NEGATIVE DECLARATION

FILE: P09-0004-R

PROJECT NAME: Raney Parcel Map Revision

NAME OF APPLICANT: Daniel T. Raney

ASSESSOR'S PARCEL NO.: 016-300-38 **SECTION:** 20 **T:** 14N **R:** 17E

LOCATION: On the east side of State Highway 89, approximately 500 feet east of the intersection with State Highway 89 in the Meeks Bay area of Lake Tahoe.

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

☐ **REZONING:** **FROM:** **TO:**

☒ **TENTATIVE PARCEL MAP** ☐ **SUBDIVISION** **TO SPLIT** 4.75 ACRES INTO 2 LOTS
SUBDIVISION (NAME): Raney Parcel Map Revision

☐ **SPECIAL USE PERMIT TO ALLOW:**

☐ **OTHER:**

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

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

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

☐ **OTHER:**

In accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), State Guidelines, and El Dorado County Guidelines for the Implementation of CEQA, the County Environmental Agent analyzed the project and determined that the project will not have a significant impact on the environment. Based on this finding, the Planning Department hereby prepares this NEGATIVE DECLARATION. A period of thirty (30) days from the date of filing this negative declaration/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 Negative Declaration was adopted by the Zoning Administrator on September 21, 2016.

_____

Executive Secretary

Exhibit L

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

INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM

Project Title: P09-0004-R/Raney Parcel Map Revision

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

Contact Person: Rob Peters, Associate Planner | **Phone Number:** (530) 621-5355

Owner's Name and Address: Michael E. Raney, 2747 Paradise Rd., Las Vegas, NV 89109

Applicant's Name and Address: Daniel T. Raney, P.O. Box 1460, Moline, IL 61266

Project Engineer's Name and Address: Auerbach Engineering Corp., 645 West Lake Tahoe Blvd., Tahoe City, CA 96145

Project Location: On the southeast side of State Route (SR) 89, approximately 200 feet northeast of the intersection of Glenridge Parkway and SR 89 in the Meeks Bay area of Lake Tahoe.

Assessor's Parcel Number: 016-300-38 **Acres:** 4.75 acres

Sections: 20 **Township:** 14N **Range:** 17E

General Plan Designation: Adopted Plan (AP) - Tahoe Regional Plan, Plan Area Statement 151 (Glenridge)

Zoning: Single-unit Residential – Tahoe Basin (R1-T)

Description of Project: Revision to a previously approved four lot tentative parcel map resulting in creation of two residential lots, with existing residences and accessory structures, of approximately 2.65 LO/2.40 HI acres and 2.78 LO/2.34 HI acres (LO = Low Water Line, HI = High Water Line) from the 4.75 acre project site. Access to the proposed lots would be provided by a relocated encroachment onto SR 89, expansion of the existing off-site on-site portions of the existing roadway on Lot A to meet Standard Plan 101C, a hammer-head turnaround on Lot A, a 12-foot roadway with 1-foot shoulders serving proposed Lot B, and a residential driveway on proposed Lot B serving the existing residential uses. The project would require three design waivers to the County Design Improvements Standards Manual (DISM), including: a) modification of Standard Plan 101C allowing construction of the roadway within the proposed 50-foot Right-of-Way (ROW) not centered along the proposed centerline; b) modification of Standard Plan 101C allowing construction of the roadway with a 12-foot paved roadway with one-foot shoulders for access to proposed Lot B; and c) modification of Standard Plan 101C allowing reduction in ROW easement width from 50 feet to 25 feet to accommodate the reduction in roadway width on eastern portion of Lot A to the Lot B lot line. The access improvements will result in the removal of approximately 15 pine, fir and cedar trees.

Surrounding Land Uses and Setting:

	Zoning	General Plan	Land Use/Improvements
Site	R1-T	AP (PAS 151, Glenridge)	Residential/Residential Dwellings and Accessory Structures
North	FR-160	AP (PAS 153 – Sugar Pine Point)	Recreational/Sugar Pine Point State Park
South	N/A	N/A	Lake Tahoe
East	FR-160-T and N/A	AP (PAS 153– Sugar Pine Point) and N/A	Recreational/Sugar Pine Point State Park and Lake Tahoe
West	R1-T	AP (PAS 151, Glenridge)	Residential/Residential Dwelling

Briefly describe the environmental setting: The project site consists of 4.75 acres and is located on the western shore of Lake Tahoe at Meeks Bay at an elevation of approximately 6,240 feet above mean sea level (Exhibit X). It extends from the lakeshore upslope and westward to SR 89. The parcel varies from gently sloping to moderately steep, with an overstory of Ponderosa Pine, White Fir, and Cedar, and an understory of shrubs and seasonal grasses. Existing site improvements include four cabins, a boat house with tracked access to the lake, a paved access road, a paved tennis court, and other associated residential improvements. One of the cabins was built in approximately 1934 while the remaining cabins were built within the past 30 to 40 years. Much of the site has been previously disturbed by construction of the cabins, boathouse, tennis court, grading and paving of the main access road, and installation of an underground sewer line. The project site is served by a private water system with an intake line in Lake Tahoe and public sewer service provided by Tahoe City Public Utility District. The site is bordered by single-unit residential land uses to the west, Sugar Pine Point State Park to the north and east, the Glenridge pump station to the east, and Lake Tahoe to the south.

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

1. North Tahoe and Meeks Bay Fire Department
2. Community Development Agency – Transportation Division
3. El Dorado County Air Quality Management District
4. Community Development Agency – Development Services Division
5. Community Development Agency – Environmental Management Division
6. El Dorado County Surveyor's Office
6. Central Valley Regional Water Quality Control Board
7. Tahoe Regional Planning Agency (TRPA)
8. California Department of Transportation (Caltrans)
9. Tahoe City Public Utilities District

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

	Aesthetics		Agriculture and Forestry Resources		Air Quality
	Biological Resources		Cultural Resources		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: 8-11-16

Printed Name: Rob Peters, Associate Planner For: El Dorado County

Signature: _____ Date: 08/10/16

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 project would allow revision to a previously approved four lot tentative parcel map resulting in creation of two residential lots, with existing residences and accessory structures, of approximately 2.65 LO/2.40 HI acres and 2.78 LO/2.34 HI acres (LO = Low Water Line, HI = High Water Line) from the 4.75 acre project site.

Project Description

Revision to a previously approved four lot tentative parcel map resulting in creation of two residential lots, with existing residences and accessory structures, of approximately 2.65 LO/2.40 HI acres and 2.78 LO/2.34 HI acres (LO = Low Water Line, HI = High Water Line) from the 4.75 acre project site. The project site would continue to be served by a private water system with in intake line in Lake Tahoe and public sewer service would be provided by Tahoe City Public Utility District. Access and utility easements are provided for the Glenridge pump station on the neighboring parcel to the east. Access to the proposed lots would be provided by a relocated encroachment onto SR 89, expansion of the existing off-site and portions of the existing on-site roadway on Lot A to meet Standard Plan 101C, a hammer-head turnaround on Lot A, a 12-foot roadway with 1-foot shoulders serving proposed Lot B, and residential driveway on proposed Lot B serving the existing residential uses. The project would require three design waivers to the DISM, including: a) modification of Standard Plan 101C allowing construction of the roadway within the proposed 50-foot ROW not centered along the proposed centerline; b) modification of Standard Plan 101C allowing construction of the roadway with a 12-foot paved roadway with one-foot shoulders for access to proposed Lot B; and c) modification of Standard Plan 101C allowing reduction in ROW easement width from 50 feet to 25 feet to accommodate the reduction in roadway width on eastern portion of Lot A to the Lot B lot line. The access improvements will result in the removal of approximately 15 pine, fir and cedar trees.

Project Location and Surrounding Land Uses

The project site is located on the southeast side of SR 89, approximately 200 feet northeast of the intersection of Glenridge Parkway and SR 89 in the Meeks Bay area of Lake Tahoe. The surrounding land uses are single-unit residential and the Sugar Pine Point State Park is located to the east of the project site.

Project Characteristics

1. Transportation/Circulation/Parking

Proposed access to the project lots would be provide by a relocated encroachment onto SR 89, expansion of the existing off-site and portions of the existing on-site roadway on Lot A to meet Standard Plan 101C, a hammer-head turnaround on Lot A, and 12-foot driveway with 1-foot shoulders serving proposed lot 2. This activity would require an encroachment permit from Caltrans.

2. Utilities and Infrastructure

The project site would continue to be served by a private water system with in intake line in Lake Tahoe and public sewer service would be provided by Tahoe City Public Utility District. Any future residential development, including second dwelling units, would be required to provide a safe and reliable water source at the time of building permit application.

3. Construction Considerations

No residential development would result from the proposed parcel map. Both project lots are previously developed with residential uses. Construction would occur to perform the off-site and on-site access improvements. Any

future construction activities would be completed in conformance with the County of El Dorado development regulations, and subject to all applicable permits.

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

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

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

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

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

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

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

9. The explanation of each issue should identify:

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

ENVIRONMENTAL IMPACTS

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

Regulatory Setting:

Federal Laws, Regulations, and Policies

TRPA Lake Tahoe Basin Regional Plan

The Lake Tahoe Basin Regional Plan (Regional Plan), developed by TRPA, establishes environmental threshold carrying capacities while providing opportunities for orderly growth and development. TRPA has established thresholds associated with scenic resources. Thresholds are established for roadways, Lake Tahoe shoreline, bike paths, outdoor recreation areas, and community design. The Scenic Quality Improvement Program (SQIP) has been developed as a part of the Regional Plan to provide a program for implementing physical improvements to the built environment in the basin in order to assist in the attainment of scenic quality thresholds. The program specifically addresses scenic resources for the 23 roadway and 4 shoreline landscape units that do not meet scenic quality thresholds. This includes roadway units 1 (Tahoe Valley), 7 (Meeks Bay), 32 (Casino Area), 33 (The Strip), 35 (Al Tahoe), 36A (Airport Area) 36C (Meyers), and 45 (Pioneer Trail North) that are within the Planning Area. It also includes one Shoreline Unit, Unit 9 (Rubicon Bay). TRPA has also adopted development and design standards to ensure that development is designed and constructed consistent with the provisions of the Regional Plan regarding scenic resources. This includes standards for height, tree removal, site design, building design, landscaping, exterior lighting, signage, scenic quality, scenic highways, soil and vegetation protection, and scenic quality review for shoreland areas.

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. Highway 89 is an officially designated state scenic corridor 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 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,b. **Scenic Vista and Scenic Resource:** All of State Route (SR) 89 in El Dorado County is considered a State Scenic Highway and the portions of SR 89 in the project area are listed in Table 5.3-1 of the El Dorado County General Plan EIR as an important public scenic viewpoint. The scenic vistas are the views of the lake. The project site is on the southeast side of SR 89, bordering the lake. The project would create two lots containing existing residential dwellings and accessory structures. Access improvements to existing access roads are required to accommodate the project. The project has been designed to minimize the project impacts to existing slopes, trees, and other vegetation through use of a design waivers to the DISM to allow modification of Standard Plan 101C allowing construction of the roadway within the proposed 50-foot ROW not centered along the proposed centerline and reduction of the onsite roadway widths. No new residential construction is proposed as a result of the proposed tentative parcel map. The design of the project would minimize impacts to the views of the lake from SR 89. The project will also require approval from TRPA and will be reviewed against TRPA development and design regulations regarding scenic highway. Impacts would be less than significant.

c. **Visual Character:** The tentative parcel map would result in two lots that contain existing residential and accessory uses. Access improvements to existing access roads are required to accommodate the project, but have been designed to minimize the project impacts to existing slopes, trees, and other vegetation. No new residential construction is proposed as a result of the proposed tentative parcel map. The proposed project would not degrade the visual character or quality of the site and its surroundings. The property would

continue to provide the natural visual character and quality that currently exist by keeping the scenic areas of the property intact. Impacts would be less than significant.

d. **Light and Glare:** The proposed project does not include development of any new light sources that would create substantial light or glare affecting day or nighttime views in the area. However, the project could allow for secondary dwelling units, with coverage approval from TRPA, to be developed in the future, which could produce minimal new light and glare. All future development would be required to comply with requirements of Section 130.34 (Outdoor Lighting) of the El Dorado County Code of Ordinances and the Community Design Standards – Outdoor Lighting Standards, including the shielding of lights to avoid potential glare. Impacts would be less than significant.

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

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

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

Regulatory Setting:

Federal Laws, Regulations, and Policies

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

State Laws, Regulations, and Policies

Farmland Mapping and Monitoring Program

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

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

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

Unique Farmland: Farmland of lesser quality soils used for the production of the state's leading agricultural crops. These lands are usually irrigated but might include non-irrigated orchards or vineyards, as found in some climatic zones. Unique Farmland must have been cropped at some time during the 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. **Farmland Mapping and Monitoring Program:** The project site is not zoned for agricultural use or located within an Agricultural District. The project also does not include a change to the current use from agriculture or convert farmland to another land use. There would be no impact.

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

c-d. **Loss of Forest land or Conversion of Forest land:** The site is not designated as Timberland Preserve Zone (TPZ) or other forestland according to the General Plan and Zoning Ordinance. The project would not result in a change to the existing residential use of the site. There would be no impact.

e. **Conversion of Prime Farmland or Forest Land:** The project is not within an agricultural district or located on forest land. The project would not convert farmland or forest land to non-agriculture use. There would be 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.

a. **Air Quality Plan:** El Dorado County has adopted the Rules and Regulations of the El Dorado County Air Quality Management District (2000) establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NOx, and O3). The EDC/State Clean Air Act Plan has set a schedule for implementing and funding transportation contract measures to limit mobile source emissions. The project would not conflict with or obstruct implementation of either plan. Roadway improvements to existing access roads will require an encroachment permit and grading permit and will undergo review to determine if any further actions or approvals are needed, including any measures for sediment control. Any activities associated with future plans for grading and construction would require a Fugitive Dust Mitigation Plan (FDMP) for grading and construction activities. 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 to a less than significant level. Therefore, the potential impacts of the project would be anticipated to be less than significant.

b-c. **Air Quality Standards and Cumulative Impacts:** Minor roadway improvements to existing access roads are proposed as part of the project. Although this would contribute air pollutants due to construction, these impacts would be minimal. Existing regulations implemented at issuance of building and grading permits would ensure that any construction related PM10 dust emissions would be reduced to acceptable levels. The El Dorado County AQMD reviewed the application materials for this project and determined that by implementing typical conditions including Rule 215 (Architectural Coating) and 501 and 523 (New Paint Source), which are included in the list of recommended conditions, 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. With full review for consistency with General Plan Policies, impacts would be anticipated to be less than significant.

d. **Sensitive Receptors:** The CEQA Guidelines (14 CCR 15000) identify sensitive receptors as facilities that house or attract children, the elderly, people with illnesses, or others that are especially sensitive to the effects of air pollutants. Hospitals, schools, and convalescent hospitals are examples of sensitive receptors. No sources of substantial pollutant concentrations would be emitted by the existing single-unit residences, or during construction or following construction of improvements to the exiting access roads. There would be no impact.

e. **Objectionable Odors:** Table 3-1 of the Guide to Air Quality Assessment (AQMD, 2002) does not list the proposed use of the parcels as a use known to create objectionable odors. The requested Parcel Map would not generate or produce objectionable odors as it would create residential lots with existing single-unit residential and associated accessory uses. There would be no impact.

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

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

Regulatory Setting:

Federal Laws, Regulations, and Policies

Endangered Species Act

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

Section 9 of the ESA and its implementing regulations prohibit the "take" of any fish or wildlife species listed under the ESA as endangered or threatened, unless otherwise authorized by federal regulations. The ESA defines the term

"take" to mean "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct" (16 USC Section 1532). Section 7 of the ESA (16 USC Section 1531 *et seq.*) outlines the procedures for federal interagency cooperation to conserve federally listed species and designated critical habitats. Section 10(a)(1)(B) of the ESA provides a process by which nonfederal entities may obtain an incidental take permit from USFWS or NMFS for otherwise lawful activities that incidentally may result in "take" of endangered or threatened species, subject to specific conditions. 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. CALFIRE works under the direction of the Board of Forestry and is the lead government agency responsible for approving logging plans and for enforcing the FPRs. A Timber Harvest Plan (THP) must be prepared by a Registered Professional Forester (RPF) for timber harvest on virtually all non-federal land. The FPA also established the requirement that all non-federal forests cut in the State be regenerated with at least three hundred stems per acre on high site lands, and one hundred fifty trees per acre on low site lands.

Local Laws, Regulations, and Policies

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

- Increased minimum parcel size;
- Higher canopy-retention standards and/or different mitigation standards/thresholds for oak woodlands;
- Lower thresholds for grading permits;
- Higher wetlands/riparian retention standards and/or more stringent mitigation requirements for wetland/riparian habitat loss;

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

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

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

a. **Special Status Species:** Review of the County Geographic Information System (GIS) soil data demonstrates the project site would not be located on lands shown to contain Serpentine Rock or Gabbro soils that contain certain rare plants. Further, the project site is not located within a Rare Plant Mitigation area. Review of the California Natural Diversity Database (CNDDB) Biogeographic Information and Observation System (BIOS) identified one sensitive animal, *Pekania Pennati* (Fisher), and two sensitive plant species, *Phacelia stabbinsii* (Stebinns' phacelia) and *Rorippa subumbellata* (Tahoe yellow cress), in close proximity to the project. These species were identified on CNDDB by non-specific polygons, which are more general and often indicate that the data submitter provided a vague map, or indicated that the species was found along topographic features such as a ridge or road. The project will result in minimal grading impacts from expansion of the existing access road and construction of the proposed driveway. Both of the resulting project lots have been heavily disturbed and contain existing residential development and associated residential improvements. No additional residential development is proposed as a result of this project. The project is not located within a sensitive natural community of the county, state, or federal agency, including but not limited to an Ecological Preserve or U.S. Fish and Wildlife Service (USFWS) Recovery Plan boundaries. Due to the limited extent of project grading and the previously disturbed site with existing residential development, the project impacts to special status species would be less than significant.

b-c. **Riparian Habitat and Wetlands:** The project site fronts Lake Tahoe to the south and east. However, no development is proposed to occur near or adjacent to the Lake Tahoe. Access to the site would be provided by an improved on-and off-site roadway and on-site driveway from SR 89 in the northern most portion of the site and would not result in impacts to the lake. No additional residential development would occur as a result of the project. Impacts would be less than significant.

d. **Migration Corridors:** Review of the Department of Fish and Wildlife Migratory Deer Herd Maps and General Plan DEIR Exhibit 5.12-7 indicates that there are no mapped critical deer migration corridors on the project site. Both of the resultant lots are currently developed with single-unit residential uses and accessory structures. No additional residential development would result from the project. Fencing or other barriers are not proposed as part of this project, but could result in the future as the individual lot is split into two lots. Impacts would be less than significant.

e. **Local Policies:** Local protection of biological resources includes the IBC overlay, oak woodland preservation, rare plants and special-status species, and wetland preservation with the goal to preserve and protect sensitive natural resources within the County. Construction of the proposed project accesses would not require the removal of oak woodland, would not impact rare plants, special-status species, wetlands, or

other sensitive natural resources. The project would include the removal of approximately 15 pine, fire, and cedar trees. Impacts would be less than significant.

f. **Adopted Plans**: No impacts to protected species, habitat, wetlands, or oak trees were identified for this project. 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 this Biological Resources category, the thresholds of significance have not been exceeded and impacts resulting from the project would be anticipated to be less than significant.

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

Regulatory Setting:

Federal Laws, Regulations, and Policies

The National Register of Historic Places

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

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

State Laws, Regulations, and Policies

California Register of Historical Resources

Public Resources Code Section 5024.1 establishes the 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 or Archeological Resources.** The Archeological Survey prepared for the project dated May 6, 2009, incorporated the record search from the California Historic Resources System (CHRIS) North Central Information Center (NCIC), and included a pedestrian survey. One structure on the property was constructed in approximately 1934; however, the California State Historic Preservation Officer has concluded that the structure does not qualify as a historical resource, due to the lack of integrity to the period construction. The survey concludes that given the extent of previous disturbances on the parcel, the non-destructive nature of the project, and the low to moderate archaeological sensitivity of the location, that no additional cultural resource study was recommended. During any future development of the property, a standard condition of approval would stop work activities in the event any archaeological or historic artifacts are found. Therefore, impacts are less than significant.

d. **Human Remains.** During construction, there is some likelihood of human remain discovery. Standard conditions of approval to address accidental discovery of human remains would apply during any grading activities. Impacts will 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

VI. GEOLOGY AND SOILS. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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) On June 10, 2016, the California Department of Conservation Division of Mines and Geology released Official Maps of Earthquake Fault Zones that included Alquist-Priolo fault zones in the Emerald Bay and Echo Lake Areas of Lake Tahoe (DOC, 2016a). The project is located in the Meeks Bay area of Lake Tahoe, which is not within either of the fault zone areas. Impacts would be less than significant.

ii) The potential for strong seismic ground shaking in the project area would be considered low 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-related ground failure, including liquefaction. There are no or liquefaction zones located within the project area (DOC, 2016b). As stated in Section i) above, there are two Alquist-Priolo fault zones identified in the Lake Tahoe area. However, the project site is not located within either of those fault zones areas. Impacts would be less than significant.

iv) The project site is not located within an area subject to landslides as shown on the California Geological Survey Landslide Inventory and Mapping Program (DOC, 2016c). 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:** For development proposals, all grading activities onsite would comply with the El Dorado County Grading, Erosion and Sediment Control Ordinance including the implementation of pre- and post-construction Best Management Practices (BMPs). Implemented BMPs are required to be consistent with the County's California Stormwater Pollution Prevention Plan (SWPPP) issued by the State Water Resources Control Board to eliminate run-off and erosion and sediment controls. Any grading activities exceeding 250 cubic yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the County of El Dorado Grading, Erosion, and Sediment Control Ordinance. Road improvements will require a grading permit from the Transportation Division and the relocation of the encroachment onto SR 89 will require an encroachment permit from Caltrans. Any future construction would require similar review for compliance with the County SWPPP. Therefore, impacts would be less than significant.

c. **Geologic Hazards:** On June 10, 2016, the California Department of Conservation Division of Mines and Geology released Official Maps of Earthquake Fault Zones that included Alquist-Priolo fault zones in the Emerald Bay and Echo Lake Areas of Lake Tahoe (DOC, 2016a). The project is located in the Meeks Bay area of Lake Tahoe, which is not within to either of the fault zone areas. 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 (DOC 2016b), and the project is not located within the California Landslide Inventory (DOC 2016c). Therefore, the project site is not considered to 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. All grading activities would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Impacts would be less than significant.

d. **Expansive Soils:** Expansive soils are those that greatly increase in volume when they absorb water and shrink when they dry out. When buildings are placed on expansive soils, foundations may rise each wet season and fall each dry season. This movement may result in cracking foundations, distortion of

structures, and warping of doors and windows. The 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. Any development would be required to comply with the El Dorado County Grading, Erosion and Sediment Control Ordinance and the development plans for any homes or other structures would be required to implement the Seismic construction standards. Impacts would be less than significant.

e. **Septic Capability:** Both of the lots resulting from the tentative parcel map will continue to be served by the Tahoe City Public Utility District through public sewer service. The District has recommended inclusion of conditions of approval for the project that would ensure that all of the residential dwellings would have their own individual sewer services and associated easements are secured. There would be no impacts.

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 Hydrofluorocarbons, Perfluorocarbons, and Sulfur Hexafluoride. While these compounds have significantly higher global warming potentials (ranging in the thousands), all three typically are not a concern in land-use development projects and are usually only used in specific industrial processes.

GHG Sources

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

Regulatory Setting:

Federal Laws, Regulations, and Policies

At the federal level, USEPA has developed regulations to reduce GHG emissions from motor vehicles and has developed permitting requirements for large stationary emitters of 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

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

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

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

These thresholds are summarized below:

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

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

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

a. The proposed project is a subdivision of an existing residential lot into two single-unit residential lots with existing residential dwellings and accessory structures. The subdivision will necessitate road improvements to existing access roads, but no future residential development is anticipated as a result of the project. Future construction would be required to incorporate modern construction and design features that reduce energy consumption to the extent feasible. Implementation of these features would help reduce potential GHG emissions resulting from the development. According to the SLOAPCD Screening Table, the applicable screening level is Single family housing (rural). The proposed project is a subdivision to create two single-family parcels. Based on this equivalency, the GHG emissions from this project are estimated at less than 1,150 metric tons/year, thus, no further analysis for GHG emissions impact is required. Therefore, the proposed project would have a negligible contribution towards statewide GHG inventories and would have a less than significant impact.

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

FINDING: 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

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 defined by law, a UST is "any one or combination of tanks, including pipes connected thereto, that is used for the storage of hazardous substances and that is substantially or totally beneath the surface of the ground." In cooperation with USEPA, SWRCB oversees the UST Program. The intent is to protect public health and safety and the environment from releases of petroleum and other hazardous substances from tanks. The four primary program elements include leak prevention (implemented by Certified Unified Program Agencies [CUPAs], described in more detail below), cleanup of leaking tanks, enforcement of UST requirements, and tank integrity testing.

Spill Prevention, Control, and Countermeasure Rule

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

Occupational Safety and Health Administration

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

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

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

California Highway Patrol

CHP, along with Caltrans, enforce and monitor hazardous materials and waste transportation laws and regulations in California. These agencies determine container types used and license hazardous waste haulers for hazardous waste

transportation on public roads. All motor carriers and drivers involved in transportation of hazardous materials must apply for and obtain a hazardous materials transportation license from CHP.

Local Laws, Regulations, and Policies

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

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

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

a-b. **Hazardous Materials:** The project would not involve the routine transportation, use, or disposal of hazardous materials such as construction materials, paints, fuels, landscaping materials, and household cleaning supplies. The site contains existing residential dwellings that produce small amounts of household cleaners or other hazardous materials on a small scale. The impact would be less than significant.

c. **Hazardous Materials near Schools:** The project is not located near a school. There would be no impact.

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

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

g. **Emergency Plan:** The project was reviewed by the Meeks Bay Fire Protection District (Fire District), the El Dorado County Transportation Division (TD), and California Department of Forestry and Fire Protection (CALFIRE) for circulation. The proposed project would not impair implementation of any emergency response plan or emergency evacuation plan. The proposed access improvements have been reviewed by all of these agencies and recommended conditions have been incorporated into the project description and conditions of approval. Required project improvements will be built to the satisfaction of the Transportation Division, Fire District and CALFIRE. Impacts would be less than significant.

h. **Wildfire Hazards:** The project site is in an area of very high fire hazard for wildland fire pursuant to Figure 5.8-4 of the 2004 General Plan Draft EIR. The El Dorado County General Plan Safety Element precludes development in areas of high wildland fire hazard unless such development can be adequately protected from wildland fire hazards as demonstrated in a Fire Safe Plan prepared by a Registered Professional Forester (RPF) and approved by the local fire Protection District and/or CALFIRE. CALFIRE provided comments and recommended conditions of approval, which have been incorporated into the permit approvals, including a requirement for a fire safe management plan, acceptable to the Fire District and CALFIRE, prior to filing the parcel map. Implementation of the Fire District and CALFIRE standards would reduce the impacts of wildland fire to a less than significant level.

FINDING: The proposed project would not expose the area to hazards relating to the use, storage, transport, or disposal of hazardous materials, or to hazards related to proximity to aircraft and airstrips, conflicts with emergency plans, and exposure to wildfire hazards. 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	
a. 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:** No waste discharge will occur as part of this project. Road improvement activities will require grading and encroachment permits and will undergo review to determine if any further actions or approvals are needed, including any measures for soil and sediment control in compliance with the County SWPPP. Erosion control would be required as part of any future building or grading permit. Stormwater runoff from potential development would contain water quality protection features in accordance with a potential National Pollutant Discharge Elimination System (NPDES) stormwater permit, as deemed applicable. The project would not be anticipated to violate water quality standards. Impacts would be less than significant.

b. **Groundwater Supplies:** The project would be served by an existing private water system with an intake line in Lake Tahoe. No wells are proposed as part of the project. Therefore, there is no evidence that the project will substantially reduce or alter the quantity of groundwater in the vicinity, or materially interfere with groundwater recharge in the area of the proposed project. Impacts would be less than significant.

c-f. **Drainage Patterns:** Each of the resulting lots contains existing residential dwellings, driveways, and associated residential improvements. A grading permit through the Transportation Division would be required to address grading, erosion and sediment control for the recommended access improvements, and any future construction would require review by the Development Services Division. Construction activities would be required to adhere to the El Dorado County Grading, Erosion Control and Sediment Ordinance. This includes the use of Best Management Practices (BMPs) to minimize degradation of water quality during construction. Impacts would be less than significant.

g-j. **Flood-related Hazards:** The project site boarders the shore of Lake Tahoe; however the existing residences and accessory structures are located above the high water line of the lake. The project is not located within any mapped 100-year flood areas, but is in an area with possible but undetermined flood hazards. No flood hazard analysis has been conducted (Zone D). The project would not result in the construction of any structures that would impede or redirect flood flows. No dams which would result in potential hazards related to dam failures are located in the project area. The risk of exposure to seiche, tsunami, or mudflows would be remote. Impacts would be less than significant.

FINDING: The proposed project would be required to address any potential erosion and sediment control. No significant hydrological impacts are expected with the development of the project either directly or indirectly. For this Hydrology and Water Quality category, impacts are 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:** The project is located within the Meeks Bay area of Lake Tahoe. The project site is adjacent to single-unit residential land uses to the west, Sugar Pine Point State Park to the north and east, and Lake Tahoe to the south. The proposed parcels would not be incompatible in size to the surrounding parcels, and there would be no change in use, which is currently compatible with the adjoining existing development in the surrounding area. The project would not conflict with the existing land use pattern in the area or physically divide an established community. There would be no impact.

c. **Land Use Consistency:** The project lot has a land use designation of Adopted (AP). This land use designation recognizes areas for which specific land use plans have been prepared or adopted. The adopted plan for the Tahoe Basin is the Regional Plan for the Tahoe Basin and the Plan Area Statements, both adopted by the Tahoe Regional Planning Agency (TRPA), and the Meyers Community Plan, Adopted by El Dorado County and TRPA. The project site is located in the Meeks Bay area of the Tahoe Basin within the TRPA – Plan Area Statement 151 (Glenridge) (PAS 151). The project is consistent with the PAS 151 residential land use classification and would require subsequent review from TRPA. The proposed project would be consistent with the policies and objectives of the General Plan. There would be no impact.

The parcel is zoned Single-unit Residential with a Tahoe Basin combining zone (R1-T). The project has been analyzed for compliance with Chapter 130.24 (Residential Zones) and Section 130.27.120 of the County Zoning Ordinance. The existing single-unit detached residential uses are allowed within the R1 zone. The project has been analyzed in accordance with development standards as provided within Section 130.24.030 (Residential Zone Development Standards), Section 130.27.120 (Tahoe Basin (-T) Combining Zone), and other applicable sections of Title 130 and has been determined to be in compliance with the County Zoning Ordinance. There would be no impact.

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 project site has not been delineated in the El Dorado County General Plan as a locally important mineral resource recovery site. Review of the California Department of Conservation

Geologic Map data showed that the project site is not within a mineral resource zone district. There would be no impact.

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

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

Regulatory Setting:

No federal or state laws, regulations, or policies for construction-related noise and vibration 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.

a. **Noise Exposures:** The proposed project will not expose people to noise levels in excess of standards established in the General Plan or Zoning Ordinance. The road improvements would require the use of trucks and the use of machinery for grading, which may result in short-term noise impacts to surrounding neighbors. These activities require an encroachment permit from Caltrans and a grading permit from the El Dorado County Transportation Division and would be restricted to construction hours pursuant to the General Plan. The project is not expected to generate noise levels exceeding the performance standards contained within Chapter 6 of the 2004 General Plan. The noise associated with the project would be less than significant.

b. **Groundborne Shaking:** Future construction may generate short-term ground borne vibration or shaking events during project construction. Impacts are anticipated to be less than significant.

c. **Permanent Noise Increases:** Single-unit residential uses exist on both of the lots that would result from the project. The long term noise associated with these existing residential uses would not be expected to exceed the noise standards contained in the General Plan. The impacts would be considered less than significant.

d. **Short Term Noise:** The road improvements would require the use of trucks and machinery for grading, which may result in short-term noise impacts to surrounding neighbors. Construction-related noise is

exempt from xxx; however, all construction and grading operations would be required to comply with the noise performance standards contained in the General Plan. Impacts would be less than significant.

e-f. **Aircraft Noise:** There are no airstrips or airports within the project vicinity. There would be no impact.

FINDING: As conditioned, and with adherence to County Code, no significant direct or indirect impacts to noise levels are expected either directly or indirectly. For this Noise category, the thresholds of significance would not be exceeded and impacts would be less than significant.

XIII. POPULATION AND HOUSING. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (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:** Single-unit residential uses exist on both of the lots that would result from the project. The project would not result in additional population would be considered a significant population growth. Therefore, impacts would be less than significant.

b. **Housing Displacement:** Single-unit residential uses exist on both of the lots that would result from the project. There would be no impact.

c. **Replacement Housing:** Single-unit residential uses exist on both of the lots that would result from the project. Therefore, no persons would be displaced by the proposed project. 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 and impacts would be less than significant.

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

Regulatory Setting:

Federal Laws, Regulations, and Policies

California Fire Code

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

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

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

a. **Fire Protection:** The Meeks Bay Fire Protection District provides structural fire protection to the site, and CALFIRE provides wildland fire protection to the site. Both the Fire District and CALFIRE have recommended approval of the projects road design features for fire engine access, which were incorporated into the project design. Impacts would be less than significant.

b. **Police Protection:** Police services would continue to be provided by the El Dorado County Sheriff's Department. For this project, no new residential dwelling units would occur. The project would not increase the demand for law enforcement protection. Impacts would be less than significant.

c. **Schools:** As a result of project approval, no new residential dwelling units would occur. The project would not result in additional students. The impact would be less than significant.

d. **Parks.** Single-unit residential uses exist on both of the lots that would result from the project. The project would not increase the local population substantially, and therefore would not substantially increase the use of parks and recreational facilities. No parks or parkland dedication is proposed through this project. Payment of park in-lieu fees would be sufficient to ensure that impacts from any new development would be mitigated. Impacts would be less than significant.

e. **Government Services.** There are no services that would be significantly impacted as a result of the project. Impacts would 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. **Parks.** Single-unit residential uses exist on both of the lots that would result from the project. The project would not increase the local population substantially, and therefore would not substantially increase the use of parks and recreational facilities. No parks or parkland dedication is proposed through this project. Payment of park in-lieu fees would be sufficient to ensure that impacts from any new development would be mitigated. Impacts would be less than significant.

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

FINDING: No significant impacts to open space or park facilities would result as part of the project. For this Recreation category, impacts would be less than significant.

XVI. TRANSPORTATION/TRAFFIC. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Conflict with an applicable 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 excepted 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.

On June 7, 2016, voter-approved ballot Measure E modified General Plan Policies TC-Xa, TC-Xf, and TC-Xg, and identified implementation measures for said policies.

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 Increases:** The project is the division of an existing residential lot into two residential lots with existing residences and accessory structures. The proposed project would not result in substantial traffic increases that would exceed the thresholds established by the General Plan. Access to the site would be provided by an improved, existing on-and off-site roadway and on-site driveway from State Route 89.

The proposed project is consistent with Measure E, specifically policies TC-Xa, TC-Xf, and TC-Xg, for the following reasons: 1) The TD has reviewed the proposed project and determined it would not trip the traffic impact threshold within the General Plan, and does not "worsen" traffic as defined by General Plan Policy TC-Xe by increasing peak traffic by 2 percent, an increase of 10 peak hour trips, or an increase of 100 average daily trips; 2) the Parcel Map itself will not cause traffic to reach LOS F during peak hours; and 3) Measure E applies to residential development projects of five or more units or parcels. This is a two lot parcel map. Impacts would be less than significant.

b. **Levels of Service Standards:** Comments on the proposed project were received from the Transportation Division and do not indicate that the LOS would be significantly impacted by the proposed project. The new parcels would contain existing single-unit residential uses, and accessory residential structures. The LOS established by the County would not be exceeded by the project and the surrounding road circulation system would not be impacted. This proposed project has been determined to be consistent with Measure E, specifically policies TC-Xa, TC-Xf, and TC-Xg, because: 1) The TD has reviewed the proposed project and determined it would not trip the traffic impact threshold within the General Plan, and does not "worsen" traffic as defined by General Plan Policy TC-Xe by increasing peak traffic by 2 percent, an increase of 10 peak hour trips, or an increase of 100 average daily trips; 2) the Parcel Map itself will not cause traffic to reach LOS F during peak hours; and 3) Measure E applies to residential development projects of five or more units or parcels. This is a two lot parcel map. Impacts would be less than significant.

c. **Air Traffic:** The site is not located adjacent to an airport or within an Airport Safety District. There would be no impact.

d. **Design Hazards:** The project has been reviewed by the Transportation Division for design features, such as sharp curves, dangerous intersection or incompatible uses that would increase hazards. Transportation has supported the Applicant's request for design waivers for modifications to Standard Plan 101C of the DISM and has recommended approval of the project access as proposed and conditioned. The design and location of the project is not anticipated to create any significant hazards. The impact would be less than significant.

e. **Emergency Access:** Access to the site would be provided by an improved on-and off-site roadway and on-site driveway from State Route 89. The project was reviewed by the Transportation Division, Fire District, and CALFIRE to ensure that adequate access would be provided to meet Fire Safe standards and conform to the DISM. As proposed, and with the inclusion of the Transportation Division, Fire District, and CALFIRE recommended conditions of approval and implementation of the proposed design waivers to Standard Plan 101C of the DISM, the project would provide adequate emergency access. Impacts would be less than significant.

f. **Alternative Transportation.** The project would not conflict with adopted plans, polices or programs relating to alternative transportation. There would be no impact.

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:

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

Mitigation measures for TCRs must be developed in consultation with the affected California Native American tribe pursuant to newly chaptered Section 21080.3.2, or according to Section 21084.3. Section 21084.3 identifies mitigation measures that include avoidance and preservation of TCRs and treating 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.** At the time that the Parcel Map application was deemed complete, no California Native American Tribe had submitted a letter to the County requesting consultation under AB52 on projects within the County's jurisdiction. Further, the geographic area of the project site is not known to contain any TCRs and the archaeological survey submitted for the project, dated May 6, 2009, identifies that due to the previous disturbances on the parcel, the non-destructive nature of the project and the low to moderate archaeological sensitivity of the location, no additional cultural resource studies are recommended. 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-b. **Wastewater Requirements:** Both of the lots resulting from the tentative parcel map will continue to be served by the Tahoe City Public Utility District through public sewer. The District has the capacity to provide service to the proposed parcels and has recommended inclusion of conditions of approval for the project that would ensure that all of the residential dwellings would have their own individual sewer services and associated easements are secured. The project would not require the construction of new water or wastewater treatment facilities or expansion of existing facilities. The impact would be less than significant.

c. **New Stormwater Facilities:** Any possible drainage facilities needed for any future construction would be built in conformance with the County of El Dorado Drainage Manual, as determined by the Transportation Division and Development Services Division standards, during the grading and building permit processes. The impact would be less than significant.

d. **Sufficient Water Supply:** The project will continue to be served by a existing private water system taking water from Lake Tahoe. The Environmental Management Division has recommended conditions of approval, that have been incorporated into the project, requiring that prior to filing the parcel map, documentation verifying surface water rights for the property shall be submitted for review. This will ensure that the proposed lots have a documented sufficient water supply. Therefore, impacts would be less than significant.

e. **Adequate Wastewater Capacity:** Both of the lots resulting from the tentative parcel map will continue to be served by the Tahoe City Public Utility District through public sewer. The District has the capacity to provide service to the proposed parcels and has recommended inclusion of conditions of approval for the project that would ensure that all of the residential dwellings would have their own individual sewer services and associated easements are secured. Impacts would be less than significant.

f-g. **Solid Waste Disposal and Requirements:** Both of the lots resulting from the tentative parcel map already are served for solid waste disposal from the Tahoe Truckee Sierra Disposal. No new residential structures would result from the proposed parcel map revision. This project does not propose to add any activities that would generate additional solid waste, and existing residential units would generate minimal amounts of solid waste for disposal. 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. No substantial evidence contained in the project record has been found that would indicate that this project would have the potential to significantly degrade the quality of the environment. As conditioned or mitigated, and with adherence to County permit requirements, this project would not have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of California history or pre-history. Any impacts from the project would be less than significant due to the design of the project and required standards that would be implemented prior to recording the final Parcel Map or with the building permit processes and/or any required project specific improvements on the property.

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

The project would not involve development or changes in land use that would result in an excessive increase in population growth. Impacts due to increased demand for public services associated with the project would be offset by the payment of fees as required by service providers to extend the necessary infrastructure services. The project would not be anticipated to contribute substantially to increased traffic in the area and the project would not require an increase in the wastewater treatment capacity of the County. Due to the small size of the proposed project, types of activities proposed, and site-specific environmental conditions, which have been disclosed in the Project Description and analyzed in Items I through XVIII, there would be no significant impacts anticipated related to agriculture resources, air quality, biological resources, cultural resources, geology/soils, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, traffic/transportation, or utilities/service systems that would combine with similar effects such

that the project's contribution would be cumulatively considerable. For these issue areas, either no impacts, or less than significant impacts would be anticipated.

As outlined and discussed in this document, as conditioned and with compliance with County Codes, this project would be anticipated to have a less than significant project-related environmental effect which would cause substantial adverse effects on human beings, either directly or indirectly. Based on the analysis in this study, it has been determined that the project would have less than significant cumulative impacts.

c. Based on the discussion contained in this document, no potentially significant impacts to human beings are anticipated to occur with respect to potential project impacts. The project would include minor physical changes to the site, and any future development or physical changes would require review and permitting through the County. Adherence to these standard conditions would be expected to reduce potential impacts to a less than significant level.

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

INITIAL STUDY ATTACHMENTS

Attachment 1 ..... Location Map
Attachment 2 ..... Aerial Map
Attachment 3 ..... Revised Tentative Parcel Map
Attachment 4 ..... Preliminary Grading and Drainage Plan

SUPPORTING INFORMATION SOURCE LIST

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File No. P09-0004-R
Location Map

Attachment 1

Project Parcel
Parcels
Roads

N
W E
S

0 500 1,000 1,500 Feet

File No. S09-0004-R
Aerial Map

Attachment 2

Project Parcel
Roads
Parcels

N
W E
S

0 50 100 150 200 Feet

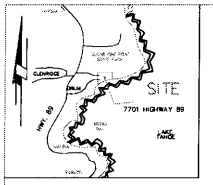
TENTATIVE PARCEL MAP
for SUGAR PINE COVE

REVISED MARCH 2016 - REVISED MAY 2016 - REVISED JULY 2016

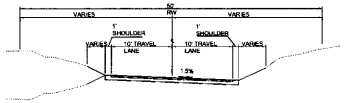
TAHOMA, EL DORADO COUNTY, CALIFORNIA

APN 016-300-038

FILE # PO9-0004

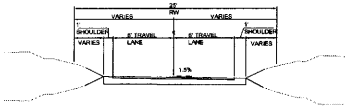


VICINITY MAP
(NOT TO SCALE)



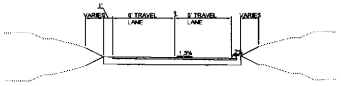
SECTION A
(OFF-SITE)
AS SHOWN ON THE CONSTRUCTION DRAWINGS SCALE: N.T.S.

APPLICABLE SECTIONSTATIONING
ACCESS ROAD 1+42 TO 7+38



SECTION B (ON-SITE)
AS SHOWN ON THE CONSTRUCTION DRAWINGS SCALE: N.T.S.

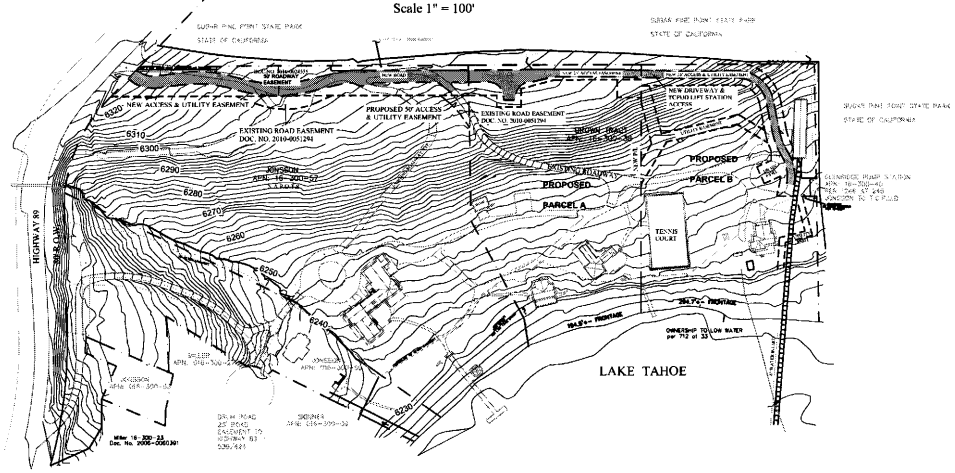
APPLICABLE SECTIONSTATIONING
DRIVEWAY A-B 1+34 TO 2+80



SECTION C
(ON-SITE)
AS SHOWN ON THE CONSTRUCTION DRAWINGS SCALE: N.T.S.

APPLICABLE SECTIONSTATIONING
DRIVEWAY A-B 2+80 TO 6+60

Scale 1" = 100'



OVERALL DEVELOPMENT PLAN

Contact INFO	
OWNER'S PROJECT MANAGER	DAN RANEY ATTN: DAN RANEY P.O.Box 1460 Moline, IL 61266
ENGINEER	AUERBACH ENGINEERING ATTN: WALTER AUERBACH P.E. P.O.Box 5399 Tahoe City, Ca. 96145 530-581-1116
SURVEYOR	TAHOE BASIN LAND SURVEYING ATTN: Thomas C. Buswell P.O. Box 2 Tahoma, CA 96142 530-525-7064
TRPA CONSULTANT	OGILVY CONSULTING ATTN: Wyatt Ogilvy P.O. Box 1636 Tahoe City, CA 96145 530-583-5800
SEWER	TAHOE CITY PUBLIC UTILITY DISTRICT ATTN: Tony Laliotis P.O. Box 5249 Tahoe City, CA 96145 530-583-3796
ELECTRICITY	LIBERTY UTILITIES ATTN: Rick Madrid P.O. Box 107 Tahoe Vista, CA 96148 530-546-1720
TELEPHONE	AT & T ATTN: Dan Kellett 745 W Moana Lane Reno, NV 89509 775-453-7572
FIRE	NORTH TAHOE FIRE PROTECTION DISTRICT ATTN: Tim Alameda P.O. Box 5879 Tahoe City, CA 96145 530-583-6913

TAHOE BASIN LAND SURVEYING
Thomas C. Buswell, CA PLS 5886
290 Oak Street, P.O. Box 2
Tahoma Ca. 96142
530-525-7064 fax 530-525-5721
email: thomascbuswell@gmail.com

7701 HIGHWAY 89
SUGAR PINE COVE
APN: 016-300-038
COVER SHEET
TAHOMA EL DORADO COUNTY CALIFORNIA

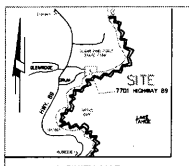
Benchmark
The elevations for this project are based upon the Lake Tahoe Datum. Defined by locating the water line on the date of survey and correlating the elevation with the Lake Tahoe Water Master.
The waterline was located on 8-23-2002 with a recorded elevation of 6224.22.

Basis of Bearings
The Meridian of this survey is identical to that shown on 18 ROS 122 recorded in 1991.

SHEET INDEX

TRPA COMPLIANCE
TAHOE REGIONAL PLANNING AGENCY
P.O. Box 5310
Stateline NV 89449-5310
775-588-4547

Attachment 3



VICINITY MAP
(NOT TO SCALE)

State of California
Sugar Pine Point State Park

Note: Existing and Proposed Roadway easement shown.
Refer to Grading and Drainage Plan for Proposed Roadway Improvements.

LEGEND
- Ø SET ⅝" REBAR L.S. 7686
- ● FOUND MONUMENT AS NOTED
- ○ DIMENSION POINT ONLY
- ⊕ TREE DIAMETER IN INCHES AND SPECIES
- ⚠ CONTROL POINT AND ELEVATION
- + SPOT ELEVATION
- P - PINE
- C - CEDAR
- F - FIR
- A - ASPEN
- CW - COTTONWOOD
- W - WILLOW
- S- STUMP
- -- MULTIPLES

SPOT EL's GIVEN IN FEET ABOVE 6200

Highway 89 80' ROW

Existing 50' Access Easement to highway 89
See Sheet 3 of 3 for detail in this area

ROADWAY EASEMENT DOC. NO. 2010-0051294

Tahoma
APN 16-300-37

BROWN TRACT
A.P.N. 16-300-38

CLASS 6
CLASS 5
CLASS 4
CLASS 3
CLASS 1

Parcel A
2.65 Acres +- to L.W.
2.40 Ac. to H.W.

Parcel B
2.78 Acres +- to L.W.
2.34 Ac. to H.W.

PAVED TENNIS COURT

TWO STORY RESIDENCE

DRAINAGE EASEMENT

UTILITY EASEMENT

DIRT DRIVE

S 88°55'00"W
10.00'
"GRANGEBENNE STATION"
APN 16-300-40

S 88°55'00"W
10.00'

CENTERLINE OF SEWER EASEMENT PER 1240-297

BACKSHORE BOUNDARY

WAVE RUN-UP

LAND CLASS LINE ARE AS SCALED FROM LAND CAPABILITY CHALLENGE APPROVED 8-22-07

Public Trust Easement
Between High and Low water

Lake Tahoe

OWNERSHIP TO LOW WATER

ZONING ADMINISTRATOR_____
APPROVAL/DENIAL DATE_____

BOARD OF SUPERVISORS_____
APPROVAL/DENIAL DATE_____

CONTACT PERSON: DAN RANEY CELL: 309-314-8283 ADDRESS: P.O. Box 1460 MOLINE, ILLINOIS, 61265

OWNER: MICHAEL E. RANEY, TRUSTEE OF THE M.E. RANEY LIVING TRUST 12/03/10

MAPPING PREPARED BY: THOMAS C. BUSWELL PLS TAHOE BASIN LAND SURVEYING P.O. BOX 2, TAHOMA, CA. 96142 PHONE: 530-525-7064 EMAIL: THOMASCBUSWELL@GMAIL.COM

SCALE 1" = 10'
CONTOUR INTERVAL = 2'
SOURCE OF TOPOGRAPHY:- MAPPING BY TAHOE BASIN LAND SURVEYING, LAKE TAHOE DATUM
SECTION, TOWNSHIP & RANGE: SECTION 20, TOWNSHIP 14 NORTH, RANGE 17 EAST, MOUNT DIABLO BASE AND MERIDIAN
TOTAL PARCEL AREA BROWN TRACT - 4.75 AC+- HIGH WATER 5.44 AC.+- LOW WATER
TOTAL NUMBER OF PARCELS = 2

PROPOSED STRUCTURAL FIRE PROTECTION:- MEEKS BAY FIRE PROTECTION DISTRICT
WATER SUPPLY – PRIVATE
SEWAGE DISPOSAL:-TAHOE CITY PUBLIC UTILITY DISTRICT

DATE OF PREPARATION JANUARY 15,2009 REVISED MARCH 2016

STRUCTURES, ROADs & PATHs ARE CURRENT AS OF '09, TRIP's ARE AS OF '06 '05 &2015.

DATUM IS BASED ON A LAKE TAHOE ELEVATION OF 6224.22 ON 8-23-02, PER FEDERAL WATER MASTER

TREES 6" DIAMETER AND OVER AT CHEST HEIGHT WERE LOCATED, EXCEPT WHERE NOTED

SNAGS 6" & OVER, SOLID STUMPS 12" & OVER AND BOULDERS 5' & OVER WERE LOCATED, AS OBSTACLES TO CONSTRUCTION.

ONLY VISIBLE UTILITIES HAVE BEEN LOCATED. SURVEYOR IS NOT RESPONSIBLE FOR ANY SUBGRADE UTILITIES OR IMPROVEMENTS NOT SHOWN

THERE IS A PERPETUAL EASEMENT FOR INGRESS & EGRESS FOR ACCESS TO THE GLENBRIDGE PUMP STATION OVER THE NORTH AND SOUTH DRIVEWAYS

SEWER EASEMENT CROSSING PARCEL WAS ROTATED SO AS TO AGREE WITH EASTERN PROPERTY LINE, AS THIS WAS THE PRESUMED INTENTION

ZONING – TR1, SINGLE FAMILY RESIDENTIAL

NOTE: THIS PARCEL IS SUBJECT TO C.D.T. SETBACKS OF 30' FROM ALL PROPERTY LINES SINCE THE PARCEL SIZE EXCEEDS 1 ACRE

SETBACKS SHOULD BE VERIFIED WITH THE APPROPRIATE AGENCIES PRIOR TO DESIGN OR CONSTRUCTION.

Parcel Map
for Michael E. Raney , Trustee of Michael E. Raney Living Trust 12/03/10
" Brown Tract"
Being that certain parcel described in deed, Book 712, Page 33
El Dorado County, California A.P.N. 16-300-38
a portion of the North 1/2 of the Southeast one quarter
of Fractional Section 20, Township 14 North, Range 17 East,
Mount Diablo Base and Meridian
Site address: 7701 State Highway 89, Tahoma
December 2005, Scale 1" = 40'
Revised for 2 parcel configuration March 2016, Sheet 2 of 3

Revised parcel line May 26 2010 Revised for easements July 1, 2016

PLANNING COMMISSION RESOLUTION NO. 2010-0051294
RANEY-9-10

APPROVED

PLACER COUNTY, CALIFORNIA

TAHOE BASIN LAND SURVEYING
THOMAS C. BUSWELL PLS
POST OFFICE BOX 2, TAHOMA, CALIFORNIA 96142
FAX (530) 525-5721 PHONE (530) 525-7064

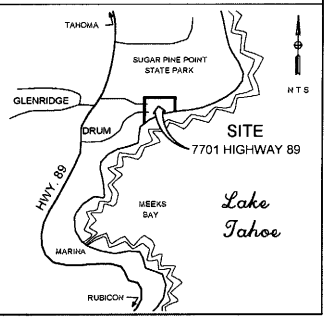
PRELIMINARY GRADING AND DRAINAGE PLANS FOR SUGAR PINE COVE

TAHOMA, EL DORADO COUNTY, CALIFORNIA

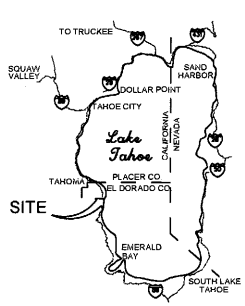
APN: 016-300-038

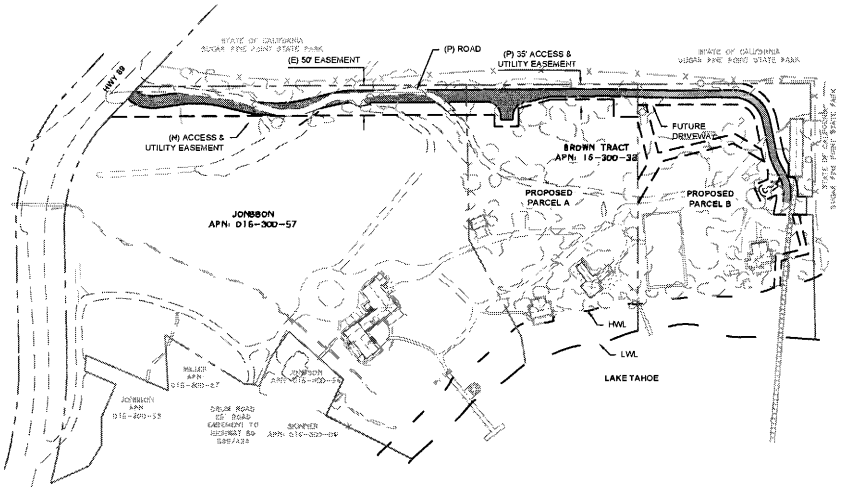
FILE # P09-0004

KEY MAP

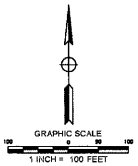


VICINITY MAP





OVERALL DEVELOPMENT PLAN



THE CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT (USA)" AT (800) 642-2444 TWO (2) DAYS MINIMUM TO FOURTEEN (14) DAYS MAXIMUM PRIOR TO COMMENCING EXCAVATION.

CONTACT INFO.

OWNER:	**TRUSTEE OF MICHAEL E RANEY LIVING TRUST 12/03/10** ATTN: MICHAEL E RANEY 2747 PARADISE RD PH3104 LAS VEGAS, NV 89109 (208) 595-4841
PROJECT MANAGER:	**DANIEL RANEY** ATTN: DANIEL RANEY P.O. BOX 1460 MOLINE, IL 61266 (309) 314-8203
ENGINEER:	**AUERBACH ENGINEERING CORP.** ATTN: WALTER R. AUERBACH, P.E. P.O. BOX 5399 TAHOE CITY, CA. 96145 (530) 581-1118
SURVEYOR:	**TAHOE BASIN LAND SURVEYING** ATTN: THOMAS C. BUSWELL P.O. BOX 2 TAHOMA, CA. 96142 (530) 525-7084
TRPA CONSULTANT:	**OGILVY CONSULTING** ATTN: WYATT OGILVY P.O. BOX 1838 TAHOE CITY, CA. 96145 (530) 583-5800
SEWER:	**TAHOE CITY PUBLIC UTILITY DISTRICT** ATTN: TONY LALIOTIS P.O. BOX 5249 TAHOE CITY, CA. 96145 (530) 583-3796
ELECTRICITY:	**LIBERTY UTILITIES** ATTN: RICK MADRID P.O. BOX 107 TAHOE VISTA, CA. 96148 (530) 546-1720
TELEPHONE:	**AT&T** ATTN: DAN KELLETT 745 W MOANA LN RENO, NV 89509 (775) 453-7572
FIRE:	**NORTH TAHOE FIRE PROTECTION DISTRICT** ATTN: TIM ALAMEDA P.O. BOX 5879 TAHOE CITY, CA. 96145 (530) 583-0913
TRPA COMPLIANCE:	**TAHOE REGIONAL PLANNING AGENCY** NOTE: CONTRACTOR WILL NOTIFY TRPA 48 HOURS IN ADVANCE OF THE PRE-GRADE INSPECTION MEETING. P.O. BOX 5310 STATELINE, NV 89449-5310 (775) 588-4547

EL DORADO COUNTY

EL DORADO COUNTY DEPARTMENT OF TRANSPORTATION

By: CRAIG D. MCKIBBIN, COUNTY ENGINEER, R.C.E. 35102 DATE

DOT's SIGNATURE IS FOUNDED ON THE PREMISE THAT THE OWNER AND ENGINEER OF RECORD HAVE PROVIDED ACCURATE INFORMATION TO DOT. IF ANY OF THE INFORMATION IS FOUND TO BE ERRONEOUS, THEN DOT MAY REQUIRE THE OWNER, ENGINEER OF RECORD AND CONTRACTOR TO STOP ALL NON-EROSION CONTROL RELATED WORK UNTIL THE DISCREPANCY IS RECTIFIED TO THE SATISFACTION OF DOT

ENDORSEMENTS

THESE PLANS HAVE BEEN PREPARED UNDER THE DIRECT SUPERVISION OF WALTER R. AUERBACH, P.E.

WALTER R. AUERBACH, P.E. DATE
RCE NO. C34303
EXP. 9-30-17

MEEKS BAY FIRE PROTECTION DISTRICT DATE

LIBERTY UTILITIES DATE

EL DORADO COUNTY PLANNING DEPARTMENT DATE

TAHOE REGIONAL PLANNING AGENCY DATE

RECORD DRAWINGS NOTE

ALL INFORMATION SHOWN ON THESE PLANS HAS BEEN PREPARED BY, OR UNDER DIRECTION OF, THE UNDERSIGNED ENGINEER. ADJUSTMENTS MADE IN THE FIELD DURING CONSTRUCTION ARE INCLUDED HEREIN AND ARE BASED UPON FIELD OBSERVATIONS MADE UNDER THE DIRECTION OF OR BY THE UNDERSIGNED AND/OR INFORMATION RECEIVED FROM THE PROJECT OWNER, PROJECT CONTRACTORS AND PUBLIC AGENCIES WHEN THE ENGINEER IS ADVISED IN WRITING OF SUCH CHANGE. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, CHANGES TO THESE PLANS NOT AUTHORIZED BY THE ENGINEER.

DATE ENGINEER SIGNATURE (STAMP OR SEAL)

BASIS OF BEARING

THE MERIDIAN OF THE PROJECT IS IDENTICAL TO THAT SHOWN ON 16 ROS 122 RECORDED IN 1991

DEVELOPER'S RIGHT-OF-WAY CERTIFICATE

DANIEL RANEY, DEVELOPER OF, SUGAR PINE COVE

HEREBY CERTIFIES THAT ALL REQUIRED RIGHT-OF-WAY AND OTHER LEGAL REQUIREMENTS FOR THE CONSTRUCTION OF ALL IMPROVEMENTS ASSOCIATED WITH THIS PROJECT, INCLUDING CONSTRUCTION PERMITS, WRITTEN CONSENTS, AND RIGHTS OF ENTRY, HAVE BEEN ACQUIRED PRIOR TO APPROVAL OF THESE PLANS. DEVELOPER CERTIFIES THAT DOCUMENTATION TO SUBSTANTIATE THIS CERTIFICATION HAS BEEN SUBMITTED TO EL DORADO COUNTY. DEVELOPER SHALL HOLD EL DORADO COUNTY HARMLESS IN THE EVENT THE ABOVE RIGHTS ARE NOT OBTAINED OR ARE DISPUTED. DEVELOPER HEREBY ACKNOWLEDGES AND AGREES THAT UNDISCOVERED ERRORS AND OMISSIONS OR OTHER REVISIONS REQUIRED BY ACTUAL FIELD CONDITIONS SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE AS DISCOVERED

AS USED IN THIS CERTIFICATE, "DEVELOPER" SHALL INCLUDE THE DEVELOPER, DEVELOPER'S SUCCESSORS AND ASSIGNS AND DEVELOPER'S AUTHORIZED AGENT(S).

THE UNDERSIGNED HEREBY CERTIFIES THAT HE OR SHE HAS LEGAL AUTHORITY TO EXECUTE THIS CERTIFICATE ON BEHALF OF DEVELOPER, AND TO BIND DEVELOPER TO THE TERMS AND CONDITIONS STATED HEREIN

SIGNED: _____ TITLE: PROJECT DEVELOPER

PRINT NAME: DANIEL RANEY DATE: _____

BENCH MARK

THE ELEVATIONS FOR THIS PROJECT ARE BASED UPON THE LAKE TAHOE DATUM. DEFINED BY LOCATING THE WATERLINE ON THE DATE OF SURVEY AND CORRELATING THE ELEVATION WITH THE LAKE TAHOE WATER MASTER. THE WATERLINE WAS LOCATED ON AUGUST 23, 2007 WITH A RECORDED ELEVATION OF 6224.22'.

SHEET INDEX

REVISIONS | BY | REV. DATE

RECORD DRAWING

DATE ENGINEER INITIAL

REGISTERED PROFESSIONAL ENGINEER WALTER R. AUERBACH No. C34303 Exp. 9/30/17 CIVIL STATE OF CALIFORNIA

AUERBACH ENGINEERING CORP.

REUSE OF DOCUMENTS

THIS DOCUMENT & THE IDEAS & DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF AEC & IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF AEC

7701 HIGHWAY 89
SUGAR PINE COVE
APN:016-300-038

COVER SHEET

EL DORADO COUNTY CALIFORNIA

TAHOMA

BAR IS ONE INCH ON ORIGINAL DRAWING

PROJECT NUMBER	2178.008
SURVEY BY:	BUSWELL
SURVEY DATE:	1/2005
DESIGN BY	WG
DRAFTING BY	RD
CHECKED BY:	WRA
DATE	JULY 19, 2016
SCALES: 1" = 100' / N/A	G1
SHEET	1 of 5

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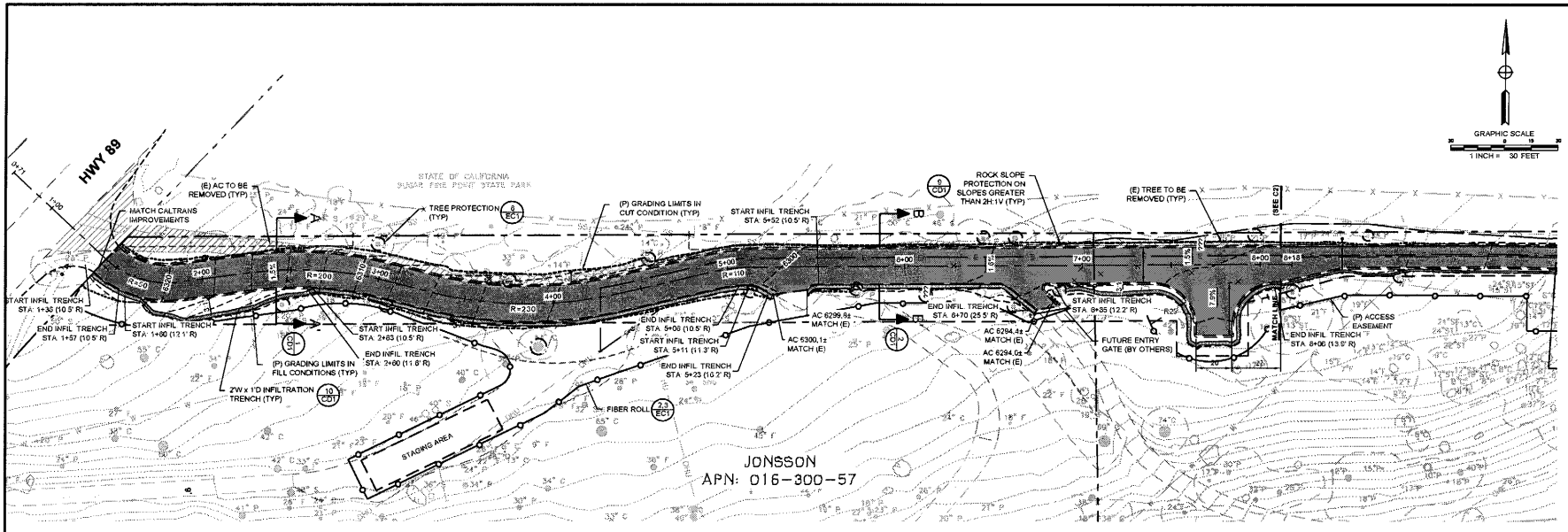
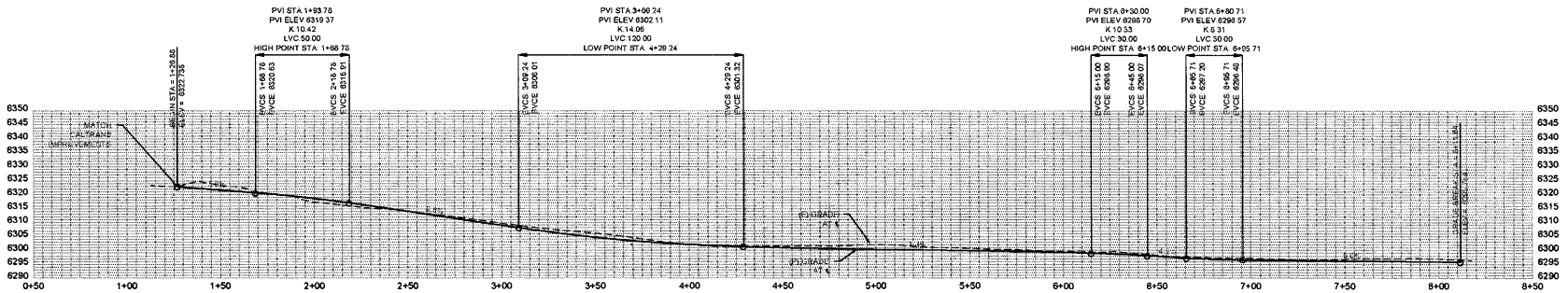
Attachment 4



PLAN

SCALE: 1"=30'



PROFILE

SCALE: 1"=30' (H)
1"=9' (V)

REV	DATE	REVISIONS	BY

RECORD DRAWING

DATE ENGINEER INITIAL

REGISTERED PROFESSIONAL ENGINEER WALTER K. AUERBACH No. C34303 Exp. 6/30/17 CIVIL STATE OF CALIFORNIA

AUERBACH ENGINEERING CORP.

REUSE OF DOCUMENTS

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7701 HIGHWAY 89
SUGAR PINE COVE
APN:016-300-038

PLAN AND PROFILE
ACCESS ROAD

EL DORADO COUNTY CALIFORNIA

TAHOMA

BAR IS ONE INCH ON ORIGINAL DRAWING

PROJECT NUMBER	2178.008
SURVEY BY	BUSWELL
SURVEY DATE	1/3/2008
DESIGN BY	KC
DRAFTING BY	RD
CHECKED BY	WKA
DATE	JULY 10, 2008
SCALES	AS NOTED
	AS NOTED
SHEET	C1
	2 of 5

NOT FOR CONSTRUCTION

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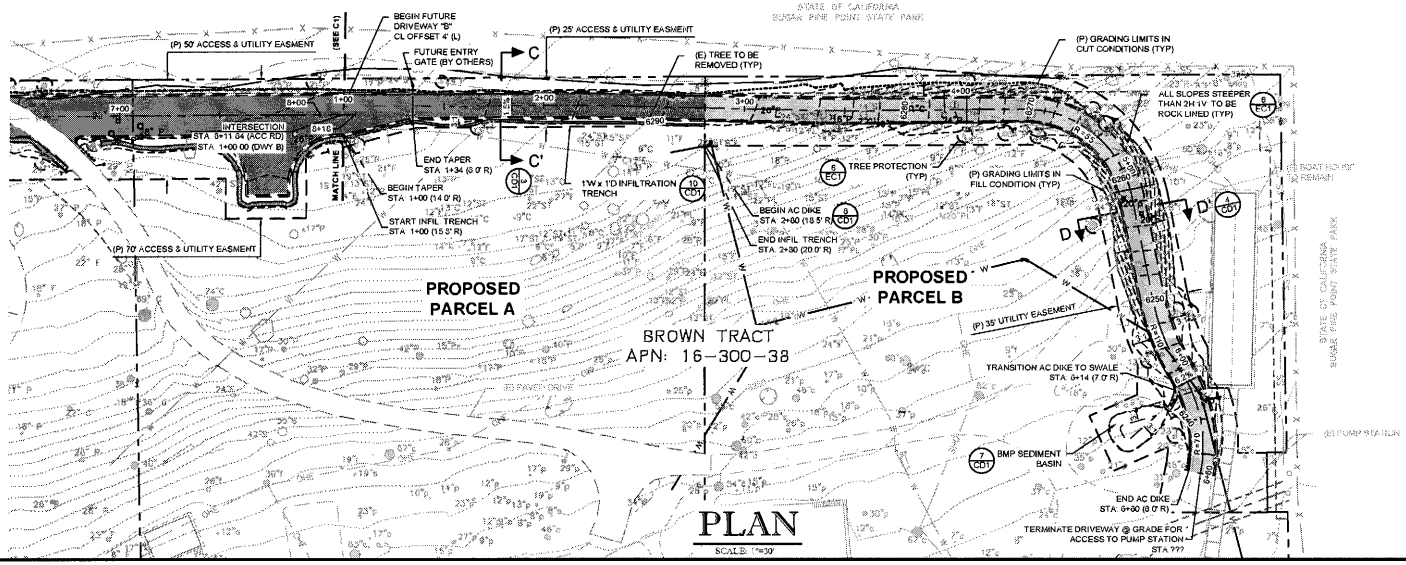
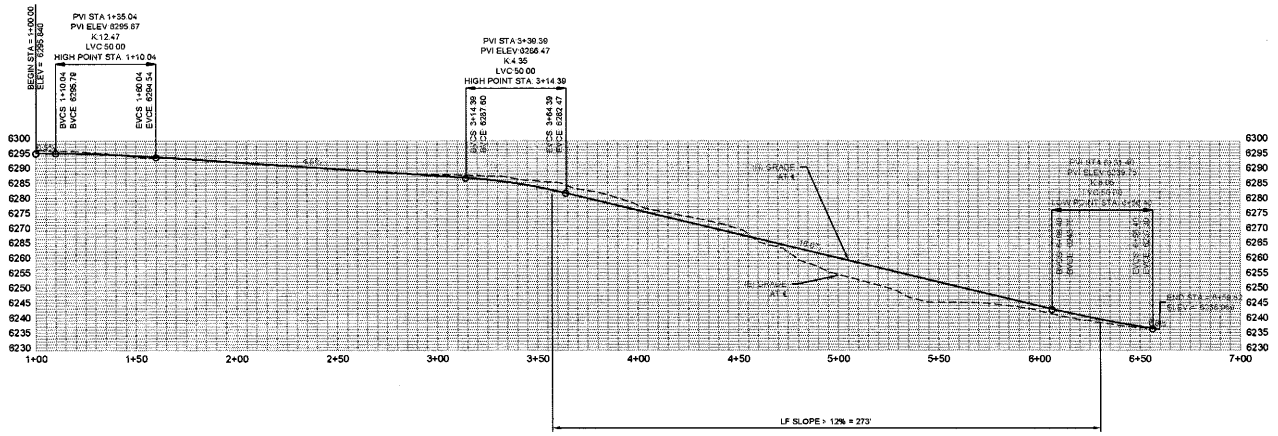


GRAPHIC SCALE
1 INCH = 30 FEET



PROFILE
SCALE: 1"=30' (H)
1"=30' (V)

REV	DATE	REVISIONS	BY

RECORD DRAWING
DATE ENGINEER INITIAL

REGISTERED PROFESSIONAL ENGINEER
WALTER K. AUERBACH
No. C34303
Exp. 9/30/17
CIVIL
STATE OF CALIFORNIA

AUERBACH ENGINEERING CORP.
CIVIL ENGINEERING • LAND SURVEYING • ENVIRONMENTAL PLANNING
PROGRAM MANAGEMENT AND PLANNING
P.O. BOX 3188 • 4104 LAKE BLVD. • TAHOE CITY • CALIFORNIA 96145
VOICE (530) 581-1118 • FAX (530) 913-1182
WWW.AUERBACHENGINEERING.COM

7701 HIGHWAY 89
SUGAR PINE COVE
APN:016-300-038

PLAN AND PROFILE
DRIVEWAY B

EL DORADO COUNTY CALIFORNIA
TAHOMA

BAR IS ONE INCH ON ORIGINAL DRAWING

PROJECT NUMBER	2178.008
SURVEY BY:	BUSWELL
SURVEY DATE:	11/2005
DESIGN BY:	RC
DRAFTING BY:	BD
CHECKED BY:	WRA
DATE	JULY 10, 2016
SCALES HORIZONTAL	AS NOTED
SCALES VERTICAL	AS NOTED
SHEET	C2
SHEET	3 of 5

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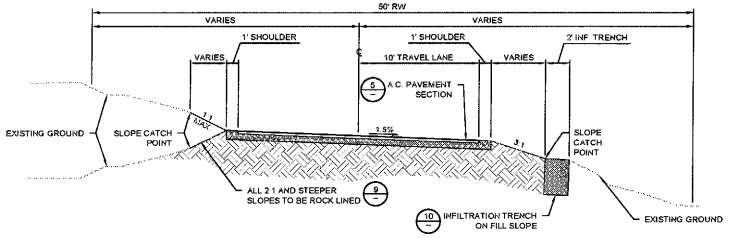
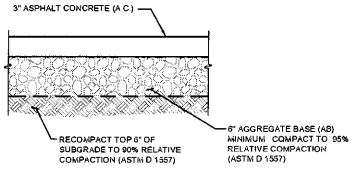


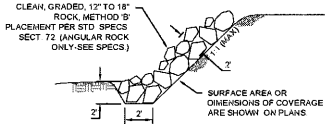
1 ROADWAY SECTION A



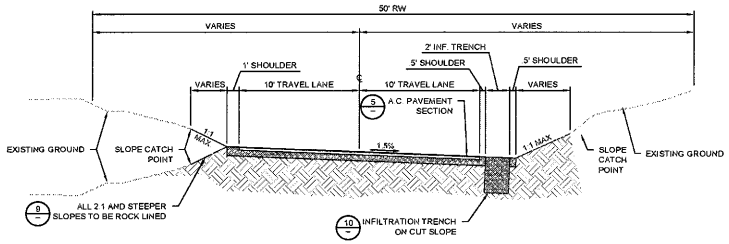
DRIVEWAY AC SECTION

NOTES:
1. THE PAVEMENT SECTION IS BASED ON THE GEOTECHNICAL REPORT DATED OCTOBER 1, 2010 AND, PREPARED BY MARVIN E. DAVIS AND ASSOCIATES.
2. SEAL ALL EXISTING A.C. AT SAWCUTS WITH ASPHALTIC EMULSION.

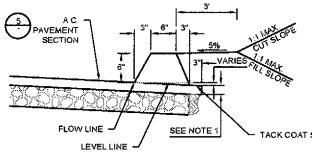
5 PAVEMENT SECTION



9 ROCK SLOPE PROTECTION

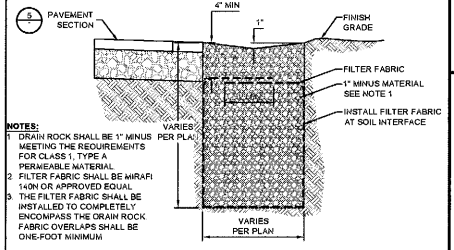


2 ROADWAY SECTION B



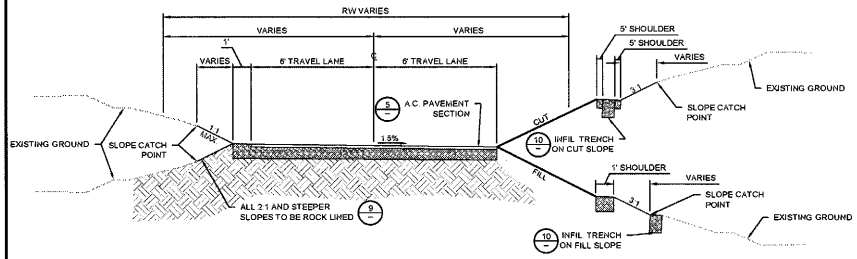
NOTE:
1. EXTEND TOP LAYER OF A.C. PLACED ON THE SHOULDER UNDER DIKE WITH NO JOINT AT THE ES.

6 A.C. DIKE (TYPE A)

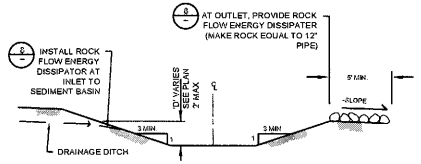


NOTES:
1. DRAIN ROCK SHALL BE 1" MINUS MEETING THE REQUIREMENTS FOR CLASS 1, TYPE A PERMEABLE MATERIAL
2. FILTER FABRIC SHALL BE MIRAFI 140N OR APPROVED EQUAL
3. THE FILTER FABRIC SHALL BE INSTALLED TO COMPLETELY ENCOMPASS THE DRAIN ROCK. FABRIC OVERLAPS SHALL BE ONE-FOOT MINIMUM

10 INFILTRATION TRENCH



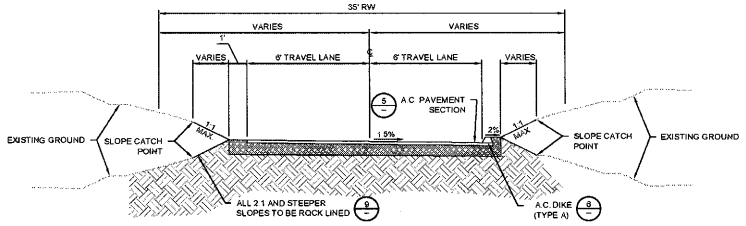
3 ROADWAY SECTION C



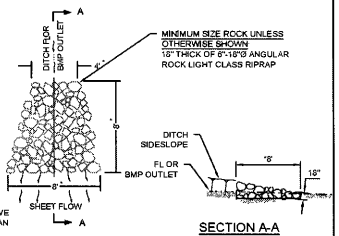
NOTE:
VOLUME TO SPILLWAY ELEVATION IS LISTED ON PLANS ALONG WITH RECOMMENDED DEPTH. SHAPE OF BASIN MAY VARY PROVIDED THE VOLUME IS ATTAINED

7 BMP SEDIMENT BASIN

11 NOT USED



4 ROADWAY SECTION D



*VARY DIMENSIONS UNIFORMLY TO ACHIEVE SQ. FOOTAGE PER PLAN

8 ROCK FLOW ENERGY DISSIPATOR

12 NOT USED

REVISIONS | BY | REV | DATE

RECORD DRAWING

DATE ENGINEER INITIAL

REGISTERED PROFESSIONAL ENGINEER WALTER W. AUERBACH No. C34303 Exp. 6/30/17 CIVIL STATE OF CALIFORNIA

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7701 HIGHWAY 89
SUGAR PINE COVE
APN:016-300-038

CIVIL DETAILS

EL DORADO COUNTY CALIFORNIA

TAHOMA

BAR IS ONE INCH ON ORIGINAL DRAWING

PROJECT NUMBER:	2178.008
SURVEY BY:	BUSWELL
SURVEY DATE:	12/2005
DESIGN BY	NC
DRAFTING BY	RD
CHECKED BY:	WBA
DATE	JULY 18, 2016
SCALES	N/A
HORIZONTAL	N/A
VERTICAL	
SHEET	CD1
	4 of 5

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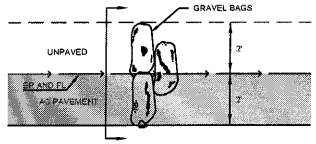
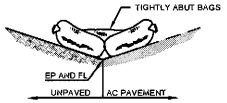
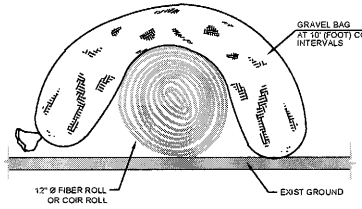


PLAN VIEW

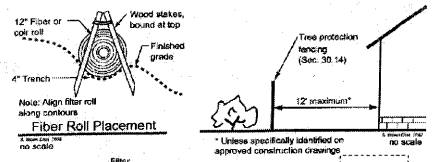


SECTION

1 GRAVEL BAG CHECK DAM



2 WEIGHTED FIBER ROLL

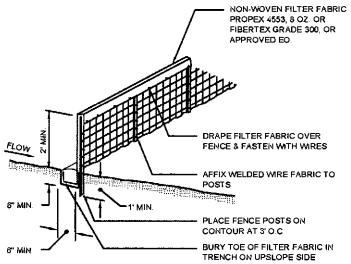


Soil and Tree Protection

NOTES:
1. Placing any material - temporary or otherwise - within protective fencing OR entering protection areas may result in up to a $5,000 penalty per violation per day. (Sect 65.2 I and J)
2. These conditions are part of all projects as conditions of attachments R, S, and Q.
3. Metal or wire mesh fencing may be required.

TRPA - Soil Protection Details

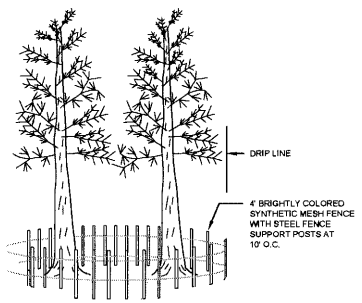
3 TRPA DETAILS



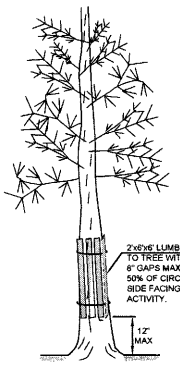
FILTER FENCE - UNPAVED AREAS

NOTES
1. FENCE SHALL BE INSTALLED PRIOR TO CONSTRUCTION TO MITIGATE THE EFFECTS OF EROSION & REMOVED UPON COMPLETION OF THE PROJECT.
2. FOR PAVED AREAS THE CONTRACTOR MAY ELECT TO USE EITHER TYPE OF PROTECTION AS APPROPRIATE.
3. REFER TO TRPA DETAILS 3 AND 7 OF THIS SHEET FOR ADDITIONAL INFORMATION.

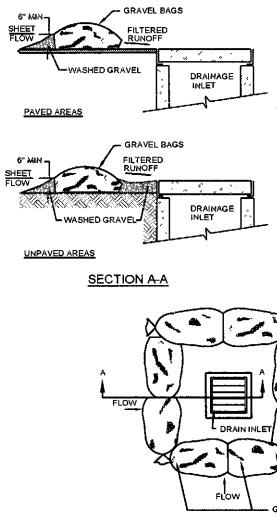
4 EROSION CONTROL FENCING



5 TREE PROTECTION FENCING



6 INDIVIDUAL TREE PROTECTION



PLAN

7 DRAIN INLET PROTECTION

EROSION CONTROL NOTES:

1. THE SITE SHALL BE WINTERIZED IN ACCORDANCE WITH THESE NOTES AND STANDARD TRPA REQUIREMENTS FROM OCTOBER 15TH TO MAY 1ST.
2. REMOVAL OF NATIVE VEGETATION SHALL BE MINIMIZED. ALL DISTURBED AREAS SHALL BE STABILIZED WITH A 3-INCH LAYER OF MULCH OR COVERED WITH AN EROSION CONTROL BLANKET.
3. TEMPORARY EROSION CONTROL MEASURES AND DETAILS AS SHOWN ON THIS PLAN ARE SUGGESTED MINIMUM METHODS OF CONTROLLING EROSION DURING CONSTRUCTION. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL MEASURES AS DICTATED BY FIELD CONDITIONS TO CONTROL EROSION AND SEDIMENTATION.
4. IF INCLEMENT WEATHER IS FORECAST, CONTRACTOR SHALL TAKE NECESSARY STEPS TO PROTECT AREAS DISTURBED BY CONSTRUCTION FROM EROSION AND/OR SUBSEQUENT DISCHARGE OF EARTHEN MATERIALS FROM THE SITE.
5. STOCKPILES SHALL BE PROTECTED FROM EROSION. THIS MAY CONSIST OF PLACING FILTER FABRIC DIKES AROUND STOCKPILES AND/OR COVERING WITH PLASTIC SHEETING.
6. ALL TEMPORARY EROSION CONTROL FEATURES SHALL BE INSPECTED WEEKLY AND PRIOR TO INCLEMENT WEATHER AND CORRECTIVE ACTION TAKEN AS NECESSARY TO INSURE PROPER FUNCTION.
7. ALL AREAS DISTURBED BY CONSTRUCTION OF OFFSITE UTILITIES, INCLUDING ROADWAY SURFACES, SHOULDERS AND OTHER AREAS WILL BE RESTORED TO THE SATISFACTION OF THE DPW.
8. ALL DISTURBED AREAS SHALL BE REVEGETATED OR OTHERWISE PROTECTED TO THE SATISFACTION OF THE ENGINEER ONLY NATIVE BRUSH AND GRASS SPECIES SHALL BE USED FOR REVEGETATION. EXISTING AREAS OF DISTURBANCE WITHIN EACH PHASE SHALL BE RESTORED PURSUANT TO BEST MANAGEMENT PRACTICES (BMPS). THIS INCLUDES REVEGETATION OF EXISTING DIRT ROADS WHICH WILL NO LONGER BE UTILIZED FOR VEHICULAR ACCESS. REVEGETATION UNDERTAKEN FROM APRIL 1 TO OCTOBER 1 SHALL INCLUDE REGULAR WATERING TO ENSURE ADEQUATE GROWTH.
9. THE AREAS OF SOIL AND VEGETATION DISTURBANCE SHALL BE LIMITED TO THAT REQUIRED FOR CONSTRUCTION PURPOSES. EXCEPT WHERE REQUIRED FOR ACCESS, THERE SHALL BE NO DISTURBANCE IN AREAS TO BE LEFT IN A NATURAL STATE. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO AREAS TO BECOME PERMANENT CIRCULATION (E.G., ROADWAYS AND PARKING AREAS, ETC.) OR OTHER DESIGNATED ROUTES APPROVED BY THE DESIGN REVIEW COMMITTEE (DRC).
10. IN CONSTRUCTION AREAS TO BE REVEGETATED WHERE THE SUBSOIL LAYER HAS BEEN COMPACTED, RIPPING SHALL BE CONDUCTED DURING THE FINAL STAGES TO LOOSEN SOIL, ALLOWING FOR BETTER SUBSURFACE DRAINAGE AND ROOT PENETRATION. APPROPRIATE REVEGETATION PRACTICES SHALL BE EMPLOYED TO STABILIZE THESE AREAS IMMEDIATELY FOLLOWING CESSATION OF TRAVEL INTO THESE AREAS. TOPSOIL AND OTHER FILL MATERIAL TEMPORARILY STORED SHALL BE PROTECTED FROM EROSION BY COVERING WITH MULCH OR A COVER CROP, OR BY USE OF SILTATION BERMS OR OTHER MEANS APPROVED BY THE DPW.
11. DISTURBANCE CREATED BY CONSTRUCTION SHALL BE STABILIZED WITHIN 24 HOURS OF CESSATION OF TRAVEL INTO SUCH AREAS. IF WORK HAS CEASED IN AN AREA OR IF AN AREA IS FOUND TO BE SUBJECT TO POTENTIAL EROSION PROBLEMS ASSOCIATED WITH VEGETATION LOSS AND SOIL COMPACTION, EFFORTS TO STABILIZE SUCH AREAS SHALL BE INITIATED THE NEXT WORK DAY FOLLOWING THE INSPECTION. STABILIZATION OF THESE AREAS SHALL BE CARRIED OUT UTILIZING BMPS.
12. ALL AREAS DISTURBED BY CONSTRUCTION AND NOT OTHERWISE STABILIZED WITH NEW LANDSCAPING SHALL BE SEEDED WITH A TRPA APPROVED MIX AT 50 LBS /ACRE, MULCHED WITH WOOD FIBER AT 2000 LBS /ACRE AND STRAW WITH TACKIFIER AT 3000 LBS /ACRE.
13. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DUST CONTROL PER SECTION 10 OF THE CALIFORNIA STANDARD SPECIFICATIONS. MEASURES SHALL INCLUDE BUT BE LIMITED TO THE FOLLOWING:
    A. CONSTRUCT MAJOR DUST-GENERATING ACTIVITIES WHEN WIND VELOCITIES ARE LOW.
    B. SPRINKLE WORK AREAS, CONSTRUCTION EQUIPMENT TRAVEL ROUTES, AND EQUIPMENT TO CONTROL DUST.
    C. PREVENT CONSTRUCTION VEHICLES FROM TRACKING MUD ONTO NEIGHBORING ROADS AND HIGHWAYS.
    D. RESTRICT ALL TRUCKS AND VEHICLES WITHIN CONSTRUCTION SITE TO A MAX. SPEED OF 15 MPH.
14. ALL PROJECT RELATED VEHICLES SHALL PARK ON EXISTING PAVED SURFACES OR EXISTING COMPACTED ROAD SHOULDERS.
15. BMP's SHALL BE INSTALLED PRIOR TO THE COUNTY PRE-GRADE MEETING AND MAINTAINED THROUGHOUT THE CONSTRUCTION ACTIVITIES SHOWN ON THESE PLANS.

TRPA NOTES:

1. DUST CONTROL PRACTICES ARE REQUIRED FOR ANY GRADING ACTIVITY AND ARE APPLICABLE TO MOST CONSTRUCTION SITES. ALL EXPOSED AREAS OF THE APROVED CONSTRUCTION SITE SHALL BE MULCHED WITH A 2 O 3 INCH LAYER OF PINE NEEDLES OR WOOD CHIPS. MULCHING TO A DEPTH, WHICH APPROACHES OR EXCEEDS 4 INCHES NEGATIVELY EFFECTS SOIL PROPERTIES AND CAN INHIBIT REVEGETATION. STRAW MULCH WILL NOT BE ACCEPTABLE. OTHER TECHNIQUES SUCH AS EROSION CONTROL BLANKETS CAN BE SUBSTITUTED FOR MULCH IF THEY ARE INSTALLED AND MAINTAINED ACCORDING TO MANUFACTURERS SPECIFICATIONS. CONSTRUCTION AREAS THAT REMAIN EXPOSED AFTER A 48-HOUR CORRECTION NOTICE HAS BEEN POSTED MAY BE SUBJECT TO DOUBLE FILING FEES PER TRPA REQUIREMENTS.
2. FENCING OF "NON-APPROVED" CONSTRUCTION AREAS SHALL BE SPECIFIED TO BE AT LEAST 48 INCHES HIGH AND SHALL BE CONSTRUCTED OF METAL POSTS AND EITHER ORANGE CONSTRUCTION FENCING OR METAL MESH FENCING ALSO AT LEAST 48 INCHES HIGH. JOB SITES WITH VIOLATIONS OF THE FENCING STANDARDS WILL BE REQUIRED TO RE-FENCE THE JOB SITE WITH A HIGH GAUGE METAL FENCING.
3. NO MATERIAL OR EQUIPMENT SHALL ENTER OR BE PLACED IN THE AREAS PROTECTED BY FENCING OR OUTSIDE THE APPROVED CONSTRUCTION AREA WITHOUT PRIOR APPROVAL FROM TRPA AND PLACER COUNTY. FENCES SHALL NOT BE MOVED WITHOUT PRIOR APPROVAL.
4. TO REDUCE SOIL DISTURBANCE AND DAMAGE TO VEGETATION, THE AREA OF DISTURBANCE DURING THE CONSTRUCTION OF A STRUCTURE SHALL BE LIMITED TO THE AREA BETWEEN THE FOOTPRINT OF THE BUILDING AND THE PUBLIC ROAD. FOR THE REMAINDER OF THE SITE, THE DISTURBANCE AREAS SHALL NOT EXCEED 12 FEET FROM THE FOOTPRINT OF THE STRUCTURE, PARKING AREA OR CUT/FILL SLOPE. THIS FENCING SHALL BE CLEARLY SHOWN ON THE APPROVED PLANS. ALL CHANGES OR EXCEPTIONS SHALL BE SHOWN ON A REVISED SET OF PLANS FOR APPROVAL. ANY "IN-THE-FIELD" CHANGES SHALL BE APPROVED BY TRPA AND PLACER COUNTY PRIOR TO IMPLEMENTATION.

8 NOTES

REV	DATE	REVISIONS	BY

RECORD DRAWING

DATE ENGINEER INITIAL

REGISTERED PROFESSIONAL ENGINEER WALTER K. AUERBACH No. C34303 Exp. 6/30/17 CIVIL STATE OF CALIFORNIA

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EROSION CONTROL DETAILS

TAHOMA EL DORADO COUNTY CALIFORNIA

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PROJECT NUMBER	2178.008
SURVEY BY	BUSWELL
SURVEY DATE	12/2005
DESIGN BY	WC
DRAFTING BY	RD
CHECKED BY	WKA
DATE	JULY 10, 2016
SCALES	N/A
HORIZONTAL	N/A
VERTICAL	
SHEET	EC1 5 of 5

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