Initial Study/Proposed Mitigated Negative Declaration for the Greenstone RV and Boat Storage Project

Prepared for:

El Dorado County
2850 Fairlane Court
Placerville, CA 95667
530/621-5859

Contact: Lela Shelley, Project Planner

September 2025

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ATTACHMENTS

TABLES

LIST OF ABBREVIATIONS

2023 Ozone Plan	Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan
AB	Assembly Bill
ADU	accessory dwelling unit
APN	Assessor's Parcel Number
AQAP	air quality attainment plan
Basin Plan	Water Quality Control Plan for the Sacramento and San Joaquin River Basins
BMP	best management practice
CAAQS	California Ambient Air Quality Standards
CAL FIRE	California Department of Forestry and Fire Protection
CARB	California Air Resources Board
CESA	California Endangered Species Act
CFC	California Fire Code
CNDDB	California Natural Diversity Database
CO_2	carbon dioxide
County	County of El Dorado
CRPR	California rare plant rank
CWPP	community wildfire protection plan
dB	decibels
DOT	County Department of Transportation
DTSC	California Department of Toxic Substance Control
DWR	California Department of Water Resources
EDCAQMD	El Dorado County Air Quality Management District
EDCHMP	El Dorado County Multi-Jurisdictional Hazard Mitigation Plan
EDCSO	El Dorado County Sheriff's Office
EP	Ecological Preserve
ESA	federal Endangered Species Act
GHG	greenhouse gas
I	Industrial
IL-PD	Industrial Low, Planned Development
LOS	level of service
MCAB	Mountain Counties Air Basin
MRZ	Mineral Resource Zones
MS4	municipal separate storm sewer system

msl	mean sea level
$MTCO_2e/yr$	metric tons of carbon dioxide equivalent per year
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Center
NCIC	North Central Information Center
NPDES	National Pollutant Discharge Elimination System
NRCS	Natural Resource Conservation
ORMP	Oak Resources Management Plan
PG&E	Pacific Gas and Electric Company
PM_{10}	respirable particulate matter
$PM_{2.5}$	fine particles
Project Applicant	Paul and Karen Funk
Project	Greenstone RV and Boat Storage Project
RWQCB	regional water quality control board
SB	Senate Bill
SGMA	Sustainable Groundwater Management Act
SIP	State Implementation Plan
SMAQMD	Sacramento Metropolitan Air Quality Management District
SR	State Route
SRA	state responsibility area
SWMP	storm water management plan
SWPPP	storm water pollution prevention plan
TAC	toxic air contaminant
Technical Advisory	*Technical Advisory on Evaluating Transportation Impacts in CEQA*
US 50	US Highway 50
USACE	US Army Corps of Engineers
USFWS	US Fish and Wildlife Service
USGS	US Geological Service
VMT	vehicle miles traveled
WEAT	Worker Environmental Awareness Training
WERS	Western El Dorado Recovery Systems

1 NOTICE ON INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The attached Initial Study/Proposed Mitigated Negative Declaration (IS/Proposed MND) has been prepared for the County of El Dorado (County) as the lead agency under the California Environmental Quality Act (CEQA). The purpose of this IS/Proposed MND is to evaluate and disclose potential environmental effects resulting from the Greenstone RV and Boat Storage Project. Under CEQA, the lead agency is the public agency with primary responsibility over approval of the project.

The County prepared this Proposed MND because, although the attached IS identifies potentially significant environmental effects, revisions to the project have been made or agreed to by the applicant that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, consistent with Section 15070 of the State CEQA Guidelines.

1.1 PROJECT DESCRIPTION

Paul and Karen Funk (the project applicant) have submitted an application to the County for the Greenstone RV and Boat Storage (project). The project includes the construction and operation of an outdoor RV and boat storage facility with 151 rentable parking spaces, 3 employee and customer parking spaces, and a 540-square-foot (sf) rental office.

1.2 LOCATION

The project site is located at 1225 Greenstone Cutoff Road, in the unincorporated community of Kingsvale, in western El Dorado County, California (assessor parcel number [APN] 319-260-066).

1.3 MITIGATION MEASURES INCLUDED IN THE PROJECT TO AVOID POTENTIALLY SIGNIFICANT IMPACTS

The following mitigation measures are identified in the attached IS to reduce potentially significant impacts.

Mitigation Measure 3.2-1: Oak Resources Protection

To mitigate for the removal of oak canopy, the project applicant shall obtain a permit from the County and pay the mitigation fee for oak woodland impacts as stated in the ORMP. The Oak Resources Technical Report (Foothill 2022) (Attachment C) states that because 100 percent of the oak canopy on the site would be removed, the mitigation fee in the ORMP is doubled. The current mitigation fee for removal of oak woodlands is $8,285 per acre. Therefore, the total mitigation fee required by the ORMP is $7,357.08 (0.444 x $8,285 x 2).

Mitigation Measure 3.4-1: Special-Status Plant Protection

Prior to project construction, the following measures shall be implemented to protect special-status plants:

- Prior to any vegetation clearing, ground disturbing, or construction activities within the project site, a qualified botanist shall implement protocol-level botanical surveys during the blooming period for the special-status plants with potential to occur in the project site. The survey shall be conducted during the blooming/identification period closest to the initiation of proposed vegetation clearing or ground disturbance.
- The surveys shall include all areas where habitat potentially suitable for special-status plant species would be removed or disturbed, plus a 25-foot buffer.

- Surveys shall follow methods from CDFW's *Protocols for Surveying and Evaluating Impacts on Special-Status Native Plant Populations and Natural Communities* (CDFW 2018 or most recent version). The qualified botanist shall (1) be knowledgeable about plant taxonomy; (2) be familiar with plants of the project region, including special-status plants and sensitive natural communities; (3) have experience conducting floristic botanical field surveys as described in CDFW's protocol document; (4) be familiar with the California Manual of Vegetation (Sawyer et al. 2009 or current version, including updated natural communities data at http://vegetation.cnps.org/); and (5) be familiar with federal and state statutes and regulations related to plants and plant collecting.
- If no special-status plants are found, the botanist shall document the findings in a report to the applicant and El Dorado County, and no additional measures are required prior to proposed activities.
- If activities last for more than one year, the botanical surveys described above shall be repeated during the blooming period in subsequent years prior to additional vegetation clearing or ground disturbing activities.
- If special-status plants are found, the botanist shall clearly mark, map, and record their locations. A no-disturbance buffer shall be established surrounding these locations, consisting of high visibility fencing with a minimum 4-foot-tall metal fence posts (such as t-posts). Fencing shall be maintained in place throughout the entirety of all ground disturbance or vegetation removal activities to ensure that the special-status plants are protected from equipment and vehicles, construction personnel, digging, trenching, placement of fill, storage of equipment or materials, and all other activities. All personnel involved in ground disturbance or vegetation removal work shall be informed of the requirement to avoid no-disturbance areas and shall be required to sign an acknowledgement that they have received these instructions and agree to adhere to all mitigation measures.
- If special-status plant species are found that cannot be avoided, appropriate mitigation shall be implemented and shall depend on the species and its protection status.
- For unavoidable impacts to Pine Hill endemics, mitigation shall include compliance with the County's Ecological Preserve Fee Program and Zoning Ordinance Section 130.71.060. The project site is located within Mitigation Area 2, where payment of an in-lieu fee is encouraged. Whatever method of compliance with Zoning Ordinance Section 130.71.060 is selected for implementation, it will meet the performance standard of no-net-loss of numbers of individuals and extent of occupied habitat for the species being mitigated for.
- For unavoidable impacts to special-status plants that are not Pine Hill Endemics and are not listed under the federal ESA or CESA, various methods may be used to minimize or compensate for impacts on these species. Depending on the biology of the species affected and the potential for transplanting and reseeding, establishing populations through seed collection or transplantation from the site that is to be affected may be implemented. Seeding or transplanting may be used to create new plant populations, or to enhance or expand existing populations. Potential mitigation sites could include suitable locations within or outside the project site. Mitigation could include, or consist of, expanding the affected population on the project site if only a portion of the population is to be removed, and suitable habitat is available or can be created to expand the extent of the affected population into a new area. Habitat and individual plants lost shall be mitigated at a minimum 1:1 ratio, considering acreage as well as function and value of the new population and habitat. Monitoring, reporting, and land preservation methods will follow those established by the County in County's Ecological Preserve Fee Program and Zoning Ordinance Section 130.71.060.
- If an affected plant species, whether a Pine Hill Endemic or not, is protected under the federal ESA or CESA, coordination/consultation with USFWS and/or CDFW will be required. A site-specific mitigation strategy to compensate for loss of occupied habitat and individuals, consistent with the requirements of the federal ESA or CESA, will need to be developed and implemented. Actions to compensate for take of the federal ESA or CESA protected species may include preserving and enhancing existing populations and creation of new populations. Elements of the mitigation approach and success criteria required by USFWS or CDFW may include, but would not be limited to:

- Identification of appropriate mitigation ratios for enhancement, expansion, and creation of target plant populations to fully compensate for direct loss of affected plant populations as well as temporal losses of functions and values.
- Number and/or density of target plant individuals in the mitigation area.
- A requirement that compensatory and preserved populations shall be self-producing. Populations would be considered self-producing when plants reestablish annually for a set number of years with no human intervention, such as supplemental seeding.
- If mitigation includes dedication of conservation easements, identifying responsible parties for long-term management, conservation easement holders, long-term management requirements, and funding sources as determined appropriate by the regulatory agency(ies).

- Documentation of the completion of the mitigation strategy and coordination/consultation process with USFWS or CDFW shall be provided to El Dorado County before commencement of any project activities that could adversely affect the protected plant species. Prior to any ground-disturbing or vegetation-removal activities, a Worker Environmental Awareness Training (WEAT) shall be prepared and administered to the construction crews. The WEAT will include the following: discussion of the state and federal Endangered Species Act, the Clean Water Act, the project's permits and CEQA documentation, and associated mitigation measures; consequences and penalties for violation or noncompliance with these laws and regulations; identification of special-status wildlife that may be encountered on the project site; location of any avoidance, exclusion, or buffer areas; material to watch for that may indicate the presence of subsurface cultural resources; hazardous substance spill prevention and containment measures; and the contact person in the event of the discovery of a special-status wildlife species or potential cultural resources. A handout summarizing the WEAT information shall be provided to workers to keep on-site for future reference. Upon completion of the WEAT training, workers will sign a form stating that they attended the training, understand the information presented and will comply with the regulations discussed.

Mitigation Measure 3.4-2: Nesting Bird and Raptor Protection

The project applicant shall implement the following measures to protect nesting birds and raptors:

- To minimize impacts to special-status bird species, raptors, and other native birds, potential future development activities (e.g., tree removal, vegetation clearing, ground disturbance, staging, construction of off-site improvements) shall be conducted during the nonbreeding season (approximately September 1 through January 31, as determined by a qualified biologist), when feasible. If project activities are conducted during the nonbreeding season, no further mitigation is required prior to the proposed activity.
- If development activities must commence during the avian nesting season (between February 1 and August 31), within 7 days prior to commencement of work a qualified biologist familiar with birds of California and with experience conducting nesting bird surveys shall conduct focused surveys for special-status birds, nesting raptors, and other native birds. Surveys shall be conducted in publicly accessible areas within 0.5 miles of the development activity area for golden eagle, 0.25 miles of the development activity area for white-tailed kite, 500 feet of the development activity area for other raptor species and special-status birds, and 50 feet of the development activity area for non-raptor common native bird nests.
- If no active bird nests are found, the qualified biologist shall submit a report documenting the survey methods and results to the applicant and El Dorado County, and work may proceed. If at any time during the nesting season there is a lapse of two weeks or more with no work, a new survey for nesting birds shall be completed before work proceeds.
- If an active bird nest is found, a no-disturbance buffer shall be established around the nest site until the breeding season has ended or a qualified biologist has determined that the young have fledged or the nest is no longer active.

- The size of the no-disturbance buffer shall be determined by the biologist, based on the sensitivity of the bird species, nesting chronology of the species, disturbance characteristics (type, extent, visibility, duration, and timing), existing ambient conditions, and other factors (e.g., screening from existing structures, vegetation, or topography), as determined by the biologist. Buffers typically shall be 0.5 miles for golden eagle, 0.25 miles for white-tailed kite, 500 feet for other raptors, 100 feet for non-raptor special-status bird species, and at least 20 feet for common non-raptor bird species. The size of the buffer may be adjusted if a qualified biologist determines that such an adjustment shall be unlikely to adversely affect the nest. Any buffer reduction for a special-status bird species shall require coordination with CDFW.
- Daily monitoring of the nest by a qualified biologist during activities shall be required if the activity has potential to adversely affect the nest as determined by the qualified biologist, the buffer has been reduced, or if birds within active nests are showing behavioral signs of agitation (e.g., standing up from a brooding position, flying off the nest) during project activities, as determined by the qualified biologist.
- Documentation of compliance with this mitigation measure and any required coordination with CDFW shall be provided to El Dorado County before commencement of any project construction activities.

Mitigation Measure 3.4-3: Oak Resources Protection
Implement Mitigation Measure 3.4-1 in Section 3.5, "Biological Resources."

Implement Mitigation Measure 3.2-1 in Section 3.2, "Agriculture and Forest Resources."

Mitigation Measure 3.5-1: Protection of Archaeological Resources
The following shall be implemented during future ground-disturbing activities:
In the event that unknown buried archaeological deposits (e.g., stone tools, milling stones, shells, midden soils) are encountered during construction, all ground-disturbing activity within 50 feet of the resources shall be halted and a qualified professional archaeologist (36 Code of Federal Regulations 61) and appropriate Native American tribal representative shall be notified immediately and retained to assess the significance of the find. Construction activities could continue in other areas.

If the find is determined to be significant by the qualified archaeologist or Native American tribe (i.e., because it is determined to constitute a unique archaeological resource), the archaeologist, in consultation with the County and the culturally affiliated Native American tribe(s) shall develop appropriate procedures to protect the integrity of the resource and ensure that no additional resources are affected. Procedures could include but would not necessarily be limited to preservation in place, subsurface testing, or contiguous block unit excavation and data recovery.

Mitigation Measure 3.11-1: Oak Resources Protection
Implement Mitigation Measure 3.2-1 in Section 3.2, "Agriculture and Forest Resources."

Mitigation Measure 3.18-1: Protect Unanticipated Discoveries of Potential Tribal Cultural Resources
To better protect the Tribal cultural resource in the event of unforeseen circumstances, a paid Tribal monitor authorized by The Shingle Springs Band of Miwok Indians will be present during ground disturbance construction activities. The applicant, or applicant's representative, shall fund the presence of the monitor during any grading or ground disturbance. In addition, the applicant, or applicant's representative, shall contact and coordinate with the tribe 7 days prior to the grading activities / ground disturbing construction activities.

If any suspected tribal cultural resources, including midden soil, artifacts, chipped stone, exotic rock (nonnative), or unusual amounts of baked clay, shell, or bone, are discovered during ground-disturbing construction activities, all work will cease within 50 feet of the find. Construction activities could continue in other areas. Appropriate tribal representative(s) will be immediately notified and will determine whether the find is a tribal cultural resource (pursuant to PRC Section 21074). If the find is determined to be a tribal cultural resource, the appropriate tribal representative(s) will make recommendations for further evaluation and treatment, as necessary. If the find is determined not to be a tribal cultural resource as defined in PRC Section 21074, construction may proceed.

Preservation in place is the preferred alternative under CEQA and the tribes' protocols, and every effort must be made to preserve the resources in place, including through project redesign. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, or returning objects to a location within the project vicinity where they will not be subject to future impacts. Tribes do not consider curation of tribal cultural resources to be appropriate or respectful and request that materials not be permanently curated unless approved by the tribal representative. Treatment that preserves or restores the cultural character and integrity of a tribal cultural resource may include tribal monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil (soils containing and surrounding the discovery).

1.4 REVIEW AND APPROVAL

The purpose of the IS/Proposed MND is to present to decision-makers and the public information about the environmental consequences of implementing the project. This IS/Proposed MND will be available for a 20-day public review period from October 23, 2025 to November 12, 2025.

Supporting documentation referenced in this document is available for review at:

County of El Dorado
Planning and Building Department
2850 Fairlane Court, Building C
Placerville, California 95667

Comments should be addressed to:

Ande Flower, Planning Manager
Planning and Building Department
2850 Fairlane Court, Building C
Placerville, California 95667

E-mail comments may be addressed to: lela.shelley@edcgov.us

If you have questions regarding the IS/Proposed MND, please call Lela Shelley at: (530) 621-5859. If you wish to send written comments (including via e-mail), they must be postmarked by November 12, 2025.

After comments are received from the public and reviewing agencies, the County may (1) adopt the MND, a mitigation monitoring and reporting program (MMRP), and approve the project; (2) undertake additional environmental studies, potentially including preparation of an Environmental Impact Report; or (3) deny the project. If the project is approved, the project proponent may proceed with the project.

1.5 PROPOSED FINDINGS

The County has reviewed and considered the proposed project and has determined that the project will not have a significant effect on the environment, with the proposed mitigation measures and based upon the substantial supporting evidence provided in the IS. The County hereby prepares and proposes to adopt a MND for this project.

2 PROJECT DESCRIPTION

2.1 PROJECT LOCATION AND EXISTING SETTING

The project site is located at 1225 Greenstone Cutoff Road, in the unincorporated community of Kingsvale, in western El Dorado County, California. The project site is within the western edge of the Sierra Nevada foothills, 32 miles northeast of the City of Sacramento. Folsom Lake is approximately 12 miles west of the project site and the US Highway 50 corridor is approximately 1.5 miles north of the project site. Access to the site would be via Turtle Path, a private road, from Greenstone Cutoff Road.

Figures showing the project site and proposed project elements are included in Attachment A.

The project site is comprised of a 5-acre parcel, assessor's parcel number (APN) 319-260-066, located on the north side of Greenstone Cutoff Road, approximately 550 feet north of the intersection with Mother Lode Drive in the Kingsville area. The project site is located within the low elevation foothills of the Sierra Nevada, between the communities of Shingle Springs and El Dorado, with an elevation of rough 1,500 feet in the center of the site. The project site is hilly with an elevation of roughly 1,485 to 1,560 feet above mean sea level (msl), generally sloping from east to west.

Existing development onsite consists of an existing shop structure and other accessory structures located in the southwest area of the property. The majority of the site has been cleared and graded, and construction materials and heavy equipment are parked/stored onsite. Based on aerial imagery, the current site conditions are the result of clearing and grading that has occurred incrementally over the last 3-4 years. The site is sparsely populated with trees, including oak woodlands and pines.

The land surrounding the project site is comprised of rural residential, light industrial, and commercial development. Slate Creek is approximately 200 feet north of the project site. Lands to the east, south, and west are comprised primarily of commercial and light industrial development. The American Legion El Dorado Post 119 is on the parcel immediately to the west.

2.2 PROJECT OVERVIEW

Paul and Karen Funk (the project applicant) have submitted an application to the County of El Dorado (County) (the lead agency) for the Greenstone RV and Boat Storage (project). The project includes the construction and operation of an outdoor RV and Boat storage facility with 151 rentable parking spaces, 3 employee and customer parking spaces, and a 540-square-foot (sf) rental office. A Preliminary Site Plan is provided as the last figure in Attachment A.

2.2.1 General Plan and Zoning

The project site is designated as Industrial (I) in the County General Plan Land Use Diagram (EDC 2004a). As described in the County's General Plan Land Use Element, the I designation establishes areas for a range of light and heavy industrial uses. Types of uses that would be permitted include manufacturing, processing, distribution, and storage. The project site is within the Diamond Springs El Dorado Community Region as designated by the General Plan.

The zoning designation for the project site is Industrial Low, Planned Development (IL-PD). The purpose of the IL zone is to provide lands for manufacturing and associated retail or service activities, wholesaling, and other industrial uses, where the primary activity is conducted within a building or buildings, or in outdoor storage or activity areas. The PD Combining Zone implements the General Plan by providing innovative planning and development techniques that allow the use of flexible development standards; provide for a combination of different land uses which are complimentary, but may not in all aspects conform to the existing zoning regulations; allow clustering of intensive land uses to minimize impacts on various natural resources; avoid cultural resources

where feasible; promote more efficient utilization of land; reflect the character, identity and scale of local communities; protect suitable land for agricultural uses; and minimize use compatibility issues and environmental impacts.

2.3 PROJECT OBJECTIVES

The objective of the proposed project is to construct and operate an outdoor RV and Boat storage facility on the project site.

2.4 PROJECT DESCRIPTION

The project applicant is requesting a planned development permit for the construction and operation of an outdoor RV and Boat storage facility, consisting of 151 rentable parking spaces, 3 employee and customer parking spaces, and a 540-sf rental office. Of the proposed 151 rentable parking spaces, 23 would be covered by a metal carport structure. Of the proposed 3 employee and customer parking spaces, one would be handicap accessible.

Access to the site would be via Turtle Path, a private road, from Greenstone Cutoff Road. Turtle Path is approximately 360 feet in length and terminates at the project site with a 50-foot radius cul-de-sac right-of-way. Turtle Path would be improved per El Dorado County Standard Plan 101C. The cul-de-sac portion of the existing Road & Public Utility Easement would be abandoned and replaced with a Fire Truck Turnaround.

Water for domestic use and fire protection would be provided by an onsite groundwater well. Wastewater service would be provided by an onsite septic tank and leach field. Site lighting would be provided by 11 solar-powered LED luminaries mounted on 20-foot-tall poles. Electricity infrastructure is available onsite, and service would continue to be provided by the Pacific Gas and Electric Company (PG&E).

Additionally, the existing site drainage would be redesigned such that an existing 50-foot-wide non-building setback from a drainage swale would no longer be necessary. The purpose of this existing setback is unknown. The existing oak woodlands on the site, approximately 0.5 acres, would be removed. The existing shop structure and other accessory structures located in the southwest area of the project site would also be removed.

The project would be subject to building permits from El Dorado County Building Services and would be designed to be in conformance with the development standards for Storage Facilities. The project applicant is not requesting any modifications to any development standards.

2.5 PROJECT APPROVALS

The project would require the following approvals:

- County of El Dorado: approval of planned development permit through Planning Commission Approval
- County of El Dorado Planning and Building Departments
- Central Valley Regional Water Quality Control Board: National Pollutant Discharge Elimination System (NPDES) construction stormwater permit (Notice of Intent to proceed under General Construction Permit).
- Diamond Springs – El Dorado Fire Protection District: plan review.
- El Dorado County Air Quality Management District: Authority to Construct/Permit to Operate.
- El Dorado County Department of Transportation: encroachment permit.
- El Dorado County Environmental Management Department: groundwater well permit and approval of septic system leach field area.

3 ENVIRONMENTAL CHECKLIST

PROJECT INFORMATION

1.	Project Title:	Greenstone RV and Boat Storage Project
2.	Lead Agency Name and Address:	County of El Dorado Planning and Building Department 2850 Fairlane Court, Building C Placerville, California 95667
3.	Contact Person and Phone Number:	Lela Shelley, Project Planner (530) 621-5859
4.	Project Location:	1225 Greenstone Cutoff Road, Placerville, CA 95667 Assessor parcel number (APN) 319-260-066
5.	Project Sponsor's Name and Address:	Paul and Karen Funk 4400 Business Drive, Suite 200, Shingle Springs, CA, 95682
6.	General Plan Designation:	Industrial (I)
7.	Zoning:	Industrial Low, Planned Development (IL-PD)

8. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

   The project includes construction and operation of an outdoor RV and Boat storage facility with 151 rentable parking spaces, 3 employee and customer parking spaces, and a 540-square-foot (sf) rental office. See Chapter 2 of this document for additional information.

9. Surrounding Land Uses and Setting:

   The land surrounding the project site is comprised of rural residential, light industrial, and commercial development. Slate Creek is approximately 200 feet north of the project site. Lands to the east, south, and west are comprised primarily of commercial and light industrial development. The American Legion El Dorado Post 119 is on the parcel immediately to the west.

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

- County of El Dorado: approval of planned development permit through Planning Commission Approval
- County of El Dorado Planning and Building Departments
- Central Valley Regional Water Quality Control Board: National Pollutant Discharge Elimination System (NPDES) construction stormwater permit (Notice of Intent to proceed under General Construction Permit).
- Diamond Springs – El Dorado Fire Protection District: plan review.
- El Dorado County Air Quality Management District: Authority to Construct/Permit to Operate.
- El Dorado County Department of Transportation: encroachment permit.
- El Dorado County Environmental Management Department: groundwater well permit and approval of septic system leach field area.

11. 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, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?
Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

    Yes. At the time of the application request, seven tribes had requested to be notified of proposed projects for consultation in the project area: Ione Band of Miwok Indians, Nashville-Enterprise Miwok-Maidu-Nishinam Tribe, Shingle Springs Band of Miwok Indians, United Auburn Indian Community of the Auburn Rancheria, Washoe Tribe of California and Nevada, Wilton Rancheria, and T'si-Akim Maidu. Certified letters were mailed to these seven tribes on February 8, 2024. Staff did not receive a response during the 30-day consultation period. As such, AB 52 consultation has been closed.

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. Where checked below, the topic with a potentially significant impact will be addressed in an environmental impact report.

☐ Aesthetics	☐ Agriculture and Forest Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology / Soils	☐ Greenhouse Gas Emissions	☐ Hazards / Hazardous Materials
☐ Hydrology / Water Quality	☐ Land Use / Planning	☐ Mineral Resources
☐ Noise	☐ Population / Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities / Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance
	☐ None	☒ None with Mitigation Incorporated

DETERMINATION (To be completed by the Lead Agency)

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 on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature — 10/15/2025 — Date

ANDE FLOWER — Printed Name

PLANNING MANAGER — Title

El Dorado County — Agency

Exhibit J - Initial Study/Proposed Mitigated Negative Declaration
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. Once the lead agency has determined that a particular physical impact may occur, then 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 substantial evidence 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 (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
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 Measures 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 significance.

3.1 AESTHETICS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. Aesthetics.				
Except as provided in Public Resources Code section 21099 (where aesthetic impacts shall not be considered significant for qualifying residential, mixed-use residential, and employment centers), would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

3.1.1 Environmental Setting

The project site is in a rural area, with existing onsite development consisting of a shop structure and other accessory structures. The majority of the site has been cleared and graded, and construction materials and heavy equipment are parked/stored onsite. The site is sparsely populated with trees, including oak woodlands and pines. Views of and from the project site are generally limited to immediately adjacent properties. Adjacent properties contain various commercial and light industrial uses as well as an American Legion Hall directly to the west. However, an area of oak woodland and grasslands is located to the north of the project site. The visual quality of the project site and surroundings is typical for the area, with no unusual or distinctive characteristics. The topography of the project site is hilly with an elevation of roughly 1,485 to 1,560 feet above msl, generally sloping from east to west.

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 (EDC 2003: 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. The project site is not among the scenic views identified in the General Plan EIR.

There are no officially designated or eligible state scenic highways in proximity to the project site. The nearest officially designated state scenic highway is a segment of US Highway 50 (US 50) near Placerville, approximately 5 miles northeast of the project site (Caltrans 2025). The closest eligible state scenic highway is State Route (SR) 49, approximately 2 miles east of the project site (Caltrans 2025). The project site is not within the viewshed of State US 50 or SR 49, given the distance and topography.

Existing light sources in the vicinity of the project site are minimal, as is typical of a rural environment, and include light from nearby commercial and residential buildings and lights from motor vehicles traveling on adjacent

roadways. Existing sources of glare in the vicinity of the project site are also minimal and include light reflected from building windows and vehicles, as well as roof-top solar panels.

3.1.2 Discussion

a) Have a substantial adverse effect on a scenic vista?

No Impact. There are no scenic vistas at the project site. Views from, and of, the project site are limited by topography and vegetation (e.g., oak woodland). Because the project site is not part of a scenic vista, and no scenic vistas are visible from the project site, the project would have no effect on a scenic vista.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. As discussed in Section 3.1.1, the project site is not within the viewshed of an officially designated or eligible state scenic highway. Therefore, the project would have no effect on scenic resources within a state scenic highway.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less than Significant. The project site is in a rural area, with existing onsite development consisting of a shop structure and other accessory structures. The majority of the site has been cleared and graded, and construction materials and heavy equipment are parked/stored onsite. The site is sparsely populated with trees, including oak woodlands and pines, which would be removed as part of the project. Adjacent properties contain various commercial and light industrial uses as well as an American Legion Hall directly to the west. However, an area of oak woodland and grasslands is located to the north of the project site. With implementation of the project, the site would be developed as a RV and Boat storage facility, which would have a similar visual character as other nearby parcels. The County has reviewed the project application for consistency with the General Plan, Zoning Ordinance, and all applicable regulations governing scenic quality, and no conflict has been identified. Proposed development would occur in accordance with County requirements, which would ensure that the visual character and quality of new development is compatible with surrounding land uses.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less than Significant. As discussed in Section 3.1.1, existing sources of light and glare within and surrounding the project site are minimal, consisting of interior and exterior building lights from nearby commercial and residential structures, lights from motor vehicles traveling on adjacent roadways, and small amounts of glare from light reflected from windows and solar panels. Site lighting would be provided by 11 solar powered LED luminaries mounted on 20-foot-tall poles. New light sources would be required to comply with the County lighting ordinance, including the shielding of lights to avoid potential glare. Therefore, the project would not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area.

3.2 AGRICULTURE AND FOREST RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, as updated) 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 the 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:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	☐	☐	☐	☒
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))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☒	☐	☐
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?	☐	☐	☐	☒

3.2.1 Environmental Setting

According to the California Department of Conservation (CDC) Farmland Mapping and Monitoring Program, the project site is not located on Important Farmland and is classified as Other Land (CDC 2025a). Additionally, the project site is not located within any Williamson Act enrolled lands (CDC 2025b).

County lands that are suitable for timber production are typically designated Natural Resource (NR) on the General Plan Land Use map and zoned Timber Production Zone (TPZ) or Forest Resource (FR). The project site is zoned IL-PD and does not contain forestland or timberland. California Public Resource Code (PRC) Section 12220(g) defines forest as "land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions,

and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." PRC Section 4526 defines *timberland* as land that "is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees." California Government Code Section 51104(g) defines a *timberland production zone* as "an area which has been zoned pursuant to Sections 51112 or 5113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses; and timber as trees maintained for eventual harvest for forest project purposes (not including nursery stock)."

3.2.2 Discussion

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. As discussed in Section 3.2.1, there are no lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, and there are no agricultural uses within the project site. Therefore, the project would not convert Important Farmland to non-agricultural use.

b) Conflict with existing zoning for agricultural use or a Williamson Act contract?

No Impact. As discussed in Section 3.2.1, the project site is not enrolled in a Williamson Act contract. The existing zoning would not change as a result of the project, and the proposed development would be consistent with the existing zoning. Therefore, the project would not conflict with existing zoning for agricultural use or a Williamson Act contract.

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))?

No Impact. The project site is not zoned as forest land, timberland, or Timberland Production. The proposed project does not include rezoning or a change in zoning of the subject parcel. Therefore, the project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

Less than Significant Impact with Mitigation. Oak woodland areas on the project site that support at least 10 percent native tree cover meet the PRC Section 12220(g) definition of a forest. Proposed development at the project site would include tree removal that could convert oak woodland areas to a non-forest use. A total of 0.526 acres of oak canopy is present on the site and would be removed. A total of 0.082 acres of the oak canopy (three oak trees) is exempt from mitigation because the trees are fire damaged and have a considerable amount of decay. Therefore, mitigation is required for 0.444 acres of oak canopy impacts (Foothill 2022). Without mitigation, the project would conflict with local policies and ordinances protecting biological resources.

Mitigation Measures

Mitigation Measure 3.2-1: Oak Resources Protection

To mitigate for the removal of oak canopy, the project applicant shall obtain a permit from the County and pay the mitigation fee for oak woodland impacts as stated in the ORMP. The Oak Resources Technical Report (Foothill 2022) (Attachment C) states that because 100 percent of the oak canopy on the site would be removed, the mitigation fee in the ORMP is doubled. The current mitigation fee for removal of oak woodlands is $8,285 per acre. Therefore, the total mitigation fee required by the ORMP is $7,357.08 (0.444 x $8,285 x 2).

Significance after Mitigation

With implementation of Mitigation Measure 3.2-1, the project applicant would offset and compensate for any unavoidable impacts to oaks and loss or conversion of forest land to non-forest use.

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?

No Impact. Potential effects of the proposed project on Farmland and forest land on the project site are described above. There is no designated Farmland or forest land in the vicinity of the project site. Project activities (i.e., RV and Boat storage) have no mechanism to affect Farmland or forest land outside or distant from the project site. Therefore, the project would not result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use beyond the impact mechanisms evaluated above.

3.3 AIR QUALITY

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. Air Quality.				
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied on to make the following determinations.				
Are significance criteria established by the applicable air district available to rely on for significance determinations?	☒ Yes		☐ No	
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) 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?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

3.3.1 Environmental Setting

The project is located in the Mountain Counties Air Basin (MCAB), which is comprised of the western portion of El Dorado County, the middle portion of Placer County, and the entirety of Plumas, Sierra, Nevada, Amador, Calaveras, Tuolumne, and Mariposa counties. Ozone, respirable particulate matter (PM_{10}), and fine particles ($PM_{2.5}$) are the criteria air pollutants of primary concern in this analysis because of their nonattainment status with respect to the applicable National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) in the El Dorado County portion of the MCAB.

The El Dorado County Air Quality Management District (EDCAQMD) is the primary agency responsible for planning to meet NAAQS and CAAQS in El Dorado County. EDCAQMD works with other local air districts in the Sacramento region to maintain the region's portion of the State Implementation Plan (SIP) for ozone. The SIP is a compilation of plans and regulations that govern how the region and State will comply with the Clean Air Act requirements to attain and maintain the NAAQS for ozone. The Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan (2023 Ozone Plan) was prepared by the five local air districts of the Sacramento Federal Non-attainment Area, with the support of the California Air Resources Board (CARB) and is an air quality attainment plan (AQAP) applicable to development in the project area (CARB 2023).

EDCAQMD has developed a *Guide to Air Quality Assessment: Determining Significance of Air Quality Impacts under CEQA* (EDCAQMD 2002) for use by lead agencies when preparing environmental documents. The guidance includes thresholds of significance for criteria pollutants and toxic air contaminants (TACs) and recommendations for conducting air quality analyses. The guidance also describes project screening criteria to identify projects that can be classified as less than significant for one or more pollutants without the need for detailed calculations or modeling. According to EDCAQMD CEQA guidance (2002), single family housing development has a screening cut-point of 280

dwelling units (48 dwelling units if they have fireplaces/woodstoves). Emission from operation of a single family housing development that does not reach this cut-point are presumed to be less-than-significant and do not require air quality modeling. For construction exhaust emissions, impacts from projects that encompass 12 acres or less of ground that is being worked at one time are presumed to be less than significant, as long as standard construction emission conditions are in place (EDCAQMD 2002).

The project includes the construction and operation of an outdoor RV and Boat storage facility on a 5-acre parcel, which is below the 280 dwelling unit and 12-acre size of projects requiring emission modeling. Therefore, detailed calculations and modeling of air quality for the project is not required and impacts can be considered less than significant. Furthermore, EDCAQMD reviewed the proposed project application and confirmed that a quantitative Air Quality Impact Analysis is not required for the project (EDCAQMD 2022). In their review of the project, EDCAQMD identified the following standard conditions as potentially applicable to the project:

- future development will require a Naturally Occurring Asbestos Dust Mitigation Plan (ADMP) if more than 20 cubic yards of dirt will be moved, and
- additional standard conditions may apply at the time of development and will be placed on the project.

CRITERIA AIR POLLUTANTS

Concentrations of criteria air pollutants are used to indicate the quality of the ambient air. Emission source types and health effects are summarized in Table 3-1 and El Dorado County's attainment status for the CAAQS and the NAAQS are shown in Table 3-2.

Table 3-1 Sources and Health Effects of Criteria Air Pollutants

Pollutant	Sources	Acute[1] Health Effects	Chronic[2] Health Effects
Ozone	Secondary pollutant resulting from reaction of ROG and NO_X in presence of sunlight. ROG emissions result from incomplete combustion and evaporation of chemical solvents and fuels; NO_X results from the combustion of fuels	increased respiration and pulmonary resistance; cough, pain, shortness of breath, lung inflammation	permeability of respiratory epithelia, possibility of permanent lung impairment
Carbon monoxide (CO)	Incomplete combustion of fuels; motor vehicle exhaust	headache, dizziness, fatigue, nausea, vomiting, death	permanent heart and brain damage
Nitrogen dioxide (NO_2)	combustion devices; e.g., boilers, gas turbines, and mobile and stationary reciprocating internal combustion engines	coughing, difficulty breathing, vomiting, headache, eye irritation, chemical pneumonitis or pulmonary edema; breathing abnormalities, cough, cyanosis, chest pain, rapid heartbeat, death	chronic bronchitis, decreased lung function
Sulfur dioxide (SO_2)	coal and oil combustion, steel mills, refineries, and pulp and paper mills	Irritation of upper respiratory tract, increased asthma symptoms	Insufficient evidence linking SO_2 exposure to chronic health impacts
Respirable particulate matter (PM_{10}), Fine particulate matter ($PM_{2.5}$)	fugitive dust, soot, smoke, mobile and stationary sources, construction, fires and natural windblown dust, and formation in the atmosphere by condensation and/or transformation of SO_2 and ROG	breathing and respiratory symptoms, aggravation of existing respiratory and cardiovascular diseases, premature death	alterations to the immune system, carcinogenesis
Lead	metal processing	reproductive/ developmental effects (fetuses and children)	numerous effects including neurological, endocrine, and cardiovascular effects

Notes: NO_X = oxides of nitrogen; ROG = reactive organic gases.

[1] "Acute" refers to effects of short-term exposures to criteria air pollutants, usually at fairly high concentrations.

[2] "Chronic" refers to effects of long-term exposures to criteria air pollutants, usually at lower, ambient concentrations.

Source: EPA 2024.

Attainment Status

As shown in Table 3-2, El Dorado County is designated as nonattainment for ozone with respect to both the NAAQS (8-hour standard) and CAAQS (1-hour Classification and 8-hour standard), nonattainment for PM_{10} with respect to the CAAQS, and nonattainment for $PM_{2.5}$ with respect to the NAAQS.

Table 3-2 El Dorado County Attainment Status Designations

Pollutant	National Ambient Air Quality Standard	California Ambient Air Quality Standard
1-hour Ozone	Nonattainment	Revoked in 2005
8-hour Ozone	Nonattainment	Serious Nonattainment
Carbon Monoxide	Unclassified	Unclassified/Attainment
Nitrogen Dioxide	Attainment	Unclassified/Attainment
Sulfur Dioxide	Attainment	Unclassified/Attainment
24-hour Respirable Particulate Matter (PM_{10})	Nonattainment	Unclassified/Attainment
Annual PM_{10}	Nonattainment	NA
24-hour Fine Particulate Matter ($PM_{2.5}$)	—	Nonattainment
Annual $PM_{2.5}$	Unclassified	Nonattainment

Source: CARB 2024.

NATURALLY OCCURING ASBESTOS

An asbestos map of western El Dorado County prepared by the County shows the location of individual parcels and areas in the following four categories that either contain NOA or are considered to be subject to elevated risk of containing NOA (EDC 2018):

- Found Area of NOA,
- Quarter Mile Buffer for Found Area of NOA,
- More Likely to Contain Asbestos, and
- Quarter Mile Buffer for More Likely to Contain Asbestos or Fault Line.

The project site is located in an area of the County that is identified as "Quarter Mile Buffer for More Likely to Contain Asbestos or Fault Line," indicating that the site could contain NOA (EDC 2018).

3.3.2 Discussion

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less than Significant. Applicable air quality attainment plans (AQAPs) (e.g. CARB 2023) for the region, including the MCAB portion of El Dorado County, were developed to bring the region into attainment as required by the federal and California Clean Air Acts. According to the EDCAQMD CEQA guidance (2002), projects are considered consistent with applicable air quality plans if they satisfy the following criteria:

- The project does not require a change in the existing land use designation, such as through a general plan amendment or rezone.
- The project does not exceed the "project alone" significance criteria.
- The project implements applicable emission reduction measures.
- The project complies with all applicable district rules and regulations.

The proposed project would not require a change in existing land use or zoning for the project site, and would consist of development which was included in growth projections used in the formulation of applicable AQAPs. Potential short-term construction and long-term operation associated with the project would be required to implement all applicable emission reduction measures and comply with applicable EDCAQMD rules and regulations. The "Project Alone" significance criteria is based on use of an emissions model to estimate a project's long term operational emissions of reactive organic gases (ROG) and oxides of nitrogen (NOx). According to EDCAQMD guidance, the project is below the size of projects requiring emission modeling and can be presumed to have less than significant impacts. Because the project would not conflict or obstruct implementation of applicable air quality plans, impacts would be less than significant.

b) 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?

Less than Significant. El Dorado County is currently designated as nonattainment with respect to the NAAQS and CAAQS for ozone, the NAAQS for $PM_{2.5}$, and the CAAQS for PM_{10}. The significance criteria for ozone is based on two directly emitted primary precursors of ozone, ROG and NOx. A project that emits 82 pounds per day or more of either of these pollutants would be considered to have a significant adverse impact on air quality. For the other criteria pollutants, including PM_{10}, 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). (EDCAQMD 2002)

As described in Section 3.3.1, EDCAQMD has advised that the proposed project is below the size of projects requiring modeling of anticipated emissions (EDCAQMD 2022). In their review of the project, EDCAQMD identified the following standard conditions as potentially applicable to the project:

- future development will require a Naturally Occurring Asbestos Dust Mitigation Plan (ADMP) if more than 20 cubic yards of dirt will be moved, and
- additional standard conditions may apply at the time of development and will be placed on the project.

Construction of the proposed RV and Boat storage facility could result in project-generated emissions of ROG, NO_X, PM_{10}, and $PM_{2.5}$ from construction activities (e.g., site preparation, grading, building construction, paving, and architectural coating), off-road equipment, material delivery, and worker commute trips. Additionally, long-term operational emissions associated with the proposed RV and Boat storage facility could include area sources (landscape equipment, consumer products, maintenance activities) and mobile sources (vehicle trips to and from the project site). The project (construction and operation) would be required to comply with applicable EDCAQMD conditions, including those listed above. Emissions resulting from future development would be negligible and would meet the County's screening criteria for projects that can be presumed to have less than significant construction and operational impacts without the need for detailed calculations or modeling. Emissions would not exceed applicable thresholds and would not contribute substantially to the region's nonattainment status.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less than Significant. Sensitive receptors are generally considered to include those land uses where exposure to pollutants could result in health-related risks to sensitive individuals, such as children or the elderly. Residential dwellings, schools, hospitals, playgrounds, and similar facilities are of primary concern because of the potential presence of individuals particularly sensitive to pollutants and the potential for increased and prolonged exposure of individuals to pollutants. The closest sensitive receptors to the project site are existing residences on nearby properties, most of which are at least 300 feet from project site boundaries.

Construction and operation of the proposed RV and Boat storage facility could result in the release of construction and operational pollutants. Construction-related activities could result in temporary, intermittent emissions of diesel PM from equipment exhaust, including during site preparation and grading. Operation of the proposed RV and Boat storage facility could also result in the operational emissions of diesel PM from the increase in vehicle trips and associated diesel PM emissions.

Given the distance of existing nearby residences from parcel boundaries, construction and operation of the project is not expected to occur in close proximity to sensitive receptors. Furthermore, given the size (5 acres) and nature (proposed RV and Boat storage facility) of the project, emissions would be of negligible quantities and would not expose sensitive receptors to substantial pollutant concentrations. In addition, both the CDC and El Dorado County have identified the project site as an area that could contain NOA (EDC 2018). Therefore, ground disturbance could result in the potential for NOA to be mobilized and for particles to reach nearby parcels. Standard EDCAQMD conditions include the preparation and implementation of an ADMP if more than 20 cubic yards of dirt will be moved. Adherence with this standard condition would minimize the potential for the project to expose sensitive receptors to substantial concentrations of NOA.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less than Significant. Project construction and operation could result in the release of odors. Because construction-related odors would be intermittent, temporary, and would disperse rapidly with distance from the source, construction-related odors would not result in the frequent exposure of a substantial number of individuals to objectionable odors. With respect to operation, the proposed RV and Boat storage facility is not a use that typically generates excessive objectionable odors. Therefore, the proposed project would not generate objectionable odors affecting a substantial number of people.

3.4 BIOLOGICAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. Biological Resources.				
Would the project:				
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 the U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
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?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐
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?	☐	☐	☐	☒

3.4.1 Environmental Setting

The project site is located in a rural setting in the community of Kingsville, which is located in western El Dorado County roughly 5 miles southwest of the City of Placerville. The project site is located within the low elevation foothills of the Sierra Nevada with an elevation of roughly 1,500 feet in the center of the site. The US 50 corridor is approximately 1 mile north of the project site. The land surrounding the project site is comprised of commercial, light industrial, and rural residential. Slate Creek is approximately 200 feet north of the project site.

According to the Natural Resources Conservation Service (NRCS) Web Soil Survey Database (NRCS 2023, cited in FEC 2023), one soil mapping unit occurs within the project site: Auburn very rocky silt loam, 2 to 30 percent slopes. Auburn very rocky silt loam, 2 to 30 percent slopes, is comprised of 75 percent Auburn and similar soils, 15 percent rock outcrop, and 10 percent minor components. This soil series occurs on hills between 120 to 3,000 feet above msl and consists of residuum weathered from basic igneous rock and/or basic residuum weathered from metamorphic rock. A typical profile is silt loam from O to 14 inches and unweathered bedrock from 14 to 18 inches. Lithic bedrock occurs at a depth of 14 to 18 inches. The rock outcrop component occurs on ridges. It includes 3 percent Argonaut soils, 3 percent Boomer soils, 2 percent Sobrante soils, and 2 percent unnamed minor components. Auburn very rocky silt loam is well drained with a frequency of flooding of "none" and ponding of "none" and a depth to water table of more than 80 inches. This soil type and its minor components do not have a hydric rating. (FEC 2023)

Vegetation in the cleared/disturbed portions of the project site that was identifiable at the time of the biological survey (October 2023) was a mix of weeds and remnant native vegetation including herbaceous vegetation and sapling trees and small shrubs. Native chaparral shrubs observed in the project site included whiteleaf manzanita (*Arctostaphylos viscida*), buck brush (*Ceanothus cuneatus*), California yerba santa (*Eriodictyon californicum*), chamise (*Adenostoma fasciculatum*), toyon (*Heteromeles arbutifolia*), poison oak (*Toxicodendron diversilobum*), and hollyleaf redberry (*Rhamnus ilicifolia*). Native woodland trees observed on the site consisted of interior live oak (*Quercus wislizenii*), black oak seedlings (*Quercus kelloggii*), blue oak (*Quercus douglasii*), and foothill pine saplings (*Pinus sabiniana*). Native/naturalized herbaceous species included globe lily (*Calochortus sp.*), mule ears (*Wyethia mollis*), clarkia (*Clarkia sp.*), and horehound (*Marrubium vulgare*). (FEC 2023)

The project site is located within a developed area and is generally surrounded by development on the east, west, and south sides. The greater project area also generally consists of low-density residential development and rural commercial development extending for miles. As a result, wildlife in the vicinity of the site would be expected to consist primarily of common species tolerant of moderate levels of human activity and/or species with a very small home range that can persist in relatively small patches of undisturbed habitat. Because the site has mostly been cleared of vegetation, it does not provide significant habitat value for wildlife under the current conditions. Remnant ungraded patches may provide some foraging and dispersal habitat for wildlife and may provide habitat for nesting birds. Wildlife species observed in and adjacent to the site during the survey included mule deer (*Odocoileus hemionus*), western fence lizard (*Sceloporus occidentalis*), red-shouldered hawk (*Buteo lineatus*), and acorn woodpecker (*Melanerpes formicivorus*). (FEC 2023)

3.4.2 Discussion

Information on sensitive biological resources previously recorded on and near the project site was collected through review of the following materials:

- Site-specific Biological Resources Evaluation Report (FEC 2023) (Attachment B), and
- Site-specific Oak Resources Technical Report (Foothill 2022) (Attachment C), and
- Conservation and Open Space Element of the El Dorado County General Plan, as amended (EDC 2004a).

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 the US Fish and Wildlife Service?

Less than Significant with Mitigation Incorporated. Special-status species are defined as species that are legally protected or that are otherwise considered sensitive by federal, state, or local resource agencies, which fall into one or more of the following categories:

- officially listed under the federal Endangered Species Act (ESA) or the California Endangered Species Act (CESA) as endangered, threatened, or rare;

- a candidate for state or federal listing as endangered, threatened, or rare;
- taxa (i.e., taxonomic category or group) that meet the criteria for listing, even if not currently included on any list, as described in Section 15380 of the State CEQA Guidelines;
- species identified by CDFW as Species of Special Concern;
- species listed as Fully Protected under the California Fish and Game Code;
- species afforded protection under local planning documents; and
- taxa considered by CDFW to be "rare, threatened, or endangered in California" and assigned a California rare plant rank (CRPR). The CDFW system includes five rarity and endangerment ranks for categorizing plant species of concern. The three relevant to the project are summarized as follows:
  - CRPR 1A - Plants presumed to be extinct in California;
  - CRPR 1B - Plants that are rare, threatened, or endangered in California and elsewhere; and
  - CRPR 2 - Plants that are rare, threatened, or endangered in California but more common elsewhere.

Special-Status Plants

A biological resources evaluation was completed for the project site in 2023 (FEC 2023) (Attachment B). There are 13 special-status plant species with records in the region. Of the 13 regionally occurring special-status plants, only one species could potentially occur on the project site due to the availability of potentially suitable habitat: Red Hills soaproot *(Chlorogalum grandiflorum)*. No special-status plant species were observed on the project site during the biological reconnaissance survey (October 2023), although the survey was conducted outside of the blooming season of regionally occurring special-status plants. Red Hills soaproot is a perennial bulbiferous herb that is found on gabbroic or serpentinite soils, as well as on non-ultramafic substrates and disturbed areas, within chaparral, cismontane woodland, and lower montane coniferous forest from an elevation of 805 to 5,545 feet. Red Hills soaproot is often found on historically disturbed sites. Red Hills soaproot is a perennial from a bulb, and in cases where the surface layers of the soil have been disturbed, the bulbs are often evident during the dormant season, if present. No bulbs or other evidence was observed that would indicate that this plant is present on the site. Suitable habitat for Red Hills soaproot is present within the remnant chaparral and woodland habitats within portions of the project site that have not been graded and this species has a moderate potential to occur on the site under current conditions (FEC 2023).

The project could affect special-status plant species, including Red Hills soaproot, if present in disturbance areas. Ground disturbance and/or vegetation removal associated with project construction could result in direct removal of special-status plants if they are present or in habitat alterations or plant damage that leads to the ultimate death of special-status plants or failure to successfully reproduce. Vegetative portions of the plant, bulbs, and/or seed could be destroyed, crushed or buried so that they cannot reach the surface and re-sprout/germinate. Loss of special-status plants could substantially affect the abundance, distribution, and viability of local and regional populations of these species; thus, this impact would be significant.

Mitigation Measures

Mitigation Measure 3.4-1: Special-Status Plant Protection

Prior to project construction, the following measures shall be implemented to protect special-status plants:

- Prior to any vegetation clearing, ground disturbing, or construction activities within the project site, a qualified botanist shall implement protocol-level botanical surveys during the blooming period for the special-status plants with potential to occur in the project site. The survey shall be conducted during the blooming/identification period closest to the initiation of proposed vegetation clearing or ground disturbance.
- The surveys shall include all areas where habitat potentially suitable for special-status plant species would be removed or disturbed, plus a 25-foot buffer.

- Surveys shall follow methods from CDFW's *Protocols for Surveying and Evaluating Impacts on Special-Status Native Plant Populations and Natural Communities* (CDFW 2018 or most recent version). The qualified botanist shall (1) be knowledgeable about plant taxonomy; (2) be familiar with plants of the project region, including special-status plants and sensitive natural communities; (3) have experience conducting floristic botanical field surveys as described in CDFW's protocol document; (4) be familiar with the California Manual of Vegetation (Sawyer et al. 2009 or current version, including updated natural communities data at http://vegetation.cnps.org/); and (5) be familiar with federal and state statutes and regulations related to plants and plant collecting.
- If no special-status plants are found, the botanist shall document the findings in a report to the applicant and El Dorado County, and no additional measures are required prior to proposed activities.
- If activities last for more than one year, the botanical surveys described above shall be repeated during the blooming period in subsequent years prior to additional vegetation clearing or ground disturbing activities.
- If special-status plants are found, the botanist shall clearly mark, map, and record their locations. A no-disturbance buffer shall be established surrounding these locations, consisting of high visibility fencing with a minimum 4-foot-tall metal fence posts (such as t-posts). Fencing shall be maintained in place throughout the entirety of all ground disturbance or vegetation removal activities to ensure that the special-status plants are protected from equipment and vehicles, construction personnel, digging, trenching, placement of fill, storage of equipment or materials, and all other activities. All personnel involved in ground disturbance or vegetation removal work shall be informed of the requirement to avoid no-disturbance areas and shall be required to sign an acknowledgement that they have received these instructions and agree to adhere to all mitigation measures.
- If special-status plant species are found that cannot be avoided, appropriate mitigation shall be implemented and shall depend on the species and its protection status.
- For unavoidable impacts to Pine Hill endemics (e.g., Red Hills soaproot), mitigation shall include compliance with the County's Ecological Preserve Fee Program and Zoning Ordinance Section 130.71.060. The project site is located within Mitigation Area 2, where payment of an in-lieu fee is encouraged. Whatever method of compliance with Zoning Ordinance Section 130.71.060 is selected for implementation, it will meet the performance standard of no-net-loss of numbers of individuals and extent of occupied habitat for the species being mitigated for.
- For unavoidable impacts to special-status plants that are not Pine Hill Endemics and are not listed under the federal ESA or CESA, various methods may be used to minimize or compensate for impacts on these species. Depending on the biology of the species affected and the potential for transplanting and reseeding, establishing populations through seed collection or transplantation from the site that is to be affected may be implemented. Seeding or transplanting may be used to create new plant populations, or to enhance or expand existing populations. Potential mitigation sites could include suitable locations within or outside the project site. Mitigation could include, or consist of, expanding the affected population on the project site if only a portion of the population is to be removed and suitable habitat is available or can be created to expand the extent of the affected population into a new area. Habitat and individual plants lost shall be mitigated at a minimum 1:1 ratio, considering acreage as well as function and value of the new population and habitat. Monitoring, reporting, and land preservation methods will follow those established by the County in County's Ecological Preserve Fee Program and Zoning Ordinance Section 130.71.060.
- If an affected plant species, whether a Pine Hill Endemic or not, is protected under the federal ESA or CESA, coordination/consultation with USFWS and/or CDFW will be required. A site-specific mitigation strategy to compensate for loss of occupied habitat and individuals, consistent with the requirements of the federal ESA or CESA, will need to be developed and implemented. Actions to compensate for take of the federal ESA or CESA protected species may include preserving and enhancing existing populations and creation of new populations. Elements of the mitigation approach and success criteria required by USFWS or CDFW may include, but would not be limited to:

- Identification of appropriate mitigation ratios for enhancement, expansion, and creation of target plant populations to fully compensate for direct loss of affected plant populations as well as temporal losses of functions and values.
- Number and/or density of target plant individuals in the mitigation area.
- A requirement that compensatory and preserved populations shall be self-producing. Populations would be considered self-producing when plants reestablish annually for a set number of years with no human intervention, such as supplemental seeding.
- If mitigation includes dedication of conservation easements, identifying responsible parties for long-term management, conservation easement holders, long-term management requirements, and funding sources as determined appropriate by the regulatory agency(ies).

- Documentation of the completion of the mitigation strategy and coordination/consultation process with USFWS or CDFW shall be provided to El Dorado County before commencement of any project activities that could adversely affect the protected plant species. Prior to any ground-disturbing or vegetation-removal activities, a Worker Environmental Awareness Training (WEAT) shall be prepared and administered to the construction crews. The WEAT will include the following: discussion of the state and federal Endangered Species Act, the Clean Water Act, the project's permits and CEQA documentation, and associated mitigation measures; consequences and penalties for violation or noncompliance with these laws and regulations; identification of special-status wildlife that may be encountered on the project site; location of any avoidance, exclusion, or buffer areas; material to watch for that may indicate the presence of subsurface cultural resources; hazardous substance spill prevention and containment measures; and the contact person in the event of the discovery of a special-status wildlife species or potential cultural resources. A handout summarizing the WEAT information shall be provided to workers to keep on-site for future reference. Upon completion of the WEAT training, workers will sign a form stating that they attended the training, understand the information presented and will comply with the regulations discussed.

Significance after Mitigation

With implementation of Mitigation Measure 3.4-1, the potential loss of special-status plant species would be avoided to the maximum extent feasible. Compensation for any impacts that cannot be avoided would be accomplished through compliance with the County's Ecological Preserve Fee Program, additional mitigation requirements identified above, and any additional USFWS and/or CDFW required mitigation, as applicable. Implementation of any of these approaches would result in no-net-loss of individuals or population functions and values for the affected species. This would reduce potential impacts to a less-than-significant level.

Special-Status Wildlife

A biological resources evaluation was completed for the project site in 2023 (FEC 2023) (Attachment B). There are ten special-status animal species with records in the region. Of the ten regionally occurring special-status animals, only one species could potentially occur on the project site due to the availability of suitable nesting and foraging habitat: Cooper's Hawk *(Accipiter cooperii)*. No special-status animal species were observed on the project site during the biological reconnaissance survey (October 2023). Cooper's hawk is a year-round resident in California in wooded areas in the Central Valley and Sierra foothills, where it prefers to reside near bodies of water. Cooper's hawks typically forage within open woodland and habitat edges and feed mainly on small birds and mammals. Cooper's hawks are also known to forage in wooded urban areas. Cooper's hawks nest in open woodland as well as urban trees, making this species a potential resident in developed areas. (FEC 2023)

Project activities such as vegetation clearing, grading, or other ground disturbance associated with the project could affect Cooper's hawk if this species were to nest in or adjacent to the project site prior to or during construction. Project activities during the breeding season (February 1 through August 31) could result in injury or mortality of eggs and chicks directly through destruction of the nest tree or nest or indirectly through forced nest abandonment or early fledging due to noise and other human disturbance. Because of their potential to reduce population levels and

contribute to a trend towards these species becoming threatened or endangered in the future, this impact would be significant.

Nesting habitat for common raptors, migratory birds, and other nesting birds protected under the Fish & Game Code, Migratory Bird Treaty Act, or other regulations is present in the remaining oak woodland and chaparral on the project site and in woodland habitat adjacent to the project site. Common raptor species such as red-shouldered hawk were observed on the project site and could nest in oak or foothill pine trees in or adjacent to the site. Common bird species could also nest in herbaceous vegetation or on the ground in ungraded portions of the site such as Mourning Dove *(Zenaida macroura),* Killdeer *(Charadrius vociferous),* or a variety of other songbirds. If project activities were to commence during the typical bird nesting season (February 1 to August 31), project activities associated with ground disturbance or vegetation removal in the vicinity of bird nests could lead to destruction of nests, abandonment of eggs or young, or forced fledging, which could be a violation of the Fish and Game Code and/or Migratory Bird Treaty Act. Therefore, this impact would be significant.

Mitigation Measures

Mitigation Measure 3.4-2: Nesting Bird and Raptor Protection

The project applicant shall implement the following measures to protect nesting birds and raptors (including Cooper's hawk):

- To minimize impacts to special-status bird species, raptors, and other native birds, potential future development activities (e.g., tree removal, vegetation clearing, ground disturbance, staging, construction of off-site improvements) shall be conducted during the nonbreeding season (approximately September 1 through January 31, as determined by a qualified biologist), when feasible. If project activities are conducted during the nonbreeding season, no further mitigation is required prior to the proposed activity.
- If development activities must commence during the avian nesting season (between February 1 and August 31), within 7 days prior to commencement of work a qualified biologist familiar with birds of California and with experience conducting nesting bird surveys shall conduct focused surveys for special-status birds, nesting raptors, and other native birds. Surveys shall be conducted in publicly accessible areas within 0.5 miles of the development activity area for golden eagle, 0.25 miles of the development activity area for white-tailed kite, 500 feet of the development activity area for other raptor species and special-status birds, and 50 feet of the development activity area for non-raptor common native bird nests.
- If no active bird nests are found, the qualified biologist shall submit a report documenting the survey methods and results to the applicant and El Dorado County, and work may proceed. If at any time during the nesting season there is a lapse of two weeks or more with no work, a new survey for nesting birds shall be completed before work proceeds.
- If an active bird nest is found, a no-disturbance buffer shall be established around the nest site until the breeding season has ended or a qualified biologist has determined that the young have fledged or the nest is no longer active.
- The size of the no-disturbance buffer shall be determined by the biologist, based on the sensitivity of the bird species, nesting chronology of the species, disturbance characteristics (type, extent, visibility, duration, and timing), existing ambient conditions, and other factors (e.g., screening from existing structures, vegetation, or topography), as determined by the biologist. Buffers typically shall be 0.5 miles for golden eagle, 0.25 miles for white-tailed kite, 500 feet for other raptors, 100 feet for non-raptor special-status bird species, and at least 20 feet for common non-raptor bird species. The size of the buffer may be adjusted if a qualified biologist determines that such an adjustment shall be unlikely to adversely affect the nest. Any buffer reduction for a special-status bird species shall require coordination with CDFW.
- Daily monitoring of the nest by a qualified biologist during activities shall be required if the activity has potential to adversely affect the nest as determined by the qualified biologist, the buffer has been reduced, or if birds

within active nests are showing behavioral signs of agitation (e.g., standing up from a brooding position, flying off the nest) during project activities, as determined by the qualified biologist.

- Documentation of compliance with this mitigation measure and any required coordination with CDFW shall be provided to El Dorado County before commencement of any project construction activities.

Significance after Mitigation

With implementation of Mitigation Measure 3.4-2, the potential loss of individuals or eggs of special-status birds and other bird species protected under the MBTA and Fish and Game Code as a result of the project would be avoided. This would reduce potential impacts to a less-than-significant level.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or the US Fish and Wildlife Service?

No Impact. No riparian habitats or other sensitive natural communities were identified on the project site during biological surveys in 2023. Therefore, the project would not adversely affect any riparian habitat or other sensitive natural community.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. No wetlands or other aquatic resources were present on the site at the time of the biological reconnaissance (October 2023). In addition, the National Wetland Inventory (NWI) does not depict any aquatic resources on the site, and there is no evidence of aquatic resources on the site based on the review of historic aerials and topographic maps. Therefore, the project would not adversely affect wetlands or other aquatic resources.

Potential water quality effects are discussed in Section 3.10, "Hydrology and Water Quality."

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?

Less than Significant. Migratory deer herds occur within some areas of El Dorado County. The project site does not include, nor is it adjacent to, any migratory deer herd habitats as shown in the El Dorado County General Plan. Further, the project site is not located within an Essential Connectivity Area, Natural Landscape Block (defined as relatively natural habitat blocks that support native biodiversity), or Natural Areas Small, which are designated important blocks of habitat and movement corridors for wildlife (CDFW 2023b, cited in FEC 2023). However, the project site is located within an approximately 22,627-acre subsection of the American River, Middle Sierra Wildlife Linkage designated by CDFW. The project is within a block of the Sierra Nevada Foothills, Lower Foothills Metamorphic Belt subsection, which extends along SR 49 from just north of the community of Enterprise in the south to the community of Lotus along SR 49 and then extends northward to the community of Greenwood along SR 193. In the immediate project area, the developed areas around the community of Kingsville are excluded from the wildlife linkage, but the project site is included in the mapped wildlife linkage.

Although the project site is mapped as being located within a designated wildlife linkage, the project site is surrounded on the east, south, and west sides by development and on the north by Slate Creek. There would be no reason for wildlife to use the site as a movement corridor due to the surrounding development and lack of significant wildlife habitat on the site. Slate Creek and its adjacent riparian corridor are expected to function as a wildlife movement corridor; however, the project site itself would not contribute significantly to overall wildlife habitat connectivity in the region or function as an important dispersal corridor for wildlife. The project would not affect the function of the mapped wildlife linkage that encompasses the project site, the potential wildlife movement corridor along Slate Creek, or affect any other wildlife movement corridors. Therefore, this impact would be less than significant.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less than Significant Impact with Mitigation. The adopted El Dorado County General Plan Conservation and Open Space Element discusses significant natural resources in the County, including aquatic habitat, special-status species, and sensitive habitats, and establishes goals, objectives, and policies related to these topics. Relevant policies from the El Dorado County General Plan include:

- Objective 7.4.2: Identify and Protect Resources - Identification and protection, where feasible, of critical fish and wildlife habitat including deer winter, summer, and fawning ranges; deer migration routes; stream and river riparian habitat; lake shore habitat; fish spawning areas; wetlands; wildlife corridors; and diverse wildlife habitat.
  - Policy 7.4.4.4: For all new development projects or actions that result in impacts to oak woodlands and/or individual native oak trees, including Heritage Trees, the County shall require mitigation as outlined in the El Dorado County ORMP. The ORMP functions as the oak resources component of the County's biological resources mitigation program, identified in Policy 7.4.2.8

El Dorado County General Plan Biological Resources Policy Update and Oak Resources Management Plan

The El Dorado County Board of Supervisors adopted the Biological Resources Policy Update and ORMP in October 2017. The Biological Resources Policy Update included revisions to the General Plan objectives, policies, and implementation measures to establish a comprehensive Biological Resource Mitigation Program. The objective of this program is to conserve special-status species habitat, aquatic habitat, wetland and riparian habitat, habitat for migratory deer herds, and large expanses of native vegetation. The ORMP updated and revised the existing Oak Woodland Management Plan, and now defines mitigation requirements for impacts on oak woodlands, individual native oak trees, and heritage trees; and also outlines El Dorado County's strategy for oak resource management and conservation. The ORMP establishes an in-lieu fee payment option for impacts on oak woodlands and oak trees and identifies Priority Conservation Areas where oak woodland conservation efforts will be focused. The standards for implementing the County's ORMP are established in the County's Oak Resources Conservation Ordinance, found in County Code Chapter 130.39.

The ORMP designates three classes of protected oak resources: oak woodlands that have at least 10 percent oak canopy; heritage trees, defined as native oaks with a total trunk diameter at breast height of 36 inches or greater; and individual oak trees, defined as native oak trees with a trunk diameter at breast height of 6 inches or greater that are not located in oak woodlands. An oak woodland removal permit is required prior to removal of oak trees that are part of an oak woodland and an oak tree removal permit is required prior to removal of heritage trees and individual oak trees. Mitigation for impacts on oak woodlands is based on the total area affected ranging from 1:1 mitigation for zero to 50 percent removal to 2:1 mitigation for more than 75 percent removal. Mitigation may be completed with a combination of the following options: acquisition of an off-site conservation easement, payment of in-lieu fees, or either on- or off-site replacement planting of up to 50 percent of the required mitigation area. Mitigation for removal of heritage or individual oak trees requires on- or off-site replacement planting or payment of in-lieu fees at a 3:1 (heritage trees) or 1:1 (individual oak trees) ratio, respectively, to the number of trunk inches removed. Any oak woodland preserved on site and all mitigation planting areas must be protected in perpetuity through deed restrictions or a conservation easement.

El Dorado County Ecological Preserve Fee Program

In 1998, the County established the Ecological Fee Program, through Ordinance 4500 and Resolution 205-98, to protect eight special-status gabbro soils plant species (i.e., El Dorado bedstraw, Layne's butterweed, Pine Hill ceanothus, Pine Hill flannel bush, Stebbins' morning glory, Bisbee Peak rush rose, El Dorado mule ears, Red Hills soaproot). The County has established the following three Mitigation Areas to protect gabbro soils rare plants through on-site and off-site mitigation requirements and options.

- Mitigation Area 0 – Lands within one of the five ecological preserves that comprise Pine Hill Preserve (i.e., Salmon Falls, Martel Creek, Pine Hill, Penny Lane Ridge, Cameron Park). The Mitigation Area 0 boundaries are the same as the General Plan Ecological Preserve overlay (approximately 3,450 acres).
- Mitigation Area 1 – Lands outside of Mitigation Area 0 that contain gabbro soils rare plant habitat (approximately 36,000 acres).
- Mitigation Area 2 – Lands outside of Mitigation Areas 0 and 1, but within the service area of the El Dorado Irrigation District, excluding parcels served by wells.

The project site is located within Mitigation Area 2, where development is subject to the mitigation requirements described in Section 130.71.060 of the County's Zoning Ordinance, provided below.

Sec. 130.71.060 - Off-Site Mitigation Fee Payment in Lieu of Ecological Preserve Mitigation in Mitigation Areas 1 and 2

Payment of a fee in lieu of Ecological Preserve Mitigation is encouraged in Mitigation Areas 1 and 2. Developments in Mitigation Areas 1 and 2 shall mitigate impacts by exercising one of the following two options:

- A. Pay the appropriate fee in lieu of Ecological Preserve Mitigation for the direct or indirect impacts caused by development on rare plants and rare plant habitat; or
- B. Participate in a Rare Plant Off-Site Mitigation Program, upon adoption of such program by the Board.

Protected Oak Resources

An oak resources technical report was prepared for the project by Foothill Forest Care in March 2022 (Foothill 2022). According to the report, brush and pines were removed from the property to grade it, but no oaks over 6 inches diameter at breast height were removed. Additionally, many oak and pine trees were removed by PG&E crews parallel/adjacent to the 60 kilovolt lines located along the northern side of the parcel (Foothill 2022).

Woodland habitat on the project site qualifies as oak woodland according to the County's ORMP and the Oak Resources Conservation Ordinance because the woodland areas have 10 percent total canopy cover of native oak species. A total of 0.526 acres of oak canopy is present on the site and would be removed. A total of 0.082 acres of the oak canopy (three oak trees) is exempt from mitigation because the trees are fire damaged and have a considerable amount of decay. Therefore, mitigation is required for 0.444 acres of oak canopy impacts (Foothill 2022). Without mitigation, the project would conflict with local policies and ordinances protecting biological resources.

Mitigation Measures

Mitigation Measure 3.4-3: Oak Resources Protection

Implement Mitigation Measure 3.4-1, Special-Status Plan Protection, described above.

Implement Mitigation Measure 3.2-1, Oak Resource Protection, in Section 3.2, "Agriculture and Forest Resources."

Significance after Mitigation

With implementation of Mitigation Measure 3.4-3 (which constitutes implementation of Mitigation Measures 3.4-1 and 3.2-1), the project would avoid impacts to special-status plants and oak resources wherever possible. If avoidance is not possible, impacts would be mitigated according to the County's mitigation policies making project activities consistent with County policies and ordinances.

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?

No Impact. There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other approved state habitat conservation plans that apply to the project site. Compliance with County conservation requirements is described in Section 3.4.2(e), above.

3.5 CULTURAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. Cultural Resources.				
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☒	☐	☐
c) Substantially disturb human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

3.5.1 Environmental Setting

A complete records search of the California Historic Resources Information System (CHRIS) was completed on August 18, 2022 (NCIC 2022). The CHRIS records search indicates that the proposed project area contains no recorded indigenous-period/ethnographic-period resources and two recorded historic-period cultural resources: Eureka Ditch segment, refuse deposit, and a building or remnant of building. Additionally, two cultural resource study reports on file at the North Central Information Center (NCIC) office cover a portion of the proposed project area. Outside of the proposed project area, but within a quarter mile radius, the broader search area contains three recorded indigenous-period/ethnographic-period resources and five recorded historic-period cultural resources. Given the extent of known cultural resources and the environmental setting, there is a moderate potential for locating indigenous-period/ethnographic-period cultural resources within the project area. Given the extent of known cultural resources and patterns of local history, there is a high potential for locating historic-period cultural resources within the proposed project area.

A pedestrian survey of the project area was performed by Mike Lawson of Peak & Associates, Inc. on December 8, 2022. The area was inspected by walking parallel transects no more than 5 meters apart. During the survey, it was observed that the project area has been heavily altered with heavy equipment. Most of the ground surface has been disturbed and the change in elevation levels could not be accurately determined at the time of survey due to lack of reference data. The project area exhibits new terracing, building up of an access road, and cutting into slopes. Ground visibility was excellent due to earth moving, although there was the possibility of shallow cultural deposits (if present) being mixed and spread or removed. The soil throughout the parcel is red-orange clay heavily mixed with slate, schist, serpentine, and occasional quartz. Earth moving activity appears to have cut into outcrops of native stone and spread the broken fragments around the parcel. Other stone types observed include meta volcanic, various crypto-crystalline silicates, and quartzite. Due to steep soil piles and cut banks, some singular transects occurred, ensuring complete coverage. No indigenous-period/ethnographic-period or historic period artifacts, features, or other resources were observed during the survey (Peak & Associates 2022).

There are no properties eligible for the California Register of Historical Resources present within the project area boundaries.

3.5.2 Discussion

a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?

Less than Significant. A CHRIS records search indicates that the proposed project area contains two recorded historic-period cultural resources: Eureka Ditch segment, refuse deposit, and a building or remnant of building. Outside of the proposed project area, but within a quarter mile radius, the broader search area contains five recorded historic-period cultural resources. Given the extent of known cultural resources and patterns of local history, there is a high potential for locating historic-period cultural resources within the proposed project area.

No historic period artifacts, features, or other resources were observed during the 2022 pedestrian survey of the project site (Peak & Associates 2022). Further, there are no properties eligible for the California Register of Historical Resources present within project area boundaries. Therefore, the project would not result in a substantial adverse change in the significance of a historic resource pursuant to Section 15064.5.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

Less than Significant Impact with Mitigation. As previously discussed, a CHRIS records search indicates that the proposed project area does not contain any recorded indigenous-period/ethnographic-period resources (NCIC 2022). Outside of the proposed project area, but within a quarter mile radius, the broader search area contains three recorded indigenous-period/ethnographic-period resources. Given the extent of known cultural resources and the environmental setting, there is a moderate potential for locating indigenous-period/ethnographic-period cultural resources within the project area.

No indigenous-period/ethnographic-period artifacts, features, or other unique archaeological resources were observed during the 2022 pedestrian survey of the project site (Peak & Associates 2022). Nevertheless, the possibility remains that subsurface archaeological materials could be encountered during ground disturbing activities. This impact would be potentially significant.

Mitigation Measures

Mitigation Measure 3.5-1: Protection of Archaeological Resources

The following shall be implemented during future ground-disturbing activities:

In the event that unknown buried archaeological deposits (e.g., stone tools, milling stones, shells, midden soils) are encountered during construction, all ground-disturbing activity within 50 feet of the resources shall be halted and a qualified professional archaeologist (36 Code of Federal Regulations 61) and appropriate Native American tribal representative shall be notified immediately and retained to assess the significance of the find. Construction activities could continue in other areas.

If the find is determined to be significant by the qualified archaeologist or Native American tribe (i.e., because it is determined to constitute a unique archaeological resource), the archaeologist, in consultation with the County and the culturally affiliated Native American tribe(s) shall develop appropriate procedures to protect the integrity of the resource and ensure that no additional resources are affected. Procedures could include but would not necessarily be limited to preservation in place, subsurface testing, or contiguous block unit excavation and data recovery.

Significance after Mitigation

Implementation of Mitigation Measure 3.5-1 would reduce impacts to a less-than-significant level by requiring cessation of work, evaluation of the significance of the find, and implementation of preservation and/or proper data recovery upon discovery of previously unknown resources.

c) Substantially disturb human remains, including those interred outside of formal cemeteries?

Less than Significant. Based on documentary research, no evidence suggests that any indigenous-period/ethnographic-period or historic era marked or un-marked human interments are present within or in the immediate vicinity of the project site. However, the location of grave sites and Native American remains can occur outside of identified cemeteries or burial sites. Therefore, there is a possibility that unmarked, previously unknown Native American or other graves could be present within the project site and could be uncovered by project-related construction activities.

California law recognizes the need to protect Native American human burials, skeletal remains, and items associated with Native American burials from vandalism and inadvertent destruction. The procedures for the treatment of Native American human remains are contained in California Health and Safety Code Sections 7050.5 and PRC Section 5097.

These statutes require that, if human remains are discovered, potentially damaging ground-disturbing activities in the area of the remains shall be halted immediately, and the El Dorado County coroner shall be notified immediately. If the remains are determined by the coroner to be Native American, the Native American Heritage Center (NAHC) shall be notified within 24 hours, and the guidelines of NAHC shall be adhered to in the treatment and disposition of the remains. Following the coroner's findings, the NAHC-designated most likely descendants and the landowner shall determine the ultimate treatment and disposition of the remains and take appropriate steps to ensure that additional human interments, if present, are not disturbed. The responsibilities for acting upon notification of a discovery of Native American human remains are identified in PRC Section 5097.94.

Compliance with California Health and Safety Code Sections 7050.5 and PRC Section 5097, would provide an opportunity to avoid or minimize the disturbance of human remains, and to appropriately treat any remains that are discovered.

3.6 ENERGY

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. Energy.				
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

3.6.1 Environmental Setting

California relies on a regional power system composed of a diverse mix of natural gas, petroleum, renewable, hydroelectric, and nuclear generation resources:

- Natural gas: Approximately 39 percent of California's net electricity generation is fueled by natural gas, and six out of ten California households use natural gas for home heating (EIA 2024).
- Petroleum: Petroleum products (gasoline, diesel, jet fuel), which are consumed almost exclusively by the transportation sector, account for vast majority of the energy used in California by the transportation sector, with the rest provided by ethanol, natural gas, and electricity (Bureau of Transportation Statistics 2023). For the first time since 1953, transportation's reliance on petroleum dipped below 90 percent in 2020 during the COVID-19 pandemic. Transportation's petroleum dependence remained below 90 percent, at 89.7 percent in 2021 and 89.4 percent in 2022 (Bureau of Transportation Statistics 2023). California is the largest consumer of jet fuel and second-largest consumer of motor gasoline among the 50 states (EIA 2024).
- Electricity and renewables: In 2023, renewable resources, including hydroelectric power and small-scale solar power, supplied 54 percent of California's in-state electricity generation. (EIA 2024).
- Alternative fuels: Conventional gasoline and diesel may be replaced (depending on the capability of the vehicle) with many alternative transportation fuels (e.g., biodiesel, hydrogen, electricity). Use of alternative fuels is encouraged through various statewide regulations and plans (e.g., Low Carbon Fuel Standard, 2022 Scoping Plan).

Electricity service is provided to the project site by the Pacific Gas and Electric Company (PG&E).

3.6.2 Discussion

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less than Significant. The project could result in increased energy use compared to existing conditions from both construction and operational activities. Implementation of the project would include construction of the proposed RV and Boat storage facility as well as utility connections and improvements to Turtle Path. During construction, energy would be required to operate and maintain construction equipment and transport construction materials. The one-time energy expenditure required for project construction would be nonrecoverable. The energy needs for construction would be temporary and would not require additional capacity or substantially increase peak or base

period demands for electricity and other forms of energy. Associated energy consumption would be typical of that associated with construction of small commercial development. Non-renewable energy would not be consumed in a wasteful, inefficient, and unnecessary manner when compared to other construction activity in the region.

Operation of the proposed RV and Boat storage facility would result in an increase in electricity consumption in the region relative to existing conditions. However, the new facility would be built in compliance with current Title 24 Building Energy Efficiency Standards (or the standards in effect at the time of construction), which serve to reduce wasteful, uneconomical, and unnecessary uses of energy for the State. Operation of the project would be typical of small commercial development requiring electricity for lighting and climate control. The net fuel consumption associated with potential additional vehicle trips to the project site would not be considered wasteful, inefficient, or unnecessary in comparison to other similar developments in the region. State and federal regulations regarding fuel efficiency standards for vehicles in California are designed to reduce wasteful, inefficient, and unnecessary use of energy for transportation

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less than Significant. Relevant plans that pertain to the efficient use of energy include the Energy Efficiency Action Plan, which focuses on energy efficiency and building decarbonization (CEC 2022). The project has the potential to result in a small increase in consumption of energy resources during construction and operation of the proposed RV and Boat storage facility. However, the project would be required to comply with all applicable requirements for construction and operational efficiency. Thus, the project would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency.

3.7 GEOLOGY AND SOILS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. Geology and Soils.				
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to California Geological Survey Special Publication 42.)	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
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?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994, as updated), creating substantial direct or indirect risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

3.7.1 Environmental Setting

Based on mapping by California Geologic Survey, the nearest Alquist-Priolo Fault Zones are over 50 miles from the project site (CDC 2025c). According to the General Plan EIR,

No active faults have been identified in El Dorado County. One fault, part of the Rescue Lineament–Bear Mountains fault zone, is classified as a well located late-Quaternary fault (CDC 1990, cited in EDC 2003); therefore, it represents the only potentially active fault in the county. It is part of the Foothill Fault Suture Zone system, which was considered inactive until a Richter scale magnitude 5.7 earthquake occurred near Oroville on August 1, 1975 (CDC 1990, cited in EDC 2003). All other faults located in El Dorado County are classified as pre-Quaternary (inactive). (EDC 2003)

According to the NRCS Web Soil Survey Database (NRCS 2023, cited in FEC 2023), one soil mapping unit occurs within the project site: Auburn very rocky silt loam, 2 to 30 percent slopes. Auburn very rocky silt loam, 2 to 30 percent slopes, is comprised of 75 percent Auburn and similar soils, 15 percent rock outcrop, and 10 percent minor components. This soil series occurs on hills between 120 to 3,000 feet above msl and consists of residuum weathered from basic igneous rock and/or basic residuum weathered from metamorphic rock. A typical profile is silt loam from O to 14 inches and unweathered bedrock from 14 to 18 inches. Lithic bedrock occurs at a depth of 14 to 18 inches. The rock outcrop component occurs on ridges. It includes 3 percent Argonaut soils, 3 percent Boomer soils, 2 percent Sobrante soils, and 2 percent unnamed minor components. Auburn very rocky silt loam is well drained with a frequency of flooding of "none" and ponding of "none" and a depth to water table of more than 80 inches. This soil type and its minor components do not have a hydric rating.

The topography of the project site is hilly with an elevation of roughly 1,485 to 1,560 feet above msl, generally sloping from east to west.

Based on the soil characteristics, topography, depth to groundwater, and distance to active faults, there is low potential for geologic hazards from landslides, steep areas, rock falls, mud flows, liquefaction, and expansive soils at the project site.

3.7.2 Discussion

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to California Geological Survey Special Publication 42.)

No Impact. As discussed in Section 3.7.1, the project site is not within an Alquist-Priolo Fault Zone and is located over 50 miles east of the nearest Alquist-Priolo Fault Zones (CDC 2025c). Therefore, the project would not cause substantial adverse effects involving rupture of a known earthquake fault.

ii) Strong seismic ground shaking?

Less than Significant. As described in Section 3.7.1, the project site is not within an active fault zone; however, earthquakes in the region have potential to cause seismic ground shaking of low severity at the project site. Project construction and building design would be subject to the County's Building Code (Title 110- Buildings and Construction), which incorporates the California Building Code and International Building Code standards. The project would involve limited excavation that would not alter seismic and fault conditions in the region and would not create new seismic events or exacerbate existing seismic hazards. Therefore, the project would not cause substantial adverse effects from strong seismic ground shaking.

iii) Seismic-related ground failure, including liquefaction?

Less than Significant. Liquefaction is the process in which water is combined with unconsolidated soils, generally from ground motion and pressure, which causes the soils to behave like a liquid (e.g., like "quicksand"). Liquefaction potential is determined from a variety of factors, including soil type, soil density, depth to the groundwater table, and the duration and intensity of ground shaking. Liquefaction is most likely to occur in deposits of water-saturated

alluvium or areas of considerable artificial fill. Other types of seismic-related ground failure include ground lurching, differential settlement, and lateral spreading.

The potential for liquefaction and other seismic-related ground failure is considered low on the project site because the depth to groundwater is typically more than 80 inches below ground surface and the distance to the nearest active fault is over 50 miles from the project site. The site is not located within a State Designated Seismic Hazard Zone for liquefaction (CDC 2025c). Therefore, the project would not cause substantial adverse effects from seismic-related ground failure, including liquefaction.

iv) Landslides?

Less than Significant. The project site has gently rolling hills typical of those near the base of the western central Sierra Nevada foothills. The potential for landslides to occur is considered low given the lack of steep slopes within or adjacent to the project site. Therefore, the project would not cause substantial adverse effects from landslides.

b) Result in substantial soil erosion or the loss of topsoil?

Less than Significant. Soil erosion refers to the process by which soil or earth material is loosened or dissolved and removed from its original location. Erosion can occur by varying processes and may occur in the project site where bare soil is exposed to wind or moving water (both rainfall and surface runoff). The processes of erosion are generally a function of material type, terrain steepness, rainfall or irrigation levels, surface drainage conditions, and general land uses.

Project construction would include ground disturbance, such as excavation, grading, and trenching, which could increase the potential for erosion to occur. However, project construction would occur in compliance with the grading, erosion, and sediment control requirements outlined in Section 110.14 of the County municipal code. Project construction would also comply with all applicable EDCAQMD fugitive dust requirements. Furthermore, because the project would result in a disturbance area of more than 1 acre, it would be required to obtain coverage under the NPDES General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ). The Construction General Permit requires the development of a storm water pollution prevention plan (SWPPP), with best management practices (BMPs) for erosion and sediment control. The Construction General Permit is issued and enforced by the appropriate RWQCB. The project site is within the jurisdiction of the Central Valley RWQCB and the project would be subject to all existing regulations associated with the protection of water quality, including erosion and sediment control.

The project would comply with standard requirements for erosion control, thereby preventing substantial soil erosion or the loss of topsoil.

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?

Less than Significant. Refer to Sections 3.7.2(a)(iii) and (iv), above. Auburn very rocky silt loam occurs on the project site. The topography is hilly, with relatively gentle slopes, and soils are typically well-drained stony, sandy, loams. The potential for on- or off-site landslides, lateral spreading, liquefaction, or collapse is considered low. Potential future development at the project site would not cause soils to become unstable.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994, as updated), creating substantial direct or indirect risks to life or property?

No Impact. Expansive soils are typically associated with fine-grained clayey soils that have the potential to shrink and swell with repeated cycles of wetting and drying. The project site does not have fine-grained clayey soils.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Less than Significant. Wastewater service would be provided to the project site by an onsite septic tank and leach field. A percolation test with soil mantel and septic system design was completed in 2022 as part of the septic system permitting (Duncan 2022). Given this professional assessment, the project site's well-drained soils, and the low density of potential future development, the project site is expected to be able to support the needed septic system.

Additionally, the El Dorado County Environmental Management Department reviewed the proposed project application and did not provide any comment or concern regarding the septic capability of the project site. The proposed septic systems meet the County's requirements for soil depth, percolation rate, and proposed leach field area. The septic system design included with this project would be required to be submitted in conjunction with the building permit for this project. Standard requirements are incorporated as conditions of approval.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact. No fossil-bearing strata or paleontological sites have been previously recorded or observed within or near the project site. Because fossils typically occur in sedimentary rocks, which are not present within the project site, project-related ground disturbance is highly unlikely to encounter a paleontological resource. The project would not destroy a unique paleontological resource or site or unique geologic feature.

3.8 GREENHOUSE GAS EMISSIONS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. Greenhouse Gas Emissions.				
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

3.8.1 Environmental Setting

Certain gases in the earth's atmosphere, classified as greenhouse gases (GHGs), play a critical role in determining the earth's surface temperature. Solar radiation enters the earth's atmosphere from space. Most solar radiation passes through GHGs; however, infrared radiation is absorbed by these gases. As a result, radiation that otherwise would have escaped back into space is instead "trapped," resulting in a warming of the atmosphere. This phenomenon, known as the greenhouse effect, is responsible for maintaining a habitable climate on earth.

Prominent GHGs contributing to the greenhouse effect are carbon dioxide (CO_2), methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. GHG emissions contributing to global climate change are attributable, in large part, to human activities associated with on-road and off-road transportation, industrial/manufacturing, electricity generation by utilities and consumption by end users, residential and commercial on-site fuel usage, and agriculture and forestry. It is "extremely likely" that more than half of the observed increase in global average surface temperature from 1951 to 2010 was caused by the anthropogenic increase in GHG concentrations and other anthropogenic factors together (IPCC 2014).

Climate change is a global problem. GHGs are global pollutants because even local GHG emissions contribute to global impacts. GHGs have long atmospheric lifetimes (one to several thousand years) and persist in the atmosphere long enough to be dispersed around the globe. Although the lifetime of any particular GHG molecule is dependent on multiple variables and cannot be determined with any certainty, it is understood that more CO_2 is emitted into the atmosphere than is sequestered by ocean uptake, vegetation, and other forms of sequestration (IPCC 2013).

GREENHOUSE GAS EMISSION SOURCES AND SINKS

As discussed previously, GHG emissions are attributable in large part to human activities. CO_2 is the main byproduct of fossil fuel combustion. Methane, a highly potent GHG, primarily results from off-gassing (the release of chemicals from nonmetallic substances under ambient or greater pressure conditions) and is largely associated with agricultural practices, organic material decomposition in landfills, and the burning of forest fires. Nitrous oxide emissions are largely attributable to agricultural practices and soil management. CO_2 sinks, or reservoirs, include vegetation and the ocean, which absorb CO_2 through sequestration and dissolution (CO_2 dissolving into the water); respectively, these are the two of the most common processes for removing CO_2 from the atmosphere.

STATEWIDE GHG EMISSION TARGETS AND THE CLIMATE CHANGE SCOPING PLAN

Reducing GHG emissions in California has been the focus of the state government for approximately two decades (State of California 2018). GHG emission targets established by the state legislature include reducing statewide GHG emissions to 1990 levels by 2020 (Assembly Bill [AB] 32 of 2006) and reducing them to 40 percent below 1990 levels by 2030 (Senate Bill [SB] 32 of 2016). EO S-3-05 calls for statewide GHG emissions to be reduced to 80 percent below 1990 levels by 2050. EO B-55-18 calls for California to achieve carbon neutrality by 2045 and achieve and maintain net negative GHG emissions thereafter. These targets align with the scientifically established levels needed globally to limit the rise in global temperature to no more than 2 degrees Celsius, the warming threshold at which major climate disruptions, such as super droughts and rising sea levels, are projected; these targets also pursue efforts to limit the temperature increase even further to 1.5 degrees Celsius (UN 2015).

CARB adopted the *Final 2022 Scoping Plan for Achieving Carbon Neutrality* (2022 Scoping Plan) on December 16, 2022, which traces the State's pathway to achieve its carbon neutrality and an 85 percent reduction in 1990 emissions goal by 2045. It identifies the reductions needed by each GHG emission sector (e.g., transportation [including off-road mobile source emissions], industry, electricity generation, agriculture, commercial and residential, pollutants with high global warming potential, and recycling and waste) to achieve these goals. (CARB 2022)

Unlike thresholds of significance established for criteria air pollutants in the EDCAQMD's CEQA guidance (EDCAQMD 2002), the EDCAQMD has not adopted GHG emissions thresholds for land use development projects. In the absence of County adopted thresholds, El Dorado County AQMD recommends using the adopted thresholds of other lead agencies, which are based on consistency with the goals of AB 32. Since climate change is a global problem and the location of the individual source of GHG emissions is somewhat irrelevant, it's appropriate to use thresholds established by other jurisdictions as a basis for impact significance determinations. Projects exceeding these thresholds would have a potentially significant impact and be required to mitigate those impacts to a less than significant level. Until the County adopts a CAP consistent with CEQA Guidelines Section 15183.5, and/or establishes GHG thresholds, the El Dorado County AQMD has recommended the use of thresholds adopted by the Sacramento Metropolitan Air Quality Management District (SMAQMD). The thresholds of significance established by SMAQMD, and used by EDCAQMD, were developed to identify emissions levels for which a project would not be expected to substantially conflict with existing California legislation adopted to reduce statewide GHG emissions needed to move towards climate stabilization. Per the SMAQMD Thresholds of Significance Table, most recently updated in 2020, if a proposed project results in emissions less than 1,100 metric tons of carbon dioxide equivalent per year ($MTCO_2e$/yr) during both construction and/or operation, the proposed project would result in a less-than-significant impact related to GHG emissions.

3.8.2 Discussion

a, b) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment of conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less than Significant. As stated above, EDCAQMD recommends the use of thresholds adopted by SMAQMD for assessing the significance of GHG emissions from individual projects. The SMAQMD thresholds were developed to identify emissions levels for which a project would not be expected to substantially conflict with existing California legislation adopted to reduce statewide GHG emissions needed to move towards climate stabilization. Within these thresholds is the criteria that if a proposed project results in emissions less than 1,100 $MTCO_2e$/yr during both construction and operation, the proposed project would result in a less-than-significant impact related to GHG emissions. Although specific GHG emissions have not been calculated for the project, it can still be confirmed that emissions from construction and operation would be below the 1,100 $MTCO_2e$/yr threshold. For comparison, in the Draft EIR for the Dorado Oaks Tentative Subdivision Map Project (which included 157 single-family residential lots and 225 multi-family lots covering approximately 48 acres, approximately 18 acres of roadway and intersection improvements, roughly 3 acres of public parks, and installation of utility connections), first year construction GHG emissions were modelled at 1,044 $MTCO_2e$, below the threshold of 1,100 $MTCO_2e$ (EDC 2021). If construction at this

scale would result in GHG emissions below the 1,100 $MTCO_2e$ threshold, then the relatively modest level of construction activity that would result from the project would also generate GHG emissions below this threshold. Modelled operational impacts for the Dorado Oaks Project are 1,906 $MTCO_2e$, exceeding the 1,100 $MTCO_2e$ threshold. However, the proposed project is an order of magnitude less than the development proposed as part of the Dorado Oaks Project. Therefore, operational GHG emissions that may result from the proposed project would be far below the 1,100 $MTCO_2e$ threshold.

Because both the construction and operational GHG emissions associated with the project would be below 1,100 $MTCO_2e$, any potential impacts related to GHG emissions would be less than significant. Because emissions would be less than significant, the project also would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

3.9 HAZARDS AND HAZARDOUS MATERIALS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. Hazards and Hazardous Materials.				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
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?	☐	☐	☒	☐
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 or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☐	☐	☒	☐

3.9.1 Environmental Setting

The project site is not listed as a hazardous materials site (DTSC 2025; SWRCB 2025). There is one open site, Bennett Sculpture Foundry, located within 0.5 miles of the project site, at 4505 Greenstone Road. The site is a former bronze sculpture foundry, which ceased operations in July 1997, and has high hazardous waste levels of copper as a result of particles generated in grinding and sandblasting processes. No hazardous materials were stored onsite. The site is identified as being a cleanup program site and verification of monitoring is ongoing as of November 1998. As of June 2012, El Dorado County is the lead agency responsible for cleanup oversight, along with the California Department of Toxic Substances Control (DTSC 2025; SWRCB 2025).

There are no existing or proposed schools within 0.25 miles of the project site. The nearest school is the California Montessori Project Shingle Springs Campus, located at 4645 Buckeye Road in Shingle Springs, approximately 1.7 miles southwest of the project site. The Cameron Park Airport is the closest public airport, located approximately 5.5 miles west of the project site.

The project and surrounding vicinity are subject to the County's 2022 General Plan Safety Element Update (EDC 2004a), as well as the El Dorado County Multi-Jurisdictional Hazard Mitigation Plan (EDCHMP) (EDCSO 2024), which provides guidance for the County's response in emergency situations, including wildfire and emergency evacuation.

According to the California Department of Forestry and Fire Protection (CAL FIRE), the project site is in a state responsibility area (SRA) within a high fire hazard severity zone (CAL FIRE 2025). The project is also in the service area of the Diamond Springs – El Dorado Fire Protection District, which provides fire, medical emergency, and hazardous conditions services to the project site. Wildfire risks are discussed further in Section 3.20, "Wildfire." The project would be subject to vegetation management requirements of El Dorado County Municipal Code Chapter 8.09 addressing Hazardous Vegetation and Defensible Space.

3.9.2 Discussion

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less than Significant. A hazardous material is defined as any material that due to its quantity, concentration, physical or chemical characteristics, poses a significant present or potential hazard to human health or to the environment if released. Project construction may involve the temporary use, transport, and disposal of hazardous materials in the form of inorganic and organic chemicals, solvents, paints, oil, gasoline, cleansers. However, construction-related transport, use, and disposal of hazardous materials would be temporary and all materials would be used, stored, and disposed of in accordance with applicable laws and regulations and manufacturers' instructions. Furthermore, any emissions from the use of such materials would be temporary in nature and localized to the project site.

Land uses that involve the routine transport, use, and disposal of hazardous materials include but are not limited to manufacturing plants, dry cleaning facilities, gas stations, agricultural properties, recycling centers, refineries, and shipyards. The project would not involve activities that result in the routine transport, use, or disposal of hazardous materials. Any hazardous materials needed for ongoing maintenance and landscaping activities (e.g., solvents, paints, and pesticides) would be used and stored in small quantities typical of commercial land uses. Therefore, the project would not create a significant hazard to the public or the environment.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment?

Less than Significant. Refer to Section 3.9.2(a), above. Project construction could involve the temporary use, transport, and disposal of hazardous materials. This would be required to comply with federal, state, and County regulations relating to control of hazardous materials. Compliance with these regulations would reduce the likelihood of accidents and risks associated with release of hazardous materials. Potentially hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations.

Operation of the proposed RV and Boat storage facility would not involve activities that give rise to concerns regarding hazardous materials. Therefore, the project would not create a significant hazard to the public or the environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. As discussed in Section 3.9.1, there are no existing or proposed schools within 0.25 miles of the project site. Therefore, the project would have no impact related to the emission or handling of hazardous materials, substances, or waste within 0.25 miles of an existing or proposed school.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Less than Significant. As described in Section 3.9.1, the project site is not listed as a hazardous materials site (DTSC 2025; SWRCB 2025). There is one open site, Bennett Sculpture Foundry, located within 0.5 miles of the project site, at 4505 Greenstone Road. The site is a former bronze sculpture foundry, which ceased operations in July 1997, and has high hazardous waste levels of copper as a result of particles generated in grinding and sandblasting processes. No hazardous materials were stored onsite. The site is identified as being a cleanup program site and verification of monitoring is ongoing as of November 1998 (DTSC 2025; SWRCB 2025). The project would not exacerbate the existing conditions of this cleanup site.

As described in Section 3.3, "Air Quality," both the CDC and El Dorado County have identified the project site as an area that could contain NOA (EDC 2018). Therefore, ground disturbance could result in the potential for NOA to be mobilized and for particles to reach nearby parcels. Standard EDCAQMD conditions include the preparation and implementation of an ADMP if more than 20 cubic yards of dirt will be moved. Adherence with this standard condition would minimize the potential for the project to expose sensitive receptors to substantial concentrations of NOA.

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 or excessive noise for people residing or working in the project area?

No Impact. The Cameron Park Airport is the closest public airport, located approximately 5.5 miles west of the project site. The project site is not within the airport's land use plan.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less than Significant. The project would be consistent with the existing zoning for the site and planned population growth for the region. As part of the project, Turtle Path would be improved per El Dorado County Standard Plan 101C. The cul-de-sac portion of the existing Road & Public Utility Easement would be abandoned and replaced with a Fire Truck Turnaround. Other than this proposed improvement to Turtle Path, there would be no alteration of roadways that could hinder emergency response or evacuation. An encroachment permit would be obtained from the County Department of Transportation and driveways would be constructed in accordance with County Design and Improvements Standards Manual. Thus, the project would not impair or physically interfere with implementation of the EDCHMP. The project would not add people or vehicles to the roadway network in a way that would interfere with an evacuation.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

Less than Significant. The project site is in an area susceptible to wildland fires. The project could increase human activity on the project site, thereby incrementally increasing the ignition risk. However ,the project would also increase the potential to quickly respond to ignitions via improved access and the presence of individuals to identify and report ignitions. The Western El Dorado Community Wildfire Protection Plan (CWPP) describes wildfire risks and mitigation strategies for the portion of the County that includes the project site (EDC 2022). Implementation of the County CWPP would reduce the likelihood of an ignition becoming an out-of-control wildfire.

A Wildland Fire Safety Plan (Phillips Consulting 2024), signed and approved by both the Diamond Springs - El Dorado Fire Protection District and CAL FIRE, has been provided to the County. The Wildland Fire Safety Plan is intended to reduce the risk of life and property loss by minimizing wildfire intensity and enabling local fire services to respond effectively through measures focused on the use of fire safe construction materials, vegetation management, and access for evacuation and emergency vehicles. Additionally, the project would be 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. With implementation of the project site's Wildland Fire Safe Plan and adherence to the above requirements, such as El Dorado County Municipal Code Chapter 8.09 addressing Hazardous Vegetation and Defensible Space, the project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

3.10 HYDROLOGY AND WATER QUALITY

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. Hydrology and Water Quality.				
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) Result in substantial on- or offsite erosion or siltation;	☐	☐	☒	☐
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
iii) 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; or	☐	☐	☒	☐
iv) Impede or redirect flood flows?	☐	☐	☐	☒
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

3.10.1 Environmental Setting

According to the USGS Watershed Boundary Dataset, the project site is in the South Fork American River Subbasin and the Weber Creek Watershed (USGS 2024). Slate Creek is approximately 200 feet north of the project site.

According to groundwater basin maps developed under the California Department of Water Resources' (DWR) Sustainable Groundwater Management Act (SGMA), the project site is located within a non-basin area, which refers to areas that are not part of a defined groundwater basin (DWR 2025).

According to the Federal Emergency Management Agency (FEMA), the project site is within an area of minimal flood hazard (FEMA 2008). The project site is not within a tsunami hazard area (CDC 2025d) and is not in proximity to an enclosed body of water that is susceptible to seiche.

3.10.2 Discussion

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Less than Significant. The project could adversely affect surface or groundwater quality through ground disturbance, such as excavation, grading, and trenching; as well as construction of new areas of impervious surfaces.

The project site is under the jurisdiction of the Central Valley RWQCB. The Central Valley RWQCB adopted the Water Quality Control Plan for the Sacramento and San Joaquin River Basins (Basin Plan) in 1975, with the current fifth edition approved in 2019, as amended in 2020. The purpose of the Basin Plan is to designate beneficial uses of waters within the Sacramento and San Joaquin River basins, establish water quality objectives to protect those beneficial uses, and implement a program needed to achieve those objectives. The Basin Plan establishes water quality standards for both surface and ground waters (Central Valley RWQCB 2019).

Discretionary projects must comply with the County's West Slope Development and Redevelopment Standards (EDC 2024a), the storm water management plan (SWMP) for Western El Dorado County (EDC 2004b), and the County's Grading, Erosion, and Sediment Control Ordinance (EDC 2013). Because the project would result in a disturbance area of more than 1 acre, it would be required to obtain coverage under the NPDES General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2022-0057-DWQ). Through compliance with all applicable regulations and requirements, the project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.

The unincorporated portion of El Dorado County's west slope, including the project site, is subject to the State of California's Phase II NPDES municipal separate storm sewer system (MS4) permit. As such, the County's post-construction water quality requirements follow those outlined in Section E.12 of the MS4 permit. Under the MS4 Permit, projects that create or replace less than 2,500 square feet of impervious surface are exempt from post construction requirements; small projects that create or replace between 2,500 and 4,999 square feet of impervious surface, must follow a set of standard site design measures, found in Section E.12.b of the MS4 Permit (EDC 2024a). The project would be required to comply with applicable NPDES permit requirements, which may include treatment of stormwater prior to the water leaving the site or entering a waterbody, submittal of an Erosion and Sediment Control Plan, and/or other requirements, as applicable. Through compliance with all applicable standard County and State regulations, impacts would be less than significant.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less than Significant. The project would include installation of a new groundwater well and introduction of new impervious surfaces associated with the rental office and paved parking lot. The project site is located in a non-basin area and any new wells would be subject to applicable County permitting requirements, preventing a substantial decrease in groundwater supplies. In addition, the project would have minimal groundwater demand. New impervious cover would not reach levels that could substantially affect groundwater recharge; however, the project would be subject to applicable stormwater infrastructure requirements for treating stormwater runoff and allowing it to percolate back into the soil. Therefore, the project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) Result in substantial on- or offsite erosion or siltation;

Less than Significant. The project includes ground disturbance, such as excavation, grading, and trenching, which could increase the potential for erosion to occur. As described in Section 3.10.2(a), above, the project would be required to comply with all applicable regulations and requirements, including the NPDES MS4 permit; the County SWMP, the County Grading, Erosion, and Sediment Control Ordinance; and, because disturbance would be greater than 1 acre, the Construction General Permit issued by the Central Valley RWQCB, which would require a SWPPP with BMPs to control erosion. With adherence to applicable rules and regulations and implementation of BMPs, potential future development would result in a less-than-significant impact related to erosion and siltation.

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

Less than Significant. The project would add new impervious surfaces associated with the rental office and paved parking lot; however, this would be subject to applicable stormwater infrastructure requirements for treating stormwater runoff and allowing it to percolate back into the soil. Therefore, the project would not increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.

iii) 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; or

Less than Significant. The project would add new impervious surfaces associated with the rental office and paved parking lot and involve ground disturbance, such as excavation, grading, and trenching. However, the project would be required to comply with all applicable regulations related to stormwater drainage and water quality protection. Therefore, the project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

iv) Impede or redirect flood flows?

No Impact. As discussed in Section 3.10.1, the project site is within an area of minimal flood hazard (FEMA 2008). Therefore, the project would not result in impacts related to impeding or redirecting flood flows.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No Impact. As discussed in Section 3.10.1, the project site is not within a flood hazard zone, a tsunami hazard area, or in proximity to an enclosed body of water that is susceptible to seiche (FEMA 2008; CDC 2025d). Therefore, the project would not risk release of pollutants due to project inundation in flood hazard, tsunami, or seiche zones.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less than Significant. The project site is located in a non-basin area and is not subject to a sustainable groundwater management plan. The project would be required to comply with requirements of the NPDES MS4 permit, the County SWMP, the County Grading, Erosion, and Sediment Control Ordinance, and, because disturbance would be greater than 1 acre, the Construction General Permit issued by the Central Valley RWQCB. BMPs would be implemented during construction activities to prevent stormwater contamination, control sedimentation, and erosion, and comply with stormwater discharge requirements. Because the project would comply with applicable rules and regulations and implementation of BMPs, the project would not conflict with or obstruct implementation of the Basin Plan.

3.11 LAND USE AND PLANNING

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. Land Use and Planning.				
Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☒	☐	☐

3.11.1 Environmental Setting

The 5-acre project site is in a rural setting in the unincorporated community of Kingsvale, in western El Dorado County. The land surrounding the project site is comprised of rural residential, light industrial, and commercial development. Slate Creek is approximately 200 feet north of the project site. Lands to the east, south, and west are comprised primarily of commercial and light industrial development. The American Legion El Dorado Post 119 is on the parcel immediately to the west.

The project site is designated as I in the County General Plan Land Use Diagram (EDC 2004). As described in the County's General Plan Land Use Element, the I designation establishes areas for a range of light and heavy industrial uses. Types of uses that would be permitted include manufacturing, processing, distribution, and storage. The project site is within the Diamond Springs El Dorado Community Region as designated by the General Plan.

The zoning designation for the project site is IL-PD. The purpose of the IL zone is to provide lands for manufacturing and associated retail or service activities, wholesaling, and other industrial uses, where the primary activity is conducted within a building or buildings, or in outdoor storage or activity areas. The PD Combining Zone implements the General Plan by providing innovative planning and development techniques that allow the use of flexible development standards; provide for a combination of different land uses which are complimentary, but may not in all aspects conform to the existing zoning regulations; allow clustering of intensive land uses to minimize impacts on various natural resources; avoid cultural resources where feasible; promote more efficient utilization of land; reflect the character, identity and scale of local communities; protect suitable land for agricultural uses; and minimize use compatibility issues and environmental impacts.

3.11.2 Discussion

a) Physically divide an established community?

No Impact. As described in Section 3.11.1, the project site consists of a 5-acre parcel in a rural area surrounded by commercial and light industrial development. The project would be compatible with surrounding land uses and would not include physical features that would restrict access to neighboring communities. Therefore, the project would not physically divide an established community.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less than Significant Impact with Mitigation. As discussed in Section 3.11.1, the project site is designated for I land uses and is zoned IL-PD. The project is consistent with the objectives of these designations.

The project would be required to conform to all applicable land use and zoning regulations and all applicable policies from the County's General Plan. Additionally, the following permits or approvals may be required for the project:

- approval of improvement plans, indicating that the appropriate County agencies have reviewed and approved the project's connection to public utilities and roadways;
- a grading permit, according to the requirements in the County's Grading, Erosion, and Sediment Control Ordinance (County Code Section 110.14);
- pad certification, which requires that a soil engineer confirm that the site is adequately compacted to meet engineering requirements and a surveyor or engineer verify that the site is elevated above the floodplain; and
- a building permit, which requires payment of various fees (e.g., schools, roads), site plan review, and presentation of various other permits obtained from County departments relating to traffic, public services, and safety.

The project would be consistent with existing land use and zoning designations for the project site and all but one applicable policy from the County's General Plan. Woodland habitat on the project site qualifies as oak woodland according to the County's ORMP and the Oak Resources Conservation Ordinance because the woodland areas have site has 10 percent total canopy cover of native oak species. A total of 0.526 acres of oak canopy is present on the site and would be removed. A total of 0.082 acres of the oak canopy (three oak trees) is exempt from mitigation because the trees are fire damaged and have a considerable amount of decay. Therefore, mitigation is required for 0.444 acres of oak canopy impacts (Foothill 2022). Without mitigation, the project would conflict with local policies and ordinances protecting biological resources.

Mitigation Measures

Mitigation Measure 3.11-1: Oak Resources Protection

Implement Mitigation Measure 3.2-1 in Section 3.2, "Agriculture and Forest Resources."

Significance after Mitigation

With implementation of Mitigation Measure 3.11-1, the project would not conflict with the County's ORMP and this impact would be reduced to a less-than-significant level.

3.12 MINERAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. Mineral Resources.				
Would the project:				
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

3.12.1 Environmental Setting

The California Surface Mining and Reclamation Act of 1975 requires the State Geologist to classify land into Mineral Resource Zones (MRZ) according to the known or inferred mineral potential of that land. Areas classified as MRZ-2 include areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood exists for their presence. The process is based solely on geology, without regard to existing land use or land ownership. The primary goal of mineral land classification is to ensure that the mineral resource potential of land is recognized by local government decision-makers and considered before land-use decisions that could preclude mining are made. According to the El Dorado County General Plan EIR, the project site is not within an area classified as MRZ-2 (EDC 2003).

3.12.2 Discussion

a,b) 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? 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?

No Impact. The project site is not mapped as being within an MRZ by the California Division of Mines and Geology or in the El Dorado County General Plan (EDC 2003). Because the project site is not known to support significant mineral deposits, the project would not result in the loss of availability of a known mineral resource of regional value or of a locally important mineral resource recovery site delineated on a land use plan.

3.13 NOISE

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII.Noise.				
Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or in other applicable local, state, or federal standards?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or 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 levels?	☐	☐	☐	☒

3.13.1 Environmental Setting

ACOUSTIC FUNDAMENTALS

Acoustics is the scientific study that evaluates perception, propagation, absorption, and reflection of sound waves. Sound is a mechanical form of radiant energy, transmitted by a pressure wave through a solid, liquid, or gaseous medium. Sound that is loud, disagreeable, unexpected, or unwanted is generally defined as noise. Noise is typically expressed in decibels (dB), which is a common measurement of sound energy. Definitions of acoustical terms used in this section are provided in Table 3-3.

Table 3-3 Acoustic Term Definitions

Term	Definition
Noise	Noise is generally defined as sound that is loud, disagreeable, unexpected, or unwanted.
Decibel (dB)	Sound levels are measured using the decibel scale, developed to relate to the range of human hearing. A decibel is logarithmic; it does not follow normal algebraic methods and cannot be directly summed. For example, a 65-dB source of sound, such as a truck, when joined by another 65-dB source results in a sound amplitude of 68 dB, not 130 dB (i.e., doubling the source strength increases the sound pressure by 3 dB). A sound level increase of 10 dB corresponds to 10 times the acoustical energy, and an increase of 20 dB equates to a 100-fold increase in acoustical energy.
A-weighted decibel (dBA)	The human ear is not equally sensitive to loudness at all frequencies in the audible spectrum. To better relate overall sound levels and loudness to human perception, frequency-dependent weighting networks were developed, identified as A through E. There is a strong correlation between the way humans perceive sound and A-weighted sound levels. For this reason, the A-weighted sound levels are used to predict community response to noise from the environment, including noise from transportation and stationary sources, and are expressed as A-weighted decibels. All sound levels discussed in this section are A-weighted decibels unless otherwise noted.

Term	Definition
Equivalent Noise Level (L_{eq})	The average noise level during a specified time period; that is, the equivalent steady-state noise level in a stated period of time that would contain the same acoustic energy as the time-varying noise level during the same period (i.e., average noise level).
Maximum Noise Level (L_{max})	The highest instantaneous noise level during a specified time period.

Source: Caltrans 2013.

Noise Generation and Attenuation

Noise can be generated by many sources, including mobile sources such as automobiles, trucks, and airplanes and stationary sources such as activity at construction sites, machinery, and commercial and industrial operations. As sound travels through the atmosphere from the source to the receiver, noise levels attenuate (i.e., decrease) depending on ground absorption characteristics, atmospheric conditions, and the presence of physical barriers. Sound from a localized source (i.e., a point source) propagates uniformly outward in a spherical pattern. The sound level attenuates at a rate of 6 dB for each doubling of distance from a point source. Noise from a line source, such as a road or highway, propagates outward in a cylindrical pattern, often referred to as cylindrical spreading. Sound levels attenuate at a rate of 3 dB for each doubling of distance from a line source. Noise attenuation from ground absorption and reflective wave canceling provides additional attenuation associated with geometric spreading. For acoustically absorptive sites such as soft dirt, grass, or scattered bushes and trees, additional ground-attenuation value of 1.5 dB per doubling of distance is normally assumed. When added to the attenuation rate associated with cylindrical spreading, the additional ground attenuation results in an overall drop-off rate of 4.5 dB per doubling of distance. This would hold true for point sources, resulting in an overall drop-off rate of up to 7.5 dB per doubling of distance.

Atmospheric conditions such as wind speed, wind direction, turbulence, temperature gradients, and humidity also alter the propagation of noise and affect levels at a receiver. Furthermore, the presence of a barrier (e.g., topographic feature, intervening building, and dense vegetation) between the source and the receptor can provide substantial attenuation of noise levels at the receiver. Natural (e.g., berms, hills, and dense vegetation) and human-made features (e.g., buildings and walls) may function as noise barriers.

To provide some context to noise levels described throughout this section, common sources of noise and associated noise levels are presented in Table 3-4.

Table 3-4 Typical Noise Levels

Common Outdoor Activities	Noise Level (dB)	Common Indoor Activities
	110	Rock band
Jet flyover at 1,000 feet	100	
Gas lawnmower at 3 feet	90	
Diesel truck moving at 50 mph at 50 feet	80	Food blender at 3 feet, garbage disposal at 3 feet
Noisy urban area, gas lawnmower at 100 feet	70	Vacuum cleaner at 10 feet, normal speech at 3 feet
Commercial area, heavy traffic at 300 feet	60	
Quiet urban daytime	50	Large business office, dishwasher in next room
Quiet urban nighttime	40	Theater, large conference room (background)
Quiet suburban nighttime	30	Library, bedroom at night, concert hall (background)
Quiet rural nighttime	20	Broadcast/recording studio
	10	
Threshold of human hearing	0	Threshold of human hearing

Notes: dB = A-weighted decibels; mph = miles per hour

Source: Caltrans 2013.

Effects of Noise on Humans

Exposure to excessive noise may result in physical damage to the auditory system, which may lead to gradual or traumatic hearing loss. Gradual hearing loss is caused by sustained exposure to moderately high noise levels over a period of time; traumatic hearing loss is caused by sudden exposure to extremely high noise levels over a short period. Non-auditory behavioral effects of noise on humans are primarily subjective effects such as annoyance, nuisance, and dissatisfaction, which lead to interference with activities such as communications, sleep, and learning.

EXISTING NOISE SOURCES AND LEVELS

As a rural area with commercial and residential uses, the project site has low levels of ambient noise, with existing noise sources consisting primarily of vehicular traffic along Greenstone Road, Mother Lode Drive, and other nearby roadways; vehicle and operational noise associated with nearby commercial uses; and occasional weekend railroad noise from the El Dorado Western Railroad tourist train that travels on the railroad tracks that extend east-west to the north of the project site.

NOISE- AND VIBRATION-SENSITIVE LAND USES AND RECEPTORS

Noise- and vibration-sensitive land uses generally include those uses where noise exposure could result in health-related risks to individuals, places where a quiet setting is an essential element of the intended purpose (e.g., schools and libraries), and historic buildings that could sustain structural damage due to vibration. The project is in a rural area, with some commercial and residential land uses. Noise- and vibration-sensitive receptors in the vicinity of the project area consist of nearby residents; however, these residences are more than 300 feet from the project site boundary.

AIRPORTS AND PRIVATE AIRSTRIPS

The nearest public airport is the Cameron Park Airport, located approximately 5.5 miles west of the project site.

COUNTY NOISE STANDARDS

County Municipal Code Chapter 9.16 (Noise) and Chapter 130.37 (Noise Standards) establish standards concerning acceptable noise levels for both noise-sensitive land uses and for noise-generating land uses, in compliance with General Plan Goal 6.5 (Acceptable Noise Levels). Section 6.5 of the General Plan identifies noise criteria for various stationary and transportation noise sources, including those related to construction.

3.13.2 Discussion

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or in other applicable local, state, or federal standards?

Less than Significant. Project implementation could result in temporary and permanent increases in ambient noise levels. During construction, temporary increased noise levels could result from equipment use, construction activities, and increased vehicle trips to the site. Construction-related noise sources could include both mobile and stationary on-site equipment (e.g., dozers, loaders, generators). Construction noise would be short-term and temporary, and operation of heavy-duty construction equipment would be intermittent throughout the day during construction.

County code exempts certain activities, including construction, from noise standards as long as the construction occurs between the hours of 7:00 p.m. and 7:00 a.m. Monday through Friday, and between the hours of 8:00 a.m. and 7:00 p.m. on weekends and on federally recognized holidays.

Construction activities would occur within the timeframe identified by the County's noise ordinance when construction noise is exempt from noise standards. Thus, the project would not generate a substantial temporary increase in ambient noise levels in excess of allowable standards in the vicinity of the project.

Operation of the proposed RV and Boat facility could also result in increased operational noise, from both traffic and stationary sources. With new customers and employees at the project site, there would be an increase in average daily traffic volumes and associated increases in traffic noise levels along affected roadway segments near the site. However, given the relatively minor amount of potential future development at the site (5 acres) and infrequent visits by facility customers, the increase in traffic volume and associated noise would be negligible and would not result in a substantial noise increase due to new vehicle trips

The loudest operational noise from non-transportation sources is often generated by onsite mechanical equipment such as HVAC equipment. Noise levels generated from HVAC equipment vary substantially depending on unit efficiency, size, and location. Generally, HVAC equipment generates noise levels of 60 dBA at 6 meters (19.6 feet). The potential locations of HVAC equipment relative to adjacent sensitive receptors are not known at this time. However, given the distance between the proposed RV and Boat facility and nearby residences, noise from potential new HVAC equipment serving the project would attenuate to below the County's noise standard before reaching the nearest sensitive receptor.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Less than Significant. Project construction would not use ground vibration–intensive activities, such as pile driving or blasting, although pieces of equipment that generate lower levels of ground vibration, such as dozers and pavers, may be used during construction. Operation of the proposed RV and Boat storage facility would involve vehicle trips to and from the site, which could result in some ground vibration or noise; however, any potential vibration would be minor and temporary, and would not result in structural damage or human annoyance.

c) For a project located within the vicinity of a private airstrip or 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 levels?

No Impact. The nearest public airport is the Cameron Park Airport, located approximately 5.5 miles west of the project site. The project is not located within the Cameron Park Airport Influence Area (EDC 2012). Given these circumstances, onsite employees of the proposed RV and Boat storage facility would not be exposed to airport-related noise in excess of County standards.

3.14 POPULATION AND HOUSING

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. Population and Housing. Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

3.14.1 Environmental Setting

According to the County General Plan Housing Element 2021-2029 Update, the 2020 population of the unincorporated areas of El Dorado County was 159,722 residents, which was an increase of 7 percent from the 2010 population. Projections estimate that the population will increase an additional 8.8 percent between 2020 and 2030, with an average growth of 0.9 percent per year. In 2018 there were approximately 68,094 housing units in the unincorporated portions of the County. Of these, 56,478 units (82.9 percent) were occupied, and 11,616 units (17.1 percent) were vacant. However, 8,946 units (13.1 percent) were classified as vacant for seasonal, recreational, or occasional uses only. (EDC 2003)

3.14.2 Discussion

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less than Significant. The project includes development of a RV and Boat storage facility that would generate a small number of new employees. This could result in minor population growth in the area. However, this would not be unplanned growth, but rather would be consistent with "buildout" levels considered in the County General Plan. The County General Plan and associated EIR growth projections considered "buildout," which is development of land to its full potential or theoretical capacity as permitted under General Plan land use designation or zoning district. Population growth that could result from the proposed project is within the level of "buildout" covered in the County General Plan and is consistent with the maximum level of development allowable under current zoning. Therefore, the project would not induce substantial unplanned population growth.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. The project would not displace people or housing, necessitating the construction of replacement housing elsewhere.

3.15 PUBLIC SERVICES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. Public Services.				
Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

3.15.1 Environmental Setting

The Diamond Springs – El Dorado Fire Protection District provides fire, medical emergency, and hazardous conditions services to the project site. The Fire District employs 12 uniformed personnel and 2 support staff that operate from five staffed firehouses (Diamond Springs – El Dorado Fire Protection District 2025). Fire Station 46 is a staffed station located at 6170 Pleasant Valley Road, approximately 2 miles east of the project site, which is an approximately 4-minute drive. Additionally, CAL FIRE El Dorado Station 43 is located at 5660 Mother Lode Drive, approximately 1 mile east of the project site, which is an approximately 2-minute drive.

The El Dorado County Sheriff's Office (EDCSO) provides law enforcement services in the unincorporated portions of the County, including the project site. EDCSO is made up of the South Lake Tahoe patrol and the West Slope patrol, operating out of Placerville, which serves the project site. In 2023 the Sheriff's Dispatchers answered 99.71 percent of all 911 calls within 15 seconds, exceeding national standards, which recommend 90 percent of all 911 calls be answered within 15 seconds. (EDCSO 2023)

The project site is within the boundaries of the Mother Lode Union Elementary School District and the El Dorado Union High School District. The Mother Lode Union Elementary School District enrolls approximately 843 students at one elementary school, one middle school, and one academy program (Mother Lode Union Elementary School District 2025). The El Dorado Union High School District serves 6,561 students at four high schools and three alternative schools (EDUHSD 2025).

Nearby public parks and open space/recreation areas include Summit View Park, approximately 0.7 miles south of the project site, and Bradford Park, approximately 2.5 miles southwest of the project site.

3.15.2 Discussion

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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:

Fire protection?

Less than Significant. The project could result in a minor increase in population in the area through the addition of new employees. However, this would not result in the need for new or expanded fire protection facilities. The project site would continue to be served by the Diamond Springs – El Dorado Fire Protection District. The project application was distributed to and reviewed by the Diamond Springs – El Dorado Fire Protection District in cooperation with CAL FIRE. Based on this review, it was determined that the project would not be likely to result in the need for new fire personnel or facilities. Building permits from County departments would be required relating to traffic, public services, and safety and would require payment of various fees (e.g., schools, roads). Through this process, the project would contribute its proportional amount to support public services operations. The minor addition of population in their service area would not significantly affect the response time, service ratios, or performance of the Diamond Springs – El Dorado Fire Protection District or any other public service. The Diamond Springs – El Dorado Fire Protection District would review improvement plans again at the time of grading and/or building permit submittal to ensure compliance with applicable fire safety requirements. Thus, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection and emergency services facilities.

Police protection?

Less than Significant. The project site would continue to receive law enforcement services from the EDCSO West Slope patrol, operating out of Placerville. The project includes development of a RV and Boat storage facility that could employ new employees. This would not significantly increase the demand for EDCSO services or affect EDCSO service ratios and response times. The project application was distributed to and reviewed by EDCSO and no special requests or recommendations were provided. The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities.

Schools?

Less than Significant. The Mother Lode Union Elementary School District enrolls approximately 843 students (Mother Lode Union Elementary School District 2025) and the El Dorado Union High School District serves 6,561 students (EDUHSD 2025). The project includes development of a RV and Boat storage facility that could employ new employees. This could result in minor population growth and could have the potential to add new students to these school districts. While this population growth could include some student enrollment, the amount would be minor and could be accommodated by existing facilities. The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities.

Parks?

Less than Significant. The potential future population growth in the region that could result from the proposed project is minor and could be accommodated by existing nearby parks. The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered public park facilities.

Other public facilities?

Less than Significant. Given the minor amount of population growth that could result from the proposed project, it would not cause a substantial adverse physical impact associated with the provision of new or physically altered public facilities.

3.16 RECREATION

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. Recreation.				
Would the project:				
a) 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?	☐	☐	☒	☐
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☐	☒

3.16.1 Environmental Setting

Section 3.15.1 includes a summary of the existing public parks and recreational facilities in the vicinity of the project site.

3.16.2 Discussion

a) 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?

Less than Significant. As discussed in Section 3.15.2(a), nearby public parks and recreational facilities include Summit View Park, approximately 0.7 miles south of the project site, and Bradford Park, approximately 2.5 miles southwest of the project site. The project includes development of a RV and Boat storage facility that could generate new employees. This could result in minor population growth that could be accommodated by existing nearby parks. The project would not cause substantial physical deterioration of existing parks or recreational facilities to occur or be accelerated.

b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

No Impact. The project does not include recreational facilities and would not require the construction or expansion of recreational facilities.

3.17 TRANSPORTATION

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. Transportation.				
Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☒	☐
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☒	☐

3.17.1 Environmental Setting

EXISTING TRANSPORTATION NETWORK

Access to the project site is provided by the surrounding roadway network, which includes Mother Lode Drive, Greenstone Road, Greenstone Cutoff Road, and Turtle Path. US 50 is an east-west freeway that traverses the County and is located approximately 1.5 miles north of the project site. Greenstone Road connects directly to US 50.

El Dorado Transit provides public transportation for the western slope of El Dorado County. The Diamond Springs route, which runs hourly on weekdays from 7:00 a.m. to 6:55 p.m., loops around Diamond Springs to the El Dorado campus of Folsom Lake College, with the closest stop approximately 1 mile northeast of the project site. This route provides transfers to the 50 Express and Sacramento Commuter. The 50 Express bus route includes a stop at the Sacramento Regional Transit light rail station in Folsom, which provides transportation to the broader Sacramento area.

REGULATORY SETTING

Senate Bill 743

SB 743, passed in 2013, required OPR to develop new State CEQA guidelines that address traffic metrics under CEQA. As stated in the legislation, upon adoption of the new guidelines, "automobile delay, as described solely by level of service (LOS) or similar measures of vehicular capacity or traffic congestion shall not be considered a significant impact on the environment pursuant to this division, except in locations specifically identified in the guidelines, if any."

In December of 2018, OPR published the most recent version of the *Technical Advisory on Evaluating Transportation Impacts in CEQA* (Technical Advisory) which provides guidance for vehicle miles traveled (VMT) analysis. The Office of Administrative Law approved the updated State CEQA Guidelines and lead agencies had an opt-in period until July 1, 2020 to implement the updated guidelines as they related to VMT. As of July 1, 2020, implementation of Section 15064.3 of the updated CEQA Guidelines is required statewide.

The OPR Technical Advisory states that lead agencies may screen out VMT using project size, maps, transit availability, and provision of affordable housing. Many agencies use these screening thresholds to identify when a project should be expected to cause a less-than-significant impact without conducting a detailed study. The screening criteria applicable to this project is for small projects, stating that projects that generate or attract fewer than 110 trips per day generally may be assumed to result in a less-than-significant transportation impact.

Regional Transportation Planning

El Dorado County is within the boundaries of the Sacramento Area Council of Governments, which oversees the regional transportation plan for the Sacramento region, updated every four years in collaboration with local governments. The El Dorado County Transportation Commission is the Regional Transportation Planning Agency for the west slope of El Dorado County and is responsible for coordinating the regional transportation efforts on the western slope of El Dorado County and the City of Placerville.

The County developed and adopted the El Dorado County and City of Placerville SB 743 Implementation Plan (EDCTC 2019), which shifted the evaluation of transportation impacts from LOS to VMT and describes the CEQA analysis for transportation impacts that shall be used in the County. The El Dorado County Board of Supervisors Resolution 141-2020 adopting VMT thresholds of significance for transportation impacts under CEQA (EDC 2020) includes the following screening criteria to identify projects that are presumed to have less than significant impacts:

- 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 threshold in General Plan Policy TC-Xe;
- Projects that are within 0.5 miles of either a major transit stop, as defined in Public Resources Code Section 21064.3, or a high quality transit corridor, as defined in Public Resources Section 21155. Consistent with CEQA Guidelines section 15064.3(b)(l) and OPR's conclusions in its Technical Advisory; and
- 100 percent affordable residential development, including moderate, low, and very low categories as defined in the Regional Housing Needs Assessment, consistent with OPR's conclusions in its Technical Advisory.

3.17.2 Discussion

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

Less than Significant. The project would include construction and operation of a proposed RV and Boat storage facility, which would result in additional vehicle trips to and from the project site. The project meets the County's screening criteria as a small project that would generate or attract less than 100 trips per day (see Section 3.17.2[b], below). Furthermore, the County Department of Transportation (County DOT) reviewed the proposed project application and confirmed that a traffic impact study and on-site transportation review are both waived and that no further transportation studies are required (EDC 2023). Therefore, further traffic modeling and analysis are not required and impacts are presumed to be less than significant. The project would not conflict with programs, plans, policies, or ordinances addressing the circulation system.

b) Conflict or be inconsistent with CEQA Guidelines section 15064.3(b), which pertains to vehicle miles travelled?

Less than Significant. The project could result in additional trips to the project site, both operationally and temporarily during construction. This may generate new VMT, or it may redistribute existing VMT. Trip generation from the project using the ITE Trip Generation Manual, 10th Edition is less than 100 trips daily. Therefore, the project meets the County's screening criteria as a small project that would generate or attract less than 110 trips per day. Furthermore, the County DOT reviewed the proposed project application and confirmed that a traffic impact study and on-site transportation review are both waived and that no further transportation studies are required (EDC 2023). Therefore, further traffic modeling and analysis are not required and project impacts would be less than significant.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less than Significant. As described in Section 3.17.2(a), above, the project would require an encroachment permit from the County DOT for each point of access, and driveways would be constructed in compliance with the County Design and Improvements Standards Manual. Access to the site would be via Turtle Path, a private road, from Greenstone Cutoff Road. Turtle Path is approximately 360 feet in length and terminates at the project site with a 50-foot radius cul-de-sac right-of-way. As part of the project, Turtle Path would be improved per El Dorado County Standard Plan 101C. The County DOT reviewed the project application and provided requirements that are incorporated as conditions of approval. With the incorporation of standard conditions of approval, the project would not create dangerous intersections, would not include incompatible uses, and would not substantially increase hazards.

d) Result in inadequate emergency access?

Less than Significant. New driveways would comply with County Design and Improvements Standards Manual, County Regional Fire Protection Standards (EDHFD 2024), and California Fire Code (CFC) requirements, including those that define standards for providing emergency access, including fire apparatus access. Access to the site would be via Turtle Path, a private road, from Greenstone Cutoff Road. Turtle Path is approximately 360 feet in length and terminates at the project site with a 50-foot radius cul-de-sac right-of-way. As part of the project, Turtle Path would be improved per El Dorado County Standard Plan 101C. The cul-de-sac portion of the existing Road & Public Utility Easement would be abandoned and replaced with a Fire Truck Turnaround.

The surrounding roadways provide adequate circulation and access for emergency response and the project would not significantly modify any roads (except for proposed improvements to Turtle Path, as described above) or otherwise affect emergency response times. Therefore, the project would not result in inadequate emergency access.

3.18 TRIBAL CULTURAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. Tribal Cultural Resources.				
Has a California Native American Tribe requested consultation in accordance with Public Resources Code section 21080.3.1(b)?		☒ Yes		☐ No
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code 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:				
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)?	☐	☒	☐	☐
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?	☐	☒	☐	☐

3.18.1 Environmental Setting

AB 52, signed by Governor Edmund G. Brown, Jr., in September 2014, established a new class of resources under CEQA: "tribal cultural resources." AB 52, as provided in Public Resource Code Sections 21080.3.1, 21080.3.2, and 21082.3, requires that lead agencies undertaking CEQA review must, upon written request of a California Native American Tribe, begin consultation once the lead agency determines that the application for the project is complete, and prior to the issuance of a NOP of an EIR or notice of intent to adopt a negative declaration or mitigated negative declaration.

At the time of the application request, seven tribes had requested to be notified of proposed projects for consultation in the project area: Ione Band of Miwok Indians, Nashville-Enterprise Miwok-Maidu-Nishinam Tribe, Shingle Springs Band of Miwok Indians, United Auburn Indian Community of the Auburn Rancheria (UAIC), Washoe Tribe of California and Nevada, Wilton Rancheria, and T'si-Akim Maidu. Certified letters were mailed to these seven tribes on February 8, 2024. Staff did not receive a response during the 30-day consultation period

Staff received a request for a meeting from the Shingle Springs Band of Miwok Indians on August 13, 2025. During this meeting the tribe representative expressed concern that the area had moderate potential for locating indigenous-period / ethnographic-period cultural resources according to the California Historical Resources Information System (CHRIS) letter dated August 18, 2022. The Shingle Springs Band representative also expressed concern that the site had already undergone some grading and requested a mitigation measure be added to the CEQA document to include a tribal monitor to be present during any further ground disturbance during construction.

This mitigation measure would help insure that any tribal cultural resources would be identified by a qualified tribal monitor, that otherwise might be overlooked by the construction crews.

The County received communication on August 14, 2025 from UAIC that they officially defer to Shingle Springs Band of Miwok Indians for consultation on this project. The County received communication on September 18, 2025 from the Shingle Springs Band of Miwok Indians that AB52 consultation has been closed, and a request to be notified should the scope of the project change.

3.18.2 Discussion

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code 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:

a,b) 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)? 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?

Less than Significant Impact with Mitigation. As detailed above, an AB 52 notification letter was sent to Ione Band of Miwok Indians, Nashville-Enterprise Miwok-Maidu-Nishinam Tribe, Shingle Springs Band of Miwok Indians, United Auburn Indian Community of the Auburn Rancheria, Washoe Tribe of California and Nevada, Wilton Rancheria, and T'si-Akim Maidu. No responses were received from the seven tribes. No tribal cultural resources as defined by PRC Section 21074 have been identified within the project area. In addition, no indigenous-period/ethnographic-period artifacts, features, or other resources were observed during the 2022 pedestrian survey of the project site (Peak & Associates 2022). Although there is no evidence of indigenous-period/ethnographic-period occupancy or use of the project site, there is the potential for discovering unknown resources, including artifacts, shell or bone, human remains, or other non-archaeological materials that have tribal significance during project construction activities. Therefore, the possibility exists that previously unknown tribal resources that could quality as a tribal cultural resource could be encountered during construction-related ground disturbing activities. This impact would be potentially significant.

Mitigation Measure 3.18-1: Protect Unanticipated Discoveries of Potential Tribal Cultural Resources
To better protect the Tribal cultural resource in the event of unforeseen circumstances, a paid Tribal monitor authorized by The Shingle Springs Band of Miwok Indians will be present during ground disturbance construction activities. The applicant, or applicant's representative, shall fund the presence of the monitor during any grading or ground disturbance. In addition, the applicant, or applicant's representative, shall contact and coordinate with the tribe 7 days prior to the grading activities / ground disturbing construction activities.

If any suspected tribal cultural resources, including midden soil, artifacts, chipped stone, exotic rock (nonnative), or unusual amounts of baked clay, shell, or bone, are discovered during ground-disturbing construction activities, all work will cease within 50 feet of the find. Construction activities could continue in other areas. Appropriate tribal representative(s) will be immediately notified and will determine whether the find is a tribal cultural resource (pursuant to PRC Section 21074). If the find is determined to be a tribal cultural resource, the appropriate tribal

representative(s) will make recommendations for further evaluation and treatment, as necessary. If the find is determined not to be a tribal cultural resource as defined in PRC Section 21074, construction may proceed.

Preservation in place is the preferred alternative under CEQA and the tribes' protocols, and every effort must be made to preserve the resources in place, including through project redesign. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, or returning objects to a location within the project vicinity where they will not be subject to future impacts. Tribes do not consider curation of tribal cultural resources to be appropriate or respectful and request that materials not be permanently curated unless approved by the tribal representative. Treatment that preserves or restores the cultural character and integrity of a tribal cultural resource may include tribal monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil (soils containing and surrounding the discovery).

Significance after Mitigation

Implementation of Mitigation Measure 3.18-1 would reduce impacts on tribal cultural resources by requiring appropriate treatment and proper care of significant tribal cultural resources, in the case of a discovery. This impact would be less than significant with mitigation incorporated.

3.19 UTILITIES AND SERVICE SYSTEMS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. Utilities and Service Systems.				
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have insufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?	☐	☐	☒	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Fail to comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

3.19.1 Environmental Setting

Water for domestic use and fire protection would be provided to the project site by an onsite groundwater well. Based on a well production report provided by Lebeck Engineering, it can be reasonably assumed that future wells drilled on the property could provide the required production from a well approximately 500 feet deep (Lebeck Engineering 2022).

Wastewater service would be provided to the project site by an onsite septic tank and leach field. A percolation test with soil mantel and septic system design was completed in 2022 as part of the septic system permitting (Duncan 2022).

Electricity infrastructure is available onsite and service would continue to be provided by PG&E.

El Dorado Disposal Services provides solid waste collection, disposal, and recycling services in the region. Solid waste is transported to the Western El Dorado Recovery Systems (WERS) Transfer Station and Material Recovery Facility, located at 4100 Throwita Way in Placerville, which handles a maximum permitted throughput of 400 tons per day (CalRecycle 2024a). After undergoing processing, non-recyclable waste from the WERS Transfer Station and Material Recovery Facility are delivered to the Potrero Hills Landfill, located at 3675 Potrero Hills Lane, in Suisun City, which

has a maximum permitted capacity of 83.1 million cubic yards and, as of the year 2006, a remaining estimated capacity of approximately 13.9 million cubic yards, or 16.7 percent of the landfill's total capacity. The landfill receives a maximum disposal of 4,330 tons per day (CalRecycle 2024b).

Chapter 8.42- Solid Waste Management Ordinance No. 4525 describes the County's requirements related to the provision of solid waste disposal services including collection and transport. The California Integrated Waste Management Act of 1989 (AB 939) required a diversion of a minimum of 50 percent of discarded materials away from disposal in landfills.

3.19.2 Discussion

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?

Less than Significant. As described in Section 3.19.1, the project includes the installation of a groundwater well, septic tank and leach field, and electrical infrastructure. The environmental impacts of installing this utility infrastructure on the project site are evaluated throughout this IS. For example, impacts pertaining to grading, soils, and stormwater are addressed in Section 3.7, "Geology and Soils," and 3.10, "Hydrology and Water Quality." If gas service is needed to support the proposed project, an onsite propane tank would be installed, as is typical for residential and commercial uses in the area

b) Have insufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less than Significant. Water supply for domestic use and fire protection would be provided by an onsite groundwater well. Based on a well production report provided by Lebeck Engineering, it can be reasonably assumed that future wells drilled on the property could provide the required production from a well approximately 500 feet deep (Lebeck Engineering 2022). Before installing a new groundwater well, the applicant would be required to obtain applicable permits from the County Environmental Management Department, including well permitting requirements for local agencies to prepare for and lessen the effects of drought conditions from Governor Newsom's Executive Order N-7 22 (DWR 2024). Furthermore, according to the DWR's SGMA classification of groundwater basins, the project site is located in a non-basin area, meaning it is not within a defined groundwater basin (DWR 2025).

While the project may indirectly result in additional demand for water, existing water supplies are estimated to be sufficient to serve the project site, even in the event of multiple dry-year conditions.

c) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?

Less than Significant. Wastewater service would be provided to the project site by an onsite septic tank and leach field. A percolation test with soil mantel and septic system design was completed in 2022 as part of the septic system permitting (Duncan 2022). Given this professional assessment, the project site's well-drained soils, and the low density of potential future development, the project site is expected to be able to support septic systems.

Development of new septic systems at the project site would require approval from the County Environmental Management Department and compliance with the County's Private Sewage Disposal System Ordinance (EDC 2024b). The El Dorado County Environmental Management Department reviewed the proposed project application and did not provide any comment or concern regarding the septic capability of the project site. The proposed septic systems meet the County's requirements for soil depth, percolation rate, and proposed leach field area. The septic system design included with this project would be required to be submitted in conjunction with the building permit for this project. Standard requirements are incorporated as conditions of approval.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less than Significant. The proposed project would generate solid waste from construction as well as solid waste once operational, including organic waste and recyclable material. Solid waste services to the project site are provided by El Dorado Disposal Services and waste generated at the site would be disposed of at the Potrero Hills Landfill. The project would not generate waste in excess of local standards or in excess of the capacity of local infrastructure and would not impair the attainment of solid waste reduction goals.

e) Fail to comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less than Significant. Solid waste services to the project site are provided by El Dorado Disposal Services and waste generated at the site would be disposed of at the Potrero Hills Landfill. The project site would be provided with trash, recycling, and organics disposal services in accordance with local, state, and federal regulations. The project would, therefore, comply with regulations including the County's ordinances and AB 939. The project would not fail to comply with federal, state, and local management and reduction regulations related to solid waste.

3.20 WILDFIRE

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. Wildfire.				
Is the project located in or near state responsibility areas or lands classified as high fire hazard severity zones?		☒ Yes		☐ No
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Require the installation 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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

3.20.1 Environmental Setting

According to CAL FIRE, the project site is within the SRA for fire protection and is located within a designated high fire hazard severity zone (CAL FIRE 2025). The project site is in an area susceptible to wildland fires. Surrounding properties support commercial and residential structures, amongst blue oak woodlands, annual grasslands, and shrublands. The topography of the project site is hilly with an elevation of roughly 1,485 to 1,560 feet above msl, generally sloping from east to west; there are no steep slopes within or adjacent to the project site. Nearby roads that may be used for project site access include Mother Lode Drive, Greenstone Road, Greenstone Cutoff Road, and Turtle Path.

3.20.2 Discussion

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

Less than Significant. The project and surrounding vicinity are subject to a number of emergency response plans, including the El Dorado County Multi-Jurisdictional Hazard Mitigation Plan (EDCSO 2024), which provides guidance for the County's response in emergency situations, including wildfire and emergency evacuation. Impairment of emergency response plans or emergency evacuation plans would occur if the project would introduce an undue or

extraordinary burden on emergency responders as they responded to an emergency incident. The project would be required to conform to applicable County Development Standards and Guidelines, County Regional Fire Protection Standards, and CFC requirements, including those that define standards for providing emergency access, including fire apparatus access. Access to the site would be via Turtle Path, a private road, from Greenstone Cutoff Road. Turtle Path is approximately 360 feet in length and terminates at the project site with a 50-foot radius cul-de-sac right-of-way. As part of the project, Turtle Path would be improved per El Dorado County Standard Plan 101C. The cul-de-sac portion of the existing Road & Public Utility Easement would be abandoned and replaced with a Fire Truck Turnaround.

The surrounding roadways provide adequate circulation and access for emergency response and the project would not significantly modify any roads (except for proposed improvements to Turtle Path, as described above), access points, or otherwise substantially hinder access to the area in such a way that would increase emergency response times. Therefore, the project would not impair or physically interfere with an adopted emergency response plan or emergency evacuation plan.

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?

Less than Significant. The project site is in an area susceptible to wildland fires. The project could slightly increase the population of the project site, thereby incrementally increasing the ignition risk. However ,the project would also increase the potential to quickly respond to ignitions via improved access and the presence of individuals to identify and report ignitions. The Western El Dorado Community Wildfire Protection Plan (CWPP) describes wildfire risks and mitigation strategies for the portion of the County that includes the project site (EDC 2022). Additionally, a site-specific Wildland Fire Safety Plan (Phillips Consulting 2024) was developed for the project site. The Wildland Fire Safety Plan is intended to reduce the risk of life and property loss by minimizing wildfire intensity and enabling local fire services to respond effectively through measures focused on the use of fire safe construction materials, vegetation management, and access for evacuation and emergency vehicles. Implementation of the County CWPP and the project site-specific Wildland Fire Safety Plan, would reduce the likelihood of an ignition becoming an out-of-control wildfire.

The project would also be 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 project activities. The project applicant would also be required to develop the project structures to meet defensible space requirements as specified under Objective 6.2.1 of the Safety Element of the El Dorado County General Plan. With adherence to these requirements, the project would not exacerbate wildfire risks or expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

c) Require the installation 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?

Less than Significant. All elements of the proposed project are included in the project description evaluated in this IS and all temporary and ongoing impacts are disclosed in this document. The project would be served by an onsite groundwater well and an onsite wastewater treatment system. Electrical service already exists on the project site and is provided by PG&E. New electrical infrastructure would include new connections to PG&E service and installation of 11 solar-powered LED luminaries mounted on 20-foot-tall poles. The project would avoid exacerbating fire risk during infrastructure installation through compliance with the most current building and fire codes, CFC requirements, and County Regional Fire Protection Standards, including those for access and roadways, rural water supply, and firefighting. The installation of new infrastructure would also be required to comply with all applicable County regulations to protect the environment, including the ORMP and other measures. Actions associated with development of new utility facilities, including transmission or utility lines, are not exempt from the mitigation

requirements of the ORMP. Actions taken to maintain existing utility facilities, as well as action taken pursuant to an approved Fire Safe Plan, including fuel break construction, are exempt from the ORMP mitigation requirements.

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?

Less than Significant. The project would result in construction and operational activities that could introduce new ignition sources that could increase wildfire hazards. The project has been reviewed by the Diamond Springs El Dorado Fire Protection District in cooperation with CAL FIRE and is not anticipated to exacerbate wildfire risks. As discussed in Section 3.7.2(a)(iv), the potential for landslides to occur is negligible because the site generally has gentle hills with an elevation of roughly 1,485 to 1,560 feet above msl, generally sloping from east to west; there are no steep slopes within or adjacent to the project site. In addition, as discussed in Section 3.10.1, the project site is within an area of minimal flood hazard (FEMA 2008). Development at the project site could change the drainage patterns of the project site by increasing impervious surfaces; however, development would be designed to comply with the County's West Slope Development and Redevelopment Standards (EDC 2024a), the SWMP for Western El Dorado County (EDC 2004b), and the County's Grading, Erosion, and Sediment Control Ordinance (EDC 2013) to prevent drainage, flooding, and erosion impacts from site runoff (see Section 3.10.2[c] for additional information). Therefore, the project would not expose people or structures to significant risks from runoff, post-fire slope instability, or drainage changes.

3.21 MANDATORY FINDINGS OF SIGNIFICANCE

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI. Mandatory Findings of Significance.				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare, or threatened species, or eliminate important examples of the major periods of California history (both before and after the arrival of Europeans)?	☐	☒	☐	☐
b) Does the project 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.)	☐	☒	☐	☐
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

3.21.1 Environmental Setting

The environmental setting for this section is presented above in the environmental settings for each of the checklist issue areas. No additional environmental setting information is necessary.

3.21.2 Discussion

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare, or threatened species, or eliminate important examples of the major periods of California history (both before and after the arrival of Europeans)?

Less than Significant Impact with Mitigation. Based on evaluations and discussions contained in Sections 3.1 through 3.20, the project would not substantially degrade the quality of the environment. As discussed in Section 3.4, "Biological Resources," the project would implement Mitigation Measures 3.4-1 through 3.4-4. Therefore, the project would not 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, or substantially reduce the number or

restrict the range of a rare or endangered plant or animal. In addition, as discussed in Section 3.5, "Cultural Resources," although unlikely, ground-disturbing activities during project construction may result in the unanticipated discovery of archaeological resources; however, the project would implement Mitigation Measure 3.5-1, which requires that specific procedures be followed in the event of unanticipated discoveries. Therefore, the project would not eliminate important examples of the major periods of California history (both before and after the arrival of Europeans).

b) Does the project have impacts that are individually limited, but cumulatively considerable?

Less than Significant Impact with Mitigation. The project would not result in significant cumulatively considerable impacts for the following reasons:

- The project would not make a substantial contribution to the cumulative condition for agricultural and forest resources and mineral resources due to the lack of Important Farmland and forest land and known mineral resources at the project site. Because potential impacts to special-status species and archaeological resources would be reduced to less-than-significant levels through mitigation, the project would not make a substantial contribution to the cumulative condition for biological resources and cultural and tribal cultural resources.
- Impacts related to geology, soils, hazards and hazardous materials are generally site-specific and would not substantially contribute to the cumulative condition.
- The project would be consistent with existing land use and zoning designations for the project site, the County's Municipal Code and ordinances, and the County's Design Guidelines. In addition, population growth from the project would be consistent with the growth anticipated in the County's General Plan. Therefore, the project would not substantially contribute to the cumulative condition for aesthetics, land use and planning, population and housing, public services, recreation, and wildfire.
- The project could indirectly increase impervious surfaces and change drainage patterns within the watershed; however, the project would not substantially contribute to the cumulative condition for hydrology and water quality because the proposed development would be designed to meet all applicable stormwater quality requirements.
- With respect to air quality, energy, noise, transportation, and utilities, the project would be consistent with the existing land use designation and the population assumptions for the area. GHG emissions impacts, which are inherently cumulative, would be less than significant.

c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Less than Significant. The project's potential effects on the way residents experience the existing environment (aesthetics) and plans for future use of the area (land use and population and housing) would be less than significant. Elements of the project that could physically affect sensitive populations, including air quality impacts and generation of noise, were also found to be less than significant. GHG emissions, which are understood to result in global warming, would be less than significant.

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Section 3.21, Mandatory Findings of Significance

No citations are used in this section.

5 REPORT PREPARERS

EL DORADO COUNTY

Ande Flower ..... *Planning Manager*

Lela Shelley ..... *Project Planner*

ASCENT

Pat Angell ..... Principal in Charge

Sean Bechta ..... Project Manager

Sarah Henningsen ..... Senior Environmental Planner

Roberto Mora ..... Environmental Planner

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Greenstone RV & Boat Storage

Vicinity Map

1255 Greenstone Cutoff, Placerville, CA 95667
Parcel 2, PM 42/132
APN: 319-260-066 - El Dorado County, CA

NOT TO SCALE

NAME OF APPLICANT:
Paul & Karen Funk
4400 Business Drive, Suite 200
Shingle Springs, CA 95682
916-751-9415
paul@profencecompany.com

OWNER OF RECORD:
Paul & Karen Funk
4400 Business Drive, Suite 200
Shingle Springs, CA 95682
916-751-9415
paul@profencecompany.com

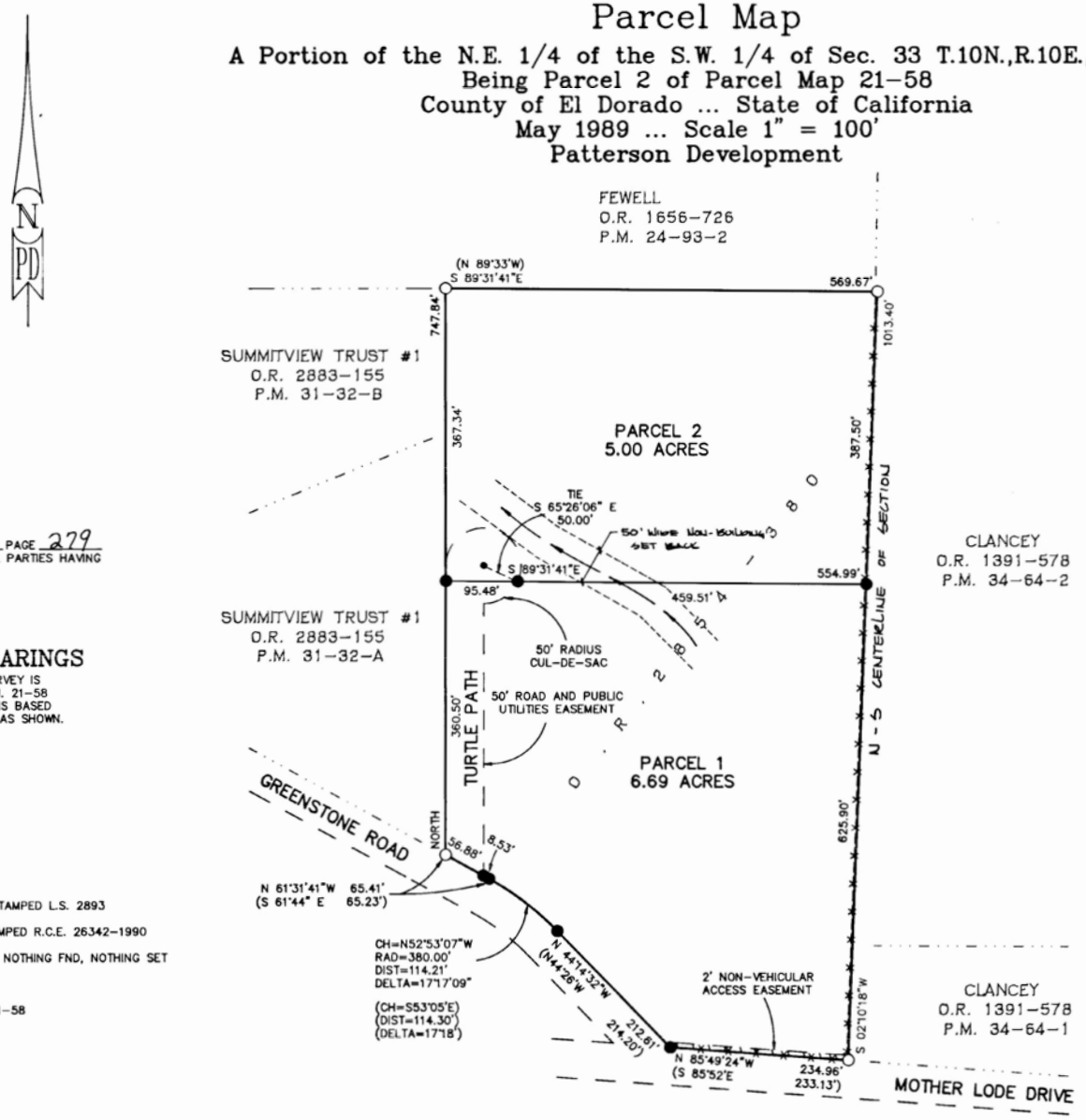
LEBECK
ENGINEERING, INC.
3430 ROBIN LANE, BLDG. #2
CAMERON PARK, CA 95682
Ph. (530) 677-4080

PD23-0002/Greenstone RV and Boat Storage
Exhibit J - Initial Study/Proposed Mitigated Negative Declaration

42-132

Parcel Map

A Portion of the N.E. 1/4 of the S.W. 1/4 of Sec. 33 T.10N.,R.10E.,M.D.M.
Being Parcel 2 of Parcel Map 21-58
County of El Dorado ... State of California
May 1989 ... Scale 1" = 100'
Patterson Development



REFERENCES

P.M. 21-58
P.M. 34-64
P.M. 24-93
P.M. 31-32

NOTE

REFER TO BOOK 3560 PAGE 279 FOR THE CONSENT OF ALL PARTIES HAVING RECORD TITLE INTEREST.

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF P.M. 21-58 AND IS TRUE NORTH AND IS BASED UPON FOUND MONUMENTS AS SHOWN.

LEGEND

- ○ FND 3/4" C.I.P. STAMPED L.S. 2893
- ● SET 3/4" C.I.P. STAMPED R.C.E. 26342-1990
- • COMPUTATION POINT NOTHING FND, NOTHING SET
- —X—X— FENCES
- ( ) RECORD PER P.M. 21-58

ENGINEER'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SUMMITVIEW TRUST NO.1 on NOV. 24, 1987

I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. WITHIN THE MEANING OF EL DORADO COUNTY ORDINANCE CODE SECTION 16.52.080 (B). ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

REGISTERED PROFESSIONAL ENGINEER LAWRENCE ALAN PATTERSON No. C26342 Exp. 3-31-94 CIVIL STATE OF CALIFORNIA

Lawrence A. Patterson
LAWRENCE A. PATTERSON
R.C.E. 26342

COUNTY SURVEYOR'S STATEMENT:

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISON MAP ACT AND LOCAL ORDINANCE.

ROAD AND PUBLIC UTILITY EASEMENTS ARE HEREBY ACCEPTED. IRREVOCABLE OFFERS OF DEDICATION (IODS) FOR SUCH ROAD(S) WILL NOT BE COUNTY MAINTAINED UNLESS AND UNTIL IT HAS BEEN ACCEPTED INTO THE COUNTY MAINTAINED ROAD SYSTEM BY RESOLUTION OF THE BOARD OF SUPERVISORS. FURTHER, THE COUNTY SURVEYOR HEREBY REJECTS THE OFFERS-OF-DEDICATION TO THE COUNTY OF EL DORADO FOR OTHER EASEMENTS AS SHOWN ON THE MAP.

DATED May 24, 1991

EXP 12-31-93

Daniel S Russell
DANIEL S. RUSSELL L.S.5017
COUNTY SURVEYOR
COUNTY OF EL DORADO

BY: _____ DEPUTY
CHARLES E. WILLIAMS

COUNTY RECORDER'S CERTIFICATE:

I, L. JEAN BELL, HEREBY CERTIFY THAT Liberty Title Co. SUBDIVISION MAP GUARANTEE NUMBER 21441 WAS FILED WITH THIS OFFICE AND THAT THIS PARCEL MAP WAS ACCEPTED FOR RECORD AND FILED THIS 24th DAY OF May, 1991 AT 1:08 P.M. IN BOOK 42 OF PARCEL MAPS AT PAGE 132 AT THE REQUEST OF SUMMITVIEW TRUST NO.1

DOCUMENT NUMBER 28016

L. Jean Bell
L. JEAN BELL
RECORDER
COUNTY OF EL DORADO
BY Bonnie Flaggs
DEPUTY

EXISTING ASSESSOR'S PARCEL NO. 319-260-40

TENTATIVE MAP NO. 88-25 APPROVED JULY 15, 1988

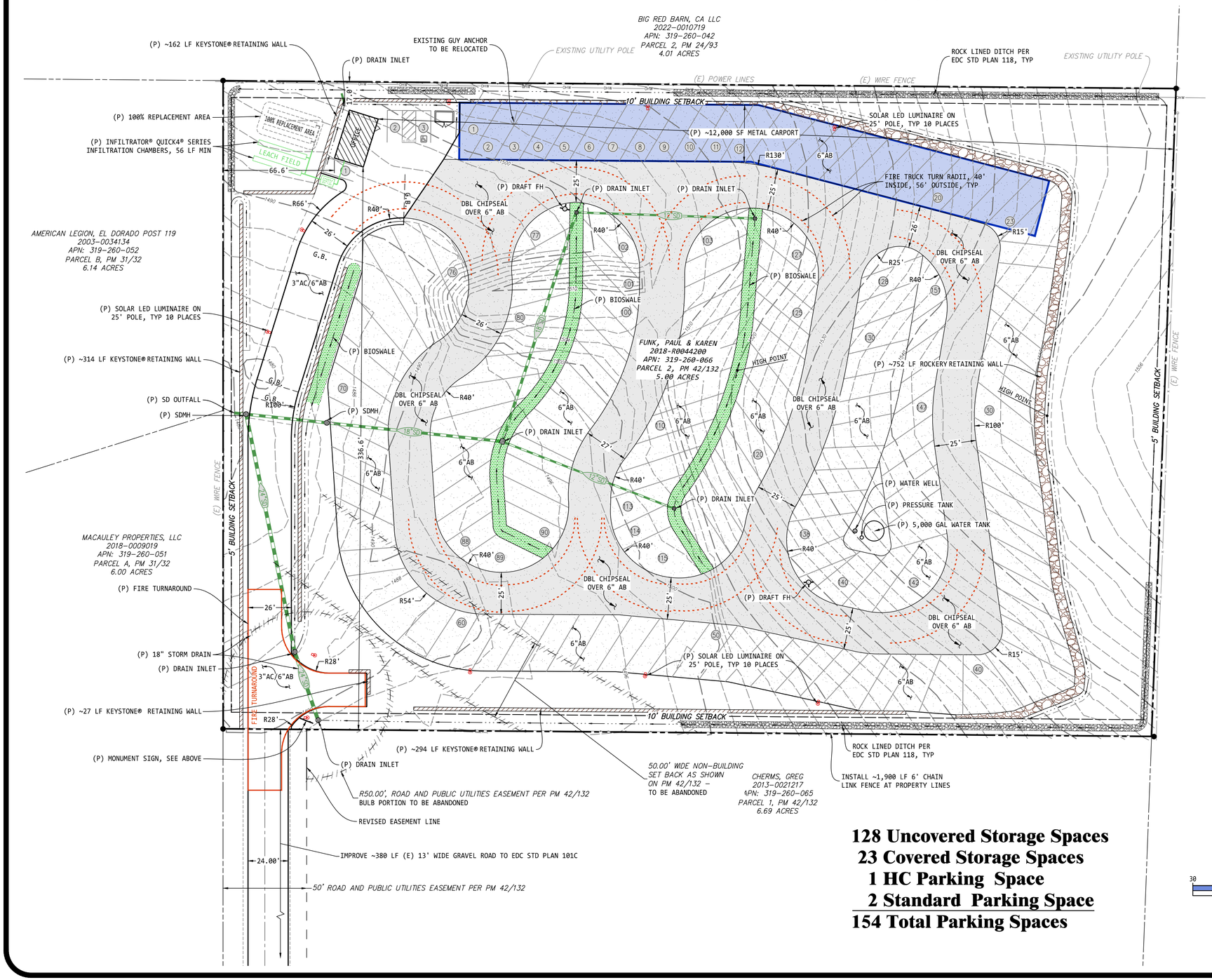
CERTIFICATE OF CORRECTION 2008-18766 02-25-2009 SLR

42-132

Greenstone RV & Boat Storage, a Planned Development

Preliminary Site Plan

1255 Greenstone Cutoff, Placerville, CA 95667
Parcel 2, PM 42/132
APN: 319-260-066 - El Dorado County, CA
November 2023



128 Uncovered Storage Spaces
23 Covered Storage Spaces
1 HC Parking Space
2 Standard Parking Space
154 Total Parking Spaces

30 15 0 30 60
SCALE: 1" = 30'

Proposed Monument Sign

GREENSTONE RV & BOAT STORAGE SIGNAGE
CONSTRUCTION & VISUALS

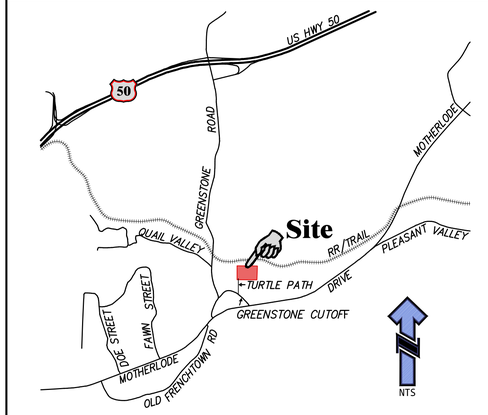
MATERIALS

SIGN
- Aluminum Panel (8 ft wide x 4 ft high)
- 3M Vinyl Print

FRAME
- Square Metal Tubing (3x3 square), measuring 6 ft in length,
- Flat metal plates to be used to attach the sign frame to footings

FOOTINGS
- 1/2 in rebar in a 2 ft x 2 ft square
- 12 in vertical column
- Concrete
- 8 anchor bolts (4 per column)

Vicinity Map



Project Data

OWNER/APPLICANT:	Paul & Karen Funk 4400 Business Drive, Suite 200 Shingle Springs, CA 95682 916-751-9415 paul@profencecompany.com
PREPARED BY:	LEBECK ENGINEERING, INC. 3470 ROBIN LANE, BLDG. #2 CAMERON PARK, CA 95682 Ph. 530-677-4080
SCALE:	1" = 30'
CONTOUR INTERVAL:	2 FEET
SOURCE OF TOPOGRAPHY:	FIELD TOPOGRAPHY BY A.R. DIVERS PLS, 10-22-2021
SECTION, TOWNSHIP & RANGE:	A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SEC. 33, T.10N., R.10E., M.D.M.
ASSESSOR'S PARCEL NUMBER:	319-260-066
PRESENT LAND USE DESIGNATION:	I
PROPOSED LAND USE DESIGNATION:	I
PRESENT ZONING:	IL-PD
PROPOSED ZONING:	IL-PD
TOTAL AREA:	5.00 ACRES
WATER SUPPLY:	PRIVATE ON-SITE WELL
SEWAGE DISPOSAL:	PRIVATE ON-SITE SEPTIC
FIRE PROTECTION:	DIAMOND SPRINGS/EL DORADO FPD
SCHOOL DISTRICT:	MOTHER LODE UNION
DATE OF PREPARATION:	NOVEMBER 2023
PROJECT #:	21-173

Greenstone RV & Boat Storage
Preliminary Site Plan

S1
Plot Date: Nov 28, 2023

BIOLOGICAL RESOURCES EVALUATION FOR GREENSTONE RV & BOAT STORAGE, PLACERVILLE, EL DORADO COUNTY, CA

PREPARED BY: FEC, INC.

Introduction

FEC, Inc. (FEC) has prepared this Biological Resources Evaluation (BRE) for the Greenstone RV & Boat Storage Project, which is located in an unincorporated area within western El Dorado County, CA. between the communities of Shingle Springs and El Dorado. The purpose of this BRE is to document baseline biological resources in the project site and to assess the potential for sensitive biological resources including special-status species, sensitive natural communities, or other protected biological resources such as aquatic resources or protected trees to occur in the project site and/ or be impacted by the proposed project. Proposed mitigation measures are also included. This report is intended to support project planning and entitlements including California Environmental Quality Act (CEQA) documentation.

Site clearing and other earthwork has occurred periodically at the site since at least the 1980s as well as more recently, as described in the *Existing Conditions* section of this report. At the time of the biological survey, the majority of the site had been cleared of vegetation and there was evidence of grading and other soil disturbance over most of the site. As described in the CEQA Portal Topic Paper "Baseline and Environmental Setting" (available at https://ceqaportal.org), per CEQA guidelines, "baseline conditions" are considered to be the environmental conditions existing at the time CEQA analysis commences, which would be the date that the Notice of Preparation (NOP) is published, or if no NOP is published, at the time environmental analysis is commenced. CEQA guidance dictates that the impacts of a proposed project must be evaluated by comparing expected environmental conditions after project implementation to the "baseline conditions." The changes in environmental conditions between the "baseline conditions" and expected conditions post-implementation represent the environmental impacts of the proposed project. CEQA analysis generally does not consider modifications to the site that occurred prior to the "baseline conditions" being established. For the purposes of this report, the baseline conditions are considered to be the conditions at the time that the biological survey was conducted and potential impacts and mitigation are subsequently based on future site changes based on project implementation.

Project Location and Description

The project site is a 5.00-acre parcel located at 1255 Greenstone Cutoff (APN 319-260-066), near the City of Placerville, in unincorporated El Dorado County, California (Attachment A;

Figure 1). The project site is located in Township 10N, Range 10E, Section 33 of the "Shingle Springs, CA" U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle (quad) (Attachment A; Figure 2). The approximate center of the site is located at latitude 38°40'40.46"N and longitude 120°53'1.94"W, North American Datum (NAD) 83. Figure 3 in Attachment A is an aerial map of the project site depicting the current land covers.

The proposed project consists of developing an RV and boat storage facility at the site with 154 total parking spaces consisting of 128 uncovered storage spaces, 23 covered storage spaces, one HC parking space, and two standard parking spaces. A preliminary site plan is included as Figure 4.

Methods:

Biological Studies

Biological studies conducted by FEC in support of this BRE included a special-status species evaluation and a biological reconnaissance survey. The special-status species evaluation was conducted in order to assemble a list of regionally-occurring special-status species with the potential to be impacted by proposed projects in the region. The biological reconnaissance survey was then conducted to determine whether any of the regionally-occurring special-status species have the potential to occur on the project site and/or be impacted by the proposed project. An oak resources technical report was prepared for the project by Foothill Forest Care in March of 2022 (Foothill 2022). The results of the oak resources technical report are summarized in the *Protected Oak Resources* section of this BRE.

Special-Status Species Evaluation

The special-status species evaluation included obtaining lists of special-status species with the potential to occur in the project region from the following sources: the U.S. Fish and Wildlife Service (USFWS) online list of federally-listed special-status species with the potential to occur in, or be affected by projects in the site and the list of reported occurrences of special-status species in the California Natural Diversity Database (CNDDB) and the California Native Plant Society (CNPS) database for the "Placerville, CA" USGS quad and the three adjacent quads (Shingle Springs, Latrobe, and Fiddletown). The search was designed to encompass the project site and all lands within a five-mile radius. Results of these queries are included in Attachment B. Special status species with the potential to occur in the project vicinity were compared with the habitats on site and other factors such as soil types on the project site and elevational and geographic ranges of the special-status species to determine if a species has the potential to occur within the project site.

Biological Reconnaissance Survey

FEC biologists/environmental scientists conducted a biological reconnaissance survey on October 11, 2023, to characterize and map the biological habitats within the project site and inventory the site's flora and fauna. The biological reconnaissance survey area consisted of the entire 5.00-acre parcel. During the survey, the entire site was walked and searched for the presence of special-status species or sensitive natural communities, including the potential presence of wetlands or other waters. Plant and animal species observed on the project site that were identifiable at the time of the biological survey were documented and representative photographs were taken. Attachment C is a list of plant and animal species observed on the project site during the survey.

The survey was conducted by Principal Environmental Scientist Matt Fremont and Senior Biologist/Botanist Stephen Stringer. Matt Fremont is an Environmental Scientist/GIS specialist with more than 20 years of experience assisting with biological surveys, wetland delineations, botanical surveys, arborist surveys and other biological surveys throughout northern California. Mr. Stringer, a resident of El Dorado County, holds a B.S. and M.S. in Biological Sciences with a focus in Biological Conservation from California State University, Sacramento and has more than 20 years of experience conducting biological and wetland studies in northern and central California. Mr. Stringer holds a U.S. Fish and Wildlife Service Section 10(a)(1)(A) Recovery Permit (TE-141359-4) for vernal pool branchiopods and California tiger salamander (Central DPS), a CDFW Rare Plant Voucher Collecting Permit (No. 2081(a)-22-093-V), a CDFW Specific Use Scientific Collecting Permit (S-230460010-23048-001) for California tiger salamander, special-status vernal pool branchiopods, western spadefoot, and common reptiles and amphibians, is an International Society of Arboriculture, Certified Arborist (WE-7129A), and is a part-time instructor for plant identification and wetland delineation courses for the Wetland Training Institute (WTI).

Regulatory Background

Special-Status Species and Nesting Birds

For the purpose of this technical memorandum, special-status species are defined as: species listed under the Federal Endangered Species Act of 1973 (hereafter, "FESA," 16 USC Section 1531 et seq.) as Threatened or Endangered, as well as Candidate species and species proposed for listing; species listed under the California Endangered Species Act (CESA) of 1970 (California Fish and Game Code Section 2050 et seq., and California Code of Regulations Title 14, Subsection 670.2, 670.51) as Threatened or Endangered, as well as Candidate species and species proposed for listing; species of special concern or watch list species as designated by the California Department of Fish and Wildlife (CDFW); species that are not currently protected by statute or regulation, but would be considered rare, threatened, or endangered under these criteria, or by the scientific community [California Environmental Quality Act (CEQA) Guidelines subsection 15380(b) and (d)]; and plant species considered rare according to the California

Native Plant Society (CNPS); specifically plants with a California Rare Plant Rank of 1A, 1B, 2, and 3 are considered special-status species under CEQA. While not technically considered special-status species, migratory bird species listed on the federal list (50 CFR Section 10.13) are protected under the Migratory Bird Treaty Act of 1918 (16 USC Subsection 703-712). Migratory bird species and their nests and eggs are protected from injury or death. California Fish and Game Code Subsections 3503, 3503.5, and 3800 also prohibit the possession, incidental take, or needless destruction of birds, their nests, and eggs. Therefore, potential impacts to migratory birds and nesting birds are discussed.

Aquatic Resources

Any person, firm, or agency planning to alter or work in "waters of the U.S.," including the discharge of dredged or fill material, must first obtain authorization from the U.S. Army Corps of Engineers (USACE) under Section 404 of the Clean Water Act (CWA; 33 USC 1344) or Section 10 of the Rivers and Harbors Act. The Rivers and Harbors Act prohibits the obstruction or alteration of navigable waters of the U.S. without a permit from USACE (33 USC 403). Within non-tidal waters, in the absence of adjacent wetlands, the extent of USACE jurisdiction extends to the ordinary high water mark (OHWM), which is defined as:

"A line on the shore established by fluctuations of water and indicated by a clear, natural line impressed on the bank, shelving, changes in soil character, destruction of terrestrial vegetation, or the presence of litter and debris."

Wetlands are defined in 33 CFR Part 328 as:

"Areas that are inundated or saturated by surface or ground water at a frequency and duration to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions."

Any action requiring a CWA Section 404 permit, or a Rivers and Harbors Act Section 10 permit, must also obtain a CWA Section 401 Water Quality Certification from the Regional Water Quality Control Board (RWQCB) for impacts to "Waters of the State", which are defined as:

"*any surface water or groundwater, including saline waters, within the boundaries of the state.*"

If a CWA Section 404 permit or a Rivers and Harbors Act Section 10 permit is not required but "Waters of the State" would be impacted, an application must still be filed with the appropriate Regional Water Quality Control Board and Waste Discharge Requirements must be obtained. Impacts to "Waters of the State" may also require a Lake or Streambed Alteration Agreement under Section 1600 et seq. of the California Fish and Game Code. A Lake or Streambed Alteration Agreement is required if a proposed project will "substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of streambeds.

Protected Oak Resources

The El Dorado County General Plan Amendment approved in October 2017, as well as the County's Oak Resources Management Plan and Oak Resources Conservation Ordinance, protect individual native oak trees and oak woodland canopy. Project proponents are required to inventory all native oak trees in the woodland area that are 24 inches in diameter and greater, identify all Heritage Trees 36 inches in diameter and greater, and any individual oak trees 6 inches in diameter and greater located outside of the woodland area. A permit is required from El Dorado County for non-exempt impacts to oak resources including oak canopy, individual native oaks and Heritage Trees and mitigation is required to replace lost oak resources.

Determination of Potential Impacts

The following thresholds of impact significance are based on CEQA guidelines. Based on the CEQA guidelines, the Project would have a significant impact on biological resources if it would result in any of the following:

- 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 CDFW or the USFWS;
- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFW or the USFWS;
- 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;
- 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;
- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or,
- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Results: Environmental Setting

Existing Conditions

The project site is located in a rural setting in the community of Kingsville, which is located in western El Dorado County roughly 5 miles southwest of the City of Placerville. The project site is located within the low elevation foothills of the Sierra Nevada between the communities of

Shingle Springs and El Dorado, with an elevation of roughly 1,500 feet in the center of the site. The U.S. Highway 50 (U.S. 50) corridor is approximately 1.1 miles north of the project site. The land surrounding the project site is comprised of rural residential, light industrial and commercial development. Slate Creek is approximately 200 feet north of the project site. The parcel to the north of the project site across Slate Creek appears to be a large single-family residential parcel. Lands to the east, south, and west are comprised primarily of commercial and light industrial development. The American Legion El Dorado Post 119 is on the parcel immediately to the east.

At the time of the biological reconnaissance survey, the majority of the site had been cleared and graded and construction materials and heavy equipment were parked/stored on the site. Based on aerial imagery, the current site conditions are the result of clearing and grading that has occurred incrementally over the last 3-4 years. Two small patches of woodland remained in the southeast and southwest corners of the site and some chaparral habitat remained along the northern boundary.

Topography and Soils

The project site is hilly with an elevation of roughly 1485 to 1,560 feet above mean sea level (amsl). The site generally slopes from east to west with the highest elevation occurring in the southeast corner of the property and the lowest elevation occurring midway along the western boundary.

According to the Natural Resources Conservation Service (NRCS) Web Soil Survey Database (NRCS 2023), one soil mapping unit occurs within the project site: Auburn very rocky silt loam, 2 to 30 percent slopes (Attachment A; Figure 5). This soil type is discussed below.

Auburn very rocky silt loam, 2 to 30 percent slopes, is comprised of 75% Auburn and similar soils, 15% rock outcrop, and 10% minor components. This soil series occurs on hills between 120 to 3,000 feet above mean sea level and consists of residuum weathered from basic igneous rock and/or basic residuum weathered from metamorphic rock. A typical profile is silt loam from 0 to 14 inches and unweathered bedrock from 14 to 18 inches. Lithic bedrock occurs at a depth of 14 to 18 inches. The rock outcrop component occurs on ridges. It includes 3% Argonaut soils, 3% Boomer soils, 2% Sobrante soils, and 2% unnamed minor components. Auburn very rocky silt loam is well drained with a frequency of flooding of "none" and ponding of "none" and a depth to water table of more than 80 inches. This soil type and its minor components do not have a hydric rating (NRCS 2023).

Habitats in the Project Site

As discussed in the *Existing Conditions* section, the majority of the site had been cleared/graded at the time of the biological survey. Based on a review of historic aerial imagery, the site has

been cleared multiple times in the past and has a long history of human use. In 1946, an estimated 40-50% of the site, including the central portion, appears to be grassland with sparse trees and shrubs (https://www.historicaerials.com/viewer). By 1984, dirt roads and structures were present in the central portion of the site. Google Earth imagery from 1993 shows the site being a mix of woodland and chaparral habitats with significant cleared areas in the central portion of the site. By 2002, only a narrow strip of trees remained in the center of the site, and the rest of the site was grassland. Presumably the site was cleared sometime between 1993 and 2002 to allow grazing.

The eastern and western portions of the site have been in a process of succession from grassland to mixed woodland and chaparral from 2002 up to at least 2018; however, the central portion of the site was in continuous use during that period with evidence of various vegetation clearing and what appears to be temporary storage of vehicles and equipment. Commencement of the most recent site clearing is evident in aerial imagery dated June 2020. At present, the majority of the site is cleared with remnants of chaparral along the northern boundary and oak woodland in the southeast and southwest corners. Aerial imagery of the site depicting graded and ungraded portions is included as Attachment A, Figure 3. Representative photos of the site are included as Figure 6 in Attachment A.

Vegetation in the cleared/disturbed areas that was identifiable at the time of the biological survey was a mix of weeds and remnant native vegetation including herbaceous vegetation and sapling trees and small shrubs. Native chaparral shrubs observed in the project site included whiteleaf manzanita (*Arctostaphylos viscida*), buck brush (*Ceanothus cuneatus*), California yerba santa (*Eriodictyon californicum*), chamise (*Adenostoma fasciculatum*), toyon (*Heteromeles arbutifolia*), poison oak (*Toxicodendron diversilobum*), and hollyleaf redberry (*Rhamnus ilicifolia*). Native woodland trees observed on the site consisted of interior live oak (*Quercus wislizenii*), black oak seedlings (*Quercus kelloggii*), blue oak (*Quercus douglasii*), and foothill pine saplings (*Pinus sabiniana*). Native/naturalized herbaceous species included globe lily (*Calochortus* sp.), mule ears (*Wyethia mollis*), clarkia (*Clarkia* sp.), and horehound (*Marrubium vulgare*). A complete list of plant and animal species observed in the project site is included as Attachment C.

General Wildlife Use of the Site

The project site is located within a developed area and is generally surrounded by development on all sides. The greater area around the project site also generally consists of low-density residential development and rural commercial development extending for miles. As a result, wildlife in the vicinity of the site would be expected to consist primarily of common species tolerant of moderate levels of human activity and/or species with a very small home range that can persist in relatively small patches of undisturbed habitat. Because the site has mostly been cleared of vegetation, it is not expected to provide any significant habitat value for wildlife under the current conditions. Remnant ungraded patches provide some foraging and dispersal

habitat for wildlife and may provide habitat for nesting birds. Wildlife species observed in and adjacent to the site during the survey included mule deer (*Odocoileus hemionus*), western fence lizard (*Sceloporus occidentalis*), red-shouldered hawk (*Buteo lineatus*), and acorn woodpecker (*Melanerpes formicivorus*).

Results: Special-Status Species and Other Protected Biological Resources

Special-Status Species

Based on the results of the background review and database searches, there are a total of 13 special-status plant species, 10 special-status animal species, and one sensitive natural community as defined in this report that are documented within the "Placerville, CA" USGS quad and the surrounding quads within a five-mile radius (Shingle Springs, Latrobe, and Fiddletown). All 13 special-status plants and 10 special-status animals were evaluated for the potential to occur within the project site and/or be impacted by the proposed project. The sensitive natural community is not present on the site. The evaluation was based on factors such as habitat affinities, host plants (in the case of certain animals), known elevational and geographic ranges, soil requirements (plants), and the proximity of documented occurrences of each species to the project site. This evaluation is documented in Attachment D. Species that were determined to have no potential to occur in the project site and/or be impacted by the proposed project are not discussed further in this document.

The evaluation took pre-disturbance conditions into consideration, especially when considering the likelihood for the occurrence of special-status plants on the site but is based on site conditions at the time of the biological survey. One special-status plant species was considered to have had a moderate to high potential of occurrence on the site prior to clearing and grading and some habitat still remains for this plant in ungraded areas of the site. This species is discussed below.

Special-Status Plants

No special-status plant species were observed in the project site during the biological reconnaissance survey, although the survey was conducted outside of the blooming season of regionally-occurring special-status plants. The chaparral and woodland areas of the project site provide suitable habitat for one special-status plant species: Red Hills soaproot (*Chlorogalum grandiflorum*). The remaining special-status plant species evaluated in Attachment D are either not expected to occur or considered to have no potential to occur on the site due to a lack of suitable habitat or other factors such as soil requirements. The majority of the regionally-occurring special-status plant species require volcanic, gabbroic, or serpentine soils, and several are largely restricted to the Pine Hill Formation running between Cameron Park/Shingle Springs in the south and Rescue in the north. The soils in the project are rocky silt loams and rock

outcrops and do not provide habitat for the majority of the special-status plant species. The remaining special-status plant species are generally found in large areas of undisturbed chaparral and woodland habitats that do not occur in the project site and vicinity and therefore would not be expected to occur in the project site, although the potential for these species to occur pre-disturbance could not be ruled out with 100% certainty. These species are not discussed further because they are all perennial species that were not observed during the biological survey and are also not considered to have any potential to occur in the project site under the current conditions.

***Red Hills Soaproot** (CRPR 1B.2)*

Red Hills soaproot has no federal or state listing status but has a CNPS-designated California Rare Plant Rank of 1B.2, meaning that it is considered to be rare, threatened, or endangered in California and elsewhere and is considered to be moderately endangered (CNPS 2023). Red Hills soaproot is a perennial bulbiferous herb that is found on gabbroic or serpentinite soils, as well as on non-ultramafic substrates and disturbed areas, within chaparral, cismontane woodland, and lower montane coniferous forest from an elevation of 805 to 5,545 feet. Red Hills soaproot is often found on historically disturbed sites. This species typically blooms between May and June (CNPS 2023). Red Hills soaproot is known from 137 documented occurrences within Amador, Calaveras, El Dorado, Placer, and Tuolumne counties (CNPS 2023). This species is threatened by development, mining, road construction, and vehicles, as well as potentially by trail maintenance, logging and competition from non-native plants (CNPS 2023).

The biological reconnaissance survey was conducted outside of the blooming season for Red Hills soaproot, and no known surveys have been conducted at the site for this species. Red Hills soaproot is a perennial from a bulb, and in cases where the surface layers of the soil have been disturbed, the bulbs are often evident during the dormant season, if present. No bulbs or other evidence was observed that would indicate that this plant is present on the site. There is a reported occurrence of Red Hills soaproot in the CNDDB roughly 300 feet west of the project site along Greenstone Road, where an estimated 10,000 plants were documented in 2003 (CDFW 2023). The Red Hills soaproot plants were found in an ecotone between savannah and oak woodland (CDFW 2023) that looks similar to habitat that may have been present in the central portion of the project site prior to grading. Suitable habitat for Red Hills soaproot is present within the remnant chaparral and woodland habitats within portions of the project site that have not been graded (see Figure 7 in Attachment A) and this species has a moderate potential to occur on the site under current conditions.

Future project-related activities that result in ground disturbance such as vegetation clearing or grading would have the potential to impact Red Hills soaproot if individual plants are present within the construction footprint. Vegetative portions of the plant, bulbs, and/or seed could be destroyed, crushed or buried so that they cannot reach the surface and re-sprout/germinate.

Special-Status Animals

No special-status animal species were observed in the project site during the biological reconnaissance survey. Based on the evaluation of the potential for special-status animal species to occur in the project site that is described above and documented in Attachment D, one special-status animal species was identified as having the potential to occur in the project site and/or be impacted by future site development: Cooper's hawk (*Accipiter cooperii*). The majority of the regionally-occurring special-status animal species require aquatic habitats or occur in large tracts of undeveloped lands such as open grasslands or old growth forest habitats. These habitats required by the majority of the regionally-occurring special-status species are not present in the project site. Cooper's hawk is discussed below.

Cooper's Hawk (CDFW Watch List)

Cooper's hawk has not federal or state listing status but is considered a "Watch List" species by CDFW and is protected under Fish and Game Code. Cooper's hawk is a year-round resident in California in wooded areas in the Central Valley and Sierra foothills, where it prefers to reside near bodies of water. Cooper's hawks typically forage within open woodland and habitat edges and feed mainly on small birds and mammals. Cooper's hawks are also known to forage in wooded urban areas. Cooper's hawk nests in open woodland as well as urban trees, making this species likely to be found in developing areas (Zeiner et al. 1990).

Cooper's hawk was not observed during the biological survey; however, suitable nesting and foraging habitat is present in and adjacent to the project site in the mixed oak – foothill pine woodland. There are no reported occurrences of Cooper's hawk in the CNDDB within a five-mile radius of the Project site (CDFW 2023); however, there are three documented occurrences of Cooper's hawk within 1.5 to 3 miles of the project site in iNaturalist (iNaturalist 2023), indicating that this species is present in the project region.

Project activities such as grading, vegetation clearing, or other ground disturbance associated with the project would have the potential to impact Cooper's hawk if this species were to nest in or adjacent to the project site prior to or during construction. Project activities during the breeding season (February 1 through August 31) could result in injury or mortality of eggs and chicks directly through destruction of the nest tree or nest or indirectly through forced nest abandonment or forced fledging due to noise and other human disturbance.

Raptors, Migratory Birds, and Other Nesting Birds

Nesting habitat for common raptors, migratory birds and other nesting birds is present in the remaining oak woodland and chaparral in the project site and in woodland habitat adjacent to the project site. Common raptor species such as red-shouldered hawk were observed in the project site and could nest in oak or foothill pine trees in or adjacent to the site. Common bird species could also nest in herbaceous vegetation or on the ground in ungraded portions of the

site such as mourning dove (*Zenaida macroura*), killdeer (*Charadrius vociferous*), or a variety of other songbirds. If project activities were to commence during the typical bird nesting season (February 1 to August 31), project activities associated with ground disturbance or vegetation removal in the vicinity of bird nests could lead to destruction of nests, abandonment of eggs or young or forced fledging, which would be a violation of Fish and Game Code.

Riparian Habitats or Other Sensitive Natural Communities

Riparian habitats are often considered sensitive natural communities by CDFW and can be regulated under Section 1600 of the Fish and Game Code. Plant communities are considered sensitive biological resources if they have limited distributions, have high wildlife value, include sensitive species, and/or are particularly susceptible to disturbance. CDFW ranks sensitive communities as "threatened" or "very threatened" and keeps records of their occurrences in CNDDB. CNDDB vegetation alliances are ranked 1 through 5, with those alliances ranked globally (G) or statewide (S) as 1 through 3 considered sensitive. Some alliances with the rank of 4 and 5 have also been included in the 2020 sensitive natural communities list under CDFW's revised ranking methodology (CDFW 2023).

There are no sensitive riparian habitats or other sensitive natural communities on the site. The only sensitive natural community reported in the project region in the CNDDB is "Central Valley Drainage Hardhead/Squawfish Stream", which is not present in the project site. The closest hardhead/squawfish streams in the region are the Lower American River below Nimbus Dam and the Upper Cosumnes River. Therefore, no potential impacts to sensitive natural communities were identified as a result of the proposed project.

Wildlife Movement Corridors

Wildlife movement corridors, or habitat linkages, are connections between patches of habitat, generally native vegetation, which join two or more larger areas of similar wildlife habitat and allows for physical and genetic exchange between animal populations that could otherwise be isolated. Habitat linkages are typically contiguous strips of natural areas such as riparian corridors, oak woodlands, or drainages. Wildlife movement corridors are critical for the maintenance of ecological processes including facilitating the movement of animals and the continuation of viable populations. Movement corridors may serve to provide a more local linkage such as between foraging and denning areas, or they may be regional in nature providing larger scale migration corridors such as between wintering and summering habitat. Habitat linkages may also serve to allow animals to periodically move away from an area and then subsequently return. Other corridors may be important as dispersal corridors for young animals. A group of habitat linkages in an area can form a wildlife corridor network.

The project site is not located within an Essential Connectivity Area, Natural Landscape Block (defined as relatively natural habitat blocks that support native biodiversity) or Natural Areas

Small, which are designated important blocks of habitat and movement corridors for wildlife (CDFW 2023). However, the project site is located within an approximately 22,627-acre subsection of the American River, Middle Sierra Wildlife Linkage designated by CDFW. The project is within a block of the Sierra Nevada Foothills, Lower Foothills Metamorphic Belt subsection, which extends along Hwy 49 from just north of the community of Enterprise in the south to the community of Lotus along Hwy 49 and then extends northward to the community of Greenwood along Hwy 193. In the immediate project area, the developed areas around the community of Kingsville are excluded from the wildlife linkage, but the project site is included in the mapped wildlife linkage.

Although the project site is mapped as being located within a designated wildlife linkage, the project site is surrounded on the east, south, and west sides by development and on the north by Slate Creek. There would be no reason for wildlife to use the site as a movement corridor due to the surrounding development and lack of significant wildlife habitat on the site . Slate Creek and its adjacent riparian corridor are expected to function as a wildlife movement corridor but the project site itself would not be expected to contribute significantly to overall wildlife habitat connectivity in the region or function as an important dispersal corridor for wildlife. Future development on the project site would not be expected to impact the function of the mapped wildlife linkage that encompasses the site, the potential wildlife movement corridor along Slate Creek, or impact any other wildlife movement corridors.

Aquatic Resources

No wetlands or other aquatic resources were present on the site at the time of the biological reconnaissance. Historic aerial imagery, topographic maps, and National Wetland Inventory (NWI) mapping (USFWS 2023) were reviewed to determine if any wetlands or other aquatic resources have been mapped on the site. The NWI maps wetlands and other aquatic resources across the United States via photo interpretation of 1:58,000 scale, color infrared imagery. Imagery from 1984 was used to map aquatic resources in the region (USFWS 2023). The NWI does not depict any aquatic resources on the site (see Figure 8 in Attachment A), and there is no evidence of aquatic resources on the site based on the review of historic aerials and topographic maps. Therefore, no potential impacts to wetlands or other aquatic resources were identified as a result of the proposed project.

Protected Oak Resources

An oak resources technical report (ORTR) was prepared for the project by Foothill Forest Care in March of 2022 (Foothill 2022). According to the ORTR, brush and pines were removed from the property to grade it, but there were no oaks over 6 inches DBH removed. The ORTR also states that many oak and pine trees were removed by PG&E crews parallel/adjacent to the 60kv lines located along the northern side of the parcel (Foothill 2022).

The ORTR (Foothill 2022) states that the woodland habitat on the project site qualifies as oak woodland according to the County's Oak Resources Management Plan (ORMP) and the Oak Resources Conservation Ordinance because the site has 10% total canopy cover of oak species. A total of 0.526 acre of oak canopy is present on the site and will be subject to 100% removal. A total of 0.082 acre of the oak canopy (three oak trees) is exempt from mitigation because the trees are fire damaged and have a considerable amount of decay. Therefore, mitigation is required for 0.444 acre of oak canopy impacts (Foothill 2022).

Habitat Conservation Plans, Natural Community Conservation Plans, and Local Conservation Plans

There are no Habitat Conservation Plans or Natural Community Conservation Plans that cover the project site, and the proposed project will have no impact on any such plans. The project site is located within an El Dorado County Rare Plant Mitigation Area (Area 2). Mitigation will be implemented for impacts to rare plants as required by the County Ecological Preserve Fee Program. Therefore, no impacts to Habitat Conservation Plans, Natural Community Conservation Plans, or local conservation plans would occur as a result of any proposed site development.

Summary of Potential Biological Impacts and Recommended Mitigation Measures

The proposed project has the potential to impact Red Hills soaproot, Cooper's hawk, nesting raptors and migratory birds and/or other nesting birds and protected oak resources. Recommended measures are included below to reduce potential impacts to less than significant.

Recommended Mitigation Measures

Special-Status Plants

Red Hills soaproot has no state or federal listing status but holds a CRPR of 1B.2. Mitigation will be required under the El Dorado County Ecological Preserve Fee Program for impacts to habitat for this special-status plant species.

The following avoidance and minimization and mitigation measures are recommended for special-status plants:

- Focused botanical surveys could be conducted for Red hills soaproot during the blooming season, and if no soaproot is found, no further avoidance/mitigation measures are necessary.

- Alternatively, the project proponent might pay into the County's Ecological Preserve Fee Program. This would satisfy compensatory mitigation requirements for impacts to habitat for Red Hills soaproot and soaproot plants if they are present. The project site is in Rare Plant Mitigation Fee Area 2 (lands within the EID service area). The current fee for Area 2 pursuant to Resolution 205-98 appears to be $0.28 per square foot. An estimated 0.96 acre (41,701 sq foot) of habitat for Red Hills soaproot will be impacted by the project. Therefore, the mitigation fee for impacts to rare plant habitat is $11,676.28 dollars.

- If any potential habitat for Red Hills soaproot will be preserved on-site (e.g., remnant chaparral in the northeast corner), brightly colored environmentally sensitive area fencing should be installed to prevent impacts to preserved habitat for special-status plants. Signage should be placed at regular intervals along the fencing, noting the area as off-limits during construction due to the presence of habitat for special-status plants. Additionally, construction crews should receive training to avoid Red Hills soaproot to avoid unnecessarily trampling soaproot plants and/or their habitat during project implementation.

Cooper's Hawk and Other Nesting Raptors and Migratory Birds

- Any vegetation clearing or ground disturbing activities within the project site should take place outside of the typical avian nesting season (e.g., February 15 through August 31), if feasible. If construction needs to commence between February 15 and August 31, a pre-construction survey for nesting birds should be conducted within 500 feet of active construction areas within 14 days prior to commencement of construction. If a lapse in project activity occurs for 14 days or more during the bird nesting season, then the nesting bird surveys should be re-conducted. If no nesting birds are observed, no further mitigation is required.
- If active bird nests are observed during the pre-construction survey, a buffer zone should be established around the nest tree(s) until the young have fledged or are no longer dependent on the nest, as determined by a qualified biologist. The radius of the required buffer zone can vary depending on the species, (i.e., 25-100 feet for passerines and 200-300 feet for Cooper's hawk or other raptors), with the dimensions of any required buffer zones to be determined by a qualified biologist. Buffer zones could be reduced if the nest is monitored by a qualified biologist.
- The buffer zone around a nesting tree should be demarcated with high visibility orange construction fencing (or similar highly visible material) and no construction activities or personnel should be allowed within the buffer zone.

Protected Oak Resources

In order to mitigate for the removal of oak canopy, the project proponent should obtain a permit from the County and pay the mitigation fee for oak woodland impacts as stated in the

ORMP. The ORTR (Foothill 2022) states that because 100% of the oak canopy on the site is being removed, the mitigation fee in the ORMP is doubled. The current mitigation fee for removal of oak woodlands is $8,285 per acre. Therefore, the total mitigation fee required by the ORMP is $7,357.08 (0.444 x $8,285 x 2).

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Attachment A: Figures

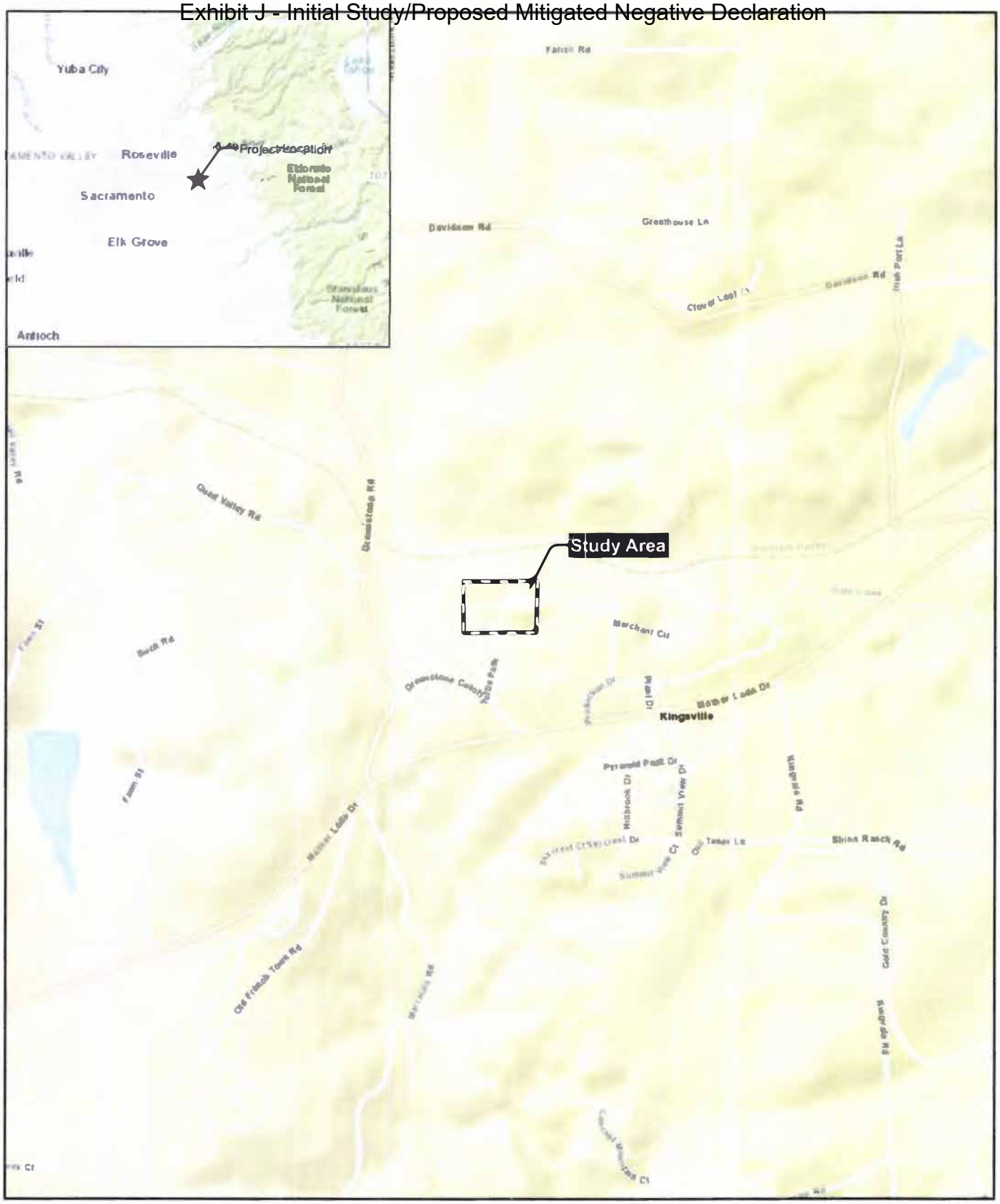
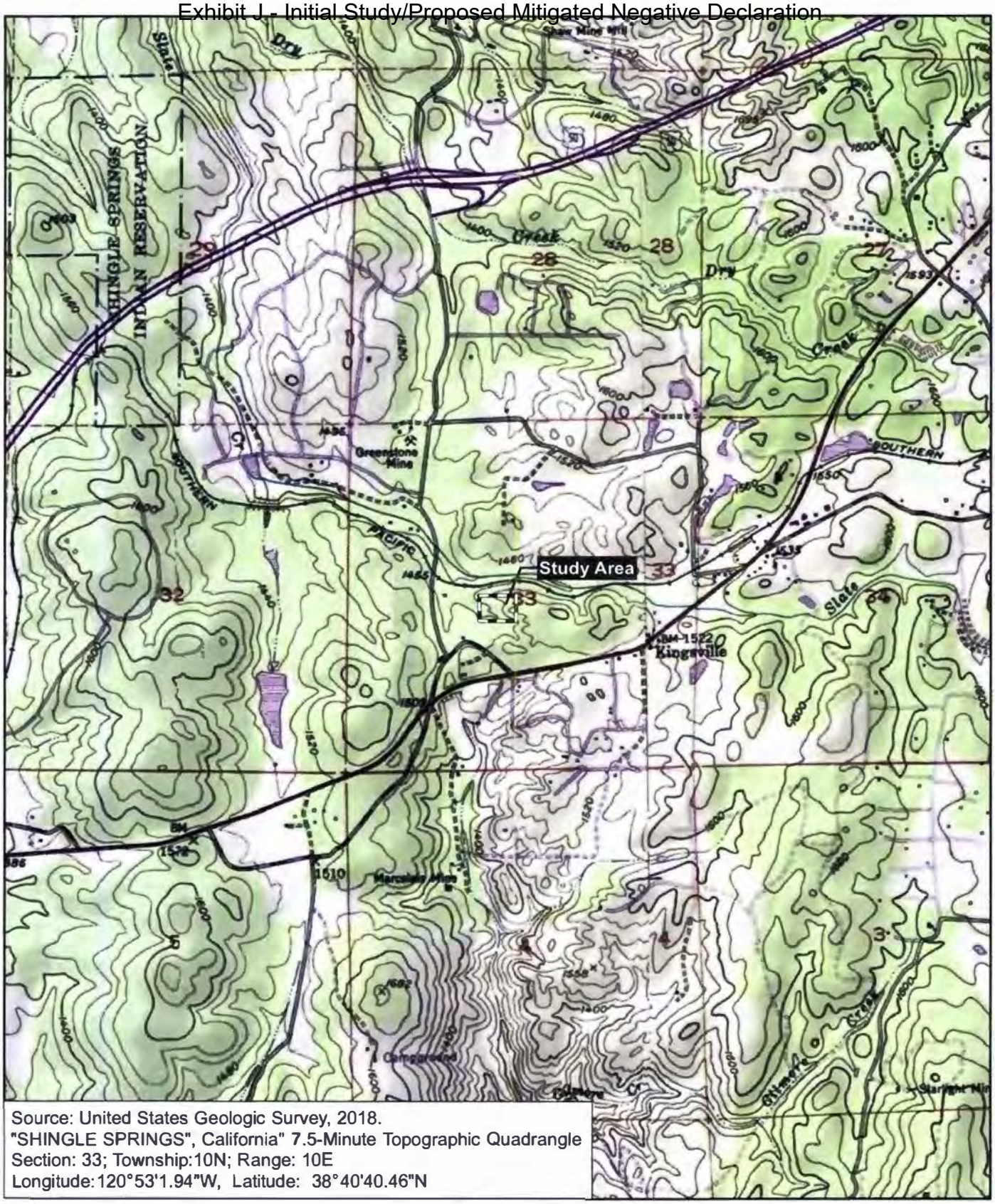


Figure 1
Regional Location and Vicinity
1255 Greenstone Cutoff
Placerville, El Dorado County, CA (APN: 319-260-066)

Fremont Environmental Consulting

Basemap Source: ESRI (2023)



Source: United States Geologic Survey, 2018.
"SHINGLE SPRINGS", California" 7.5-Minute Topographic Quadrangle
Section: 33; Township:10N; Range: 10E
Longitude: 120°53'1.94"W, Latitude: 38°40'40.46"N

N

0 1,000 2,000
Feet

Figure 2
USGS
1255 Greenstone Cutoff
Placerville, El Dorado County, CA (APN: 319-260-066)

Fremont Environmental Consulting

Figure 3

EXISTING LAND COVER

1255 Greenstone Cutoff

Placerville, El Dorado County, CA (APN: 319-260-066)

PROMONT ENVIRONMENTAL CONSULTING

Aerial Base: Google Earth (06/2021)

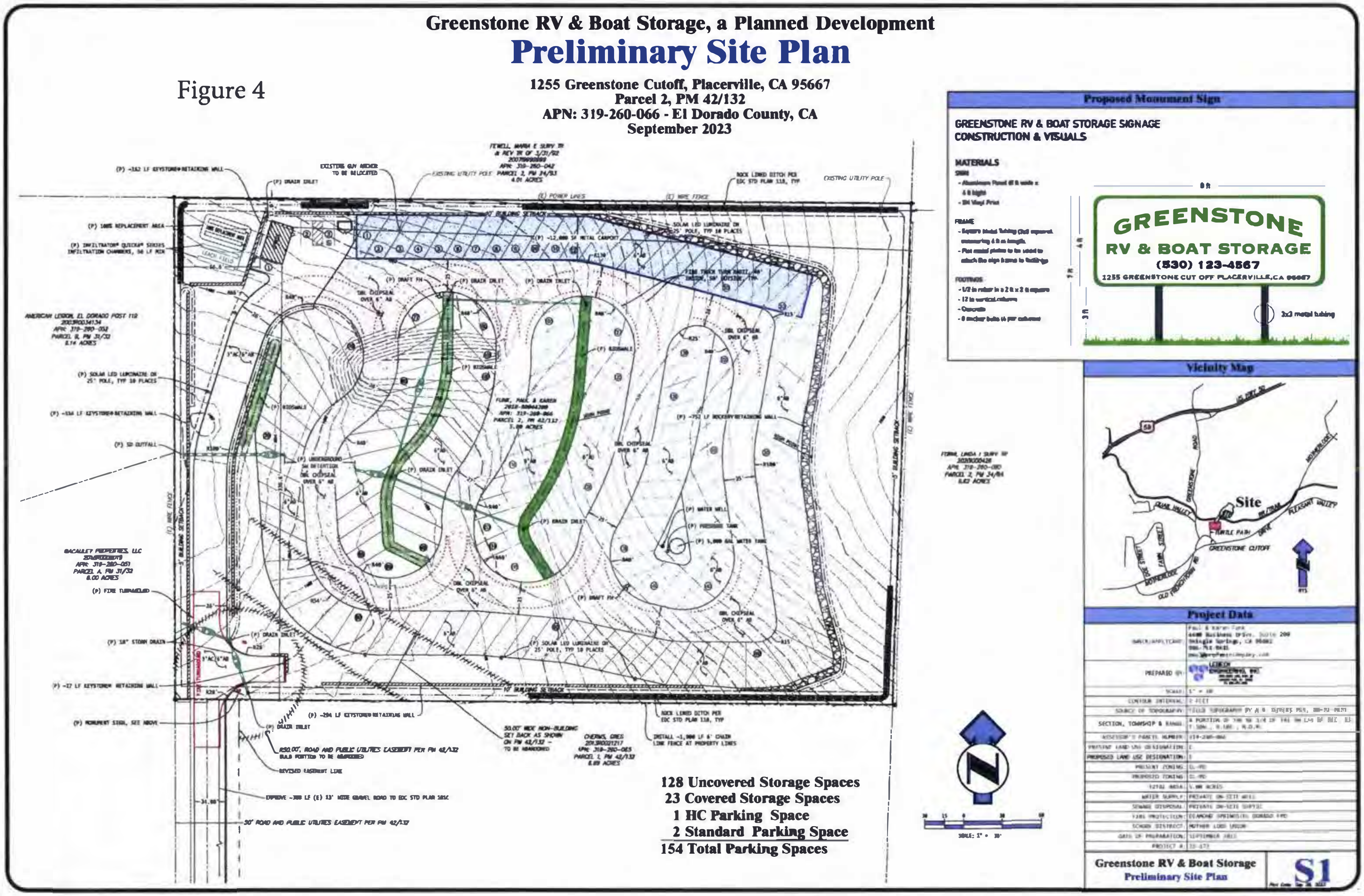

Greenstone RV & Boat Storage, a Planned Development
Preliminary Site Plan
Figure 4
1255 Greenstone Cutoff, Placerville, CA 95667
Parcel 2, PM 42/132
APN: 319-260-066 - El Dorado County, CA
September 2023
Proposed Monument Sign
GREENSTONE RV & BOAT STORAGE SIGNAGE
CONSTRUCTION & VISUALS
MATERIALS
GREENSTONE
RV & BOAT STORAGE
(530) 123-4567
1255 GREENSTONE CUT OFF PLACERVILLE,CA 95667
3x3 metal tubing
Vicinity Map
Site
GREENSTONE CUTOFF
Project Data
128 Uncovered Storage Spaces
23 Covered Storage Spaces
1 HC Parking Space
2 Standard Parking Space
154 Total Parking Spaces
Greenstone RV & Boat Storage
Preliminary Site Plan
S1

Figure 5
SOILS
1255 Greenstone Cutoff
Placerville, El Dorado County, CA (APN: 319-260-066)

Fremont Environmental Consulting

Aerial Base: Google Earth (06/2021)

Existing conditions on the project site include remnants of woodland and chaparral habitats as well as graded areas.

Photograph Date: 10/11/2023

Figure 6

Site Photographs

1255 Greenstone Cutoff
Placerville, El Dorado County, CA (APN: 319-260-066)

Figure 7

EXISTING SITE CONDITIONS

1255 Greenstone Cutoff
Placerville, El Dorado County, CA (APN: 319-260-066)

Aerial Base: Google Earth (06/2021)

Figure 8

NATIONAL WETLAND INVENTORY (NWI)

1255 Greenstone Cutoff
Placerville, El Dorado County, CA (APN: 319-260-066)

FREMONT ENVIRONMENTAL CONSULTING

Aerial Base: Google Earth (06/2021)

Attachment B: Regional Special-Status Species Queries

Selected Elements by Common Name

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad IS (Shingle Springs (3812068) OR Placerville (3812067) OR Latrobe (3812058) OR Fiddletown (3812057))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
American bumble bee *Bombus pensylvanicus*	IIHYM24260	None	None	G3G4	S2	
bank swallow *Riparia riparia*	ABPAU08010	None	Threatened	G5	S3	
Bisbee Peak rush-rose *Crocanthemum suffrutescens*	PDCIS020F0	None	None	G2?Q	S2?	3.2
Brandegee's clarkia *Clarkia biloba ssp. brandegeeae*	PDONA05053	None	None	G4G5T4	S4	4.2
California red-legged frog *Rana draytonii*	AAABH01022	Threatened	None	G2G3	S2S3	SSC
Central Valley Drainage Hardhead/Squawfish Stream *Central Valley Drainage Hardhead/Squawfish Stream*	CARA2443CA	None	None	GNR	SNR	
chaparral sedge *Carex xerophila*	PMCYP03M60	None	None	G2	S2	1B.2
coast horned lizard *Phrynosoma blainvillii*	ARACF12100	None	None	G4	S4	SSC
Cosumnes stripetail *Cosumnoperla hypocrena*	IIPLE23020	None	None	G2	S2	
El Dorado bedstraw *Galium californicum ssp. sierrae*	PDRUB0N0E7	Endangered	Rare	G5T1	S1	1B.2
El Dorado County mule ears *Wyethia reticulata*	PDAST9X0D0	None	None	G2	S2	1B.2
Fisher *Pekania pennanti*	AMAJF01020	None	None	G5	S2S3	SSC
foothill yellow-legged frog - south Sierra DPS *Rana boylii pop. 5*	AAABH01055	Endangered	Endangered	G3T2	S2	
great blue heron *Ardea herodias*	ABNGA04010	None	None	G5	S4	
great egret *Ardea alba*	ABNGA04040	None	None	G5	S4	
Jepson's onion *Allium jepsonii*	PMLIL022V0	None	None	G2	S2	1B.2
Layne's ragwort *Packera layneae*	PDAST8H1V0	Threatened	Rare	G2	S2	1B.2
Nissenan manzanita *Arctostaphylos nissenana*	PDERI040V0	None	None	G1	S1	1B.2
North American porcupine *Erethizon dorsatum*	AMAFJ01010	None	None	G5	S3	

Selected Elements by Common Name

California Department of Fish and Wildlife

California Natural Diversity Database

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
oval-leaved viburnum *Viburnum ellipticum*	PDCPR07080	None	None	G4G5	S3?	2B.3
Parry's horkelia *Horkelia parryi*	PDROS0W0C0	None	None	G2	S2	1B.2
Pine Hill ceanothus *Ceanothus roderickii*	PDRHA04190	Endangered	Rare	G1	S1	1B.1
Pine Hill flannelbush *Fremontodendron decumbens*	PDSTE03030	Endangered	Rare	G1	S1	1B.2
Red Hills soaproot *Chlorogalum grandiflorum*	PMLIL0G020	None	None	G3	S3	1B.2
silver-haired bat *Lasionycteris noctivagans*	AMACC02010	None	None	G3G4	S3S4	
Stebbins' morning-glory *Calystegia stebbinsii*	PDCON040H0	Endangered	Endangered	G1	S1	1B.1
western pond turtle *Emys marmorata*	ARAAD02030	None	None	G3G4	S3	SSC

Record Count: 27

IPaC resource list

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

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

Location

El Dorado County, California

Local office

Sacramento Fish And Wildlife Office

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

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

Endangered species

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

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

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

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

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

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

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

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

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

Amphibians

NAME	STATUS
California Red-legged Frog Rana draytonii Wherever found There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/2891	Threatened
Foothill Yellow-legged Frog Rana boylii No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/5133	Proposed Endangered

Insects

NAME	STATUS
Monarch Butterfly Danaus plexippus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9743	Candidate

Flowering Plants

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

Attachment C: Plant and Animal Species Observed in the Project Site

Attachment C
Plant and Animal Species Observed in the Project Site

Table C-1. Plant Species Observed in the Project Site

Family	Scientific Name	Common Name
Native		
Anacardiaceae	*Toxicodendron diversilobum*	Poison oak
Asteraceae	*Baccharis pilularis*	Coyote brush
	Erigeron canadensis	Horseweed
	Grindelia camporum	Gum plant
	Stephanomeria virgata	Wire lettuce
	Wyethia mollis	Mule ears
Caryophyllaceae	*Spergularia sp.*	Sand-spurrey
Caprifoliaceae	*Lonicera sp.*	Honeysuckle
Cyperaceae	*Cyperus eragrostis*	Tall flatsedge
Ericaceae	*Arctostaphylos viscida*	White-leaf manzanita
Euphorbiaceae	*Croton setiger*	Doveweed
Fabaceae	*Acmispon argophyllus*	
	Acmispon americanus var. americanus	Deer vetch
Fagaceae	*Quercus douglasii*	Blue oak
	Quercus kelloggii	California black oak
	Quercus wislizeni	Interior live oak
Hypericaceae	*Hypericum concinnum*	Gold-wire
	Hypericum perforatum	St. John's wort
Juncaceae	*Juncus bufonius*	Toad rush
Namaceae	*Eriodictyon californicum*	California yerba santa
Onagraceae	*Clarkia sp.*	
	Epilobium brachycarpum	Tall willowherb
Pinaceae	*Pinus sabiniana*	Foothill pine
Plantaginaceae	*Antirrhinum vexillocalyculatum* ssp. *vexillocalyculatum*	Wiry snapdragon
Poaceae	*Leptochloa fusca*	Sprangletop
	Leymus triticoides	Beardless wild rye
Polemoniaceae	*Navarretia sp.*	Navarretia
Rhamnaceae	*Ceanothus cuneatus*	Buck brush

Family	Scientific Name	Common Name
	Rhamnus ilicifolia	Hollyleaf redberry
Roseaceae	*Adenostoma fasciculatum*	Chamise
	Heteromeles arbutifolia	Toyon
Rubiaceae	*Galium porrigens*	Climbing bedstraw
Solanaceae	*Nicotiana attenuata*	
Themidaceae	*Brodiaea sp.*	
Non-native		
Apiaceae	*Daucus carota*	Wild carrot
	Torilis arvensis	Common hedge-parsley
Asteraceae	*Carduus pycnocephalis*	Italian thistle
	Centaurea solsticialis	Yellow star-thistle
	Chondrilla juncea	Skeleton weed
	Dittrichia graveolens	Stinkwort
	Lactuca serriola	Prickly lettuce
	Sonchus oleraceus	Common sow thistle
Brassicaceae	*Brassica nigra*	Black mustard
Chenopodiaceae	*Dysphania pumilio*	
Convolvulaceae	*Convolvulus arvensis*	Field bindweed
Fabaceae	*Trifolium glomeratum*	Clustered clover
	Trifolium hirtum	Rose clover
	Vicia sp.	Vetch
Lamiaceae	*Marrubium vulgare*	Horehound
Liliaceae	*Calochortus albus*	White globe lily
Lythraceae	*Lythrum hyssopifolia*	Hyssop loosestrife
Malvaceae	*Malva parviflora*	Cheeseweed
Plantaginaceae	*Plantago lanceolata*	English plantain
	Kickxia elatine	
Poaceae	*Aira caryophyllea*	Silver European hairgrass
	Avena fatua	Wild oat
	Brachypodium distachyon	False brome
	Briza minor	Little quakinggrass
	Bromus diandrus	Ripgut brome
	Bromus hordeaceus	Soft chess
	Bromus tectorum	Cheat grass
	Cynosurus echinatus	Dogtail grass
	Elymus caput-medusae	Medusa head

Family	Scientific Name	Common Name
	Festuca myuros	Annual fescue
	Festuca perennis	Italian ryegrass
	Gastridium phleoides	Nit grass
	Holcus lanatus	Common velvet grass
	Triticum aestivum	Wheat
Polygonaceae	*Polygonum aviculare*	Knotweed
	Rumex crispus	Curly dock
	Rumex pulcher	Fiddle dock
Rosaceae	*Rubus armeniacus*	Himalayan blackberry
Scrophulariaceae	*Verbascum blattaria*	White moth mullein
	Verbascum thapsus	Woolly mullein

Table C-2. Wildlife Species Observed in the Project Site

Family	Scientific Name	Common Name
Birds		
Accipitridae	*Buteo lineatus*	Red-shouldered hawk
Picidae	*Melanerpes formicivorus*	Acorn woodpecker
Mammals		
Cervidae	*Odocoileus hemionus*	Mule deer
Reptiles		
Phrynosomatidae	*Sceloporus occidentalis*	Western fence lizard

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

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

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

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

Critical habitats

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

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

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

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats[3], should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

Additional information can be found using the following links:

- Eagle Managment https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

There are bald and/or golden eagles in your project area.

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

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

Probability of Presence Summary

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

Probability of Presence (■)

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

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

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

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

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

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

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

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

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

What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply). To see a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs of bald and golden eagles in my specified location?

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

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

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

Migratory birds

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

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats[3] should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

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

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

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

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

NAME	BREEDING SEASON
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Jan 1 to Aug 31
Belding's Savannah Sparrow Passerculus sandwichensis beldingi This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8	Breeds Apr 1 to Aug 15
Black Swift Cypseloides niger This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8878	Breeds Jun 15 to Sep 10
Bullock's Oriole Icterus bullockii This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Mar 21 to Jul 25
California Thrasher Toxostoma redivivum This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Jan 1 to Jul 31
Cassin's Finch Carpodacus cassinii This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9462	Breeds May 15 to Jul 15

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

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

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

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

Olive-sided Flycatcher Contopus cooperi — Breeds May 20 to Aug 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3914

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

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

Probability of Presence Summary

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

Probability of Presence (■)

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

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

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

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

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

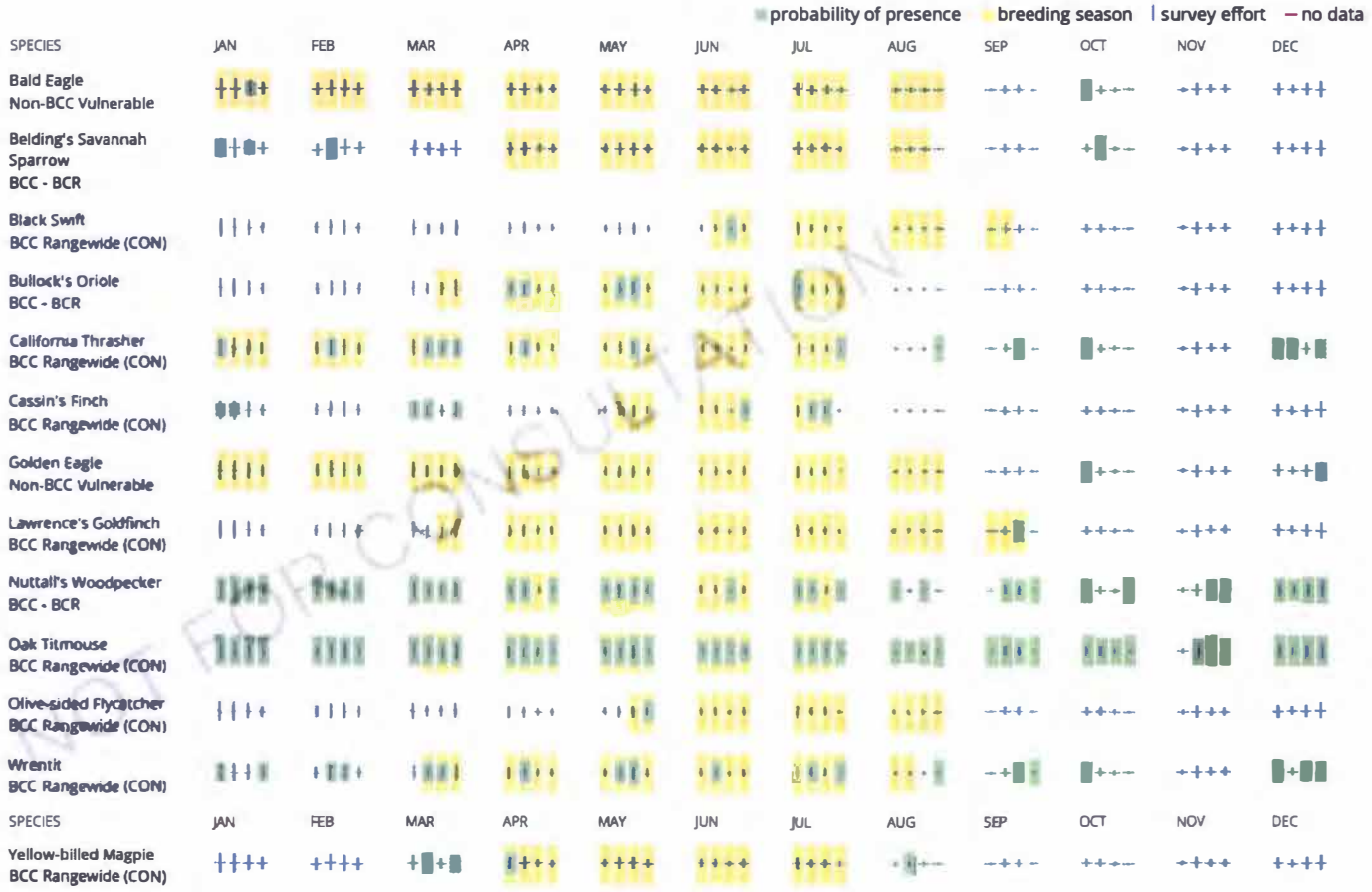
Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

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

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

Survey Timeframe

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



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

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

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

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

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

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

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

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

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

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe

specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

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

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

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

Details about birds that are potentially affected by offshore projects

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

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

What if I have eagles on my list?

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

Proper Interpretation and Use of Your Migratory Bird Report

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

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

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

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

This location did not intersect any wetlands mapped by NWI.

NOTE: This initial screening does not replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

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

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

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

Data exclusions

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

Data precautions

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

Attachment D: Potential for Regionally-Occurring Special-Status Species and Sensitive Natural Communities to Occur in the Project Site

Attachment D

Potential for Regionally-Occurring Special-Status Species and Sensitive Natural Communities to Occur in the Project Site

Scientific Name/ Common Name[1]	Status[2]	Habitat Requirements	Potential to Occur	Rationale
PLANTS				
Allium jepsonii Jepson's onion	--/--/1B.2	A perennial bulbiferous herb found on serpentinite or volcanic soils within chaparral, cismontane woodland, and lower montane coniferous forest from an elevation of 985 - 4330 feet. Blooms April to August (CNPS 2023).	Will not occur	The project site does not provide suitable serpentine or volcanic soil to support this species.
Arctostaphylos nissenana Nissenan manzanita	--/--/1B.2	A perennial evergreen shrub found in rocky areas within closed-cone coniferous forest and chaparral from an elevation of 1,475 to 3,610 feet. Blooms February to March (CNPS 2023).	Not expected/ Presumed absent	The project site provides chaparral habitat and is within the elevational range of this species but is roughly 3.5 miles west of any other reported occurrences of this species in the region (CDFW 2023) and is likely outside of its geographic range. This perennial evergreen shrub was not observed in the project site during the biological survey.
Calystegia stebbinsii Stebbins' morning glory	FE/SE/1B.1	A perennial rhizomatous herb found in chaparral openings and woodland on red clay soils of the Pine Hill Formation, sometimes on gabbroic or serpentine soils, from an elevation of 605 – 3,575 feet. Blooms April to July (CNPS 2023).	Will not occur	The site is not located on the Pine Hill Formation and does not provide clay soil. The soil in the project site is Auburn very rocky silt loam, which is characterized by silt loam underlain by weathered bedrock. The easternmost extent of this species range in the project region is roughly 2.7 miles west of the site in Shingle Springs (CDFW 2023).
Carex xerophila Chaparral sedge	--/--/1B.2	A perennial herb found on gabbroic or serpentinite soils in chaparral, cismontane woodland, or lower montane coniferous forest at an elevation of 1,445 – 2,525 feet. Blooms March to June (CNPS 2023).	Will not occur	The project site does not provide suitable serpentine or volcanic soil to support this species.
Ceanothus roderickii Pine Hill ceanothus	FE/SR/1B.1	A perennial evergreen shrub found in chaparral and woodland on nutrient-deficient forms of gabbro-derived soils	Will not occur	The project site does not provide suitable gabbro-derived, gabbroic, or serpentine soil. All of the documented

Potential for Regionally-Occurring Special-Status Species and Sensitive Natural Communities to Occur in the Project Site

Scientific Name/ Common Name[1]	Status[2]	Habitat Requirements	Potential to Occur	Rationale
		characterized by low concentrations of available K, P, S, Fe, and Zn, sometimes on gabbroic or serpentinite soils from 805 – 3,575 feet in elevation. Blooms April to June (CNPS 2023).		occurrences of this species in the project region occur on Rescue soils of the Pine Hill Formation with the closest documented occurrences in Cameron Park roughly 4 miles west (CDFW 2023).
Chlorogalum grandiflorum Red Hills soaproot	--/--/1B.2	A perennial bulbiferous herb found on gabbroic or serpentinite soils, as well as on non-ultramafic substrates and disturbed areas, within chaparral, cismontane woodland, and lower montane coniferous forest from an elevation of 805 – 5,545 feet. Blooms May to June (CNPS 2023).	May occur	Suitable habitat is present within the ungraded portions of the site and there is a reported occurrence of this species 300 feet west of the project site along Greenstone Road, where an estimated 10,000 plants were documented in 2003 (CDFW 2023).
Crocanthemum suffrutescens Bisbee Peak rush-rose	--/--/3.2	A perennial evergreen shrub found in chaparral on gabbroic soils or soils in burned or disturbed areas from an elevation of 245 - 2200 feet. Blooms April to August (CNPS 2023)	Not expected/ Presumed absent	The project site does not provide gabbro soils. Although this species has been documented in burned or disturbed areas, all of the documented occurrences of this species in the project region are on Rescue soils of the Pine Hill Formation, with the closest documented occurrence in Cameron Park 4 miles west (CDFW 2023). This perennial evergreen shrub was not observed in the project site during the biological survey.
Fremontodendron decumbens Pine Hill flannelbush	FE/SR/1B.2	A perennial evergreen shrub found on gabbroic or serpentinite rocky soils within chaparral and cismontane woodland from an elevation of 1395 - 2495 feet. Blooms April to July (CNPS 2023).	Will not occur	The project site does not provide suitable gabbroic or serpentine soils. All documented occurrences of this species in the region are around the Pine Hill Unit of the Pine Hill Preserve, west of Rescue, and are over 5 miles northwest of the site.
Galium californicum ssp. *sierrae*	FE/SR/1B.2	A perennial herb found on gabbroic soil in chaparral, cismontane woodland, and	Will not occur	The project site does not provide suitable gabbroic soils to support this

Potential for Regionally-Occurring Special-Status Species and Sensitive Natural Communities to Occur in the Project Site

Scientific Name/ Common Name[1]	Status[2]	Habitat Requirements	Potential to Occur	Rationale
El Dorado bedstraw		lower montane coniferous forest from an elevation of 330 to 1,920 feet in elevation. Blooms May to June (CNPS 2023).		species. All of the documented occurrences of this species in the project region occur on Rescue soils of the Pine Hill Formation, with the closest documented occurrence in Shingle Springs roughly 3.5 miles west (CDFW 2023).
Horkelia parryi Parry's horkelia	--/--/1B.2	A perennial herb found in chaparral and cismontane woodland (on lone formation and other soils) from an elevation of 260 to 3,510 feet. Blooms April to September (CNPS 2023).	Not expected/ Presumed absent	Suitable habitat may be present in the project site; however, there are no recent reported occurrences of this species within a five-mile radius of the project site. The closest reported occurrence is roughly 5 miles northeast of the site in the Placerville area, where this species was documented in 1923 (CDFW 2023). This perennial herb was not observed in the project site during the biological survey.
Packera layneae Layne's butterweed	FT/SR/1B.2	A perennial herb found on serpentinite or gabbroic rocky soils within chaparral and cismontane woodland from 655 – 3,560 feet in elevation. Blooms April to August (CNPS 2023).	Will not occur	The project site does not provide suitable gabbroic or serpentinite soils. All extant occurrences of this species in the project region occur on Rescue soils of the Pine Hill Formation, with the closest documented occurrence in Shingle Springs roughly 3 miles west (CDFW 2023).
Viburnum ellipticum Oval-leaved viburnum	--/--/2B.3	A perennial deciduous shrub found in chaparral, cismontane woodland, and lower montane coniferous forest from an elevation of 705 to 4,595 feet. Blooms May to June (CNPS 2023).	Not expected/ Presumed absent	Suitable habitat may be present in the project site; however, there are no recent reported occurrences of this species within a five-mile radius of the project site. The closest reported occurrence is roughly 5 miles northeast of the site in the Placerville area, where this species was

Attachment D

Potential for Regionally-Occurring Special-Status Species and Sensitive Natural Communities to Occur in the Project Site

Scientific Name/ Common Name[1]	Status[2]	Habitat Requirements	Potential to Occur	Rationale
				documented in 1901 (CDFW 2023). This perennial shrub was not observed in the project site during the biological survey.
Wyethia reticulata El Dorado County mule ears	--/--/1B.2	A perennial herb found on stony red clay or gabbroic soil within chaparral, cismontane woodland, and lower montane coniferous forest from an elevation of 605 – 2,065 feet. Often found in openings in gabbro chaparral (CDFW 2023). Blooms April to August (CNPS 2023).	Will not occur	The project site does not provide suitable gabbroic or clay soils to support this species.
ANIMALS				
Invertebrates				
Danaus plexippus Monarch Butterfly	FC/--/--	Monarch butterflies in eastern and western North America represent the ancestral origin for the species worldwide. They exhibit long-distance migration and overwinter as adults at forested locations in Mexico and California. These overwintering sites provide protection from the elements (rain, wind, hail, and excessive radiation) and moderate temperatures, as well as nectar and clean water sources located nearby. Adult monarch butterflies feed on nectar from a wide variety of flowers. However, reproduction is dependent on the presence of milkweed, the sole food source for larvae (USFWS 2020).	Not expected	The project site and vicinity does not provide suitable overwintering habitat because it is too cold and lacks protected tree groves of Eucalyptus and similar trees used by this species. Milkweed is not present on the site. This species could migrate through the area but would not be expected to utilize the site for any extended period of time.
Amphibians				
Rana boylii pop. 5 Foothill yellow-legged frog-South Sierra DPS	FPE/SE/--	Highly aquatic frog that is always found within a few feet of water. Requires permanent water sources and frequents rocky streams and rivers with rocky substrate and open, sunny banks, in	Will not occur	There is no aquatic habitat in the project site to support this species.

Potential for Regionally-Occurring Special-Status Species and Sensitive Natural Communities to Occur in the Project Site

Scientific Name/ Common Name[1]	Status[2]	Habitat Requirements	Potential to Occur	Rationale
		forests, chaparral, and woodlands. Sometimes found in isolated pools, vegetated backwaters, and deep, shaded, spring-fed pools (California Herps 2023).		
Rana draytonii Califomia red-legged frog	FT/--/SSC	California red-legged frogs require dense, shrubby or emergent riparian vegetation closely associated with deep (greater than 2 1/3 foot deep) still or slow-moving water to support breeding. During periods of aestivation, California red-legged frogs use small mammal burrows and moist leaf litter in proximity to suitable breeding habitat and can migrate up to 1.2 miles overland to find suitable breeding habitat or upland refugia (USFWS 2002).	Will not occur	There is no aquatic habitat in the project site to support this species.
Reptiles				
Emys marmorata western pond turtle	--/--/SSC	This species inhabits a variety of aquatic habitats including slow-moving water with dense submerged vegetation, ponds, and fast-moving streams. Requires abundant basking sites, gently sloping banks, and dry clay or silt soils in nearby uplands. Turtles will lay eggs up to 0.25-mile from water, but typically go no more than 600 feet (Jennings and Hayes 1994).	Will not occur	There is no aquatic habitat in the project site to support this species.
Phrynosoma blainvillii Coast horned lizard	--/--/SSC	This species inhabits open areas of sandy soil and low vegetation in valleys, foothills and semi-arid mountains. Found in grasslands, coniferous forests, woodlands, and chaparral, with open areas and patches of loose soil. Often found in lowlands along sandy washes with scattered shrubs and along dirt roads. Often found near ant hills feeding on ants. (California Herps 2023).	Not expected	The site lacks suitable sandy soil and is cut off from areas that provide potential habitat for this species by Slate Creek to the north (a dispersal barrier for this species), and roads and development to the east, west, and south.

Attachment D

Potential for Regionally-Occurring Special-Status Species and Sensitive Natural Communities to Occur in the Project Site

Scientific Name/ Common Name[1]	Status[2]	Habitat Requirements	Potential to Occur	Rationale
Birds				
Accipiter cooperii Cooper's hawk	--/--/WL	Cooper's hawks are found in mature forest, open woodlands, woodland edges, and in tree groves in urban areas with openings or edge habitat nearby (Audubon 2023).	May occur	Suitable nest trees are present in and adjacent to the project site.
Aquila chrysaetos golden eagle	--/--/FP	Golden eagles typically occur in foothills, mountain areas, deserts and other open habitats; nest on cliff ledges or large trees in open areas in canyons. Occasionally uses other tall structures for nesting, such as electrical transmission towers. Golden eagles prey primarily on rodents, carrion, birds, reptiles and occasionally small livestock (Zeiner et al. 1990).	Will not occur	There is no suitable nesting habitat in the project site for this species.
Haliaeetus leucocephalus Bald eagle	FD/SE/FP	Bald eagles require a good food base, perching areas, and nesting sites. Their habitat includes estuaries, large lakes, reservoirs, rivers, and some seacoasts. Bald eagles generally nest near coastlines, rivers, and large lakes where there is an adequate food supply. They nest in mature or old-growth trees, snags (dead trees), cliffs, and rock promontories. In treeless regions, they may also nest in cliffs or on the ground. Recently, and with increasing frequency, bald eagles are nesting on artificial structures such as power poles and communication towers, and away from large water bodies. In forested areas, bald eagles often select the tallest trees with limbs strong enough to support a nest that can weigh 1,000 pounds or more. Nest sites typically include at least one perch with a clear view of the water, where they forage (USFWS 2019).	Will not occur	There is no suitable nesting or foraging habitat for this species in the project site.

Attachment D

Potential for Regionally-Occurring Special-Status Species and Sensitive Natural Communities to Occur in the Project Site

Scientific Name/ Common Name[1]	Status[2]	Habitat Requirements	Potential to Occur	Rationale
Riparia riparia bank swallow	--/ST/--	Bank swallow primarily inhabits riparian and other lowland habitats west of the deserts during the spring-fall period. In summer, this species is restricted to riparian, lacustrine, and coastal areas with vertical banks, bluffs, and cliffs with fine-textured or sandy soils where it digs holes for nesting. In California, bank swallow primarily nests from Siskiyou, Shasta and Lassen Counties south along the Sacramento River to Yolo County.	Will not occur	There is no suitable nesting habitat for this species in the project site.
Mammals				
Pekania pennanti Fisher	--/--/SSC	Fishers are associated with areas of high cover and structural complexity in large tracts of mature and old-growth forests. Other site characteristics that can be important include presence of nearby water, slope, elevation, and snow characteristics (USFS 2021).	Will not occur	There is no suitable habitat for this species in the project site. The site lacks suitable mature or old-growth forest habitat.
SENSITIVE NATURAL COMMUNITY				
Central Valley Drainage Hardhead/Squawfish Stream	--/--/--	Hardhead/squawfish streams are clear low to mid-elevation streams and rivers with deep pools and slow runs that have cover in the form of undercut banks or aquatic vegetation and spawning grounds that consist of riffles and pool tails with gravel substrate.	Absent	This habitat does not occur in the project site.

[1] Sensitive species reported in CNDDB or CNPS on the "Shingle Springs, Placerville, Latrobe, or Fiddletown, CA" USGS 7.5 Minute topographic quads, or in the USFWS list for the project site. Cooper's hawk was added because it is not adequately documented in the CNDDB and is known to occur in the region.

[2] Status is as follows: Federal (ESA) listing/State (CESA) listing/other CDFW status or CRPR. F = Federal; S = State of California; E = Endangered; R = Rare; T = Threatened; C = Candidate; P = Proposed; FP=Fully Protected; SSC=Species of Special Concern; WL=Watch List.

[3] Status in the Project site is assessed as follows. **Will Not Occur**: Species is either sessile (*i.e.* plants) or so limited to a particular habitat that it cannot disperse on its own and/or habitat suitable for its establishment and survival does not occur on the project site; **Not Expected**: Species moves freely and might disperse through or across the project site, but suitable habitat for residence or breeding does not occur on the project site, potential for an individual of the species to disperse through or forage in the site cannot be excluded with 100% certainty; for plants, species that are not currently known to occur in the project region but

Potential for Regionally-Occurring Special-Status Species and Sensitive Natural Communities to Occur in the Project Site

suitable habitat may be present; **Presumed Absent:** Habitat suitable for residence and breeding occurs on the project site; however, focused surveys conducted for the current project were negative; **May Occur**: Species was not observed on the site and there are no recent documented occurrences on or near the site but the site provides suitable habitat, **High**: Habitat suitable for residence and breeding occurs on the project site and the species has been recorded recently on or near the project site, but was not observed during surveys for the current project; **Present**: The species was observed during biological surveys for the current project and is assumed to occupy the project site or utilize the project site during some portion of its life cycle.

CRPR = California Rare Plant Rank: 1B – rare, threatened, or endangered in California and elsewhere; 2B – rare, threatened, or endangered in California but more common elsewhere; 3 – Plants about which more information is needed, a review list. Extension codes: .1 – seriously endangered; .2 – moderately endangered; 3 - Not very threatened in California.

FOOTHILL FOREST CARE
CONSULTING ARBORISTS

March 17, 2022

Paul Funk

1255 Greenstone Cutoff

Placerville, CA 95667

APN: 319-260-065-000

Oak Resources Technical Report

Report Prepared by

Chad Dykstra, ISA Certified Arborist WE-5893A

Member, American Society of Consulting Arborists

ISA TRAQ Qualified Tree Risk Assessor

Certified Tree Care Safety Professional

Chad@foothillforestcare.com

530-957-0128

Executive Summary (Current Existing Tree Status and Project-Related Impacts to Oak Resources)

Observations were performed on August 10, 2021. All oak trees on the property were evaluated. All oak trees on the property will be removed. The mitigation will be doubled as a result of complete removal of all oaks on the property. There are 3 trees that are in very poor health and will not be mitigated for. They are fire damaged and have a considerable amount of decay. There was brush removed from the property to grade it, but there were no oaks over 6 inches DBH removed. There were pines removed for grading as well. The trees on this property have significant trunk decay due to past fire behavior on the property. Many oak and pine trees were removed by PG&E crews parallel/adjacent to the 60kv lines located along the northern side of the lot. The parcel does qualify as oak woodland with 10% total canopy cover of oak species.

Total Site Area: 5 acres

Total Oak Tree Canopy Area on Site: 0.526

Oak woodland coverage: 10%

Total Removal Area: 0.526

Oak Woodland Area Exempt From Mitigation: 0.082 acres

Reasons for Exemption: Dead, Dying, or Diseased Trees. Individual native oak tree removal (including individual valley oak trees and valley oak trees within valley oak woodlands) is exempted from the mitigation requirements included in this Chapter when:

1. The tree is dead, dying, or diseased, as documented in writing by a Certified Arborist or Registered Professional Forester

Mitigation Required For: 0.444 acres

The total mitigation fee based on the ORMP is: $7,357.08

See Appendix D

Assignment

This report is in response to a site inspection performed on August 10th, 2021 by Chad Dykstra at the above address. The following report is my opinion. I, Chad Dykstra, nor the employees of Foothill Forest Care may be held liable for the misuse or misinterpretation of this report; as the author of this report, I do hereby certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge and belief, and that they are made in good faith. I did not ascend any of the trees on the property. Data collected is limited to a casual ground inspection. Google Maps and ArcGIS Esri imagery was used to determine the canopy coverage. No trees were assessed for risk of failure, please contact the office to schedule a formal risk assessment if you are interested in this service.

Inventory of 24" and Greater Trees being Impacted

Tree Id	Common Name	Condition	DBH	Observation Comments
1	Interior Live Oak	Poor	32.57	EXEMPT - 20.1", 14.7", 21", Poor quality tree, decay all through stem, dead branches
2	Interior Live Oak	Poor	28.1	EXEMPT - decay through stem, up to 6 inch dead
3	Interior Live Oak	Poor	38	EXEMPT - off property removal, injured root system. top 24 inches of root ball cut away, poor structure, decay at 7 feet, included bark, up to 6 inch dead, old treehouse. 6 broken limbs.

Technical Recommendations

It is recommended that all tree care follow specifications written in accordance with ANSI A-300 standards. Pruning of the trees should be performed in the outer edge of the canopy to reduce leverage and end weights and to allow the center of the canopies to grow and fill in with foliage. It is also recommended that when root pruning, the smallest size roots as possible be pruned, cuts be performed with handsaws, loppers, or chainsaws appropriate for the size of the root being cut. The roots should be exposed by excavating prior to cutting. Roots should be pruned prior to root removal within the tree protection area to limit the damage and tearing of roots back towards the tree. Root pruning should be overseen by a qualified arborist.

General Tree Care and Maintenance

The appendix information is given so that the owner / onsite landscape manager can properly take care of the retained trees, and newly planted trees. The base of the trunk, the roots, and the surrounding soil of established native oak trees do not appreciate being disturbed or tampered with. Applying or having unintentional landscape water in the root zone can cause catastrophic and negative effects to most species of native oak trees. Newly planted oak trees do need their root balls watered until established, and then may need supplemental watering during extended periods of dry or hot weather. It is, therefore, recommended that the landscape be designed using drought tolerant plants that will require little to no watering after establishment. Irrigation should be delivered using an on-surface drip or soaker hose type system that delivers water at a very slow rate and does not require trenching around the oak trees to install. The plants should be spaced at least 6 feet away from the trunk of native

oak trees, and the drainage from irrigation should be managed so water does not flow to the trunks of the oak trees. Trees that are growing in high use areas should be inspected by a qualified arborist for tree risk on a routine basis, the frequency depending on site use and tree condition.

Tree Protection During Development

See Avoiding Tree Damage During Construction (APPENDIX C) attached below.

Please contact Chad Dykstra, of Foothill Tree Service if there are any questions about this report.

Disclaimer: I, Chad Dykstra, have analyzed the situation, applied the proper method(s) utilized within my profession, and performed a reasonableness test to assess my decisions, but offer no guarantees on my services or opinions, written or implied.

Respectfully submitted,

Chad Dykstra

ISA Certified Arborist WE-5893A

Member, American Society of Consulting Arborists

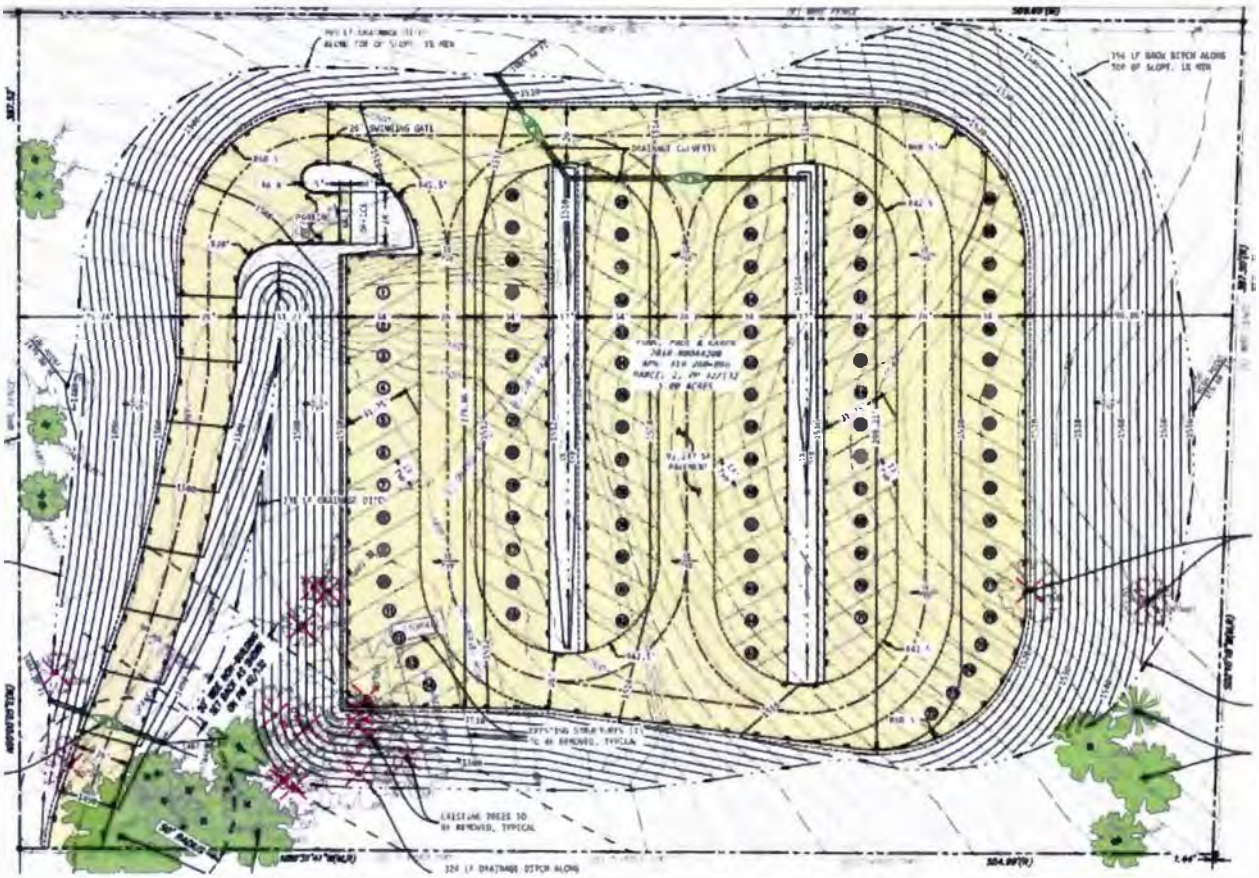
ISA TRAQ Qualified Tree Risk Assessor

CTSP Certified Tree Care Safety Professional

APPENDIX A - MAPS AND EXHIBITS

Location of Oak Woodlands, Impacted Oak Resources In Green, Exempt Tree Canopy in Red

Location of Proposed Project-Related Improvements



APPENDIX B - SITE PHOTOS

Poor Quality Trees, Exempt from Mitigation







APPENDIX C - Avoiding Tree Damage During Construction

www.isa-arbor.com www.treesaregood.org

The Importance of Engaging an Arborist

The process of protecting trees during construction is not always easy, but the benefits can be substantial. Larger trees provide aesthetic beauty, financial value, and benefits to the environment and quality of life. Construction damage to trees may take many years to impact the tree and can be deadly. Small injuries accumulating over time can start a hard-to-reverse decline. To ensure that trees will survive and thrive after construction, it is important to work with a qualified arborist from the beginning of the planning phase through to the end of the post-construction phase of the project. The sooner and more involved an arborist is in the project, the greater chance of maintaining or improving tree health and survival.

The Critical Root Zone and Tree Protection Zone

A tree's tolerance for damage depends on its age, species, condition, and other factors. One of the most important factors is the tree's root zone. A tree's root zone can extend far from the trunk and outer branch spread. The portion of the root zone that is essential for tree health and stability is called the critical root zone. One of the early steps in protecting trees and the critical root zone during construction is to have an arborist define a tree protection zone. This area should have specific limitations to construction activity and requirements for protection. Finding the balance between project requirements and protection zones requires a knowledgeable arborist and a cooperative construction team.

How Construction Can Damage or Kill Trees

Root Damage: Grading, trenching, paving, altering drainage patterns, and adding or removing soil within a tree's critical root zone damages tree roots. If too many roots are damaged, the tree will be affected. Soil Compaction: Heavy construction equipment increases soil density (compaction), slowing root growth, limiting water penetration, and decreasing oxygen needed for root survival.

Physical Injury to Trunk Crown and Root Collar: Construction equipment can break branches, tear bark, and wound the trunk. These wounds weaken the tree and allow the entry of decay-causing fungi. The base of the tree and its root collar are especially vulnerable to damage from machinery and soil or debris placed over the lower trunk.

Heat and Chemical Damage: Bark and foliage are easily damaged by the heat from running machinery and burning material. When spilled fuels and runoff from cleaning concrete delivery vehicles seep into the soil, soil chemistry changes and root growth and function are reduced.

Removal of Supporting Trees: Closely spaced trees grow as a community, supporting and protecting each other. Removing some of the trees exposes the remaining trees to sunscald stress or structural failure.

Getting Advice

To protect your trees during construction, engage an arborist to be a member of the project design team. The arborist is typically the only member of the team that represents the interest of the trees. Have the arborist work on any decisions that impact trees throughout all the phases of the project.

Planning and Design Phase

Ensure the arborist is involved early in the planning phase of construction. Minor design changes can result in significant reductions in tree damage and make a great difference in whether a tree will survive. There are many options an arborist might suggest during the planning and design phase to protect trees: driveways and walls can be realigned; grading can be reconfigured; structures such as footings or paving can be designed to bridge over roots; and utilities can be rerouted or tunneled under roots. All tree protection requirements determined by the arborist should be incorporated into the project plans.

Pre-Construction Phase

Prior to the start of work, an arborist can recommend where tree protection fences should be installed. Fences should have signs attached to inform people of why they should stay out and who to contact if they need to get in. If machinery must come close to a tree trunk, an arborist can recommend how the trunk can be protected from damage with additional protection materials. If there will be trenching, grading or other excavation near trees that may damage roots, an arborist can prune roots out of the way before excavation, or cleanly cut them before any damage is done. If there is significant root loss or if construction is done during dry periods, an arborist can develop a temporary irrigation system. This may be from nearby hoses or water may need to be trucked into the site. An arborist can also help create a plant health care program that will monitor and treat stress, diseases and insect pests throughout all phases of construction.

Construction Phase

During the construction phase, trees and any required protection zones must be monitored by an arborist regularly. Having access to the construction site allows the arborist to confirm the requirements are properly being followed. Construction plans may change often and the arborist can make adjustments to protect trees as the project changes. Flexibility and establishing trust between all team members is critical to the successful preservation of large trees.

Post-Construction Phase

At the end of the project, installation of new plantings, irrigation, lighting, and planting soil are often made close to existing trees. These new changes in a tree's environment can have a devastating impact on the tree. Despite the best tree protection plans and intentions, construction can result in unintended damage that may take years to become apparent. An arborist can develop a post construction maintenance plan to help trees recover and adapt to their new environment.

APPENDIX D

Oak Woodland Area In-lieu Fee Rates

Oak Resources Management Plan
Table 5
Oak Woodland In-Lieu Fee

Activity	Cost per Acre
Acquisition	$4,400
Initial Management and Monitoring	$2,600
Long-Term Management and Monitoring	$890
Administration	$395
Total Cost per Acre	**$8,285**

Source: New Economics & Advisory Oak Resource In-Lieu Fee Nexus Study (June 2016)

Arborist Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risks associated with trees is to eliminate all trees.

Assumptions and Limiting Conditions

1. Consultant assumes that any legal description provided to Consultant is correct and that title to property is good and marketable. Consultant assumes no responsibility for legal matters. Consultant assumes all property appraised or evaluated is free and clear, and is under responsible ownership and competent management.

2. Consultant assumes that the property and its use do not violate applicable codes, ordinances, statutes or regulations.

3. Although Consultant has taken care to obtain all information from reliable sources and to verify the data insofar as possible, Consultant does not guarantee and is not responsible for the accuracy of information provided by others.

4. Clients may not require a Consultant to testify or attend court by reason of any report unless mutually satisfactory contractual arrangements are made, including payment of an additional fee for such Services as described in the Consulting Arborist Agreement.

5. Unless otherwise required by law, possession of this report does not imply right of publication or use for any purpose by any person other than the person to whom it is addressed, without the prior express written consent of the Consultant.

6. Unless otherwise required by law, no part of this report shall be conveyed by any person, including the Client, the public through advertising, public relations, news, sales or other media without the Consultant's prior express written consent.

7. This report and any values expressed herein represent the opinion of the Consultant, and the Consultant's fee is in no way contingent upon the reporting of a specific value, a stipulated result, the occurrence of a subsequent event or upon any finding to be reported.

8. Sketches, drawings and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys. The reproduction of any information generated by architects, engineers or other consultants and any sketches, drawings or photographs is for the express purpose of coordination and ease of reference only. Inclusion of such information on any drawings or other documents does not constitute a representation by Consultant as to the sufficiency or accuracy of the information.

9. Unless otherwise agreed, (1) information contained in this report covers only the items examined and reflects the condition of those items at the time of inspection; and (2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing or coring. Consultant makes no warranty or guarantee, express or implied that the problems or deficiencies of the plans or property in question may not arise in the future.

10. Loss or alteration of any part of this Agreement invalidates the entire report.

Certificate of Performance

I, Chad Dykstra, certify that:

I have personally inspected the trees and site referred to in this report, and have stated my findings accurately. The extent of the inspection is stated in the attached report under Assignment Limits.

I have no current or prospective interest in the vegetation, or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.

The analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and facts.

My analysis, opinions, and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices.

No one provided significant professional assistance to me, except as indicated within the report.

My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client, or any other party, nor upon the results of the assignment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member in good standing of the International Society of Arboriculture (ISA) and a Certified Arborist. I am also a member in good standing of the American Society of Consulting Arborists. I have been involved in the practice of arboriculture and the care and study of trees for over 30 years.

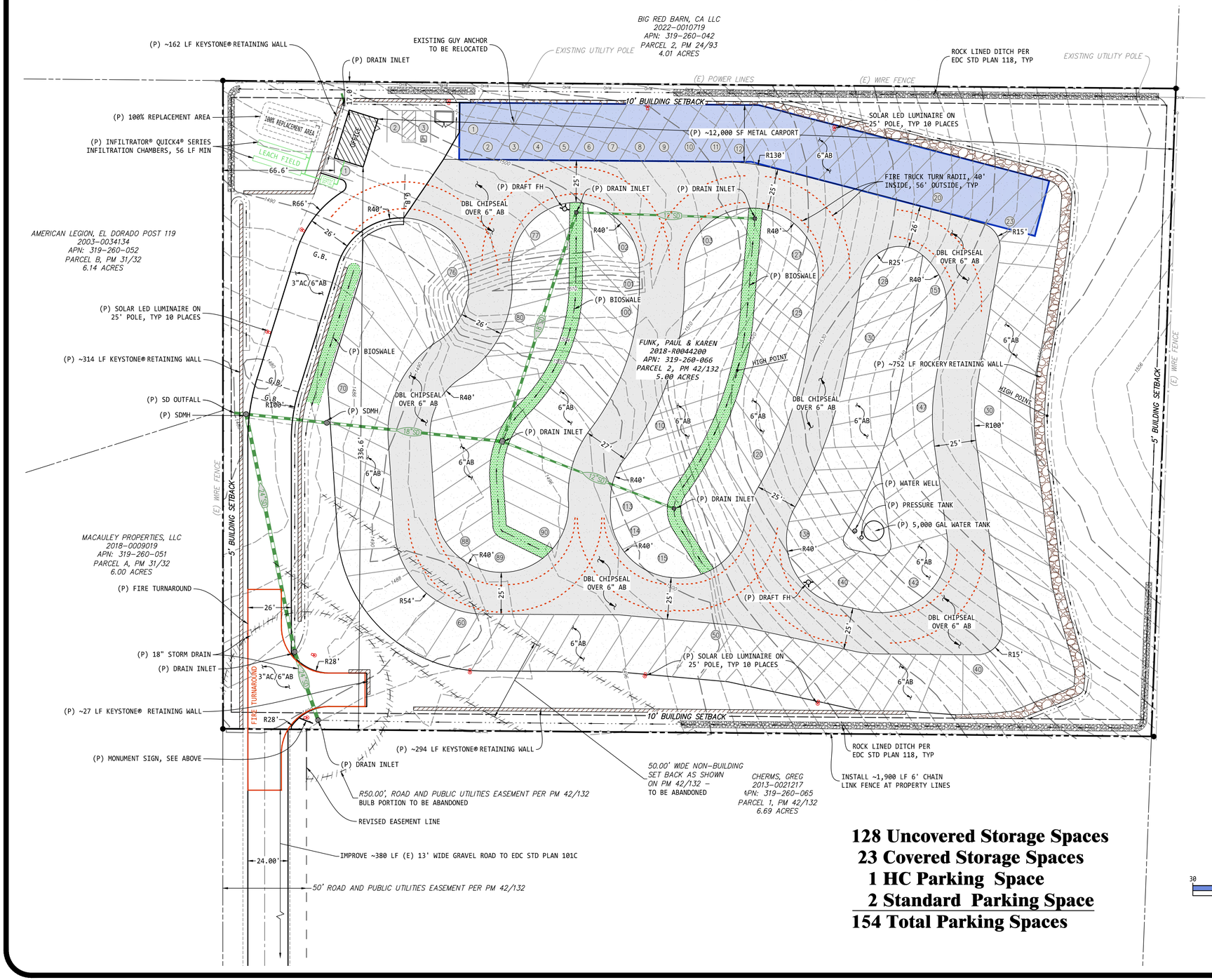
Signed: Chad Dykstra

Date: March 17, 2022

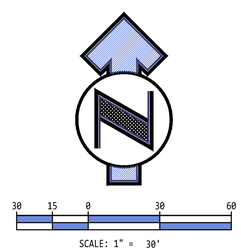
Greenstone RV & Boat Storage, a Planned Development

Preliminary Site Plan

1255 Greenstone Cutoff, Placerville, CA 95667
Parcel 2, PM 42/132
APN: 319-260-066 - El Dorado County, CA
November 2023



128 Uncovered Storage Spaces
23 Covered Storage Spaces
1 HC Parking Space
2 Standard Parking Space
154 Total Parking Spaces



Proposed Monument Sign

GREENSTONE RV & BOAT STORAGE SIGNAGE
CONSTRUCTION & VISUALS

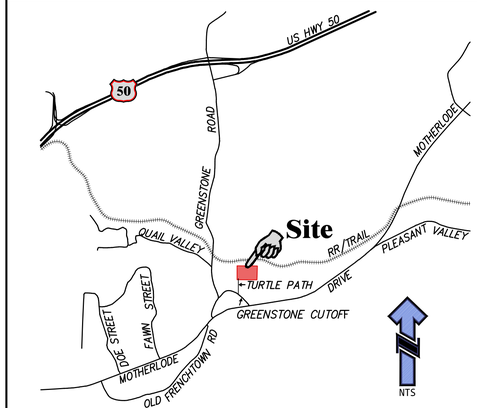
MATERIALS

SIGN
- Aluminum Panel (8 ft wide x 4 ft high)
- 3M Vinyl Print

FRAME
- Square Metal Tubing (3x3 square), measuring 6 ft in length,
- Flat metal plates to be used to attach the sign frame to footings

FOOTINGS
- 1/2 in rebar in a 2 ft x 2 ft square
- 12 in vertical column
- Concrete
- 8 anchor bolts (4 per column)

Vicinity Map



Project Data

OWNER/APPLICANT:	Paul & Karen Funk 4400 Business Drive, Suite 200 Shingle Springs, CA 95682 916-751-9415 paul@profencecompany.com
PREPARED BY:	LEBECK ENGINEERING, INC. 3470 ROBIN LANE, BLDG. #2 CAMERON PARK, CA 95682 Ph. 530-677-4080
SCALE:	1" = 30'
CONTOUR INTERVAL:	2 FEET
SOURCE OF TOPOGRAPHY:	FIELD TOPOGRAPHY BY A.R. DIVERS PLS, 10-22-2021
SECTION, TOWNSHIP & RANGE:	A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SEC. 33, T.10N., R.10E., M.D.M.
ASSESSOR'S PARCEL NUMBER:	319-260-066
PRESENT LAND USE DESIGNATION:	I
PROPOSED LAND USE DESIGNATION:	I
PRESENT ZONING:	IL-PD
PROPOSED ZONING:	IL-PD
TOTAL AREA:	5.00 ACRES
WATER SUPPLY:	PRIVATE ON-SITE WELL
SEWAGE DISPOSAL:	PRIVATE ON-SITE SEPTIC
FIRE PROTECTION:	DIAMOND SPRINGS/EL DORADO FPD
SCHOOL DISTRICT:	MOTHER LODE UNION
DATE OF PREPARATION:	NOVEMBER 2023
PROJECT #:	21-173

Greenstone RV & Boat Storage
Preliminary Site Plan

S1
Plot Date: Nov 28, 2023