Waive direct access rights to Green Valley Road across the entire frontage, excepting there from the approved driveway location (as shown on the Tentative Parcel Map). (Attachment 8).

2. Utilities and Infrastructure

Electricity/utilities services would be provided by connecting to PG&E. The existing well has electrical service from the power poles along Green Valley Road. The El Dorado Irrigation District (EID) reviewed the project and provided comments for requirements to connect to existing water/sewer for service. Use of EID facilities would require annexation into EID's service area and a lengthy line extension. (The applicant has indicated that they will not be connecting to EID services; therefore, this initial study does not include a review of extending EID services to the project parcel. If EID services would need to be extended to serve the site, subsequent environmental analysis would be required.). The County Environmental Management Department (EMD) reviewed the project and provided comments specific to well water and septic design.

3. Construction Considerations

The project would maintain the current development standards and would require conformance with applicable agency requirements, and subject to a building permit from the El Dorado County Building Services. The proposed

development is designed in conformance with the development standards for the Residential Estate, 10-acre (RE-10) zone. There are no requested modifications to these development standards.

Grading, Drainage, Utilities: Preliminary Grading, Drainage, and Utility Plans may be required prior to issuance of grading permits, showing proposed improvements to cut/fill/export grading amounts, design flow of drainage system, and proposed utilities, as applicable. Actual well and proposed septic locations are noted on Attachment 8.

Building Elevations and Design: There is no construction proposed as part of this project. However, it is assumed that future development of the site would occur.

Landscape Details: A Landscape Plan is not included for the proposed project. Any future landscaping would be required to comply with the County's Model Water Efficient Landscape Ordinance (MWELO).

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. If the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is a fair argument that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of Mitigation Measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the Mitigation Measures, and briefly explain how they reduce the effect to a less than significant level.

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:

    a. Earlier Analysis Used. Identify and state where they are available for review.

    b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

    c. Mitigation Measures. For effects that are "Less Than Significant with Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside

document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9. The explanation of each issue should identify:

   a. The significance criteria or threshold, if any, used to evaluate each question; and
   b. The mitigation measure identified, if any, to reduce the impact to less than significant.

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.

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

Local Laws, Regulations, and Policies

The County has several standards and ordinances that address issues relating to visual resources. Many of these can be found in the County Zoning Ordinance (Title 130 of the County Code). The Zoning Ordinance consists of descriptions of the zone districts, including identification of uses allowed by right or uses requiring a discretionary permit, and specific development standards that include development attributes for parcel size, density range, required setbacks, maximum building height, and Floor Area Ratio (FAR).

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 Environmental Impact Report (EIR) (p. 5.3-3). This list includes areas along highways where viewers can see large water bodies (e.g., Lake 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 scenic highways or are eligible for such designation. These include U.S. 50 from the eastern limits of the Government Center interchange (Placerville Drive/Forni Road) in Placerville to South Lake Tahoe, all of SR 89 within the county, and those portions of SR 88 along the southern border of the county.

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

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

A. **Scenic Vista or Resource:** No scenic vistas, as designated by the Ccounty's General Plan, are located in the vicinity of the site (El Dorado County, 2003, p. 5.3-3 through 5.3-5). The project site is not adjacent to or visible from a State Scenic Highway. Future development on the site would require permits for grading and construction, and would be required to comply with applicable development standards. There would be no impact.

B. **Scenic Resources:** The project site is not visible from an officially designated State Scenic Highway or County-designated scenic highway, or any roadway that is part of a corridor protection program (Caltrans, 2013). There are no views of the site from public parks or scenic vistas. There are no trees or historic buildings that have been identified by the County as contributing to exceptional aesthetic value at the project site. There would be no impact.

C. **Visual Character:** The adjacent neighboring parcels are zoned Residential Estate, 5-acre (RE-5) to the north and south, Residential Estate, 10-acre (RE-10) to the west, and Rural Land 10-acre (RL-10) to the east. Corresponding General Plan land use designations of Rural Residential (RR) to the east, Low Density Residential (LDR) to the north, west and south. Zoning Ordinance Section 130.24.010.6 states the RE Zone "is intended to preserve the rural character of an area by providing for and regulating the development of low density and rural residential development at a range of densities." While future development on the site would modify the existing character of the site, development of the site consistent with development standards in the RE Zone would be expected to be compatible with the surrounding area. Impacts would be less than significant.

D. **Light and Glare:** While future development on the site would be anticipated to include some lighting, development of the site would be required to comply with County lighting ordinance requirements and would be reviewed for compliance at time of building permit and/or grading issuance. Impacts would be less than significant.

FINDING: With adherence to El Dorado County Code of Ordinances (County Code), for this Aesthetics category, impacts would be anticipated to be less than significant.

II. AGRICULTURE AND FOREST 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**
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 agricultural and forestry resources in relation to the proposed project.

State Laws, Regulations, and Policies

Farmland Mapping and Monitoring Program

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

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

produce 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 four (4) years before the FMMP's mapping date.

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

California Land Conservation Act of 1965 (Williamson Act)

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

Z'berg-Nejedly Forest Practice Act

Logging on private and corporate land in California is regulated by the 1973 Z'berg-Nejedly Forest Practice Act. This Act established the Forest Practice Rules (FPRs) and a politically-appointed Board of Forestry to oversee their implementation. The California Department of Forestry and Fire Protection (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. **Farmland Mapping and Monitoring Program:** The site is not zoned for agricultural use or located within an Agricultural District. The site is not designated as Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland). There would be no impact.

B. **Agricultural Uses:** The property is not located within a Williamson Act Contract, nor is it adjacent to lands under a contract. There would be no impact.

C.-D. **Loss of Forest land or Conversion of Forest land:** The site is not designated as Timberland Preserve Zone (TPZ) or other forestland according to the General Plan and Zoning Ordinance. There would be no impact to forest land.

E. **Conversion of Prime Farmland or Forest Land:** The project is not within an agricultural zone district, or located on forest land, and would not convert Farmland or forest land to non-agriculture use. There would be no impact to Farmland or Forest Land.

FINDING: For this Agriculture category, the thresholds of significance have not been exceeded 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**	
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 (6) criteria pollutants: particulate matter of aerodynamic radius of ten (10 micrometers or less (PM10), particulate matter of aerodynamic radius of 2.5 micrometers or less (PM2.5), carbon monoxide (CO), nitrogen dioxide (NO2), ground-level ozone, and lead. Of these criteria pollutants, particulate matter and ground-level ozone pose the greatest threats to human health.

State Laws, Regulations, and Policies

The California Air Resources Board (CARB) sets standards for criteria pollutants in California that are more stringent than the NAAQS and include the following additional contaminants: visibility-reducing particles, hydrogen sulfide, sulfates, and vinyl chloride. The proposed project is located within the Mountain Counties Air Basin, which is comprised of seven air districts: the Northern Sierra Air Quality Management District (NSAQMD), 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 County AQMD, which consists of the western portion of El Dorado County. The 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 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. County AQMD regulates air quality through the federal and state Clean Air Acts, district rules, and its permit authority. National and state ambient air quality standards (AAQS) have been adopted by the Environmental Protection Agency and State of California, respectively, for each criteria pollutant: ozone, particulate matter, carbon monoxide, nitrogen dioxide, and sulfur dioxide.

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

Criteria Pollutant	**El Dorado County Threshold**	
Reactive Organic Gasses (ROG)	82 lbs/day	
Nitrogen Oxides (NOx)	82 lbs/day	
Carbon Monoxide (CO)	8-hour average: 6 parts per million (ppm)	1-hour average: 20 ppm
Particulate Matter (PM10):	Annual geometric mean: 30 µg/m3	24-hour average: 50 µg/m3
Particulate Matter (PM2.5):	Annual arithmetic mean: 15 µg/m3	24-hour average: 65 µg/m3
Ozone	8-hour average: 0.12 ppm	1-hour average: .09

The County AQMD Guide to Air Quality Assessment includes a Table (Table 5.2) listing project types with potentially significant emissions. ROG and NOx Emissions may be assumed to not be significant if:

- The project encompasses 12 acres or less of ground that is being worked at one time during construction;
- At least one of the recommended mitigation measures related to such pollutants is incorporated into the construction of the project;
- The project proponent commits to pay mitigation fees in accordance with the provisions of an established mitigation fee program in the County AQMD (or such program in another air pollution control district that is acceptable to County AQMD); 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, County AQMD assumed that exhaust emissions of other air pollutants from the operation of equipment and vehicles are also not significant.

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

Naturally occurring asbestos (NOA) is also a concern in El Dorado County because it is known to be present in certain soils and can pose a health risk if released into the air. County 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: 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 82lbs/day (Table 3.2);
- Emissions of PM10, CO, SO2 and NOx, 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 (TAC) cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.

A-B. **Air Quality Plan, Air Quality Standards:** County AQMD has adopted Rules and Regulations establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NOx, 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 proposed project would not conflict with or obstruct implementation of either plan. Any activities associated with future grading and construction would require a Fugitive Dust Mitigation Plan (FDMP). The FDMP would address grading measures and operation of equipment to minimize and reduce the level of defined particulate matter exposure and/or emissions. A mitigation measure has been included to address air quality impacts from grading. Impacts would be less than significant.

C. **Air Quality Standards and Cumulative Impacts:** 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. County AQMD was notified of the project. Construction and operation of the proposed project would not be considered to conflict with or obstruct the implementation of any applicable air quality plans. Impacts would 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. The project site is not located near sensitive receptors and would not be considered a source of substantial pollutant concentrations. The project is conditioned to require protective measures during construction and post-construction. The proposed project would not be anticipated to result in the production of substantial concentrations of TACs, including diesel particulate matter, localized CO, or criteria pollutants. NOA is present on the project site according to the El Dorado County Naturally Occurring Asbestos Review Map. Therefore, any future development would be required to have an Asbestos Dust mitigation plan prepared, submitted, approved by County AQMD – prior to issuance of any permits for clearing, grading, or building – and implemented when more than 20 cubic yards of earth will be moved. A mitigation measure has been included to address air quality impacts from grading. Impacts would be less than significant.

- Mitigation Measure AQ-1 Asbestos Dust Mitigation Plan
  An application shall be made to County AQMD to review the Asbestos Dust Mitigation plan. Developer/ applicant shall obtain an approved plan from County AQMD prior to issuance of any permits for clearing, grading, or building.

  Timing/Implementation: Prior to issuance of any permits for clearing, grading, or building.

  Enforcement/Monitoring: El Dorado County Planning and Building Department and El Dorado County AQMD

E. **Objectionable Odors:** No development is proposed at this time. Table 3-1 of the Guide to Air Quality Assessment (AQMD, 2002) does not list Residential nor Agricultural as uses that are known to create objectionable odors. Any future uses and/ or development would be reviewed at the time of issuance of any administrative or use permits, if applicable. 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. With implementation of mitigation, as identified, and as conditioned, impacts would be less than significant.

IV. BIOLOGICAL RESOURCES. *Would the project:*				
	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**		
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		**X**		
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		**X**		
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			**X**	
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				**X**

Regulatory Setting:

Federal Laws, Regulations, and Policies

Endangered Species Act

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

Section 9 of the ESA and its implementing regulations prohibit the "take" of any fish or wildlife species listed under the ESA as endangered or threatened, unless otherwise authorized by federal regulations. The ESA defines the term "take" to mean "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct" (16 USC Section 1532). Section 7 of the ESA (16 USC Section 1531 *et seq*.) outlines the

procedures for federal interagency cooperation to conserve federally listed species and designated critical habitats. Section 10(a)(1)(B) of the ESA provides a process by which nonfederal entities may obtain an incidental take permit from USFWS or NMFS for otherwise lawful activities that incidentally may result in "take" of endangered or threatened species, subject to specific conditions.

Migratory Bird Treaty Act

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

Bald and Golden Eagle Protection Act

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

Clean Water Act

Clean Water Act (CWA) section 404 regulates the discharge of dredged and fill materials into waters of the U.S., which include all navigable waters, their tributaries, and some isolated waters, as well as some wetlands adjacent to the aforementioned waters (33 CFR Section 328.3). Areas typically not considered to be jurisdictional waters include non-tidal drainage and irrigation ditches excavated on dry land, artificially irrigated areas, artificial lakes or ponds used for irrigation or stock watering, small artificial waterbodies such as swimming pools, 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

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. 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) (Attachments 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 USFWS/CDFW);
- 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:** Review of the California Natural Diversity Database (CNDDB) demonstrates the project site is located within a sensitive natural community of the County. The site is located in a Rare Plant Mitigation Area. Development projects within Rare Plant Mitigation Areas are required to pay an Ecological Preserve Fee. The project site is in Rare Plant Mitigation Area 1. Lands in Mitigation Area 1 are within the rare soils study area and offsite mitigation through payment of the Ecological Preserve Fee is required. Further, a Biological Resources Analysis were prepared for the project by Madrone Ecological Consulting in June 2021 (Attachment 9). Onsite surveys were conducted on April 26, 2020, May 7, 2020, and May 24, 2020. Special-status plant surveys conducted at that time were negative within the parcel area but given enough time, plants may become established in the areas where suitable habitat exists. The project parcel is predominantly flat and previously disturbed by grading and spoil pile stockpiling. Vegetation on-site is ruderal/disturbed and non-native grassland. Green Spring Creek is located on the southwestern side of the parcel. No trees are proposed for removal and the BSA does not contain chaparral or oak woodland habitats that typically provide habitat. The potential is low for the presence of special-status wildlife. The Biological Resources Analysis summarize identified pre-construction surveys, which have been included as Measure Measures BIO-1 through BIO-7. Impacts would be less than significant with mitigation.

- **Mitigation Measure BIO-1 Special-Status Plants**
  Special-status plant surveys conducted throughout the Study Area in 2021 were negative within the proposed impact area, but given enough time, plants may become established in areas where suitable habitat exists. Therefore, if land clearing, grading, or other construction activities do not commence on each respective parcel prior to the spring of 2023, another round of special-status plant surveys shall be conducted during the appropriate blooming period in areas proposed for impact prior to initiation of grading or commencement of other construction activities. Similarly, if land clearing, grading or other construction activities do not commence on. each respective parcel prior to the spring in which construction is expected to start, another round of special-status plant surveys shall be conducted during the appropriate blooming period in areas proposed for impact prior to initiation of grading or other commencement of construction activities. Developer/ applicant shall maintain documentation of surveys conducted and shall produce them to the County upon request.

  If no special-status plant species are found, no further mitigation would be required. If special-status plants are found and will be impacted, mitigation for those impacts will be determined by a qualified botanist/biologist. Specific mitigation measures will be determined based on the plant species impacted, physical conditions at the impact site, and conditions at the proposed mitigation site.

  Options for mitigating annual plants could include:

• Avoidance
• Seed collection and planting at the mitigation site
• Collection of seed-bearing soil, to be spread at the mitigation site

Options for perennial plants could include:
• Avoidance
• Transplantation of plant to the mitigation site
• Propagation using cuttings, to be planted at the mitigation site
• Seed collection and planting at the mitigation site

If plants listed under CESA are located within the project Phase 1 boundary that cannot be avoided, the developer/ applicant shall coordinate with CDFW for issuance an Incidental Take Permit (ITP).

Timing/Implementation: Within 14 days prior to land clearing, grading, or other construction activities

Enforcement/Monitoring: El Dorado County Planning and Building Department

- **Mitigation Measure BIO-2 Pre-Construction Nesting Bird Surveys**
  If ground disturbance (e.g., land clearing, grading) or other construction activities are proposed during the bird nesting season (February 1 – August 31), a focused survey for nesting raptors (including Cooper's hawk) and migratory bird nests shall be conducted by a qualified biologist within 14 days prior to the initiation of construction activities in order to identify active nests. This survey shall be conducted within the proposed construction area and all accessible areas within 500 feet of the construction area. If active raptor nests are found, no construction activities shall take place within 500 feet of the nest until the young have fledged. If active songbird nests are found, a 100-foot no-disturbance buffer will be established. These no-disturbance buffers may be reduced based on a determination by a qualified biologist. The perimeter of the protected area shall be indicated by bright orange temporary fencing. No construction activities or personnel shall enter the protected area, except with approval of a qualified biologist. If tree removal is necessary, trees containing nests, or burrows that must be removed as a result of project implementation shall be removed during the nonbreeding season (late September to March). If no active nests are found during the focused survey, no further mitigation will be required. Developer/ applicant shall maintain documentation of surveys conducted and shall produce them to the County upon request.

  Timing/Implementation: Within 14 days prior to the initiation of ground disturbance or other construction activities within the proposed construction area and all accessible areas within 500 feet of the construction area.

  Enforcement/Monitoring: El Dorado County Planning and Building Department

- **Mitigation Measure BIO-3 Pre-Construction Roosting Bat Surveys**
  Pre-construction roosting bat surveys shall be conducted by a qualified biologist within 14 days prior to any tree or building removal. If pre-construction surveys indicate that no roosts of special-status bats are present, or that roosts are inactive or potential habitat is unoccupied, no further mitigation is required. If roosting bats are found, exclusion shall be conducted as recommended by a qualified biologist. Methods may include acoustic monitoring, evening emergence surveys, and the utilization of two-step tree removal supervised by a qualified biologist. Two-step tree removal involves removal of all branches that do not provide roosting habitat on the first day, and the next day cutting down the remaining portion of the tree. Building exclusion methods may include such techniques as installation of passive one-way doors, or the installation of netting when the bats are not present to prevent their reoccupation. Once the bats have been excluded, tree or building removal may occur. Developer/ applicant shall maintain documentation of surveys conducted and shall produce them to the County upon request.

Timing/Implementation: Within 14 days prior to any tree or building removal.

Enforcement/Monitoring: El Dorado County Planning and Building Department

- **Mitigation Measure BIO-4: Pre-Construction Wildlife Surveys**
  Prior to any ground-disturbing or vegetation-removal activities within annual grasslands, an American badger and coast horned lizard survey shall be conducted within the grasslands within 48 hours prior to initiation of said activities. If no American badgers or their burrows or Coast horned lizards are found, no further mitigation is necessary. If a coast horned lizard is observed within the proposed impact area, a qualified biologist shall relocate the individual to suitable habitat outside of the proposed impact area prior to construction. If an American badger burrow is observed within the proposed impact area, no construction shall occur within 200 feet of the burrow until the badger is no longer occupying the burrow. Developer/ applicant shall maintain documentation of surveys conducted and shall produce them to the County upon request.

  Timing/Implementation: Within 48 hours prior to initiation of any ground-disturbing or vegetation-removal activities within annual grasslands.

  Enforcement/Monitoring: El Dorado County Planning and Building Department

- **Mitigation Measure BIO-5: Worker Environmental Awareness Training**
  Prior to any ground-disturbing or vegetation-removal activities, a Worker Environmental Awareness Training (WEAT) shall be prepared and administered to the construction crews. The WEAT will include the following: discussion of the state and federal Endangered Species Act, the Clean Water Act, the Project's permits and CEQA documentation, and associated mitigation measures; consequences and penalties for violation or noncompliance with these laws and regulations; identification of special-status wildlife, location of any avoided Waters of the U.S; hazardous substance spill prevention and containment measures; and the contact person in the event of the discovery of a special-status wildlife species. The WEAT will also discuss the different habitats used by the species' different life stages and the annual timing of these life stages. A handout summarizing the WEAT information shall be provided to workers to keep on-site for future reference. Upon completion of the WEAT training, workers will sign a form stating that they attended the training, understand the information presented and will comply with the regulations discussed. Workers will be shown designated "avoidance areas" during the WEAT training; worker access should be restricted to outside of those areas to minimize the potential for inadvertent environmental impacts. Fencing and signage around the boundary of avoidance areas may be helpful.

  Timing/Implementation: Prior to any ground-disturbing or vegetation-removal activities

  Enforcement/Monitoring: El Dorado County Planning and Building Department

B.- C. **Riparian Habitat and Wetlands:** The Biological Resources Analysis prepared for the project states there are riparian and seasonal wetland habitat located on the project site. The intermittent Green Spring Creek provides suitable habitat for western pond turtles and marginally suitable habitat for California red-legged frog when water is present. There is no construction proposed as part of this project. However, it is assumed that future development of the site would occur. Additionally, the Biological Resources Analysis requires a 100-foot setback from this intermittent creek. Impacts would be less than significant with mitigation.

- **Mitigation Measure BIO-6: Aquatic Resources**
  The developer/ applicant shall procure a verification or jurisdictional determination from the USACE of the aquatic resources mapped within the Study

Area. If impacts to any of the verified aquatic resources are proposed due to proposed development activities, prior to issuance of any clearing, grading, or building permits:

1. If fill will be placed into Waters of the United States, developer/ applicant shall apply for a Section 404 permit from the USACE. Waters of the U.S. that will be impacted shall be replaced or rehabilitated on a "no-net-loss" basis. Habitat restoration, rehabilitation, and/or replacement shall be at a location and by methods acceptable to the USACE.
2. The developer/applicant shall apply for a Section 401 water quality certification from the RWQCB for impacts to aquatic features for which a Section 404 permit will be obtained and adhere to the certification conditions. If any proposed development proposes to impact aquatic features that are not Waters of the U.S. but are waters of the state, Waste Discharge Requirements will be obtained from the RWQCB.
3. The developer/applicant shall apply for a Section 1600 Lake or Streambed Alteration Agreement from CDFW if any proposed development features may result in impacts to Green Spring Creek.

Timing/Implementation: Prior to initiation of any land clearing, grading, or construction activities:

Enforcement/Monitoring: El Dorado County Planning Services

- **Mitigation Measure BIO-7: <u>California Red-Legged Frog and Western Pond Turtle Pre-Construction Surveys</u>**
  If land clearing, grading, or other construction activities are proposed within 100 feet of Green Springs Creek, a California red-legged frog and western pond turtle survey shall be conducted within that area and within 100 feet of that area, within 48 hours prior to construction. If no California red-legged frogs or western pond turtles or their nests are found, no further mitigation is necessary. If a western pond turtle is observed within the proposed impact area, a qualified biologist shall relocate the individual to suitable habitat outside of the proposed impact area prior to construction. If a western pond turtle nest is observed within the proposed impact area, the nest shall be fenced off and avoided until the eggs hatch. A qualified biologist shall monitor to ensure that hatchlings do not disperse into the construction area. Relocation of hatchlings will occur as stipulated above, if necessary. If any California red-legged frogs are detected, the project proponent shall implement measures to avoid impacts to individual frogs during project implementation. CDFW may be consulted regarding these measures; however, their engagement is not mandatory, and in the absence of a regulatory action on their part, such as a Streambed Alteration Agreement, staffing limitations may preclude their involvement in the development or review of avoidance measures. Developer/applicant shall maintain documentation of surveys conducted and shall produce them to the County upon request.

  Timing/Implementation: If work is proposed within 100 feet of Green Springs Creek, within 48 hours prior to initiation of grading, building, or other construction activities.

  Enforcement/Monitoring: El Dorado County Planning Services

D. **Migration Corridors:** Review of the California Department of Fish and Wildlife Migratory Deer Herd Maps and General Plan Draft Environmental Impact Report Attachment 5.12-7 indicate that the outside deer herd migration corridor does not extend over the project site. The El Dorado County General Plan does not identify the project site as an Important Biological Corridor (IBC). Very little emergent vegetation is present along the banks of the creek within the Study Area; as a result, the creek would only represent a movement corridor for California red-legged frog to move between higher quality habitat patches upstream and downstream of the subject parcel (Attachment 9). The Biological Resources Analysis prepared for the project has required a 100-foot setback from Green Spring Creek. There is no construction proposed as part of this project. However, it is assumed that future development of the site would occur. The project and future development of the site would not substantially interfere with the movement of any native resident or

migratory fish or wildlife species or with any established native resident or migratory wildlife corridors or impede the use of wildlife nursery sites. Impacts would be less than significant with mitigation.

E. **Local Policies:** Local policies to protect biological resources include the IBC overlay, oak woodland preservation, rare plants and special-status species, and wetland preservation, all with the goal to preserve and protect sensitive natural resources within the County. The project is not located in the IBC. The proposed project was analyzed in accordance with the requirements of Zoning Ordinance Chapter 130.39 (Oak Resources Conservation) and no trees are proposed for removal. Further, a Biological Resources Analysis was prepared for the project by Madrone Ecological Consulting in June 2021 and revised on March 2023 (Attachment 9). The proposed development area is predominantly flat and previously disturbed by grading and spoils pile stockpiling. Vegetation on-site is ruderal/disturbed and annual non-native grassland. There is an intermittent stream, shrubs, oaks and pines at the south/west property line however no development is proposed in that area. Green Spring Creek occurs onsite but is not in the proposed building footprints. The site contains Grey pines, Valley oaks and Blue oaks within habitats in the western and southern portion of the study area but does not contain chaparral or special-status plants. There is low to high potential for 13 plant species to occur on the site and 12 special-status wildlife special that have low to high potential to occur. The project would be subject to paying a Mitigation Area 1 fee at time of building permit. The Biological Resources Analysis included mitigation measures requiring pre-construction surveys, as identified in mitigation measures 1, 2, 3,4, 6 and 7. Impacts would be less than significant.

F. **Adopted Plans**: The project would not conflict with the provisions of an adopted Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The project site is not in an IBC. There would be no impact.

FINDING: With the implementation of mitigation measures, as identified and as conditioned, impacts to Biological Resources would be less than significant.

V. CULTURAL RESOURCES. *Would the project:*				
	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. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			**X**	
d. Disturb any human remains, including those interred outside of formal cemeteries?			**X**	

Regulatory Setting:

Federal Laws, Regulations, and Policies

The National Register of Historic Places

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

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

State Laws, Regulations, and Policies

California Register of Historical Resources

Public Resources Code Section 5024.1 establishes the 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 are similar to those of the NRHP. Criteria for listing in the CRHR include resources that:

A. Are associated with the events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
B. Are associated with the lives of persons important in our past;

C. 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
D. Have yielded, or may be likely to yield, information important in prehistory or history.

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

The California Register of Historic Places

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

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

The State Office of Historic Preservation sponsors the California Historical Resources Information System (CHRIS), a statewide system for managing information on the full range of historical resources identified in California. CHRIS provides an integrated database of site-specific archaeological and historical resources information. The State Office of Historic Preservation also maintains the California Register of Historical Resources (CRHR), which identifies the State's architectural, historical, archeological and cultural resources. The CRHR includes properties listed in or formally determined eligible for the National Register and lists selected California Registered Historical Landmarks.

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

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

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

CEQA and CEQA Guidelines

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

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

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

Section 15064.5 of the CEQA Guidelines notes that "a project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment." Substantial 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 CRHR (Public Resources Code Section 5024.1[k]);
- Included in a local register of historic resources (Public Resources Code Section 5020.1) or identified as significant in an historic resource survey meeting the requirements of Public Resources Code Section 5024.1(g); or
- Determined by a lead agency to be historically significant.

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

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

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

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

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

A.-D. **Historic, Archeological Resources, Human Remains.** A Cultural Resource Study (dated May 2021) was prepared for the project by Windmiller Consulting, Inc. with the field surveys conducted on April 14, 2021 and April 22, 2021. Following a review of the project area, no historical resource, historic property, unique archaeological resource, or tribal place was identified on the project site, and no further archaeological work was recommended.

Further, the project is subject to the provisions of Assembly Bill (AB) 52 and Senate Bill (SB) 18, which require Native American outreach. Pursuant to AB 52 and SB 18, the County solicited input from Native American organizations and representatives listed with the Native American Heritage Commission to identify cultural resources and properties of concern to the Native American Community. At the time of the initial review consultation, eight tribes were notified of the proposed project: Ione Band of Miwok Indians, Shingle Springs Band of Miwok Indians, Tsi Akim Maidu, United Auburn Indian Community of the Auburn Rancheria, Wilton Rancheria, Colfax-Todds Valley Consolidated Tribe, Washoe Tribe of Nevada and California, and the Nashville Enterprise Miwok-Maidu Nishiman Tribe. The United Auburn Indian Community of the Auburn Rancheria and Wilton Rancheria tribes responded within 30 days to initiate consultation. Staff provided the tribes with the Cultural Resources Assessment and the Biological Resources Analysis for their review. No comments were received from the tribes. Staff confirmed conclusion of consultation with the Wilton Rancheria and the United Auburn Indian Community of the Auburn Rancheria via email on April 26, 2023. Standard Conditions of Approval will be incorporated with the project to identify required actions for the developer/ applicant in the event of discover of unanticipated cultural or historical resources or human remains during any future grading or construction activities. With incorporation of the conditions, impacts would be less than significant.

FINDING: With the inclusion of mitigation measures, as identified and as conditioned, the proposed project would have a less than significant impact on Cultural Resources.

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 (USDOE). 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

SB 1078 and SB 107, California's Renewables Portfolio Standard (RPS), obligates investor-owned utilities (IOU), energy service providers (ESP), and Community Choice Aggregations (CCA) 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 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. AB 1881 (Chapter 559, Statutes of 2006) requires the Department of Water Resources (DWR) to adopt an Updated 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 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 California Air Resources Board (CARB) 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 community's 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 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:** While no development is proposed as part of this project, it is anticipated that future development on the site would occur. Future construction and operation would be required to be consistent with applicable energy legislation, policies, and standards for the purpose of reducing energy consumption and improving efficiency (i.e., reducing wasteful and inefficient use of energy) as described in the Regulatory Setting. Future development on the project site would be required to conform to building codes and other state and local energy conservation measures described in the Regulatory Setting. With adherence to the above-mentioned codes and regulations, any potential impacts would be less than significant.

B. **Conflict with Energy Plans:** While no development is proposed as part of this project, it is anticipated that future development on the site would occur. Future development on the project site would be required to be consistent with all applicable state and local plans for renewable energy or energy efficiency and will not obstruct implementation of applicable energy plans. Any potential impacts would be less than significant.

FINDING: Future development on the project site would not be anticipated to result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. Future development on the site would be required to be consistent with all applicable state and local plans for renewable energy or energy efficiency. For this energy category, any potential impacts would be anticipated to be less than significant.

VI. 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**	
iv) Landslides?			**X**	
b. Result in substantial soil erosion or the loss of topsoil?		**X**		
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			**X**	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?			**X**	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?		**X**		

Regulatory Setting:

Federal Laws, Regulations, and Policies
National Earthquake Hazards Reduction Act

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

1. Develop effective measures to reduce earthquake hazards;
2. Promote the adoption of earthquake hazard reduction activities by federal, state, and local governments; national building standards and model building code organizations; engineers; architects; building owners;

and others who play a role in planning and constructing buildings, bridges, structures, and critical infrastructure or "lifelines";
3. Improve the basic understanding of earthquakes and their effects on people and infrastructure through interdisciplinary research involving engineering; natural sciences; and social, economic, and decision sciences; and
4. Develop and maintain the USGS seismic monitoring system (Advanced National Seismic System); the NSF-funded project aimed at improving materials, designs, and construction techniques (George E. Brown Jr. Network for Earthquake Engineering Simulation); and the global earthquake monitoring network (Global Seismic Network).

Implementation of NEHRP objectives is accomplished primarily through original research, publications, and recommendations and guidelines for state, regional, and local agencies in the development of plans and policies to promote safety and emergency planning.

State Laws, Regulations, and Policies

Alquist–Priolo Earthquake Fault Zoning Act

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

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

Seismic Hazards Mapping Act

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

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

California Building Standards Code

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

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

- 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:**

1. According to the California Department of Conservation Division of Mines and Geology, there are no Alquist-Priolo fault zones within the west slope of El Dorado County. However, this site is between two known faults: the Pre-Quaternary Deadman Fault to the west and several faults to the east including the Quaternary Rescue Fault and the Pre-Quaternary Maidu Fault. A Alquist-Priolo fault zone has been located in the Tahoe Basin and Echo Lakes area. The West Tahoe Fault runs along the base of the range front at the west side of the Tahoe Basin. The West Tahoe Fault has a mapped length of 45 km. South of Emerald Bay the West Tahoe Fault extends onshore as two parallel strands. In the lake, the fault has clearly defined scarps that offset submarine fans, lake-bottom sediments, and the McKinney Bay slide deposits (DOC, 2016). There is clear evidence that the discussed onshore portion of the West Tahoe Fault is active with multiple events in the Holocene and poses a surface rupture hazard. However, because of the distance between the project site and these faults, there would be no impact.

2-4 The potential for seismic ground shaking in the project area would be considered remote due to the distance between the project site and the West Tahoe Fault as discussed in Item a.i, above. El Dorado County is considered an area with low potential for seismic activity. There are no landslide, liquefaction, or fault zones within the west slope (DOC, 2007). Any potential impacts due to seismic impacts would be addressed through compliance with the Uniform Building Code (UBC). All structures would be built to meet the construction standards of the UBC for the appropriate seismic zone. Impacts would be less than significant.

B. **Soil Erosion:**

Based on review of the Biological Resources Analysis, the soils on-site are entirely (SaF) Serpentine rock land. This soil type is known to be a natural source of asbestos. Potential impacts associated with asbestos are addressed under Section III, Air Quality, above. There could be the potential for some erosion, changes in topography, and minimal change to soil conditions, however, these concerns would be addressed during the grading permit process. All grading activities onsite would comply with the El Dorado County Grading, Erosion and Sediment Control Ordinance including the implementation of asbestos dust mitigation plan and 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. Any future construction would require similar review for compliance with the County SWPPP required in this Initial Study. Therefore, impacts would be less than significant with mitigation.

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 (DOC, 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. All grading activities would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Impacts would be less than significant.

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 western portions of the county have a low expansiveness rating. Any development of the site would be required to comply with the El Dorado County Grading, Erosion and Sediment Control Ordinance and the development plans for any structures would be required to implement the Seismic construction standards. Impacts would be less than significant.

E. **Septic Capability:** The Onsite Wastewater Treatment System Site Evaluation Report (Delta Engineering. February 2021, Attachment 6) The percolation rates for the parcels meet the El Dorado County Environmental Management Department's requirements for percolation rates for new parcels listed in the Local Agency Management Plan. However, shallow water was found in all three test pits conducted on Parcel Two in 2002 at a depth between 5 and 7 feet. El Dorado County sewage ordinances require a minimum separation of 5 feet between the bottom of the leach field trenches and the highest level of seasonal groundwater. El Dorado County Environmental Management identified a pre-treatment "alternative" septic system that would be required for future development of Parcel Two in order to reduce the required separation of 5 feet to 2 feet between the bottom of the leach field and the highest level of seasonal groundwater. The impact would be less than significant with mitigation.

- **Mitigation Measure GEO-1**

  A pre-treatment "alternative" septic system shall be required for any future septic systems installed on Parcel Two in order to reduce the required separation of 5 feet to 2 feet between the bottom of the leach field and the highest level of seasonal groundwater.

  Timing/Implementation: Prior to issuance of any building permits requiring wastewater treatment/ disposal on Parcel Two.

  Enforcement/Monitoring: El Dorado County Planning Services

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 with incorporation of mitigation. All 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 be required to comply with the UBC which would address potential seismic related impacts. With compliance with County Ordinance requirements and mitigation as identified and as conditioned, impacts would be less than significant.

VII. GREENHOUSE GAS EMISSIONS. *Would the project:*	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 CO_2, methane (CH_4) and nitrous oxides (N_2O). The individual pollutant's ability to retain infrared radiation represents its "global warming potential" and is expressed in terms of CO_2 equivalents; therefore CO_2 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 CH_4 than CO_2. Nitrous Oxide has a global warming potential of 310. Emissions are expressed in annual metric tons of CO_2 equivalent units of measure (i.e., $MTCO_2e$/yr). The three other main GHG are Hydrofluorocarbons, Perfluorocarbons, and Sulfur Hexafluoride. While these compounds have significantly higher global warming potentials (ranging in the thousands), all three typically are not a concern in land-use development projects and are usually only used in specific industrial processes.

GHG Sources

The primary man-made source of CO_2 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 CH_4 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 N_2O 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 GHG. 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

In September 2006, Governor Arnold Schwarzenegger signed 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 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 CO_2 equivalent ($MMTCO_2e$) while 1990 levels were estimated at 427 $MMTCO_2e$. Setting 427 $MMTCO_2e$ 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).

Discussion

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

Unlike thresholds of significance established for criteria air pollutants in the County's 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, the County's AQMD 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 County will follow an interim approach to evaluating GHG emissions utilizing significance criteria adopted by the Sacramento Metropolitan Air Quality Management District (SMAQMD) to determine the significance of GHG emissions.

The SMAQMD has developed a screening table using CalEEMod which allows quick assessment of projects to screen out those below the thresholds as their impacts would be less than significant. For projects below the threshold, no further GHG analysis is required.

a.-b. This project is a General Plan Amendment from Rural Residential (RR) to Low Density Residential (LDR); and Rezone from Residential Estate, Ten Acres (RE-10) to Residential Estate, 5 Acres (RE-5); and a Tentative parcel map to create two parcels of 5.13 acres and 5.17 acres in size from an existing 10.3-acre parcel. While no development is proposed with this application, it is assumed that future on the project site would occur.

Emissions of 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 GHG 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 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).

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 AQMD, 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 2019 California Building Energy Efficiency Standards Code would ensure the project meets current applicable requirements.

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. However, the proposed project's construction GHG emissions are not expected to be a cumulatively considerable contribution to global climate change.

Operational GHG emissions at full buildout are not expected to exceed the applicable threshold of significance. Therefore, the proposed project would not result in a cumulatively considerable contribution to global climate change.

FINDING: The project would not generate GHG emissions that would have a significant impact on the environment, or conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs; therefore, the project would not result in a cumulatively considerable incremental contribution to impacts related to GHG emissions or climate change. Impacts would be less than significant.

VIII. HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*	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 to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			**X**	

Regulatory Setting:

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

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.

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;
- 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 CALFIRE administer state policies regarding wildland fire safety. Construction contractors must comply with the following requirements in the Public Resources Code during construction activities at any sites with forest-, brush-, or grass-covered land:

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

California Highway Patrol

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

Local Laws, Regulations, and Policies

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

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

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

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. Project construction may involve the use of some hazardous materials temporarily onsite. Future uses consistent with the RE-5 use may produce small amounts of household cleaners or other hazardous materials on a small scale. Future uses not consistent with the RE-5 zoning will require a new discretionary review. The impact would be less than significant.

C. **Hazardous Materials near Schools:** There are no existing or proposed schools within 0.25 miles of the project site. There would be no impact.

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). This site is not found on the Department of Toxic Substances Control list. The site was previously used as a berry farm and the developer/ applicant will need to test for the presence of pesticides and herbicides prior to recordation of the parcel map. The impact would be less than significant with mitigation

- **Mitigation Measure HAZ-1**
  Prior to recording the parcel map, developer/ applicant shall provide third-party testing results from a qualified professional showing the soil onsite does not contain hazardous levels of pesticides, herbicides, or other substances that would result in unsafe conditions for grading or construction activities, or for any allowed or permittable uses on the site. Discovery of hazardous levels of pesticides, herbicides, or other substances on the site that require mitigation/ remediation could result in the need for subsequent CEQA analysis.

  Timing/Implementation: Prior to recording the parcel map.

  Enforcement/Monitoring: El Dorado County Planning Services

E.-. **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. There would be no impact.

g. **Emergency Plan:** The project was reviewed by County DOT for traffic and circulation. The County DOT's Traffic Impact Study (TIS) - Initial Determination were both waived, and no further transportation studies were required. The proposed project would not impair implementation of any emergency response plan or emergency evacuation plan. In the event that future construction activities require work to be performed in any roadways, appropriate traffic control plans would be prepared in conjunction with County requirements. Impacts would be less than significant

h. **Wildfire Hazards:** The project site is in the moderate fire hazard area for wildland fire pursuant to Figure HS-1 of the Fire Hazard Rating in El Dorado County of the General Plan (2015), and review of the County GIS. The Rescue Fire Protection District would review the project improvement plans at time of building permit and/or grading permit review. Impacts would be less than significant.

FINDING: The 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, impacts would be less than significant with mitigation.

IX. 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 alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff 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

The 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 SWRCB, which, in turn, delegates implementation responsibility to the nine RWQCBs, as discussed below in reference to the Porter-Cologne Water Quality Control Act.

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

Municipal Stormwater Permitting Program

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

El Dorado County is covered under two SWRCB Regional Boards. The West Slope Phase II Municipal Separate Storm Sewer Systems (MS4) NPDES Permit is administered by the Central Valley RWQCB (Region Five). The Lake Tahoe Phase I MS4 NPDES Permit is administered by the Lahontan RWQCB (Region Six). The current West Slope MS4 NPDES Permit was adopted by the SWRCB on February 5, 2013. The Permit became effective on July 1, 2013 for a term of five years and focuses on the enhancement of surface water quality within high priority urbanized areas. The current Lake Tahoe MS4 NPDES Permit was adopted and took effect on December 6, 2011 for a term of five years. The Permit incorporated the Lake Tahoe Total Maximum Daily Load (TMDL) and the Lake Clarity Crediting Program (LCCP) to account for the reduction of fine sediment particles and nutrients discharged to Lake Tahoe.

On May 19, 2015 the El Dorado County Board of Supervisors formally adopted revisions to the Storm Water Quality Ordinance (Ordinance 4992). Previously applicable only to the Lake Tahoe Basin, the ordinance establishes legal authority for the entire unincorporated portion of the County. The purpose of the ordinance is to 1) protect health, safety, and general welfare, 2) enhance and protect the quality of Waters of the State by reducing pollutants

in storm water discharges to the maximum extent practicable and controlling non-storm water discharges to the storm drain system, and 3) cause the use of Best Management Practices to reduce the adverse effects of polluted runoff discharges on Waters of the State.

National Flood Insurance Program

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

State Laws, Regulations, and Policies

Porter–Cologne Water Quality Control Act

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

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

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

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

A. **Water Quality Standards:** Some waste discharge may occur as part of the project. Erosion control would be required as part of any future building or grading permit. Stormwater runoff from 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. Impacts would be less than significant.

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 groundwater in the vicinity, or materially interfere with groundwater recharge in the area of the proposed project. The project is not anticipated to affect potential groundwater supplies above pre-project levels. Water for the project would be provided by an individual private well for any new residence. Impacts to groundwater supplies would be less than significant.

C.-F. **Drainage Patterns:** A grading permit would be required to address grading, erosion and sediment control for project construction. Construction activities would be required to adhere to the El Dorado County Grading, Erosion Control and Sediment Ordinance. This includes the use of Best Management Practices (BMPs) to minimize degradation of water quality during construction. With implementation of standard requirements, impacts on drainage patterns would be less than significant.

G.-J. **Flood-related Hazards:** The project site is not located within any mapped 100-year flood areas and would not result in the construction of any structures that would impede or redirect flood flows (FEMA, 2008). No dams which 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.

FINDING: Future development on the proposed parcels would be required to address any potential erosion and sediment control. With implementation and compliance with the County Ordinances and standards, no significant hydrological impacts are expected with the development of the project either directly or indirectly. Impacts would be less than significant.

X. LAND USE PLANNING. *Would the project:*	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	
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Regulatory Setting:

California State law requires that each City and County adopt a General Plan "for the physical development of the City and any land outside its boundaries which bears relation to its planning." Ideally, 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 updated in 2015. The 2013-2021 Housing Element was adopted in 2013, and is currently undergoing a comprehensive update.

Discussion: A substantial adverse effect on Land Use would occur if the implementation of the project would:

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

A. **Established Community:** The project is located within Rescue which is defined as a Rural Region in the General Plan. Rescue is located directly adjacent to the El Dorado Hills Community Region. Rural regions are not established communities. This project will not convert prime farmland, does not have choice soils nor has it been identified for suitable grazing, this project is not a conversion of open space nor proposing a use which is incompatible with the surrounding uses, and does not conflict with adopted environmental plans, policies and goals of the community. Impacts would be less than significant.

B. **Land Use Consistency:** The parcel has a General Plan land use designation of RR and RE-10. This project proposes to amend the General Plan designation from RR to LDR. It also proposes to change the zoning from RE-10 to RE-5. The purpose of the LDR designation is to allow for large parcels with a residential use. The Rural Residential designation does not allow parcel sizes of less than ten (10) acres. Both the zoning and general plan designation must be amended to allow for a parcel subdivision allowing two lots.

The proposed lot size, zoning and general plan designation are consistent with the surrounding parcel sizes and uses. Impacts would be less than significant.

C. **Habitat Conservation Plan:** The project site is not located within an adopted habitat conservation plan or natural community conservation plan. There would be no impact.

FINDING: The proposed use of the land would be consistent with uses allowed in the Rescue Rural Region, with the General Plan, and Zoning Ordinance. Impacts would be less than significant.

XI. MINERAL RESOURCES. *Would the project:*	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.

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. Attachment 5.9-6 shows the MRZ-2 areas within the county based on designated Mineral Resource (-MR) overlay areas. The -MR overlay areas are based on mineral resource mapping published in the mineral land classification reports referenced above. The majority of the county's important mineral resource deposits are concentrated in the western third of the county.

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 has not been delineated in the El Dorado County General Plan as a locally important mineral resource recovery site (2003, Attachments 5.9-6 and 5.9-7). Review of the California Department of Conservation Geologic Map data showed that the project site is not within a mineral resource zone district. There would be no impact.

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

XII. NOISE. *Would the project result in:*	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 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 130.37.060.1 and Table 130.37.060.2 of the El Dorado County Zoning Ordinance.

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

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

A. **Noise Exposures:** The proposed General Plan Amendment, zoning change, and parcel map are not expected to result in development that would generate noise levels exceeding the performance standards contained in Chapter 130.37 of the Zoning Ordinance, and General Plan Policies. It is surrounded by similar zoning and uses. Impacts would be less than significant.

B. **Groundborne Shaking:** Future construction on the site may generate short-term ground borne vibration events during construction; however, this would be temporary. Impacts would be considered less than significant.

C. **Permanent Noise Increases:** The long-term noise associated with the any future development would be a new noise source as this parcel is currently vacant. However, development in compliance with the County's Zoning Ordinance and other development standards is not expected to exceed the noise standards contained in the Zoning Ordinance and General Plan. Impacts would be less than significant.

D. **Short Term Noise:** The noise resulting from construction activities for the project development may result in short-term noise impacts however these activities would require building and/or grading permits which would be restricted to construction hours. All construction and grading operations would be required to comply with the noise performance standards in the General Plan. Impacts would be less than significant.

E.-F. **Aircraft Noise:** The project is not located near any airports or airstrips. No impact.

FINDING: With adherence to County Code, no significant direct or indirect impacts associated with noise levels are expected either directly or indirectly from the project. Impacts would be less than significant.

XIII. POPULATION AND HOUSING. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (proposing new homes and businesses) or indirectly (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 currently allowed to develop a primary residence and an accessory dwelling unit by right (subject to development standards). The proposed tentative parcel map project would result in the creation of two (2) parcels, each of which would be allowed a primary residence and an accessory dwelling unit by right (subject to development standards). Thus, the proposed parcel map would potentially allow for two additional residential units as the parcel map would result in the splitting of one parcel into two. This potential additional housing and population would not be considered a significant population growth. Impacts would be less than significant.

B. **Housing Displacement:** There are no residences on the project site. Housing would not be displaced by the project. There would be no impact.

C. **Replacement Housing:** The proposed project would not displace substantial numbers of people, necessitating construction of replacement housing elsewhere. There would be no impact.

FINDING: The project would not induce substantial population growth, or displace housing, or displace substantial numbers of people necessitating construction of replacement house. Impacts to population and housing would be less than significant.

XIV. PUBLIC SERVICES. *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:*				
	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 government services?			**X**	

Regulatory Setting:

Federal Laws, Regulations, and Policies

California Fire Code

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

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

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

A. **Fire Protection:** The project was distributed to and reviewed by the Rescue Fire Protection District (RFPD) who provided conditions of approval for the project and future construction. The RFPD also reviews improvement plans at the time of building permit submittal to ensure compliance with all fire safety requirements. A well on each parcel may be needed to meet fire suppression requirements. With the conditions of approval and future review of improvement plans at time of building permit submittal, potential impacts would be less than significant.

B. **Police Protection:** Police services would continue to be provided by the El Dorado County Sheriff's Department (EDSO). Future development of the site is not anticipated to substantially increase demand for law enforcement protection. Impacts would be less than significant.

C. **Schools:** This project, if approved, is allowed a maximum of 2 residences on each parcel. This level of growth would not substantially increase the enrollment at any local schools. Impacts would be less than significant.

D. **Parks:** Additional residents associated with potential future residential construction on the site would not substantially increase the local population and therefore not substantially increase the use of parks and recreational facilities. The dedication of land, the payment of fees in lieu thereof, or a combination of both for park and recreational purposes would be required, pursuant to the provisions of County Subdivision Ordinance Section 120.12.090, as a condition of approval for any parcel map which creates parcels less than 20-acres in size. No land is being dedicated as part of the project. With the payment of park in-lieu fees, impacts would be less than significant.

E. **Government Services:** The proposed project would not have a substantial adverse impact on government services. Impacts would be less than significant.

FINDING: As conditioned, the project would not result in a significant increase of public services to the project. Further, any increased demand for public services would be addressed through the payment of established impact fees at time of building permit issuance, if applicable. Impacts would be less than significant.

XV. 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 three 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 Pacific Crest Trail (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 (2) NHT alignments that pass through El Dorado County, the California National Historic Trail and the Pony Express National Historic Trail. The California Historic Trail is a route of approximately 5,700 miles including multiple routes and cutoffs, extending from Independence and Saint Joseph, Missouri, and Council Bluffs, Iowa, to various points in California and Oregon. The Pony Express NHT commemorates the route used to relay mail via horseback from Missouri to California before the advent of the telegraph.
3. National Recreation Trails (NRT) are in, or reasonably accessible to, urban areas on federal, state, or private lands. In El Dorado County there are five (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 §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 2015 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 two (2) acres of neighborhood parkland per 1,000 residents. Another 95 acres of park land are needed to meet the General Plan guidelines.

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

- Substantially increase the local population without dedicating a minimum of five (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. Parks. Any potential additional units from future construction would not increase the local population substantially, and therefore would not substantially increase the use of parks and recreational facilities. The dedication of land, the payment of fees in lieu thereof or a combination of both for park and recreational purposes would be required, pursuant to the provisions of Sections 120.12.090 through120.12.110, as a condition of approval for any parcel map which creates parcels less than 20-acres in size. With the payment of park in-lieu fees, impacts would be less than significant.

B. Recreational Services. The project would not include additional recreation services or sites as part of the project. Impacts would be less than significant.

FINDING: No significant impacts to open space or park facilities would result as part of the project. Impacts would be less than significant.

XVI. TRANSPORTATION/TRAFFIC. *Would the project:*	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. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) (Vehicle Miles Traveled)?			**X**	
c. Substantially increase hazards 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

The Transportation and Circulation Element of the County General Plan relies on automobile delay and Level of Service (LOS) as performance measure to determine impacts on County-maintained roads and state highways within the unincorporated areas of the county.

County General Plan Policy TC-Xd states that 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. LOS is calculated using the methodologies in the latest edition of the Highway Capacity Manual (Transportation Research Board, National Research Council). There are some roadway segments that are except from these standards and are allowed to operate at LOS F and are listed in Table TC-2. 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.

Automobile delay and LOS is no longer used as the performance measure to determine the transportation impacts of land development under CEQA. Instead, an alternative metric that supports the goals of SB 743 legislation is

required. The use of vehicle miles traveled (VMT) has been recommended by the Governor's Office of Planning and Research OPR and is cited in the CEQA Guidelines as the most appropriate measure of transportation impacts (Section 15064.3(a)).

The intent of SB743 is to bring CEQA transportation analysis into closer alignment with other statewide policies regarding greenhouse gases, complete streets, and smart growth. Using VMT as a performance measure, instead of LOS, is intended to discourage suburban sprawl, reduce greenhouse gas emissions, and encourage the development of smart growth, complete streets, and multimodal transportation networks.

Current direction regarding methods to identify VMT and comply with state requirements is provided by the California Governor's Office of Planning and Research OPR December 2018 publication, Technical Advisory on Evaluating Transportation Impacts in CEQA. This advisory contains technical recommendations regarding assessment of VMT, thresholds of significance, and mitigation measures. OPR provides this Technical Advisory as a resource for the public to use at their discretion. OPR is not enforcing or attempting to enforce any part of the recommendations contained herein. (Government Code Section 65035 ["It is not the intent of the Legislature to vest in the Office of Planning and Research any direct operating or regulatory powers over land use, public works, or other state, regional, or local projects or programs."]).

OPR's Technical Advisory provides this direction for small projects:

Many local agencies have developed screening thresholds to indicate when detailed analysis is needed. Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact.

On October 6, 2020 El Dorado County Board of Supervisors adopted Resolution 141-2020 setting thresholds of significance for VMT resulting from proposed development projects. The VMT threshold for commercial retail is no net increase in County-wide VMT. Projects which generate or attract fewer than 100 trips daily are presumed to have a less than significant impact.

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

- Conflict with an applicable program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities;
- Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) (VMT); or
- Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); or
- Result in inadequate emergency access.

A. **Conflicts with a Transportation Plan, Policy or Ordinance:** No substantial traffic increases would result from the proposed project. Access to the site would be via an existing 90-foot wide encroachment from Green Valley Road. The project is exempt from preparing a traffic study or an On-Site Transportation Review after review of the Traffic Impact Study – Initial Determination form by the County DOT. It is exempt because any future development would be 4 or fewer housing units. The project would not conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. Impacts would be less than significant.

B. **Vehicle Miles Travelled (VMT):** The proposed project would be for two (2) parcels zoned RE-5. The proposed project would generate fewer than 100 trips per day and is therefore presumed to have a less than significant impact under CEQA in accordance with El Dorado County Resolution 141-2020 which set thresholds of significance for VMT resulting from proposed development projects. Impacts would be less than significant.

C. **Design Hazards**: The project site has access from Green Valley Road, which is a County maintained road. County DOT and the Rescue Fire Protection District reviewed the project. No comments indicating that the project would create any design hazards were received. Impacts would be less than significant.

d. **Emergency Access:** The project site has access from Green Valley Road, which is a County maintained road. County DOT and the RFPD reviewed the project. No comments indicating that the project would create any design hazards were received. The RFPD would review improvement plans at time of building permit submittal in the event of future development on the site. Impacts would be less than significant.

FINDING: The project would not conflict with applicable General Plan policies regarding effective operation of the County circulation system and the project would not exceed the level of service thresholds for traffic identified within the General Plan. Further, the project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3(b) (VMT). The project would not create any road hazards or affect road safety and would not result in inadequate emergency access. For this Transportation category, the threshold of significance would not be exceeded and impacts would be less than significant.

XVII. TRIBAL CULTURAL RESOURCES. *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:*	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 tribe.		**X**		

Regulatory Setting:

Federal Laws, Regulations, and Policies

No federal laws, regulations, or policies apply to Tribal Cultural Resources (TCR) 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:

    a. A cultural landscape that meets the criteria of subdivision (a) is a TCR to the extent that the landscape is geographically defined in terms of the size and scope of the landscape; and

b. A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a "nonunique archaeological resource" as defined in subdivision (h) of Section 21083.2 may also be a TCR if it conforms with the criteria of subdivision (a).

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

Discussion:

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

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

a.-b. **Tribal Cultural Resources:** At the time of the initial review consultation, in compliance with AB 52, seven tribes were notified of the proposed project 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.

An initial records search was conducted January 12, 2021 by searching CHRIS maps for cultural resource site records and survey reports in El Dorado County within a 1/4-mile radius of the proposed project area. It was determined that there is low potential for locating prehistoric-period cultural resources in the immediate vicinity. It was also determined that there is high potential for locating historic-period cultural resources in the immediate vicinity of the proposed project area associated with the historic location of Green Valley Road, and no further analysis recommended. Further, inclusion of Conditions of Approval would reduce impacts to less than significant.

The initial 90-day request to consult letters were sent in accordance with SB 18 to the following tribes: Ione Band of Miwok Indians, Shingle Springs Band of Miwok Indians, Tsi Akim Maidu, United Auburn Indian Community of the Auburn Rancheria, Wilton Rancheria and the Colfax-Todds Valley Consolidated Tribe. Per SB 18, additional notification letters will be sent out at 45-days and 15-days before the public hearing at which a decision regarding approval is made. The Wilton Rancheria requested to consult on November 30, 2021. Materials were requested and sent. Consultation was closed on April 26, 2023.

The initial 30-day request to consult letters were sent in accordance with AB 52 to the following tribes: Ione Band of Miwok Indians, Shingle Springs Band of Miwok Indians, Tsi Akim Maidu, United Auburn Indian Community of the Auburn Rancheria, Wilton Rancheria, Washoe Tribe of Nevada and California, Nashville Enterprise Miwok-Maidu Nishiman Tribe and the Colfax-Todds Valley Consolidated Tribe. To date, the United Auburn Indian Community of the Auburn Rancheria have requested to consult. Materials were requested and sent. Consultation was closed on April 26, 2023.

- **Mitigation Measure: TCR-1:**

  If any suspected TCR are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. A Tribal Representative from a California Native American tribe that is traditionally and

culturally affiliated with a geographic area shall be immediately notified and shall determine if the find is a TCR (PRC §21074). The Tribal Representative will make recommendations for further evaluation and treatment as necessary.

When avoidance is infeasible, preservation in place is the preferred option for mitigation of TCRs under CEQA and the Wilton Rancheria and United Auburn Indian Community of the Auburn Rancheria (UAIC) protocols, and every effort shall be made to preserve the resources in place, including through project redesign, if feasible. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, or returning objects to a location within the project area where they will not be subject to future impacts. Permanent curation of TCRs will not take place unless approved in writing by the Wilton Rancheria, UAIC or by the California Native American Tribe that is traditionally and culturally affiliated with the project area.

The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary. Treatment that preserves or restores the cultural character and integrity of a TCR may include Tribal Monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil.

Work at the discovery location cannot resume until all necessary investigation and evaluation of the discovery under the requirements of the CEQA, including AB52, have been satisfied.

Timing/Implementation: Upon discovery of any Tribal Cultural Resource(s)

Enforcement/Monitoring: El Dorado County Coroner's Office

FINDING: With the inclusion of mitigation, as identified and as conditioned, the proposed project would have a less than significant impact on Tribal Cultural Resources.

XVIII. UTILITIES AND SERVICE SYSTEMS. *Would the project:*	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 (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 CEC to prepare an Integrated Energy Policy Report for the governor and legislature every 2 years (CEC 2015a). The report analyzes data and provides policy recommendations on trends and issues concerning electricity and natural gas, transportation, energy efficiency, renewable energy, and public interest energy research (CEC 2015a). The 2014 Draft Integrated Energy Policy Report Update includes policy recommendations, such as increasing investments in electric vehicle charging infrastructure at workplaces, multi-unit dwellings, and public sites (CEC 2015b).

Title 24–Building Energy Efficiency Standards

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

Urban Water Management Planning Act

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

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

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

a. **Wastewater Requirements**: The project is proposing to use septic systems for each of the proposed new lots. The soil has been analyzed and found to be appropriate for this use on Parcel One. County EMD identified a pre-treatment "alternative" septic system that would be required for future development of Parcel Two in order to reduce the required separation of 5 feet to 2 feet between the bottom of the leach field and the highest level of seasonal groundwater. This requirement has been included as **Mitigation Measure GEO-1** in Section IV, Geology and Soils, above. With implementation of **Mitigation Measure GEO-1**, impacts would be less than significant.

b. **Construction of New Facilities:** It is not anticipated that construction of new water or wastewater treatment facilities or expansion of existing facilities would be needed to serve the project site. Each parcel would be served by well water (for potable and emergency water supplies) and onsite septic system. The El Dorado Irrigation District service line is too distant to be a reasonable option for water service. There would be no impact.

c. **New Stormwater Facilities:** Any stormwater drainage facilities needed for future construction on the site would be built in accordance with the El Dorado County Drainage Manual and would be reviewed during

the grading permit review processes. No offsite stormwater drainage facilities are anticipated. There would be no impact.

d. **Sufficient Water Supply:** Potable water for future uses on the two new lots will be provided by an existing well. There is an existing permitted well on the site that is located on proposed Parcel Two. Prior to recording the parcel map, the developer/ applicant would be required to provide proof that the well provides adequate potable water supply to County Environmental Management and proof that the well provides adequate emergency water supply to Rescue Fire Protection District. Impacts would be less than significant.

Mitigation Measure UTIL 1: Prior to recording the parcel map, the developer/ applicant shall provide proof that the single existing well provides adequate potable water supply to County Environmental Management and proof that the well provides adequate emergency water supply to Rescue Fire Protection District for both parcels;

OR

Prior to recording the parcel map, the developer/ applicant shall provide proof of adequate potable water supply and source to County Environmental Management and proof of adequate emergency water supply and source to Rescue Fire Protection District for each individual parcel.

Timing/Implementation: Prior to recording the parcel map

Enforcement/Monitoring: El Dorado County

Mitigation Measure UTIL 2: If the single well located on proposed Parcel Two is determined to provide adequate potable and emergency water supply for both parcels, and the developer/ applicant chooses too not install second well on Parcel One, then at the time of recordation of the parcel map, developer/ applicant shall record an easement identifying rights to the water source for the parcel on which the well is not located.

Timing/Implementation: Prior to recording the parcel map

Enforcement/Monitoring: El Dorado County

e. **Adequate Wastewater Capacity:** Any future development will use septic systems for wastewater. The soil has been analyzed and found to be appropriate for septic use on Parcel One. El Dorado County Environmental Management identified a pre-treatment "alternative" septic system that would be required for future development of Parcel Two in order to reduce the required separation of 5 feet to 2 feet between the bottom of the leach field and the highest level of seasonal groundwater. This requirement has been included as **Mitigation Measure GEO-1** in Section IV, Geology and Soils, above. With implementation of **Mitigation Measure GEO-1**, impacts would be less than significant.

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 substantial additional solid waste, as future additional housing units would generate minimal amounts of solid waste for disposal. Impacts would be less than significant.

FINDING: No significant utility and service system impacts would be anticipated for the project, either directly or indirectly. As mitigated, impacts to public utilities would be less than significant.

XX. WILDFIRE. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:*	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 located within a moderate fire hazard zone.

Discussion:

a. **Emergency Response or Evacuation Plans:** County DOT and the RFPD reviewed the project. No comments indicating that the project would create any design hazards were received. Implementation of the proposed project would not alter any existing 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. While no development is proposed as part of this project, it is anticipated that future development on the site would occur. Future development on the site would be reviewed by DOT and RFPD at the time of building permit processing. There would be no impact to any adopted emergency response plan or emergency evacuation plan associated with the proposed project.

b. **Exacerbate Wildfire Risks**: While no development is proposed as part of this project, it is anticipated that future development on the site would occur. Implementation of the proposed project could potentially expose future project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. However, future development on the site 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. The project applicant would also be required to develop the project structures to meet 'defensible space' requirements as specified under Objective 6.2.1 of the Safety Element of the El Dorado County General Plan. Future development on the site would be reviewed for compliance with fire prevention requirements by RFPD at the time of building permit processing. Additionally, the project will be conditioned to comply with requirements identified by RFPD. Because the project would be required to adhere to all requirements regarding fire prevention, the project would not substantially exacerbate wildfire risk impacts would be less than significant.

c. **Installation or Maintenance of Associated Infrastructure**: While no development is proposed as part of this project, it is anticipated that future development on the site would occur. New infrastructure on the subject parcel may include (and may not be limited to) new connections to PG&E service as well as road and driveway improvements. Future development on the site would be reviewed for compliance with fire prevention requirements by RFPD at the time of building permit processing. Additionally, the project will be conditioned to comply with requirements identified by RFPD. Because the project would be required to adhere to all requirements regarding fire prevention, impacts would be less than significant.

d. **Runoff, Post-Fire Slope Instability, or Drainage Changes**: While no development is proposed as part of this project, it is anticipated that future development on the site would occur. The project has been reviewed by RFPD and is not anticipated to exacerbate wildfire risks. The project parcel is generally 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. Future development on the site would be reviewed for compliance with fire prevention requirements by RFPD at the time of building permit processing. Because the project would be required to adhere to all requirements regarding fire prevention, impacts would be less than significant.

FINDING: With adherence to El Dorado County Code of Ordinances and compliance with Conditions of Approval, for this wildfire category, potential impacts would be less than significant.

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

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 or pre-history. Any 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 the building permit processes and/or any required project specific improvements on the property.

b. Cumulative impacts are defined in Section 15355 of the CEQA Guidelines as *two (2) or more individual effects, which when considered together, would be considerable or which would compound or increase other environmental impacts.*

The proposed project and site-specific environmental conditions, which have been disclosed in the Project Description and analyzed in Items I through XVIII, show there would be no significant impacts anticipated related to agriculture resources, air quality, biological resources, cultural resources, geology/soils, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, traffic/transportation, or utilities/service systems that would combine with similar effects such that the project's contribution would be cumulatively considerable. For all categories, a determination of either less than significant impacts or no 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 which would cause substantial adverse effects on human beings, either directly or indirectly. Based on the analysis in this study, it has been determined that the project would have less than significant cumulative impacts.

c. 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 require review and permitting through the County. Adherence to all applicable standards and conditions would be expected to reduce potential impacts to a less than significant level.

FINDINGS: It has been determined that the proposed project with mitigation measures as identified and as conditioned, would not result in significant environmental impacts. The project would not exceed applicable environmental standards, nor significantly contribute to cumulative environmental impacts.

SUPPORTING INFORMATION SOURCE LIST

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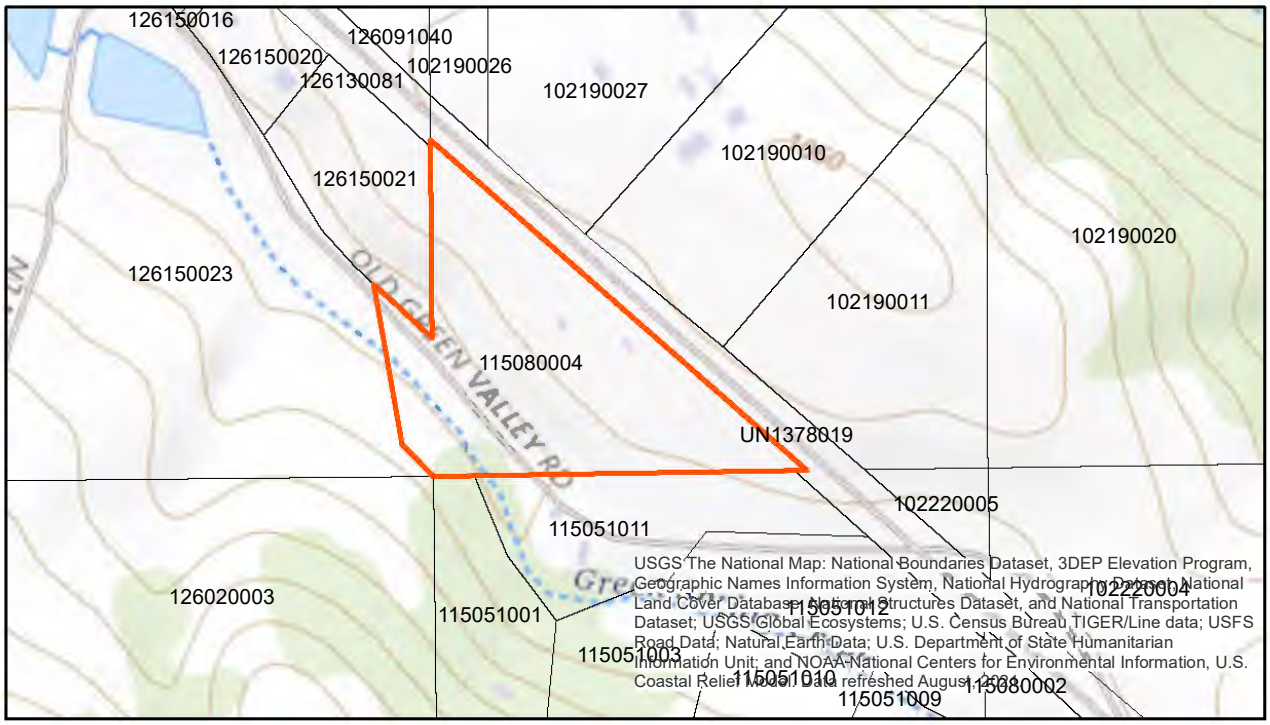
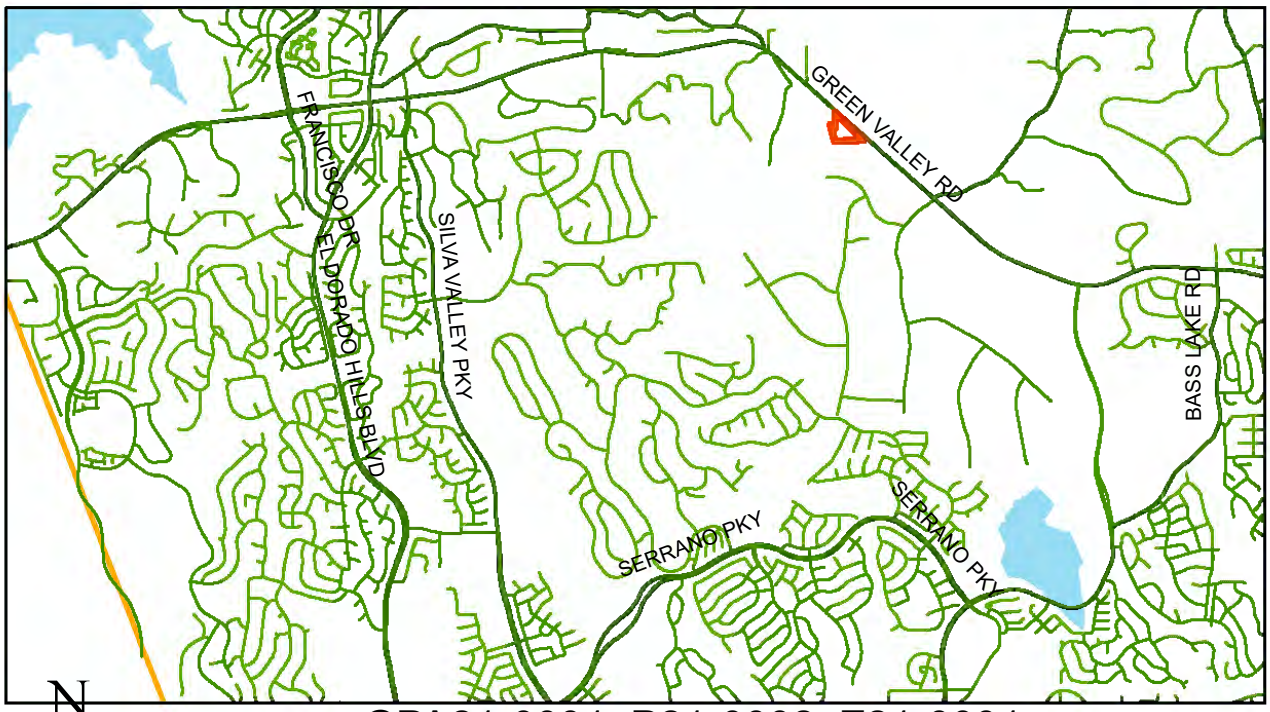




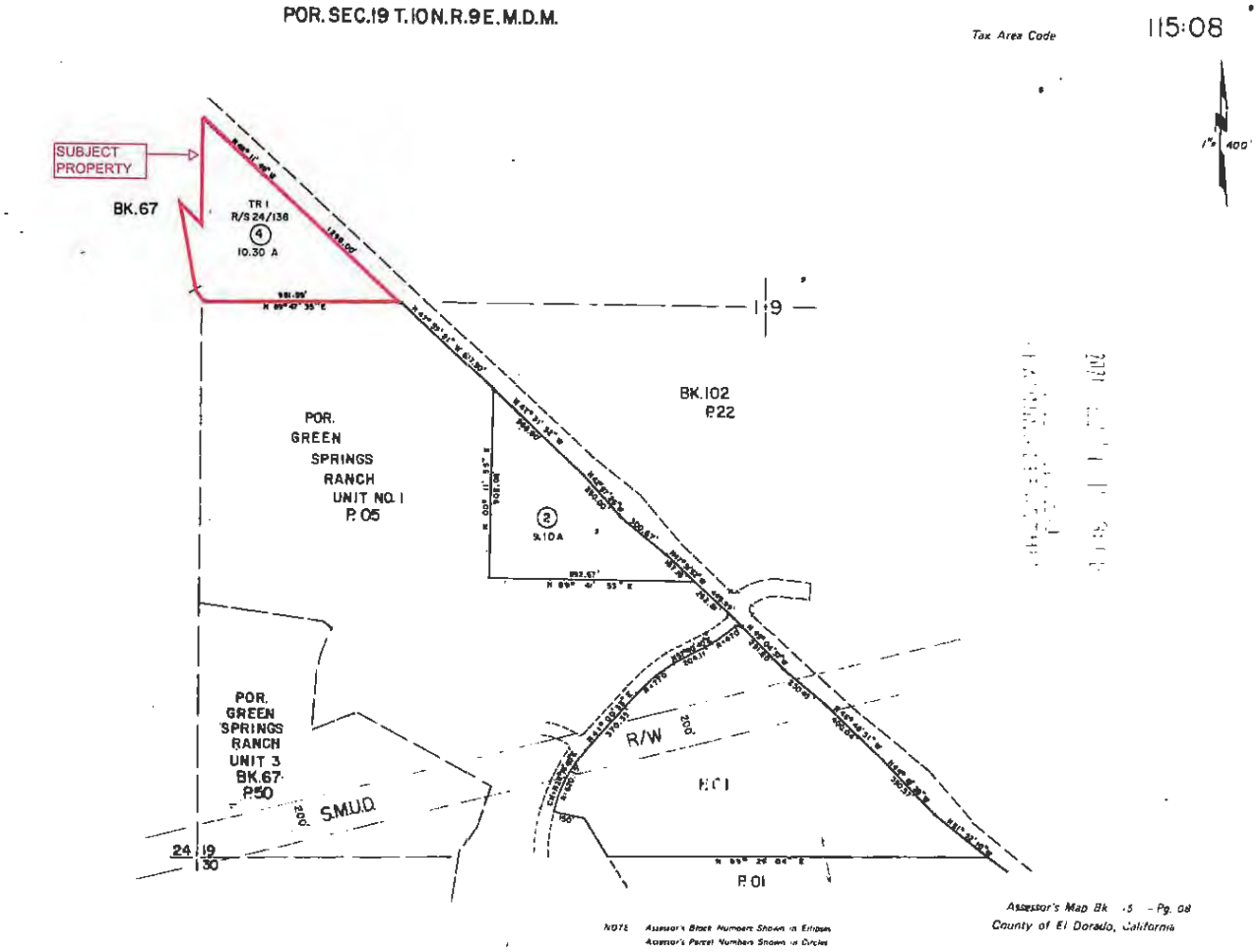
GPA21-0001, P21-0002, Z21-0001
Attachment 1: Location Map

0 0.05 0.1 0.2 0.3 0.4 Miles

N

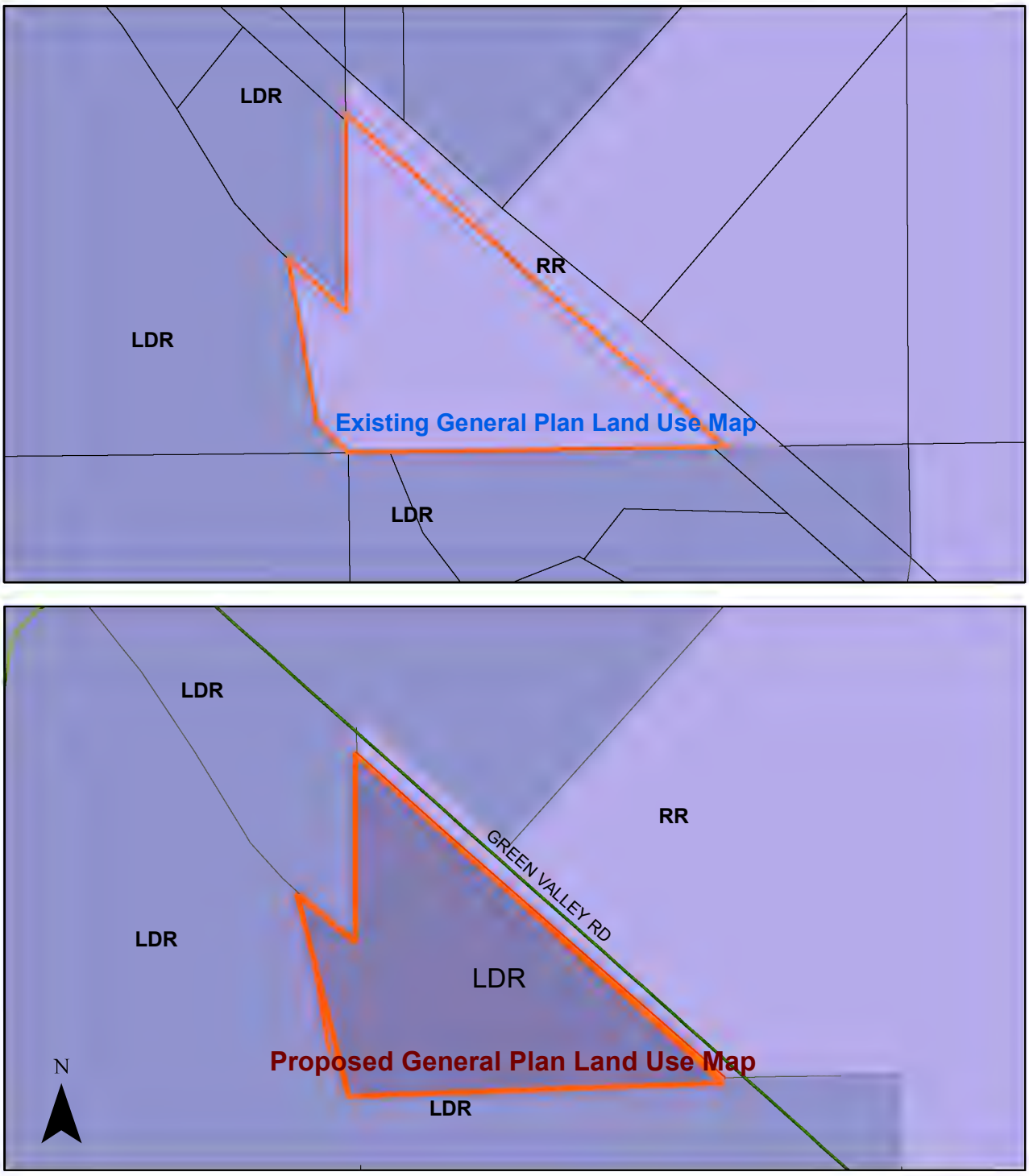
GPA21-0001, Z21-0001, P21-0002
Attachment 2 - Aerial Map

0 0.0275 0.055 0.11 0.165 0.22
Miles



Attachment 3 - Assessor's Parcel Map

GPA21-0001, Z21-0001, P21-0002



GPA21-0001, P21-0002, Z21-0001
Attachment 4: Existing and Proposed General Plan Land Use Map

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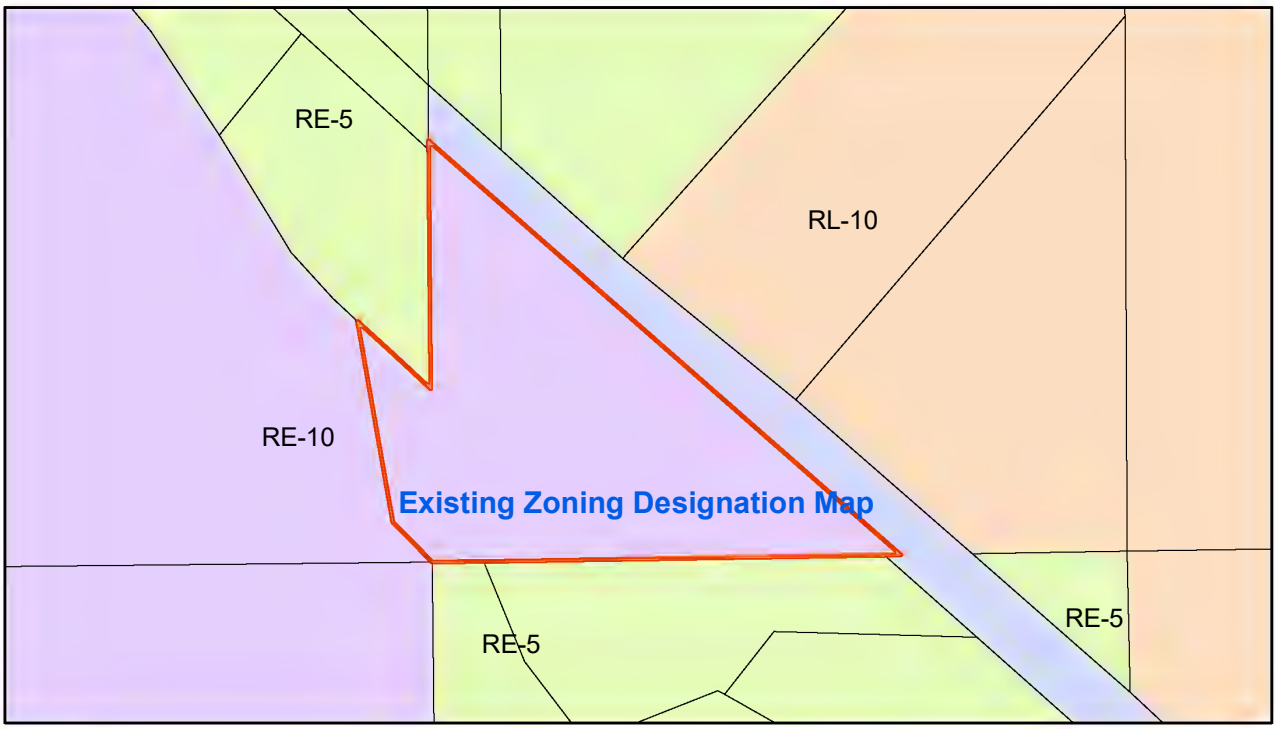

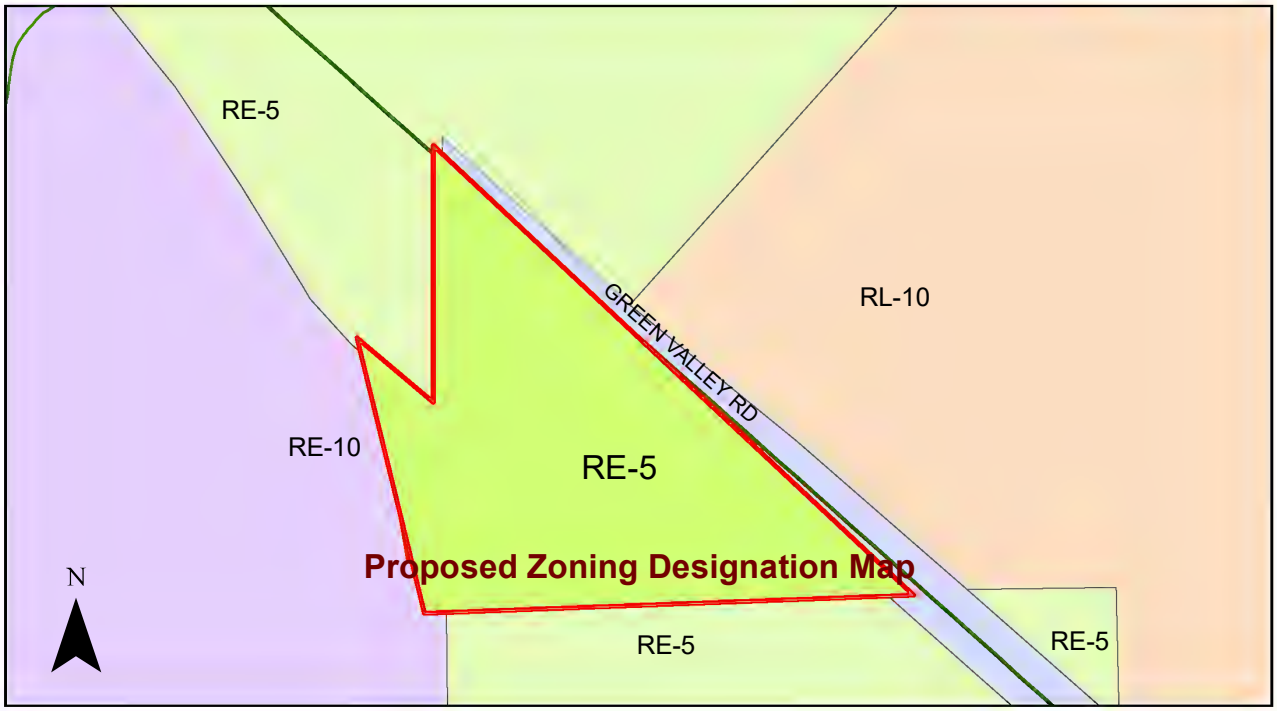

GPA21-0001, P21-0002, Z21-0001
Attachment 5: Existing and Proposed Zoning Designation Map

0 0.05 0.1 0.2 0.3 0.4 Miles

OWTS SITE EVALUATION REPORT

RIZZUO PARCEL MAP

1960 GREEN VALLEY ROAD, EL DORADO HILLS CA
EL DORADO COUNTY APN 115-080-004
February 9, 2021
DEI 200190

Prepared by:

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CIVIL
STATE OF CALIFORNIA
02.09.21

I. Wastewater sources, base data & assumptions:

- Single-family domestic wastewater from two parcels
- Water source: on-site domestic wells
- Ground slope: Parcel 1 – 0-5%
  Parcel 2 – 0-5%

II. Soil profile – soil observation pits:

Proposed Parcel 1

Date of test pit: 11-24-20
Horizon descriptions:

0 - 44"	variable red brown to yellow brown; 15-35% small rock; mixed loam/clay loam; no mottling or evidence of seasonal groundwater; variable angular-subangular blocky structure; slightly hard to hard dry consistence; 2-5 cm boundary horizon
44-90"	dark red brown; 15-35% small to medium rock; rocky clay loam; no mottling or evidence of seasonal groundwater; fine subangular-blocky structure; friable; 5-15 cm boundary horizon

See detailed profile logs in Attachment A.

Proposed Parcel 2

Please see data from previous soil profile observation in County records.

III. Percolation testing:

Proposed Parcel 1

Date of percolation testing: 11-29-20 & 11-30-20

Test No.	Test Depth	Rate (mpi)
1	36"	38
2	12"	120
3	36"	80
4	12"	60

Mean: 75 mpi

Proposed Parcel 2

Date of percolation testing: 11-29-20 & 11-30-20

Test No.	Test Depth	Rate (mpi)
1	12"	5
2	36"	80
3	12"	120
4	36"	120

Mean: 81 mpi

See percolation test results in Attachment B.

IV. Dispersal areas required:

Proposed Parcel 1

Percolation rate: 75 mpi
Required dispersal area: 14,000 s.f.

Proposed Parcel 2

Percolation rate: 81 mpi
Required dispersal area: 16,000 s.f.

The required dispersal areas are depicted on the attached OWTS site plan.

V. Conclusions & recommendations:

- Field testing has demonstrated that each of the proposed parcels is suitable or on-site wastewater disposal.

Attachment A

Soil Profile Logs – Parcel 1

CAL STATE ENGINEERING, INC.

427 BROADWAY JACKSON CA 95642

RIZZUTO
JOB 200190 SHEET# 1 OF 1

APN: 115-080-004

INSPECTOR: R. PETERS

DATE: 11.24.20

670390 6362 CLEAR, COOL

PROFILE: T1 ~ NORTH PARCEL NEAR DAYLIGHT ~ @ E DAYLIGHT

F1

Depth: 0-44 Inches
Field Moisture: dry moist wet
Coarse Frags: <15% 15-35% 35-60% >60%
Color: (Matrix) VAR 2.5YR → 7.5YR
Texture: MIXED LOAM, CLAY LOAM - ROCKY
Mottles: — Color — Nodules —
Abundance - <2% 2-20% >20%
Contrast- faint dist prom
Size- <5 mm 5-15 mm >15 mm
Structure:
Grade- 0 1 2 3
Size- vf f m c vc VAR
Type- gr pl pr cpr abk sbk mass sg
Slickensides — Clay Films —
Consistence:
Dry- lo sf sh h vh eh
Moist - lo vfr fr fi vfi efi
Stickiness - so ss s vs
Plasticity- po sp p vp VAR
Roots: none few common many
Very fine fine medium coarse
<1 mm 1-2 mm 2-5 mm >5mm
Pores: none few → common many
very fine fine medium coarse
Boundary:
Dist- a c g d
<2 cm 2-5 5-15 >15 cm
Topo- s w l b
Est. Perm: vs s ms m mr r vr VAR

Depth: — Inches
Field Moisture: dry moist wet
Coarse Frags: <15% 15-35% 35-60% >60%
Color: (Matrix) —
Texture: —
Mottles: — Color — Nodules —
Abundance - <2% 2-20% >20%
Contrast- faint dist prom
Size- <5 mm 5-15 mm >15 mm
Structure:
Grade- 0 1 2 3
Size- vf f m c vc
Type- gr pl pr cpr abk sbk mass sg
Slickensides — Clay Films —
Consistence:
Dry- lo sf sh h vh eh
Moist - lo vfr fr fi vfi efi
Stickiness - so ss s vs
Plasticity- po sp p vp
Roots: none few common many
Very fine fine medium coarse
<1 mm 1-2 mm 2-5 mm >5mm
Pores: none few common many
very fine fine medium coarse
Boundary:
Dist- a c g d
<2 cm 2-5 5-15 >15 cm
Topo- s w l b
Est. Perm: vs s ms m mr r vr

A

Depth: 44-90 Inches
Field Moisture: dry moist wet
Coarse Frags: <15% 15-35% → 35-60% >60%
Color: (Matrix) DK RED BRN
Texture: ROCKY CLAY LOAM
Mottles: — Color — Nodules —
Abundance - <2% 2-20% >20%
Contrast- faint dist prom
Size- <5 mm 5-15 mm >15 mm
Structure:
Grade- 0 1 2 3
Size- vf f m c vc
Type- gr pl pr cpr abk sbk mass sg
Slickensides — Clay Films —
Consistence:
Dry- lo sf sh h vh eh
Moist - lo vfr fr fi vfi efi
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Roots: none few common many
Very fine fine medium coarse
<1 mm 1-2 mm 2-5 mm >5mm
Pores: none few common many
very fine fine medium coarse
Boundary:
Dist- a c g d
<2 cm 2-5 5-15 >15 cm
Topo- s w l b
Est. Perm: vs s ms m mr r vr

Depth: — Inches
Field Moisture: dry moist wet
Coarse Frags: <15% 15-35% 35-60% >60%
Color: (Matrix) —
Texture: —
Mottles: — Color — Nodules —
Abundance - <2% 2-20% >20%
Contrast- faint dist prom
Size- <5 mm 5-15 mm >15 mm
Structure:
Grade- 0 1 2 3
Size- vf f m c vc
Type- gr pl pr cpr abk sbk mass sg
Slickensides — Clay Films —
Consistence:
Dry- lo sf sh h vh eh
Moist - lo vfr fr fi vfi efi
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Plasticity- po sp p vp
Roots: none few common many
Very fine fine medium coarse
<1 mm 1-2 mm 2-5 mm >5mm
Pores: none few common many
very fine fine medium coarse
Boundary:
Dist- a c g d
<2 cm 2-5 5-15 >15 cm
Topo- s w l b
Est. Perm: vs s ms m mr r vr

Attachment 6 - Onsite Wastewater Treatment System Site Evaluation Report

Attachment B

Percolation Test Results

PERCOLATION TEST LOG SHEET

JOB NAME:	Tenative Parcel Map - Michael and Lauren Rizzuto - Parcel #1	JOB NO.	200190
LOCATION:	1960 Green Valley Road, El Dorado Hills, CA 95762	APN: 115-080-004-000	DATE: 11/28/2020

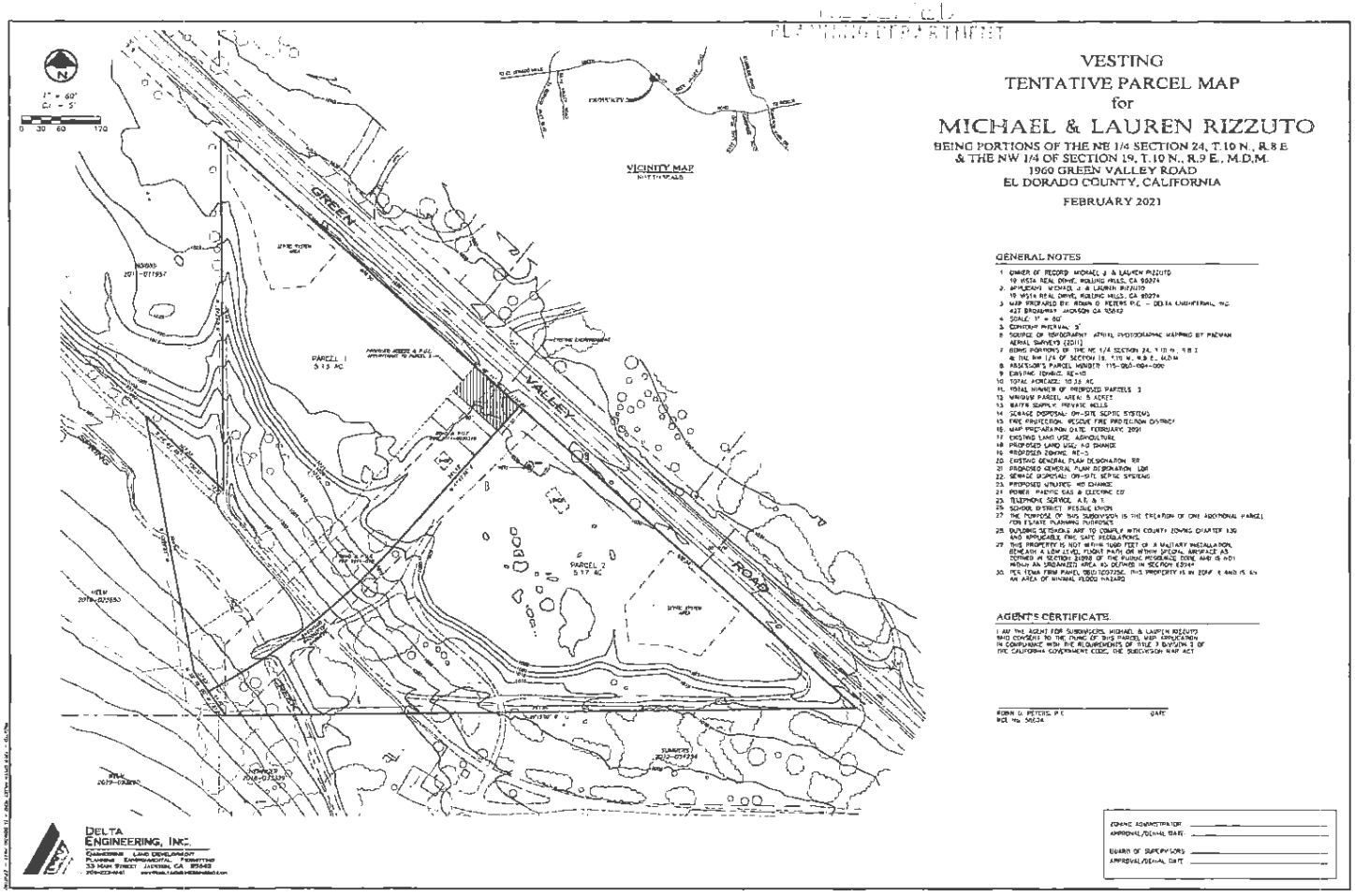
HOLE NO.	1	2	3	4	5	6	7	8	9
HOLE DEPTH	36"	12"	36"	12"					
REMAINING	0"	0"	1/4"	0"					
DRY READ	27"	28 1/4"	23 1/4"	27"					
ELASPED TIME	24 hrs.	24 hrs.	24 hrs.	24 hrs.					
NOTES:	Set #1 - Parcel 1 - Presoak 11/27 @ 12pm and began testing 11/28 @12:22pm								
30	20 1/2" / 24 3/4" — 4 1/4"	22 1/2" / 23 1/4" — 3/4"	17" / 19 1/2" — 2 1/2"	21" / 23 1/2" — 2 1/2"					
60	24 3/4" / 27" — 2 1/4"	23 1/4" / 23 1/2" — 1/4"	19 1/2" / 20 3/4" — 1 1/4"	23 1/2" / 24 1/2" — 1"					
90	18 3/4" / 20 1/4" — 1 1/2"	23 1/2" / 24" — 1/2"	20 3/4" / 21 7/8" — 1 1/8"	24 1/2" / 25 1/4" — 3/4"					
120	20 1/4" / 21 1/2" — 1 1/4"	24" / 24 1/4" — 1/4"	21 7/8" / 22 5/8" — 3/4"	25 1/4" / 26" — 3/4"					
150	21 1/2" / 22 5/8" — 1 1/8"	24 1/4" / 24 1/2" — 1/4"	22 5/8" / 23" — 3/8"	26" / 26 1/4" — 1/4"					
180	22 5/8" / 23 5/8" — 1"	24 1/2" / 24 3/4" — 1/4"	16" / 18 1/8" — 2 1/8"	26 1/4" / 26 3/4" — 1/2"					
210	23 5/8" / 25" — 1 3/8"	24 3/4" / 25" — 1/4"	18 1/8" / 19 3/4" — 1 5/8"	21" / 22 7/8" — 1 7/8"					
240	25" / 25 7/8" — 7/8"	25" / 25 1/4" — 1/4"	19 3/4" / 20 7/8" — 1 1/8"	22 7/8" / 23 3/4" — 7/8"					
PERC RATE	36	120	80	60					

Attachment 6 - Onsite Wastewater Treatment System Site Evaluation Report

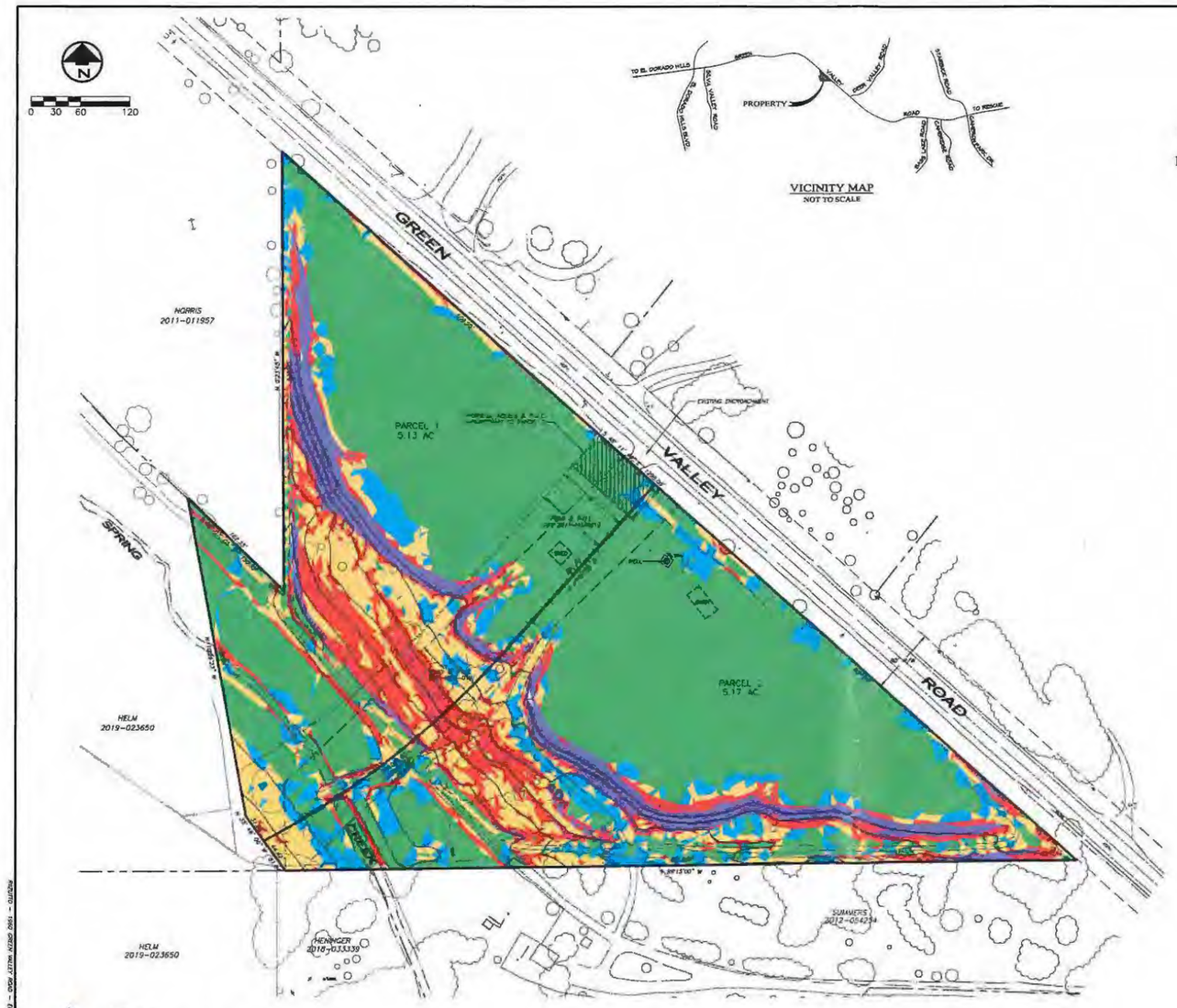
PERCOLATION TEST LOG SHEET

JOB NAME:	Tenative Parcel Map - Michael and Lauren Rizzuto - Parcel #2							JOB NO.	
LOCATION:	1960 Green Valley Road, El Dorado Hills, CA 95762				APN: 115-080-004-000			DATE:	11/29/2020
HOLE NO.	1	2	3	4	5	6	7	8	9
HOLE DEPTH	12"	36"	12"	36"					
REMAINING	0"	0"	0"	0"					
DRY READ	28 5/8"	26 5/8"	24"	27 5/8"					
ELASPED TIME	19.5 hrs.	19.5 hrs.	19.5 hrs.	19.5 hrs.					
NOTES:	Parcel #2 - Presoak 11/28 @ 4:30pm and began testing 11/29 @12:00pm								
30	20" / 28 5/8" — 8 5/8"	22 1/2" / 25 5/8" — 3 1/8"	17 1/2" / 20 5/8" — 3 1/8"	21" / 22" — 1"					
60	19 5/8" / 28 5/8" — 9"	25 5/8" / 26" — 3/8"	20 5/8" / 21 3/8" — 3/4"	22" / 22 1/2" — 1/2"					
90	20 1/2" / 28 5/8" — 8 1/8"	26" / 26 1/2" — 1/2"	21 3/8" / 22 1/4" — 7/8"	22 1/2" / 22 7/8" — 3/8"					
120	20 1/4" / 28 5/8" — 8 3/8"	22 1/2" / 24 1/8" — 1 5/8"	22 1/4" / 22 3/4" — 1/2"	22 7/8" / 23 1/4" — 3/8"					
150	20" / 28 5/8" — 8 5/8"	24 1/8" / 25" — 7/8"	22 3/4" / 23 3/8" — 5/8"	23 1/4" / 23 3/4" — 1/2"					
180	21 1/4" / 28 5/8" — 7 3/8"	25" / 25 1/2" — 1/2"	23 3/8" / 23 5/8" — 1/4"	23 3/4" / 24" — 1/4"					
210	21" / 28 1/2" — 7 1/2"	25 1/2" / 25 7/8" — 3/8"	23 5/8" / 23 7/8" — 1/4"	24" / 24 1/4" — 1/4"					
240	20" / 28 1/2" — 8 1/2"	25 7/8" / 26 1/4" — 3/8"	18 3/8" / 19 1/8" — 3/4"	24 1/4" / 24 1/2" — 1/4"					
PERC RATE	5	80	120	120					

Attachment 6 - Onsite Wastewater Treatment System Site Evaluation Report



Attachment 6 - Onsite Wastewater Treatment System Site Evaluation Report **GPA21-0001, Z21-0001, P21-0002**



SLOPE MAP
for
MICHAEL & LAUREN RIZZUTO

BEING PORTIONS OF THE NE 1/4 SECTION 24, T.10 N., R.8 E.
& THE NW 1/4 OF SECTION 19, T.10 N., R.9 E., M.D.M.
1960 GREEN VALLEY ROAD
EL DORADO COUNTY, CALIFORNIA

FEBRUARY 2021

GENERAL NOTES

1. OWNER OF RECORD: MICHAEL J. & LAUREN RIZZUTO
   19 VISTA REAL DRIVE, ROLLING HILLS, CA 90274
2. APPLICANT: MICHAEL J. & LAUREN RIZZUTO
   19 VISTA REAL DRIVE, ROLLING HILLS, CA 90274
3. MAP PREPARED BY: ROBIN D. PETERS P.E. – DELTA ENGINEERING, INC.
   427 BROADWAY, JACKSON CA 95642
4. SCALE: 1" = 60'
5. CONTOUR INTERVAL: 5'
6. SOURCE OF TOPOGRAPHY: AERIAL PHOTOGRAPHIC MAPPING BY RADMAN AERIAL SURVEYS (2011)
7. BEING PORTIONS OF THE NE 1/4 SECTION 24, T.10 N., R.8 E. & THE NW 1/4 OF SECTION 19, T.10 N., R.9 E., M.D.M.
8. ASSESSOR'S PARCEL NUMBER: 115-080-004-000
9. EXISTING ZONING: RE-10
10. TOTAL ACREAGE: 10.3± AC.
11. TOTAL NUMBER OF PROPOSED PARCELS: 2
12. MINIMUM PARCEL AREA: 5 ACRES
13. WATER SUPPLY: PRIVATE WELLS
14. SEWAGE DISPOSAL: ON-SITE SEPTIC SYSTEMS
15. FIRE PROTECTION: RESCUE FIRE PROTECTION DISTRICT
16. MAP PREPARATION DATE: FEBRUARY, 2021
17. EXISTING LAND USE: AGRICULTURE
18. PROPOSED LAND USE: NO CHANGE
19. PROPOSED ZONING: RE-5
20. EXISTING GENERAL PLAN DESIGNATION: RR
21. PROPOSED GENERAL PLAN DESIGNATION: LDR
22. SEWAGE DISPOSAL: ON-SITE SEPTIC SYSTEMS
23. PROPOSED UTILITIES: NO CHANGE
24. POWER: PACIFIC GAS & ELECTRIC CO.
25. TELEPHONE SERVICE: A.T. & T.
26. SCHOOL DISTRICT: RESCUE UNION
27. THE PURPOSE OF THIS SUBDIVISION IS THE CREATION OF ONE ADDITIONAL PARCEL FOR ESTATE PLANNING PURPOSES.
28. BUILDING SETBACKS ARE TO COMPLY WITH COUNTY ZONING CHAPTER 130 AND APPLICABLE FIRE SAFE REGULATIONS.
29. THIS PROPERTY IS NOT WITHIN 1000 FEET OF A MILITARY INSTALLATION, BENEATH A LOW LEVEL FLIGHT PATH OR WITHIN SPECIAL AIRSPACE AS DEFINED IN SECTION 21098 OF THE PUBLIC RESOURCE CODE AND IS NOT WITHIN AN URBANIZED AREA AS DEFINED IN SECTION 65944.
30. PER FEMA FIRM PANEL 06017C0725E, THIS PROPERTY IS IN ZONE X AND IS AN AN AREA OF MINIMAL FLOOD HAZARD.

Slope Table

Number	Minimum Slope	Maximum Slope	Color	Sq. Ft.	Lot %
1	0.00%	5.00%		220307.3	50.89
2	5.00%	10.00%		62033.3	13.80
3	10.00%	20.00%		70129.1	15.63
4	20.00%	30.00%		35700.2	8.25
5	30.00%	40.00%		16097.5	3.63
6	40.00%	108.50%		33155.2	7.10

2021 FEB 11 PM 3:15
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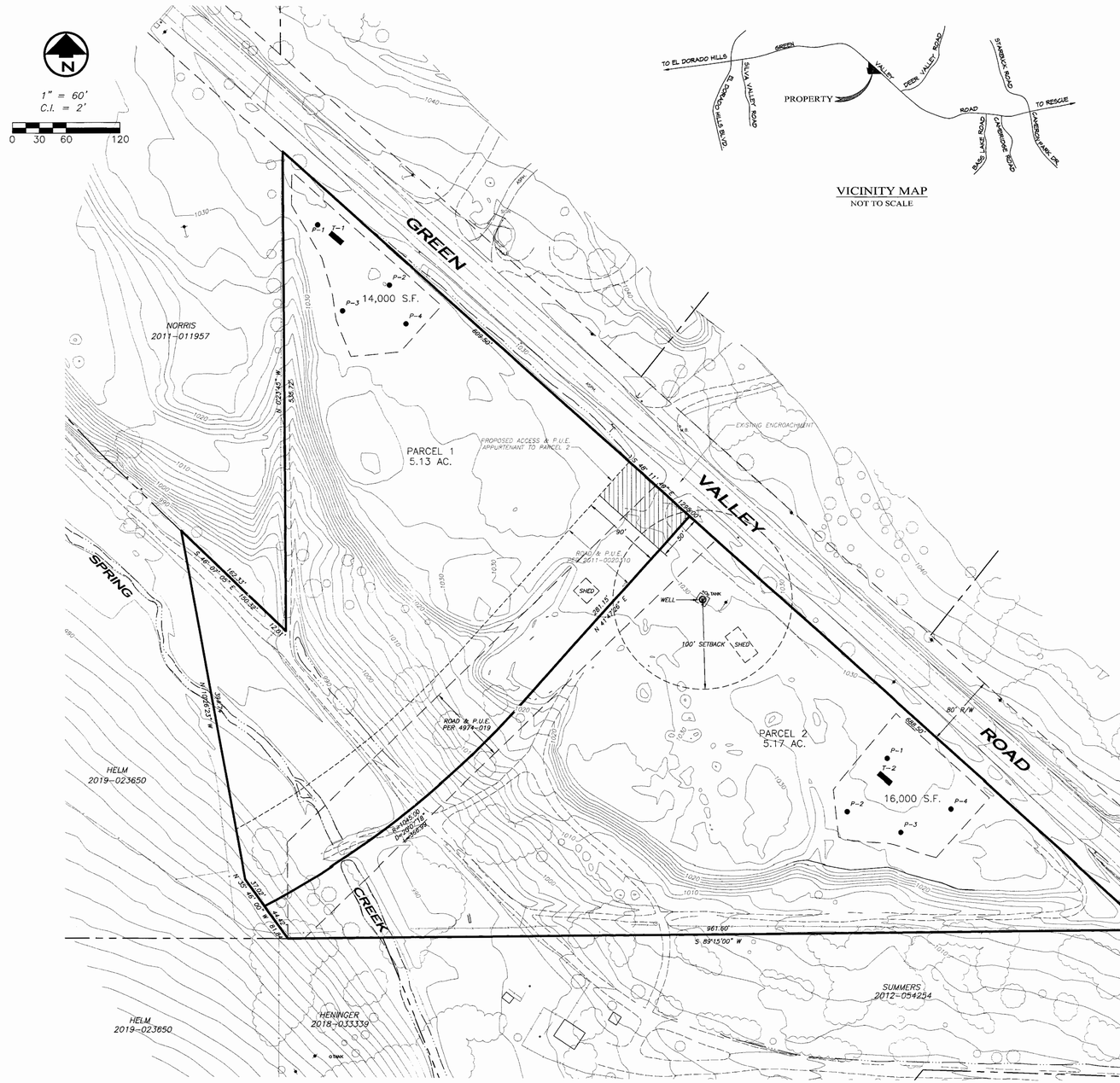
PLANNING DEPARTMENT



ON-SITE WASTEWATER SITE PLAN for MICHAEL & LAUREN RIZZUTO

BEING PORTIONS OF THE NE 1/4 SECTION 24, T.10 N., R.8 E.
& THE NW 1/4 OF SECTION 19, T.10 N., R.9 E., M.D.M.
1960 GREEN VALLEY ROAD
EL DORADO COUNTY, CALIFORNIA

FEBRUARY 2021

GENERAL NOTES

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   19 VISTA REAL DRIVE, ROLLING HILLS, CA 90274
2. APPLICANT: MICHAEL J. & LAUREN RIZZUTO
   19 VISTA REAL DRIVE, ROLLING HILLS, CA 90274
3. MAP PREPARED BY: ROBIN D. PETERS P.E. – DELTA ENGINEERING, INC.
   427 BROADWAY, JACKSON CA 95642
4. SCALE: 1" = 60'
5. CONTOUR INTERVAL: 5'
6. SOURCE OF TOPOGRAPHY: AERIAL PHOTOGRAPHIC MAPPING BY RADMAN AERIAL SURVEYS (2011)
7. BEING PORTIONS OF THE NE 1/4 SECTION 24, T.10 N., R.8 E. & THE NW 1/4 OF SECTION 19, T.10 N., R.9 E., M.D.M.
8. ASSESSOR'S PARCEL NUMBER: 115-080-004-000
9. EXISTING ZONING: RE-10
10. TOTAL ACREAGE: 10.3± AC.
11. TOTAL NUMBER OF PROPOSED PARCELS: 2
12. MINIMUM PARCEL AREA: 5 ACRES
13. WATER SUPPLY: PRIVATE WELLS
14. SEWAGE DISPOSAL: ON-SITE SEPTIC SYSTEMS
15. FIRE PROTECTION: RESCUE FIRE PROTECTION DISTRICT
16. MAP PREPARATION DATE: FEBRUARY, 2021
17. EXISTING LAND USE: AGRICULTURE
18. PROPOSED LAND USE: NO CHANGE
19. PROPOSED ZONING: RE-5
20. EXISTNG GENERAL PLAN DESIGNATION: RR
21. PROPOSED GENERAL PLAN DESIGNATION: LDR
22. SEWAGE DISPOSAL: ON-SITE SEPTIC SYSTEMS
23. PROPOSED UTILITIES: NO CHANGE
24. POWER: PACIFIC GAS & ELECTRIC CO.
25. TELEPHONE SERVICE: A.T. & T.
26. SCHOOL DISTRICT: RESCUE UNION
27. THE PURPOSE OF THIS SUBDIVISION IS THE CREATION OF ONE ADDITIONAL PARCEL FOR ESTATE PLANNING PURPOSES.
28. BUILDING SETBACKS ARE TO COMPLY WITH COUNTY ZONING CHAPTER 130 AND APPLICABLE FIRE SAFE REGULATIONS.
29. THIS PROPERTY IS NOT WITHIN 1000 FEET OF A MILITARY INSTALLATION, BENEATH A LOW LEVEL FLIGHT PATH OR WITHIN SPECIAL AIRSPACE AS DEFINED IN SECTION 21098 OF THE PUBLIC RESOURCE CODE AND IS NOT WITHIN AN URBANIZED AREA AS DEFINED IN SECTION 65944.
30. PER FEMA FIRM PANEL 06017C0725E, THIS PROPERTY IS IN ZONE X AND IS AN AN AREA OF MINIMAL FLOOD HAZARD.

LEGEND

- T-1 — SOIL PROFILE TRENCH
- P-1 — PERCOLATION TEST
- 14,000 S.F. — DISPERSAL AREA W/ AREA

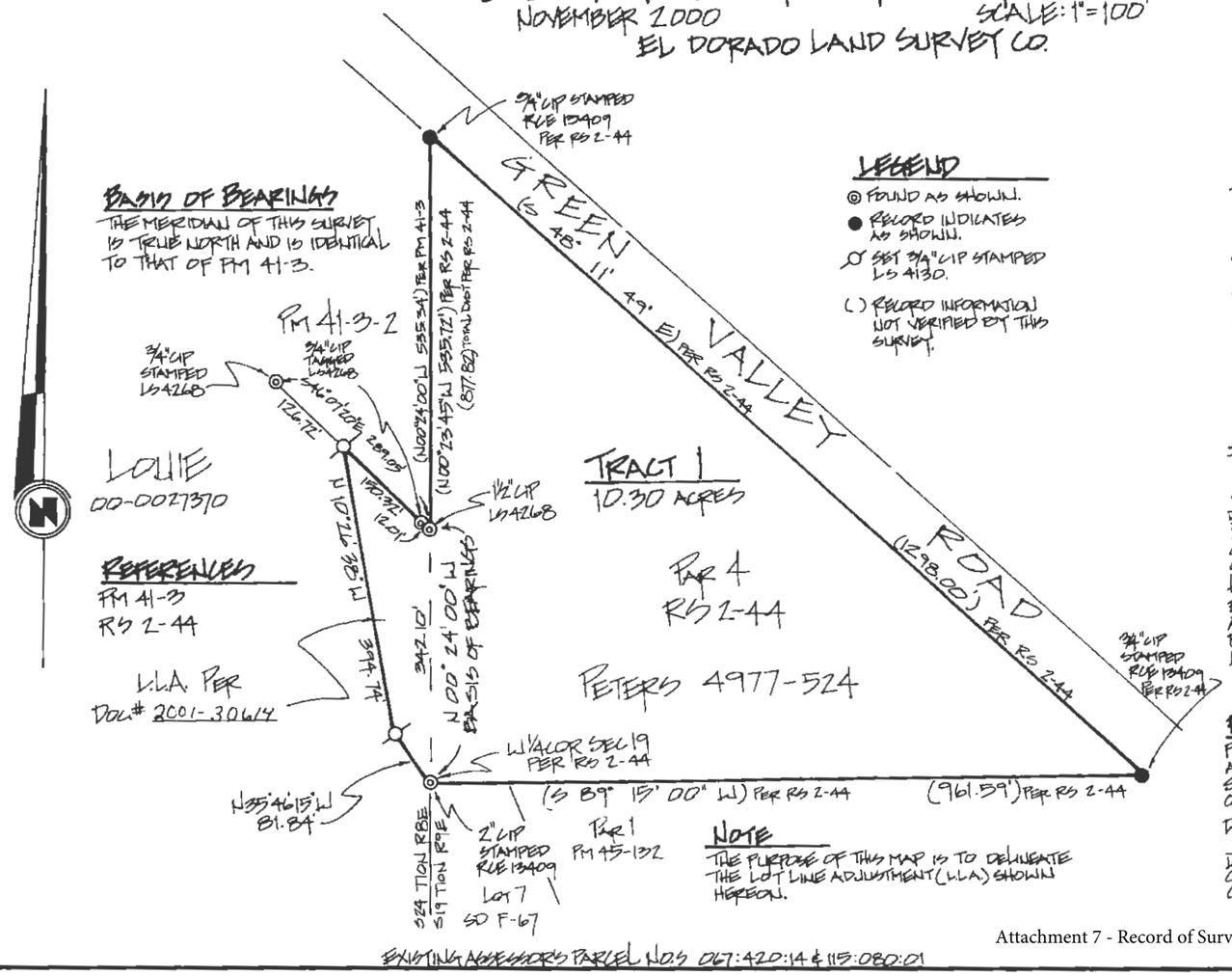
DELTA ENGINEERING, INC.
ENGINEERING LAND DEVELOPMENT
PLANNING ENVIRONMENTAL PERMITTING
33 MAIN STREET JACKSON, CA 95642
209-223-1441 INFO@DELTAENGINEERINGINC.COM

RECORD OF SURVEY

PORTIONS OF THE NE 1/4 OF SECTION 24, T.10N., R.8E.
AND THE NW 1/4 OF SECTION 19, T.10N., R.9E., M.D.M.
BEING
PARCEL 4 OF RS 2-44
COUNTY OF EL DORADO, CALIFORNIA
NOVEMBER 2000 SCALE: 1"=100'
EL DORADO LAND SURVEY CO.

24-13F

24-13F



BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS TRUE NORTH AND IS IDENTICAL TO THAT OF PM 41-3.

REFERENCES

PM 41-3
RS 2-44

L.L.A. PER
Doc# 2001-30614

LEGEND

- ◎ FOUND AS SHOWN.
- ● RECORD INDICATES AS SHOWN.
- O SET 3/4" CIP STAMPED LS 4130.
- ( ) RECORD INFORMATION NOT VERIFIED BY THIS SURVEY.

NOTE

THE PURPOSE OF THIS MAP IS TO DELINEATE THE LOT LINE ADJUSTMENT (L.L.A.) SHOWN HEREON.

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT AT THE REQUEST OF MICHAEL J. PETERS IN OCTOBER 2000.

Wayne C. Swart
WAYNE C. SWART ~ LS 4130
LIC. EXP. DATE: 6-30-04

LICENSED LAND SURVEYOR
WAYNE C. SWART
LS 4130
STATE OF CALIFORNIA

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE LAND SURVEYORS ACT THIS 4TH DAY OF MAY 2001.

DANIEL RUSSELL
DANIEL S. RUSSELL ~ L05017
COUNTY SURVEYOR
COUNTY OF EL DORADO
LIC. EXP. DATE: 12-31-01
BY: Richard L. Ehrler
ASSOCIATE LAND SURVEYOR
RICHARD L. EHRLER ~ LS5084
LIC. EXP. DATE: 6-30-03

LICENSED LAND SURVEYOR
RICHARD L. EHRLER
EXP. 6-30-03
No. 5084
STATE OF CALIFORNIA

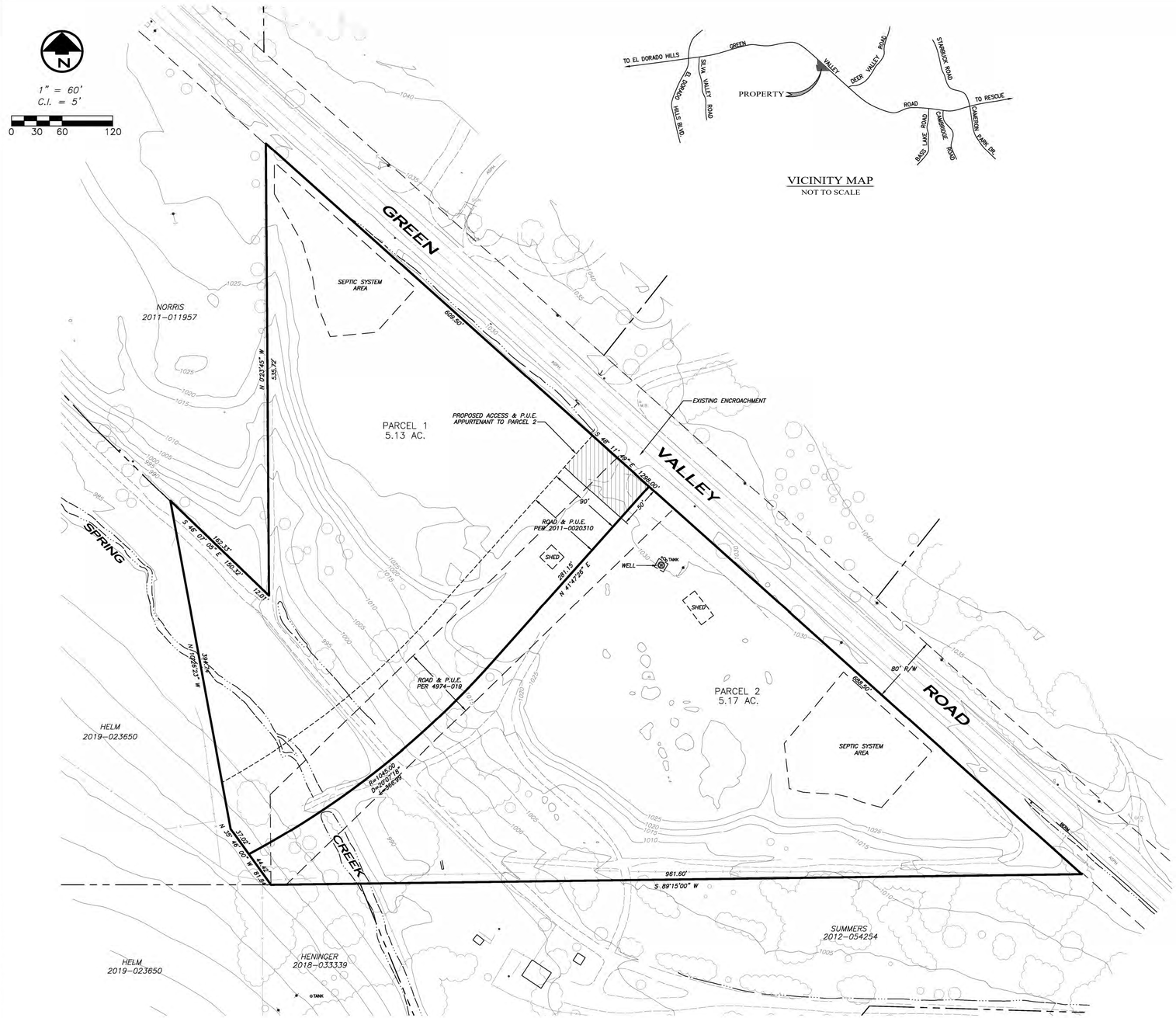
RECORDER'S STATEMENT

FILED THIS 23 DAY OF May 2001
AT 15 : 02 : 45 IN BOOK 24 OF RECORD OF SURVEYS AT PAGE 13F AT THE REQUEST OF MICHAEL J. PETERS
DOCUMENT NO. 2001-30613
William E. Schultz
WILLIAM E. SCHULTZ
COUNTY RECORDER-CLERK
COUNTY OF EL DORADO
BY: Sandy Rinelli
DEPUTY

EXISTING ASSESSOR'S PARCEL NOS 067:420:14 & 115:080:01

24-13F

GPA21-0001, Z21-0001, P21-0002



VICINITY MAP
NOT TO SCALE

TENTATIVE PARCEL MAP
for
MICHAEL & LAUREN RIZZUTO

BEING PORTIONS OF THE NE 1/4 SECTION 24, T.10 N., R.8 E.
& THE NW 1/4 OF SECTION 19, T.10 N., R.9 E., M.D.M.
1960 GREEN VALLEY ROAD
EL DORADO COUNTY, CALIFORNIA

FEBRUARY 2021

GENERAL NOTES

1. OWNER OF RECORD: MICHAEL J. & LAUREN RIZZUTO
   19 VISTA REAL DRIVE, ROLLING HILLS, CA 90274
2. APPLICANT: MICHAEL J. & LAUREN RIZZUTO
   19 VISTA REAL DRIVE, ROLLING HILLS, CA 90274
3. MAP PREPARED BY: ROBIN D. PETERS P.E. – DELTA ENGINEERING, INC.
   427 BROADWAY, JACKSON CA 95642
4. SCALE: 1" = 60'
5. CONTOUR INTERVAL: 5'
6. SOURCE OF TOPOGRAPHY: AERIAL PHOTOGRAPHIC MAPPING BY RADMAN AERIAL SURVEYS (2011)
7. BEING PORTIONS OF THE NE 1/4 SECTION 24, T.10 N., R.8 E. & THE NW 1/4 OF SECTION 19, T.10 N., R.9 E., M.D.M.
8. ASSESSOR'S PARCEL NUMBER: 115-080-004-000
9. EXISTING ZONING: RE-10
10. TOTAL ACREAGE: 10.3± AC.
11. TOTAL NUMBER OF PROPOSED PARCELS: 2
12. MINIMUM PARCEL AREA: 5 ACRES
13. WATER SUPPLY: PRIVATE WELLS
14. SEWAGE DISPOSAL: ON-SITE SEPTIC SYSTEMS
15. FIRE PROTECTION: RESCUE FIRE PROTECTION DISTRICT
16. MAP PREPARATION DATE: FEBRUARY, 2021
17. EXISTING LAND USE: AGRICULTURE
18. PROPOSED LAND USE: NO CHANGE
19. PROPOSED ZONING: RE-5
20. EXISTING GENERAL PLAN DESIGNATION: RR
21. PROPOSED GENERAL PLAN DESIGNATION: LDR
22. SEWAGE DISPOSAL: ON-SITE SEPTIC SYSTEMS
23. PROPOSED UTILITIES: NO CHANGE
24. POWER: PACIFIC GAS & ELECTRIC CO.
25. TELEPHONE SERVICE: A.T. & T.
26. SCHOOL DISTRICT: RESCUE UNION
27. THE PURPOSE OF THIS SUBDIVISION IS THE CREATION OF ONE ADDITIONAL PARCEL FOR ESTATE PLANNING PURPOSES.
28. BUILDING SETBACKS ARE TO COMPLY WITH COUNTY ZONING CHAPTER 130 AND APPLICABLE FIRE SAFE REGULATIONS.
29. THIS PROPERTY IS NOT WITHIN 1000 FEET OF A MILITARY INSTALLATION, BENEATH A LOW LEVEL FLIGHT PATH OR WITHIN SPECIAL AIRSPACE AS DEFINED IN SECTION 21098 OF THE PUBLIC RESOURCE CODE AND IS NOT WITHIN AN URBANIZED AREA AS DEFINED IN SECTION 65944.
30. PER FEMA FIRM PANEL 06017C0725E, THIS PROPERTY IS IN ZONE X AND IS AN AN AREA OF MINIMAL FLOOD HAZARD.

AGENT'S CERTIFICATE:

I AM THE AGENT FOR SUBDIVIDERS, MICHAEL & LAUREN RIZZUTO, WHO CONSENT TO THE FILING OF THIS PARCEL MAP APPLICATION IN COMPLIANCE WITH THE REQUIREMENTS OF TITLE 7 DIVISION 2 OF THE CALIFORNIA GOVERNMENT CODE, THE SUBDIVISION MAP ACT.

ROBIN D. PETERS, P.E. DATE:
RCE No. 58604

ZONING ADMINISTRATOR: _____
APPROVAL/DENIAL DATE: _____

BOARD OF SUPERVISORS: _____
APPROVAL/DENIAL DATE: _____

DELTA ENGINEERING, INC.
ENGINEERING LAND DEVELOPMENT
PLANNING ENVIRONMENTAL PERMITTING
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RIZZUTO - 1960 GREEN VALLEY ROAD - EL DORADO HILLS - APN 090

Attachment 8 - Tentative Parcel Map

Attachment 9 - Biological Resources Analysis

This attachment includes two documents:

1. Madrone Ecological Consulting Biological Resources Analysis for the Rizzuto Lot Split dated 4 June 2021
2. Madrone Ecological Consulting Biological Resources Analysis for the Rizzuto Lot Split dated 3 March 2023

MADRONE ECOLOGICAL CONSULTING

Memo

2021 JUN 23 PM 3:5
RECEIVED
PLANNING DEPARTMENT

To: Tom Purciel, Project Planner
County of El Dorado
Department of Planning and Building
Planning Services Division
2850 Fairlane Court
Placerville, CA 95667

From: Daria Snider, Senior Biologist
Madrone Ecological Consulting, LLC

Date: 4 June 2021

Subject: Biological Resources Analysis for the Rizzuto Lot Split

At your request, Madrone Ecological Consulting (Madrone) completed an analysis of biological resources with potential to occur and/or be impacted by development within the approximately 11-acre Rizutto Parcel (Study Area). The biological resources analysis consisted of a field survey and database review. This memo summarizes the results of the field survey and database review, as well as mitigation measures that are recommended to avoid impacts to sensitive biological resources if impacts to those resources are proposed.

The Study Area is located south of Green Valley Road in El Dorado County, California. The Study Area is located within portions of Section 24, Township 10 North, Range 8 East, and Section 19, Township 10 North, Range 9 East (MDB&M) of the "Clarksville, California" 7.5-Minute Series USGS Topographic Quadrangle (USGS 2018) (Figure 1).

Methodology

Madrone senior biologist Daria Snider reviewed aerial photographs; the NRCS soils map of the Study Area; California Natural Diversity Database (CNDDB) occurrences within the USGS quadrangle containing the Study Areas and the surrounding eight quadrangles (for a total of nine); searched the California Native Plant Society (CNPS) inventory for those nine quadrangles; and conducted a query of the U.S. Fish and Wildlife Service's (USFWS) Information for Planning and Consultation (IPaC) database for the Study Areas. In addition, she conducted field surveys of the Study Areas on 26 April, 7 May, and 24 May 2020 to map aquatic resources, conduct a protocol-level rare plant survey, and assess whether or not suitable habitat for special-status species is present. During the survey, Ms. Snider conducted a comprehensive pedestrian survey of the Study Area. During the survey, she noted all wildlife and vegetation communities, looked for habitat for special-status species, conducted an aquatic resources delineation in accordance with the U.S. Army Corps of Engineers (USACE) *Regional Supplement to the Corps of Engineers Wetland Delineation*

Manual: Arid West Region (Version 2.0) (USACE 2008), and conducted a special-status plant survey in accordance with the U.S. Fish and Wildlife Service's *Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed and Candidate Plants* (USFWS 2000), California Department of Fish and Wildlife's *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (CDFW 2018), and the *CNPS Botanical Survey Guidelines* (CNPS 2001). All aquatic resources and special-status species habitat were mapped with a GPS unit capable of sub-meter accuracy (Arrow 100).

Results

Existing Site Conditions

The Study Area is comprised of a relatively flat terrace at approximately 1,040 feet above Mean Seal Level (MSL) that drops off rather abruptly to the south where Green Spring Creek cuts through the southwestern portion of the site at approximately 1,000 feet above MSL. The terrace has been extensively manipulated by several uses within the past decade, including growing, harvesting, and sale of strawberries, blackberries, and potentially other crops; stockpiling of soil; and grading/redistribution of the soil piles. As a result, the terrace area is primarily comprised of non-native annual grassland species with a few scattered shallow depressions that support mesic vegetation. Three parameter data were collected in several of these depressions; although the vegetation is hydrophytic, these areas lack wetland hydrology and hydric soils and therefore are not wetlands. Several apparently abandoned structures are scattered around the terrace, including an abandoned berry sales stand. The portion of the terrace between Green Valley Road and the abandoned berry stand is an unvegetated sandy/gravely parking area.

To the west and south of the terrace, a relatively steep slope drops down to a poorly maintained dirt road. A very disturbed/open chaparral community occupies much of this slope, and just above the dirt road are a number of rock outcrops. Two small seasonal wetlands occur along the eastern edge of this dirt road, and the intermittent Green Springs Creek occurs just to the west of the dirt road. The roadway and all areas to the west of the roadway are comprised of annual grassland, with the exception of a small oak woodland in the southwestern corner of the Study Area. Grey pines (*Pinus sabiniana*), Valley oaks (*Quercus lobata*) and blue oaks (*Q. douglasii*) are scattered within habitats in the western and southern portion of the Study Area.

One soil mapping unit has been mapped within the Study Area; (SaF) Serpentine rock land (**Figure 2**) (NRCS 2021). As suggested by the name, the soils within this mapping unit are derived from serpentine.

Aquatic Resources

Approximately 0.204 acre of aquatic resources were mapped within the Study Area including the intermittent Green Springs Creek, the upper portion of a seasonal wetland swale tributary to Green Springs Creek, and three small isolated seasonal wetlands (**Figure 3**).

Table 1. Aquatic Resources within the Study Area

Aquatic Resource Type	Acres
Wetlands	
Seasonal Wetland	0.035
Seasonal Wetland Swale	0.007
Other Waters	
Intermittent Drainage	0.162
Total	**0.204**

Special-Status Species

A list of special-status species with potential to occur within the Study Area was developed by conducting a query of the following databases:

- California Natural Diversity Database (CNDDB) (CNDDB 2021) query of the Study Area and a five-mile buffer around the Study Area (Attachment A);
- USFWS Information for Planning and Conservation (IPaC) (USFWS 2021) query for the Study Area (Attachment B); and
- California Native Plant Society (CNPS) Rare and Endangered Plant Inventory (CNPS 2021) query of the "Clarksville, California" USGS topo quadrangle, and the eight surrounding quadrangles (Attachment C).

In addition, any special-status species that are known to occur in the region, but that were not identified in any of the above database searches were also analyzed for their potential to occur within the Study Area.

For the purposes of this Biological Resources Assessment, special-status species is defined as those species that are:

- listed as threatened or endangered, or proposed or candidates for listing by the USFWS or National Marine Fisheries Service;
- listed as threatened or endangered and candidates for listing by CDFW;
- identified as Fully Protected species or species of special concern by CDFW; and
- plant species considered to be rare, threatened, or endangered in California by the CNPS and CDFW [California Rare Plant Rank (CRPR) 1, 2, and 3][1]:
  - CRPR 1A: Plants presumed extinct.
  - CRPR 1B: Plants rare, threatened, or endangered in California and elsewhere.
  - CRPR 2A: Plants extirpated in California, but common elsewhere.
  - CRPR 2B: Plants rare, threatened, or endangered in California, but more common elsewhere.
  - CRPR 3: Plants about which the CNPS needs more information – a review list.

The list of special-status species that have been documented in the vicinity in the CNDDB, CNPS Inventory, and IPaC is included in **Table 1**. Their potential to occur on-site based on the habitat present within the Study Area is also noted, along with their federal and state status. Those species with no federal or state status are not analyzed under CEQA, and are not discussed here.

[1] All of the plants constituting California Rare Plant Ranks 1 and 2 meet the definitions of the CESA, and are eligible for state listing. Many of the plants constituting California Rare Plant Rank 3 meet the definitions of the CESA, and are eligible for state listing. During the CEQA review process, public agencies must address plant species that may not be listed under CESA or the NPPA, but that are eligible for listing.

Table 2. Special-Status Species with Potential to Occur within the Study Area

Special-Status Species	Federal Status	State Status	Potential for Occurrence
Plants			
Jepson's onion (*Allium jepsonii*)	-	CRPR 1B.2	Moderate
Big-scale balsamroot (*Balsamorhiza macrolepis*)	-	CRPR 1B.2	High
Stebbins' morning-glory (*Calystegia stebbinsii*)	FE	CE/CRPR 1B.1	Low
Chaparral sedge (*Carex xerophila*)	-	CRPR 1B.2	Low
Pine Hill ceanothus (*Ceanothus roderickii*)	FE	CR/CRPR 1B.1	Low
Red Hills soaproot (*Chlorogalum grandiflorum*)	-	CRPR 1B.2	Low
Bisbee Peak rush-rose (*Crocanthemum suffrutescens*)	-	CRPR 3.2	Low
Dwarf downingia (*Downingia pusilla*)	-	CRPR 2B.2	Low
Tuolumne button-celery (*Eryngium pinnatisectum*)	-	CRPR 1B.2	High
Pine Hill flannelbush (*Fremontodendron decumbens*)	FE	CR/CRPR 1B.2	Low
El Dorado bedstraw (*Galium californicum* ssp. *sierrae*)	FE	CR/CRPR 1B.2	No Habitat Present
Boggs Lake hedge-hyssop (*Gratiola heterosepala*)	-	CE/CRPR 1B.2	No Habitat Present
Ahart's dwarf rush (*Juncus leiospermus* var. *ahartii*)	-	CRPR 1B.2	Outside of Range
Legenere (*Legenere limosa*)	-	CRPR 1B.1	No Habitat Present
Pincushion navarretia (*Navarretia myersii* ssp. *myersii*)	-	CRPR 1B.1	High
Slender Orcutt grass (*Orcuttia tenuis*)	FT	CE/CRPR 1B.1	No Habitat Present
Sacramento Orcutt grass (*Orcuttia viscida*)	FE	CE/CRPR 1B.1	Outside of Range
Layne's ragwort (*Packera layneae*)	FT	CR/CRPR 1B.2	High
Sanford's arrowhead (*Sagittaria sanfordii*)	-	CRPR 1B.2	High
El Dorado County mule ears (*Wyethia reticulata*)	-	CRPR 1B.2	No Habitat Present
Wildlife			
Tricolored blackbird (*Agelaius tricolor*)	-	CT, CSC	Low
California tiger salamander (*Ambystoma californiense*)	FT	CT	No Habitat Present
Grasshopper sparrow (*Ammodramus savannarum*)	-	CSC	Moderate
Pallid bat (*Antrozous pallidus*)	-	CSC	High
Golden eagle (*Aquila chrysaetos*)	-	CFP	Moderate
Burrowing owl (*Athene cunicularia*)	-	CSC	Low
Crotch bumble bee (*Bombus crotchii*)	-	CCE	Outside of Range
Western bumble bee (*Bombus occidentalis*)	-	CCE	Moderate
Vernal pool fairy shrimp (*Branchinecta lynchi*)	FT	-	No Habitat Present
Swainson's hawk (*Buteo swainsoni*)	-	CT	High
Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*)	FT	-	No Habitat Present
White-tailed kite (*Elanus leucurus*)	-	CFP	High
Western pond turtle (*Emys marmorata*)	-	CSC	High
Bald eagle (*Haliaeetus leucocephalus*)	FD	CE/CFP	No Habitat Present
Delta smelt (*Hypomesus transpacificus*)	FT	CE	Outside of Range
California black rail (*Laterallus jamaicensis coturniculus*)	-	CT/CFP	No Habitat Present
Vernal pool tadpole shrimp (*Lepidurus packardi*)	FE	-	No Habitat Present

Steelhead – Central Valley DPS (*Oncorhynchus mykiss irideus*)	FT	-	No Habitat Present
Fisher (*Pekania pennanti*)	-	CSC	Outside of Range
Coast horned lizard (*Phrynosoma blainvillii*)	-	CSC	Moderate
Purple martin (*Progne subis*)	-	CSC	Outside of Range
Foothill yellow-legged frog (*Rana boylii*)	-	CE/CSC	No Habitat Present
California red-legged frog (*Rana draytonii*)	FT	CSC	Low
Bank swallow (*Riparia riparia*)	-	CT	Outside of Range
Western spadefoot (*Spea hammondii*)	-	CSC	No Habitat Present
American badger (*Taxidea taxus*)	-	CSC	Low
Giant garter snake (*Thamnophis gigas*)	FT	CT	Outside of Range

FS – Federally Delisted, FE – Federally Endangered, FT - Federally Threatened, CCE - California Candidate Endangered, CE - California Endangered, CT – California Threatened, CR – California Rare, CRPR – California Rare Plant Rank, CSC - CDFW Species of Concern, CFP – CDFW Fully Protected Species.

Twenty special-status plant species have been documented in the vicinity of the Study Area. Seven of these species do not have potential to occur within the Study Area, as they only occur at low elevations, within vernal pools, or on gabbro or clay soils which are not present within the Study Area. The remaining 13 plant species have a low to high potential to occur within the Study Area. These species are Jepson's onion, big-scale balsamroot, Stebbin's morning glory, chaparral sedge, Pine Hill ceanothus, Red Hills soaproot, Bisbee Peak rush-rose, dwarf downingia, Tuolumne button-celery, pincushion navarretia, Layne's ragwort, and Sanford's arrowhead. Protocol-level plant surveys were conducted throughout the Study Area in 2021, and none of these plant species were observed during these surveys; therefore, these species are not expected to occur within the Study Area. In accordance with the survey protocols, the special-status plant survey was floristic in nature (meaning all plant species present were identified to a level sufficient to determine rarity). As such, all special-status plants would be detected, even those that are not a target of the plant survey. During the special-status plant survey, serpentine bluecup (*Githopsis pulchella* ssp. *serpenticola*) was observed in the disturbed roadcuts just above the dirt road within the Study Area (**Figure 4**). This species is a CRPR List 4 species, which is typically not considered in CEQA review as List 4 is a "Watch List," but it has been documented and will be reported to provide more information about the species' range. In addition, a population of *Clarkia biloba* was observed just east of the largest serpentine bluecup population; this population was mapped as the common two-lobed clarkia (*Clarkia biloba* ssp. *biloba*) as approximately 90% of the flowers in bloom had petal morphology matching this common subspecies. However, approximately 10% of the flowers had more deeply lobed petals that key to Brandegee's clarkia (*Clarkia biloba* ssp. *brandegeeae*), which is a CRPR List 4 species. This region of El Dorado County is known to be an area of hybridization between the two subspecies, and given that many of the flowers with more deeply lobed petals were on plants that had mostly shallowly lobed petals, the entire population was considered to be the common two-lobed clarkia.

Twenty-seven special-status wildlife species have been documented or reported to have potential to occur in the vicinity of the Study Area. Fifteen of these species do not have potential to occur within the Study Area as the Study Area is outside of their known range, there are no vernal pools or annually-drying stock ponds, no elderberry shrubs, no large water bodies supporting fish, no drainages without migration barriers, no marshes, and no perennial drainages. The remaining 12 special-status wildlife species have a low to high

potential to occur within the Study Area. These include tricolored blackbird, grasshopper sparrow, pallid bat, golden eagle, burrowing owl, western bumble bee, Swainson's hawk, white-tailed kite, western pond turtle, coast horned lizard, California red-legged frog, and American badger.

The grasslands on the terrace and adjacent to and west of the dirt road provide potential foraging habitat for tricolored blackbird, grasshopper sparrow, golden eagle, burrowing owl, Swainson's hawk, white-tailed kite, and other more common migratory birds. Trees scattered throughout the Study Area provide marginal nesting habitat for Swainson's hawk, white-tailed kite, and other more common migratory birds.

The grasslands also provide marginally suitable habitat for American badger, and floral resources in habitats throughout the Study Area and throughout the greater vicinity of the Study Area could support western bumble bee.

Large trees within the Study Area and the small buildings represent suitable roosting habitat for pallid bat and other more common foliage and cavity-roosting bats.

The intermittent Green Springs Creek provides suitable habitat for western pond turtle and marginally-suitable habitat for California red-legged frog when water is present. Very little emergent vegetation is present along the banks of the creek within the Study Area; as a result, the creek would only represent a movement corridor for California red-legged frog to move between higher quality habitat patches upstream and downstream of the Study Area.

The open sandy/gravelly parking area on the terrace provides marginally suitable habitat for coast horned lizard.

Habitats throughout the Project Area provide potential foraging and nesting habitat for a wide variety of migratory birds protected by the Migratory Bird Treaty Act.

Recommended Mitigation Measures

If portions of the Study Area are proposed for impact, we would recommend the following mitigation measures, as applicable based on habitats to be impacted and season of impacts:

Aquatic Resources

We recommend that the applicant procure a verification or jurisdictional determination from the USACE of the aquatic resources mapped within the Study Area. If impacts to any of the verified aquatic resources are proposed:

1. The Project applicant shall apply for a Section 404 permit from the U.S. Army Corps of Engineers. Waters that will be impacted shall be replaced or rehabilitated on a "no-net-loss" basis. Habitat restoration, rehabilitation, and/or replacement shall be at a location and by methods acceptable to the USACE.
2. The applicant shall apply for a Section 401 water quality certification from the RWQCB, and adhere to the certification conditions.

3. The applicant shall apply for a Section 1600 Lake or Streambed Alteration Agreement from CDFW if any impacts to Green Spring Creek are proposed.

Special-Status Plant Surveys

Special-status plant surveys conducted throughout the Study Area in 2021 were negative within the proposed impact area, but given enough time, plants may become established in areas where suitable habitat exists. Therefore, if Project construction does not commence prior to the spring of 2023, another round of special-status plant surveys shall be conducted in areas proposed for impact prior to commencement of construction. If no special-status plant species are found, no further mitigation would be required. If special-status plants are found and will be impacted, mitigation for those impacts will be determined during consultation with the County. If the plant found is a perennial such as Sanford's arrowhead or big-scale balsamroot, then mitigation could consist of digging up the plant and transplanting into a suitable avoided area on-site prior to construction. If the plant found is an annual such as dwarf downingia, then mitigation could consist of collecting seed-bearing soil and spreading into a suitable constructed wetland at a mitigation site (as placing soil into an avoided wetland on-site would be considered fill).

Pre-Construction Nesting Bird Surveys

If ground disturbance or other construction activities are proposed during the bird nesting season (February 1 – August 31), a focused survey for nesting raptors (including Cooper's hawk) and migratory bird nests shall be conducted by a qualified biologist within 14 days prior to the beginning of construction activities in order to identify active nests. This survey shall be conducted within the proposed construction area and all accessible areas within 500 feet of the construction area. If active raptor nests are found, no construction activities shall take place within 500 feet of the nest until the young have fledged. If active songbird nests are found, a 100-foot no disturbance buffer will be established. These no-disturbance buffers may be reduced based on consultation and approval by the CEQA lead agency. The perimeter of the protected area shall be indicated by bright orange temporary fencing. No construction activities or personnel shall enter the protected area, except with approval of the biologist. If tree removal is necessary, trees containing nests, or burrows that must be removed as a result of project implementation shall be removed during the nonbreeding season (late September to March). If no active nests are found during the focused survey, no further mitigation will be required.

Pre-Construction Roosting Bat Surveys

Pre-construction roosting bat surveys shall be conducted by a qualified biologist within 14 days prior to any tree or building removal. If pre-construction surveys indicate that no roosts of special-status bats are present, or that roosts are inactive or potential habitat is unoccupied, no further mitigation is required. If roosting bats are found, exclusion shall be conducted as recommended by the qualified biologist. Methods may include acoustic monitoring, evening emergence surveys, and the utilization of two-step tree removal supervised by the qualified biologist. Two-step tree removal involves removal of all branches that do not provide roosting habitat on the first day, and the next day cutting down the remaining portion of the tree. Building exclusion methods may include such techniques as installation of passive one-way doors, or the

installation of netting when the bats are not present to prevent their reoccupation. Once the bats have been excluded, tree or building removal may occur.

California Red-Legged Frog and Western Pond Turtle Pre-Construction Surveys

If work is proposed within 100 feet of Green Springs Creek, we recommend that a California red-legged frog and western pond turtle survey be conducted within that area and within 100 feet of that area, within 48 hours prior to construction. If no California red-legged frogs or western pond turtles or their nests are found, no further mitigation is necessary. If a western pond turtle is observed within the proposed impact area, a qualified biologist shall relocate the individual to suitable habitat outside of the proposed impact area prior to construction. If a western pond turtle nest is observed within the proposed impact area, the nest shall be fenced off and avoided until the eggs hatch. A qualified biologist shall monitor to ensure that hatchlings do not disperse into the construction area. Relocation of hatchlings will occur as stipulated above, if necessary. If any California red-legged frogs are detected, the project proponent shall implement measures to avoid impacts to individual frogs during project implementation. CDFW may be consulted regarding these measures; however their engagement is not mandatory, and in the absence of a regulatory action on their part, such as a Streambed Alteration Agreement, staffing limitations may preclude their involvement in the development or review of avoidance measures.

Pre-Construction Wildlife Surveys

Prior to any ground-disturbing or vegetation-removal activities within annual grasslands, we recommend that an American badger and coast horned lizard survey be conducted within the grasslands within 48 hours prior to construction. If no American badgers or their burrows or Coast horned lizards are found, no further mitigation is necessary. If a coast horned lizard is observed within the proposed impact area, a qualified biologist shall relocate the individual to suitable habitat outside of the proposed impact area prior to construction. If an American badger burrow is observed within the proposed impact area, no construction shall occur within 200 feet of the burrow until the badger is no longer occupying the burrow.

Worker Environmental Awareness Training

Prior to any ground-disturbing or vegetation-removal activities, a Worker Environmental Awareness Training (WEAT) shall be prepared and administered to the construction crews. The WEAT will include the following: discussion of the state and federal Endangered Species Act, the Clean Water Act, the Project's permits and CEQA documentation, and associated mitigation measures; consequences and penalties for violation or noncompliance with these laws and regulations; identification of special-status wildlife, location of any avoided Waters of the U.S; hazardous substance spill prevention and containment measures; and the contact person in the event of the discovery of a special-status wildlife species. The WEAT will also discuss the different habitats used by the species' different life stages and the annual timing of these life stages. A handout summarizing the WEAT information shall be provided to workers to keep on-site for future reference. Upon completion of the WEAT training, workers will sign a form stating that they attended the training, understand the information presented and will comply with the regulations discussed. Workers will be shown designated "avoidance areas" during the WEAT training; worker access should be restricted to outside of those areas to minimize the potential for inadvertent environmental impacts. Fencing and signage around the boundary of avoidance areas may be helpful.

References

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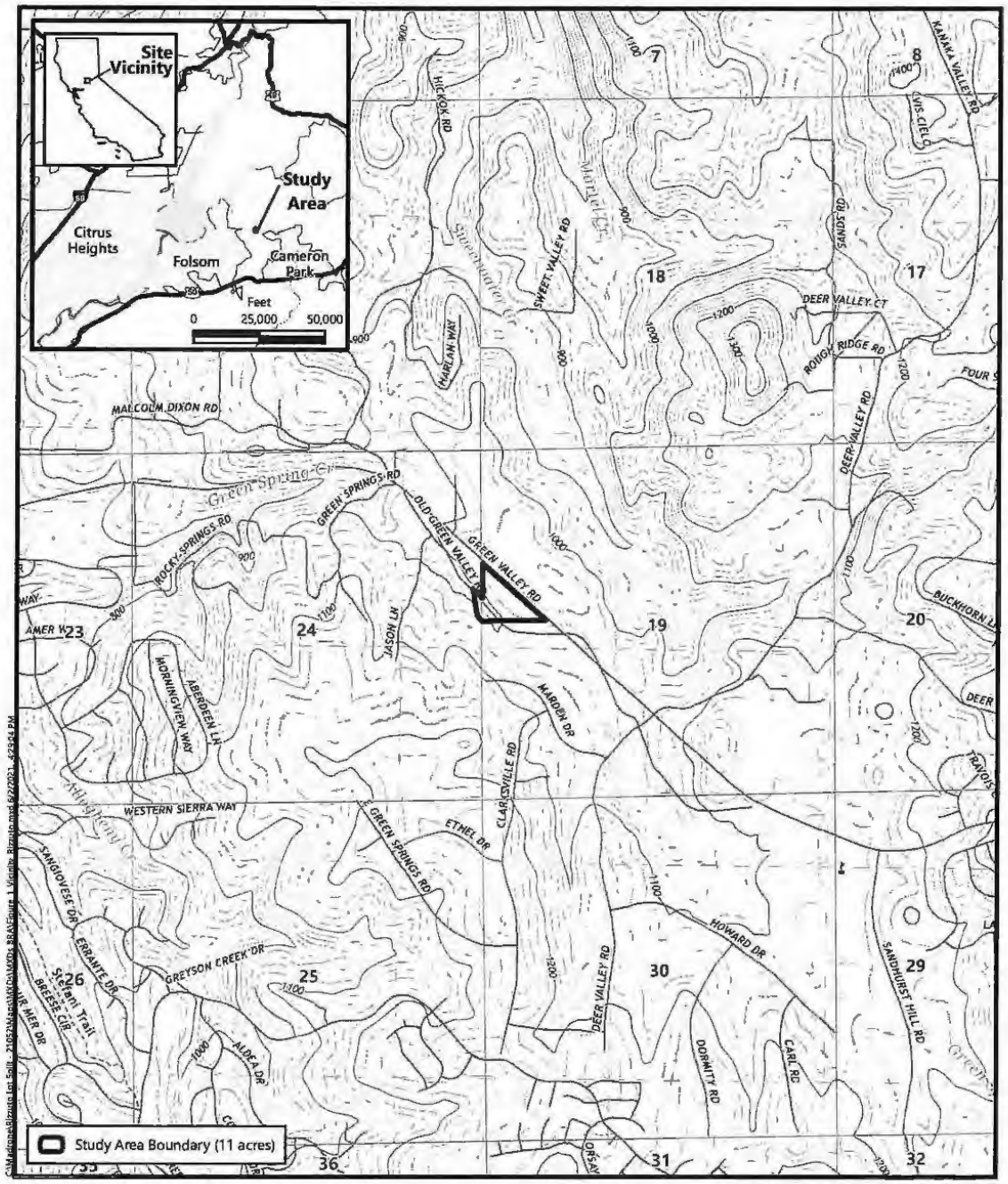
Figures



Attachment 9 - Biological Resources Analysis

Figure 2
Natural Resources Conservation Service Soils

Rizzuto Lot Split
El Dorado County, California

Soil Survey Source: *USDA, Soil Conservation Service.*
Soil Survey Geographic (SSURGO) database for Sacramento County, California
Aerial Source: Maxar, 17 June 2020

Attachment 9 - Biological Resources Analysis

Figure 3
Aquatic Resources

Rizzuto Lot Split
El Dorado County, California

Aerial Source: Maxar, 17 June 2020

Figure 4
Serpentine Bluecup
Within the Study Area

Rizzuto Lot Split
El Dorado County, California

Aerial Source: Maxar, 17 June 2020

Attachments

Attachment A: List of Plant and Animal Species Documented in the CNDDB within the "Clarksville, California" Quadrangle and 8 Surrounding Quadrangles

Attachment B: IPaC Trust Resource Report for the Rizutto Parcel

Attachment C: CNPS Inventory of Rare and Endangered Plants Query for the Clarksville, California" Quadrangle and 8 Surrounding Quadrangles

Attachment A

List of Plant and Animal Species Documented in the CNDDB within the "Clarksville, California" Quadrangle and 8 Surrounding Quadrangles

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad IS (Clarksville (3812161) OR Rocklin (3812172) OR Pilot Hill (3812171) OR Coloma (3812078) OR Shingle Springs (3812068) OR Latrobe (3812058) OR Folsom SE (3812151) OR Folsom (3812162) OR Buffalo Creek (3812152))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Accipiter cooperii Cooper's hawk	ABNKC12040	None	None	G5	S4	WL
Agelaius tricolor tricolored blackbird	ABPBXB0020	None	Threatened	G1G2	S1S2	SSC
Allium jepsonii Jepson's onion	PMLIL022V0	None	None	G2	S2	1B.2
Ammodramus savannarum grasshopper sparrow	ABPBXA0020	None	None	G5	S3	SSC
Andrena blennospermatis Blennosperma vernal pool andrenid bee	IIHYM35030	None	None	G2	S2	
Antrozous pallidus pallid bat	AMACC10010	None	None	G4	S3	SSC
Aquila chrysaetos golden eagle	ABNKC22010	None	None	G5	S3	FP
Ardea alba great egret	ABNGA04040	None	None	G5	S4	
Ardea herodias great blue heron	ABNGA04010	None	None	G5	S4	
Athene cunicularia burrowing owl	ABNSB10010	None	None	G4	S3	SSC
Balsamorhiza macrolepis big-scale balsamroot	PDAST11061	None	None	G2	S2	1B.2
Banksula californica Alabaster Cave harvestman	ILARA14020	None	None	GH	SH	
Bombus crotchii Crotch bumble bee	IIHYM24480	None	Candidate Endangered	G3G4	S1S2	
Bombus occidentalis western bumble bee	IIHYM24250	None	Candidate Endangered	G2G3	S1	
Branchinecta lynchi vernal pool fairy shrimp	ICBRA03030	Threatened	None	G3	S3	
Branchinecta mesovallensis midvalley fairy shrimp	ICBRA03150	None	None	G2	S2S3	
Buteo regalis ferruginous hawk	ABNKC19120	None	None	G4	S3S4	WL
Buteo swainsoni Swainson's hawk	ABNKC19070	None	Threatened	G5	S3	
Calystegia stebbinsii Stebbins' morning-glory	PDCON040H0	Endangered	Endangered	G1	S1	1B.1

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Carex xerophila chaparral sedge	PMCYP03M60	None	None	G2	S2	1B.2
Ceanothus roderickii Pine Hill ceanothus	PDRHA04190	Endangered	Rare	G1	S1	1B.1
Central Valley Drainage Hardhead/Squawfish Stream Central Valley Drainage Hardhead/Squawfish Stream	CARA2443CA	None	None	GNR	SNR	
Chlorogalum grandiflorum Red Hills soaproot	PMLIL0G020	None	None	G3	S3	1B.2
Clarkia biloba ssp. brandegeeae Brandegee's clarkia	PDONA05053	None	None	G4G5T4	S4	4.2
Cosumnoperla hypocrena Cosumnes stripetail	IIPLE23020	None	None	G2	S2	
Crocanthemum suffrutescens Bisbee Peak rush-rose	PDCIS020F0	None	None	G2?Q	S2?	3.2
Desmocerus californicus dimorphus valley elderberry longhorn beetle	IICOL48011	Threatened	None	G3T2	S3	
Downingia pusilla dwarf downingia	PDCAM060C0	None	None	GU	S2	2B.2
Dumontia oregonensis hairy water flea	ICBRA23010	None	None	G1G3	S1	
Elanus leucurus white-tailed kite	ABNKC06010	None	None	G5	S3S4	FP
Emys marmorata western pond turtle	ARAAD02030	None	None	G3G4	S3	SSC
Erethizon dorsatum North American porcupine	AMAFJ01010	None	None	G5	S3	
Eryngium pinnatisectum Tuolumne button-celery	PDAPI0Z0P0	None	None	G2	S2	1B.2
Falco columbarius merlin	ABNKD06030	None	None	G5	S3S4	WL
Fremontodendron decumbens Pine Hill flannelbush	PDSTE03030	Endangered	Rare	G1	S1	1B.2
Galium californicum ssp. sierrae El Dorado bedstraw	PDRUB0N0E7	Endangered	Rare	G5T1	S1	1B.2
Gratiola heterosepala Boggs Lake hedge-hyssop	PDSCR0R060	None	Endangered	G2	S2	1B.2
Haliaeetus leucocephalus bald eagle	ABNKC10010	Delisted	Endangered	G5	S3	FP
Hydrochara ricksecker Ricksecker's water scavenger beetle	IICOL5V010	None	None	G2?	S2?	
Juncus leiospermus var. ahartii Ahart's dwarf rush	PMJUN011L1	None	None	G2T1	S1	1B.2

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Lasionycteris noctivagans silver-haired bat	AMACC02010	None	None	G3G4	S3S4	
Laterallus jamaicensis coturniculus California black rail	ABNME03041	None	Threatened	G3G4T1	S1	FP
Legenere limosa legenere	PDCAM0C010	None	None	G2	S2	1B.1
Lepidurus packardi vernal pool tadpole shrimp	ICBRA10010	Endangered	None	G4	S3S4	
Linderiella occidentalis California linderiella	ICBRA06010	None	None	G2G3	S2S3	
Navarretia myersii ssp. myersii pincushion navarretia	PDPLM0C0X1	None	None	G2T2	S2	1B.1
Northern Hardpan Vernal Pool Northern Hardpan Vernal Pool	CTT44110CA	None	None	G3	S3.1	
Northern Volcanic Mud Flow Vernal Pool Northern Volcanic Mud Flow Vernal Pool	CTT44132CA	None	None	G1	S1.1	
Oncorhynchus mykiss irideus pop. 11 steelhead - Central Valley DPS	AFCHA0209K	Threatened	None	G5T2Q	S2	
Orcuttia tenuis slender Orcutt grass	PMPOA4G050	Threatened	Endangered	G2	S2	1B.1
Orcuttia viscida Sacramento Orcutt grass	PMPOA4G070	Endangered	Endangered	G1	S1	1B.1
Packera layneae Layne's ragwort	PDAST8H1V0	Threatened	Rare	G2	S2	1B.2
Pandion haliaetus osprey	ABNKC01010	None	None	G5	S4	WL
Pekania pennanti Fisher	AMAJF01020	None	None	G5	S2S3	SSC
Phalacrocorax auritus double-crested cormorant	ABNFD01020	None	None	G5	S4	WL
Phrynosoma blainvillii coast horned lizard	ARACF12100	None	None	G3G4	S3S4	SSC
Progne subis purple martin	ABPAU01010	None	None	G5	S3	SSC
Rana boylii foothill yellow-legged frog	AAABH01050	None	Endangered	G3	S3	SSC
Rana draytonii California red-legged frog	AAABH01022	Threatened	None	G2G3	S2S3	SSC
Riparia riparia bank swallow	ABPAU08010	None	Threatened	G5	S2	
Sagittaria sanfordii Sanford's arrowhead	PMALI040Q0	None	None	G3	S3	1B.2

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Spea hammondii western spadefoot	AAABF02020	None	None	G2G3	S3	SSC
Taxidea taxus American badger	AMAJF04010	None	None	G5	S3	SSC
Thamnophis gigas giant gartersnake	ARADB36150	Threatened	Threatened	G2	S2	
Valley Needlegrass Grassland Valley Needlegrass Grassland	CTT42110CA	None	None	G3	S3.1	
Wyethia reticulata El Dorado County mule ears	PDAST9X0D0	None	None	G2	S2	1B.2

Record Count: 66

Attachment B

IPaC Trust Resource Report
for the Rizutto Parcel

IPaC **U.S. Fish & Wildlife Service**

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

El Dorado County, California

Local office

Sacramento Fish And Wildlife Office

(916) 414-6600
(916) 414-6713

Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act requires Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can only be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are not shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Reptiles

NAME STATUS

Giant Garter Snake Thamnophis gigas — Threatened
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/4482

Amphibians

NAME — STATUS

California Red-legged Frog Rana draytonii — Threatened
Wherever found
There is **final** critical habitat for this species. The location of the critical habitat is not available.
https://ecos.fws.gov/ecp/species/2891

California Tiger Salamander Ambystoma californiense — Threatened
There is **final** critical habitat for this species. The location of the critical habitat is not available.
https://ecos.fws.gov/ecp/species/2076

Fishes

NAME — STATUS

Delta Smelt Hypomesus transpacificus — Threatened
Wherever found
There is **final** critical habitat for this species. The location of the critical habitat is not available.
https://ecos.fws.gov/ecp/species/321

Insects

NAME — STATUS

Valley Elderberry Longhorn Beetle Desmocerus californicus dimorphus — Threatened
Wherever found
There is **final** critical habitat for this species. The location of the critical habitat is not available.
https://ecos.fws.gov/ecp/species/7850

Crustaceans

NAME — STATUS

Vernal Pool Fairy Shrimp Branchinecta lynchi — Threatened
Wherever found
There is **final** critical habitat for this species. The location of the critical habitat is not available.
https://ecos.fws.gov/ecp/species/498

Vernal Pool Tadpole Shrimp Lepidurus packardi — Endangered
Wherever found
There is **final** critical habitat for this species. The location of the critical habitat is not available.
https://ecos.fws.gov/ecp/species/2246

Flowering Plants

NAME	STATUS
El Dorado Bedstraw Galium californicum ssp. sierrae	Endangered
Layne's Butterweed Senecio layneae	Threatened
Pine Hill Ceanothus Ceanothus roderickii	Endangered
Pine Hill Flannelbush Fremontodendron californicum ssp. decumbens	Endangered
Stebbins' Morning-glory Calystegia stebbinsii	Endangered

El Dorado Bedstraw Galium californicum ssp. sierrae — Endangered
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/5209

Layne's Butterweed Senecio layneae — Threatened
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/4062

Pine Hill Ceanothus Ceanothus roderickii — Endangered
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/3293

Pine Hill Flannelbush Fremontodendron californicum ssp. decumbens — Endangered
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/4818

Stebbins' Morning-glory Calystegia stebbinsii — Endangered
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/3991

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php
- Measures for avoiding and minimizing impacts to birds http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php
- Nationwide conservation measures for birds http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES

THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)

Bald Eagle Haliaeetus leucocephalus — Breeds Jan 1 to Aug 31
This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/1626

California Thrasher Toxostoma redivivum — Breeds Jan 1 to Jul 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Golden Eagle Aquila chrysaetos — Breeds Jan 1 to Aug 31
This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/1680

Lawrence's Goldfinch Carduelis lawrencei — Breeds Mar 20 to Sep 20
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9464

Lewis's Woodpecker Melanerpes lewis — Breeds Apr 20 to Sep 30
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9408

Nuttall's Woodpecker Picoides nuttallii — Breeds Apr 1 to Jul 20
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/9410

Oak Titmouse Baeolophus inornatus — Breeds Mar 15 to Jul 15
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9656

Rufous Hummingbird selasphorus rufus — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/8002

Song Sparrow Melospiza melodia This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Feb 20 to Sep 5
Spotted Towhee Pipilo maculatus clementae This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/4243	Breeds Apr 15 to Jul 20
Wrentit Chamaea fasciata This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 10
Yellow-billed Magpie Pica nuttalli This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9726	Breeds Apr 1 to Jul 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence ( )

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

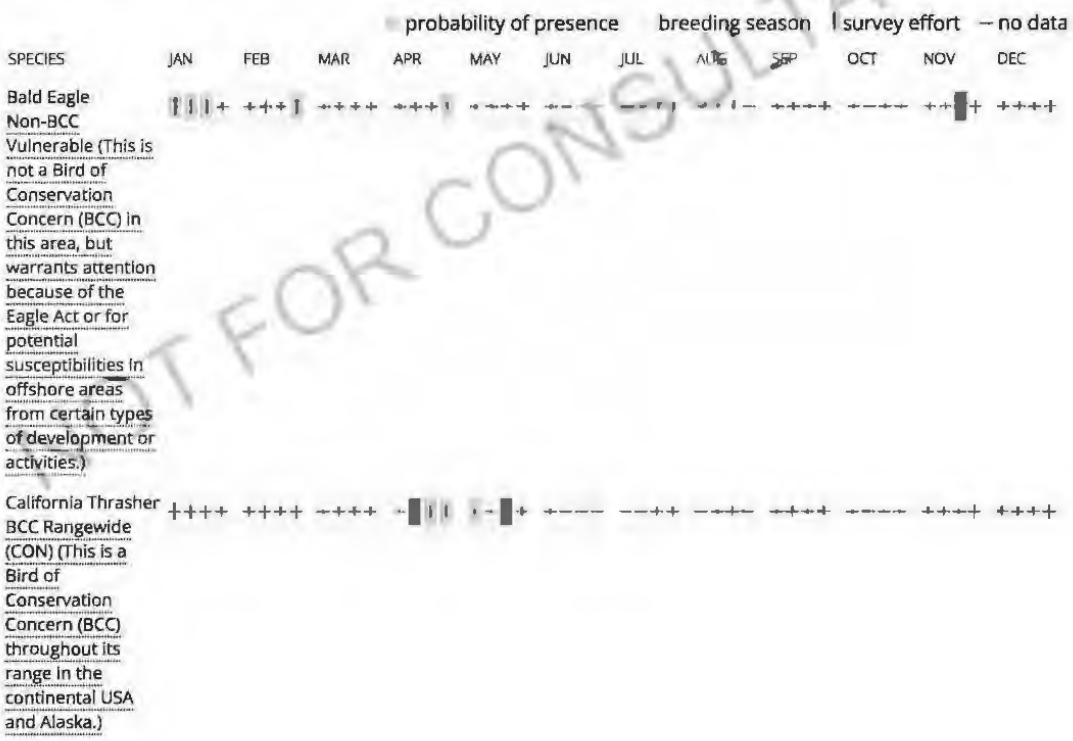
Breeding Season ( )
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



Attachment 9 - Biological Resources Analysis

Golden Eagle Non-BCC Vulnerable (This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.)	
Lawrence's Goldfinch BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)	
Lewis's Woodpecker BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)	
Nuttall's Woodpecker BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)	

Yellow-billed Magpie BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the AKN Phenology Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets .

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: The Cornell Lab of Ornithology All About Birds Bird Guide, or (if you are unsuccessful in locating the bird of interest there), the Cornell Lab of Ornithology Neotropical Birds guide. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

Wildlife refuges and fish hatcheries

REFUGE AND FISH HATCHERY INFORMATION IS NOT AVAILABLE AT THIS TIME

Wetlands in the National Wetlands Inventory

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

RIVERINE
R4SBC

A full description for each wetland code can be found at the National Wetlands Inventory website

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

Attachment C

CNPS Inventory of Rare and Endangered Plants
Query for the Clarksville, California" Quadrangle
and 8 Surrounding Quadrangles

Attachment 9 - Biological Resources Analysis

Inventory of Rare and Endangered Plants of California

CALIFORNIA NATIVE PLANT SOCIETY

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Search Criteria: Quad is one of [3812161,3812172,3812171,3812078,3812068,3812058,3812151,3812152,3812162]

Scientific Name | Common Name | Family | Lifeform | Blooming Period | Fed List | State List | Global Rank | State Rank | CA Rare Plant Rank | General Habitats | Micro Habitats | Lowest Elevation | Highest Elevation | CA Endemic | Date Added | Photo

Search:

▲ SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	CA RARE PLANT RANK
Allium jepsonii	Jepson's onion	Alliaceae	perennial bulbiferous herb	Apr-Aug	None	None	1B.2
Allium sanbornii var. sanbornii	Sanborn's onion	Alliaceae	perennial bulbiferous herb	May-Sep	None	None	4.2
Balsamorhiza macrolepis	big-scale balsamroot	Asteraceae	perennial herb	Mar-Jun	None	None	1B.2
Brodiaea rosea ssp. vallicola	valley brodiaea	Themidaceae	perennial bulbiferous herb	Apr-May(Jun)	None	None	4.2
Calandrinia breweri	Brewer's calandrinia	Montiaceae	annual herb	(Jan)Mar-Jun	None	None	4.2
Calystegia stebbinsii	Stebbins' morning-glory	Convolvulaceae	perennial rhizomatous herb	Apr-Jul	FE	CE	1B.1
Carex xerophila	chaparral sedge	Cyperaceae	perennial herb	Mar-Jun	None	None	1B.2
Ceanothus fresnensis	Fresno ceanothus	Rhamnaceae	perennial evergreen shrub	(Apr)May-Jul	None	None	4.3
Ceanothus roderickii	Pine Hill ceanothus	Rhamnaceae	perennial evergreen shrub	Apr-Jun	FE	CR	1B.1
Chlorogalum grandiflorum	Red Hills soaproot	Agavaceae	perennial bulbiferous herb	May-Jun	None	None	1B.2
Clarkia biloba ssp. brandegeeae	Brandegee's clarkia	Onagraceae	annual herb	May-Jul	None	None	4.2
Claytonia parviflora ssp. grandiflora	streambank spring beauty	Montiaceae	annual herb	Feb-May	None	None	4.2
Crocanthemum suffrutescens	Bisbee Peak rush-rose	Cistaceae	perennial evergreen shrub	Apr-Aug	None	None	3.2
Downingia pusilla	dwarf downingia	Campanulaceae	annual herb	Mar-May	None	None	2B.2
Eriogonum tripodum	tripod buckwheat	Polygonaceae	perennial deciduous shrub	May-Jul	None	None	4.2
Eriophyllum jepsonii	Jepson's woolly sunflower	Asteraceae	perennial herb	Apr-Jun	None	None	4.3
Eryngium pinnatisectum	Tuolumne button-celery	Apiaceae	annual/perennial herb	May-Aug	None	None	1B.2
Fremontodendron decumbens	Pine Hill flannelbush	Malvaceae	perennial evergreen shrub	Apr-Jul	FE	CR	1B.2

Attachment 9 - Biological Resources Analysis

SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	CA RARE PLANT RANK
Fritillaria agrestis	stinkbells	Liliaceae	perennial bulbiferous herb		None	None	4.2
Galium californicum ssp. sierrae	El Dorado bedstraw	Rubiaceae	perennial herb	May-Jun	FE	CR	1B.2
Githopsis pulchella ssp. serpentinicola	serpentine bluecup	Campanulaceae	annual herb	May-Jun	None	None	4.3
Gratiola heterosepala	Boggs Lake hedge-hyssop	Plantaginaceae	annual herb	Apr-Aug	None	CE	1B.2
Hesperevax caulescens	hogwallow starfish	Asteraceae	annual herb	Mar-Jun	None	None	4.2
Iris longipetala	coast iris	Iridaceae	perennial rhizomatous herb	Mar-May(Jun)	None	None	4.2
Juncus leiospermus var. ahartii	Ahart's dwarf rush	Juncaceae	annual herb	Mar-May	None	None	1B.2
Legenere limosa	legenere	Campanulaceae	annual herb	Apr-Jun	None	None	1B.1
Leptosiphon ambiguus	serpentine leptosiphon	Polemoniaceae	annual herb	Mar-Jun	None	None	4.2
Lilium humboldtii ssp. humboldtii	Humboldt lily	Liliaceae	perennial bulbiferous herb	May-Jul(Aug)	None	None	4.2
Navarretia myersii ssp. myersii	pincushion navarretia	Polemoniaceae	annual herb	Apr-May	None	None	1B.1
Orcuttia tenuis	slender Orcutt grass	Poaceae	annual herb	May-Sep(Oct)	FT	CE	1B.1
Orcuttia viscida	Sacramento Orcutt grass	Poaceae	annual herb	Apr-Jul(Sep)	FE	CE	1B.1
Packera layneae	Layne's ragwort	Asteraceae	perennial herb	Apr-Aug	FT	CR	1B.2
Primula pauciflora	beautiful shootingstar	Primulaceae	perennial herb	Apr-Jun	None	None	4.2
Sagittaria sanfordii	Sanford's arrowhead	Alismataceae	perennial rhizomatous herb (emergent)	May-Oct(Nov)	None	None	1B.2
Trichostema rubisepalum	Hernandez bluecurls	Lamiaceae	annual herb	Jun-Aug	None	None	4.3
Wyethia reticulata	El Dorado County mule ears	Asteraceae	perennial herb	Apr-Aug	None	None	1B.2

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Attachment 9 - Biological Resources Analysis

MADRONE ECOLOGICAL CONSULTING

Memo

To: Melanie Sasha, Senior Planner
County of El Dorado
Department of Planning and Building
Planning Services Division
2850 Fairlane Court
Placerville, CA 95667

From: Ginger Fodge, Principal
Madrone Ecological Consulting, LLC

Date: 30 March 2023

Subject: Biological Resources Analysis for the Rizzuto Lot Split

At your request, Madrone Ecological Consulting (Madrone) completed an analysis of biological resources with potential to occur and/or be impacted by development within the approximately 11-acre Rizzuto Parcel (Study Area). The biological resources analysis consisted of a field survey and database review. This memo summarizes the results of the field survey and database review, as well as mitigation measures that are proposed to avoid impacts to sensitive biological resources if impacts to those resources are proposed.

The Study Area is located south of Green Valley Road in El Dorado County, California. The Study Area is located within portions of Section 24, Township 10 North, Range 8 East, and Section 19, Township 10 North, Range 9 East (MDB&M) of the "Clarksville, California" 7.5-Minute Series USGS Topographic Quadrangle (USGS 2018) (**Figure 1**).

Methodology

Madrone senior biologist Daria Snider reviewed aerial photographs; the NRCS soils map of the Study Area; California Natural Diversity Database (CNDDB) occurrences within the USGS quadrangle containing the Study Areas and the surrounding eight quadrangles (for a total of nine); searched the California Native Plant Society (CNPS) Inventory for those nine quadrangles; and conducted a query of the U.S. Fish and Wildlife Service's (USFWS) Information for Planning and Consultation (IPaC) database for the Study Areas. In addition, she conducted field surveys of the Study Areas on 26 April, 7 May, and 24 May 2020 to map aquatic resources, conduct a protocol-level rare plant survey, and assess whether or not suitable habitat for special-status species is present. During the survey, Ms. Snider conducted a comprehensive pedestrian survey of the Study Area. During the survey, she noted all wildlife and vegetation communities, looked for habitat for special-status species, conducted an aquatic resources delineation in accordance with the U.S. Army Corps of Engineers (USACE) *Regional Supplement to the Corps of Engineers Wetland Delineation*

Manual: Arid West Region (Version 2.0) (USACE 2008), and conducted a special-status plant survey in accordance with the U.S. Fish and Wildlife Service's *Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed and Candidate Plants* (USFWS 2000), California Department of Fish and Wildlife's *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (CDFW 2018), and the *CNPS Botanical Survey Guidelines* (CNPS 2001). All aquatic resources and special-status species habitat were mapped with a GPS unit capable of sub-meter accuracy (Arrow 100).

Results

Existing Site Conditions

The Study Area is comprised of a relatively flat terrace at approximately 1,040 feet above Mean Seal Level (MSL) that drops off rather abruptly to the south where Green Spring Creek cuts through the southwestern portion of the site at approximately 1,000 feet above MSL. The terrace has been extensively manipulated by several uses within the past decade, including growing, harvesting, and sale of strawberries, blackberries, and potentially other crops; stockpiling of soil; and grading/redistribution of the soil piles. As a result, the terrace area is primarily comprised of non-native annual grassland species with a few scattered shallow depressions that support mesic vegetation. Three parameter data were collected in several of these depressions; although the vegetation is hydrophytic, these areas lack wetland hydrology and hydric soils and therefore are not wetlands. Several apparently abandoned structures are scattered around the terrace, including an abandoned berry sales stand. The portion of the terrace between Green Valley Road and the abandoned berry stand is an unvegetated sandy/gravely parking area.

To the west and south of the terrace, a relatively steep slope drops down to a poorly maintained dirt road. A very disturbed/open chaparral community occupies much of this slope, and just above the dirt road are a number of rock outcrops. Two small seasonal wetlands occur along the eastern edge of this dirt road, and the intermittent Green Springs Creek occurs just to the west of the dirt road. The roadway and all areas to the west of the roadway are comprised of annual grassland, with the exception of a small oak woodland in the southwestern corner of the Study Area. Grey pines (*Pinus sabiniana*), Valley oaks (*Quercus lobata*) and blue oaks (*Q. douglasii*) are scattered within habitats in the western and southern portion of the Study Area.

One soil mapping unit has been mapped within the Study Area; (SaF) Serpentine rock land (**Figure 2**) (NRCS 2021). As suggested by the name, the soils within this mapping unit are derived from serpentine.

Aquatic Resources

Approximately 0.204 acre of aquatic resources were mapped within the Study Area including the intermittent Green Springs Creek, the upper portion of a seasonal wetland swale tributary to Green Springs Creek, and three small isolated seasonal wetlands (**Figure 3**).

Table 1. Aquatic Resources within the Study Area

Aquatic Resource Type	Acres
Wetlands	
Seasonal Wetland	0.035
Seasonal Wetland Swale	0.007
Other Waters	
Intermittent Drainage	0.162
Total	**0.204**

Special-Status Species

A list of special-status species with potential to occur within the Study Area was developed by conducting a query of the following databases:

- California Natural Diversity Database (CNDDB) (CNDDB 2021) query of the Study Area and a five-mile buffer around the Study Area (Attachment A);
- USFWS Information for Planning and Conservation (IPaC) (USFWS 2021) query for the Study Area (Attachment B); and
- California Native Plant Society (CNPS) Rare and Endangered Plant Inventory (CNPS 2021) query of the "Clarksville, California" USGS topo quadrangle, and the eight surrounding quadrangles (Attachment C).

In addition, any special-status species that are known to occur in the region, but that were not identified in any of the above database searches were also analyzed for their potential to occur within the Study Area.

For the purposes of this Biological Resources Assessment, special-status species is defined as those species that are:

- listed as threatened or endangered, or proposed or candidates for listing by the USFWS or National Marine Fisheries Service;
- listed as threatened or endangered and candidates for listing by CDFW;
- identified as Fully Protected species or species of special concern by CDFW; and
- plant species considered to be rare, threatened, or endangered in California by the CNPS and CDFW [California Rare Plant Rank (CRPR) 1, 2, and 3][1]:
  - CRPR 1A: Plants presumed extinct.
  - CRPR 1B: Plants rare, threatened, or endangered in California and elsewhere.
  - CRPR 2A: Plants extirpated in California, but common elsewhere.
  - CRPR 2B: Plants rare, threatened, or endangered in California, but more common elsewhere.
  - CRPR 3: Plants about which the CNPS needs more information – a review list.

The list of special-status species that have been documented in the vicinity in the CNDDB, CNPS Inventory, and IPaC is included in **Table 1**. Their potential to occur on-site based on the habitat present within the Study Area is also noted, along with their federal and state status. Those species with no federal or state status are not analyzed under CEQA, and are not discussed here.

[1] All of the plants constituting California Rare Plant Ranks 1 and 2 meet the definitions of the CESA, and are eligible for state listing. Many of the plants constituting California Rare Plant Rank 3 meet the definitions of the CESA, and are eligible for state listing. During the CEQA review process, public agencies must address plant species that may not be listed under CESA or the NPPA, but that are eligible for listing.

Table 2. Special-Status Species with Potential to Occur within the Study Area

Special-Status Species	Federal Status	State Status	Potential for Occurrence
Plants			
Jepson's onion (*Allium jepsonii*)	-	CRPR 1B.2	Moderate
Big-scale balsamroot (*Balsamorhiza macrolepis*)	-	CRPR 1B.2	High
Stebbins' morning-glory (*Calystegia stebbinsii*)	FE	CE/CRPR 1B.1	Low
Chaparral sedge (*Carex xerophila*)	-	CRPR 1B.2	Low
Pine Hill ceanothus (*Ceanothus roderickii*)	FE	CR/CRPR 1B.1	Low
Red Hills soaproot (*Chlorogalum grandiflorum*)	-	CRPR 1B.2	Low
Bisbee Peak rush-rose (*Crocanthemum suffrutescens*)	-	CRPR 3.2	Low
Dwarf downingia (*Downingia pusilla*)	-	CRPR 2B.2	Low
Tuolumne button-celery (*Eryngium pinnatisectum*)	-	CRPR 1B.2	High
Pine Hill flannelbush (*Fremontodendron decumbens*)	FE	CR/CRPR 1B.2	Low
El Dorado bedstraw (*Galium californicum* ssp. *sierrae*)	FE	CR/CRPR 1B.2	No Habitat Present
Boggs Lake hedge-hyssop (*Gratiola heterosepala*)	-	CE/CRPR 1B.2	No Habitat Present
Ahart's dwarf rush (*Juncus leiospermus* var. *ahartii*)	-	CRPR 1B.2	Outside of Range
Legenere (*Legenere limosa*)	-	CRPR 1B.1	No Habitat Present
Pincushion navarretia (*Navarretia myersii* ssp. *myersii*)	-	CRPR 1B.1	High
Slender Orcutt grass (*Orcuttia tenuis*)	FT	CE/CRPR 1B.1	No Habitat Present
Sacramento Orcutt grass (*Orcuttia viscida*)	FE	CE/CRPR 1B.1	Outside of Range
Layne's ragwort (*Packera layneae*)	FT	CR/CRPR 1B.2	High
Sanford's arrowhead (*Sagittaria sanfordii*)	-	CRPR 1B.2	High
El Dorado County mule ears (*Wyethia reticulata*)	-	CRPR 1B.2	No Habitat Present
Wildlife			
Tricolored blackbird (*Agelaius tricolor*)	-	CT, CSC	Low
California tiger salamander (*Ambystoma californiense*)	FT	CT	No Habitat Present
Grasshopper sparrow (*Ammodramus savannarum*)	-	CSC	Moderate
Pallid bat (*Antrozous pallidus*)	-	CSC	High
Golden eagle (*Aquila chrysaetos*)	-	CFP	Moderate
Burrowing owl (*Athene cunicularia*)	-	CSC	Low
Crotch bumble bee (*Bombus crotchii*)	-	CCE	Outside of Range
Western bumble bee (*Bombus occidentalis*)	-	CCE	Moderate
Vernal pool fairy shrimp (*Branchinecta lynchi*)	FT	-	No Habitat Present
Swainson's hawk (*Buteo swainsoni*)	-	CT	High
Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*)	FT	-	No Habitat Present
White-tailed kite (*Elanus leucurus*)	-	CFP	High
Western pond turtle (*Emys marmorata*)	-	CSC	High
Bald eagle (*Haliaeetus leucocephalus*)	FD	CE/CFP	No Habitat Present
Delta smelt (*Hypomesus transpacificus*)	FT	CE	Outside of Range
California black rail (*Laterallus jamaicensis coturniculus*)	-	CT/CFP	No Habitat Present
Vernal pool tadpole shrimp (*Lepidurus packardi*)	FE	-	No Habitat Present

Steelhead – Central Valley DPS (*Oncorhynchus mykiss irideus*)	FT	-	No Habitat Present
Fisher (*Pekania pennanti*)	-	CSC	Outside of Range
Coast horned lizard (*Phrynosoma blainvillii*)	-	CSC	Moderate
Purple martin (*Progne subis*)	-	CSC	Outside of Range
Foothill yellow-legged frog (*Rana boylii*)	-	CE/CSC	No Habitat Present
California red-legged frog (*Rana draytonii*)	FT	CSC	Low
Bank swallow (*Riparia riparia*)	-	CT	Outside of Range
Western spadefoot (*Spea hammondii*)	-	CSC	No Habitat Present
American badger (*Taxidea taxus*)	-	CSC	Low
Giant garter snake (*Thamnophis gigas*)	FT	CT	Outside of Range

FS – Federally Delisted, FE – Federally Endangered, FT - Federally Threatened, CCE - California Candidate Endangered, CE - California Endangered, CT – California Threatened, CR – California Rare, CRPR – California Rare Plant Rank, CSC - CDFW Species of Concern, CFP – CDFW Fully Protected Species.

Twenty special-status plant species have been documented in the vicinity of the Study Area. Seven of these species do not have potential to occur within the Study Area, as they only occur at low elevations, within vernal pools, or on gabbro or clay soils which are not present within the Study Area. The remaining 13 plant species have a low to high potential to occur within the Study Area. These species are Jepson's onion, big-scale balsamroot, Stebbin's morning glory, chaparral sedge, Pine Hill ceanothus, Red Hills soaproot, Bisbee Peak rush-rose, dwarf downingia, Tuolumne button-celery, pincushion navarretia, Layne's ragwort, and Sanford's arrowhead. Protocol-level plant surveys were conducted throughout the Study Area in 2021, and none of these plant species were observed during these surveys; therefore, these species are not expected to occur within the Study Area. In accordance with the survey protocols, the special-status plant survey was floristic in nature (meaning all plant species present were identified to a level sufficient to determine rarity). As such, all special-status plants would be detected, even those that are not a target of the plant survey. During the special-status plant survey, serpentine bluecup (*Githopsis pulchella* ssp. *serpenticola*) was observed in the disturbed roadcuts just above the dirt road within the Study Area (**Figure 4**). This species is a CRPR List 4 species, which is typically not considered in CEQA review as List 4 is a "Watch List," but it has been documented and will be reported to provide more information about the species' range. In addition, a population of *Clarkia biloba* was observed just east of the largest serpentine bluecup population; this population was mapped as the common two-lobed clarkia (*Clarkia biloba* ssp. *biloba*) as approximately 90% of the flowers in bloom had petal morphology matching this common subspecies. However, approximately 10% of the flowers had more deeply lobed petals that key to Brandegee's clarkia (*Clarkia biloba* ssp. *brandegeeae*), which is a CRPR List 4 species. This region of El Dorado County is known to be an area of hybridization between the two subspecies, and given that many of the flowers with more deeply lobed petals were on plants that had mostly shallowly lobed petals, the entire population was considered to be the common two-lobed clarkia.

Twenty-seven special-status wildlife species have been documented or reported to have potential to occur in the vicinity of the Study Area. Fifteen of these species do not have potential to occur within the Study Area as the Study Area is outside of their known range, there are no vernal pools or annually-drying stock ponds, no elderberry shrubs, no large water bodies supporting fish, no drainages without migration barriers, no marshes, and no perennial drainages. The remaining 12 special-status wildlife species have a low to high

potential to occur within the Study Area. These include tricolored blackbird, grasshopper sparrow, pallid bat, golden eagle, burrowing owl, western bumble bee, Swainson's hawk, white-tailed kite, western pond turtle, coast horned lizard, California red-legged frog, and American badger.

The grasslands on the terrace and adjacent to and west of the dirt road provide potential foraging habitat for tricolored blackbird, grasshopper sparrow, golden eagle, burrowing owl, Swainson's hawk, white-tailed kite, and other more common migratory birds. Trees scattered throughout the Study Area provide marginal nesting habitat for Swainson's hawk, white-tailed kite, and other more common migratory birds.

The grasslands also provide marginally suitable habitat for American badger, and floral resources in habitats throughout the Study Area and throughout the greater vicinity of the Study Area could support western bumble bee.

Large trees within the Study Area and the small buildings represent suitable roosting habitat for pallid bat and other more common foliage and cavity-roosting bats.

The intermittent Green Springs Creek provides suitable habitat for western pond turtle and marginally-suitable habitat for California red-legged frog when water is present. Very little emergent vegetation is present along the banks of the creek within the Study Area; as a result, the creek would only represent a movement corridor for California red-legged frog to move between higher quality habitat patches upstream and downstream of the Study Area.

The open sandy/gravelly parking area on the terrace provides marginally suitable habitat for coast horned lizard.

Habitats throughout the Project Area provide potential foraging and nesting habitat for a wide variety of migratory birds protected by the Migratory Bird Treaty Act.

Proposed Mitigation Measures

If portions of the Study Area are proposed for impact, the following mitigation measures are proposed, as applicable based on habitats to be impacted and season of impacts:

Aquatic Resources

The applicant shall procure a verification or jurisdictional determination from the USACE of the aquatic resources mapped within the Study Area. If impacts to any of the verified aquatic resources are proposed:

1. The Project applicant shall apply for a Section 404 permit from the U.S. Army Corps of Engineers if fill will be placed into waters of the United States. Waters of the U.S. that will be impacted shall be replaced or rehabilitated on a "no-net-loss" basis. Habitat restoration, rehabilitation, and/or replacement shall be at a location and by methods acceptable to the USACE.
2. The applicant shall apply for a Section 401 water quality certification from the RWQCB for impacts to aquatic features for which a Section 404 permit will be obtained, and adhere to the certification

conditions. If the project proposes to impact aquatic features that are not waters of the U.S. but are waters of the state, Waste Discharge Requirements will be obtained from the RWQCB.

3. The applicant shall apply for a Section 1600 Lake or Streambed Alteration Agreement from CDFW if any project features may result in impacts to Green Spring Creek.

Special-Status Plant Surveys

Special-status plant surveys conducted throughout the Study Area in 2021 were negative within the proposed impact area, but given enough time, plants may become established in areas where suitable habitat exists. Therefore, if Project construction does not commence prior to the spring of 2023, another round of special-status plant surveys shall be conducted in areas proposed for impact prior to commencement of construction. If no special-status plant species are found, no further mitigation would be required. If special-status plants are found and will be impacted, mitigation for those impacts will be determined by a qualified botanist/biologist. Specific mitigation measures will be determined based on the plant species impacted, physical conditions at the impact site, and conditions at the proposed mitigation site.

Options for mitigating annual plants could include:

- Avoidance
- Seed collection and planting at the mitigation site
- Collection of seed-bearing soil, to be spread at the mitigation site

Options for perennial plants could include:

- Avoidance
- Transplantation of plant to the mitigation site
- Propagation using cuttings, to be planted at the mitigation site
- Seed collection and planting at the mitigation site

If plants listed under CESA are located within the project Phase 1 boundary that cannot be avoided, the applicant shall coordinate with CDFW for issuance an Incidental Take Permit (ITP).

Pre-Construction Nesting Bird Surveys

If ground disturbance or other construction activities are proposed during the bird nesting season (February 1 – August 31), a focused survey for nesting raptors (including Cooper's hawk) and migratory bird nests shall be conducted by a qualified biologist within 14 days prior to the beginning of construction activities in order to identify active nests. This survey shall be conducted within the proposed construction area and all accessible areas within 500 feet of the construction area. If active raptor nests are found, no construction activities shall take place within 500 feet of the nest until the young have fledged. If active songbird nests are found, a 100-foot no disturbance buffer will be established. These no-disturbance buffers may be reduced based on a determination by a qualified biologist. The perimeter of the protected area shall be indicated by bright orange temporary fencing. No construction activities or personnel shall enter the protected area, except with approval of a qualified biologist. If tree removal is necessary, trees containing nests, or burrows that must be removed as a result of project implementation shall be removed during the nonbreeding season (late September to March). If no active nests are found during the focused survey, no further mitigation will be required.

Pre-Construction Roosting Bat Surveys

Pre-construction roosting bat surveys shall be conducted by a qualified biologist within 14 days prior to any tree or building removal. If pre-construction surveys indicate that no roosts of special-status bats are present, or that roosts are inactive or potential habitat is unoccupied, no further mitigation is required. If roosting bats are found, exclusion shall be conducted as recommended by a qualified biologist. Methods may include acoustic monitoring, evening emergence surveys, and the utilization of two-step tree removal supervised by a qualified biologist. Two-step tree removal involves removal of all branches that do not provide roosting habitat on the first day, and the next day cutting down the remaining portion of the tree. Building exclusion methods may include such techniques as installation of passive one-way doors, or the installation of netting when the bats are not present to prevent their reoccupation. Once the bats have been excluded, tree or building removal may occur.

California Red-Legged Frog and Western Pond Turtle Pre-Construction Surveys

If work is proposed within 100 feet of Green Springs Creek, a California red-legged frog and western pond turtle survey shall be conducted within that area and within 100 feet of that area, within 48 hours prior to construction. If no California red-legged frogs or western pond turtles or their nests are found, no further mitigation is necessary. If a western pond turtle is observed within the proposed impact area, a qualified biologist shall relocate the individual to suitable habitat outside of the proposed impact area prior to construction. If a western pond turtle nest is observed within the proposed impact area, the nest shall be fenced off and avoided until the eggs hatch. A qualified biologist shall monitor to ensure that hatchlings do not disperse into the construction area. Relocation of hatchlings will occur as stipulated above, if necessary. If any California red-legged frogs are detected, the project proponent shall implement measures to avoid impacts to individual frogs during project implementation. CDFW may be consulted regarding these measures; however their engagement is not mandatory, and in the absence of a regulatory action on their part, such as a Streambed Alteration Agreement, staffing limitations may preclude their involvement in the development or review of avoidance measures.

Pre-Construction Wildlife Surveys

Prior to any ground-disturbing or vegetation-removal activities within annual grasslands, an American badger and coast horned lizard survey be conducted within the grasslands within 48 hours prior to construction. If no American badgers or their burrows or Coast horned lizards are found, no further mitigation is necessary. If a coast horned lizard is observed within the proposed impact area, a qualified biologist shall relocate the individual to suitable habitat outside of the proposed impact area prior to construction. If an American badger burrow is observed within the proposed impact area, no construction shall occur within 200 feet of the burrow until the badger is no longer occupying the burrow.

Worker Environmental Awareness Training

Prior to any ground-disturbing or vegetation-removal activities, a Worker Environmental Awareness Training (WEAT) shall be prepared and administered to the construction crews. The WEAT will include the following: discussion of the state and federal Endangered Species Act, the Clean Water Act, the Project's permits and CEQA documentation, and associated mitigation measures; consequences and penalties for violation or noncompliance with these laws and regulations; identification of special-status wildlife, location

of any avoided Waters of the U.S; hazardous substance spill prevention and containment measures; and the contact person in the event of the discovery of a special-status wildlife species. The WEAT will also discuss the different habitats used by the species' different life stages and the annual timing of these life stages. A handout summarizing the WEAT information shall be provided to workers to keep on-site for future reference. Upon completion of the WEAT training, workers will sign a form stating that they attended the training, understand the information presented and will comply with the regulations discussed. Workers will be shown designated "avoidance areas" during the WEAT training; worker access should be restricted to outside of those areas to minimize the potential for inadvertent environmental impacts. Fencing and signage around the boundary of avoidance areas may be helpful.

References

California Department of Fish and Wildlife (CDFW). 2018. *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities*. Dated March 2018.

California Natural Diversity Database (CNDDB). 2021. *RareFind 5*. California Department of Fish and Wildlife. Dated 30 May 2021.

California Native Plant Society (CNPS). 2001. *CNPS botanical survey guidelines*. Pages 38-40 *in* California Native Plant Society's *Inventory of Rare and Endangered Vascular Plants of California* (D.P. Tibor, editor). Sixth edition. Special Publication No. 1, California Native Plant Society, Sacramento, 387 pp.

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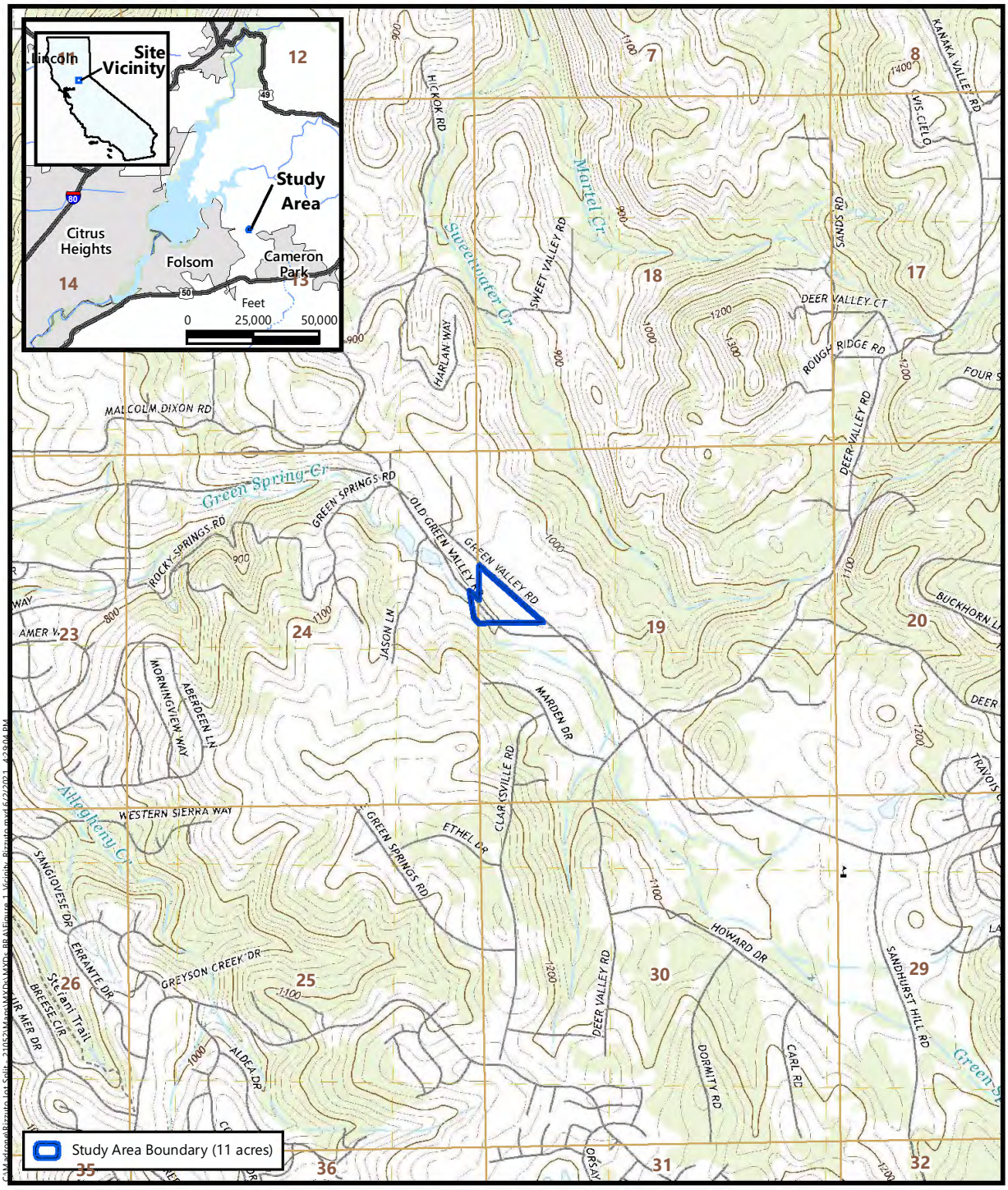
Figures



Source: United States Geological Survey, 2018.
"Clarksville, California" 7.5-Minute Topographic Quadrangle
Section 24, Township 10 North, Range 8 East, and
Section 19, Township 10 North, Range 9 East
Longitude -121.039523, Latitude 38.708128

Figure 1
Site and Vicinity

Rizzuto Lot Split
El Dorado County, California

MADRONE ECOLOGICAL CONSULTING

Attachment 9 - Biological Resources Analysis

Figure 2
Natural Resources Conservation Service Soils

Rizzuto Lot Split
El Dorado County, California

Soil Survey Source: *USDA, Soil Conservation Service.*
Soil Survey Geographic (SSURGO) database for Sacramento County, California
Aerial Source: Maxar, 17 June 2020

Attachment 9 - Biological Resources Analysis

Figure 3
Aquatic Resources

Rizzuto Lot Split
El Dorado County, California

Aerial Source: Maxar, 17 June 2020

Attachment 9 - Biological Resources Analysis

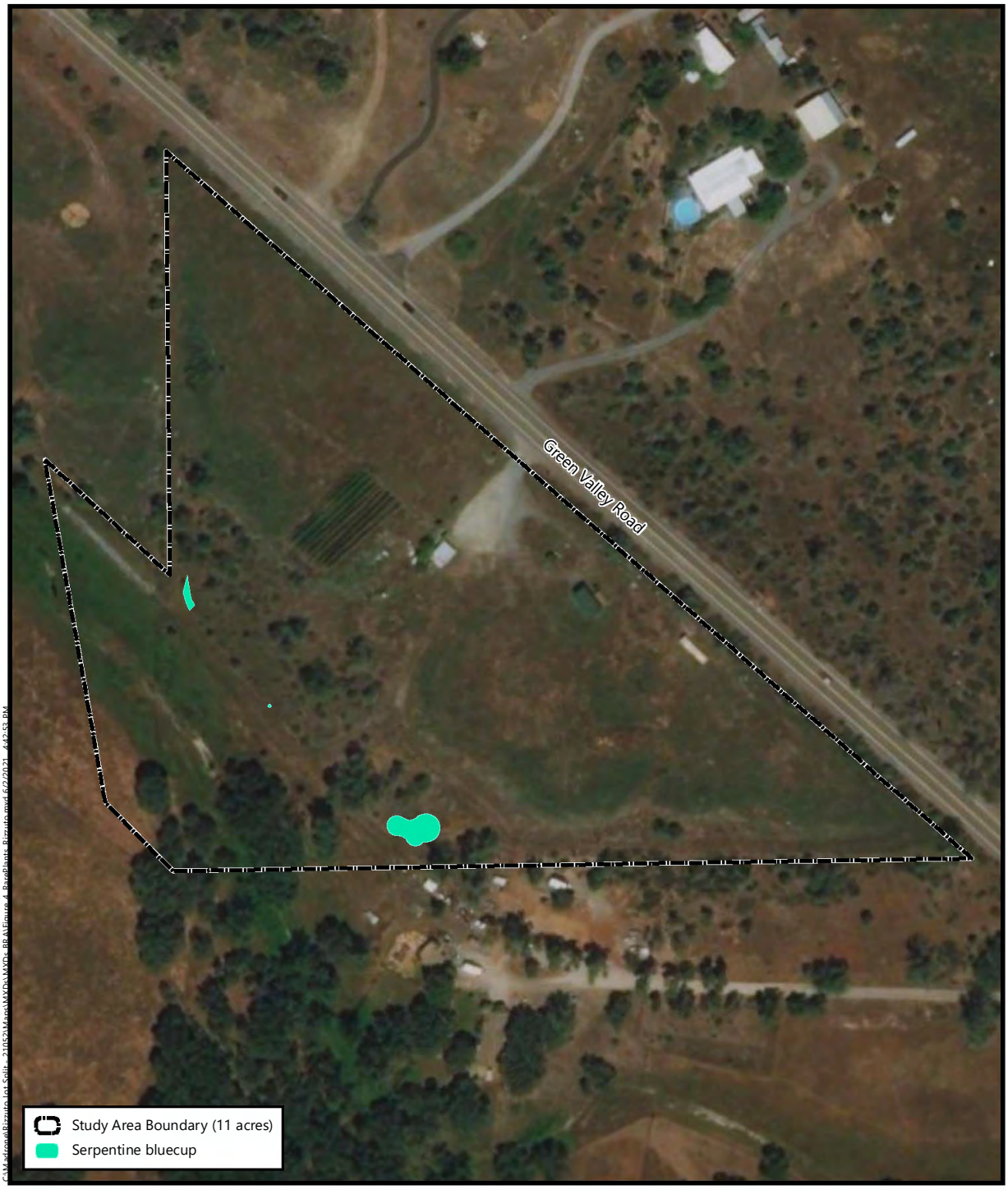


Figure 4
Serpentine Bluecup
Within the Study Area

Rizzuto Lot Split
El Dorado County, California

Aerial Source: Maxar, 17 June 2020

Attachment 9 - Biological Resources Analysis

Attachments

Attachment A: List of Plant and Animal Species Documented in the CNDDB within the "Clarksville, California" Quadrangle and 8 Surrounding Quadrangles

Attachment B: IPaC Trust Resource Report for the Rizutto Parcel

Attachment C: CNPS Inventory of Rare and Endangered Plants Query for the Clarksville, California" Quadrangle and 8 Surrounding Quadrangles

Attachment 9 - Biological Resources Analysis

Attachment A

List of Plant and Animal Species Documented in the CNDDB
within the "Clarksville, California" Quadrangle
and 8 Surrounding Quadrangles

Attachment 9 - Biological Resources Analysis

Query Criteria: Quad IS (Clarksville (3812161) OR Rocklin (3812172) OR Pilot Hill (3812171) OR Coloma (3812078) OR Shingle Springs (3812068) OR Latrobe (3812058) OR Folsom SE (3812151) OR Folsom (3812162) OR Buffalo Creek (3812152))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Accipiter cooperii Cooper's hawk	ABNKC12040	None	None	G5	S4	WL
Agelaius tricolor tricolored blackbird	ABPBXB0020	None	Threatened	G1G2	S1S2	SSC
Allium jepsonii Jepson's onion	PMLIL022V0	None	None	G2	S2	1B.2
Ammodramus savannarum grasshopper sparrow	ABPBXA0020	None	None	G5	S3	SSC
Andrena blennospermatis Blennosperma vernal pool andrenid bee	IIHYM35030	None	None	G2	S2	
Antrozous pallidus pallid bat	AMACC10010	None	None	G4	S3	SSC
Aquila chrysaetos golden eagle	ABNKC22010	None	None	G5	S3	FP
Ardea alba great egret	ABNGA04040	None	None	G5	S4	
Ardea herodias great blue heron	ABNGA04010	None	None	G5	S4	
Athene cunicularia burrowing owl	ABNSB10010	None	None	G4	S3	SSC
Balsamorhiza macrolepis big-scale balsamroot	PDAST11061	None	None	G2	S2	1B.2
Banksula californica Alabaster Cave harvestman	ILARA14020	None	None	GH	SH	
Bombus crotchii Crotch bumble bee	IIHYM24480	None	Candidate Endangered	G3G4	S1S2	
Bombus occidentalis western bumble bee	IIHYM24250	None	Candidate Endangered	G2G3	S1	
Branchinecta lynchi vernal pool fairy shrimp	ICBRA03030	Threatened	None	G3	S3	
Branchinecta mesovallensis midvalley fairy shrimp	ICBRA03150	None	None	G2	S2S3	
Buteo regalis ferruginous hawk	ABNKC19120	None	None	G4	S3S4	WL
Buteo swainsoni Swainson's hawk	ABNKC19070	None	Threatened	G5	S3	
Calystegia stebbinsii Stebbins' morning-glory	PDCON040H0	Endangered	Endangered	G1	S1	1B.1

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Carex xerophila chaparral sedge	PMCYP03M60	None	None	G2	S2	1B.2
Ceanothus roderickii Pine Hill ceanothus	PDRHA04190	Endangered	Rare	G1	S1	1B.1
Central Valley Drainage Hardhead/Squawfish Stream Central Valley Drainage Hardhead/Squawfish Stream	CARA2443CA	None	None	GNR	SNR	
Chlorogalum grandiflorum Red Hills soaproot	PMLIL0G020	None	None	G3	S3	1B.2
Clarkia biloba ssp. brandegeeae Brandegee's clarkia	PDONA05053	None	None	G4G5T4	S4	4.2
Cosumnoperla hypocrena Cosumnes stripetail	IIPLE23020	None	None	G2	S2	
Crocanthemum suffrutescens Bisbee Peak rush-rose	PDCIS020F0	None	None	G2?Q	S2?	3.2
Desmocerus californicus dimorphus valley elderberry longhorn beetle	IICOL48011	Threatened	None	G3T2	S3	
Downingia pusilla dwarf downingia	PDCAM060C0	None	None	GU	S2	2B.2
Dumontia oregonensis hairy water flea	ICBRA23010	None	None	G1G3	S1	
Elanus leucurus white-tailed kite	ABNKC06010	None	None	G5	S3S4	FP
Emys marmorata western pond turtle	ARAAD02030	None	None	G3G4	S3	SSC
Erethizon dorsatum North American porcupine	AMAFJ01010	None	None	G5	S3	
Eryngium pinnatisectum Tuolumne button-celery	PDAPI0Z0P0	None	None	G2	S2	1B.2
Falco columbarius merlin	ABNKD06030	None	None	G5	S3S4	WL
Fremontodendron decumbens Pine Hill flannelbush	PDSTE03030	Endangered	Rare	G1	S1	1B.2
Galium californicum ssp. sierrae El Dorado bedstraw	PDRUB0N0E7	Endangered	Rare	G5T1	S1	1B.2
Gratiola heterosepala Boggs Lake hedge-hyssop	PDSCR0R060	None	Endangered	G2	S2	1B.2
Haliaeetus leucocephalus bald eagle	ABNKC10010	Delisted	Endangered	G5	S3	FP
Hydrochara ricksecker Ricksecker's water scavenger beetle	IICOL5V010	None	None	G2?	S2?	
Juncus leiospermus var. ahartii Ahart's dwarf rush	PMJUN011L1	None	None	G2T1	S1	1B.2

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Lasionycteris noctivagans silver-haired bat	AMACC02010	None	None	G3G4	S3S4	
Laterallus jamaicensis coturniculus California black rail	ABNME03041	None	Threatened	G3G4T1	S1	FP
Legenere limosa legenere	PDCAM0C010	None	None	G2	S2	1B.1
Lepidurus packardi vernal pool tadpole shrimp	ICBRA10010	Endangered	None	G4	S3S4	
Linderiella occidentalis California linderiella	ICBRA06010	None	None	G2G3	S2S3	
Navarretia myersii ssp. myersii pincushion navarretia	PDPLM0C0X1	None	None	G2T2	S2	1B.1
Northern Hardpan Vernal Pool Northern Hardpan Vernal Pool	CTT44110CA	None	None	G3	S3.1	
Northern Volcanic Mud Flow Vernal Pool Northern Volcanic Mud Flow Vernal Pool	CTT44132CA	None	None	G1	S1.1	
Oncorhynchus mykiss irideus pop. 11 steelhead - Central Valley DPS	AFCHA0209K	Threatened	None	G5T2Q	S2	
Orcuttia tenuis slender Orcutt grass	PMPOA4G050	Threatened	Endangered	G2	S2	1B.1
Orcuttia viscida Sacramento Orcutt grass	PMPOA4G070	Endangered	Endangered	G1	S1	1B.1
Packera layneae Layne's ragwort	PDAST8H1V0	Threatened	Rare	G2	S2	1B.2
Pandion haliaetus osprey	ABNKC01010	None	None	G5	S4	WL
Pekania pennanti Fisher	AMAJF01020	None	None	G5	S2S3	SSC
Phalacrocorax auritus double-crested cormorant	ABNFD01020	None	None	G5	S4	WL
Phrynosoma blainvillii coast horned lizard	ARACF12100	None	None	G3G4	S3S4	SSC
Progne subis purple martin	ABPAU01010	None	None	G5	S3	SSC
Rana boylii foothill yellow-legged frog	AAABH01050	None	Endangered	G3	S3	SSC
Rana draytonii California red-legged frog	AAABH01022	Threatened	None	G2G3	S2S3	SSC
Riparia riparia bank swallow	ABPAU08010	None	Threatened	G5	S2	
Sagittaria sanfordii Sanford's arrowhead	PMALI040Q0	None	None	G3	S3	1B.2

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Spea hammondii western spadefoot	AAABF02020	None	None	G2G3	S3	SSC
Taxidea taxus American badger	AMAJF04010	None	None	G5	S3	SSC
Thamnophis gigas giant gartersnake	ARADB36150	Threatened	Threatened	G2	S2	
Valley Needlegrass Grassland Valley Needlegrass Grassland	CTT42110CA	None	None	G3	S3.1	
Wyethia reticulata El Dorado County mule ears	PDAST9X0D0	None	None	G2	S2	1B.2

Record Count: 66

Attachment 9 - Biological Resources Analysis

Attachment B

IPaC Trust Resource Report
for the Rizutto Parcel

Attachment 9 - Biological Resources Analysis

IPaC **U.S. Fish & Wildlife Service**

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

El Dorado County, California

Local office

Sacramento Fish And Wildlife Office

(916) 414-6600
(916) 414-6713

Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846

Attachment 9 - Biological Resources Analysis

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Attachment 9 - Biological Resources Analysis

Reptiles

NAME	STATUS

Giant Garter Snake Thamnophis gigas — Threatened
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/4482

Amphibians

NAME	STATUS

California Red-legged Frog Rana draytonii — Threatened
Wherever found
There is **final** critical habitat for this species. The location of the critical habitat is not available.
https://ecos.fws.gov/ecp/species/2891

California Tiger Salamander Ambystoma californiense — Threatened
There is **final** critical habitat for this species. The location of the critical habitat is not available.
https://ecos.fws.gov/ecp/species/2076

Fishes

NAME	STATUS

Delta Smelt Hypomesus transpacificus — Threatened
Wherever found
There is **final** critical habitat for this species. The location of the critical habitat is not available.
https://ecos.fws.gov/ecp/species/321

Insects

NAME	STATUS

Valley Elderberry Longhorn Beetle Desmocerus californicus dimorphus — Threatened
Wherever found
There is **final** critical habitat for this species. The location of the critical habitat is not available.
https://ecos.fws.gov/ecp/species/7850

Crustaceans

NAME	STATUS

Vernal Pool Fairy Shrimp Branchinecta lynchi — Threatened
Wherever found
There is **final** critical habitat for this species. The location of the critical habitat is not available.
https://ecos.fws.gov/ecp/species/498

Vernal Pool Tadpole Shrimp Lepidurus packardi — Endangered
Wherever found
There is **final** critical habitat for this species. The location of the critical habitat is not available.
https://ecos.fws.gov/ecp/species/2246

Flowering Plants

NAME	STATUS

El Dorado Bedstraw Galium californicum ssp. sierrae — Endangered
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/5209

Layne's Butterweed Senecio layneae — Threatened
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/4062

Pine Hill Ceanothus Ceanothus roderickii — Endangered
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/3293

Pine Hill Flannelbush Fremontodendron californicum ssp. decumbens — Endangered
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/4818

Stebbins' Morning-glory Calystegia stebbinsii — Endangered
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/3991

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php
- Measures for avoiding and minimizing impacts to birds http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php
- Nationwide conservation measures for birds http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES

THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)

Bald Eagle Haliaeetus leucocephalus — Breeds Jan 1 to Aug 31
This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/1626

California Thrasher Toxostoma redivivum — Breeds Jan 1 to Jul 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Golden Eagle Aquila chrysaetos — Breeds Jan 1 to Aug 31
This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/1680

Lawrence's Goldfinch Carduelis lawrencei — Breeds Mar 20 to Sep 20
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9464

Lewis's Woodpecker Melanerpes lewis — Breeds Apr 20 to Sep 30
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9408

Nuttall's Woodpecker Picoides nuttallii — Breeds Apr 1 to Jul 20
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/9410

Oak Titmouse Baeolophus inornatus — Breeds Mar 15 to Jul 15
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9656

Rufous Hummingbird selasphorus rufus — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/8002

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Song Sparrow Melospiza melodia — Breeds Feb 20 to Sep 5
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Spotted Towhee Pipilo maculatus clementae — Breeds Apr 15 to Jul 20
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/4243

Wrentit Chamaea fasciata — Breeds Mar 15 to Aug 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Yellow-billed Magpie Pica nuttalli — Breeds Apr 1 to Jul 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9726

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence ( )

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season ( )
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

Attachment 9 - Biological Resources Analysis

Golden Eagle Non-BCC Vulnerable (This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.)

Lawrence's Goldfinch BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

Lewis's Woodpecker BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

Nuttall's Woodpecker BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)

Attachment 9 - Biological Resources Analysis

Oak Titmouse BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

Rufous Hummingbird BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

Song Sparrow BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)

Spotted Towhee BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)

Wrentit BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

Attachment 9 - Biological Resources Analysis

Yellow-billed Magpie BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the AKN Phenology Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets .

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: The Cornell Lab of Ornithology All About Birds Bird Guide, or (if you are unsuccessful in locating the bird of interest there), the Cornell Lab of Ornithology Neotropical Birds guide. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Attachment 9 - Biological Resources Analysis

Facilities

Wildlife refuges and fish hatcheries

REFUGE AND FISH HATCHERY INFORMATION IS NOT AVAILABLE AT THIS TIME

Wetlands in the National Wetlands Inventory

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

RIVERINE

R4SBC

A full description for each wetland code can be found at the National Wetlands Inventory website

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

Attachment 9 - Biological Resources Analysis

Attachment C

CNPS Inventory of Rare and Endangered Plants
Query for the Clarksville, California" Quadrangle
and 8 Surrounding Quadrangles

Attachment 9 - Biological Resources Analysis

Inventory of Rare and Endangered Plants of California

CALIFORNIA NATIVE PLANT SOCIETY

HOME ABOUT CHANGES REVIEW HELP

Search: Simple Advanced

Search for species and Go

Search Results

Back Export Results

36 matches found. Click on scientific name for details

Search Criteria: Quad is one of [**3812161,3812172,3812171,3812078,3812068,3812058,3812151,3812152,3812162**]

Scientific Name | Common Name | Family | Lifeform | Blooming Period | Fed List | State List | Global Rank | State Rank | CA Rare Plant Rank | General Habitats | Micro Habitats | Lowest Elevation | Highest Elevation | CA Endemic | Date Added | Photo

Search:

▲ SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	CA RARE PLANT RANK
Allium jepsonii	Jepson's onion	Alliaceae	perennial bulbiferous herb	Apr-Aug	None	None	1B.2
Allium sanbornii var. *sanbornii*	Sanborn's onion	Alliaceae	perennial bulbiferous herb	May-Sep	None	None	4.2
Balsamorhiza macrolepis	big-scale balsamroot	Asteraceae	perennial herb	Mar-Jun	None	None	1B.2
Brodiaea rosea ssp. *vallicola*	valley brodiaea	Themidaceae	perennial bulbiferous herb	Apr-May(Jun)	None	None	4.2
Calandrinia breweri	Brewer's calandrinia	Montiaceae	annual herb	(Jan)Mar-Jun	None	None	4.2
Calystegia stebbinsii	Stebbins' morning-glory	Convolvulaceae	perennial rhizomatous herb	Apr-Jul	FE	CE	1B.1
Carex xerophila	chaparral sedge	Cyperaceae	perennial herb	Mar-Jun	None	None	1B.2
Ceanothus fresnensis	Fresno ceanothus	Rhamnaceae	perennial evergreen shrub	(Apr)May-Jul	None	None	4.3
Ceanothus roderickii	Pine Hill ceanothus	Rhamnaceae	perennial evergreen shrub	Apr-Jun	FE	CR	1B.1
Chlorogalum grandiflorum	Red Hills soaproot	Agavaceae	perennial bulbiferous herb	May-Jun	None	None	1B.2
Clarkia biloba ssp. *brandegeeae*	Brandegee's clarkia	Onagraceae	annual herb	May-Jul	None	None	4.2
Claytonia parviflora ssp. *grandiflora*	streambank spring beauty	Montiaceae	annual herb	Feb-May	None	None	4.2
Crocanthemum suffrutescens	Bisbee Peak rush-rose	Cistaceae	perennial evergreen shrub	Apr-Aug	None	None	3.2
Downingia pusilla	dwarf downingia	Campanulaceae	annual herb	Mar-May	None	None	2B.2
Eriogonum tripodum	tripod buckwheat	Polygonaceae	perennial deciduous shrub	May-Jul	None	None	4.2
Eriophyllum jepsonii	Jepson's woolly sunflower	Asteraceae	perennial herb	Apr-Jun	None	None	4.3
Eryngium pinnatisectum	Tuolumne button-celery	Apiaceae	annual/perennial herb	May-Aug	None	None	1B.2
Fremontodendron decumbens	Pine Hill flannelbush	Malvaceae	perennial evergreen shrub	Apr-Jul	FE	CR	1B.2

▲ SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	CA RARE PLANT RANK
Fritillaria agrestis	stinkbells	Liliaceae	perennial bulbiferous herb	Mar-Jun	None	None	4.2
Galium californicum ssp. *sierrae*	El Dorado bedstraw	Rubiaceae	perennial herb	May-Jun	FE	CR	1B.2
Githopsis pulchella ssp. *serpentinicola*	serpentine bluecup	Campanulaceae	annual herb	May-Jun	None	None	4.3
Gratiola heterosepala	Boggs Lake hedge-hyssop	Plantaginaceae	annual herb	Apr-Aug	None	CE	1B.2
Hesperevax caulescens	hogwallow starfish	Asteraceae	annual herb	Mar-Jun	None	None	4.2
Iris longipetala	coast iris	Iridaceae	perennial rhizomatous herb	Mar-May(Jun)	None	None	4.2
Juncus leiospermus var. *ahartii*	Ahart's dwarf rush	Juncaceae	annual herb	Mar-May	None	None	1B.2
Legenere limosa	legenere	Campanulaceae	annual herb	Apr-Jun	None	None	1B.1
Leptosiphon ambiguus	serpentine leptosiphon	Polemoniaceae	annual herb	Mar-Jun	None	None	4.2
Lilium humboldtii ssp. *humboldtii*	Humboldt lily	Liliaceae	perennial bulbiferous herb	May-Jul(Aug)	None	None	4.2
Navarretia myersii ssp. *myersii*	pincushion navarretia	Polemoniaceae	annual herb	Apr-May	None	None	1B.1
Orcuttia tenuis	slender Orcutt grass	Poaceae	annual herb	May-Sep(Oct)	FT	CE	1B.1
Orcuttia viscida	Sacramento Orcutt grass	Poaceae	annual herb	Apr-Jul(Sep)	FE	CE	1B.1
Packera layneae	Layne's ragwort	Asteraceae	perennial herb	Apr-Aug	FT	CR	1B.2
Primula pauciflora	beautiful shootingstar	Primulaceae	perennial herb	Apr-Jun	None	None	4.2
Sagittaria sanfordii	Sanford's arrowhead	Alismataceae	perennial rhizomatous herb (emergent)	May-Oct(Nov)	None	None	1B.2
Trichostema rubisepalum	Hernandez bluecurls	Lamiaceae	annual herb	Jun-Aug	None	None	4.3
Wyethia reticulata	El Dorado County mule ears	Asteraceae	perennial herb	Apr-Aug	None	None	1B.2

Showing 1 to 36 of 36 entries

2021 FEB 11 PM 3:07

COMMUNITY DEVELOPMENT SERVICES
PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/ Z21-0001,

FILE # P21-0002, GPA21-0001

ASSESSOR'S PARCEL NUMBER(s) 115-080-04

PROJECT NAME/REQUEST: (Describe proposed use) Rizzuto Parcel Map

IF SUBDIVISION/PARCEL MAP: Create 2 lots, ranging in size from 5.13 to 5.17 acre(s) / square feet
IF ZONE CHANGE: From RE-10 to RE-5 IF GENERAL PLAN AMENDMENT: From RR to LDR
IF TIME EXTENSION, REVISION, or CORRECTION: Original approval date _____ Expiration date _____

APPLICANT/AGENT Michael Rizzuto mikerizzuto@me.com
Mailing Address 19 Vista Real Drive (P.O. Box or Street) Rolling Hills (City) <pick from list> CA (State) 90274 (ZIP)
Phone (310) 844-4708 FAX ( )

PROPERTY OWNER Michael and Lauren Rizzuto
Mailing Address 19 Vista Real Drive (P.O. Box or Street) Rolling Hills (City) <pick from list> CA (State) 90274 (ZIP)
Phone (310) 844-4708 FAX ( )

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Robin Peters, Delta Engineering, Inc
Mailing Address 33 Main Street (P.O. Box or Street) Jackson (City) CA (State) 95642 (ZIP)
Phone (209) 223-1441 FAX (209) 223-5044

LOCATION: The property is located on the _____ (N/E/W/S) West side of Green Valley Road (Street or Road)
0.6 feet/miles _____ (N/E/W/S) NW of the intersection with Deer Valley Road (Major Street or Road)
in the El Dorado Hills area. PROPERTY SIZE 10.3 (Acreage / Square Feet)

Michael J Rizzuto (Signature of property owner or authorized agent) 1/11/2021 (Date)

FOR OFFICE USE ONLY

Date 2/11/2021 Fee $ 15,026.00 Receipt # R21087 R21086 R21088 Rec'd by _____ Census _____
Zoning _____ GPD _____ Supervisor District _____ 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 _____

Revised 11/2017

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		
☑	☐	1.	Application Form and Agreement for Payment of Processing Fees, completed and signed.
☑	☐	2.	Letter of authorization from all property owners authorizing agent to act as applicant, when applicable.
☑	☐	3.	Proof of ownership (Grant Deed), if the property has changed title since the last tax roll.
☒	☐	4.	A copy of official Assessor's map, showing the property outlined in red.
☑	☐	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.
☑	☐	6.	Environmental Questionnaire form, completed and signed.
☑	☐	7.	Provide name, mailing address and phone number of all property owners and their agents.
N/A ☐	☐	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.
☑	☐	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.

Well completion report is attached

RECEIVED
2021 FEB 11 PM 3:06
PLANNING DEPARTMENT

FORMS AND MAPS REQUIRED

	Check (√) Applicant	County		
	☑	☐	10.	Preceding parcel map, final map, or record of survey, if any exists.
N/A	☐	☐	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.)
	Not located in an Ecological Preserve zone			
N/A	☐	☐	12.	Name and address of Homeowners' Association, CSA 9 Zone of Benefit, or other road maintenance entity if it exists in the project area.
N/A	☐	☐	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.)
	No grading proposed			
			14.	In an accompanying report, provide the following data for area on each proposed parcel which is to be used for sewage disposal:
	☒	☐		a) The percolation rate and location of test on 4.5 acres or smaller
	☒	☐		b) The depth of soil and location of test
	☒	☐		c) The depth of groundwater and location of test
	☒	☐		d) The direction and percent of slope of the ground
	☒	☐		e) The location, if present, of rivers, streams, springs, areas subject to inundation, rock outcropping, lava caps, cuts, fills, and easements
	☒	☐		f) Identify the area to be used for sewage disposal
N/A	☐	☐		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
N/A	☐	☐		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

FORMS AND MAPS REQUIRED

	Check (√) Applicant	Check (√) County		
	☒	☐	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.
N/A	☐	☐	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.)
N/A	☐	☐	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.
N/A	☐	☐	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.
N/A	☐	☐	19.	An air quality impact analysis shall be provided utilizing the El Dorado County Air Pollution Control District's "Guide to Air Quality Assessment."
N/A	☐	☐	20.	A traffic study shall be provided utilizing El Dorado County Department of Transportation's "Generic Traffic Study Scope of Work."
				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 ½" inches x 11" prior to submittal. NO ROLLED DRAWINGS WILL BE ACCEPTED.
	☒	☐	a)	Twenty-five (25) copies of the tentative map, folded with signature block showing (including one 8½" x 11" reduction).
	☒	☐	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.
N/A	☐	☐	c)	Four (4) copies of preliminary grading and drainage plan.
				No grading is proposed

FORMS AND MAPS REQUIRED

Check (√)
Applicant County

OAK TREE/OAK WOODLAND REMOVAL N/A - No Oak tree removal proposed

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).

N/A	☐	☐	21.	Oak Resources Code Compliance Certificate.
N/A	☐	☐	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.
N/A	☐	☐	23.	Completed Oak Resources Technical Report Checklist, including supplemental data for impacted Individual Native Oak Trees within Oak Woodlands, as applicable.
N/A	☐	☐	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).
N/A	☐	☐	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.

REQUIRED INFORMATION ON TENTATIVE MAP

Check (√) Applicant	County		
☑	☐	6.	Purpose, width, and approximate location of all proposed and existing easements (other than roads)
☑	☐	7.	Approximate radii of centerline on all street curves
☑	☐	8.	Grades and width of proposed and existing roads or road easements, with typical improvement cross-section
☑	☐	9.	Names of adjacent subdivisions
☑	☐	10.	All structures, buildings, utility, transmission lines and dirt roads, and distances to existing and proposed property lines
☑	☐	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
N/A ☐	☐	12.	Fire hydrant location, existing and/or proposed
☑	☐	13.	Existing water and sewer line locations
☑	☐	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), if said contours reasonably identify significant site features; i.e., benches or abrupt topographical changes, etc.
☑	☐	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.
N/A ☐	☐	16.	Note any proposed trails within the project, and where applicable, connection to existing or proposed trail systems.
N/A ☐	☐	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. No tree removal is anticipated
☑	☐	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:
☑	☐		a) Owner of record (name and address)
☑	☐		b) Name of applicant (name and address)
☑	☐		c) Map prepared by (name and address)
☑	☐		d) Scale
☑	☐		e) Contour interval (if any)

REQUIRED INFORMATION ON TENTATIVE MAP

Check (√) Applicant	County		
☑	☐	f)	Source of topography
☑	☐	g)	Section, Township and Range
☑	☐	h)	Assessor's Parcel Number(s)
☑	☐	i)	Present zoning
☑	☐	j)	Total area
☑	☐	k)	Total number of parcels
☑	☐	l)	Minimum parcel area
☑	☐	m)	Water supply
☒	☐	n)	Sewage disposal
☑	☐	o)	Proposed structural fire protection
☑	☐	p)	Date of preparation
☑	☐	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.

Michael J. and Lauren Rizzuto
19 Vista Real Drive, Rolling Hills, California, 90274

January 7, 2021

El Dorado County Planning & Building Department
2850 Fairlane Court
Placerville, CA 95667

Re: Rizzuto parcel map application
1960 Green Valley Road; El Dorado County APN 115-080-004

To whom it may concern:

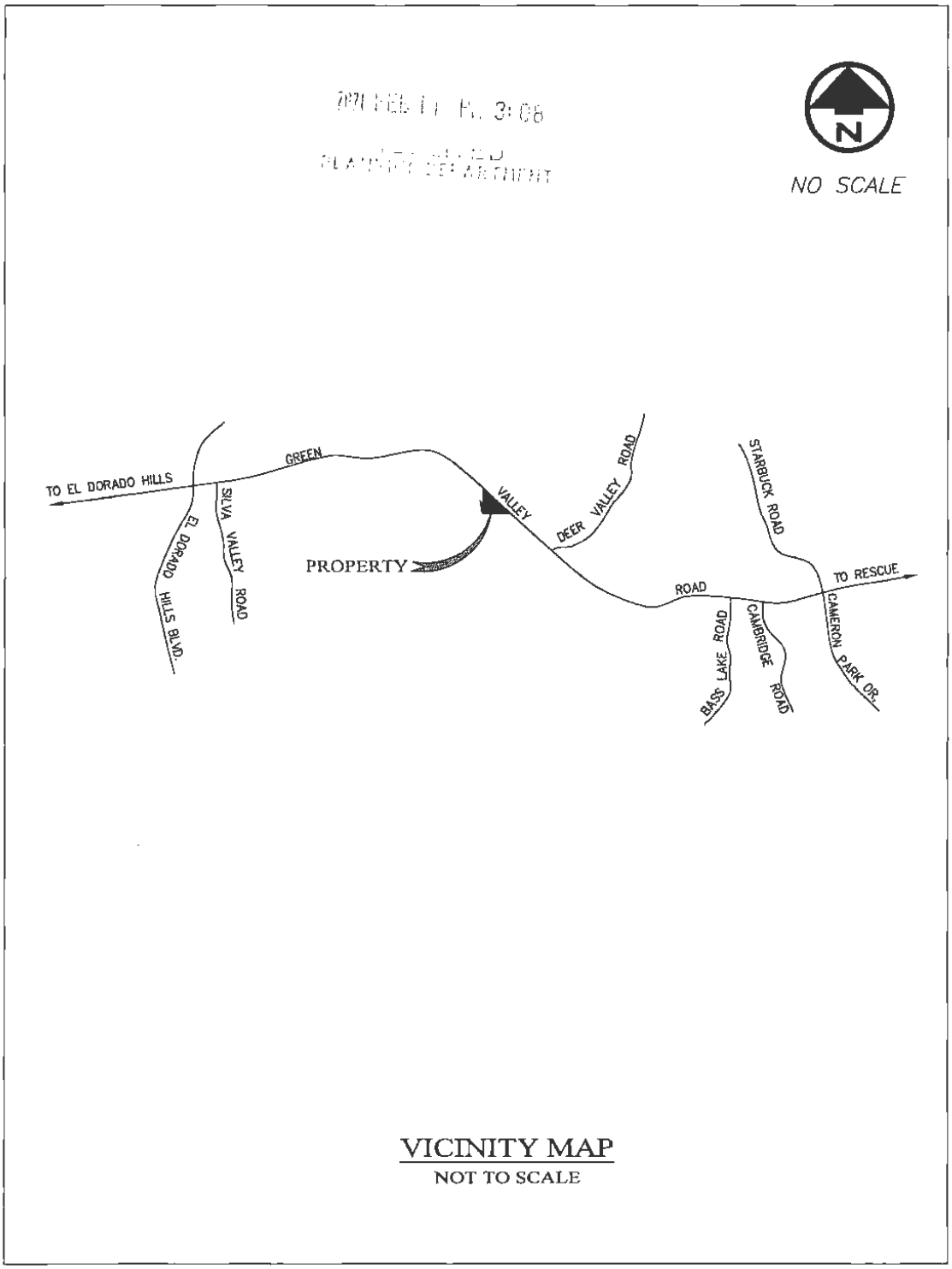
I am the owner of record of the property know as 1960 Green Valley Road, El Dorado Hills California, which is the subject of a current land division application. I hereby grant consent for and authorize Robin D. Peters, P.E. of Delta Engineering, Inc., to represent us before the County and to act as our agent for the purpose of permitting, entitlements and related matters associated with the subject land division application. Please ensure that copies of all relevant correspondence and notifications are forwarded to Mr. Peters for his consideration.

Thank you for your cooperation. Should you have any questions, please be certain to contact me.

Very truly yours,

Michael J. Rizzuto

cc: Robin D. Peters, P.E. – Delta Engineering, Inc.



VICINITY MAP
NOT TO SCALE

Rizzuto Vesting Tentative Parcel Map

General Information

Project Name:	Rizzuto Vesting Tentative Parcel Map
Applicant & Landowner:	Michael J. and Lauren Rizzuto 19 Vista Real Drive Rolling Hills, CA 90274 (310) 844-4708 mikerizzuto@me.com
Agent:	Robin D. Peters, P.E. Delta Engineering, Inc. 33 Main Street Jackson, CA 95642 (209) 223-1441 rpeters@deltaengineeringinc.com
Assessor's Parcel No.:	115-080-004
Existing Zoning District:	RE-10
Existing General Plan:	RR
Existing Use of Parcels:	Agriculture
Proposed Use of Parcels:	No change