MITIGATED NEGATIVE DECLARATION

FILE: PD15-0003

PROJECT NAME: El Dorado Hills Memory Care (The Pavilions)

NAME OF APPLICANT: Family Real Property

ASSESSOR'S PARCEL NO.: 124-140-33 **SECTION:** 22 **T:** 10 N **R:** 8 E

LOCATION: Southwest corner of Green Valley Road and Francisco Drive in the El Dorado Hills area

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

☐ **REZONING: NA FROM:** NA **TO:** NA

☐ **TENTATIVE PARCEL MAP** ☐ **SUBDIVISION TO SPLIT:** NA

☒ **OTHER:** Planned Development Permit for the phased construction and operation of a 40,677 square feet memory care facility, which includes on-site parking, landscaping, and monument sign. Phase 1 of the proposed facility would be authorized under the permit encompassing a total of 27,613 square feet within 2.2 acres of disturbed area. Phase 2, which consists of the remaining 13,044 square feet within 1.4 acres of disturbed area, would be authorized under a separate, future Planned Development Permit.

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

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

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

☐ **OTHER:**

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

This Mitigated Negative Declaration was adopted by the ***(hearing body)*** **on** ***(date).***

_____

Executive Secretary

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

INITIAL STUDY
ENVIRONMENTAL CHECKLIST

Project Title: PD15-0003/El Dorado Hills Memory Care (The Pavilions)

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

Contact Person: Mel Pabalinas, Senior Planner | **Phone Number:** (530) 621-5355

Applicant's Name and Address: Family Real Property

Project Agent's Name and Address: JDA Architects, 5905 Granite Lake Drive #140, Granite Bay, CA 95746

Project Engineer's Name and Address: CTA Engineering and Surveying, 3233 Monier Circle, Rancho Cordova, CA 95742

Project Location: Southwest corner of Green Valley Road and Francisco Drive in El Dorado Hills area (Exhibit A)

Assessor's Parcel Number: 124-140-33 **Acres:** 6.85 acres (Exhibit B)

Sections: Sec.22 **T:** 10N **R:** 8E

General Plan Designation: Commercial (C) (Exhibit C)

Zoning: Community Commercial-Planned Development (CC-PD) (Exhibit D)

Description of Project:

Planned Development Permit for the phased construction and operation of a 40,677 square-foot memory care facility, which includes on-site parking, landscaping, and monument sign. Phase 1 of the proposed facility would be authorized under a Planned Development permit encompassing a total of 27,613 square feet within 2.2 acres of the site. Phase 2, which consists of the remaining 13,044 square feet within 1.4 acres of the site, would be authorized under a separate, future Planned Development Permit.

Surrounding Land Uses and Setting (Exhibit E)

	Zoning	General Plan	Land Use/Improvements
Site	Community Commercial-Planned Development (CC-PD)	Commercial (C)	Undeveloped
North	Community Commercial-Planned Development (CC-PD)	Commercial (C)	Commercial
South	One-Family Residential-Planned Development (R1-PD)	High Density Residential (HDR)	Residential
East	Community Commercial-Planned Development (CC-PD)	Commercial (C)	Commercial
West	Community Commercial-Planned Development (CC-PD)	Commercial (C)	Commercial (Mini-Storage)

Briefly describe the environmental setting

The project site is located in the southwest corner of the intersection of Green Valley Road and Francisco Drive in El Dorado Hills, California. The project site corresponds to a portion of Section 22, Township 10 North, Range 8 East, Mount Diablo Base Meridian of the "Clarksville, California" 7.5-Minute USGS Topographic Quadrangle. The site is undeveloped and is bordered by existing roads and commercial development to the north, east, and south, and residential development to the south. Topography consists of rolling to steep terrain at an

elevational range of approximately 560 feet to 640 feet above mean sea level.

The Natural Resources Conservation Service has mapped two soil units on the site: Auburn silt loam, 2 to 30 percent slopes and Auburn very rocky silt loam, 2 to 30 percent slopes. Both of these soils consist of well-drained soils underlain by metamorphic rocks, either serpentine or other amphibolite schist (metamorphosed gabbro). Neither of these soils is hydric, or contains listed hydric inclusions. A total of 0.181 acres of waters of the United States exists on-site consisting of a drainage channel along the northern perimeter and southwestern area (0.56 acre) and a series of disconnected seasonal wetland swales along the southern perimeter (0.125 acre).

The site is primarily occupied by blue oak (*Quercus douglasii*) woodland and a riparian community borders a perennial creek that runs along the northern edge of the site. The blue oak woodland is dominated by a canopy of blue oak and interior live oak (*Quercus wislizeni*) with occasional foothill pine (*Pinus sabiniana*). Valley oaks (*Quercus lobata*) and California buckeye (*Aesculus californica*) also occur along the lower terraces. The existing oak canopy encompasses 3.14 acres or 45.8 percent of the site.

Vegetation in the creek along the northern boundary consists is dominated by red willow (*Salix laevigata*) and Himalayan blackberry (*Rubus armeniacus*). Other species observed in this community on-site include Mexican fan palm (*Washingtonia robusta*), Fremont's cottonwood (*Populus fremontii*), tall nutsedge (*Cyperus eragrostis*), Harding grass (*Phalaris aquatica*), spotted ladysthumb (*Persicaria maculosa*), and watercress (*Nasturtium officinale*). A small area north of the creek and south of Green Valley Road supports a stand of onion grass (*Melica californica*) and purple needle grass (*Stipa pulchra*) at approximately 20% cover. This area could be considered a purple needle grass grassland, which has been classified by the California Department of Fish and Wildlife as a Sensitive Natural Community. Vegetation adjacent to the channel south of the seasonal wetland swale includes California dock (*Rumex californicus*), tall nutsedge, Goodding's willow (*Salix gooddingii*), and deer grass (*Muhlenbergia rigens*). The seasonal wetland swales on-site are almost exclusively unvegetated, likely due to the application of herbicide to the site.

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

1. Community Development Agency- Development Services Division (Planning Services and Building Services): Improvement Plan, Grading Permit, Final Map Correction, Building Permits
2. Community Development Agency- Transportation Division: Improvement Plan, Grading Permit, Final Map, Building Permits, Encroachment Permit
3. El Dorado Irrigation District (EID): Facility Plan Report, Improvement Plan, Meter Award Letter
4. Resource Conservation District (RCD): Improvement Plan, Grading Permit
5. El Dorado Hills Fire Department: Improvement Plan, Building Permit
6. Department of Fish and Game: Streambed Alteration Permit
7. California Regional Quality Board: Water Quality Certification

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

☐ I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards; and 2) has been addressed by Mitigation Measures based on the earlier analysis as described in attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

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

Signature: _____ Date: 5/2/16

Printed Name: Rommel Pabalinas, Project Planner For: El Dorado County

Signature: _____ Date: 05/02/16

Printed Name: Tiffany Schmid, Principal Planner For: El Dorado County

PROJECT DESCRIPTION

Introduction

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from the proposed project. The El Dorado Hills Memory Care (also known as The Pavilions) Planned Development Permit would result in the construction and operation of a memory care facility providing for the long-term medical care of seniors with serious health and dementia conditions in a fully-staffed and monitored environment.

The facility would house 64 beds within a 40,677 square-foot building. However, given the development limitations associated with oak canopy impacts, the proposed project would occur in two phases; each authorized under a separate Planned Development Permit. Phase 1 would encompass 36 beds within 27,613 square feet of the facility and Phase 2 would compose of the remaining 28 beds within 13,044 square feet. As applicable, this Initial Study and associated technical studies analyzes the potential impacts of both Phases. Additional CEQA analysis may be required for the issuance of the Planned Development Permit for Phase 2.

The following referenced exhibits illustrate the proposed project:

Exhibit F:	Site Plan
Exhibit G:	Preliminary Grading and Drainage Plan
Exhibit H:	Preliminary Utility Plan
Exhibit I:	Oak Tree Preservation and Replacement Plan
Exhibit J:	Elevation Plan
Exhibit K:	Floor Plan
Exhibit L:	Monument Sign
Exhibit M:	Photometric Plan
Exhibit N:	Landscape Plan
Exhibit O:	Map Correction (Reduction of Access Restriction along Green Valley Road)

Project Location and Surrounding Land Uses

As illustrated in Exhibit E, the vacant project site is located at the southwest corner of Green Valley Road, a major east-west arterial County road, and Francisco Drive, a minor north-south collector County road, within the El Dorado Hills area. Cambria Way, which is partially a County maintained road, borders the southern perimeter of the site and intersects with Francisco Drive to the east. The site is bordered by existing commercial development to the north, east and west, and residential development to the south.

Project Characteristics

The following details specific project information.

Facility Siting and Construction

As illustrated in Exhibits F and J, the proposed Phase 1 facility building will be made of stucco construction depicting a Craftsman architectural style exterior with roofing and siding colors to blend with the earth tone color. The 24.5-foot tall building will be sited in excess of the minimum building setbacks required by the zone district (10-foot front yard along Green Valley Road, 10-foot secondary front yard along Francisco Drive, five foot internal side yard to the western perimeter, and 30-foot rear yard along Cambria Way) and is below the existing grade of Francisco Drive. Exhibit K illustrates the layout of the facility depicting the resident and indoor activity areas, kitchen facility, and outdoor activity area located in an interior courtyard area portion of the building. Phase 1 facility has a building coverage of nine percent which would increase to 14 percent in Phase 2.

Exhibit N illustrates the landscaping that would be installed along the perimeter of the facility, within the planter areas of the parking lot, and undeveloped portions of the site providing additional vegetative screening to the facility. The landscaping would include a variety of ornamental plants and replacement oak tree plantings Exhibit M illustrates the proposed lighting installed in the parking lot area and along the walkways and driveway aisles. A trash and recycle enclosure will be constructed initially on the northern side of the facility in Phase 1 but would be

relocated along the southern perimeter of the building in Phase 2. The vacated area from the initial trash enclosure site would be converted into two to three parking stalls in Phase 2.

Exhibit L depicts the externally lit monument sign depicting "The Pavilion" for the facility to be installed at the primary entrance off Green Valley Road. The 7-square-foot sign will be installed on a wood frame construction mounted a pre-cast decorative concrete with an overall dimensions of 8.5 feet wide x 7.5 feet tall x 3 feet deep.

Access, Circulation, and Parking

As shown in Exhibit F, the facility would have two points of access. Access along Green Valley Road would be right-in/right-out with a 30-foot wide aisle. This aisle would connect to a 22-foot wide aisle along the eastern perimeter of the facility as it proceeds southerly to the secondary access along Cambria Way, a right-in/right-out/left-in access measured at 30-foot wide. In Phase 2, the eastern portion of the driveway would be realigned and widened to 30 feet but narrows back to 22-foot wide as it connects to Cambria Way and extends around the western perimeter of the facility. The drive aisle widens to 30-foot wide as it connects to the entrance along Green Valley Road. To obtain site access via Green Valley Road, a recorded access restriction imposed along the road would be modified through a map amendment (Exhibit O).

Located along the northern and eastern perimeter of the facility, 29 parking stalls would serve the facility which exceeds the 16 stalls required by the ordinance. Phase 1 would initially provide 15 stalls, while in Phase 2 the remaining 14 stalls would be built coinciding with the construction of the re-aligned Phase 2 driveway.

A 6-foot wide sidewalk shall be installed along frontages on Francisco Drive and Cambria Way and a 4-foot wide internal pedestrian pathway will connect from the facility to the existing 8-foot wide sidewalk along Green Valley Road. The pathway is further extended around the facility providing circulation within the site.

Utilities and Infrastructure

Provided and maintained by El Dorado Irrigation District (EID), existing public water and sewer service and infrastructure in the area will be extended to the facility. As illustrated in Exhibit H, a network of 8-inch water and 12-inch sewer lines will be constructed connecting to the existing service stubs along the perimeter of the site, in accordance with EID's construction standards.

As shown in Exhibit G and H, construction of the site would include a network of drainage facilities to address appropriate storm drainage on- and off-site. Utilizing the site's existing swales and wetland area along the northern and southwestern perimeters, the project would construct a series of strategically placed storm drain lines of various sizes throughout the site to facilitate the anticipated drainage of the site.

Site Improvements

Exhibit G illustrates the anticipated earthwork and site improvements. The improvements include construction of sidewalks, curb and gutter, encroachments, driveway improvements, wet and dry utilities, and the establishment of the building pads. Six retaining walls of various heights and lengths would be constructed in support of the driveway and pad preparation, construction of drainage infrastructure, and stabilizing the existing sloped areas. Phase 1 would disturb 2.2 acres of the site with nine percent building coverage, while Phase 2 would disturb 1.4 acres with five percent coverage. The balanced earthwork would encompass a total of 76,000 cubic yards of cut and fill.

In preparation for the grading, disturbance of the site would involve the necessary clearing of vegetation, which includes the removal of a portion of the existing oak canopy. Oak canopy impacts are regulated under General Plan Policy 7.4.4.4 Option A and the Interim Interpretive Guideline. As discussed in *Biology Resource* section, the combined oak canopy impacts of Phases 1 and 2 would not meet the retention requirements of the policy; however, Phase 1 has been designed consistent with the policy and would be solely authorized under this Planned Development Permit. Specifically, 0.58 acres of the existing 3.14 acres of the oak canopy would be removed in Phase 1with the remaining 2.56 acres of the canopy to be preserved (Exhibit I). The removed canopy would be sufficiently replaced through the planting of 16 oak saplings resulting in 0.62 acres of coverage at its mature stage (Exhibit N). Phase 2 oak canopy impacts, which is anticipated at 0.93 acres, would not meet the retention standards under Option A, and would therefore, be analyzed as part of a separate Planned Development Permit application for consistency with the policy or the applicable provisions of the Oak Resources Management Plan currently under review.

No waters of the U.S. on the site would be impacted by the development.

Accomplishing these improvements shall require the acquisition of various permits and plan approvals prior to construction including a Rough Grading Permit, Improvement Plan, EID Facility Plan Report, and Encroachment Permit. To obtain site access via Green Valley Road, a recorded access restriction imposed along the road would be reduced (Exhibit P). A Building Permit shall be required prior to construction of the facility. Environmental permits, such as a Stream Bed Alteration Permit, and protocols shall be performed prior to construction on-site.

Construction of Phase 1 is anticipated to start in Fall of 2016 while Phase 2, under a separate Planned Development Permit, scheduled to start in Summer 2017.

Project Schedule and Approvals

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

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

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

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

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

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

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

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

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

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

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

9. The explanation of each issue should identify:

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

ENVIRONMENTAL IMPACTS

I. AESTHETICS. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?			X	
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c. Substantially degrade the existing visual character quality of the site and its surroundings?			X	
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Regulatory Setting:

Federal Laws, Regulations, and Policies

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

State Laws, Regulations, and Policies

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

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

Local Laws, Regulations, and Policies

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

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

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

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

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

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

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

a. **Scenic Vista or Resource** and c. **Visual Character**

Implementation of the proposed development would not substantially degrade the visual character of the site. The project site is not located any areas identified as scenic or of significant importance in this area of El Dorado Hills. The site is surrounded by existing residential development to the south and variety of medium to large commercial uses in the northeast (shopping center), northwest and east (restaurants and offices), and a self-storage business to the west.

Given its central location within the site, the proposed facility would be entirely or partly visible along all bordering roads. At a finished pad elevation of 615 feet, the 24.5 foot-tall building, which is below the maximum height of 50 feet allowed in the zone district, would have a maximum elevation height 639.5 feet. The building would be visible along Green Valley Road (elevation range of 584-614 feet) and partly visible along Francisco Drive (elevation range of 625-645 feet) and Cambria Way (619-640 feet). Landscaping, which includes a variety of types and sizes of plants would be installed along the project perimeter to provide screening that would minimize potential visual effects. Additional canopy coverage would be provided from the retained oak tree canopy.

Impacts are anticipated to be less than significant.

b. **Scenic Resources:**

The project site is currently vacant. There are no significant existing cultural or historical resources on-site as described in the Cultural Resource Report. As discussed in Section IV *Biological Resources*, implementation of Phase 1 of the project would result in the removal and replanting of oak trees consistent with the General Plan Policy 7.4.4.4 Option A. Impacts are anticipated to be less than significant.

d. **Light and Glare:**

Common lighting and glare effects would be anticipated during operation of the proposed facility. The submitted Preliminary Photometric Plan, which depicts the type and location of proposed light standards, has been designed with lighting effects (measured in candle-foot rating) identified near 0 candle-foot along all project perimeters. Lighting effects from the facility would be further minimized by sufficient setback to the project perimeter and proposed landscaping. Impacts are anticipated to be less than significant.

FINDING: Based on the above discussion, the design of the proposed facility would have minimal impacts to aesthetics. For this "Aesthetics" category, impacts would be less than significant.

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

	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d. Result in the loss of forest land or conversion of forest land to non-forest use?				X
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

Regulatory Setting:

Federal Laws, Regulations, and Policies

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

State Laws, Regulations, and Policies

Farmland Mapping and Monitoring Program

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

> ***Prime Farmland:*** Farmland with the best combination of physical and chemical features able to sustain long-term agricultural production. These lands have the soil quality, growing season, and moisture supply needed to produce sustained high yields. Prime Farmland must have been used for irrigated agricultural production at some time during the 4 years before the FMMP's mapping date.

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

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

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

California Land Conservation Act of 1965 (Williamson Act)

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

Z'berg-Nejedly Forest Practice Act

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

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

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

a-e. **Farmland Mapping and Monitoring Program.** The site is not designated as farmland or lands containing prime farmland of state wide or local importance. No impact.

Williamson Act Contract. The property is not subject to a Williamson Act Contract nor is agriculturally zoned. The site has a land use designation of Commercial. No impact.

Non-Agricultural Use. No conversion of agriculture land would occur as a result of the project. No impact.

Loss of Forest land or Conversion of Forest land. No forest land exists on site. No impact.

Conversion of Prime Farmland or Forest Land. No prime farmland exists on site. No impact.

FINDING: For this Agriculture category, the thresholds of significance have not been exceeded and no impacts would be anticipated to result from the project.

III. AIR QUALITY. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?			X	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d. Expose sensitive receptors to substantial pollutant concentrations?			X	
e. Create objectionable odors affecting a substantial number of people?			X	

Regulatory Setting:

Federal Laws, Regulations, and Policies

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

State Laws, Regulations, and Policies

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

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

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

California, respectively, for each criteria pollutant: ozone, particulate matter, carbon monoxide, nitrogen dioxide, and sulfur dioxide.

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

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

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

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

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

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

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

Discussion: The El Dorado County Air Pollution Control District (APCD) has developed a Guide to Air Quality Assessment (2002) to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. A substantial adverse effect on air quality would occur if:

- Emissions of ROG and No_x will result in construction or operation emissions greater than 82lbs/day (Table 3.2);
- Emissions of PM_{10}, CO, SO_2 and No_x, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or

- Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.

An air quality analysis has been prepared by Sycamore Environmental Consultants evaluating the potential impacts to air quality by the project (Attachment 1). The study includes an evaluation of potential Greenhouse Gas impacts from the anticipated emissions generated with the construction (grading, building, and paving) of the development and the operation of the proposed uses which is further discussed under *Section VII Greenhouse Gas Emissions*. The El Dorado County Air Quality Management District (AQMD) has reviewed and determined the sufficiency of the study. Details of the study are further summarized below.

a. **Air Quality Plan:** El Dorado County has adopted the *Rules and Regulations of the El Dorado County Air Pollution Control District* (2002) establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NOx, and O3). Any activities associated with the grading and construction of this project would pose a less than significant impact on air quality because the El Dorado County Air Quality Management District (AQMD) would require that the project implement a Fugitive Dust Mitigation (FDM) plan during grading and construction activities in combination the other applicable California Air Resource Board (CARB) rules enforced by AQMD. Such a plan would address grading measures and operation of equipment to minimize and reduce the level of defined particulate matter exposure and/or emissions, anticipated to be below a level of significance.

b-c. **Air Quality Standards and Cumulative Impacts:** The project would generate emissions that may contribute to an existing or projected air quality violation during construction, which includes site grading improvements and building construction. CalEEMod v2013.2.2 was used to model ROG and NOx emissions for the construction phase of the project. Projects that have individual ROG and NOx construction emissions of 82 lbs per day or a combined ROG and NOx emissions below 164 lbs/ day are considered not significant. As analyzed, the modeled daily construction emissions of ROG and NOx during the winter and summer of both construction years are below the individual 82 lbs/day significance threshold. The combined daily construction emissions of ROG and NOx are less than the combined 164 lbs/day threshold. Impacts from ROG and NOx emissions for the construction of the proposed Project are less than significant. The El Dorado County AQMD has reviewed and concurred with the conclusions of the Air Quality Analysis and concluded that application of various AQMD standards including Rules 205 (Nuisance), 207 (Particulate Matter), Rule 215 (Architectural Coatings), 223 (Fugitive Dust-General), 501 (General Permit Requirements), and 523 (New Paint Source) as conditions of approval, the project would have a less than significant impact. The conditions would be implemented, reviewed, and approved by the AQMD prior to and concurrently with any grading, improvement, or building permit approvals. Impacts would be anticipated to be less than significant.

Operational emissions were also analyzed based on the screening criteria established in AQMD's CEQA Guide. Given the insignificant ROG and NOx construction emissions calculated for the project, the analysis concludes that impacts from other pollutants including CO, NO2, PM10, SO2, PM 2.5, lead, and sulfates would also be insignificant.

El Dorado County AQMD's primary criterion for determining whether a project has significant cumulative impacts is based on the project's consistency with an approved plan or mitigation program of District-wide or regional application for pollutants emitted by the project. The Project's ROG and NOx emission estimates are below the quantitative significance thresholds and, therefore, the project impacts from ROG and NOx emission are considered less than significant. The El Dorado County AQMD considers projects to be consistent with the adopted Air Quality Attainment Plan (AQAPs) if the following conditions are met:

1. The project does not require a change in the existing land use designation (e.g., a general plan amendment or rezone) and projected emissions of ROG and NOx from the proposed project are equal to or less than the emissions anticipated for the site if developed under the existing land use designation;
2. The project does not exceed the "project alone" significance criteria;
3. The Applicant agrees to include applicable emission reduction measures; and

4. The bid specifications and contract will stipulate that the contractor shall comply with all applicable district rules and regulations during construction of the project.

The proposed Project will not change the existing land use designation of APN 124-140-33 and will not operate in excess of the ROG and NOx emission threshold of 82 lbs per day. Reduction measures shall be imposed as project conditions of approval, which will be applied to constructions plans. Therefore, the proposed project is consistent with the adopted AQAP and therefore potential air quality impacts from ROG and NOx emission are less than cumulatively considerable.

d. **Sensitive Receptors:** The CEQA Guide defines sensitive receptors as facilities that house or attracts children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollutants. Hospitals, schools, and convalescent facilities are examples of sensitive receptors (CEQA Guide page 3-2). The following schools, preschools, and health facilities are located within 2 miles (mi) of the project site:

- Health Facilities El Dorado Hills Optometric Center (1.57 mi south)
- Green Valley Dental Group and Orthodontics immediately east of project APN, on east side of Francisco Drive.)
- Douglas J. Hollabaugh, OD (immediately east of project APN, on east side of Francisco Drive.)
- Green Valley Animal Hospital (1.11 mi southwest) Schools (including preschools and daycares)
- Marina Middle School (0.88 mi north)
- Lake Forest Elementary (0.76 mi northeast)
- Rolling Hills Middle School (2.0 mi south)
- Oak Ridge High School (2.0 mi south)
- Montessori Manor, Inc. (0.09 mi north)
- Jackson Elementary School (0.46 mi southeast)
- Lakeview Elementary School (0.85 mi southwest)
- Preschool El Dorado Hill Lil Scholars University (0.58 mi southwest)
- Francisco Drive KinderCare (0.16 mi north)
- El Dorado Hill Senior Care Center (1.6 mi south)

With strict adherence to the AQMD Rules, the Project would not generate appreciable amounts of toxic air contaminants or appreciable hazardous materials. The operation of this type of facility would not result in odorous emissions. Implementation of AQMD rules and regulations will protect sensitive receptors from construction-related dust emissions.

Project compliance with the El Dorado County AQMD rules and regulations imposed as conditions of approval would ensure the project would have less than significant impacts on any sensitive receptors.

e. **Objectionable Odors:** The proposed facility is not classified as an odor generating facility within Table 3.1 of the El Dorado County AQMD CEQA Guide. The proposed project is not anticipated to create significant levels of odors as measured by current standards. Impacts would be anticipated to be less than significant.

FINDING: The proposed project would not affect the implementation of regional air quality regulations or management plans. The proposed project is not anticipated to cause substantial adverse effects to air quality, nor exceed established significance thresholds for air quality impacts, subject to applicable district standards imposed as project conditions of approval.

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

Regulatory Setting:

Federal Laws, Regulations, and Policies

Endangered Species Act

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

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

Migratory Bird Treaty Act

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

Bald and Golden Eagle Protection Act

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

Clean Water Act

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

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

State Laws, Regulations, and Policies

California Fish and Game Code

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

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

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

Streambed Alteration Agreement

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

California Native Plant Protection Act

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

Forest Practice Act

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

Local Laws, Regulations, and Policies

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

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

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

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

A *Biological Resource Assessment* (dated May 2015) and supplemental memorandum (dated April 2016) have been prepared for the proposed development by Madrone Ecological Consulting (formerly known as Gibson and Skordal) (Attachment 2). These reports evaluate the existing biological resource on site based on site reconnaissance and research protocols conducted, and provided recommended measures in mitigating the identified potential impacts from project implementation.

An *Oak Canopy Analysis, Preservation, and Replacement Plan for El Dorado Hills Memory Care Revised Phase I (Pavilions)* report has been prepared analyzing the anticipated oak canopy impacts in Phase 1 of the facility (Attachment 3). As referenced above, this Planned Development Permit is only for Phase 1 of the facility as the associated oak canopy impacts of the phase can only meet the provisions of General Plan Policy 7.4.4.4 Option A and Interim Interpretive Guideline.

The results and conclusions of the analysis are summarized in the sections below.

a. **Special Status Species:** The Biological Resources Assessment evaluated the existence of the biological communities within the project site. Specifically, the site consists of biological communities including Interior live and blue oak woodland and California Grassland. Within these communities, varying types of species including raptors and hawks could potentially inhabit the site. Project implementation would result in the removal of oak trees (discussed below) which these migratory bird species could potentially inhabit for foraging and nesting purposes. The assessment also identified potential impacts to western pond turtle habitat within the drainage channel along the northern perimeter of the site.

The site was also evaluated for the potential presence of sensitive status plants including Rare Plants and Pine Hill Endemic Plants. The study concluded that no special status plants were observed within the project area. However, given that the site is within the Ecological Preserve Area 2, in accordance with Chapter 120.71 of the El Dorado County Zoning Ordinance and Board of Supervisors Resolution No. 205-98, payment of standard mitigation fee for impacts to rare plant would be required and collected prior to issuance of building permits. This requirement shall be incorporated as a standard condition of approval.

Application of the following mitigation measures would minimize the impact to less than significant:

Mitigation Measure BIO-1 (Migratory Bird and Raptor Species): Pre-construction nesting bird surveys, in accordance with USFWS and CDFW protocols, shall be conducted by a qualified biologist within 14 days of initiation of any construction during the nesting season (end of February through the end of August). During the survey, a qualified wildlife biologist shall inspect all trees in and immediately adjacent to the impact area for raptor and migratory bird nests. If the survey does not identify any nesting raptor species on or near the construction site, further mitigation is not required. However, should any migratory bird or raptor species be found nesting on or near the construction site (within 500 feet of construction activities), the project applicant, in consultation with El Dorado County and CDFW, shall avoid all birds of prey or migratory bird nest sites located in the construction area during breeding season while the nest is occupied by adults, eggs, or young. The occupied nest shall be monitored by a qualified wildlife biologist to determine when the nest is no longer used. Avoidance shall include the establishment of a no-disturbance buffer zone around the nest site. The size of the buffer zone shall be determined in consultation with El Dorado County and CDFW. Highly visible temporary construction fencing shall delineate the buffer zone. If a legally-protected species nest is located in a tree designated for removal, the removal shall be deferred until after August 31, or until the adults and young are no longer dependent on the nest site, as determined by a qualified biologist.

Method of Verification: Submittal of Pre-Construction Survey

Implementation Timing: Prior to Approval of Improvement Plan and Issuance of Grading Permit

Monitoring Agency: Planning Services

Mitigation Measure BIO-2 (Bat Species): Pre-construction bat surveys, in accordance with CDFW protocols, shall be conducted on-site by a qualified bat biologist within 14 days of any tree removal that will occur during the breeding season (April through August). Pre-construction surveys are not required for tree removal activities scheduled to occur during the non-breeding season, as determined by a qualified bat biologist. If pre-construction surveys indicate that no roosts of special-status bats are present, or that roosts are inactive or potential habitat is unoccupied, no further mitigation is required. If roosting bats are found, exclusionary measures approved by CDFW and USFWS shall be installed by a qualified bat biologist. Once the bats have been excluded, tree removal may occur. If these actions do not result in exclusion, a qualified biologist in possession of an applicable Department of Fish and Wildlife Memorandum of Understanding shall consult with CDFW to determine appropriate relocation methods.

Method of Verification: Submittal of Pre-Construction Survey

Implementation Timing: Prior to Approval of Improvement Plan and Issuance of Grading Permit

Monitoring Agency: Planning Services

Mitigation Measure BIO-3 (Western Pond Turtle): Pre-construction western pond turtle surveys, in accordance with CDFW protocols, shall be conducted by a qualified biologist prior to any work within or adjacent to the creek. Any turtles found within the immediate work area shall be relocated within the same stream channel by a qualified biologist holding all required permits.

Method of Verification: Submittal of Pre-Construction Survey

Implementation Timing: Prior to Approval of Improvement Plan and Issuance of Grading Permit

Monitoring Agency: Planning Services

b-c. **Riparian Habitat and Wetlands:** Project implementation would avoid any direct impacts to the existing 0.181 acres of waters identified on site; however, site and construction design related to drainage improvements including the construction of an inverted 24 foot x 24 foot culvert box, retaining walls, and drainage inlets could potentially have indirect impacts to the riparian features. Implementation of the mitigation measure below would reduce the indirect impacts to less than significant:

Mitigation Measure BIO-4: A Lake and Streambed Alteration Agreement, pursuant to Fish and Wildlife Code Section 1600 et seq, shall be obtained by the applicants, from the California Department of Fish and Wildlife for the stream crossing and any other activities affecting the bed, bank, or associated riparian vegetation of any stream on the site. Appropriate mitigation measures shall be developed in coordination with CDFW in the context of the agreement process.

Method of Verification: Submit Proof of Approved Agreement

Implementation Timing: Prior to Issuance of Grading Permit

Monitoring Agency: Planning Services

Mitigation Measure BIO-5: The applicant shall obtain a Water Quality Certification, Section 401 permit from the California Regional Water Quality Control Board for applicable project improvements.

Method of Verification: Submit Proof of Water Quality Certification permit

Implementation Timing: Prior to Issuance of Grading Permit

Monitoring Agency: Planning Services

d. **Migration Corridors:** Wildlife movement zones are important for the movement of migratory wildlife populations. Corridors provide foraging opportunities and shelter during migration. Generally, wildlife movement zones are established migration routes for many species of wildlife. Movement corridors often occur in open areas or riverine habitats that provide a clear route for migration in addition to supporting ample food and water sources during movement. The Biological Resource Assessment concluded that the site does not contain habitat that would make it suitable for wildlife migration corridor. The site is surrounded by existing development on all sides which further limits the suitability for migration corridor. Impact to wildlife migration corridor is anticipated to be less than significant.

e. **Local Policies:** General Plan Policies 7.4.4.4, 7.4.4.5, and 7.4.5.2 govern the removal of oak trees within El Dorado County. Specifically, Policy 7.4.4.4 contains two options to mitigate for the loss of oak woodlands: 1) Option A requires conformance to on-site tree canopy retention and replacement standards; and 2) Option B provides for in-lieu payment of mitigation fees in accordance with an integrated program. Option A of the policy and its Interim Interpretive Guideline is currently the only applicable standard while the in-lieu fee payment option is currently under review as part of the El Dorado County Biological Policy Update.

Project impacts to the existing oak woodland canopy is subject to the retention and replacement standards of General Plan Policy 7.4.4.4 Option A. To maintain consistency with the policy, the project has been designed such that only Phase 1 of the proposed facility would be constructed in order to meet the retention requirements. Phase 1 improvements, which include building pad and driveway construction, would result in the removal of 0.58 acre (18.4 percent) of the existing 3.14 acre of oak canopy while preserving 2.56 acres (81.6 percent). As required, 18 oak saplings shall be replanted which equate to 0.70 acre of canopy at its mature stage. These saplings shall be planted within the undeveloped areas of the site along with some of the preserved oak trees.

The mitigation measure below shall be applied, which would reduce the impact to oak canopy to less than significant level.

Mitigation Measure BIO-6: The applicant shall submit a Landscape Plan as part of the Improvement Plan detailing the applicable construction and replanting provisions associated with the preserved, removed, and replanted oak trees as part of Phase 1 facility construction, consistent with the Oak Canopy Analysis, Preservation, and Replacement Plan for El Dorado Hills Memory Care Revised Phase I (Pavilions) letter (dated April 20, 2016). An Oak Canopy Replanting Agreement with the County shall be executed for the long term maintenance and preservation of any replacement trees and/or acorns planted.

Method of Verification: Submittal of Improvement Plans and Oak Canopy Replanting Agreement

Implementation Timing: Prior to Approval of Improvement Plan

Monitoring Agency: Planning Services

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

FINDING: For the "Biological Resources" category, the site contains area of sensitive biological resources that would be impacted as part of the project. As analyzed and mitigated, these impacts would be minimized to less than significant.

V. CULTURAL RESOURCES. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?			X	
b. Cause a substantial adverse change in the significance of archaeological resource pursuant to Section 15064.5?			X	
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d. Disturb any human remains, including those interred outside of formal cemeteries?			X	

Regulatory Setting:

Federal Laws, Regulations, and Policies

The National Register of Historic Places

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

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

State Laws, Regulations, and Policies

California Register of Historical Resources

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

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

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

The California Register of Historic Places

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

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

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

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

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

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

CEQA and CEQA Guidelines

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

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

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

Section 15064.5 of the CEQA Guidelines notes that "a project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment." Substantial adverse changes include physical changes to the historic resource or to its immediate surroundings, such that the significance of the historic resource would be materially impaired. Lead agencies are expected to identify potentially feasible measures to mitigate significant adverse changes in the significance of a historic resource before they approve such projects. Historic resources are those that are:

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

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

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

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

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

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

a-c. **Historic, Pre-historic, and Archeological Resources.** General Plan Policy 7.5.1.3 requires discretionary projects for new development to be analyzed for potential presence of sensitive cultural and archeological

resources. Numerous cultural and archeological studies have been conducted on the site and the immediate area. A recent cultural study conducted in 2006, followed by a Phase 1 evaluation, verified absence of any potentially significant artifact. Based on the analysis and conclusions in the cultural and archeological reports, no significant resources exist on site therefore any anticipated impacts are less than significant.

d. **Human Remains.** In addressing the potential of presence of human remains during construction, standard condition of approval, in accordance with CEQA Guidelines § 15064.5, Health and Safety Code § 7050.5 and Public Resources Code §§ 5097.94 and 5097.98, would be incorporated. Impacts would be anticipated to be less than significant.

FINDING: No significant cultural resources have been identified on the project site. Standard conditions of approval would apply in the event of accidental discovery during any future construction. This project would be anticipated to have a less than significant impact within the Cultural Resources category.

VI. GEOLOGY AND SOILS. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b. Result in substantial soil erosion or the loss of topsoil?			X	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?			X	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

Regulatory Setting:

Federal Laws, Regulations, and Policies

National Earthquake Hazards Reduction Act

The National Earthquake Hazards Reduction Act of 1977 (Public Law 95-124) and creation of the National Earthquake Hazards Reduction Program (NEHRP) established a long-term earthquake risk-reduction program to better understand, predict, and mitigate risks associated with seismic events. The following four federal agencies are

responsible for coordinating activities under NEHRP: USGS, National Science Foundation (NSF), Federal Emergency Management Agency (FEMA), and National Institute of Standards and Technology (NIST). Since its inception, NEHRP has shifted its focus from earthquake prediction to hazard reduction. The current program objectives (NEHRP 2009) are to:

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

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

State Laws, Regulations, and Policies

Alquist–Priolo Earthquake Fault Zoning Act

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

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

Seismic Hazards Mapping Act

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

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

site-specific geologic and/or geotechnical investigations have been carried out and measures to reduce potential damage have been incorporated into the development plans.

California Building Standards Code

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

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

- Allow substantial development of structures or features in areas susceptible to seismically induced hazards such as groundshaking, liquefaction, seiche, and/or slope failure where the risk to people and property resulting from earthquakes could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards;
- Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or
- Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.

a. **Seismic Hazards:**
i) According to the California Department of Conservation Division of Mines and Geology, there are no Alquist-Priolo fault zones within El Dorado County (DOC, 2007). The nearest such faults are located in Alpine and Butte Counties. There would be no impact.

ii) The potential for seismic ground shaking in the project area would be considered remote for the reason stated in Section i) above. Any potential impacts due to seismic impacts would be addressed through compliance with the Uniform Building Code. All structures would be built to meet the construction standards of the UBC for the appropriate seismic zone. Impacts would be less than significant.

iii) El Dorado County is considered an area with low potential for seismic activity. There are no landslide, liquefaction, or fault zones (DOC, 2007). There would be no impact.

iv) All grading activities onsite would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. There would be no impact.

b. **Soil Erosion and** d. **Expansive Soils:** According to the Soils Survey of El Dorado County, the site's soil composition consists of Auburn Series, specifically Auburn silt loam (AwD) and Auburn very rocky silt loam (AxE). Auburn silt loam is characterized to occur within slopes between 2 to 30%, well drained, and is typically utilized for range, irrigated pasture. Auburn very rocky slit loam also occurs within the same slope grade. Both types of soils have moderate permeability, medium to rapid surface runoff, and erosion hazard is moderate to high and shrink-swell potential is considered low.

Expansive soils are those that greatly increase in volume when they absorb water and shrink when they dry out. When buildings are placed on expansive soils, foundations may rise each wet season and fall each dry season. This movement may result in cracking foundations, distortion of structures, and warping of doors and windows. The central portion of the county has a moderate expansiveness rating while the eastern and western portions have a low rating. Linear extensibility is used to determine the shrink-swell potential of soils.

All grading activities onsite would comply with the El Dorado County Grading, Erosion and Sediment Control Ordinance including the implementation of pre- and post-construction Best Management Practices (BMPs). Implemented BMPs are required to be consistent with the County's California Stormwater Pollution Prevention Plan (SWPPP) issued by the State Water Resources Control Board to eliminate run-off and erosion and sediment controls. Any grading activities exceeding 250 cubic yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the County of El Dorado Grading, Erosion, and Sediment Control Ordinance. The project shall be required to meet all applicable of all provisions of these ordinances, subject to the review and approval of Grading Permit and Improvement Plans. Impacts would be less than significant

c. **Geologic Hazards:** Based on the Seismic Hazards Mapping Program administered by the California Geological Survey, no portion of El Dorado County is located in a Seismic Hazard Zone or those areas prone to liquefaction and earthquake-induced landslides (DOC, 2013). Therefore, El Dorado County is not considered to be at risk from liquefaction hazards. Lateral spreading is typically associated with areas experiencing liquefaction. Because liquefaction hazards are not present in El Dorado County, the county is not at risk for lateral spreading. All grading activities would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Impacts would be less than significant.

d. **Septic Capability:** The proposed facility would be served by EID for sewer services. There would be no impacts related to septic systems.

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

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

Background/Science

Cumulative greenhouse gases (GHG) emissions are believed to contribute to an increased greenhouse effect and global climate change, which may result in sea level rise, changes in precipitation, habitat, temperature, wildfires, air pollution levels, and changes in the frequency and intensity of weather-related events. While criteria pollutants and toxic air contaminants are pollutants of regional and local concern (see Section III. Air Quality above); GHG are global pollutants. The primary land-use related GHG are carbon dioxide (CO_2), methane (CH_4) and nitrous oxides (N_2O). The individual pollutant's ability to retain infrared radiation represents its "global warming potential" and is expressed in terms of CO_2 equivalents; therefore CO_2 is the benchmark having a global warming potential of 1. Methane has a global warming potential of 21 and thus has a 21 times greater global warming effect per metric ton of CH_4 than CO_2. Nitrous Oxide has a global warming potential of 310. Emissions are expressed in annual metric tons of CO_2 equivalent units of measure (i.e., $MTCO_2e/yr$). The three other main GHG are Hydroflourocarbons, Perflourocarbons, and Sulfur Hexaflouride. While these compounds have significantly higher global warming

potentials (ranging in the thousands), all three typically are not a concern in land-use development projects and are usually only used in specific industrial processes.

GHG Sources

The primary man-made source of CO_2 is the burning of fossil fuels; the two largest sources being coal burning to produce electricity and petroleum burning in combustion engines. The primary sources of man-made CH_4 are natural gas systems losses (during production, processing, storage, transmission and distribution), enteric fermentation (digestion from livestock) and landfill off-gassing. The primary source of man-made N_2O is agricultural soil management (fertilizers), with fossil fuel combustion a very distant second. In El Dorado County, the primary source of GHG is fossil fuel combustion mainly in the transportation sector (estimated at 70% of countywide GHG emissions). A distant second are residential sources (approximately 20%), and commercial/industrial sources are third (approximately 7%). The remaining sources are waste/landfill (approximately 3%) and agricultural (<1%).

Regulatory Setting:

Federal Laws, Regulations, and Policies

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

Federal Laws, Regulations, and Policies

In September 2006, Governor Arnold Schwarzenegger signed Assembly Bill (AB) 32, the *California Climate Solutions Act of 2006* (Stats. 2006, ch. 488) (Health & Safety Code, Section 38500 et seq.). AB 32 requires a statewide GHG emissions reduction to 1990 levels by the year 2020. AB 32 requires the California Air Resources Board (CARB) to implement and enforce the statewide cap. When AB 32 was signed, California's annual GHG emissions were estimated at 600 million metric tons of CO_2 equivalent ($MMTCO_2e$) while 1990 levels were estimated at 427 $MMTCO_2e$. Setting 427 $MMTCO_2e$ as the emissions target for 2020, current (2006) GHG emissions levels must be reduced by 29%. CARB adopted the AB 32 Scoping Plan in December 2008 establishing various actions the state would implement to achieve this reduction (CARB, 2008). The Scoping Plan recommends a community-wide GHG reduction goal for local governments of 15%.

In June 2008, the California Governor's Office of Planning and Research's (OPR) issued a Technical Advisory (OPR, 2008) providing interim guidance regarding a proposed project's GHG emissions and contribution to global climate change. In the absence of adopted local or statewide thresholds, OPR recommends the following approach for analyzing GHG emissions: Identify and quantify the project's GHG emissions, assess the significance of the impact on climate change; and if the impact is found to be significant, identify alternatives and/or Mitigation Measures that would reduce the impact to less than significant levels (CEC, 2006).

Discussion

Analysis Methodology

El Dorado County Air Quality Management District (EDCAQMD) prefers the use of the California Emissions Estimator Model (CalEEMod) for quantification of project-related GHG and criteria pollutant emissions. CalEEMod is a statewide model providing a uniform GHG analysis platform for government agencies, land use planners, and environmental professionals. It quantifies direct emissions from construction and operation (including vehicle use), and indirect emissions from energy use, solid waste disposal, vegetation planting and/or removal, and water use. The software incorporates the most recent vehicle emission factors from the Emission Factors (EMFAC) model provided by CARB, and average trip generation factors published by the Institute of Transportation Engineers (ITE). The model uses and quantifies mitigation measures reduction benefits found in the California Air Pollution Control

Officers Association's (CAPCOA) document *Quantifying Greenhouse Gas Mitigation Measure (2010)*, and is accepted by CARB.

Impact Significance Criteria

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

Unlike thresholds of significance established for criteria air pollutants in EDCAQMD's *Guide to Air Quality Assessment* (February 2002) ("CEQA Guide"), the District has not adopted GHG emissions thresholds for land use development projects. In the absence of County adopted thresholds, EDCAQMD recommends using the adopted thresholds of other lead agencies which are based on consistency with the goals of AB 32. Since climate change is a global problem and the location of the individual source of GHG emissions is somewhat irrelevant, it's appropriate to use thresholds established by other jurisdictions as a basis for impact significance determinations. Projects exceeding these thresholds would have a potentially significant impact and be required to mitigate those impacts to a less than significant level. Until the County adopts a CAP consistent with CEQA Guidelines Section 15183.5, and/or establishes GHG thresholds, the County will follow an interim approach to evaluating GHG emissions utilizing significance criteria adopted by the San Luis Obispo Air Pollution Control District (SLOAPCD) to determine the significance of GHG emissions.

SLOAPCD developed a screening table using CalEEMod which allows quick assessment of projects to "screen out" those below the thresholds as their impacts would be less than significant.

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

a. and b. Greenhouse Gas Analysis

Project Analysis

Sycamore Environmental Consultants prepared an Air Quality Assessment dated May 7, 2015 for the proposed project, which included an evaluation of the project's potential GHG emissions (Attachment 1). The study used the CalEEMod Version 2013.2.2 to estimate the construction and operational GHG emissions. The GHG emissions were compared against the Sacramento Metropolitan Air Quality Management District (SMAQMD) threshold based on Service Population Threshold. This threshold is similar to SLOAPCD threshold and has been determined to be acceptable by EDCAQMD.

SMAQMD Significance Determination Thresholds	
GHG Emission Source Category	**Operational Emissions**
Stationary Sources	10,000 direct metric tons of CO2e per year (Operational Impacts
Land Development Projects	1,100 metric tons of CO2e per year (Operational impacts)
All Construction Activities	1,100 metric of CO2e per year

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

The analysis concluded that the project construction and operational GHG emissions are well below the SMAQMD adopted thresholds for both project construction and operation. Given that the GHG emissions from this project are estimated at less than 1,100 metric tons/year, thus, no further analysis for GHG emissions impact is required. Cumulative GHG emissions impacts are considered to be less than significant. The analysis has been reviewed by AQMD and concurs with the conclusion. Impacts would be less than significant.

FINDING: The project would result in less than significant impacts to greenhouse gas emissions. For this Greenhouse Gas Emissions category, there would be no significant adverse environmental effect as a result of the project.

VIII. HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

Regulatory Setting:

Hazardous materials and hazardous wastes are subject to extensive federal, state, and local regulations to protect public health and the environment. These regulations provide definitions of hazardous materials; establish reporting requirements; set guidelines for handling, storage, transport, and disposal of hazardous wastes; and require health and safety provisions for workers and the public. The major federal, state, and regional agencies enforcing these regulations are USEPA and the Occupational Safety and Health Administration (OSHA); California Department of

Toxic Substances Control (DTSC); California Department of Industrial Relations, Division of Occupational Safety and Health (Cal/OSHA); California Governor's Office of Emergency Services (Cal OES); and EDCAPCD.

Federal Laws, Regulations, and Policies

Comprehensive Environmental Response, Compensation, and Liability Act

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

Resource Conservation and Recovery Act

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

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

Energy Policy Act of 2005

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

Spill Prevention, Control, and Countermeasure Rule

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

Occupational Safety and Health Administration

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

Federal Communications Commission Requirements

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

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

The FCC exposure limits generally apply to all FCC-licensed facilities (47 CFR Section 1.1307[b][1]). Unless exemptions apply, as a condition of obtaining a license to transmit, applicants must certify that they comply with FCC environmental rules, including those that are designed to prevent exposing persons to radiation above FCC RF limits (47 CFR Section1.1307[b]). Licensees at co-located sites (e.g., towers supporting multiple antennas, including antennas under separate ownerships) must take the necessary actions to bring the accessible areas that exceed the FCC exposure limits into compliance. This is a shared responsibility of all licensees whose transmission power density levels account for 5.0 or more percent of the applicable FCC exposure limits (47CFR 1.1307[b][3]).

Code of Federal Regulations (14 CFR) Part 77

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

State Laws, Regulations, and Policies

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

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

The Unified Program

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

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

- Proposition 65 reporting; and
- Emergency response.

Hazardous Materials Business Plans

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

California Occupational Safety and Health Administration

Cal/OSHA assumes primary responsibility for developing and enforcing workplace safety regulations in California. Cal/OSHA regulations pertaining to the use of hazardous materials in the workplace (CCR Title 8) include requirements for safety training, availability of safety equipment, accident and illness prevention programs, warnings about exposure to hazardous substances, and preparation of emergency action and fire prevention plans. Hazard communication program regulations that are enforced by Cal/OSHA require workplaces to maintain procedures for identifying and labeling hazardous substances, inform workers about the hazards associated with hazardous substances and their handling, and prepare health and safety plans to protect workers at hazardous waste sites. Employers must also make material safety data sheets available to employees and document employee information and training programs. In addition, Cal/OSHA has established maximum permissible RF radiation exposure limits for workers (Title 8 CCR Section 5085[b]), and requires warning signs where RF radiation might exceed the specified limits (Title 8 CCR Section 5085 [c]).

California Accidental Release Prevention

The purpose of the California Accidental Release Prevention (CalARP) program is to prevent accidental releases of substances that can cause serious harm to the public and the environment, to minimize the damage if releases do occur, and to satisfy community right-to-know laws. In accordance with this program, businesses that handle more than a threshold quantity of regulated substance are required to develop a risk management plan (RMP). This RMP must provide a detailed analysis of potential risk factors and associated mitigation measures that can be implemented to reduce accident potential. CUPAs implement the CalARP program through review of RMPs, facility inspections, and public access to information that is not confidential or a trade secret.

California Department of Forestry and Fire Protection Wildland Fire Management

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

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

California Highway Patrol

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

Local Laws, Regulations, and Policies

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

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

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

a-b. **Hazardous Materials:** Implementation of the project may involve transportation, use, and disposal of hazardous materials such as construction materials, paints, fuels, landscaping materials. The usage of these materials is more typical during construction and building phases. Contractors are required to obtain approval of a Hazardous Materials Business Plan through the Environmental Management Department-Hazardous Waste Division of El Dorado County. Any uses of hazardous materials would be required to comply with all applicable federal, state, and local standards associated with the handling and storage of hazardous materials. Operation of the facility would utilize various medical materials, which its use and disposal would be subject to industry protocols. Impacts associated with the use of these materials are anticipated to be less than significant.

c. **Hazardous Materials near Schools:** As detailed under *Section III Air Quality*, several schools are located within 2 miles of the site. As discussed above, any uses of hazardous materials would be required to comply with all applicable federal, state, and local standards associated with the handling, storage and disposal of potential hazardous materials. Impacts would be anticipated to be less than significant.

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

e-f. **Aircraft Hazards, Private Airstrips:** The project site is not within any airport plan, nor is it in any public or private airport. There would be no impact.

g. **Emergency Plan:** No formal emergency or evacuation plan is proposed for the project. However, the proposed interior circulation has been designed in accordance with the County Design and Improvement Standards Manual that would accommodate necessary emergency situations. The site has two points of accesses, appropriately sized drive aisles to minimally accommodate 2-way vehicular traffic, and on-site pedestrian path. Impacts would be anticipated to be less than significant.

h. **Wildfire Hazards:** The project borders to the west an undeveloped portion of the adjacent commercial site. This portion of the property contains native vegetation including oak woodland canopy. The project

has been reviewed by the El Dorado Hills Fire Department for project's potential exposure to wildfire. As conditioned, the Department requires the project to comply with Public Resource Code 4291, which includes bordering fence be non-combustible and planting of select low-lying vegetation. Prior to approval, Improvement and Building Permit Plans shall be reviewed by the department for consistency with applicable fire codes, which shall be applied as project conditions. Impacts would be anticipated to be less than significant.

FINDING: Site construction and facility operation would anticipate use of various potential hazardous materials, subject to permitting standards at the local, state and federal level. The proposed development is not located in any airport facilities. The project would be subject to applicable fire and emergency requirements. For this 'Hazards and Hazardous Materials' category, impacts would be less than significant.

IX. HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?			X	
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or -off-site?			X	
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f. Otherwise substantially degrade water quality?			X	
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j. Inundation by seiche, tsunami, or mudflow?				X

Regulatory Setting:

Federal Laws, Regulations, and Policies

Clean Water Act

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

Section 303(d) — Listing of Impaired Water Bodies

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

Section 402—NPDES Permits for Stormwater Discharge

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

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

Municipal Stormwater Permitting Program

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

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

On May 19, 2015 the El Dorado County Board of Supervisors formally adopted revisions to the Storm Water Quality Ordinance (Ordinance 4992). Previously applicable only to the Lake Tahoe Basin, the ordinance establishes

legal authority for the entire unincorporated portion of the County. The purpose of the ordinance is to 1) protect health, safety, and general welfare, 2) enhance and protect the quality of Waters of the State by reducing pollutants in storm water discharges to the maximum extent practicable and controlling non-storm water discharges to the storm drain system, and 3) cause the use of Best Management Practices to reduce the adverse effects of polluted runoff discharges on Waters of the State.

National Flood Insurance Program

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

State Laws, Regulations, and Policies

Porter–Cologne Water Quality Control Act

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

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

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

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

a. **Water Quality Standards.** Construction of the project would require site and ground disturbance. Grading and Improvement plans shall be required for review by the El Dorado County Transportation Department and/or Building Services for consistency with *County of El Dorado Grading, Erosion and Sediment Control Ordinance*. These standards require that erosion and sediment control be implemented into the design of the project. Grading and drainage plans would be designed pursuant to a project specific Storm Water Mitigation Plan (SWMP). This would address Storm Water Prevention and Pollution Program (SWPPP) standards in order to adhere to the state requirements and National Pollution Discharge

Elimination System (NPDES) requirements for water quality and water discharge. Impacts would be anticipated to be less than significant.

b. **Groundwater Supplies.** The project would require to connect to public water service provided by EID and would not utilize any groundwater as part of the project. Impact would be considered less than significant.

c-f. **Drainage Patterns.** As discussed in *Section IV Biological Resources*, the site contains wetland swales and an ephemeral drainage. These riparian features shall be avoided as part of project design but, nevertheless, drainage facilities would be constructed to ensure proper conveyance of the stormwater generated on-and off-site. A Drainage Report was prepared by CTA Engineering and Surveying in accordance with El Dorado County Drainage Manual in support of the Improvement Plans for the project (Attachment 4). The report includes analysis of the 10 and 100-year rainfall event and the necessary drainage facilities that would be needed which include installation of storm drain pipes, culverts, and rock-lined ditches. Improvement Plans for the project shall be conducted consistent with the applicable standard conditions of approval involving stormwater drainage, subject to review by various agencies and final approval by the Transportation Division. Impacts would be less than significant.

g-j. **Flood-related Hazards.** The site, which is identified within the 06017C0704E panel of the Flood Insurance Rate Map (FIRM) map, is designated as Flood Zone X. This designation describes areas that are outside of any mapped 100-year or 500-year flood areas. The proposed development shall be required to adhere to applicable construction and building standards involving drainage control and flood prevention. No dams are located in the project area and therefore, no potential hazards related to dam failures. The risk of exposure to seiche, tsunami, or mudflows is remote. There would be no impact.

FINDING: The proposed drainage facilities would adequately convey the anticipated run-off associated with the project. Water would be provided for this project via connections to existing EID infrastructure, as well as adequate capacity to connect to the existing EID septic facility system. BMPs for pre-and-post-construction for erosion and sediment controls would be incorporated into the final grading and drainage design for the project. As conditioned, mitigated, and with adherence to applicable County Codes, impacts within this category would be anticipated to be less than significant.

X. LAND USE PLANNING. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Physically divide an established community?			X	
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Regulatory Setting:

California State law requires that each City and County adopt a general plan "for the physical development of the City and any land outside its boundaries which bears relation to its planning." Typically, a general plan is designed to address the issues facing the City or County for the next 15-20 years. The general plan expresses the community's

development goals and incorporates public policies relative to the distribution of future public and private land uses. The El Dorado County General Plan was adopted in 2004. The 2013-2021 Housing Element was adopted in 2013.

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

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

a. **Established Community and** b. **Land Use Consistency:** The project would not physically divide an established community, which contains both residential and commercial development. The vacant corner site is located in an area that is surrounded by existing commercial development on three sides and a residential development on one side. The site is bordered by a heavily traveled arterial road (Green Valley Road) and collector road (Francisco Drive). The proposed facility is a permitted use within the Community Commercial zone district but necessitates a Planned Development Permit, as required by the Planned Development overlay zone, to be processed. The design of facility has been verified or shall be conditioned to be consistent with applicable standards of the Zoning Ordinance and standards of the General Plan. Impact is anticipated to be less than significant.

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

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

XI. MINERAL RESOURCES. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Regulatory Setting:

Federal Laws, Regulations, and Policies

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

State Laws, Regulations, and Policies

Surface Mining and Reclamation Act

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

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

Local Laws, Regulations, and Policies

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

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

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

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

- Result in obstruction of access to, and extraction of mineral resources classified MRZ-2x, or result in land use compatibility conflicts with mineral extraction operations.

a-b. **Mineral Resources.** The site has a commercial land use and zoning designation. There are no known mineral resources on the site according to the General Plan. There are no known mineral resources of local importance on or near the project site. There would be no impact.

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

XII. NOISE. *Would the project result in:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact

XII.NOISE. *Would the project result in:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise level?				X
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Regulatory Setting:

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

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

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

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

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

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

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

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

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

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

An Environmental Noise Assessment was conducted by J.C. Brennan and Associates evaluating the potential noise effects by the project in accordance of the applicable policies of the General Plan including Policy 6.5.1.2 (Non-Transportation Sources), and 6.5.1.13 (Noise Level Standards) (Attachment 5). The assessment included an on-site noise measurements based on the Site Plan depicting construction of the entire facility. Though this Planned Development is only for Phase 1, the design of the facility used in this assessment is similar to the Phase 1 plans. Details of the analyses and conclusions are summarized below.

a. **Noise Exposures and** c. **Permanent Noise Increases:**

Construction Noise

Noise during scheduled site construction is anticipated to occur intermittently and on a short-term basis within the standard hours of 7:00 AM to 7:00 PM Monday through Friday and 8:00 AM to 5:00 PM on weekends and federally recognized holidays. Construction activities would include use of various machinery and construction tools that are equipped with noise muffling device. With application of construction hour limitations, building setbacks, natural buffering from the existing topography, these construction noise effects are not anticipated to be in excess of the standards.

Traffic Noise

The assessment analyzed the effects of the vehicular traffic noise along the perimeter roads utilizing data on existing traffic and future traffic. The assessment concluded that given the sufficient building setbacks from the roads, natural buffering from the site's topography, and location of the outdoor activity area within the interior courtyard of the building, the project sufficiently meets the County exterior noise level standards of 60 Ldn.

Operational Noise

Similar to a convalescent facility, common sounds and noise generated by the memory care facility will be confined within the building. Standard construction practices, consistent with the uniform building code typically provides an exterior-to-interior noise level reduction of approximately 25 dBA, assuming that air conditioning is included for each unit, which allows residents to close windows for the required acoustical isolation. Therefore, the exterior noise levels at the building facades do not exceed 70 dBA Ldn and the interior noise levels will comply with the interior noise level standard of 45 dBA Ldn.

The anticipated facility operational noise effects also include on-site vehicular traffic and parking lot activities. Primary entrance for employees, visitors, and deliveries are anticipated to come from Green Valley Road while Cambria Way provides an alternative secondary site access. Parking stalls will be located along Green Valley Road and Francisco Drive minimizing any noise effects to the residential subdivision located along Cambria Way. Supply deliveries, which typically occur during the morning hours on a regularly scheduled basis, are anticipated to be at the main entrance. All off-loading of delivery would be completed using hand trucks and small lifts (no forklifts). These activities are intermittent and temporary and are not anticipated to be significant.

Refuse and recycle collection is also a common operation that occurs within the parking lot. The enclosures would be located north of the facility in Phase 1 but would be relocated to the south of the facility in Phase 2. Collection is anticipated to occur two to three times a week during the daytime in short (two to three minutes) duration. As analyzed, the noise effects during the collection of the refuse would be minimal given the distant location of enclosures to, and buffering from, the existing 6-foot tall soundwall along Cambria Way on the residential subdivision side. The project sufficiently meets the County exterior noise level standards of 60 Ldn.

Impacts are anticipated to be less than significant

b. **Groundborne Shaking:** Development of the site may generate ground borne vibration or shaking events during project construction, which includes grading activities and building construction. Adherence to the time limitations of construction activities, which would be incorporated as a condition of the project, to 7:00 AM to 7:00 PM Monday through Friday and 8:00 AM to 5:00 PM on weekends and federally recognized holidays would limit the ground shaking effects in the project area. Impact would be less than significant.

a. **Short Term Noise:** The construction phase of the project would result in an increase in noise levels with surrounding area as the site access and building pads are constructed, utility infrastructures installed, and facility is constructed. Construction operation would utilize muffled construction equipments and tools would maintain compliance with the noise standards under the General Plan Noise Element and would occur within standard construction hours. Operation would also result in short term noise generation above current levels from the use of personal vehicles, landscaping equipment, etc. The overall types and volumes of noise from project operation is not anticipated to be excessive and would be similar in nature to anticipated by the General Plan for land uses within high density designated area. Impacts are anticipated to be less than significant.

e-f. **Aircraft Noise:** The project site is not within any airport plan. The site is not located the vicinity of public airport, or private airport. The nearest airport is the Cameron Park Airport, which is located 6.5 miles east of the project site. There would be no impact.

FINDING: Based on project and general site conditions, implementation of the project anticipate less than significant impacts to or from noise effects. For this "Noise" category, the thresholds of significance are not anticipated to be exceeded.

XIII. POPULATION AND HOUSING. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (i.e., by proposing new homes and businesses) or indirectly (i.e., through extension of roads or other infrastructure)?			X	
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Regulatory Setting:

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

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

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

a. Population Growth. The proposed memory care facility is not anticipated to induce substantial population growth in an area which is proposed for lands designated by the General Plan for commercial uses. Impact would be less than significant.

b-c. Housing Displacement. The site is vacant and implementation would not result in any displacement or relocation of housing or people. There would be no impact.

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

XIV. PUBLIC SERVICES. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact

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

Regulatory Setting:

Federal Laws, Regulations, and Policies

California Fire Code

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

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

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

a. **Fire Protection.** The project site is within the El Dorado Hills Fire Department Service Area for fire and emergency services. The nearest fire station, Marina Station #84, is located less than ¼ mile north of the site along Francisco Drive. The department has reviewed the project and recommended specific conditions of approvals that would ensure adequate services to the facility. Specifically, the fire department would review Improvement Plans verifying necessary size of water infrastructure to accommodate anticipated water flows for fire sprinklers and fire hydrants. The department would also review building permits for the construction of the proposed building, installation of sprinklers, and adequate site circulation. The department would receive development impact fees based on the total square footage of the commercial building prior to issuance of a building permit. Impacts would be anticipated to be less than significant.

b. **Police Protection.** Police services would continue to be provided by the El Dorado County Sheriff's Department. Due to the size and scope of the project, the demand for additional police protection is not anticipated to change. Impacts would be anticipated to be less than significant.

c-e. **Schools and Government Services.** The project site is within the Rescue Union School District (K-12) and El Dorado Union High School District. Several districts and private schools exist near the proposed facility; however, the construction and private operation of the facility is not anticipated to result in any permanent population-related increases that would contribute to additional demand on schools, new or expansion of recreational parks, or other governmental services. Impacts would be anticipated to be less than significant.

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

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

Regulatory Setting:

National Trails System

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

The National Trails System includes four classes of trails:

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

State Laws, Regulations, and Policies

The California Parklands Act

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

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

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

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

Local Laws, Regulations, and Policies

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

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

- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
- Substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.

a-b. **Parks and Recreational Services.** The proposed project does not include any increase in permanent population that would contribute to increased demand on new or expansion of existing recreation facilities. Impacts would be less than significant impact.

FINDING: Impacts to Parks and Recreational amenities are considered less than significant.

XVI. TRANSPORTATION/TRAFFIC. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact

XVI. TRANSPORTATION/TRAFFIC. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				X
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e. Result in inadequate emergency access?			X	
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X

Regulatory Setting:

Federal Laws, Regulations, and Policies

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

State Laws, Regulations, and Policies

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

Local Laws, Regulations, and Policies

According to the transportation element of the County General Plan, Level of Service (LOS) for County-maintained roads and state highways within the unincorporated areas of the county shall not be worse than LOS E in the Community Regions or LOS D in the Rural Centers and Rural Regions. Level of Service is defined in the latest edition of the Highway Capacity Manual (Transportation Research Board, National Research Council). There are some roadway segments that are exempted from these standards and are allowed to operate at LOS F, although none of these are located in the Lake Tahoe Basin. According to Policy TC-Xe, "worsen" is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project:

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

C. The addition of 10 or more trips during the a.m. or p.m. peak hour.

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

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

A Traffic Impact Analysis (TIA) was conducted analyzing the potential traffic effects resulting from project implementation based on the established protocols and procedures by Long Range Planning-Transportation Division (Attachment 6). The TIA covered factors such as analysis of the affected roadways, impacts to Level of Service (LOS), and estimation of generated trips and distribution by the project. Specifically, the roadways and intersection analyzed include project frontages along Green Valley Road, Francisco Drive and Cambria Way, and off-site roadways at Francisco Drive along El Dorado Hills Boulevard and Salmon Falls Road east of the project site. Of these, the roadways that have current LOS F are Green Valley Road at Salmon Falls Road/El Dorado Hills Blvd. and El Dorado Hills Blvd. and Francisco Drive. Details of the analysis and conclusions are summarized below.

a. **Traffic Increases and** b. **Levels of Service Standards:** According to the TIA, Level of Service (LOS) analysis was based on various scenarios including evaluation of potential project impacts during Existing (2015) Conditions, Existing (2015) plus Proposed Project Conditions, Near Term (2025) Conditions and Near Term (2025) plus Proposed Project Conditions. The proposed project is estimated to generate 172 total new daily trips with nine new trips occurring during the AM peak hour and 14 new trips occurring during the PM peak hour. Project impacts were determined by comparing conditions with the proposed project to those without the project. Impacts for intersections are created when traffic from the proposed project forces the LOS to fall below a specific threshold. In accordance with El Dorado County Transportation Impact Study Guidelines and related policies of the General Plan, the TIA concludes that Existing (2015) plus Proposed Project Conditions Near Term (2025) plus Proposed Project Conditions does not result in significant impact to identified roadways. Therefore, impacts would be less than significant.

c. **Air Traffic:** The project site is not identified in any airport plan, nor is it located within any public or private airport flight zones. There would be no impact to air traffic patterns.

d. **Design Hazards:** The project proposal and submitted traffic analysis have been reviewed by the Transportation Division for design features, such as sharp curves, dangerous intersection or incompatible uses that would increase hazards. The project has been conditioned to reduce known or potential hazards to less than significant levels.

e. **Emergency Access:** In accordance with County Design standards and Fire Regulations, the proposed development would be adequately served by two points of accesses along Green Valley Road and Cambria Way. Improvement Plans depicting the design of these accesses shall be reviewed by affected agencies including Development Services Department, Transportation Division, and El Dorado Hills Fire Department. Impacts would be less than significant.

f. **Alternative Transportation.** The project site is along Green Valley Road, which is an identified corridor within the El Dorado County Master Bicycle Plan. Green Valley Road, along the project frontage currently includes a Class II bicycle lane. In accordance with the Building Code and the Bicycle Plan, the project

would be required to install bicycle racks to accommodate potential bicyclist visitors or employees. Impacts would be less than significant.

FINDING: The project would not exceed the thresholds for traffic identified within the General Plan. For this Transportation/Traffic category, the thresholds of significance would not be exceeded and impacts would be less than significant.

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

Regulatory Setting:

Federal Laws, Regulations, and Policies

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

State Laws, Regulations, and Policies

Assembly Bill (AB) 52

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

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

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

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

TCRs are further defined under Section 21074 as follows:

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

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

Discussion:

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

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

a. **Tribal Cultural Resources.** The project application was submitted in June 2015 prior to the effective date of AB 52; as such, the project is not subject to AB 52 review. As discussed above under *Section V (Cultural Resources)*, the cultural resources study conducted for the project did not identify any significant resources. However, any California Native American tribe may review the project and related cultural resource studies, and provide comment on the project. Impacts would be less than significant.

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

XVIII. UTILITIES AND SERVICE SYSTEMS. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g. Comply with federal, state, and local statutes and regulations related to solid waste?			X	

Regulatory Setting:

Federal Laws, Regulations, and Policies

Energy Policy Act of 2005

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

State Laws, Regulations, and Policies

California Integrated Waste Management Act of 1989

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

California Solid Waste Reuse and Recycling Access Act of 1991

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

California Integrated Energy Policy

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

Title 24–Building Energy Efficiency Standards

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

Urban Water Management Planning Act

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

Other Standards and Guidelines

Leadership in Energy & Environmental Design

Leadership in Energy & Environmental Design (LEED) is a green building certification program, operated by the U.S. Green Building Council (USGBC) that recognizes energy efficient and/or environmentally friendly (green) components of building design (USGBC, 2015). To receive LEED certification, a building project must satisfy prerequisites and earn points related to different aspects of green building and environmental design (USGBC,

2015). The four levels of LEED certification are related to the number of points a project earns: (1) certified (40–49 points), (2) silver (50–59 points), (3) gold (60–79 points), and (4) platinum (80+ points) (USGBC, 2015). Points or credits may be obtained for various criteria, such as indoor and outdoor water use reduction, and construction and demolition (C&D) waste management planning. Indoor water use reduction entails reducing consumption of building fixtures and fittings by at least 20% from the calculated baseline and requires all newly installed toilets, urinals, private lavatory faucets, and showerheads that are eligible for labeling to be WaterSense labeled (USGBC, 2014). Outdoor water use reduction may be achieved by showing that the landscape does not require a permanent irrigation system beyond a maximum 2.0-year establishment period, or by reducing the project's landscape water requirement by at least 30% from the calculated baseline for the site's peak watering month (USGBC, 2014). C&D waste management points may be obtained by diverting at least 50% of C&D material and three material streams, or generating less than 2.5 pounds of construction waste per square foot of the building's floor area (USGBC, 2014).

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

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

a-e. **Potable, Wastewater, and Stormwater Facilities.**

The project is required to comply with EID requirements for the treatment, collection, processing, and disposal of waste as established by the Regional Water Quality Control Board (RWQCB). No new or expansion to existing waste water facilities would be required of the project; however, the project would be required to connect to existing water and sewer lines adjacent the site in order to receive these services. According to the Facility Improvement Letter (FIL) issued by EID for the project, an 8-inch and 16-inch water lines exists along the frontage road. A Facility Plan Report detailing the construction of the facilities would be required and reviewed as part of the Improvement Plans for the development. A submittal of an EID meter award letter confirming acquisition of services would be verified prior to issuance of Building Permit.

The project preliminary drainage plan identified minor discharge of storm runoff generated on-site and off-site that would require construction of storm water drainage facilities. These facilities, which include storm water pipes and culverts, shall be designed in accordance with El Dorado County Drainage Manual. The final drainage plan shall be reviewed as part of the Improvement Plans by Transportation Division.

Project impacts would be less than significant.

f-g. **Solid Waste**

County Ordinance No. 4319 requires that new development provide for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables on site. Solid waste collection for the proposed lots would be handled through the local waste management contractor. Future operator of the commercial development shall coordinate with El Dorado Disposal to obtain garbage and recycle service in accordance with Environmental Management- Solid Waste Division standards. Impacts would be less than significant.

In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility/Transfer Station was opened. Only certain inert waste materials (e.g., concrete, asphalt, etc.) may be dumped at the Union Mine Waste Disposal Site. All other materials that cannot be

recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period.

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

Project impacts would be less than significant.

FINDING: No significant utility and service system impacts would be expected with the project, either directly or indirectly. For this Utilities and Service Systems category, the thresholds of significance would not be exceeded.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE. *Does the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		X		
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		X		
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		

Discussion:

a. **Degradation of Environment.** The project site is surrounded by existing development and is located along heavily traveled roadways. The site is not within any wildlife corridor but contains existing biological resources that would be affected as part of project development including impacts to oak canopy and wetlands. Specifically, the project would impact a portion of the existing oak canopy, which shall be mitigated through adherence with General Plan Policy 7.4.4.4 Option A. Potential impacts to raptor foraging or nesting habitat within the oak woodland canopy and existence of Western Pond Turtle would be verified prior to any construction. There would be no direct impacts to riparian areas but potential indirect impacts shall be mitigated through acquisition of permits. Based on the above discussions, project impacts to the quality of the environment are anticipated to be less than significant after applicable mitigation measures are implemented.

b. **Cumulative Effects.** Cumulative impacts are defined in Section 15355 of the CEQA Guidelines as "two or more individual effects, which when considered together, would be considerable or which would compound or increase other environmental impacts." Based on the analysis and conclusions in this checklist, including impacts on Biological Resources, it has been determined that the projects individual and cumulative effects are not considerable and would have less than significant impacts with adherence to identified mitigation measures and conformance to specific construction and permitting standards.

c. **Effects on Human Beings.** Project implementation would result to environmental effects including impacts to Biological Resources that may affect human beings. As analyzed, implementation of project design, adherence to specific mitigation measures, and application of standard building and construction requirements would result in less than significant effects to human beings.

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

INITIAL STUDY ATTACHMENTS

Exhibit A: Location Map
Exhibit B: Assessor's Parcel Map
Exhibit C: General Plan Land Use Map
Exhibit D: Zone Map
Exhibit E: Aerial Photo
Exhibit F: Site Plan
Exhibit G: Preliminary Grading and Drainage Plan
Exhibit H: Utility Plan
Exhibit I: Tree Preservation Plan
Exhibit J: Elevation Plan
Exhibit K: Floor Plan
Exhibit L: Monument Sign
Exhibit M: Preliminary Photometric Plan
Exhibit N: Landscape Plan
Exhibit O: Map Correction (Reduction of Access Restriction along Green Valley Road)

Attachment 1: Air Quality/Greenhouse Gas Analysis; May 7, 2015
Attachment 2: Biological Resource Assessment; May 2015
Attachment 3: Oak Canopy Analysis, Preservation, and Replacement Plan for El Dorado Hills Memory Care Revised Phase I (Pavilions); May 4, 2016
Attachment 4: Drainage Report; April 2016
Attachment 5: Environmental Noise Assessment; May 7, 2015
Attachment 6: Traffic Impact Analysis; June 5, 2015

SUPPORTING INFORMATION SOURCE LIST

CAPCOA Guide (August 2010): http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-QuantificationReport-9-14-Final.pdf

California Air Resources Board (CARB). (2008). *Climate Change Scoping Plan.* Available at: http://www.arb.ca.gov/cc/scopingplan/document/adopted_scoping_plan.pdf

California Attorney General's Office. (2010). Addressing Climate Change at the Project Level. Available at: http://ag.ca.gov/globalwarming/pdf/GW_mitigation_measures.pdf

California Department of Conservation (CDC). (2008). *Farmland Mapping and Monitoring Program: El Dorado County Important Farmland 2008*. Available at: ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2008/eld08.pdf.

California Department of Conservation (CDC). (2013a). Important Farmland Categories webpage. Available online at: www.conservation.ca.gov/dlrp/fmmp/mccu/Pages/ map_categories.aspx.

California Department of Conservation (CDC). (2013b). The Land Conservation Act. Available online at: www.conservation.ca.gov/dlrp/lca/Pages/Index.aspx.

California Department of Toxic Substances Control (DTSC). (2015). *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*. Retrieved April 15, 2015 from http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm.

California Energy Commission. (2006). *Inventory of California Greenhouse Gas Emissions and Sinks: 1990 to 2004, Staff Final Report*. Publication CEC-600-2006-013-SF.

California Department of Transportation (Caltrans). (2015). Scenic Highway Program FAQs: Caltrans Landscape Architecture Program. Retrieved February 27, 2015 from www.dot.ca.gov/hq/ LandArch/scenic/faq.htm.

California Department of Transportation (Caltrans). (2013). *California Scenic Highway Program, Officially Designated State Scenic Highways*. Retrieved April 8, 2015 from http://www.dot.ca.gov/hq/LandArch/scenic/schwy.htm.

California Geological Survey. (2007). Alquist-Priolo Earthquake Fault Zone Maps. Retrieved April 15, 2015 from http://www.quake.ca.gov/gmaps/WH/regulatorymaps.htm.

California Geological Survey. (2013). Seismic Hazards Zonation Program. Retrieved April 15, 2015 from http://www.conservation.ca.gov/cgs/shzp/Pages/affected.aspx.

California Code of Regulations. *Guidelines for Implementation of the California Environmental Quality Act.* Title 14, Section 15000, et seq. 14 CCR 15000

California Office of Emergency Services. 2015. Business Plan/EPCRA 312. Available online at: www.caloes.ca.gov/for-businesses-organizations/plan-prepare/hazardousmaterials/hazmat-business-plan.

El Dorado County. (2003). *El Dorado County General Plan Draft Environmental Impact Report*. State Clearinghouse No. 2001082030. Placerville, CA: El Dorado County Planning Services.

El Dorado County. (2004, July 19). *El Dorado County General Plan: A Plan for Managed Growth and Open Roads; A Plan for Quality Neighborhoods and Traffic Relief*. Placerville, CA: El Dorado County Planning Services.

El Dorado County. (2005, July 21). Asbestos Review Areas, Western Slope, El Dorado County, California. Available at: < http://www.edcgov.us/Government/AirQualityManagement/Asbestos.aspx>.

El Dorado County Air Quality Management District (AQMD). (2000). *Rules and Regulations of the El Dorado County Air Quality Management District*. Retrieved April 15, 2015 from http://www.arb.ca.gov/DRDB/ED/CURHTML/R101.HTM.

El Dorado County Air Quality Management District (AQMD). (2002). *Guide to Air Quality Assessment: Determining the Significance of Air Quality Impacts Under the California Environmental Quality Act.* Retrieved from http://www.edcgov.us/Government/AirQualityManagement/Guide_to_Air_Quality_Assessment.aspx.

El Dorado County Geographic Information System (GIS) Data. Placerville, CA: Esri ArcGIS. Available: El Dorado County controlled access data GISDATA\LIBRARIES.

Federal Emergency Management Agency (FEMA). (2008). FEMA Map Service Center, Current FEMA Issued Flood Maps: El Dorado County, California, unincorporated area, no. 06017C1025E. Available at: http://map1.msc.fema.gov/idms/IntraView.cgi?KEY=94926033&IFIT=1.

Governor's Office of Planning and Research (OPR). (2008, June 19). *Technical advisory: CEQA and climate change: Addressing climate change through California Environmental Quality Act Review.* Available at: Sacramento, CA. http://www.opr.ca.gov/ceqa/pdfs/june08-ceqa.pdf.

Sacramento Metropolitan Air Quality Management District (SMAQMD). (2010). Construction GHG Emissions Reductions. Available at: http://airquality.org/ceqa/cequguideupdate/Ch6FinalConstructionGHGReductions.pdf

State Water Resources Control Board (SWRCB). (2013). Storm Water Program, Municipal Program. Available online at: www.waterboards.ca.gov/water_issues/programs/stormwater/municipal.shtml.

National Earthquake Hazards Reduction Program (NEHRP). (2009). Background and History. Available online at: www.nehrp.gov/about/history.htm.

San Luis Obispo County Air Pollution Control District (SLOAPCD). (2012, April). A Guide for Assessing The Air Quality Impacts For Projects Subject To CEQA Review. Available at http://www.slocleanair.org/images/cms/upload/files/CEQA_Handbook_2012_v1.pdf.

United States Department of Agriculture (USDA) Soil Conservation Service and Soil Service. (1974). *Soil Survey of El Dorado Area, California.* Retrieved April 10, 2015 from http://www.nrcs.usda.gov/Internet/FSE_MANUSCRIPTS/california/el_doradoCA1974/EDA.pdf

U.S. Environmental Protection Agency. (2014). Summary of the Energy Policy Act. Available online at: www2.epa.gov/laws-regulations/summary-energy-policy-act.

U.S. Environmental Protection Agency. (2015). The Green Book Nonattainment Areas for Criteria Pollutants. Available online at: www.epa.gov/airquality/greenbook.

U.S. Green Building Council (USGBC). (2014). LEED v4 for Building Design and Construction Addenda. Updated October 1, 2014. Available online at: www.usgbc.org/resources/leed-v4-building-design-and-construction-redline-current-version.

U.S. Green Building Council (USGBC). (2015). LEED Overview. Available online at: www.usgbc.org/leed.

MITIGATION MEASURES	MONITORING				VERIFICATION		
	Implementing RP[1]	Type of Monitoring Action	Timing Requirements[3]	Monitoring/ Verification Entity[4]	Signature	Date	Comments
A. BIOLOGICAL RESOURCES							
Mitigation Measure BIO-1 (Migratory Bird and Raptor Species): Pre-construction nesting bird surveys, in accordance with USFWS and CDFW protocols, shall be conducted by a qualified biologist within 14 days of initiation of any construction during the nesting season (end of February through the end of August). During the survey, the qualified wildlife biologist shall inspect all trees in and immediately adjacent to the impact area for raptor and migratory bird nests. If the survey does not identify any nesting raptor species on or near the construction site, further mitigation is not required. However, should any raptor species be found nesting on or near the construction site (within 500 feet of construction activities), the project applicant, in consultation with El Dorado County and CDFW, shall avoid all birds of prey or migratory bird nest sites located in the construction area during breeding season while the nest is occupied by adults and/or eggs or young. The occupied nest shall be monitored by a qualified wildlife biologist to determine when the nest is no longer used. Avoidance shall include the establishment of a no-disturbance buffer zone around the nest site. The size of the buffer zone shall be determined in consultation with El Dorado County and CDFW. Highly visible temporary construction fencing shall delineate the buffer zone. If a legally-protected species nest is located in a tree designated for removal, the removal shall be deferred until after August 31, or until the adults and young are no longer dependent on the nest site, as determined by a qualified biologist.	Appl.	CPI	PGP/PIP	EDCPD			
Mitigation Measure BIO-2 (Bat Species): Pre-construction bat surveys, in accordance with CDFW protocols, shall be conducted on-site by a qualified bat biologist within 14 days of any tree removal that will occur during the breeding season (April through August). Pre-construction surveys are not required for tree removal activities scheduled to occur during the non-breeding season, as determined by a qualified bat biologist. If pre-construction surveys indicate that no roosts of special-status bats are present, or that roosts are inactive or potential habitat is unoccupied, no further mitigation is required. If roosting bats are found, exclusionary measures approved by CDFW and USFWS shall be installed by a qualified bat biologist. Once the bats have been excluded, tree removal may occur. If these actions do not result in exclusion, a qualified biologist in possession of an applicable Department of Fish and Wildlife Memorandum of Understanding should consult with CDFW to determine appropriate relocation methods. .	Appl.	CPI	PGP/PIP	EDCPD			
Mitigation Measure BIO-3 (Western Pond Turtle): Pre-construction western pond turtle surveys, in accordance with CDFW protocols, shall be conducted by a qualified biologist prior to any work within or adjacent to the creek. Any turtles found within the immediate work area shall be relocated within the same stream channel by a qualified biologist holding all required permits.	Appl.	CPI	PGP/PIP	EDCPD			

1 Appl. = Applicant; EDC = El Dorado County
2 CPI = Construction Period Inspection, OTC = One-time Confirmation Action; PC = Plan Check; POC = Post Occupancy Inspection; SMS = Specialized Monitoring Study; SSR = Subsequent Standard Review
3 DPC = During Project Construction; PBP = Prior to Issuance of Building Permit; PGP/PIP = Prior to Issuance of Grading Permit or Improvement Plans; PPO = Prior to Project Occupancy; STR = Specialized Timing Requirement
4 EDCPD = El Dorado County Planning Division; EDCSD = El Dorado County Sheriff's Department; EDHFD = El Dorado Hills Fire District; EDCDOT = El Dorado County Transportation Division; EDCBD = El Dorado County Building Division; EDCDEH = El Dorado County Department of Environmental Health

MITIGATION MEASURES	MONITORING				VERIFICATION		
	Implementing RP[1]	Type of Monitoring Action	Timing Requirements[3]	Monitoring/ Verification Entity[4]	Signature	Date	Comments
Mitigation Measure BIO-4: A Lake and Streambed Alteration Agreement, pursuant to Fish and Wildlife Code Section 1600 et seq, shall be obtained by the applicants, from the California Department of Fish and Game for the stream crossing and any other activities affecting the bed, bank, or associated riparian vegetation of any stream on the site. Appropriate mitigation measures shall be developed in coordination with CDFW in the context of the agreement process.	Appl.	CPI	PGP/PIP	EDCPD			
Mitigation Measure BIO-5: The applicant shall obtain a Water Quality Certification, Section 401 permit from the California Regional Water Quality Control Board for applicable project improvements.	Appl.	CPI	PGP/PIP	EDCPD			
Mitigation Measure BIO-6: The applicant shall submit a Landscape Plan as part of Improvement Plan detailing the applicable construction and replanting provisions associated with the preserved, removed and replanted oak trees as part of Phase 1 facility construction, consistent with the Oak Canopy Analysis, Preservation, and Replacement Plan for El Dorado Hills Memory Care Revised Phase 1 (Pavilions) letter (dated April 20, 2016). An Oak Canopy Replanting Agreement with the County shall be executed for the long term maintenance and preservation of any replacement trees and/or acorns planted.	Appl.	CPI	PGP/PIP	EDCPD			

1 Appl. = Applicant; EDC = El Dorado County
2 CPI = Construction Period Inspection, OTC = One-time Confirmation Action; PC = Plan Check; POC = Post Occupancy Inspection; SMS = Specialized Monitoring Study; SSR = Subsequent Standard Review
3 DPC = During Project Construction; PBP = Prior to Issuance of Building Permit; PGP/PIP = Prior to Issuance of Grading Permit or Improvement Plans; PPO = Prior to Project Occupancy; STR = Specialized Timing Requirement
4 EDCPD = El Dorado County Planning Division; EDCSD = El Dorado County Sheriff's Department; EDHFD = El Dorado Hills Fire District; EDCDOT = El Dorado County Transportation Division; EDCBD = El Dorado County Building Division; EDCDEH = El Dorado County Department of Environmental Health

El Dorado Hills Memory Care (The Pavilions)
File No. PD15-0003

Exhibit A - Location Map

El Dorado Hills Memory Care (The Pavilions)
File No. PD15-0003

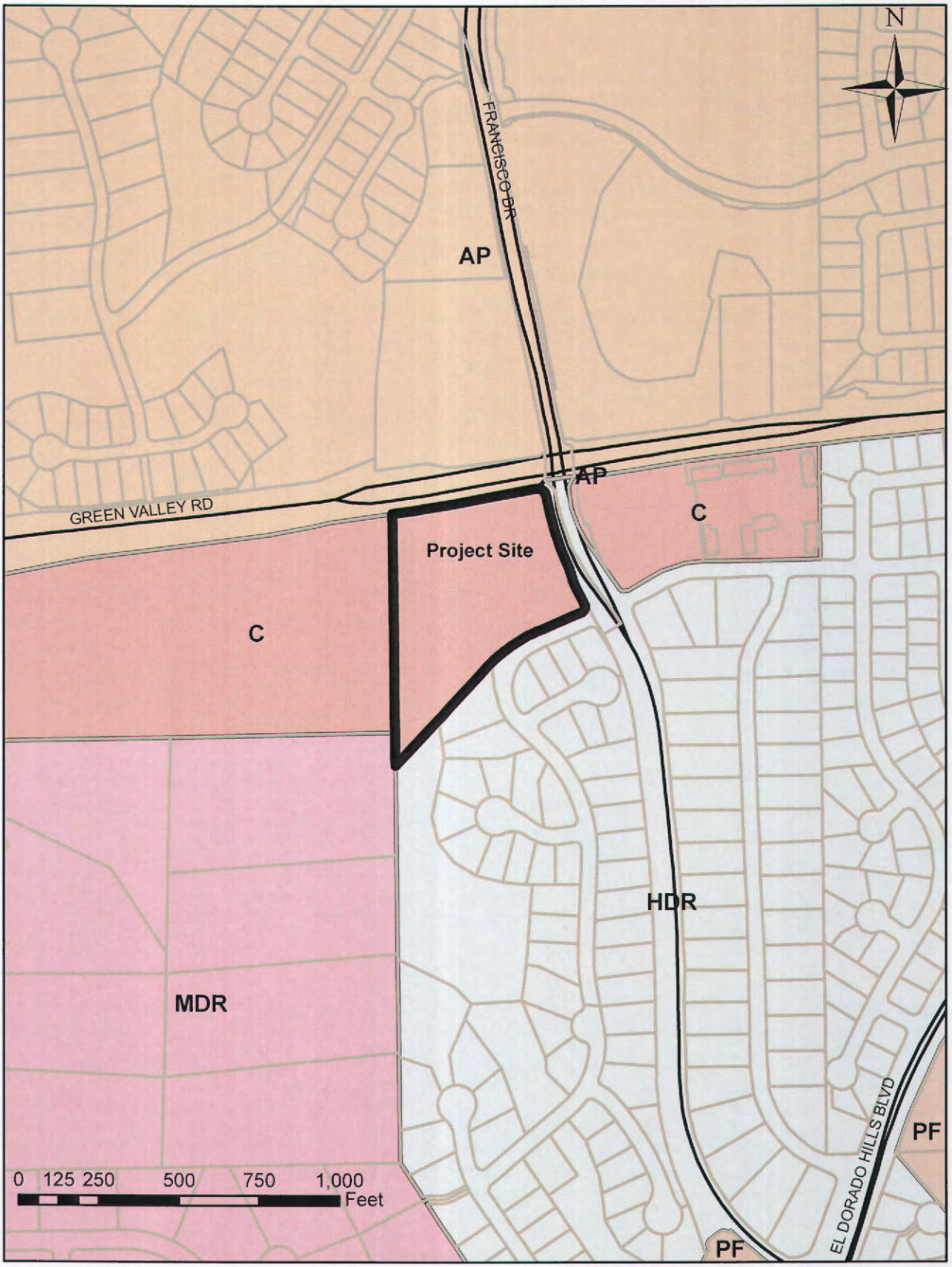


Exhibit C - General Plan Land Use Map

El Dorado Hills Memory Care (The Pavilions)
File No. PD15-0003

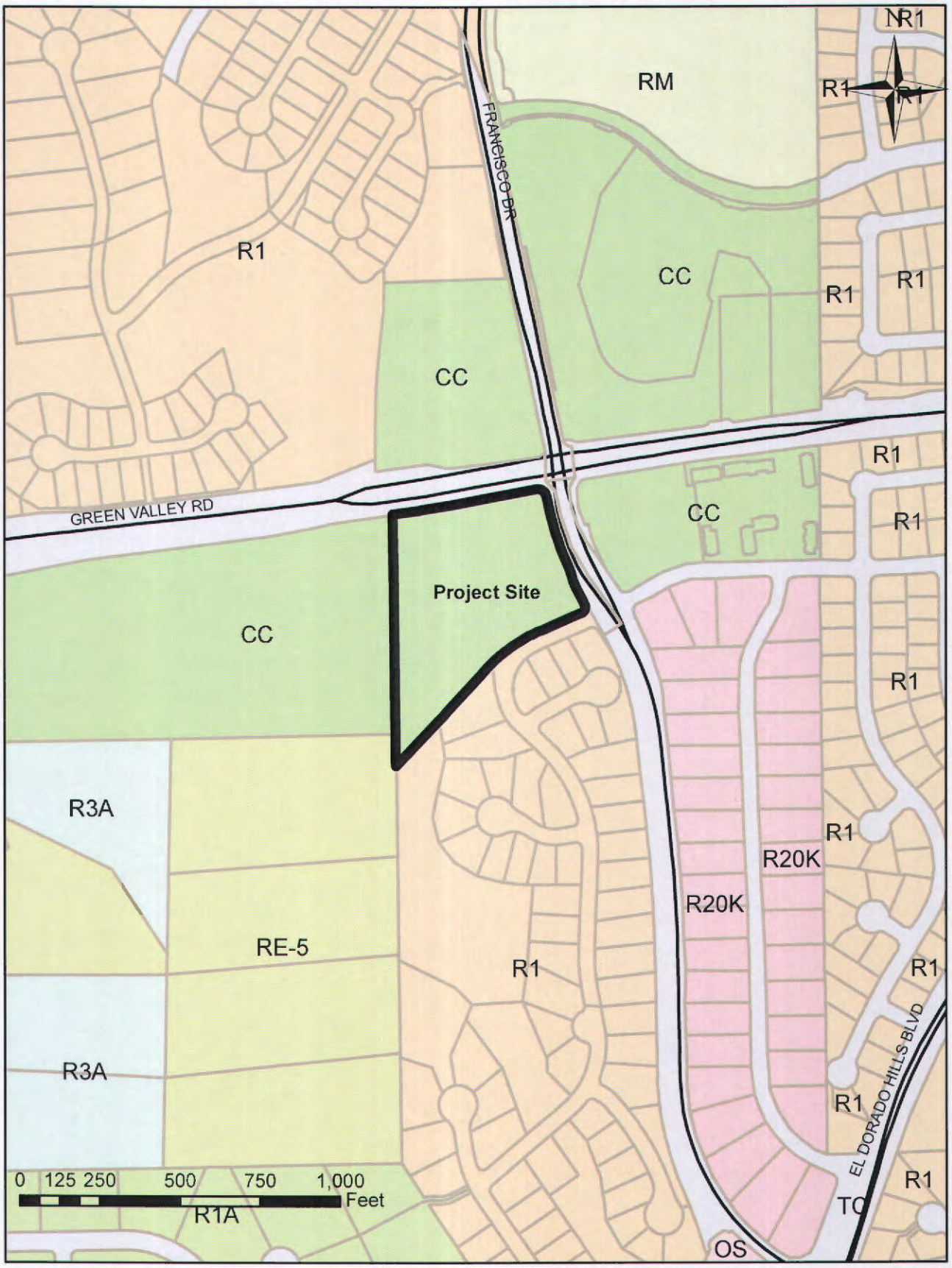


Exhibit D - Zone Map

El Dorado Hills Memory Care (The Pavilions)
File No. PD15-0003

Surrounding Land Uses and Setting

	Zoning	General Plan	Land Use/Improvements
Site	Community Commercial-Planned Development (CC-PD)	Commercial (C)	Undeveloped
North	Community Commercial-Planned Development (CC-PD)	Commercial (C)	Commercial
South	One-Family Residential-Planned Development (R1-PD)	High Density Residential (HDR)	Residential
East	Community Commercial-Planned Development (CC-PD)	Commercial (C)	Commercial

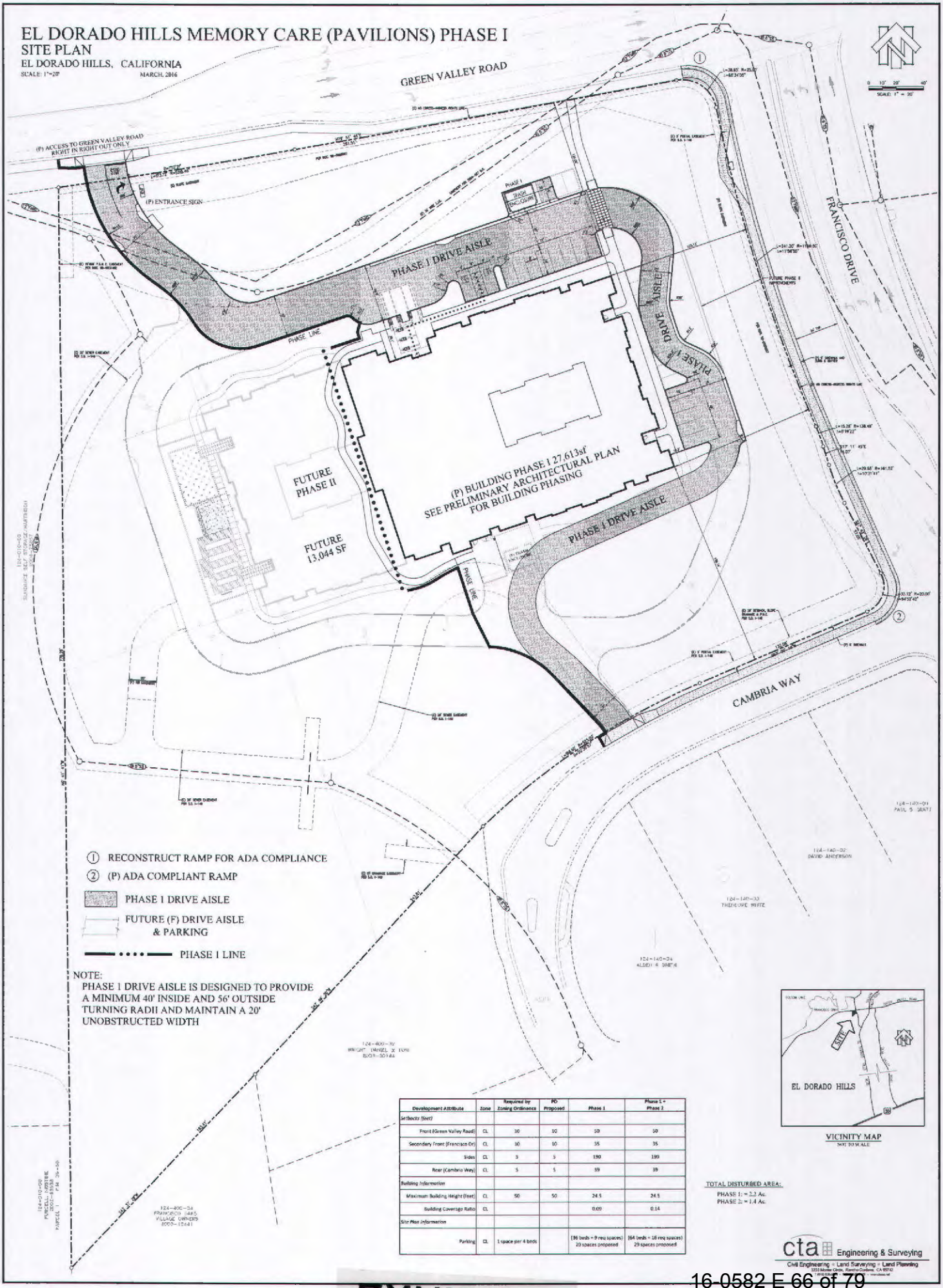
EXHIBIT E - Aerial Map

EL DORADO HILLS MEMORY CARE (PAVILIONS) PHASE I

SITE PLAN

EL DORADO HILLS, CALIFORNIA

SCALE: 1"=20' MARCH, 2016



① RECONSTRUCT RAMP FOR ADA COMPLIANCE

② (P) ADA COMPLIANT RAMP

PHASE 1 DRIVE AISLE

FUTURE (F) DRIVE AISLE & PARKING

PHASE 1 LINE

NOTE:
PHASE 1 DRIVE AISLE IS DESIGNED TO PROVIDE A MINIMUM 40' INSIDE AND 56' OUTSIDE TURNING RADII AND MAINTAIN A 20' UNOBSTRUCTED WIDTH

Development Attribute	Zone	Required by Zoning Ordinance	PD Proposed	Phase 1	Phase 1 + Phase 2
Setbacks (feet)					
Front (Green Valley Road)	CL	30	10	50	50
Secondary Front (Francisco Dr)	CL	30	10	35	35
Sides	CL	5	5	190	190
Rear (Cambria Way)	CL	5	5	39	39
Building Information					
Maximum Building Height (feet)	CL	50	50	24.5	24.5
Building Coverage Ratio	CL			0.09	0.14
Site Plan Information					
Parking	CL	1 space per 4 beds		(86 beds ÷ 9 req spaces) 29 spaces proposed	(64 beds + 16 req spaces) 29 spaces proposed

VICINITY MAP
NOT TO SCALE

TOTAL DISTURBED AREA:
PHASE 1: = 2.2 Ac.
PHASE 2: = 1.4 Ac.

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
3233 Monte Oro, Rancho Cordova, CA 95742

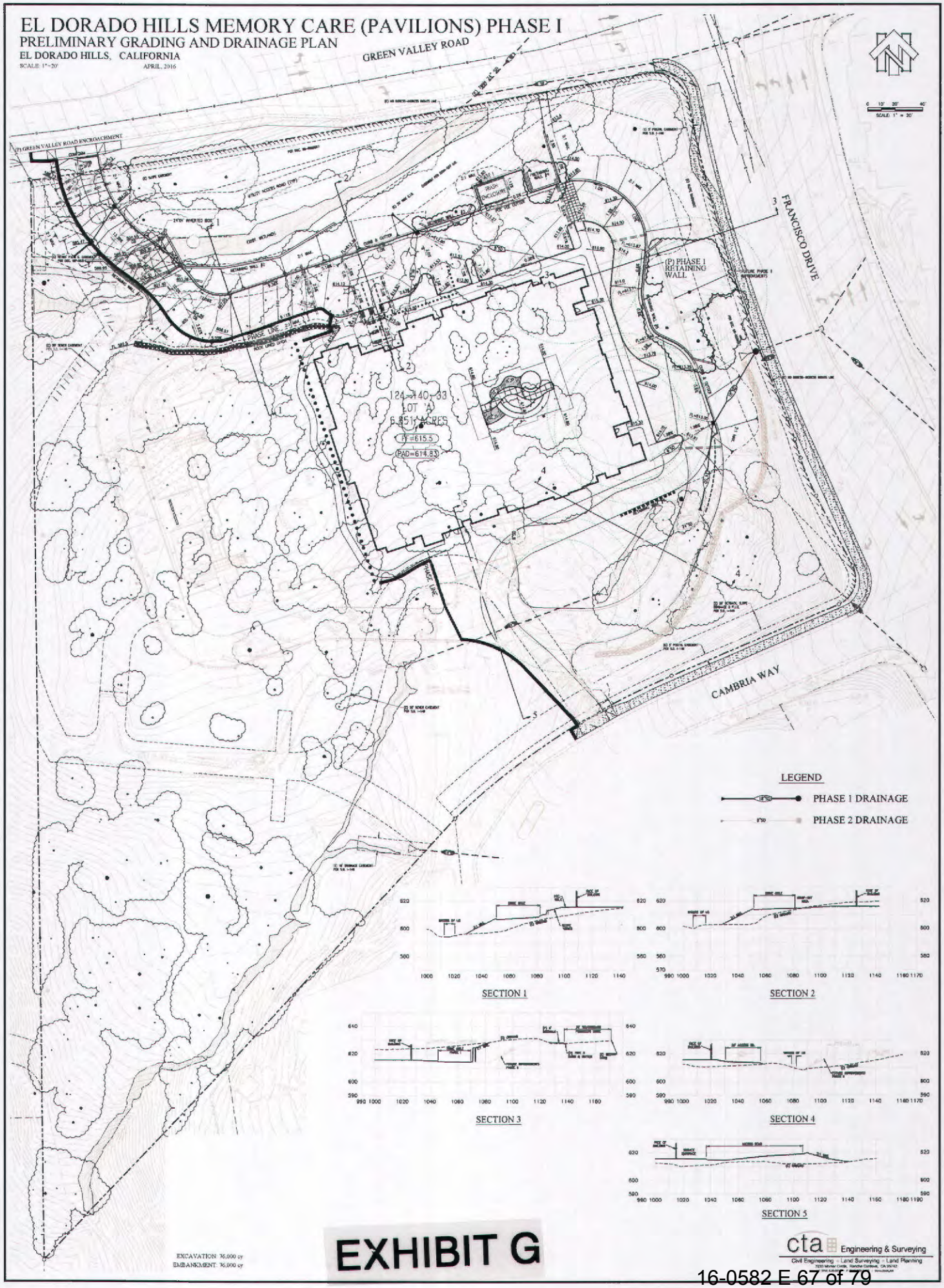
EXHIBIT F

EL DORADO HILLS MEMORY CARE (PAVILIONS) PHASE I

PRELIMINARY GRADING AND DRAINAGE PLAN

EL DORADO HILLS, CALIFORNIA

SCALE: 1"=20' APRIL, 2016



EXCAVATION: 76,000 cy
EMBANKMENT: 76,000 cy

EXHIBIT G

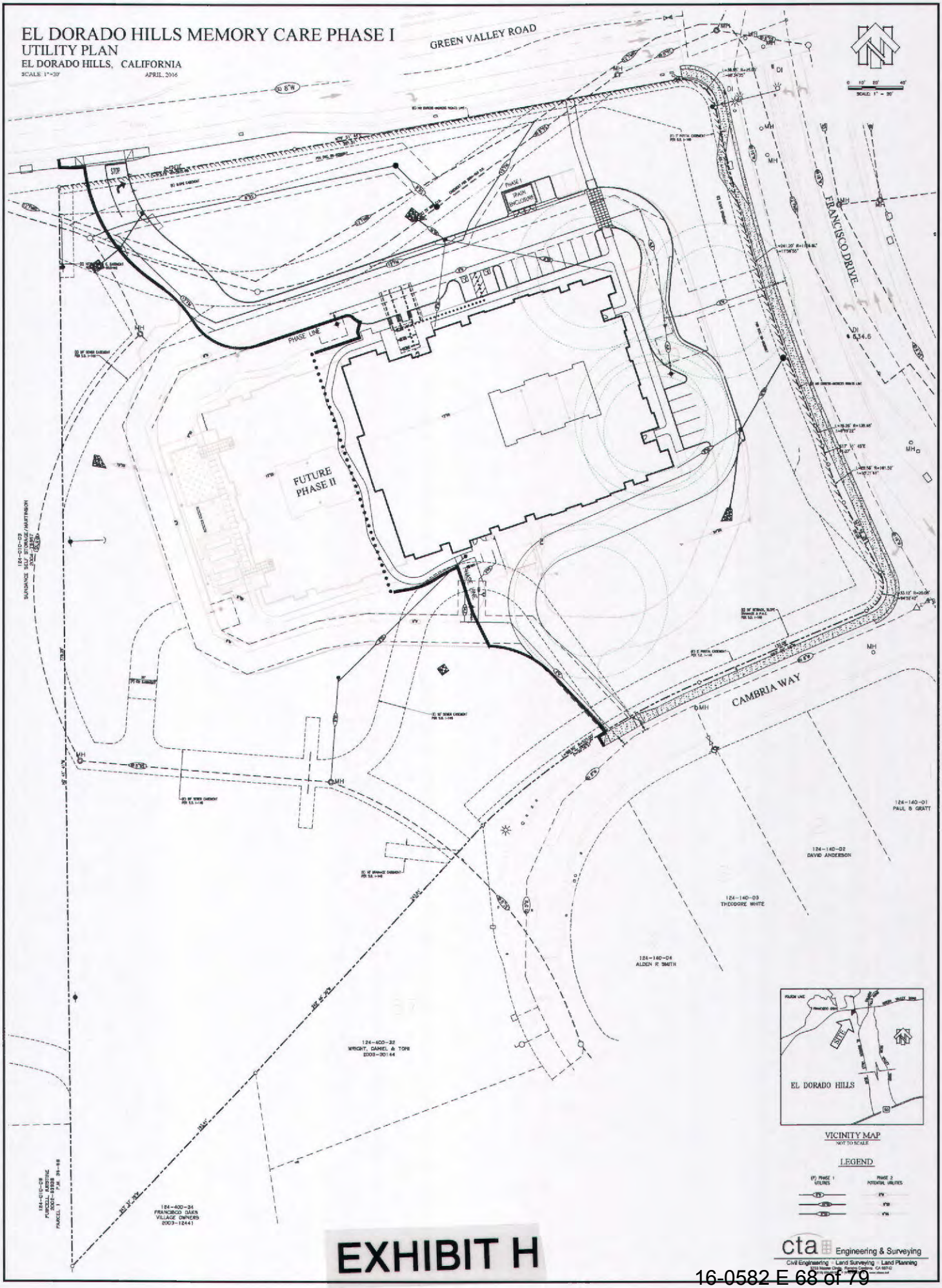
cta Engineering & Surveying
Civil Engineering · Land Surveying · Land Planning

EL DORADO HILLS MEMORY CARE PHASE I

UTILITY PLAN

EL DORADO HILLS, CALIFORNIA

SCALE 1"=30' APRIL, 2016



VICINITY MAP
NOT TO SCALE

LEGEND

(P) PHASE 1 UTILITIES	PHASE 2 POTENTIAL UTILITIES
SS	SS
W	W
SD	SD

cta Engineering & Surveying
Civil Engineering · Land Surveying · Land Planning

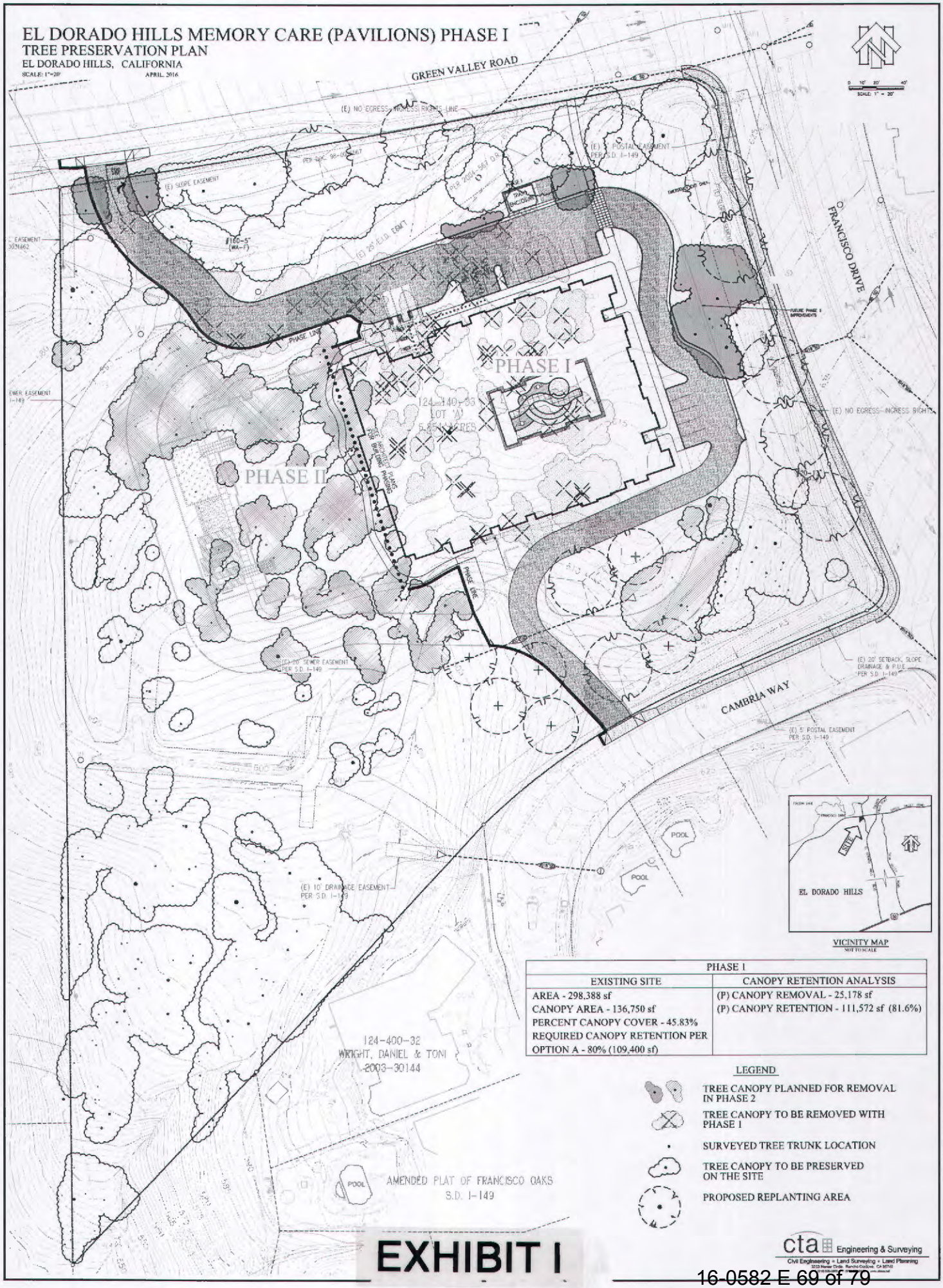
EXHIBIT H

EL DORADO HILLS MEMORY CARE (PAVILIONS) PHASE I

TREE PRESERVATION PLAN

EL DORADO HILLS, CALIFORNIA

SCALE: 1"=20' APRIL 2016



VICINITY MAP
NOT TO SCALE

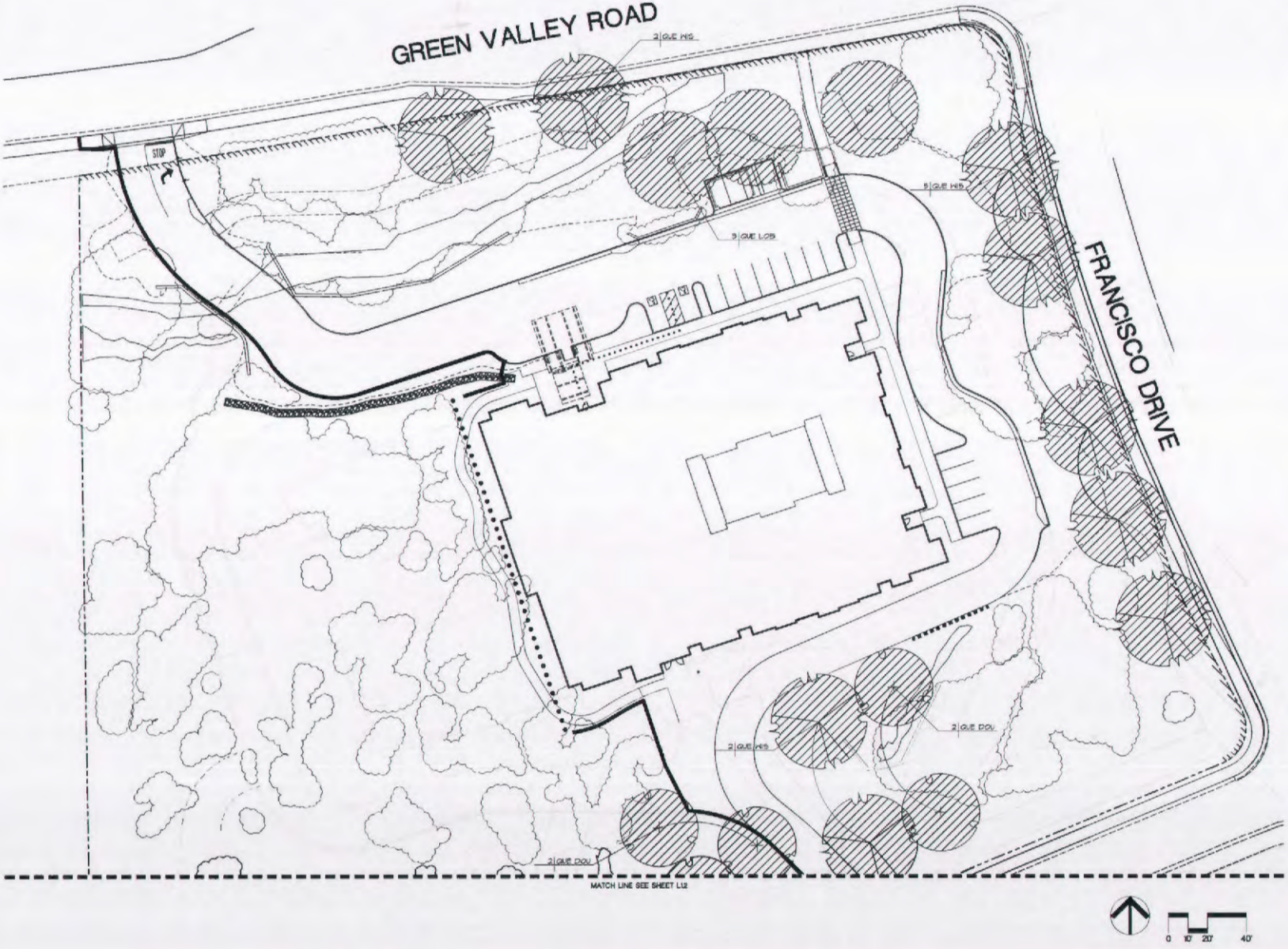
PHASE I	
EXISTING SITE	CANOPY RETENTION ANALYSIS
AREA - 298,388 sf CANOPY AREA - 136,750 sf PERCENT CANOPY COVER - 45.83% REQUIRED CANOPY RETENTION PER OPTION A - 80% (109,400 sf)	(P) CANOPY REMOVAL - 25,178 sf (P) CANOPY RETENTION - 111,572 sf (81.6%)

LEGEND

- TREE CANOPY PLANNED FOR REMOVAL IN PHASE 2
- TREE CANOPY TO BE REMOVED WITH PHASE 1
- SURVEYED TREE TRUNK LOCATION
- TREE CANOPY TO BE PRESERVED ON THE SITE
- PROPOSED REPLANTING AREA

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning

EXHIBIT I



Callander Associates Landscape Architecture

11180 San Centre Drive
Rancho Cordova, CA 95670
T 916.631.1312
F 916.638.9183

JDHA

Revisions	
11/28/16	Phased Plan
4/14/16	Driveway

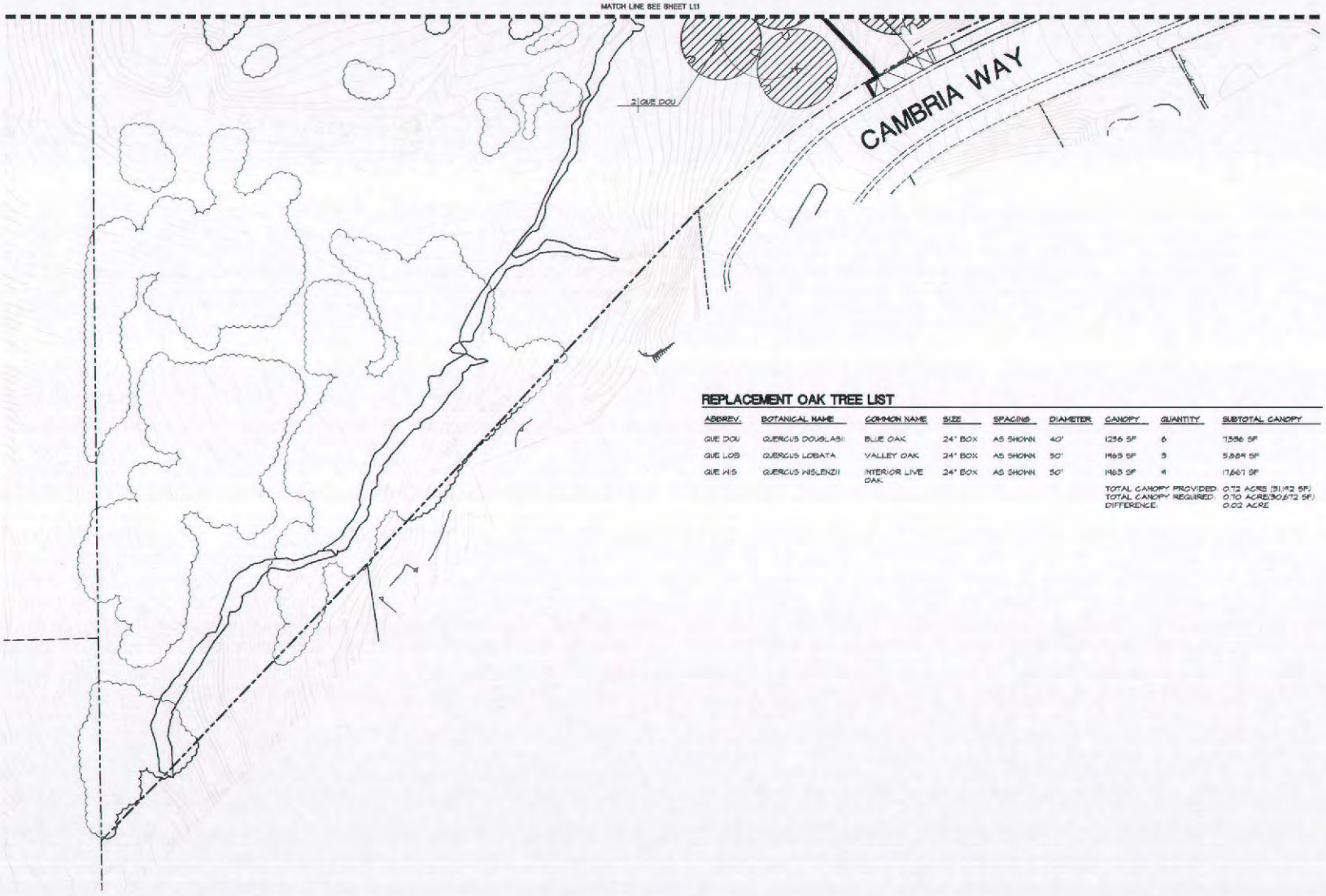
OAK CANOPY REPLACEMENT PLAN

EL DORADO HILLS MEMORY CARE

El Dorado Hills, CA

Date	4/14/16
Scale	AS SHOWN
Drawn By	LC
Checked	MM
Project No.	15.006
Cadd File	15006pt.dwg

Sheet No.
1.1
of



REPLACEMENT OAK TREE LIST

ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	DIAMETER	CANOPY	QUANTITY	SUBTOTAL CANOPY
QUE DOU	QUERCUS DOUGLASII	BLUE OAK	24" BOX	AS SHOWN	40'	1256 SF	6	7536 SF
QUE LOB	QUERCUS LOBATA	VALLEY OAK	24" BOX	AS SHOWN	50'	1963 SF	3	5889 SF
QUE WIS	QUERCUS WISLENZII	INTERIOR LIVE OAK	24" BOX	AS SHOWN	50'	1963 SF	4	17,667 SF

TOTAL CANOPY PROVIDED: 0.72 ACRE (31,092 SF)
TOTAL CANOPY REQUIRED: 0.70 ACRE(30,672 SF)
DIFFERENCE: 0.02 ACRE

0 10' 20' 40'

40 YEARS
Callander Associates Landscape Architecture
11180 Sun Center Drive
Rancho Cordova, CA 95670
T 916.851.1312
F 916.853.8159

JDIA

Revisions	
11/25/15	Phased Plan
4/14/16	Driveway

OAK CANOPY REPLACEMENT PLAN

EL DORADO HILLS MEMORY CARE

El Dorado Hills, CA

Date	4/14/16
Scale	AS SHOWN
Drawn By	LC
Checked	MM
Project No.	15.006
Cadd File	l6008pl.dwg

Sheet No. 1.2 of

EXHIBIT J

Front Elevation

Left Side Elevation

Right Side Elevotion

Rear Elevation

Building Section

PHASE 1 | SCHEMATIC ELEVATIONS & SECTION

Winn Communities
Sierra Capital & Investment

EL DORADO HILLS MEMORY CARE
City of El Dorado Hills, California

5985 GRANITE LAKE DRIVE, SUITE 140 | GRANITE BAY, CALIFORNIA 95746 | P. 916.783.3700 | WWW.JDAARCH.COM

JDA JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

2

Front Elevation

Left Side Elevation

Right Side Elevation

Rear Elevation

Building Section

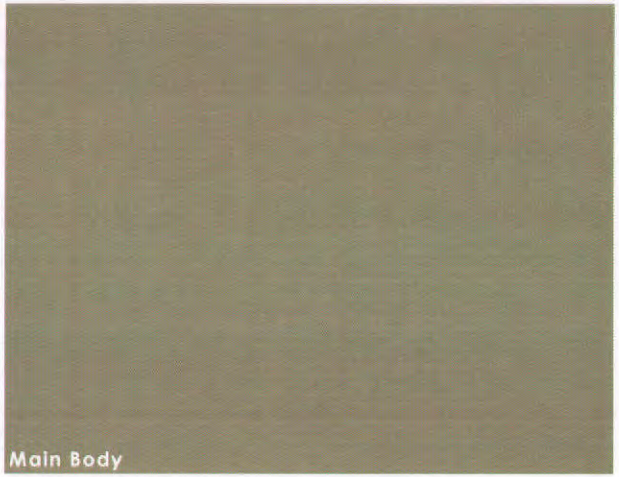
PHASE 1 + PHASE 2 | SCHEMATIC ELEVATIONS & SECTION

Winn Communities
Sierra Capital & Investment

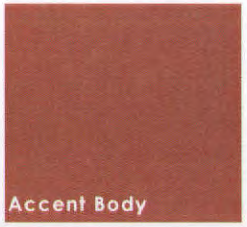
EL DORADO HILLS MEMORY CARE
City of El Dorado Hills, California

5005 GRANITE LAKE DRIVE, SUITE 140 | GRANITE BAY, CALIFORNIA 95746 | P. 916.783.3700 | WWW.JDARCH.COM

JDA

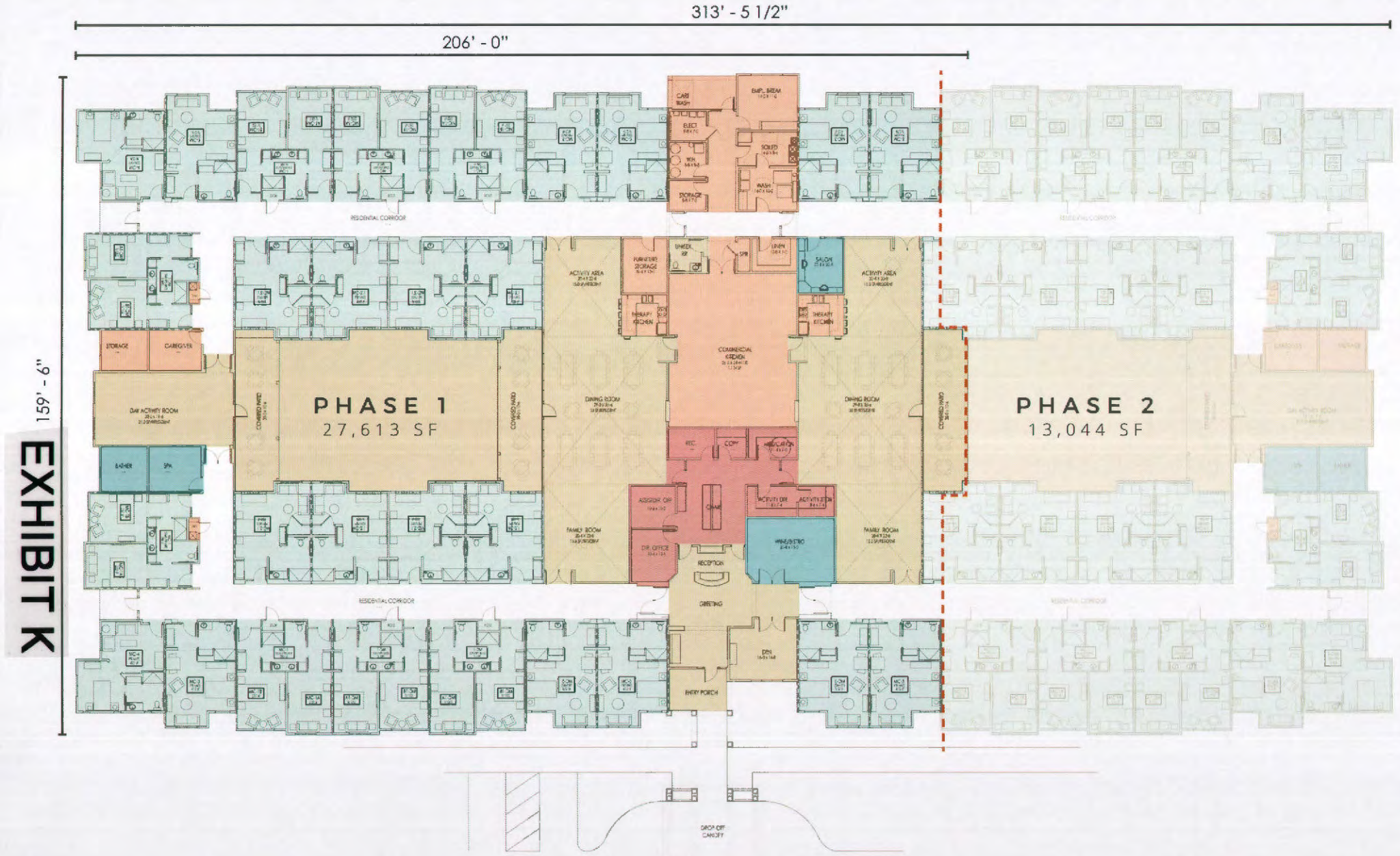


Roofing: Certainteed
Paint: Sherwin-Williams
Masonry: Eldorado Stone
Siding: James Hardie



LEGEND			
Roofing	Max Def Weathered Wood	Landmark Pro	Composition Shingle
Main Body	Sage Green Light	SW 2851	Horizontal Lap Siding
Accent Body	Red Barn	SW 7591	Board & Batten
Trim 1	Analytical Gray	SW 7051	Door & Window
Trim 2	Fairfax Brown	SW 2856	Fascias, Barge Rafter, Wood Brackets
Stone	Saratoga	Rustic Ledge	Masonry

Color & Materials



BUILDING FLOOR PLAN

Winn Communities
Sierra Capital & Investment

EL DORADO HILLS MEMORY CARE

City of El Dorado Hills, California

JDA JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS
5005 GRANITE LAKE DRIVE, SUITE 140 | GRANITE BAY, CALIFORNIA 95746 | P. 916.783.3706 | WWW.JDAARCH.COM

1

EXHIBIT L

MONUMENT SIGN | RENDERING

FRONTIER MANAGEMENT
Sierra Capital & Investment

THE PAVILIONS AT EL DORADO HILLS MC
El Dorado Hills, California

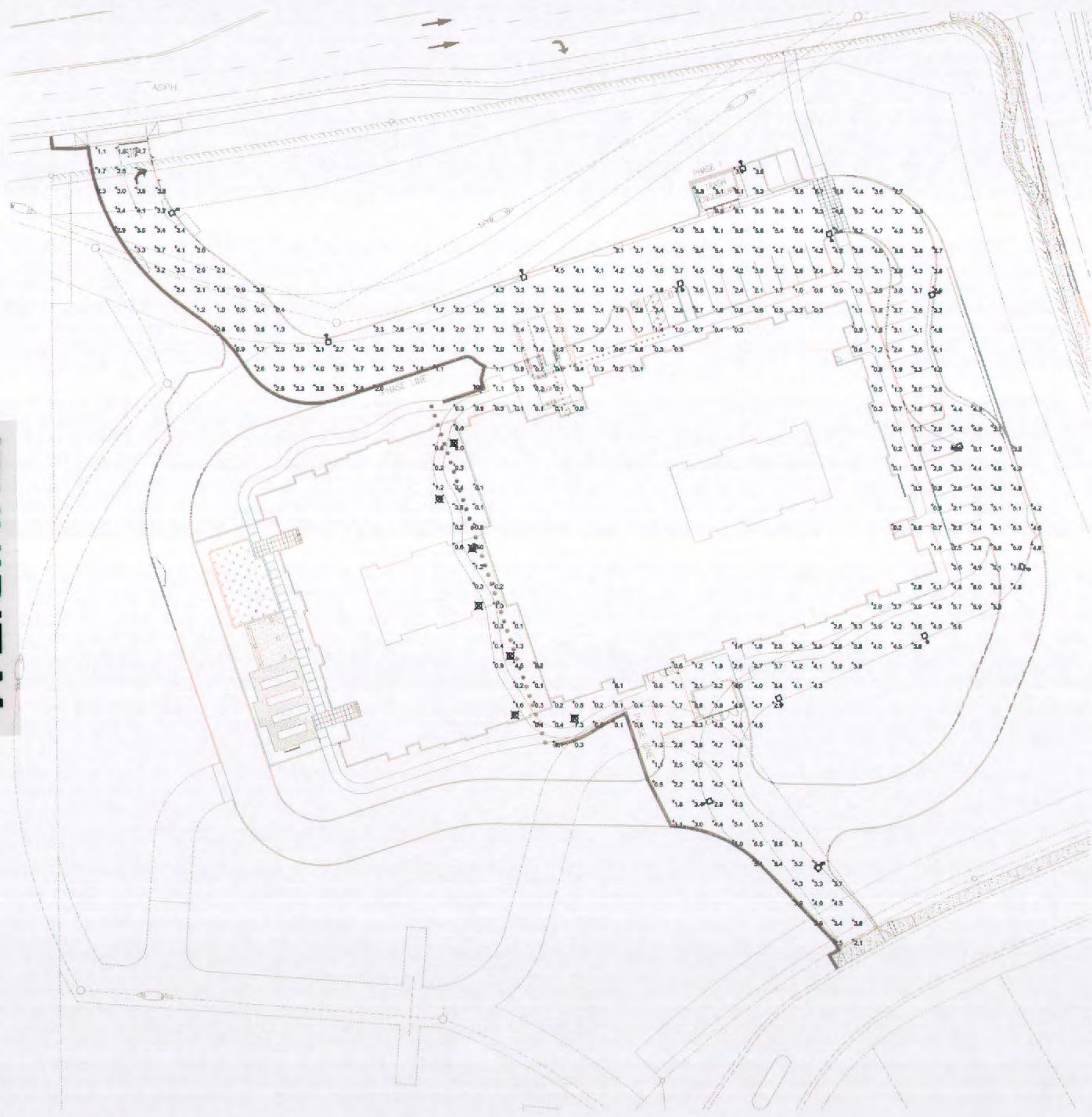
JD+A PROJECT NUMBER: 14109 | DATE: 03.28.2016 | © JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

JDA JEFFREY DEMURE + ASSOCIATES ARCHITECTS · PLANNERS

5905 GRANITE LAKE DRIVE, SUITE 140 | GRANITE BAY, CALIFORNIA 95746 | P. 916.783.3700 | WWW.JDAARCH.COM

1

EXHIBIT M



(1) Electrical Photometric Site Plan
1" = 20'-0"

152082_E1_04 (Site Photometric Plan).dwg 04/28/16 2:33:03pm ryan n

Luminaire Schedule

Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
[illegible]	AA	13	[illegible]	[illegible] LED LUMINAIRE LEDS WITH OPTICS		1	[illegible]	[illegible]	[illegible]
[illegible]	BB	[illegible]	[illegible]	[illegible]	LED, LUMINAIRE OUTPUT = [illegible] LMS.	1	[illegible]	[illegible]	[illegible]

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Site Calculation	+	2.8 fc	8.0 fc	0.0 fc	N/A	N/A	[illegible]

ARIETA™13

LED Area Luminaire

LEOTEK
LITE-ON GROUP

Elegant Silhouette.
High Performance.
Rightsized.

ARCHITECTURAL

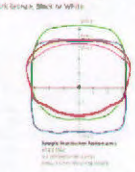
[illegible]

TECHNOLOGY LEADING

[illegible]

Optical Design
- 95% Lumen Output at 100,000 hours
- [illegible]
- [illegible]
- [illegible]

Control Features
- Motion Sensor
- Programmable Power Supply
- [illegible] Dimming Receptacle



UNRIVALED VALUE

[illegible]

(2) Fixture "AA"
NTS

(3) Fixture "BB"
NTS

LP Consulting Engineers, Inc.
1683 Eureka Rd.
Roseville, CA 95661
p 916-771-0778 · f 916-783-9446
www.lpengineers.com
Job #: 15-2062

PETER KWAN
E-10411
ELECTRICAL
REN. 9-30-16
STATE OF CALIFORNIA

Green Valley - Memory Care
El Dorado Hills, CA 95610

SIERRA CAPITAL INVESTMENTS
7723 NORTH FIRST STREET, SUITE 101
FRESNO, CA 93720

JD+A Job Number: 14109

Sheet Revisions

DATE	COMMENT

06/16/2015 Initial Submittal

Sheet Description:
ELECTRICAL SITE PHOTOMETRIC PLAN

Sheet Number:
E1.04

EXHIBIT N

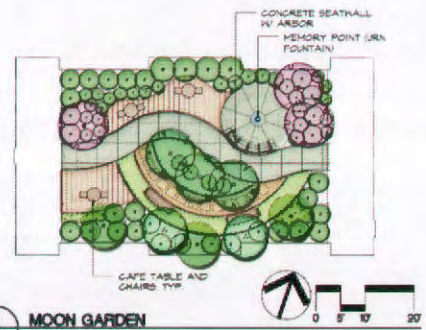
LEGEND

- PROPERTY LINE
- SHRUB MASS
- GROUNDCOVER / ORNAMENTAL GRASS MASSING
- EXISTING TREE CANOPY TO REMAIN
- VINE
- CONCRETE PAVEMENT, TYPE 2
- INTERLOCKING PAVERS
- DECOMPOSED GRANITE PAVEMENT
- NON-IRRIGATED HYDROSEED
- EXISTING NON-IRRIGATED LAND TO REMAIN

REPLACEMENT OAK TREE LIST

ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	DIAMETER	CANOPY	QUANTITY	SUBTOTAL CANOPY
QUE DOU	QUERCUS DOUGLASII	BLUE OAK	24" BOX	AS SHOWN	40'	1256 SF	6	7536 SF
QUE LOB	QUERCUS LOBATA	VALLEY OAK	24" BOX	AS SHOWN	50'	1965 SF	5	5,884 SF
QUE WIS	QUERCUS WISLENZII	INTERIOR LIVE OAK	24" BOX	AS SHOWN	50'	1965 SF	4	17,867 SF

TOTAL CANOPY PROVIDED: 0.72 ACRE (31,192 SF)
TOTAL CANOPY REQUIRED: 0.70 ACRE(30,672 SF)
DIFFERENCE: 0.02 ACRE



1/L1 **MOON GARDEN**
ENLARGEMENT PLAN

TREE LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY
	ARBUTUS UNEDO 'COMPACTA'	STRAWBERRY TREE	15 GALLON	AS SHOWN	2
	CALOCEDRUS DECURRENS	INCENSE CEDAR	24" BOX	AS SHOWN	6
	CERCIS CANADENSIS	EASTERN REDBUD	15 GALLON	AS SHOWN	5
	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GALLON	AS SHOWN	5
	CHILOPSIS LINEARIS 'HOPE'	DESERT WILLOW	15 GALLON	AS SHOWN	5
	CHIONANTHUS RETUSUS	FRINGE TREE	15 GALLON	AS SHOWN	5
	CHITALPA TASHKENTENSIS	PINK DAWN	24" BOX	AS SHOWN	9
	QUERCUS WISLIZENI	INTERIOR LIVE OAK	24" BOX	AS SHOWN	4
	QUERCUS DOUGLASII	BLUE OAK	24" BOX	AS SHOWN	6
	QUERCUS LOBATA	VALLEY OAK	24" BOX	AS SHOWN	5
	QUERCUS PALUSTRIS	PIN OAK	24" BOX	AS SHOWN	4

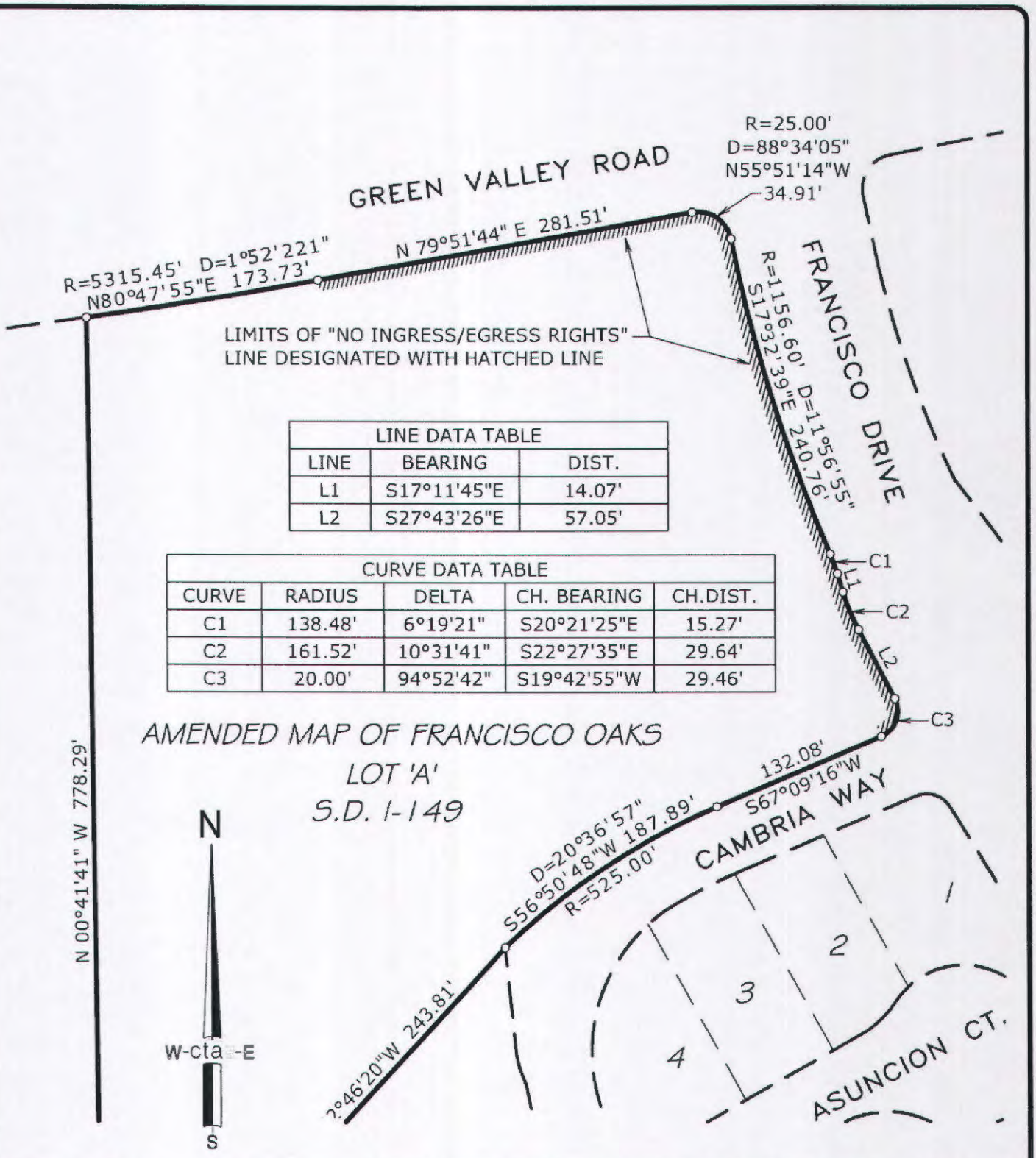
Callander Associates
Landscape Architecture

Revisions
11/25/15 Phased Plan
4/14/16 Driveway

PRELIMINARY LANDSCAPE PLAN
EL DORADO HILLS MEMORY CARE
El Dorado Hills, CA

Date	4/14/16
Scale	AS SHOWN
Drawn By	LC
Checked	MM
Project No.	15.006

Sheet No. 1 of 1



LINE DATA TABLE		
LINE	BEARING	DIST.
L1	S17°11'45"E	14.07'
L2	S27°43'26"E	57.05'

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH.DIST.
C1	138.48'	6°19'21"	S20°21'25"E	15.27'
C2	161.52'	10°31'41"	S22°27'35"E	29.64'
C3	20.00'	94°52'42"	S19°42'55"W	29.46'

LICENSED LAND SURVEYOR
KEVIN A HEENEY
NO.5914
Exp.12-31-2016
STATE of CALIFORNIA
DATE: 11/09/2015

EXHIBIT 'A'
PLAT TO ACCOMPANY
CERTIFICATE OF CORRECTION

OWNER:
FAMILY REAL PROPERTY, LP

cta Engineering & Surveying

DATE: 11/09/2015 | DRAWN BY: KAH | SHEET 1 OF 1
SCALE: 1"=100 | JOB NO. 15-002-001

AMENDED PLAT OF
FRANCISCO OAKS, S.D. I-149

A PORTION OF THE E1/2 OF SECTION 22, TOWNSHIP 10 NORTH, RANGE 8 EAST, M.D.M.
COUNTY OF EL DORADO STATE OF CALIFORNIA

EXHIBIT O