MITIGATED NEGATIVE DECLARATION

FILE: P22-0008

PROJECT NAME Crapo/Gasca Parcel Map

NAME OF APPLICANT: Dennis Crapo

ASSESSOR'S PARCEL NO.: 042-680-032 **SECTION:** 7 **T:** 10N **R:** 13E, MDM

LOCATION: The project is located on the east and west sides of Arundel Road, approximately 1350 feet south of the intersection with Starkes Grade Road, in the Pollock Pines Rural Center.

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

☐ **REZONING: FROM: TO:**

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

SUBDIVISION (NAME):

☐ **SPECIAL USE PERMIT TO ALLOW:**

☐ **OTHER:**

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

☐ **NO SIGNIFICANT ENVIRONMENTAL CONCERNS WERE IDENTIFIED DURING THE INITIAL STUDY.**

☒ **MITIGATION HAS BEEN IDENTIFIED WHICH WOULD REDUCE POTENTIALLY SIGNIFICANT IMPACTS.**

☐ **OTHER:**

In accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), State Guidelines, and El Dorado County Guidelines for the Implementation of CEQA, the County Environmental Agent analyzed the project and determined that the project will not have a significant impact on the environment with incorporated mitigation measures. Based on this finding, the Planning Department hereby prepares this MITIGATED NEGATIVE DECLARATION. A period of twenty (20) days from the date of filing this 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 *month/day/year*.

_____

Executive Secretary

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

INITIAL STUDY
ENVIRONMENTAL CHECKLIST

Project Title: P22-0008/Crapo/Gasca Tentative Parcel Map

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

Contact Person: Timothy Pitt, Senior Planner | **Phone Number:** (530) 621-6565

Applicant's Name and Address: Dennis Crapo, 2300 Iron Point Road, Folsom, CA 95630

Owner's Name and Address: Dennis Crapo, 2300 Iron Point Road, Folsom, CA 95630

Project Location: The project is located on the east and west side of Arundel Road, approximately 1350-feet south of the intersection with Starkes Grade Road in the Pollock Pines Rural Center.

Assessor's Parcel Number: 042-680-032 **Acres:** 18.84-acres

Sections: Sec.7 **T:** 10N **R:** 13E

General Plan Designation: Medium Density Residential (MDR)

Zoning: Residential Estate – Five-Acre (RE-5)

Description of Project: A request for a Tentative Parcel Map to subdivide an approximately 18.84-acre parcel into three parcels as follows: 5.01-acres (Parcel 1), 5.49-acres (Parcel 2), and 8.34-acres (Parcel 3) (Attachment F). The property is currently undeveloped. Access to each of the proposed parcels would be from an existing driveway encroachment onto Arundel Road (a privately maintained roadway). This existing driveway encroachment provides access to an existing developed residential parcel due south of the project parcel and would be shared between all four parcels. Electricity service is provided by Pacific Gas & Electric (PG&E). The project proposes that any future development would be served by well water and septic systems on each proposed parcel for water and sanitation service. No new on-site improvements or residential developments are proposed as a part of this project.

Surrounding Land Uses and Setting:

	Zoning	General Plan	Land Use/Improvements
Site	Residential Estate – 5-Acre Minimum	Medium Density Residential (MDR)	Vacant/Undeveloped
North	Three-Acre Residential (R3A)	Medium Density Residential (MDR)	Single-Family Residence
South	Residential Estate – 10-Acre Minimum (RE-10)	Low Density Residential (LDR)	Vacant/Undeveloped
East	Three-Acre Residential (R3A)	Medium Density Residential (MDR)	Four (4) Parcels, three (3) with Single-Family Residences, one (1) vacant/undeveloped
West	Three-Acre Residential (R3A)	Medium Density Residential (MDR)	Vacant/Undeveloped

Briefly describe the environmental setting: The project site is an approximately 18.84-acre undeveloped parcel located in the western slope of the Sierra Nevada Mountains in a rural residential area with a forest setting of primarily coniferous trees with scattered black oak. The terrain is rolling to steep with variable topography ranging from approximately 3,700 feet at the west property line to about 3,860 feet at the eastern property line. Soils on the project site include Cohasset Loam backslopes (CmD), 10 to 30 percent slopes, Aiken Loam (101pc), 9 to 15 percent slopes and, Iron Mountain very rocky sandy loam (ImE), 3 to 50 percent slopes. The vegetation communities on the project site includes Montane Coniferous forest and mixed meadow. In this case, the term "mixed meadow" is used as a catch-all landcover type that is primarily herbaceous but contains several vegetative components that are not meadow. It is not a true meadow habitat. The site does not include the presence of riparian or wetland resources. A Biological and Wetland Resources Assessment dated June 2023 was prepared by Salix Consulting, Inc. (Attachment G). No oak trees are proposed for removal as a part of this project and no Special Status species as listed in either the State or Federal Endangered Species Acts were found on the project site. According to the Biological Resources Assessment, the site provides marginal habitat for five special status plant species and one special status wildlife species, but no protected species were observed on site at the time of site surveys. Each proposed parcel is currently undeveloped, and no development is proposed at this time. The adjacent parcel to the south is zoned as Residential Estate – Ten Acre Minimum (RE-10); parcels to the north, east, and west are zoned as Three-Acre Residential (R3A). These surrounding properties are a mix of single-family residences and vacant/undeveloped parcels.

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

1. El Dorado County Surveyor
2. El Dorado County Building Services
3. El Dorado County Environmental Management Department
4. El Dorado County Department of Transportation
5. El Dorado County Fire Protection District

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?

At the time of the application request, seven Tribes: Colfax-Todds Valley Consolidated Tribe, Ione Band of Miwok Indians, Nashville Enterprise Miwok-Maidu-Nishinam Tribe, Shingle Springs Band of Miwok Indians, T'si-Akim Maidu, United Auburn Indian Community of the Auburn Rancheria, Washoe Tribe of California and Nevada, had requested to be notified of proposed projects for consultation in the project area. Consultation notices were sent on November 30, 2023. Staff received a response from the United Auburn Indian Community of the Auburn Rancheria (UAIC) within a 30-day period from the date of staff's consultation initiation response. The UAIC requested standard tribal cultural resources unanticipated discovery conditions of approval consistent with UAIC requirements in the event of any find. According to the California Historic Resources Information System (CHRIS) records search, conducted at the North Central Information Center on July 18, 2022, the proposed project area contains zero (0) prehistoric-period resources and zero (0) historic-period cultural resources. Additionally, four (4) cultural resources study reports covering any portion of the site are on file. Outside of the project area, but within the ¼ mile radius of the geographic area, a broader search area contains two (2) prehistoric-period resources and zero (0) historic-period cultural resources. Additionally, nine (9) cultural resource study reports are on file which covers a portion of the broader search area. As detailed in the CHRIS search, there is low potential for locating prehistoric-period cultural resources in the immediate vicinity. There is low potential for locating historic-period cultural resources in the immediate vicinity. The project site is not known to contain Tribal Cultural Resources (TCRs) or historic-period resources.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

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.

Printed Name Timothy Pitt, Senior Planner For: El Dorado County

Signature: _____ Date: 10/17/24

Printed Name Ande Flower, Current Planning Manager For: El Dorado County

Signature: _____ Date: 10/17/24

PROJECT DESCRIPTION

Throughout this Initial Study, please reference the following Attachments:

Attachment A: Vicinity Map
Attachment B: Aerial Map
Attachment C: General Plan Land Use Map
Attachment D: Zoning Map
Attachment E: Assessor's Parcel Map
Attachment F: Tentative Parcel Map
Attachment G: Biological and Wetlands Resource Assessment

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. The proposed project would allow for the subdivision of an undeveloped approximately 18.84-acre parcel into three parcels as follows: 5.01 acres (Parcel 1), 5.49 acres (Parcel 2), and 8.34 acres (Parcel 3).

Project Location and Surrounding Land Uses

The project is located on the east and west side of Arundel Road, approximately 1350-feet south of the intersection with Starkes Grade Road in the Pollock Pines Rural Center. The adjacent parcel to the south is zoned Residential Estate – Ten Acre Minimum (RE-10); to parcels the north, east, and west are zoned as Three-Acre Residential (R3A). These surrounding properties are a mix of single-family residences and vacant/undeveloped parcels.

Project Characteristics

1. Transportation/Circulation/Parking

Access to each of the proposed parcels would be from an existing driveway encroachment onto Arundel Road (a privately maintained roadway). This existing driveway encroachment provides access to an existing developed residential parcel due south of the project parcel and would be shared between all four parcels.

2. Utilities and Infrastructure

The project site is not served by public water or sewer facilities and future development would require the installation of private wells and individual on-site septic systems. For electricity, the parcels would have to connect to service provided by Pacific Gas & Electric (PG&E).

3. Construction Considerations

The project would maintain the current zoning designation of RE-5 and any proposed future development would require conformance with any applicable agency requirements and would be subject to building permits from El Dorado County Building Services. However, no development is being proposed as a part of this project.

Project Schedule and Approvals

This Initial Study is being circulated for public and agency review for a minimum 30-day period. Written comments on the Initial Study should be submitted to the project planner indicated in the Summary section, above. Following the close of the written comment period, the Initial Study will be considered by the Lead Agency in a public meeting and will be certified if it is determined to follow California Environmental Quality Act (CEQA). The Lead Agency will also determine whether to approve the project.

EVALUATION OF ENVIRONMENTAL IMPACTS

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

Local Laws, Regulations, and Policies

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

Visual resources are classified as 1) scenic resources or 2) scenic views. Scenic resources include specific features of a viewing area (or viewshed) such as trees, rock outcroppings, and historic buildings. They are specific features that act as the focal point of a viewshed and are usually foreground elements. Scenic views are elements of the broader viewshed such as mountain ranges, valleys, and ridgelines. They are usually middle ground or background elements of a viewshed that can be seen from a range of viewpoints, often along a roadway or other corridor. A list of the county's scenic views and resources is presented in Table 5.3-1 of the El Dorado County General Plan EIR (p. 5.3-3). This list includes areas along highways where viewers can see large water bodies (e.g., Lake Tahoe and Folsom

Reservoir), river canyons, rolling hills, forests, or historic structures or districts that are reminiscent of El Dorado County's heritage.

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

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

DISCUSSION:

a. **Scenic Vista or Resource:** The project site is located in a rural area surrounded by large lot single-family residences and other large rural lots. No scenic vistas, as designated by the county 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. 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. Though there are trees on site and within the project vicinity, there are no trees or historic buildings that have been identified by the County as contributing to exceptional aesthetic value at the project site, and no trees are proposed for removal as a part of this project. There would be **no impact**.

c. **Visual Character:** The subject parcel is surrounded by similarly zoned parcels. Although no development is being proposed as a part of this project, any future development would be rural residential in nature and would be consistent with the surrounding parcels. Approval of the project would not substantially degrade the existing visual character quality of the site or its surroundings. No substantial changes to the landscape or visual setting would occur, and any potential impact would be **less than significant**.

d. **Light and Glare:** The subject parcel is currently undeveloped. Light sources in the vicinity of the project site are typical of a rural residential environment and sources of glare are minimal. The project does not propose any new structures which would provide new light sources, but should future development occur, any future development shall be consistent with County Lighting Ordinance Section 130.34.020. Any potential impact would be **less than significant**.

FINDING: With adherence to El Dorado County Code of Ordinances (County Code), for this Aesthetics category, any potential impact would 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 four-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 four-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-years before the FMMP's mapping date.

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

California Land Conservation Act of 1965 (Williamson Act)

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

Z'berg-Nejedly Forest Practice Act

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

DISCUSSION:

a. **Farmland Mapping and Monitoring Program:** Although the subject parcel is designated as Farmland of Local Importance, the parcel site is zoned as Residential Estate – Five acres (RE-5), which allows for both residential development and limited agricultural uses. The authorized uses on the site are not proposed to change as there is no request for a zone change to a non-agricultural zoning designation. Therefore, the potential for conversion of Farmland of Local Importance to a non-agricultural use does not change from the existing condition. Any potential impacts would be **less than significant**.

b. **Agricultural Uses:** The RE-5 zone district allows for limited agricultural uses and all proposed parcels will retain the RE-5 zoning designation. The subject parcel is not enrolled in a Williamson Act Contract and is not adjacent to any active Williamson Act properties. 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. No trees are proposed for removal as part of the project. There would be **no impact**.

e. **Other Changes That Could Result in Conversion of Prime Farmland or Forest Land:** No development is being proposed as a part of the project and the subject parcel is not designated as prime farmland. The subject parcel would retain the RE-5 zoning designation and its MDR General Plan Land Use designation which both allow for agricultural uses. Surrounding land uses and zoning are associated with rural residential development, and similar development on the subject parcels would not alter or intensify the development potential on surrounding parcels. The project would not involve other changes that would convert farmland or forest land to non-agriculture use. There would be **no impact**.

FINDING: For this Agriculture category, the project will not convert farmland or forestland to non-farm or non-forest uses. The proposed parcels will retain the RE-5 zoning designations and there will be no change to the allowed agricultural uses on the parcel or the potential for important farmland to be converted to another use. Any potential impacts are anticipated to be **less than significant**.

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 criteria pollutants: particulate matter of aerodynamic radius of ten-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 U.S. National Ambient Air Quality Standards (NAAQS) and include the following additional contaminants: visibility-reducing particles, hydrogen sulfide, sulfates, and vinyl chloride. The proposed project is located within the Mountain Counties Air Basin, which is comprised of seven air districts: the Northern Sierra Air Quality Management District (AQMD), Placer County Air Pollution Control District (APCD), Amador County APCD, Calaveras County APCD, the Tuolumne County APCD, the Mariposa County APCD, and a portion of the El Dorado County AQMD, which consists of the western portion of El Dorado County. The El Dorado County Air Quality Management District (AQMD) manages air quality for attainment and permitting purposes within the west slope portion of El Dorado County.

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

Air quality in the project area is regulated by the El Dorado County Air Quality Management District. California Air Resources Board and local air districts are responsible for overseeing stationary source emissions, approving permits, maintaining emissions inventories, maintaining air quality stations, overseeing agricultural burning permits, and reviewing air quality-related sections of environmental documents required to comply with CEQA. The AQMD regulates air quality through the federal and state Clean Air Acts, district rules, and its permit authority. National and state ambient air quality standards (AAQS) have been adopted by the Environmental Protection Agency and State of California, respectively, for each criteria pollutant: ozone, particulate matter, carbon monoxide, nitrogen dioxide, and sulfur dioxide.

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

Criteria Pollutant	**El Dorado County Threshold**	
Reactive Organic Gasses (ROG)	82-lbs/day	
Nitrogen Oxides (NOx)	82-lbs/day	
Carbon Monoxide (CO)	Eight-hour average: Six parts per million (ppm)	One-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	Eight-hour average: 0.12-ppm	One-hour average: .09

The El Dorado County Air Quality Management District (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. The guide includes a Table (Table 5.2) listing project types with potentially significant emissions. ROG and NOx Emissions may be assumed to not be significant if:

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

If the project meets one of the conditions above, 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. The AQMD has adopted an El Dorado County Naturally Occurring Asbestos Review Area Map that identifies those areas more likely to contain NOA (El Dorado County 2005).

DISCUSSION:

a. **Air Quality Plan:** El Dorado County has adopted the Rules and Regulations of the El Dorado County Air Quality Management District (2000) 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 project would not conflict with or obstruct implementation of either plan. No grading or development is being proposed as a part of this project. Any potential future development would be required to develop a Fugitive Dust Mitigation Plan (FDMP) for grading and construction activities. Such a plan would address grading measures and operation of equipment to minimize the level of defined particulate matter exposure and emissions to a less than significant level. Any potential impacts would be **less than significant**.

b-c. **Air Quality Standards and Cumulative Impacts:** No development is proposed as part of the project. However, there is the potential for future development on the lots for construction of residential dwellings as well as accessory structures. Although future development would potentially contribute air pollutants due to construction and possible additional vehicle trips to and from the site, these impacts would be minimal. Existing regulations implemented at issuance of building and grading permits would ensure that any construction related PM10 dust emissions would be reduced to acceptable levels. The El Dorado County AQMD reviewed the project and determined that the project is not expected to cause a significant air quality impact. As such, AQMD waived the requirement of an Air Quality Impact Analysis. With full review for consistency with General Plan Policies, any potential 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. No sources of substantial pollutant concentrations would be emitted by the proposed project, and there are no known sensitive receptors in the vicinity of the subject parcel. There would be **no impact.**

e. **Objectionable Odors:** Table 3-1 of the Guide to Air Quality Assessment (AQMD, 2002) does not list the proposed use of the parcels for residential uses as a use known to create objectionable odors. The request to subdivide an 18.84-acre parcel into three parcels would not be a source of objectionable odors. There would be **no impact**.

FINDING: The proposed project would not affect the implementation of regional air quality regulations or management plans. The proposed project would not cause substantial adverse effects to air quality, nor exceed significance thresholds for air quality impacts. Any potential 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, and regulations or by the				**X**

California Department of Fish and Game or U.S. Fish and Wildlife Service?				
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. A habitat conservation plan (HCP) must accompany an application for an incidental take permit.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) (16 USC, Chapter 7, Subchapter II) protects migratory birds. Most actions that result in take, or the permanent or temporary possession of, a migratory bird constitute violations of the MBTA.

The MBTA also prohibits destruction of occupied nests. USFWS is responsible for overseeing compliance with the MBTA.

Bald and Golden Eagle Protection Act

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

Clean Water Act

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

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

State Laws, Regulations, and Policies

California Fish and Game Code

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

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.

Local Laws, Regulations, and Policies

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

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

DISCUSSION:

a. **Special Status Species:** The project site is not located within a sensitive natural community of the County, state, or federal agency, including but not limited to an Ecological Preserve, or U.S. Fish and Wildlife Service (USFWS) Recovery Plan boundaries. A biological resources report was prepared in June, 2023 by Salix Consulting, Inc. **Fauna (animal life)**: The Biological Resources Report states that no species listed under either the United States or California Environmental Protection Acts were found on the project site. Marginal habitat for Northern goshawk, a special-status species exists on site, but if the species occurs in the area, it is more likely in surrounding locations that are more distant from residential development. The biological resources report suggests the inclusion of pre-construction special status animal species surveys on all resultant parcels should any future development be proposed. This measure has been incorporated into the project mitigation measures. **Flora (plant life)**: The vegetation communities on the project site are classified as Montane Coniferous Forest and Mixed Meadow. In this case, the term "mixed meadow" is used as a catch-all landcover type that is primarily herbaceous but contains several vegetative components that are not meadow. It is not a true meadow habitat. No special status plants were found on the project parcel. The project parcel contains potential habitat area for five special status plant species. All these species are ranked

as 1.B.1 or 1.B.2 (rare threatened or endangered in California) by the California Native Plan Society (CNPS). However, none are listed under the ESA or CESA. Based on site specific habitat conditions these species are considered unlikely to occur on the project site. The project site is not located within the County's rare plant mitigation overlay nor in any other local, state, or federally protected habitat area. With adherence to the mitigation measures MM BIO-1 and MM BIO-2, as well as standard county development requirements and policies, potential impacts to biological resources from future development would be **less than significant with mitigation**.

MM BIO-1 Rare Plants Protection:

If future development is proposed, a qualified biologist shall conduct a pre-construction survey during the appropriate blooming/identification period for the target species. The pre-construction survey will be conducted during the blooming/identification period closest to the initiation of ground disturbing activities. If no rare plants are observed, a letter report shall be prepared to document the results of the survey, and no additional measures are recommended. If rare plants are present, the biologist shall clearly mark, map, and record the locations of all special-status plant species to be protected and shall conduct an on-site inspection to ensure fencing for special-status species is appropriately placed and there are no impacts to special-status plants. The qualified biologist shall inform workers of the need to protect these special-status plant species as well as identifying traits of special-status plants. On-site construction staff and supervisors shall be required to sign an acknowledgement that they have received these instructions from the biologist and agree to follow all mitigation measures.

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

If special-status species are unavoidably impacted, coordination with CDFW shall be required prior to ground disturbance. The property owner shall ensure full compliance with any mitigation or compensation measures negotiated with CDFW before, during, and after disturbance of land containing special-status plants.

If construction activities last for more than one growing season, the pre-construction survey described above shall be repeated during the blooming period in subsequent years.

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

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

MM BIO-2 Special Status Species Protection:

If future development is proposed or if ground disturbance activities take place during the breeding/nesting season (March through August), disturbance of nesting activities could occur. A pre-construction survey will be conducted by a qualified biologist no more than fifteen (15) days prior to initiation of proposed activities. If active nests are found on or immediately adjacent to the site, a nest avoidance plan shall be implemented with approval from El Dorado County. The avoidance plan shall include appropriate buffers to the nest(s), and a qualified biologist should monitor the nest(s) and project activities to ensure

no harm or agitation affects the nestlings. Once the birds have fledged, there is no longer a need for the buffer, and project activities could then proceed. If no nesting is found to occur, necessary tree and shrub removal could then proceed.

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

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

b, c. Riparian Habitat and Wetlands: Based on review of the Biological and Wetlands Resources Report prepared for the project by Salix Consulting, Inc. in June of 2023, which was based on field reviews conducted on March 24, 2023 and April 13, 2023, that the project site consists of rolling to steep terrain without the presence of riparian resources or wetlands or other aquatic habitats. Therefore, there would be **no impact** to riparian habitat, federally protected wetland as defined by Section 404 of the Clean Water Act or sensitive natural community as identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

d. **Migration Corridors:** Review of the Department of Fish and Wildlife Migratory Deer Herd Maps and General Plan DEIR Exhibit 5.12-7 indicate that the parcel is not within winter deer habitat. The project is not located within the Important Biological Corridor (-IBC) General Plan Land Use Overlay. The project site is surrounded by similar forest land with interspersed low-density residential development and is not within a pathway between any important or significant wildlife areas. Accordingly, the project 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. Any potential impacts would be **less than significant**.

e. **Local Policies:** Local protection of biological resources includes the Important Biological Corridor (IBC) overlay with the goal to preserve and protect sensitive natural resources within the County. Review of the Biological Survey Area (BSA) shows that the property is not located within the El Dorado County Important Biological Corridors (IBC) overlay area. Oak woodlands, individual native oak trees, or heritage trees, as defined in Section 130.39.030, have not been nor will be impacted or removed as a result of the proposed project. Any future tree removal as a result of potential future residential development would be required to follow the Oak Resources Conservation Ordinance of Section 130.39.070.C (Oak Tree and Oak Woodland Removal Permits), which would be reviewed at time of future building permit issuance. Future development would be required to comply with all applicable County ordinances and policies regarding oak woodland conservation. Any potential impacts would be **less than significant**.

f. **Adopted Plans**: The subject parcel is not a part of a Habitat Conservation Plan, Natural Community Conservation Plan, or any other approved local, regional, or state conservation plan. There would be **no impact** to an adopted plan as a result of project approval.

FINDING: Potential impacts to biological resources from any future development would be less than significant with adherence to standard county development standards and two proposed mitigation measures concerning special status species. Future development is required to comply with applicable County codes and policies which would be reviewed at time of submittal of the grading and/or building permits. Any potential impacts to Biological Resources would be **less than significant with mitigation**.

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

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

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

The California Register of Historic Places

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

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

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

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

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

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

DISCUSSION:

a-c. **Historic or Archeological Resources.** Cultural resource analysis includes low potential for discovery and disturbance of historic and archaeological resources. A Records Search was conducted through the NCIC dated July 18, 2022. According to the NCIC, the proposed project site contains no pre-historic period cultural resource sites, features, or artifacts, nor were there any historic buildings, structures, or objects discovered. No significant cultural resources were identified, and the project is not likely to have an adverse effect to historic properties. Any potential impacts would be **less than significant**.

d. **Human Remains.** A records search was conducted at the NCIC as described above. In addition, there are no TCRs identified in the project footprint and the project site is not known to contain any TCRs. In the event of a human remains discovery during any future construction if structures are built, standard conditions of

approval to address accidental discovery of human remains would apply during any grading activities. Any potential impacts would be **less than significant**.

FINDING: Standard conditions of approval would apply in the event of discovery of any historic or archaeological resources, TCRs, or human remains during any future development. Development would stop immediately and Tribes and other required entities would be notified. The proposed project as conditioned 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 (U.S. DOE). The EP Act addresses energy production in the U.S., including oil, gas, coal, and alternative forms of energy and energy efficiency and tax incentives. Energy efficiency and tax incentive programs include credits for the construction of new energy efficient homes, production or purchase of energy efficient appliances, and loan guarantees for entities that develop or use innovative technologies that avoid the production of greenhouse gases (GHG).

State Laws, Regulations, and Policies

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

California first adopted the California Buildings Standards Code in 1979, which constituted the nation's first comprehensive energy conservation requirements for construction. Since this time, the standards have been continually revised and strengthened. In particular, the California Building Standards Commission adopted the mandatory Green Building Standards Code (CALGreen [California Code of Regulations, Title 24, Part 11]) in January 2010. CALGreen applies to the planning, design, operation, construction, use, and occupancy of every newly constructed building or structure. The California Code of Regulations, Title 24, Part 6 (also known as the California Energy Code), and associated regulations in CALGreen were revised again in 2013 by the California Energy Commission (CEC). The 2013 Building Energy Efficiency Standards are 25% more efficient than previous standards for residential construction. Part 11 also establishes voluntary standards that became mandatory in the 2010 edition of the code, including planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The standards offer builders better windows, insulation, lighting, ventilation systems, and other features that reduce energy consumption in homes and businesses. The latest update to the California Building Code was published on July 1, 2022, with an effective date of January 1, 2023. The California

Building Code applies to all new development, and there are no substantive waivers available that would exempt development from its energy efficiency requirements. The California Building Code is revised on a regular basis, with each revision increasing the required level of energy efficiency.

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

Senate Bill (SB) 1078 and SB 107, California's Renewables Portfolio Standard (RPS), obligates investor-owned utilities (IOUs), energy service providers (ESPs), and Community Choice Aggregations (CCAs) to procure an additional 1% of retail sales per year from eligible renewable sources until 20% is reached, no later than 2010. The California Public Utilities Commission (CPUC) and CEC are jointly responsible for implementing the program. SB 2 (2011) set forth a longer range target of procuring 33% of retail sales by 2020. Implementation of the RPS will conserve nonrenewable fossil fuel resources by generated a greater percentages of statewide electricity from renewable resources, such as wind, solar, and hydropower.

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

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

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

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

Assembly Bill 2076, Reducing Dependence on Petroleum

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

Senate Bill 375—Sustainable Communities Strategy

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

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

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

CEQA and CEQA Guidelines

Section 15126.2(b) of the CEQA Guidelines requires detailed analysis of a project's energy impacts. If analysis of the project's energy use reveals that the project may result in significant environmental effects due to wasteful, inefficient, or

unnecessary use of energy, or wasteful use of energy resources, the environmental document shall prescribe mitigation for those impacts. This analysis should include the project's energy use for all project phases and components, including transportation-related energy, during construction and operation. In addition to building code compliance, other relevant considerations may include, among others, the project's size, location, orientation, equipment use and any renewable energy features that could be incorporated into the project.

CEQA Guidelines, Appendix F: Energy Conservation

CEQA requires EIRs to include a discussion of potential energy impacts and energy conservation measures. Appendix F, Energy Conservation, of the State CEQA Guidelines outlines energy impact possibilities and potential conservation measures designed to assist in the evaluation of potential energy impacts of proposed projects. Appendix F places "particular emphasis on avoiding or reducing inefficient, wasteful, and unnecessary consumption of energy," and further indicates this 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: Although no new construction is being proposed as a part of this project, each new parcel would have the capacity to potentially build one (1) primary residence and one (1) accessory dwelling unit (ADU) as well as associated residential accessory structures. The energy needs for potential construction would be temporary and not anticipated to require additional capacity or substantially increase peak or base period demands for electricity or other forms of energy. Any potential development would be typical of rural residential uses requiring electricity for lighting, climate control, kitchen facilities, and miscellaneous appliances. Any potential impact would be **less than significant**.

b. Conflict with Energy Plans: No new construction or development is being proposed for this project, any future development will be required to be consistent with all applicable state and local plans for renewable energy and energy efficiency and will not obstruct implementation of applicable energy plans. Any potential impacts would be **less than significant**.

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

VII. GEOLOGY AND SOILS. *Would the project:*				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				**X**
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist 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 wastewater disposal systems where sewers are not available for the disposal of wastewater?			**X**	
f. Directly or indirectly destroy a unique paleontological resource of site or unique geologic feature?				**X**

Regulatory Setting:

Federal Laws, Regulations, and Policies

National Earthquake Hazards Reduction Act

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

NEHRP has shifted its focus from earthquake prediction to hazard reduction. The current program objectives (NEHRP 2009) are to:

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

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

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. Seismic Hazards:

i) 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 (California Geological Survey 2007). The nearest such faults are located in Alpine and Butte Counties. There would be **no impact**.

ii) The potential for seismic ground shaking in the project area would be considered remote for the reason stated in Section i) above. Any potential impacts due to seismic ground shaking would be addressed through compliance with the Uniform Building Code (UBC). Any structures proposed as a part of future development would be built to meet the construction standards of the UBC for the appropriate seismic zone. There would be **no impact**.

iii) El Dorado County is considered an area with low potential for seismic activity. Cohasset loam, Aiken loam, and Iron Mountain very rocky sandy loam series soils are not prone to liquefaction and the slopes on the subject parcel are not steep enough to be prone to landslides. There are no landslide, liquefaction, or fault zones (DOC, 2007) on or near the subject parcel. There would be **no impact**.

iv) No grading or development is being proposed as a part of this project. Any future grading activities would be required to comply with the El Dorado County Grading, Erosion Control, and Sediment Ordinance. There would be **no impact**.

b. Soil Erosion: The project site includes three soil types: Cohasset Loam backslopes (CmD), 10 to 30 percent slopes; Aiken loam (101pc), 9 to 15 percent slopes; and, Iron Mountain very rocky sandy loam (ImE), 3 to 50 percent slopes. These soils are not known to be prone to significant erosion. Although no development activities are being proposed as a part of the project, any future development activities would need to comply with the El Dorado County Grading, Erosion and Sediment Control Ordinance, including the implementation of pre- and post-construction Best Management Practices (BMPs). Implemented BMPs are required to be consistent with the County's California Stormwater Pollution Prevention Plan (SWPPP) issued by the State Water Resources Control Board to eliminate run-off and erosion and sediment controls. Any grading activities exceeding 250-cubic-yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the County of El Dorado Grading, Erosion, and Sediment Control Ordinance. Any potential impact would be **less than significant**.

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). El Dorado County is not considered to be at risk from liquefaction hazards. Lateral spreading is typically associated with areas experiencing liquefaction. Because liquefaction hazards are not present in El Dorado County, the county is not at risk for lateral spreading. No grading or development that would cause the soil to become unstable or result in on- or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse is being proposed as a part of this project. Any future development will be required to comply with the County Grading, Erosion, and Sediment Control Ordinance. There would be **no impact** as a result of project approval.

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, including the project parcel's soil types, have a low expansiveness rating. Although no development is being proposed as a part of this project, any future 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 homes or other structures would be required to implement the seismic construction standards. There would be **no impact**.

e. **Septic Capability:** The El Dorado County Environmental Management Department (EMD) reviewed the project and determined that each proposed parcel meets the requirements for land divisions of parcels to be served by an onsite wastewater treatment system. As verified by EMD, each proposed parcel meets the minimum parcel size for septic system eligibility. Any potential impacts would be **less than significant**.

f. **Unique Paleontological/Geologic Resource:** The proposed project area is not located in an area that is considered likely to have paleontological resources present. Fossils of plants, animals, or other organisms of paleontological significance have not been discovered within the project area. In this context, the project will not result in impacts to paleontological resources or unique geologic features. No ground disturbance or development is being proposed as a part of this project, and any future development would be required to comply with standard conditions of approval requiring that all work activities cease in the event of an unanticipated discovery. There would be **no impact** as a result of project approval.

FINDING: A review of the soils and geologic conditions on the project site determined that the project would not result in a substantial adverse effect. Any future grading activities would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance which would address potential impacts related to soil erosion, landslides, and other geologic impacts. Future development would be required to comply with the UBC which would address potential seismic related impacts. Any potential impacts would be **less than significant**.

VIII. 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 carbon dioxide (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 one. 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 seven percent). The remaining sources are waste/landfill (approximately three percent) and agricultural (less than one percent).

Regulatory Setting:

Federal Laws, Regulations, and Policies

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

Statel Laws, Regulations, and Policies

In September 2006, Governor Arnold Schwarzenegger signed Assembly Bill (AB) 32, the *California Climate Solutions Act of 2006* (Stats. 2006, ch. 488) (Health & Safety Code, Section 38500 et seq.). AB 32 requires a statewide GHG emissions reduction to 1990 levels by the year 2020. AB 32 requires the California Air Resources Board (CARB) to implement and enforce the statewide cap. When AB 32 was signed, California's annual GHG emissions were estimated at 600 million metric tons of 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 EDCAQMD's *Guide to Air Quality Assessment* (February 2002) ("CEQA Guide"), the District has not adopted GHG emissions thresholds for land use development projects. In the absence of County adopted thresholds, EDCAQMD recommends using the adopted thresholds of other lead agencies which are based on consistency with the goals of AB 32. Since climate change is a global problem and the location of the individual source of GHG emissions is somewhat irrelevant, it's appropriate to use thresholds established by other jurisdictions as a basis for impact significance determinations. Projects exceeding these thresholds would have a potentially significant impact and be required to mitigate those impacts to a less than significant level. Until the County adopts a CAP consistent with CEQA Guidelines Section 15183.5, and/or establishes GHG thresholds, the County will follow an interim approach to evaluating GHG emissions utilizing significance criteria adopted by the San Luis Obispo Air Pollution Control District (SLOAPCD) to determine the significance of GHG emissions.

SLOAPCD 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.

These thresholds are summarized below:

Significance Determination Thresholds	
GHG Emission Source Category	**Operational Emissions**
Non-stationary Sources	1,150 $MTCO_2e/yr$ OR 4.9 MT $CO_2e/SP/yr$
Stationary Sources	10,000 $MTCO_2e/yr$

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

Projects below screening levels identified in Table 1-1 of SLOAPCD's CEQA Air Quality Handbook (pp. 1-3, SLOAPCD, 2012) are estimated to emit less than the applicable threshold. For projects below the threshold, no further GHG analysis is required.

a. **GHG Emissions:** The proposed project would create three new parcels from an approximately 18.84-acre parcel. Each parcel would be allowed to have a primary residence and secondary dwelling as well as limited agricultural uses by right, for a total of six residences possible. The site is currently undeveloped. The potential for future construction may involve a small increase in household GHG production. However, any future construction would be required to incorporate modern construction and design features that reduce energy consumption to the extent feasible. Implementation of these features would help reduce potential GHG emissions resulting from the development. The proposed project would have a negligible contribution towards statewide GHG inventories and would have a **less than significant impact**.

b. **GHG Plan:** Because any future construction-related emissions would be temporary and below the minimum standard for reporting requirements under AB 32, and because any ongoing GHG emissions would be a result of a maximum potential of eight households (two primary residences/two secondary dwellings possible), the proposed project's GHG emissions would have a negligible cumulative contribution towards statewide and global GHG emissions. The proposed project would not conflict with the objectives of AB 32, or any other applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions. According to the SLOAPCD Screening Table, the GHG emissions from this project are estimated at less than 1,150-metric-tons/year. Cumulative GHG emissions impacts are considered to be less than significant. Therefore, the proposed project would have a **less than significant impact**.

FINDING: Although there is no development proposed as a part of this project, the potential for future development does exist. Construction related to future development would be temporary and below established thresholds for GHG emissions. For the Greenhouse Gas Emissions category, there would be no significant adverse environmental effect as a result of the project. Any potential impacts would be **less than significant**.

IX. HAZARDS AND HAZARDOUS MATERIALS. *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			**X**	

are adjacent to urbanized areas or where residences are intermixed with wildlands?				

Regulatory Setting:

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

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-c. **Hazardous Materials:** The Tentative Parcel Map 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. The project site is not located near sensitive receptors. Any future development may involve the transportation or use of some hazardous materials temporarily, but this is considered to be small scale. Any potential impacts would be **less than significant**.

d. **Hazardous Sites:** The project site is not included on a list of or near any hazardous materials sites pursuant to Government Code section 65962.5 (DTSC, 2015). There would be **no impact**.

e-f. **Aircraft Hazards, Private Airstrips:** As shown on the El Dorado County Zoning Map, the project is not located within an Airport Safety District combining zone or near a public airport or private airstrip. There would be **no impact**.

g. **Emergency Plan:** The project is within lands identified as a State Responsibility Area (SRA) and the California Department of Forestry and Fire Protection (CALFIRE) has prevention and suppression responsibilities within these areas. The project was reviewed by CALFIRE along with the El Dorado County Sheriff's Office for emergency response and evacuation circulation. Neither agency expressed any concerns regarding the project impairing the implementation of any emergency response plan or emergency evacuation plan. There would be **no impact** as a result of project approval.

h. **Wildfire Hazards:** According to the CALFIRE Fire and Resource Assessment Program (FRAP) map of April 1, 2024, the subject parcel is in an area designated as a high fire hazard in a State Responsibility Area (SRA). A Wildland Fire Safe Plan was submitted to the El Dorado County Fire Protection District and CALFIRE, both agencies approved of the plan date November 2, 2021. CALFIRE has included Conditions of Approval intended to reduce wildland fire risks. Any potential impacts would be **less than significant**.

FINDING: For the Hazards and Hazardous Materials category, with the incorporation of standard county requirements and Conditions of Approval, any potential impacts would be **less than significant**.

X. HYDROLOGY AND WATER QUALITY. Would the project:				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?				**X**
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local			**X**	

	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)?				
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or -off-site?			**X**	
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			**X**	
e.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			**X**	
f.	Otherwise substantially degrade water quality?			**X**	
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			**X**	
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			**X**	
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			**X**	
j.	Inundation by seiche, tsunami, or mudflow?			**X**	

Regulatory Setting:

Federal Laws, Regulations, and Policies

Clean Water Act

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

Section 303(d) — Listing of Impaired Water Bodies

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

Section 402—NPDES Permits for Stormwater Discharge

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

The NPDES program provides for both general (those that cover a number of similar or related activities) and individual (activity- or project-specific) permits. General Permit for Construction Activities: Most construction projects that disturb one 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 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.

<u>Municipal Stormwater Permitting Program</u>

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

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

DISCUSSION:

a. **Water Quality Standards:** No waste discharge will occur as part of the Tentative Parcel Map 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 National Pollutant Discharge Elimination System (NPDES) stormwater permit, as deemed applicable. The project would not be anticipated to violate water quality standards. There would be **no impact**.

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. For the final map, the applicant would need to prove that all parcels have a safe and reliable water source that meets the minimum criteria of EDC policy 800-02. A well on an adjacent property was found during EMD's research on the property. The identified well produced 75 gallons of water per minute, which is sufficient to support more residential units than would be permitted under the proposed project. The project would not affect potential groundwater supplies above pre-project levels. Any Potential impacts would be **less than significant**.

c-f. **Drainage Patterns:** No development is being proposed as a part of this project. For any potential future development, a grading permit would be required to address grading, erosion, and sediment control. Any future construction activities would be required to adhere to the El Dorado County Grading, Erosion Control and Sediment Ordinance. This includes the use of BMPs to minimize degradation of water quality during construction. With the application of these standard requirements, any potential impacts 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). There are no water bodies close enough to the project site to expose the site to risk of seiche or tsunami. Due to topography on and around the project site, and the soil types, risk of exposure to mudflows is remote. Any potential impacts would be **less than significant**.

FINDING: No development is being proposed as a part of this project. Any future development would be required to adhere to all applicable El Dorado County ordinances and requirements. Any impacts to hydrology and water quality are anticipated to be **less than significant**.

XI. 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." Typically, a general plan is designed to address the issues facing the City or County for the next 15-20 years. The general plan expresses the community's development goals and incorporates public policies relative to the distribution of future public and private land uses. The El Dorado County General Plan was adopted in 2004. The 2013-2021 Housing Element was adopted in 2013.

DISCUSSION:

a. **Established Community:** The project is located within the Pollock Pines Rural Center. The project is surrounded by similar residential lots as well as larger residential lots which are developed for single family residential uses. The Tentative Parcel Map project would not conflict with the existing land use pattern in the area or physically divide an established community. There would be **no impact** as a result of project approval.

b. **Land Use Consistency:** The parcel has a General Plan Land Use Designation of Medium Density Residential (MDR) and a zoning designation of Residential Estate – Five-Acres (RE-5). The MDR land use designation establishes areas suitable for detached single-family residences with larger lot sizes which will enable limited agricultural land management activities. The maximum allowable density shall be one dwelling unit per acre. Parcel size will be as follows: 5.01-acres (Parcel One), 5.49-acres (Parcel Two), and 8.34-acres (parcel Three). The project, as proposed, is compatible with the General Plan land use designation and the zone district. There would be **no impact** as a result of project approval.

c. **Habitat Conservation Plan:** The project site is not within the boundaries of an adopted Habitat Conservaton Plan, Natural Community Conservation Plan, or any other conservation plan. As such, the proposed project would not conflict with an adopted conservation plan. There would be **no impact** as a result of project approval.

FINDING: The proposed use of the land would be consistent with the Zoning Ordinance and General Plan. There would be no impact to land use goals or standards resulting from the project. For this Land Use and Planning section, there would be **no impact** as a result of project approval.

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

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-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, Exhibits 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 would occur either directly or indirectly as the site is not within or near a mineral resource district. For this mineral resources category, there would be **no impact** as a result of project approval.

XIII. 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 ground borne vibration or ground borne noise levels?			**X**	
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			**X**	
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			**X**	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise level?				**X**
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				**X**

Regulatory Setting:

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

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

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

- Result in short-term construction noise that creates noise exposures to surrounding noise sensitive land uses in excess of 60 dBA 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 3 dBA, 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	Community	Rural	Community	Rural
Hourly L_{eq}, dB	55	50	50	45	45	40
Maximum level, dB	70	60	60	55	55	**50**

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

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

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

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

Source: El Dorado County 2003.

a. **Noise Exposures:** The proposed project will not expose people to noise levels in excess of standards established in the General Plan or Zoning Ordinance. Future potential construction may require the use of trucks and other equipment, which may result in short-term noise impacts to surrounding neighbors. These activities would require grading and building permits and would be restricted to construction hours pursuant to the General Plan. There could be additional noise associated with potential future residential development. However, the project would not generate noise levels exceeding the performance standards contained within the Zoning Ordinance. Any potential impacts would be **less than significant**.

b. **Ground borne Shaking:** No construction or development is being proposed as a part of this project. The project does not propose any new uses that would cause groundbourne vibration or ongoing new noise sources different from the surrounding land uses (i.e., residential). Any future development my generate short-term ground vibration or shaking events during project construction. However, levels of disturbance would be minor and consistent with typical residential development. Any potential impact would be considered **less than significant**.

c. **Permanent Noise Increases:** The project does not propose new development; however, each proposed parcel would have the potential for future residential uses and limited agricultural development. The long-term noise associated with additional homes and limited agricultural uses would be typical of a rural residential setting and would not exceed the noise standards detailed in the General Plan. Any potential impacts would be considered **less than significant**.

d. **Short Term Noise:** The construction noise resulting from any future development may result in short-term noise impacts. These activities would require grading and building permits and would be restricted to construction hours. All construction and grading operations would be required to comply with the noise performance standards contained in the General Plan. Any potential impacts would be **less than significant**.

e-f. **Aircraft Noise:** The project site is not located within an airport land use plan or within two miles of a public airport or public use airport. There would be **no impact** as a result of project approval.

FINDING: As conditioned and with adherence to County Code, no significant direct or indirect impacts to noise levels are expected. Potential development of the resultant parcels would not exceed General Plan noise standards. Any potential impacts would be **less than significant**.

XIV. 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 (i.e., by proposing new homes and businesses) or indirectly (i.e., through extension of roads or other infrastructure)?			**X**	
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				**X**
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				**X**

Regulatory Setting:

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

DISCUSSION:

a. **Population Growth:** The approximately 18.84-acre parcel is currently undeveloped. The proposed project would result in the creation of three parcels, each of which would be allowed a primary residence and a secondary dwelling as well as limited agricultural uses by right. The potential additional housing and population would not be considered a significant population growth. Any potential impact would be **less than significant**.

b. **Housing Displacement:** The 18.84-acre parcel is currently undeveloped. The proposed project would result in the creation of three parcels. No existing housing would be displaced by the project. There would be **no impact** as a result of project approval.

c. **Replacement Housing:** The subject parcel is currently undeveloped with no existing dwellings. No persons would be displaced by the proposed project necessitating for the construction of housing elsewhere. There would be **no impact** as a result of project approval.

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

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

XV. 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. **Fire Protection:** The El Dorado County Fire Protection District (EDCFPD) and CALFIRE provide fire protection to the surrounding vicinity of the site. The project is located in a rural part of the County and because no new residential structures are being proposed as a part of this project, it is unlikely that the approval of the project would result in the need for additional fire personnel or facilities. The fire protection district would review any future improvement plans at the time of grading and/or building permit submittal to ensure compliance with applicable fire safety requirements. Any 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). The proposed project does not include any development or construction, and any future residential construction would not significantly increase demand for law enforcement protection. Any potential impact would be **less than significant**.

c-e. **Schools, Parks, and Other Government Services:** There are no components of the proposed project that would include any permanent population-related increases that would substantially contribute to increased demand on schools, parks, or other government services that would result in the need for new or expanded facilities. Any potential impact would be **less than significant**.

FINDING: The project would not result in a significant increase of public services as a result of project approval. Increased demand to services would be addressed through the payment of established impact fees. For this Public Services category, any potential impacts would be **less than significant**.

XVI. RECREATION.				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				**X**
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				**X**

Regulatory Setting:

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 2004 El Dorado County General Plan Parks and Recreation Element establishes goals and policies that address needs for the provision and maintenance of parks and recreation facilities in the county, with a focus on providing

recreational opportunities and facilities on a regional scale, securing adequate funding sources, and increasing tourism and recreation-based businesses. The Recreation Element describes the need for 1.5-acres of regional parkland, 1.5-acres of community parkland, and two-acres of neighborhood parkland per 1,000 residents. Another 95-acres of park land are needed to meet the General Plan guidelines.

DISCUSSION:

a-b. **Parks and Recreational Services:** The proposed project consists of the division of a residentially zoned parcel and would not increase the local population such that it would increase the use of any existing neighborhood or regional parks causing substantial physical deterioration of those facilities. Although the proposed project does not include any development or construction, and any future residential construction would not significantly increase demand for recreational facilities. There would be **no impact** as a result of project approval.

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

XVII. TRANSPORTATION. *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

Starting on July 1, 2020, automobile delay and level of service (LOS) may no longer be 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 will be 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.

El Dorado County Department of Transportation (DOT) adopted VMT screening thresholds through Resolution 141-2020 on October 6, 2020. The County significance threshold is 15%, as recommended by OPR's Technical Advisory, below baseline for residential projects. There is a presumption of less than significant impact for projects that generate or attract less than 100 trips per day, consistent with OPR's determination of projects that generate or attract fewer than 110 trips per day, and further reduced to 100 to remain consistent with the existing thresholds in General Plan Policy TC-Xe. Access to the project site would be provided by existing driveways for each resulting parcel.

DISCUSSION:

a. **Conflicts with a Transportation Plan, Policy or Ordinance:** No substantial traffic increases would result from the proposed project. Proposed access to the newly created parcels would be from an existing encroachment to Arundel Road. The project area is in an area of similar rural large-lot parcels. The El Dorado County DOT reviewed the project and determined that a Transportation Impact Study (TIS) and On-Site Transportation Review were not required, and both the TIS and OSTR were waived. Trip generation from the properties (three (3) primary residences and three (3) secondary residences) using the ITE Trip Generation Manual, 10th Edition is less than 100 trips daily. This is presumed to have less than significant transportation impacts, per El Dorado County Resolution 141-2020. The proposed project site is not on a main roadway and there are very low traffic volumes. The project would not conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. Any potential impacts would be **less than significant**.

b. **Vehicle Miles Travelled (VMT):** The proposed project would create three (3) parcels for a total of three (3) primary single-family dwellings. Trip generation from the properties (three (3) primary residences) using the ITE Trip Generation Manual, 10th Edition is less than 100 trips daily. This is presumed to have less than significant transportation impacts, per El Dorado County Resolution 141-2020. Any potential impact would be **less than significant**.

c. **Design Hazards**: The design and location of the project would not create any significant hazards. The existing project site is undeveloped. There are no sharp curves or dangerous intersections on the subject parcel or in the vicinity of the proposed project. The El Dorado County DOT reviewed the project and confirmed there were no concerns with the project as proposed. There would be **no impact** as a result of project approval.

d. **Emergency Access:** The existing project site is undeveloped. Both El Dorado Count DOT and EDCFPD reviewed the project and associated Wildland Fire Safe Plan and found the project, as proposed, would not conflict with emergency access requirements. Any potential 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. The project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3(b) (Vehicle Miles Traveled). 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 any potential impacts would be **less than significant**.

XVIII. 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 (TCRs) and the Proposed Project.

State Laws, Regulations, and Policies

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

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

1. Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
    - **a.** Included or determined to be eligible for inclusion in the California Register of Historical Resources; or
    - **b.** Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

TCRs are further defined under Section 21074 as follows:

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, considering 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. Pursuant to the records search conducted at the North Central Information Center (NCIC) on July 18, 2022, the proposed project area contains zero (0) prehistoric-period resources and zero (0) historic-period cultural resources. Four (4) cultural resources study reports covering any portion of the site are on file with the NCIC. These reports show that outside of the project area, but within the ¼ mile radius of the geographic area, a broader search area contains two (2) prehistoric-period resources and zero (0) historic-period cultural resources. Four (4) cultural resource study reports are on file with the NCIC, showing that the site and the broader search area has low potential for locating prehistoric-period cultural resources in the immediate vicinity. There is low potential for locating historic-period cultural resources in the immediate vicinity. The project site is not known to contain TCRs. Any potential impact would be **less than significant.**

FINDING: No TCRs are known to exist on the project site and conditions of approval have been included to ensure protection of TCRs if discovered during future construction activities. As a result, the proposed project would not cause a substantial adverse change to any known TCRs. Any potential impacts would be **less than significant**.

XIX. 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 relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications 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				**X**

existing facilities, the construction of which could cause significant environmental effects?				
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 California Energy Commission (CEC) to prepare an Integrated Energy Policy Report for the governor and legislature every two-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 three-year cycle. The 2013 standards went into effect on July 1, 2014.

Urban Water Management Planning Act

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

Other Standards and Guidelines

Leadership in Energy & Environmental Design

Leadership in Energy & Environmental Design (LEED) is a green building certification program, operated by the U.S. Green Building Council (USGBC) that recognizes energy efficient and/or environmentally friendly (green) components of building design (USGBC, 2015). To receive LEED certification, a building project must satisfy prerequisites and earn points related to different aspects of green building and environmental design (USGBC, 2015). The four levels of LEED certification are related to the number of points a project earns: (1) certified (40–49 points), (2) silver (50–59 points), (3) gold (60–79 points), and (4) platinum (80+ points) (USGBC, 2015). Points or credits may be obtained for various criteria, such as indoor and outdoor water use reduction, and construction and demolition (C&D) waste management planning. Indoor water use reduction entails reducing consumption of building fixtures and fittings by at least 20% from the calculated baseline and requires all newly installed toilets, urinals, private lavatory faucets, and showerheads that are eligible for labeling to be WaterSense labeled (USGBC, 2014). Outdoor water use reduction may be achieved by showing that the landscape does not require a permanent irrigation system beyond a maximum two-year establishment period, or by reducing the project's landscape water requirement by at least 30% from the calculated baseline for the site's peak watering month (USGBC, 2014). C&D waste management points may be obtained by diverting at least 50% of C&D material and three material streams or generating less than 2.5-pounds of construction waste per square foot of the building's floor area (USGBC, 2014).

DISCUSSION:

a. **Wastewater Requirements**: The El Dorado County Environmental Management Department reviewed the project and found that each proposed parcel meets the soil depth and soil percolation rate requirements for parcel splits as described in the El Dorado County Onsite Wastewater Treatment Systems Manual and Local Agency Management Plan. The resultant parcels would be capable of supporting onsite wastewater systems should future development occur. Any potential impact would be **less than significant**.

b. **Construction of New Facilities:** No development is proposed as a part of the project and no construction of new facilities is required. Should future development occur, each parcel would be required to provide its own wastewater treatment system and private well on the project site. There is existing PG&E electricity delivery infrastructure adjacent to the project site to serve potential future development. There is no natural gas service in the project area and future development would be served by propane tanks. Existing hardwire and wireless telecommunication service is available to serve potential future development. Any potential impact would be **less than significant**.

c. **New Stormwater Facilities:** No new stormwater drainage facilities would be needed as a result of the project as no new development or ground disturbance is being proposed. Should future development occur, grading

and drainage impacts would be assessed during the building permit process. There would be **no impact** as a result of project approval.

d. **Sufficient Water Supply:** Water for each parcel would be provided by connection to a private well as each resultant parcel is developed. The El Dorado County Environmental Management Department reviewed the project and concluded that each parcel meets the requirements for private wells on site, including adequate water supply. Any potential impact would be **less than significant**.

e. **Adequate Wastewater Capacity:** The project would require each parcel to provide its own onsite wastewater treatment system should development occur in the future. As discussed in (a.), the Environmental Management Department has reviewed the project to ensure that the parcels can be served by onsite wastewater treatment systems. Per EMD review, each proposed parcel meets the soil depth and soil percolation rate requirements for parcels splits. Any potential impact 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. Any potential impact would be **less than significant**.

FINDING: No significant utility and service system impacts would occur with the project, either directly or indirectly. Affected departments and agencies have been consulted and have determined that sufficient capacity and delivery infrastructure to serve the resultant parcels exists. Any potential impacts 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 within a State Responsibility Area (SRA) and is within a very high fire hazard severity zone (CAL FIRE 2009).

DISCUSSION:

a. **Emergency Response or Evacuation Plans:** The project is surrounded by a mixture of rural residential parcels with existing residential uses and undeveloped, vacant parcels. Implementation of the proposed project would not alter any roadways, access points, or otherwise substantially hinder access to the area in such a way that would interfere with an emergency response or evacuation plan. There is no development proposed as a part of the project, and project approval would not notably increase the risk of wildfire on the project site. The project was reviewed by CALFIRE along with the El Dorado County Sheriff's Office for emergency response and evacuation circulation. Neither agency expressed any concerns regarding the project impairing the implementation of any emergency response plan or emergency evacuation plan. Any potential impact would be **less than significant**.

b. **Exacerbate Wildfire Risks**: Implementation of the proposed project would not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. The project is required to adhere to all fire prevention and protection requirements and regulations of El Dorado County including the El Dorado County Fire Hazard Ordinance and the Uniform Fire Code, as applicable. Pertinent measures include, but are not limited to, the use of equipment with spark arrestors and non-sparking tools during any proposed future development activities. A Wildland Fire Safe Plan was submitted to the El Dorado County Fire Protection District and CALFIRE, both agencies approved of the plan date November 2, 2021. CALFIRE has included Conditions of Approval intended to reduce wildland fire risks. The project would be required to adhere to all requirements regarding fire prevention, the project would not exacerbate wildfire risk. This impact would be **less than significant**.

c. **Installation or Maintenance of Associated Infrastructure**: No new infrastructure is being proposed as a part of this project. Should the proposed parcels be developed, water and sewer service will be provided by on-site wells and septic systems. The proposed Tentative Parcel Map would not exacerbate fire risk or result in temporary or ongoing impacts to the environment that would necessitate installation additional infrastructure. Any potential impacts would be **less than significant**.

d. **Runoff, Post-Fire Slope Instability, or Drainage Changes**: The proposed project would divide a 18.84-acre parcel into three (3) parcels of 5.01-acres, 5.49-acres, and 8.34-acres respectively. The project has been reviewed by the El Dorado County Fire Protection District and CALFIRE and is not anticipated to exacerbate wildfire risks. The project area is relatively 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. Any potential impact would be **less than significant**.

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

XXI. 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. There are no project impacts which will result in significant and unavoidable impacts. With adherence to County permit requirements and mitigation measures as applied, 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, required standards that would be implemented prior to recording the final Parcel Map, implementation of required mitigation measures, or with the building permit processes and/or any required project specific improvements on the property.

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

The project would not involve development or changes in land use that would result in an excessive increase in population growth. Impacts due to increased demand for public services associated with the project would be offset by the payment of fees as required by service providers to extend the necessary services. The project would not contribute substantially to increased traffic in the area and the project would not require an increase in the wastewater treatment capacity of the County. Due to the small size of the proposed project and types of activities proposed, which have been disclosed in the Project Description and analyzed in Items I through XX, there would be no significant impacts related to agriculture resources, air quality, biological resources (with mitigation), 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 these issue areas, either no impacts, or less than significant impacts would occur.

As outlined and discussed in this document, as conditioned and with compliance to County Codes, this project would have a less than significant project-related environmental effect which would not cause substantial

adverse effects on human beings, either directly or indirectly. Based on the analysis in this study, it has been determined that the project would have less than significant cumulative impacts.

c. Based on the discussion contained in this document, no potentially significant impacts to human beings would occur resulting from project implementation. The project would not include any physical changes to the site, and any future development or physical changes would require review and permitting through the County. Adherence to these standard conditions would reduce potential impacts to a less than significant level.

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

SUPPORTING INFORMATION SOURCE LIST

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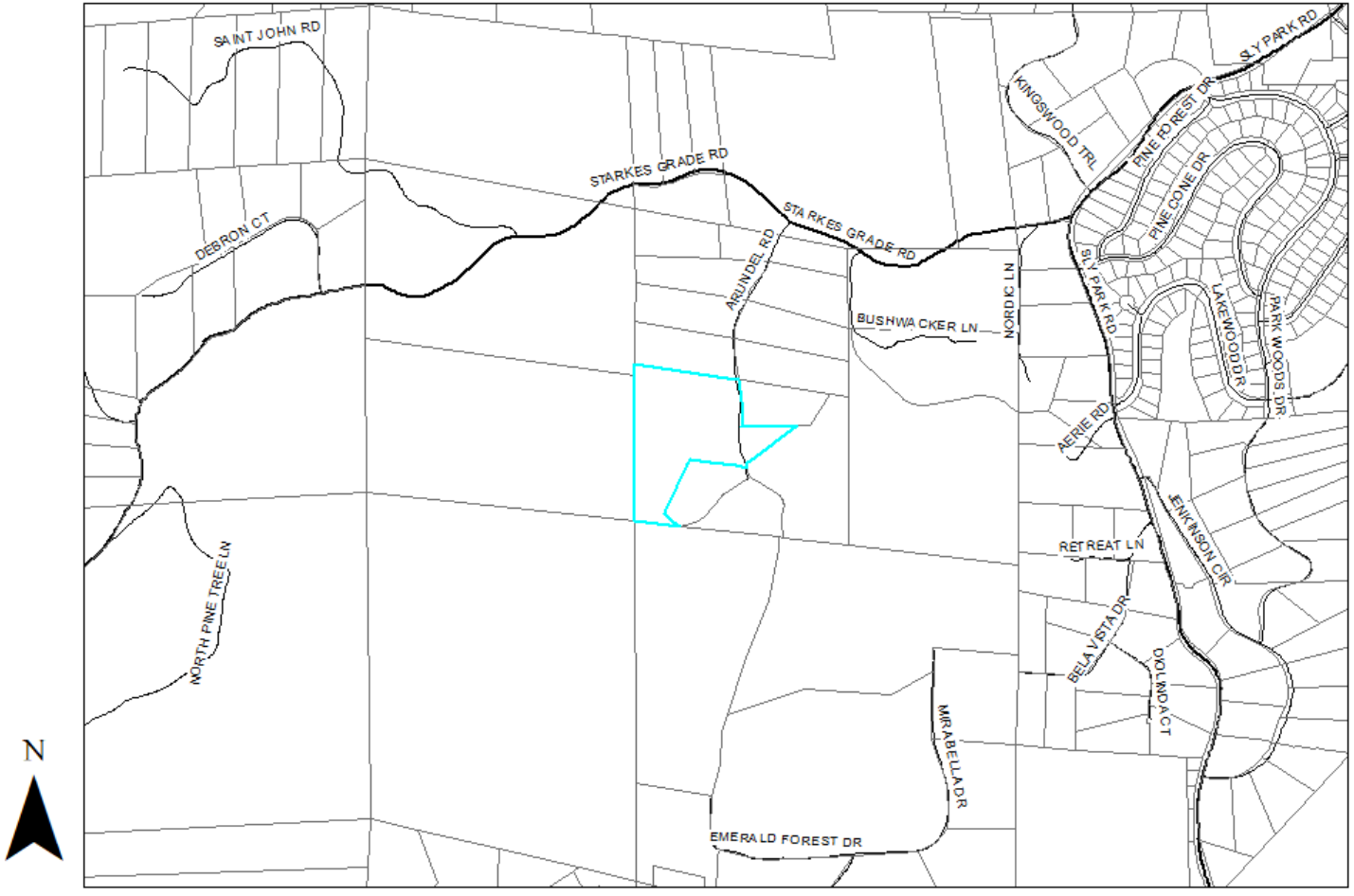
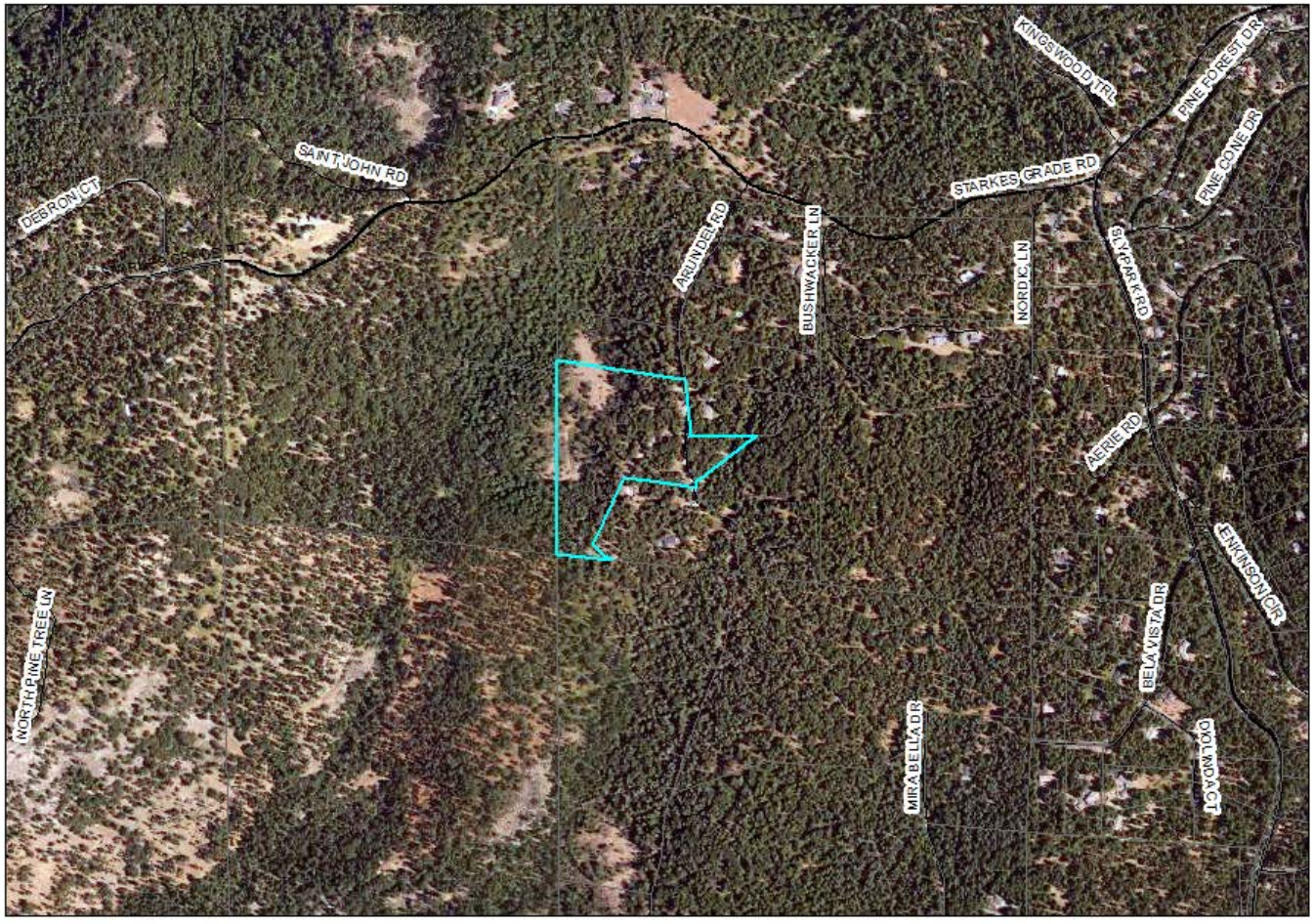
Attachment A: Vicinity Map



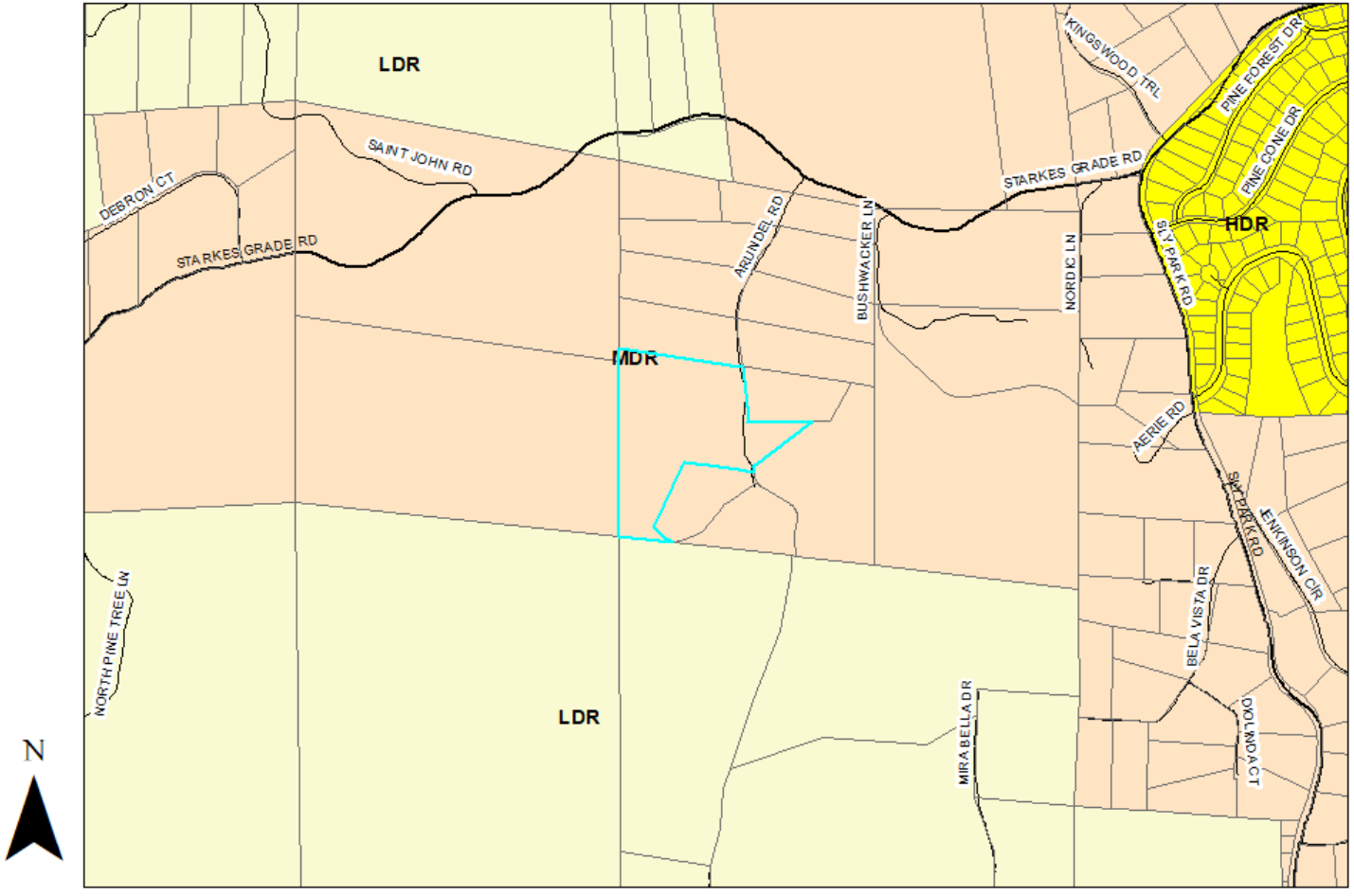
Parcel Map P22-0008
Crapo/Gasca Parcel Map
APN: 042-680-032

Attachment B: Aerial Map



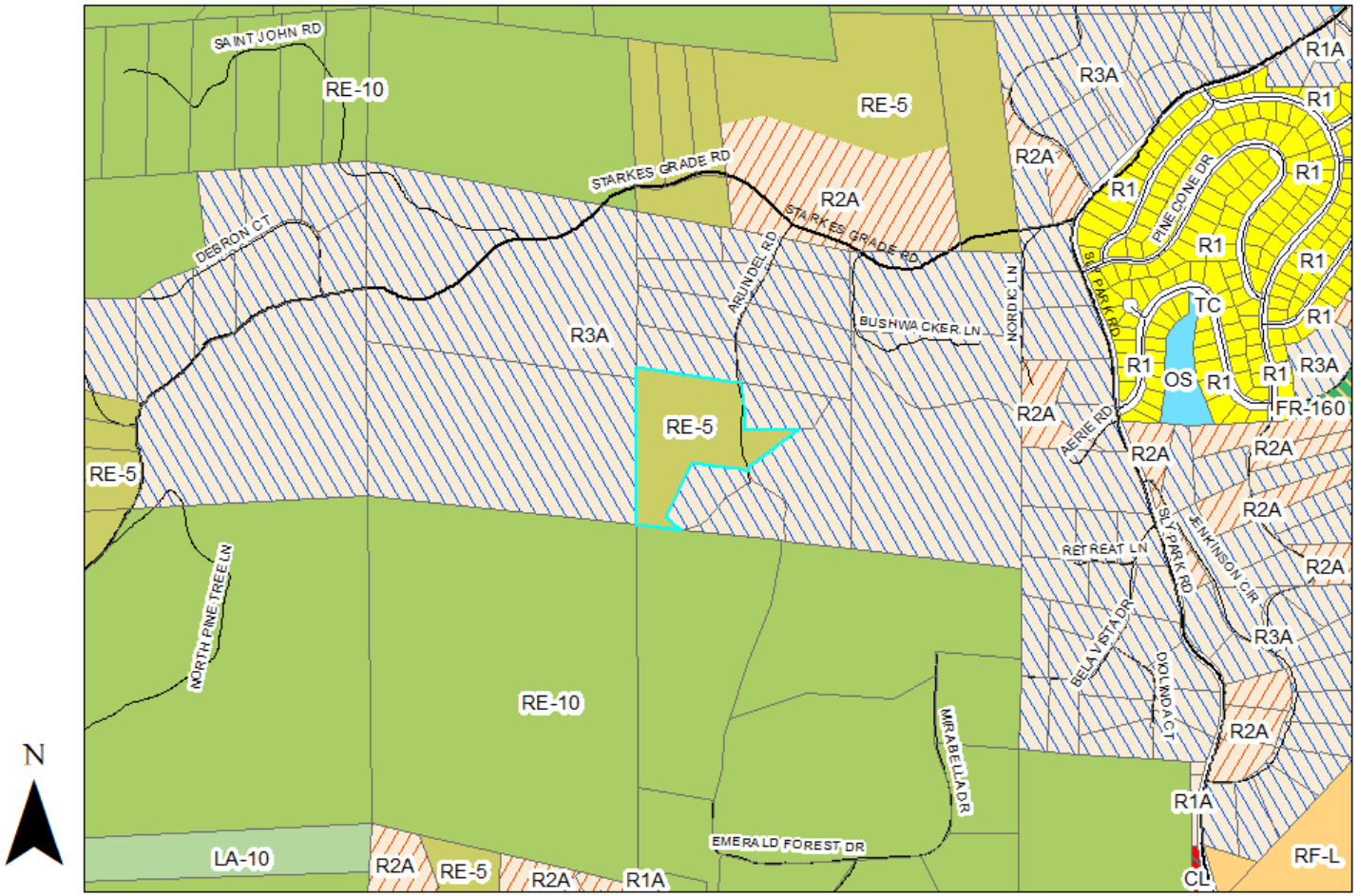
Parcel Map P22-0008
Crapo/Gasca Parcel Map
APN: 042-680-032

Attachment C: General Plan Land Use Map



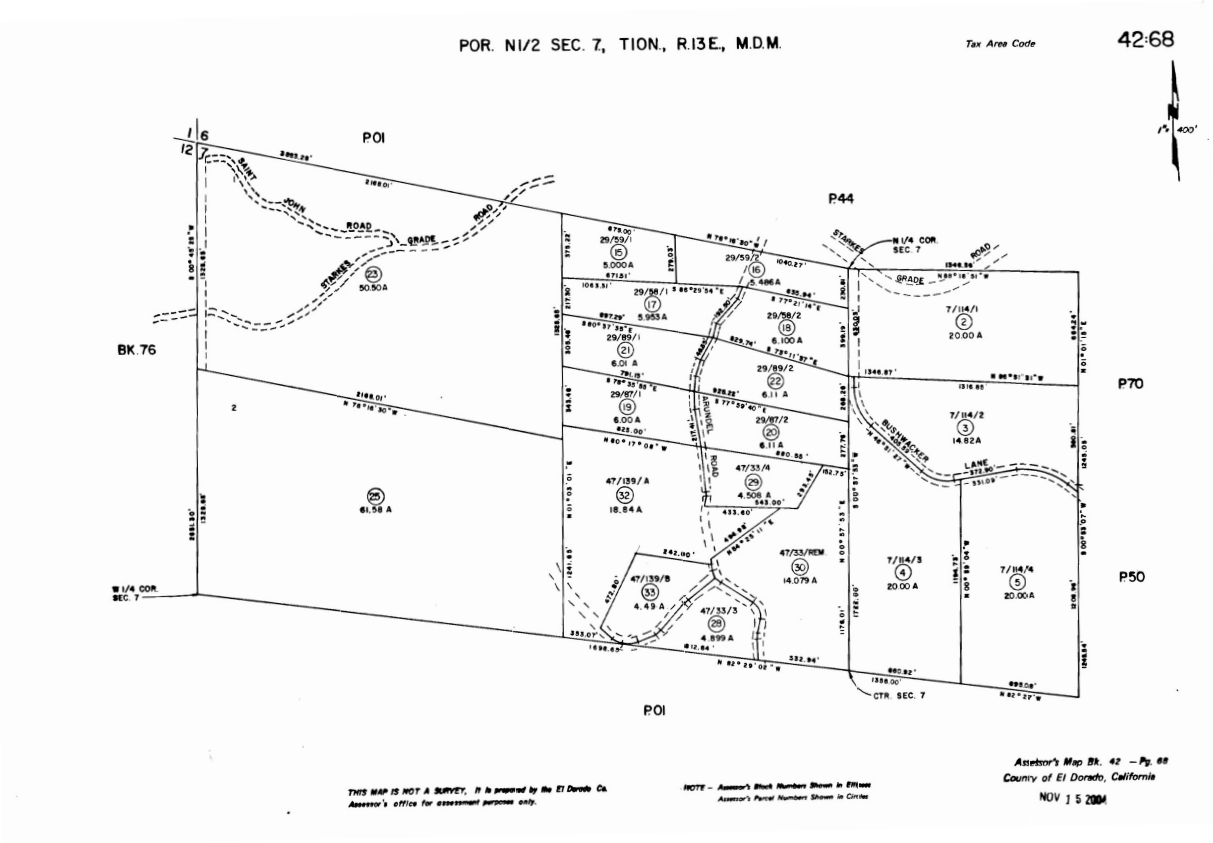
Parcel Map P22-0008
Crapo/Gasca Parcel Map
APN: 042-680-032

Attachment D: Zoning Map



Parcel Map P22-0008
Crapo/Gasca Parcel Map
APN: 042-680-032

Attachment E: Assessor's Parcel Map



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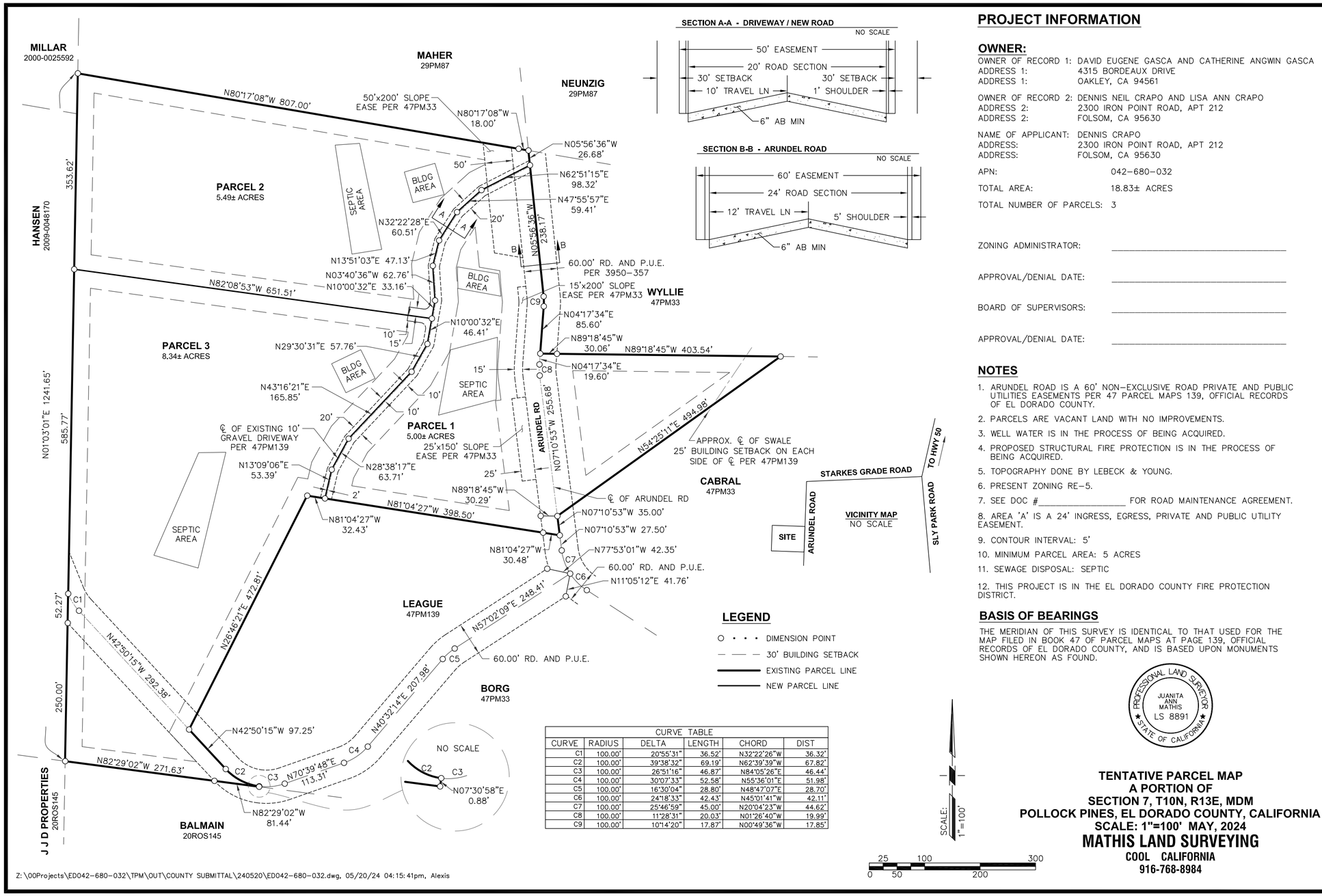
Crapo/Gasca Parcel Map
APN: 042-680-032



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	DIST
C1	100.00'	20°55'31"	36.52'	N32°22'26"W	36.32'
C2	100.00'	39°38'32"	69.19'	N62°39'39"W	67.82'
C3	100.00'	26°51'16"	46.87'	N84°05'26"E	46.44'
C4	100.00'	30°07'33"	52.58'	N55°36'01"E	51.98'
C5	100.00'	16°30'04"	28.80'	N48°47'07"E	28.70'
C6	100.00'	24°18'33"	42.43'	N45°01'41"W	42.11'
C7	100.00'	25°46'59"	45.00'	N20°04'23"W	44.62'
C8	100.00'	11°28'31"	20.03'	N01°26'40"W	19.99'
C9	100.00'	10°14'20"	17.87'	N00°49'36"W	17.85'

PROJECT INFORMATION

OWNER:

OWNER OF RECORD 1: DAVID EUGENE GASCA AND CATHERINE ANGWIN GASCA
ADDRESS 1: 4315 BORDEAUX DRIVE
ADDRESS 1: OAKLEY, CA 94561

OWNER OF RECORD 2: DENNIS NEIL CRAPO AND LISA ANN CRAPO
ADDRESS 2: 2300 IRON POINT ROAD, APT 212
ADDRESS 2: FOLSOM, CA 95630

NAME OF APPLICANT: DENNIS CRAPO
ADDRESS: 2300 IRON POINT ROAD, APT 212
ADDRESS: FOLSOM, CA 95630

APN: 042-680-032

TOTAL AREA: 18.83± ACRES

TOTAL NUMBER OF PARCELS: 3

ZONING ADMINISTRATOR: _____

APPROVAL/DENIAL DATE: _____

BOARD OF SUPERVISORS: _____

APPROVAL/DENIAL DATE: _____

NOTES

1. ARUNDEL ROAD IS A 60' NON-EXCLUSIVE ROAD PRIVATE AND PUBLIC UTILITIES EASEMENTS PER 47 PARCEL MAPS 139, OFFICIAL RECORDS OF EL DORADO COUNTY.
2. PARCELS ARE VACANT LAND WITH NO IMPROVEMENTS.
3. WELL WATER IS IN THE PROCESS OF BEING ACQUIRED.
4. PROPOSED STRUCTURAL FIRE PROTECTION IS IN THE PROCESS OF BEING ACQUIRED.
5. TOPOGRAPHY DONE BY LEBECK & YOUNG.
6. PRESENT ZONING RE-5.
7. SEE DOC #_____ FOR ROAD MAINTENANCE AGREEMENT.
8. AREA 'A' IS A 24' INGRESS, EGRESS, PRIVATE AND PUBLIC UTILITY EASEMENT.
9. CONTOUR INTERVAL: 5'
10. MINIMUM PARCEL AREA: 5 ACRES
11. SEWAGE DISPOSAL: SEPTIC
12. THIS PROJECT IS IN THE EL DORADO COUNTY FIRE PROTECTION DISTRICT.

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT USED FOR THE MAP FILED IN BOOK 47 OF PARCEL MAPS AT PAGE 139, OFFICIAL RECORDS OF EL DORADO COUNTY, AND IS BASED UPON MONUMENTS SHOWN HEREON AS FOUND.

PROFESSIONAL LAND SURVEYOR
JUANITA ANN MATHIS
LS 8891
STATE OF CALIFORNIA

TENTATIVE PARCEL MAP
A PORTION OF
SECTION 7, T10N, R13E, MDM
POLLOCK PINES, EL DORADO COUNTY, CALIFORNIA
SCALE: 1"=100' MAY, 2024

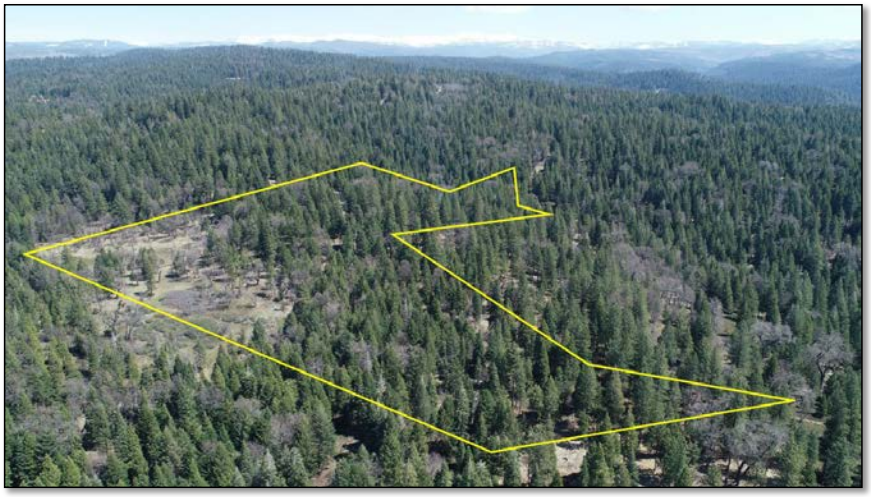
MATHIS LAND SURVEYING
COOL CALIFORNIA
916-768-8984

Z:\00Projects\ED042-680-032\TPM\OUT\COUNTY SUBMITTAL\240520\ED042-680-032.dwg, 05/20/24 04:15:41pm, Alexis

BIOLOGICAL AND WETLANDS RESOURCES ASSESSMENT
FOR THE 18.8-ACRE

ARUNDEL ROAD TENTATIVE MAP STUDY AREA

EL DORADO COUNTY, CALIFORNIA



Prepared for:

Dennis Crapo
2300 Iron Point Rd
Folsom, CA 95630

Prepared by:

Salix consulting, inc.
2280 Grass Valley Hwy #306
Auburn, California 95603
(530) 888-0130

JUNE 2023

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Appendix A. Plant Species Observed Within the Study Area

Appendix B. Potentially-Occurring Special-Status Plants Within the Study Area

Appendix C. Potentially-Occurring Special-Status Animals Within the Study Area

Biological and Wetlands Resources Assessment for the 18.8-Acre Arundel Road Tentative Map Study Area

INTRODUCTION

Project Location

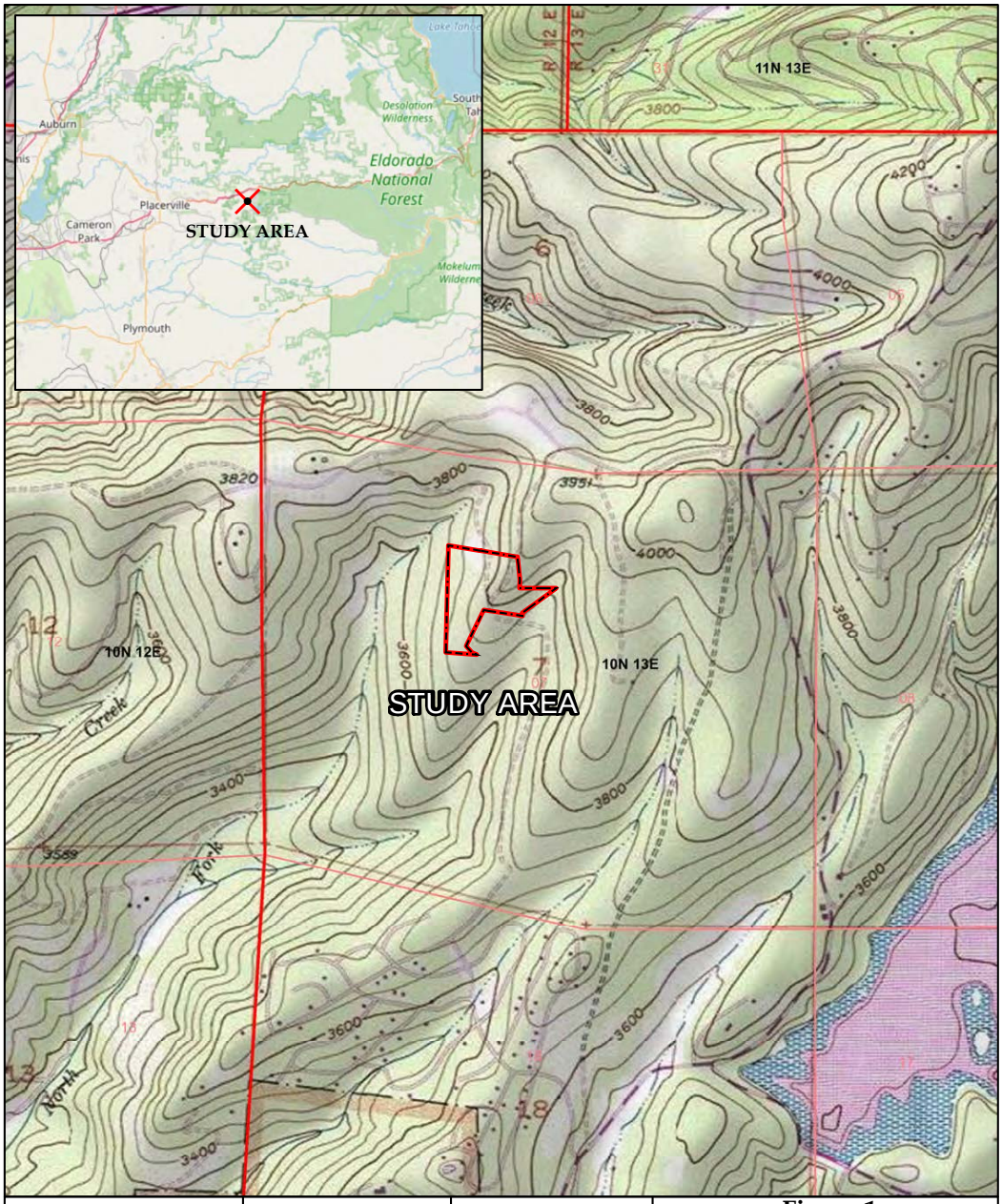
Salix Consulting, Inc. (Salix) conducted a Biological and Wetlands Resources Assessment for the 18.8-acre Arundel Road Tentative Map study area in unincorporated El Dorado County northwest of Jenkinson Lake, south of highway 50 at Pollock Pines (Study Area). The parcel is situated in Section 7, Township 10 North and Range 13 East on the Sly Park, California 7.5-minute USGS topographic quadrangle (Figure 1). The approximate coordinates for the center of study area are 38.73'55.45"N and 120.58'41.18"W. The APN of the parcel is 042-680-032 and is located at the end of Arundel Road, west of Sly Park Road (Figure 2). The study area is in the jurisdiction of the County of El Dorado.

Setting

The site is located in a rural residential area in a forest setting of primarily coniferous trees with scattered black oak. The terrain is rolling to steep. The study area is undeveloped with variable topography ranging from approximately 3,700 feet at the west property line to about 3,860 feet at the eastern property line.

Objectives of Biological Resources Assessment

- Identify and describe the biological communities present in the Study Area
- Record plant and animal species observed in the Study Area
- Evaluate and identify sensitive resources and special-status plant and animal species that could be affected by project activities
- Provide conclusions and recommendations



Salix consulting, inc.

N

0 1,000 2,000

Feet

Source Map:
USGS Topographic Map
Sly Park Quad 1:24,000
S07 T10N R13E

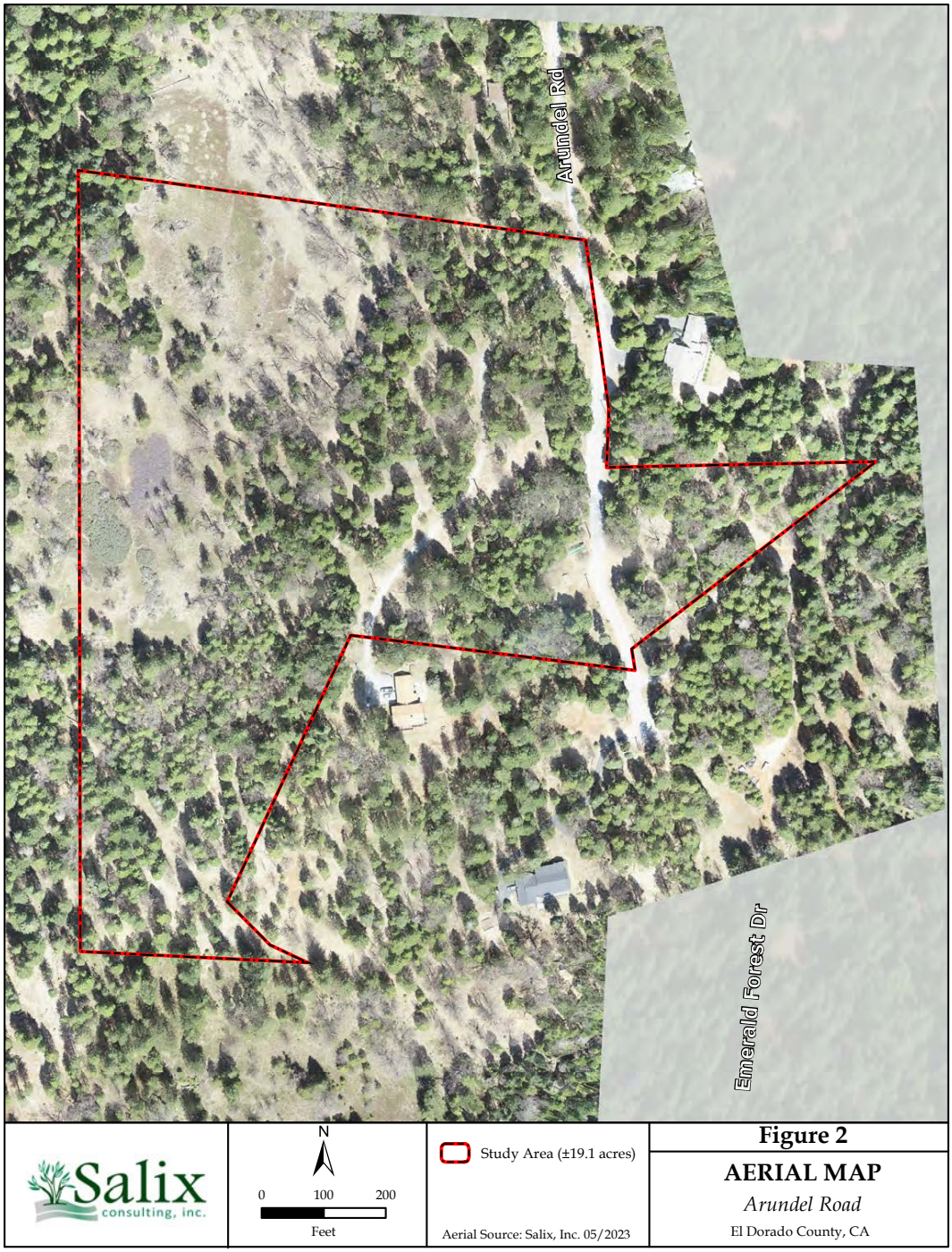
Figure 1

SITE AND VICINITY MAP

Arundel Road

El Dorado County, CA

Parecl Map P22-0008
Crapo/Gasca Parcel Map
APN: 042-680-032



Parecl Map P22-0008
Crapo/Gasca Parcel Map
APN: 042-680-032

METHODS

Literature Review

Salix biologists reviewed recent and historic aerial photographs, USGS maps, preliminary engineering exhibits, watershed maps and site plans for the study area. Standard publications were reviewed to provide information on life history, habitat requirements, and distribution of regionally occurring animal species. They include published books, peer-reviewed articles, field guides, and the California Wildlife Habitats Relationships Program. Publications utilized in this assessment are included in the References section of this document.

Special-Status Species Reports

Salix biologists queried the California Natural Diversity Data Base (CNDDB 2023) for location records for special-status species known to occur in the 9-quadrangle region surrounding the study area. Quadrangles included in the query were Aukum, Caldor, Camino, Omo Ranch, Pollock Pines, Riverton, Slate Mountain, Sly Park, and Old Iron Mountain. Salix biologists also reviewed the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) database (USFWS 2023) for occurrences of special-status fish, wildlife, and plant species in the region surrounding the study area. An official species list was generated through the USFWS query. Lastly, the California Native Plant Society Rare Plant Inventory (CNPS 2023) was queried for special-status plants occurring in the 9-quad area.

For the purposes of this report, special-status species are those that fall into one or more of the following categories, including those:

- listed as endangered or threatened under the federal Endangered Species Act (including candidates and species proposed for listing),
- listed as endangered or threatened under the California Endangered Species Act (including candidates and species proposed for listing),
- designated as rare, protected, or fully protected pursuant to California Fish and Game Code,
- designated a Species of Concern by the California Department of Fish and Wildlife (CDFW),
- defined as rare or endangered under Section 15380 of the California Environmental Quality Act (CEQA), or
- designated as Ranks 1, 2, or 3 on lists maintained by the California Native Plant Society.

Field Assessments

Field assessments were conducted on March 24, and April 13, 2023, by Jeff Glazner to characterize existing conditions, map land cover types and assess the probability of occurrence of special status plant and animal species. The March 24 date was abbreviated due to a light overnight snowfall. A few inches were on the ground which

limited the ability to see the surface and assess species and if any aquatic resources were present. The full habitat assessment was conducted on the April 13 site visit.

Plants observed are presented in Appendix A. Wildlife observed are noted in the ***Wildlife Occurrence and Use*** section below.

FINDINGS

Soils

Three soil types, mapped by USDA, are present in the study area: Cohasset loam, backslopes, 10 to 30 percent slopes, Aiken loam, 9 to 15 percent slopes, and Iron Mountain very rocky sandy loam, 3 to 50 percent slopes (Figure 3).

Cohasset loam, backslopes, 10 to 30 percent slopes

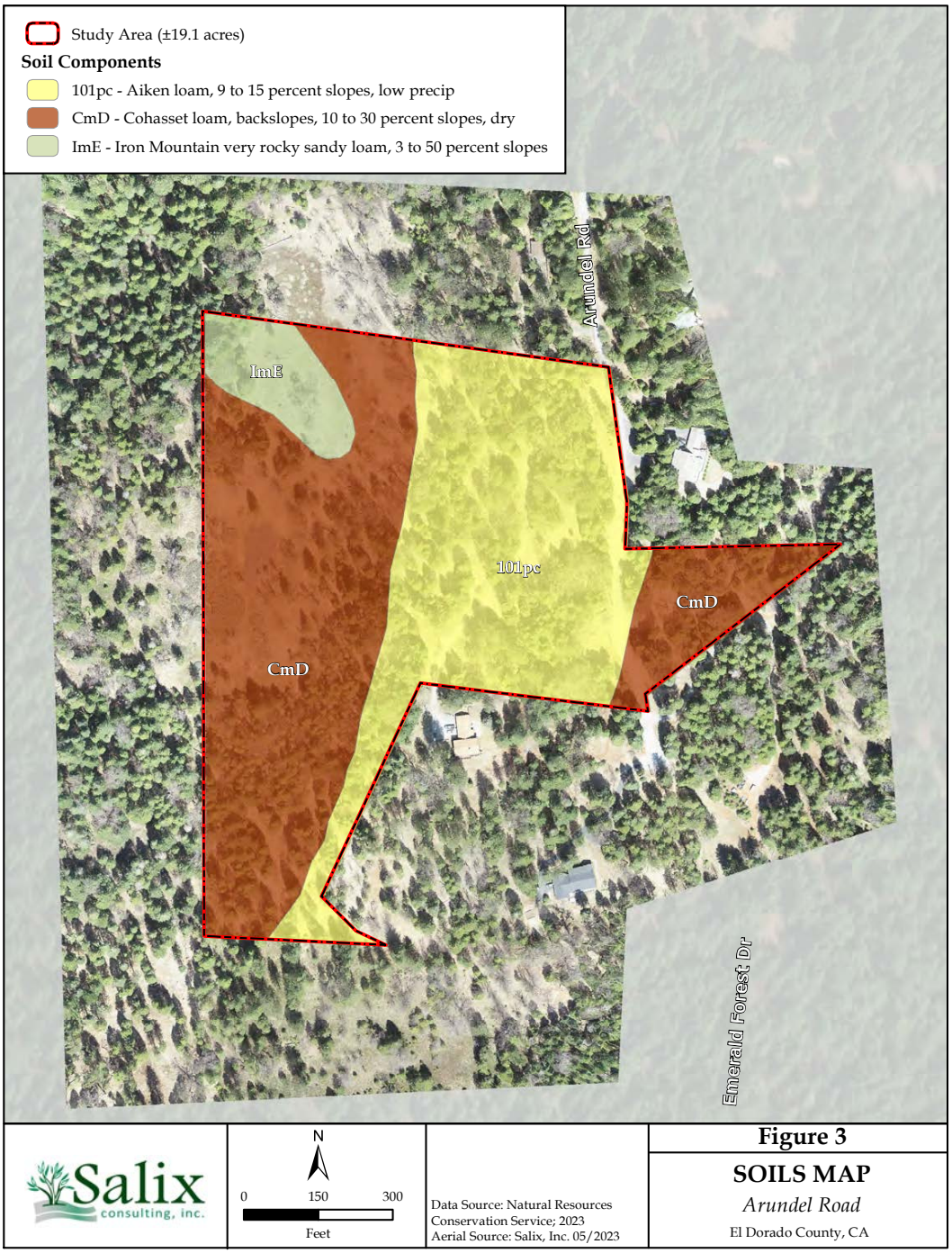
The Cohasset series makes up 52 percent of the map unit. The series consists of deep and very deep, well drained soils that formed in material weathered from volcanic rock. They are found at elevations of about 800 to 5,500 feet. The soil is influenced by amorphous material. Depth to a paralithic or lithic contact of weathered rock ranges from 40 to 80 inches. The soils between depths of about 6 and 24 inches is usually moist; however, it is dry in all parts for 120 to 150 days from sometime in June through October. Cohasset soils are primarily found within the Cascade, Sierra Nevada, and Coast Ranges of northern California and probably in southern Oregon.

Aiken loam, 9 to 15 percent slopes

The Aiken series contributes 42 pecrent of the map unit. The series consists of very deep, well drained soils formed in material weathered from basic volcanic rocks. They are found at elevations of about 1,200 to 5,000 feet on broad gently sloping tabular ridges. Depth to a clay layer ranges from about 35 to 45 inches. The soils between depths of about 4 and 12 inches, are usually moist but are dry from June until October. The Aiken soil series occurs in mountain ranges of the Sierra Nevada and Cascade of California and Oregon.

Iron Mountain very rocky sandy loam, 3 to 50 percent slopes.

The Iron Mountain series adds the remaining 6 percent of the map unit. The series consists of very shallow to shallow, well to somewhat excessively drained soils formed in material weathered from andesitic tuff breccia. They are found at elevations of 1000 to 6000 ft on backslopes, shoulders and summits of lahars and volcanic ridges. The soil occurs at the Sierra Nevada Foothills, Sierra Nevada Mountains, and Cascade Range of California.


Study Area (±19.1 acres)
Soil Components
101pc - Aiken loam, 9 to 15 percent slopes, low precip
CmD - Cohasset loam, backslopes, 10 to 30 percent slopes, dry
ImE - Iron Mountain very rocky sandy loam, 3 to 50 percent slopes
Arundel Rd
ImE
101pc
CmD
CmD
Emerald Forest Dr
Salix consulting, inc.
N
0
150
300
Feet
Data Source: Natural Resources Conservation Service; 2023
Aerial Source: Salix, Inc. 05/2023
Figure 3
SOILS MAP
Arundel Road
El Dorado County, CA

Hydrology

The site is located in the Lower North Fork Consumnes River – HUC12 (180400130204) watershed which is part of the Upper Cosumnes HUC8 (18040013) watershed. Water is generally conveyed to the southwest.

The study area contains no streams or larger drainages that would convey much more than sheet flow. The property is primarily on a ridge and side slope and the watershed is relatively small.

Climate

The closest reporting weather station to the property site is Pacific House, ENE about 4 miles. The warmest month of the year is typically August with a high of 92 degrees. The coolest month of the year is typically March with a high of 47 degrees. February is the coolest month of the year with an average low of 28 degrees. Total annual precipitation is 52 inches with the month of January receiving the most rain fall (>9 inches). Summer months are typically dry with little, or minimal rainfall recorded between June and September (Western Regional Climate Center, 2023).

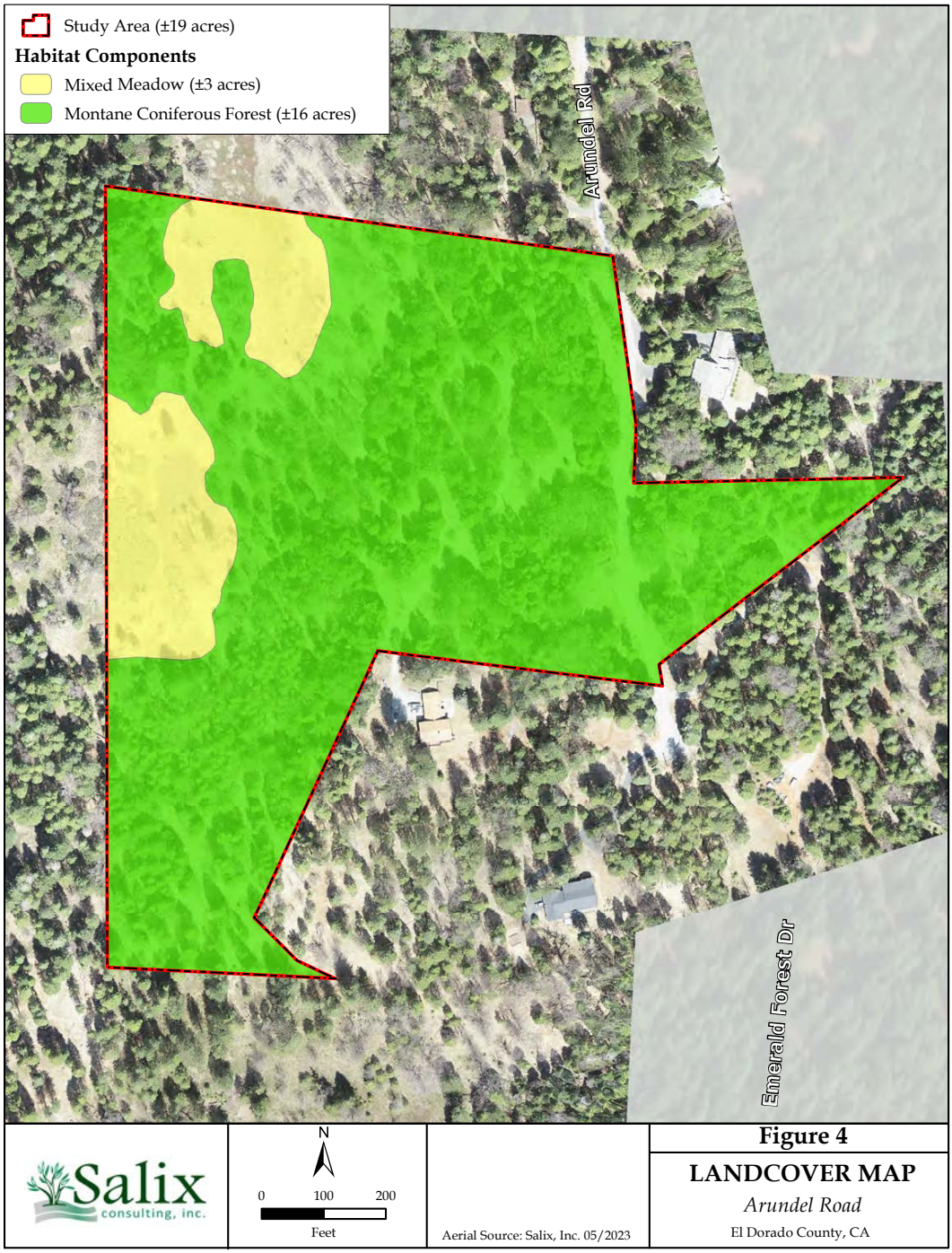
Biological Communities

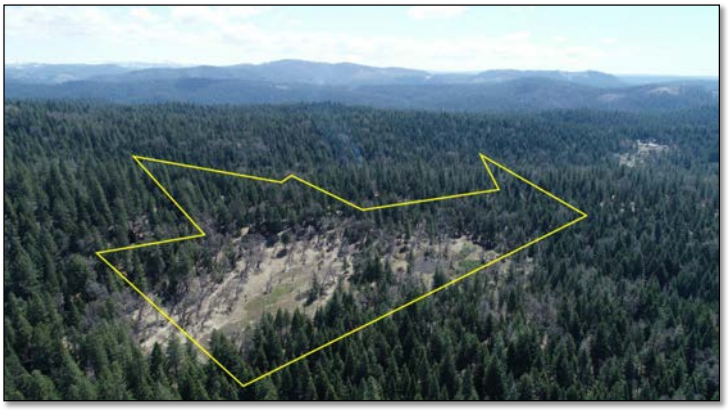
Two habitat types occur in the study area, montane coniferous forest, and a "mixed meadow" community (Figure 4).

The study area is situated in a montane coniferous forest region (Figure 5a). The most common trees are ponderosa pine (*Pinus ponderosa*), Douglas fir (*Pseudotsuga menziesii*), incense cedar (*Calocedrus decurrens*), white fir (*Abies concolor*) and black oak (*Quercus kelloggii*). Much of the understory has been cleared for fire management and the shrub layer is mostly lacking. Mountain misery (*Chamaebatia foliolosa*) is a low growing (generally less than one-foot) shrub that is common throughout the site, and scattered deer brush (*Ceanothus integerrimus*) is scattered in the understory. Shrubs are common downslope in the "mixed meadow" community as this area has not had any fire management.

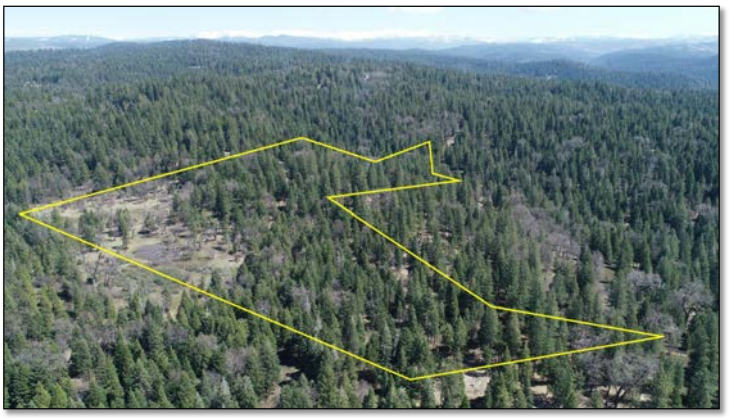
Table 1.
Biological Communities/Landcover Types
Within the Arundel Road Study Area

Biological Community	Acreage (±)
Montane Coniferous Forest	16
Mixed Meadow	3
Total	**19**


Study Area (±19 acres)
Habitat Components
Mixed Meadow (±3 acres)
Montane Coniferous Forest (±16 acres)
Arundel Rd
Emerald Forest Dr
N
0
100
200
Feet
Aerial Source: Salix, Inc. 05/2023
Figure 4
LANDCOVER MAP
Arundel Road
El Dorado County, CA



Looking southeast over the approximate study area.
Photo date: 4-13-23



Looking northeast over the approximate study area.
Photo date: 4-13-23

Salix consulting, inc.

Figure 5a

AERIAL SITE PHOTOS

Arundel Road Study Area

El Dorado County, CA

Montane Coniferous Forest

The forest community is primarily coniferous species with scattered black oak. The oaks are more abundant along the transition between the upper elevation and the lower elevation as it transitions to the mixed meadow (Figure 5b).

Mixed Meadow

The mixed meadow habitat type is a catch-all landcover type that is primarily herbaceous but contains several vegetative components that are not meadow. This area is situated in the lower part of the slope and is subject to more mesic conditions. The slope is considerable, and drainage is high, preventing persistent water. The area also contains a high exposed rock component. Two large patches of shrubs occur on the upper/southern portion of this habitat- white-leaf manzanita (*Arctostaphylos viscida*) and chokecherry (*Prunus virginiana*). Scattered ponderosa pine and black oak occur in this habitat as well. Herbaceous species were early in their life cycle and plant identification was difficult (Figure 5c).

Wildlife Occurrence and Use

Wildlife utilization in this mid-elevation coniferous forest is expected to be typical for similar habitats in the region. The rural residential nature of the area may sway species away from human activity but many of these species, such as mule deer and black bear, adapt to human activity and may actually utilize some of the urban components such as lawns and ornamental vegetation.

Tracks, or other sign of mule deer, coyote, raccoon, and black bear were observed in the Study Area. Birds observed include red-tailed hawk, stellar's jay, mountain chickadee, northern flicker, mountain bluebird, dark-eyed junco, American robin, raven and turkey vulture.

Special-Status Species

To determine potentially-occurring special-status species, the standard databases from the CDFW (CNDDB 2023), CNPS (2023), and USFWS Information for Planning and Consultation (2023) were queried and reviewed as described above. These searches provided a list of regionally-occurring special-status plant and animal species and were used to determine which species had at least some potential to occur within or near the study area. Appendix B lists potentially-occurring special-status plants and their likelihood to occur, and Appendix C lists special-status animals compiled from these queries. The site assessments and the best professional judgment of Salix biologists were used to further refine Appendix B and C.

Forested area near Arundel Road. *Photo date 4-13-23*

Forested area along ridgeline. *Photo date 4-13-23*

Salix consulting, inc.

Figure 5b

SITE PHOTOS

Arundel Road Study Area

El Dorado County, CA

Shrubby area *(Prunus emarginata)* in western area of site.
Photo date 4-13-23

Looking southeast over meadow and into forest from northern property line. *Photo date 4-13-23*

Salix consulting, inc.

Figure 5c

SITE PHOTOS

Arundel Road Study Area

El Dorado County, CA

Special-Status Plants

The query results of the rare plant databases referenced above are included in Appendix B. The results of these queries collectively include 9 species.

Of the nine species identified in the database queries, five are determined to have at least some probability of occurrence. All of the species with potential to occur would not occupy the upper slopes and ridgeline but rather lower on the slope and into the mixed meadow habitat. None of the species are known from the nearby area and those that have potential to occur the likelihood is very low.

Table 2.
Special-Status Plants Determined to Have Some Potential to Occur within the Arundel Road Study Area

Species	Status* Federal	State	CNPS	Habitat	Potential for Occurrence Within Study Area**
Stebbins' phacelia *Phacelia stebbinsii*			1B.2	Cismontane woodland, Lower montane coniferous forest, Meadows and seeps	Unlikely. Marginal habitat on lower slopes near mixed meadow habitat.
Pleasant Valley mariposa-lily *Calochortus clavatus var. avius*	-	-	1B.2	Lower montane coniferous forest (Josephine silt loam, volcanic)	Unlikely. Soils and upper slopes are not suitable. Marginal habitat on lower slopes near mixed meadow habitat.
Saw-toothed lewisia *Lewisia serrata*	-	-	1B.1	Broadleaf upland forest, Lower montane coniferous forest, Riparian forest	Unlikely. Habitat on upper slopes lacking;marginal habitat on lower slopes in rocky areas.
Yellow-lip pansy monkeyflower Diplacus pulchellus	-	-	1B.2	Lower montane coniferous forest, Meadows and seeps	Unlikely. Marginal habitat in mixed meadow habitat.
Grassland suncup *Camissonia lacustris*	-	-	1B.2	Chaparral, Cismontane woodland, Lower montane coniferous forest, Valley and foothill grassland	Unlikely. Marginal habitat on lower slopes.

***Status Codes:**
Federal
FE Federal Endangered
FT Federal Threatened
State
CE California Endangered
CR California Rare
CNPS
Rank 1BRare, Threatened, or Endangered in California
Rank 2R, T, or E in California, more common elsewhere
Rank 3 More information is needed.

****Definitions for the Potential to Occur:**
None. No suitable habitat (or nesting habitat) present within the study area.
Unlikely: Minimal or marginal quality habitat in the study area. Disturbance or other activities may restrict or eliminate possibility of species occurring.
Possible. Suitable habitat occurs within the study area. Study area within range of species.
Likely. Study area provides desirable habitat for species and there is a very high probability for its occurrence. Species documented to occur nearby in similar habitat.
Observed: Species was observed within the study area.

Special-Status Animals

Queries of the special status species databases resulted in 11 regionally occurring special status animal species. Of these, two species were identified as occurring within the surrounding region (generally within a 5-mile radius of the study area) (Figure 6b). These are:

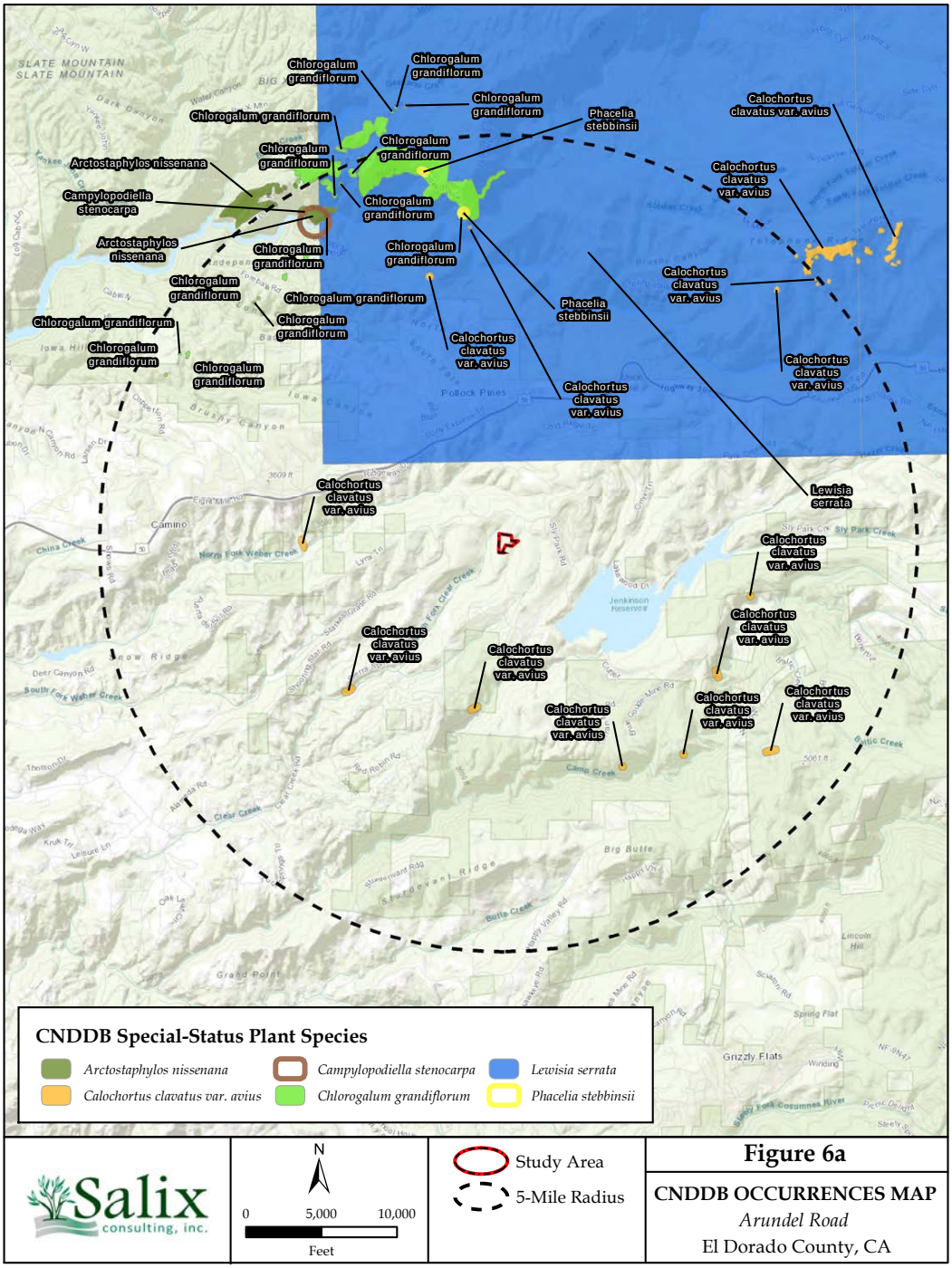
- Fisher (*Pekania pennanti*) 6.5 miles west along the highway 50 corridor.
- Northern Goshawk (*Accipiter gentilis*) 9 miles northwest, north of Swansboro Country Airport.

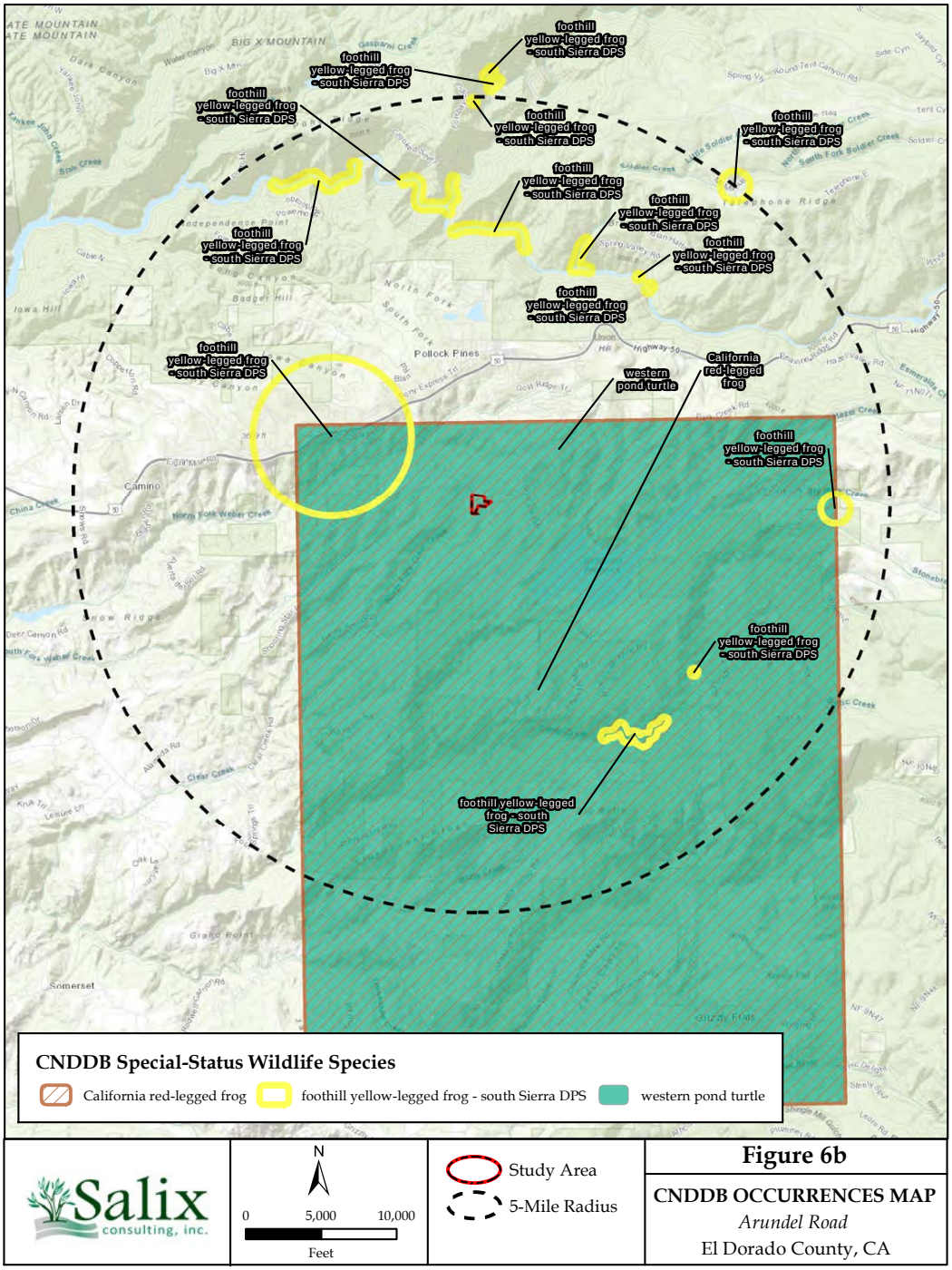
Denning habitat for the fisher is very limited due to human influence of the area and is not likely to occur. Marginally suitable nesting habitat for the northern goshawk is present in the study area but more likely in surrounding areas away from residential areas. None of the other species are likely to occur in the study area (see Appendix C).

The approximate locations of reported occurrences of special-status plants within a 5-mile radius of the study area is shown in Figure 6a, and for animals, in Figure 6b.

Aquatic Resources

The site was evaluated for aquatic resources. Aquatic resources are features that meet federal and state definitions and may or may not be regulated. All areas of the study area were evaluated and no aquatic resources are present.


Chlorogalum grandiflorum
Arctostaphylos nissenana
Campylopodiella stenocarpa
Phacelia stebbinsii
Calochortus clavatus var. avius
Lewisia serrata
CNDDB Special-Status Plant Species
Arctostaphylos nissenana
Calochortus clavatus var. avius
Campylopodiella stenocarpa
Chlorogalum grandiflorum
Lewisia serrata
Phacelia stebbinsii
Salix consulting, inc.
N
0
5,000
10,000
Feet
Study Area
5-Mile Radius
Figure 6a
CNDDB OCCURRENCES MAP
Arundel Road
El Dorado County, CA


foothill yellow-legged frog - south Sierra DPS
western pond turtle
California red-legged frog
Pollock Pines
Camino
Somerset
CNDDB Special-Status Wildlife Species
California red-legged frog
foothill yellow-legged frog - south Sierra DPS
western pond turtle
Salix consulting, inc.
N
0
5,000
10,000
Feet
Study Area
5-Mile Radius
Figure 6b
CNDDB OCCURRENCES MAP
Arundel Road
El Dorado County, CA

RECOMMENDATIONS

Special-Status Plants

Marginal habitat for five special status plants (all CNPS Rank 1B) is present on the lower slopes and mixed meadow habitat of the study area. If disturbance is to occur in these areas, a floristic survey may be necessary to determine presence or absence of these species (during May-June). Surveys on the upper slope and along the ridges are not recommended due to lack of suitable habitat.

Special-Status Animal

Northern goshawk may nest on or near the study area. El Dorado County may require a nesting survey if trees are removed during the nesting season of March through August. It is recommended that if trees are to be removed, it should occur outside of the bird nesting season. No other special status animal species are recommended.

Nesting Birds

Generally, the study area has minimal bird nesting potential. Most nesting birds are protected by the Migratory Bird Treaty Act (16 U.S.C. 703-712; MBTA) administered by the U.S. Fish and Wildlife Service (Division of Migratory Bird Management). The MBTA makes it unlawful, unless expressly authorized by permit pursuant to federal regulations, to "pursue, hunt, take, capture, kill, attempt to take, capture or kill, offer for sale, sell, offer to purchase, purchase, deliver for shipment, ship, cause to be shipped, deliver for transportation, transport, cause to be transported, carry, or cause to be carried by any means whatever, receive for shipment, transportation or carriage, or export at any time, or in any manner, any migratory bird, or any part, nest, or egg of any such bird."

The California Fish and Game Code (CFGC) §3503 prohibits the take, possession, or needless destruction of the nest or eggs of any bird; §3503.5 prohibits the take, possession, or needless destruction of any nests, eggs or birds in the orders Falconiformes (new world vultures, hawks, eagles, ospreys and falcons, among others) or Strigiformes (owls); §3511 prohibits the take or possession of fully protected birds; and §3513 prohibits the take or possession of any migratory nongame bird or part thereof as designated in the MBTA. Most birds are protected under the MBTA and CFGC except for several nonnative species.

If ground disturbance activities take place during the breeding/nesting season (March through August), disturbance of nesting activities could occur. Thus, a pre-construction survey should be conducted by a qualified biologist no more than 15 days prior to initiation of proposed activities. If active nests are found on or immediately adjacent to the site, a nest avoidance plan shall be implemented with approval from El Dorado County if the County requests, CDFW. The avoidance plan shall include appropriate buffers to the nest(s), and a qualified biologist should monitor the nest(s) and project activities to ensure no harm or agitation affects the nestlings. Once the birds have fledged, there is no longer a need for the buffer, and

project activities could then proceed. If no nesting is found to occur, necessary tree and shrub removal could then proceed.

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Appendix A.
Plant Species Observed Within the Arundel Road Study Area
April 13, 2023

Arundel Road

Plant Species Observed
April 13, 2023

Scientific Name	Common Name
Acmispon americanus	Spanish lotus
Agoseris retrorsa	Spear leaved agoseris
Aira caryophyllea	Silvery hairgrass
Allium sp.	Onion
Arctostaphylos viscida	Whiteleaf manzanita
Ceanothus integerrimus	Deer brush
Ceanothus prostratus	Mahala mats
Cynosurus echinatus	Dogtail grass
Elymus glaucus	Blue wildrye
Eriophyllum lanatum	Wooly sunflower
Galium aparine	Cleavers
Hypericum concinnum	Gold wire
Lupinus sp.	Lupine
Melica californica	California melic
Pinus lambertiana	Sugar pine
Pinus ponderosa	Yellow pine
Poa pratensis	Kentucky blue grass
Prunus virginiana	Chokecherry
Pseudotsuga menziesii	Douglas fir
Quercus kelloggii	California black oak
Ribes roezlii	Sierra gooseberry
Symphoricarpos mollis	Snowberry

Appendix B
Potentially-Occurring Special-Status Plants Within the Arundel Road Study Area

Appendix B

Arundel Road Potentially-Occurring Special-Status Plant Species

Family Taxon Common Name	Status*	Flowering Period	Habitat	Probability on Project Site
Cyperaceae				
Rhynchospora capitellata brownish beaked-rush	Fed: FSS State: - CNPS: Rank 2B.2	July-August	Lower montane coniferous forest, Marshes and swamps, Meadows and seeps, Upper montane coniferous forest	None. Site does not contain wetlands
Ericaceae				
Arctostaphylos nissenana Nissenan manzanita	Fed: FSS State: - CNPS: Rank 1B.2	February-March	Chaparral, Closed-cone coniferous forest	None. Not observed during field survey
Hydrophyllaceae				
Phacelia stebbinsii Stebbins' phacelia	Fed: FSS State: - CNPS: Rank 1B.2	May-July	Cismontane woodland, Lower montane coniferous forest, Meadows and seeps	Unlikely. Marginal habitat on lower slopes near mixed meadow habitat.
Liliaceae				
Calochortus clavatus var. avius Pleasant Valley mariposa-lily	Fed: State: - CNPS: Rank 1B.2	May-July	Lower montane coniferous forest (Josephine silt loam, volcanic)	Unlikely. Soils and upper slopes are not suitable. Marginal habitat on lower slopes near mixed meadow habitat.
Montiaceae				
Lewisia serrata saw-toothed lewisia	Fed: State: - CNPS: Rank 1B.1	May-June	Broadleafed upland forest, Lower montane coniferous forest, Riparian forest	Unlikely. Habitat on upper slopes lacking; marginal habitat on lower slopes in rocky areas.
Onagraceae				
Camissonia lacustris grassland suncup	Fed: State: - CNPS: Rank 1B.2	March-June	Chaparral, Cismontane woodland, Lower montane coniferous forest, Valley and foothill grassland	Unlikely. Marginal habitat on lower slopes.

Appendix B

Arundel Road Potentially-Occurring Special-Status Plant Species

Family Taxon Common Name	Status*	Flowering Period	Habitat	Probability on Project Site
Ophioglossaceae				
Botrychium crenulatum scalloped moonwort	Fed: FSS State: - CNPS: Rank 2B.2	June-July	Lower montane coniferous forest; bogs and fens; meadows; marshes and swamps (freshwater).	None. site is not wet enough to support this species.
Botrychium minganense Mingan moonwort	Fed: FSS State: - CNPS: Rank 2B.3	August-August	Bogs and fens, Lower montane coniferous forest, Meadows and seeps (edges), Upper montane coniferous forest.	None. site is not wet enough to support this species.
Phrymaceae				
Diplacus pulchellus yellow-lip pansy monkeyflower	Fed: State: - CNPS: Rank 1B.2	May-June	Lower montane coniferous forest, Meadows and seeps	Unlikely. Marginal habitat in mixed meadow habitat.

***Status**

Federal:
FE - Federal Endangered
FT - Federal Threatened
FPE - Federal Proposed Endangered
FPT - Federal Proposed Threatened
FC - Federal Candidate
FSS - Forest Service Sensitive
FSW - Forest Service Watchlist

State:
CE - California Endangered
CT - California Threatened
CR - California Rare
CSC - California Species of Special Concern

CNPS (California Native Plant Society - List.RED Code):
Rank 1A - Extinct
Rank 1B - Plants rare, threatened, or endangered in California and elsewhere
Rank 2A- Plants extinct in California, but more common elsewhere
Rank 2B - Plants rare, threatened, or endangered in California, more common elsewhere
Rank 3 - Plants about which more information is needed, a review list
Rank 4 - Plants of limited distribution, a watch list
RED Code
1 - Seriously endangered (>80% of occurrences threatened)
2 - Fairly endangered (20 to 80% of occurrences threatened)
3 - Not very endangered (<20% of occurrences threatened)

Appendix C.
Potentially-Occurring Special-Status Animals Within the Arundel Road Study Area

Appendix C

Arundel Road - Potentially Occurring Special Status Animals

	Status*	Habitat	Probability on Project Site
Amphibians			
California red-legged frog *Rana draytonii*	Fed: FT State: - Other: SSC	Occurs in lowlands and foothills in deeper pools and slow-moving streams, usually with emergent wetland vegetation. Requires 11-20 weeks of permanent water for larval development.	None - the site lacks aquatic resources necessary for the life cycle of the frog. Overland transit over upland habitat to aquatic resources is unlikely.
Foothill yellow-legged frog *Rana boylii*	Fed: - State: CE Other: SSC	Found in partially shaded, shallow streams with rocky substrates. Needs some cobble-sized rocks as a substrate for egg laying. Requires water for 15 weeks for larval transformation.	None - the site lacks aquatic resources necessary for the life cycle of the frog. Overland transit over upland habitat to aquatic resources is unlikely.
Sierra Nevada yellow-legged frog *Rana sierrae*	Fed: FE State: CT Other: WL	Associated with streams, lakes, and ponds in montane riparian, lodgepole pine, subalpine conifer and wet meadow habitats. Occurs in the northern and central portions of the Sierra Nevada at elevations above 4,500 feet. Always near water.	None - the site lacks aquatic resources necessary for the life cycle of the frog. Overland transit over upland habitat to aquatic resources is unlikely.
Reptiles			
Western pond turtle *Actinemys marmorata*	Fed: - State: - Other: SSC	Inhabits ponds, marshes, rivers, streams, and irrigation ditches with aquatic vegetation. Needs suitable basking sites and upland habitat for egg laying.	None. The site lacks aquatic resource necessary to so support the life cycles of the turtle.
Birds			
Northern goshawk *Accipiter gentilis*	Fed: - State: SSC Other: *	Dense, mature coniferous forests, most typically dense fir stands in the Sierra Nevada mountains.	Possible. The site provided suitable nesting habitat
California spotted owl *Strix occidentalis occidentalis*	Fed: - State: SSC Other: *	Old-growth conifer and mixed conifer-hardwood forest in coastal and Sierra Nevada ranges.	None. The site lacks old growth habitat for nesting.
Great gray owl *Strix nebulosa*	Fed: - State: CE Other: *	Sierra Nevada in mature mixed conifer and red fir forests, adjacent to montane meadows within forested habitat. No regular seasonal migration; however, elevational migration with food availability may occur. Nests in broken top snag or mature fir.	None. The site lacks suitable nesting habitat

Appendix C

Arundel Road - Potentially Occurring Special Status Animals

	Status*	Habitat	Probability on Project Site
Bank swallow *Riparia riparia*	Fed: - State: CT Other: *	Colonial nester near riparian and other lowland habitats. Requires vertical banks or cliffs with fine-textured, sandy soils near streams, rivers, and lakes.	None. Site does not contain vertical eroding banks.
Mammals			
Sierra Nevada mountain beaver *Aplodontia rufa californica*	Fed: - State: SSC Other: -	Dense decidious trees and shrubs in riparian habitat with an abundant source of water.	None. The site lacks aquatic resource necessary to so support the life cycles of the beaver.
Sierra Nevada red fox *Vulpes vulpes necator*	Fed: FPE State: CT Other: *	Occurs in conifer forests and rugged alpine landscape of the Sierra Nevada and Cascade ranges between 4,000 feet and 12,000 feet, most often above 7,000 feet.	None. Site is at lower end of elevational range and has nearby human influence
Fisher *Martes pennanti pacifica*	Fed: FC State: CSC Other: *	Occurs in intermediate to large-tree stage coniferous forests and riparian woodlands with a high percent level of canopy closure.	None. Site does not provide denning habitat. species could utilize the site through transient passage.

***Status**

Federal:
FE - Federal Endangered
FT - Federal Threatened
FPE - Federal Proposed Endangered
FPT - Federal Proposed Threatened
FC - Federal Candidate
FPD - Federal Proposed for Delisting

State:
CE - California Endangered
CT - California Threatened
CR - California Rare
CC - California Candidate
CFP - California Fully Protected
CSC - California Species of Special Concern

Other:
Some species have protection under the other designations, such as the California Department of Forestry Sensitive Species, Bureau of Land Management Sensitive Species, U.S.D.A. Forest Service Sensitive Species, and the Migratory Bird Treaty Act. Raptors and their nests are protected by provisions of the California Fish and Game Code. Certain areas, such as wintering areas of the monarch butterfly, may be protected by policies of the California Department of Fish and Game.
WL - CDFG Watch List