MITIGATED NEGATIVE DECLARATION

FILE: P19-0003

PROJECT NAME Treanor Parcel Map

NAME OF APPLICANT: Bob and Karen Treanor

ASSESSOR'S PARCEL NO.: 069-220-023 **SECTION:** 24 **T:** 10N **R:** 9E, MDM

LOCATION: The project is located on the east side of Ponderosa Road, 0.5 miles south of the intersection with Green Valley Road in the Shingle Springs area.

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

☐ **REZONING:** **FROM:** **TO:**

☒ **TENTATIVE PARCEL MAP** To create two parcels of 5.005± each from 10.01 acres ☐ **SUBDIVISION:**

SUBDIVISION (NAME):

☐ **SPECIAL USE PERMIT TO ALLOW:**

☐ **OTHER:**

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

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

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

☐ **OTHER:**

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

This Mitigated Negative Declaration was adopted by the_____ on _____.

_____
Executive Secretary

Exhibit M

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

Project Title: P19-0003/Treanor Tentative Parcel Map

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

Contact Person: Bianca Dinkler, Associate Planner | **Phone Number:** (530) 621-5875

Owner's Name and Address: Robert and Karen Treanor, 2707 Ponderosa Road, Shingle Springs, CA 95682

Applicant's Name and Address: Robert and Karen Treanor, 2707 Ponderosa Road, Shingle Springs, CA 95682

Project Engineer's Name and Address: Area West Engineers, Inc./Charlie Czapkay, 7478 Sandalwood Drive, Suite #400, Citrus Heights, CA 95621

Project Location: The project is located on the east side of Ponderosa Road, 0.5 miles south of the intersection with Green Valley Road in the Shingle Springs area.

Assessor's Parcel Number: 069-220-023 **Acres:** 10.01 acres

Sections: S:24 **T:** 10N **R:** 09E

General Plan Designation: Low Density Residential (LDR)

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

Description of Project: A request for a Tentative Parcel Map to subdivide a 10.01 acre parcel into two parcels of 5.04 acres (Parcel 1) and 5.00 acres (Parcel 2) (Attachment 1). The property is developed with an existing single-family dwelling of 2,229 SF (the main house, constructed by building permit in 1981), barn, and workshop located on Parcel 2; and a residence (Hardship Manufactured Home of 1,700 SF permitted through a temporary hardship renewal permit since 1998) on Parcel 1. Access to both residences is from a private driveway from Ponderosa Road, a County maintained road. Each parcel has its own existing onsite wastewater treatment system. Each parcel would receive public water service from the El Dorado Irrigation District (EID). Electricity/utilities services are provided by Pacific Gas & Electric (PG&E). No new improvements are proposed at this time. Any future development would be reviewed at time of building permit issuance. A building permit will be required to convert the existing Hardship Manufactured Home to the primary single-family dwelling on Parcel 1 (or would need to be removed), as Hardship Manufactured Homes are not allowed as the permanent primary residence. No trees are proposed for removal. An Oak Resources Code Compliance Certificate was provided, dated 3/13/2019. Vegetation on site is Mixed Oak Woodland with an aerial canopy cover greater than 30%, and a woody understory of very sparse shrub layer composed of various brush, weeds, and grasses. The project would create a dead-end road greater than 500-feet in length and conditions have been included by the County Transportation Department (Attachment 3) and the Rescue Fire District (Attachment 4) to improve the driveway and access from Ponderosa Road.

Environmental Setting: The project site is a 10.01 acre developed parcel located at an elevation of approximately 1,200 feet to 1,400 feet above mean sea level. The topography has minor undulations throughout. Vegetation on site is predominantly Mixed Oak Woodland with a variety of blue oak, interior live oak, valley oak, and grey pine, all with an aerial canopy cover greater than 30%, and a woody understory of very sparse shrub layer composed of various brush, weeds, and grasses. An Oak Resources Code Compliance Certificate was provided, dated 3/13/2019. A Biological Resources Assessment was prepared for the project by Area West Environmental, Inc., dated September 2019 (Attachment 2). Ephemeral drainages (ED-1, ED-2, ED-3, and ED-4), seasonal wetlands (SW-1 and SW-2), spring/seep (S1 and S2), and a pond (P1) are present on site. A 50-foot setback from each of these natural features will be required to minimize any potential impact. No disturbance is expected as the property is developed and the existing residences are built within fenced areas on the property. The parcel is located in the Rare Plant Mitigation Area 1, however there were no recorded occurrences of special-status plants or wildlife species within the project area. The soils on site are Auburn silt loam, 2-30% slopes (AwD) and Auburn very rocky silt loam, 2-30% slopes (AxD). The adjacent-neighboring parcels are similarly zoned Residential Estate Five-Acre (RE-5), and have the same corresponding General Plan Land Use Designation of Low Density Residential (LDR). The United States Department of the Interior Fish & Wildlife Service reviewed the project August 7, 2019 and recommended the Biological Assessment. Results of the biological field surveys and recommended mitigation measures are contained within this Initial Study.

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

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

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

At the time of the application request, seven Tribes: Colfax-Todds Valley Consolidated Tribe, Ione Band of Miwok Indians, Nashville-El Dorado Miwok, Shingle Springs Band of Miwok Indians, United Auburn Indian Community of the Auburn Rancheria, Washoe Tribe of California and Nevada, and the Wilton Rancheria, had requested to be notified of proposed projects for consultation in the project area. Pursuant to the records search conducted at the North Central Information Center on August 1, 2019, the proposed project area contains zero prehistoric-period resources and zero historic-period cultural resources. Additionally, zero cultural resources study reports are on file. Outside of the project area, but within the ¼ mile radius of the geographic area, a broader search area contains two prehistoric-period resources and zero historic-period cultural resources. There is low potential for locating historic-period cultural resources in the immediate vicinity. The project site is not known to contain any Tribal Cultural Resources (TCRs) however the Wilton Rancheria has provided comments which have been incorporated as conditions for the project.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION

On the basis of this initial evaluation:

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

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

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

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

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

Signature: Bianca Dinkler Date: 7/27/2020

Printed Name: Bianca Dinkler, Associate Planner For: El Dorado County

Signature: Date: 7/27/20

Printed Name: Rommel Pabalinas, Current Planning Manager 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 proposed project would allow for the subdivision of a developed 10.01 acre parcel into two parcels ranging in size from 5.04 acres (Parcel 1) and 5.00 acres (Parcel 2).

Throughout this Initial Study, please reference the following Attachments:

Attachment 1: Tentative Parcel Map
Attachment 2: Biological Resources Assessment
Attachment 3: Comments from Department of Transportation
Attachment 4: Comments from Rescue Fire Protection District

Project Description:

A Tentative Parcel Map to subdivide a 10.01 acre parcel into two parcels of 5.04 acres (Parcel 1) and 5.00 acres (Parcel 2). The property is developed with an existing single-family dwelling of 2,229 SF (the main house, constructed by building permit in 1981), barn, and workshop located on Parcel 2; and a residence (Hardship Manufactured Home of 1,700 SF permitted through hardship renewal permits since 1998) on Parcel 1. Access to both residences is from a private driveway from Ponderosa Road, a County maintained road. Each parcel has its own existing onsite wastewater treatment system. Each parcel would receive public water service from the El Dorado Irrigation District (EID). Electricity/utilities services are provided by Pacific Gas & Electric (PG&E). No new improvements are proposed at this time. Any future development would be reviewed at time of building permit issuance. A building permit will be required to convert the existing Hardship Manufactured Home to the primary single-family dwelling on Parcel 1 (or would need to be removed), as Hardship Manufactured Homes are not allowed as the primary residence. No trees are proposed for removal. An Oak Resources Code Compliance Certificate was provided, dated 3/13/2019. Vegetation on site is Mixed Oak Woodland with an aerial canopy cover greater than 30%, and a woody understory of very sparse shrub layer composed of various brush, weeds, and grasses. The project would create a dead-end road greater than 500-feet in length and conditions have been included by the County Transportation Department and Rescue Fire District to improve the driveway and access from Ponderosa Road.

Site Description:

The project site is a 10.01 acre developed parcel located at an elevation of approximately 1,200 feet to 1,400 feet above mean sea level. The topography has minor undulations throughout. Vegetation on site is predominantly Mixed Oak Woodland with a variety of blue oak, interior live oak, valley oak, and grey pine, all with an aerial canopy cover greater than 30%, and a woody understory of very sparse shrub layer composed of various brush, weeds, and grasses. An Oak Resources Code Compliance Certificate was provided, dated 3/13/2019. A Biological Resources Assessment was prepared for the project by Area West Environmental, Inc., dated September 2019 (Attachment 2). Ephemeral drainages (ED-1, ED-2, ED-3, and ED-4), seasonal wetlands (SW-1 and SW-2), spring/seep (S1 and S2), and a pond (P1) are present on site. A 50-foot setback from each of these natural features will be required to minimize any potential impact. No disturbance is expected as the property is developed and the existing residences are built within fenced areas on the property. The parcel is located in the Rare Plant Mitigation Area 1, however there were no recorded occurrences of special-status plants or wildlife species within the project area. The soils on site are Auburn silt loam, 2-30% slopes (AwD) and Auburn very rocky silt loam, 2-30% slopes (AxD). The adjacent-neighboring parcels are similarly zoned Residential Estate Five-Acre (RE-5), and have the same corresponding General Plan Land Use Designation of Low Density Residential (LDR). The United States Department of the Interior Fish & Wildlife Service reviewed the project August 7, 2019 and recommended the Biological Assessment. Results of the biological field surveys and recommended mitigation measures are contained within this Initial Study.

Project Location and Surrounding Land Uses

The project site is located on the east side of Ponderosa Road, 0.5 miles south of the intersection with Green Valley Road in Shingle Springs. The neighboring parcels to the north, east, south, and west are currently developed with residential uses.

Project Characteristics

1. Transportation/Circulation/Parking

The project was reviewed by the El Dorado County Transportation Division and conditions have been submitted to require improving access from Ponderosa Road, which is a County maintained road, and improvements to the driveway since it is a dead-end road greater than 500-feet in length (Attachment 3). The El Dorado Hills Fire Protection District reviewed the project on behalf of the Rescue Fire Protection District (RFPD), and has recommended conditions for improving access from Ponderosa Road and improving/widening the driveway, to be constructed per the current Fire Code, Ordinance and Standards (Attachment 4).

2. Utilities and Infrastructure

The El Dorado County Environmental Management Department (EMD) reviewed the project. Both parcels would be served by their own onsite wastewater treatment system. Both parcels would have public water through connection to public water service by the El Dorado Irrigation District (EID). New service would need to be purchased, and a new meter installed, for the newly created parcel. Parcel 2 (the front parcel) will need to grant Parcel 1 (the back parcel) an easement for the off-site water meter. For electricity the parcels would have to connect to service provided by Pacific Gas & Electric (PG&E).

3. Construction Considerations

No construction is proposed as a part of the project. The proposed parcels would maintain the current Residential Estate Five-Acre (RE-5) zoning designation, which allows for single-family residential development. Any future construction activities, such as single-family dwelling units and accessory structures, would be completed in conformance with applicable agency requirements, and subject to a building permit from the El Dorado County Building Services.

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 California Environmental Quality Act (CEQA). The Lead Agency will also determine whether to approve the project.

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

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

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

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

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

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

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

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

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

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

9. The explanation of each issue should identify:

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

ENVIRONMENTAL IMPACTS

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

Regulatory Setting:

Federal Laws, Regulations, and Policies

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

State Laws, Regulations, and Policies

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

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

Local Laws, Regulations, and Policies

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

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

A list of the county's scenic views and resources is presented in Table 5.3-1 of the El Dorado County General Plan EIR (p. 5.3-3). This list includes areas along highways where viewers can see large water bodies (e.g., Lake Tahoe and Folsom Reservoir), river canyons, rolling hills, forests, or historic structures or districts that are reminiscent of El Dorado County's heritage.

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

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

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

a. **Scenic Vista or Resource:** The project site is located in a rural area surrounded by large lot single-family residences. No scenic vistas, as designated by the county General Plan, are located in the vicinity of the site (El Dorado County, 2003, p. 5.3-3 through 5.3-5). The project site is not adjacent to or visible from a State Scenic Highway. There is the potential for residential development with accessory structures on each of the parcels, which is allowed on all lots zoned for single-family residential use. Any new structures would require permits for construction and would comply with the General Plan and Zoning code. There would be no impact.

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

c. **Visual Character:** Each proposed lot would have the capability for single-family residential development. Both parcels are already developed with residential uses. Each lot would be allowed to develop additional residential structures, such as a second dwelling and/or accessory structures. However the site is surrounded by other single-family homes on large rural lots and the proposed project would not affect the visual character of the surrounding area. Impacts would be less than significant.

d. **Light and Glare:** The proposed project does not include any substantial new light sources, however, the project would allow for new dwelling units, such as a secondary dwelling, to be developed in the future, which could produce minimal new light and glare. The property already has two existing residences, a 2,229 SF home, barn, and workshop on Parcel 1; and a Hardship Manufactured Home on Parcel 2. Future development would be required to comply with the County lighting ordinance requirements, including the shielding of lights to avoid potential glare, during the building permit process, and therefore any impacts would be less than significant.

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

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

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

Regulatory Setting:

Federal Laws, Regulations, and Policies

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

State Laws, Regulations, and Policies

Farmland Mapping and Monitoring Program

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

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

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

Unique Farmland: Farmland of lesser quality soils used for the production of the state's leading agricultural crops. These lands are usually irrigated but might include non-irrigated orchards or vineyards, as found in some climatic zones. Unique Farmland must have been cropped at some time during the 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 site is not zoned for agricultural use or located within an Agricultural District. The site is not designated as farm land of local importance. 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. No trees are proposed for removal as part of the project. 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 and 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 as a result of 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 U.S. National Ambient Air Quality Standards (NAAQS) and include the following additional contaminants: visibility-reducing particles, hydrogen sulfide, sulfates, and vinyl chloride. The proposed project is located within the Mountain Counties Air Basin, which is comprised of seven air districts: the Northern Sierra Air Quality Management District (AQMD), Placer County Air Pollution Control District (APCD), Amador County APCD, Calaveras County APCD, the Tuolumne County APCD, the Mariposa County APCD, and a portion of the El Dorado County AQMD, which consists of the western portion of El Dorado County. The El Dorado County Air Quality Management District (AQMD) manages air quality for attainment and permitting purposes within the west slope portion of El Dorado County.

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

Air quality in the project area is regulated by the El Dorado County Air Quality Management District. California Air Resources Board and local air districts are responsible for overseeing stationary source emissions, approving permits, maintaining emissions inventories, maintaining air quality stations, overseeing agricultural burning permits,

and reviewing air quality-related sections of environmental documents required to comply with CEQA. The AQMD regulates air quality through the federal and state Clean Air Acts, district rules, and its permit authority. National and state ambient air quality standards (AAQS) have been adopted by the Environmental Protection Agency and State of California, respectively, for each criteria pollutant: ozone, particulate matter, carbon monoxide, nitrogen dioxide, and sulfur dioxide.

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

Criteria Pollutant	**El Dorado County Threshold**	
Reactive Organic Gasses (ROG)	82 lbs/day	
Nitrogen Oxides (NOx)	82 lbs/day	
Carbon Monoxide (CO)	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, AQMD assumed that exhaust emissions of other air pollutants from the operation of equipment and vehicles are also not significant.

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

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

Discussion: The El Dorado County Air Quality Management District (AQMD) has developed a Guide to Air Quality Assessment (2002) to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. 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. 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. The potential impacts of the project would be less than significant.

b-c. **Air Quality Standards and Cumulative Impacts:** No construction is proposed as part of the project. There is the potential for future development on the lots for construction of additional residential structures as well as accessory structures. Although this would contribute air pollutants due to construction and possible additional vehicle trips to and from the site, these impacts would be minimal. Existing regulations implemented at issuance of building and grading permits would ensure that any construction related PM10 dust emissions would be reduced to acceptable levels. The El Dorado County Air Quality Management District (AQMD) reviewed the project and provided standard conditions which will be incorporated into the project. With full review for consistency with General Plan Policies, any impacts would be less than significant.

d. **Sensitive Receptors:** The CEQA Guidelines (14 CCR 15000) identify sensitive receptors as facilities that house or attract children, the elderly, people with illnesses, or others that are especially sensitive to the effects of air pollutants. Hospitals, schools, and convalescent hospitals are examples of sensitive receptors. No sources of substantial pollutant concentrations would be emitted by any future single family residences, during construction or following construction. The impact would be less than significant.

e. **Objectionable Odors:** Table 3-1 of the Guide to Air Quality Assessment (AQMD, 2002) does not list the proposed use of the parcels for residential uses as a use known to create objectionable odors. The request for subdivide a 10 acre parcel into two five acre parcels would not be a source of objectionable odors. There would be no impact.

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

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:** The project site is not located within a sensitive natural community of the County, state or federal agency, including but not limited to an Ecological Preserve, or U.S. Fish and Wildlife Service (USFWS) Recovery Plan boundaries. A biological field survey was conducted on July 2, 2019, and a Biological Resources Assessment was prepared for the project by Area West Environmental, Inc., in September 2019. **Fauna (animal life)**: The project site supports habitat for three special-status wildlife species that have the potential to occur at the project site: golden eagle, California red-legged frog, and the Western spadefoot. The proposed project is a tentative parcel map to subdivide a 10.01 acre parcel into two parcels of 5.005± acres. There is existing residential development on both parcels, Parcel 1 and Parcel 2, and no new development is proposed. The project would not involve the taking of any protected species. However, since there is the potential for special-status species to occur on-site, mitigation measures have been incorporated that would apply to any future residential development, and would be reviewed at time of building permit submittal. These mitigation measures include a pre-construction nesting survey for migratory birds and raptors; conducting a workers environmental training to construction personnel prior to any work on-site; installing temporary fencing between work area and environmentally sensitive habitat; a pre-construction survey for special-status amphibians; all temporarily disturbed areas shall be stabilized upon completion of construction; avoiding peak dispersal period for special-status amphibians, and to the maximum extent practicable avoiding construction activities within 24-hours following a rain event which is when amphibians such as the California red-legged frog and Western spadefoot are most likely to travel between upland and aquatic habitats. Implementing these mitigation strategies would reduce impacts to a level of less than significant. **Flora (plant life)**: The July 2019 field survey determined that there is low potential for five special-status plant species to occur on-site: Pine Hill ceanothus, Red Hills soaproot, El Dorado bedstraw, oval-leaved viburnum, and big-scale balsamroot. The report recommends that avoidance and minimization measures shall be implemented to any future residential development. A floristic survey should be conducted prior to construction during the blooming period (mid to late May) to determine the presence or absence of the 5 potential special-status plant species that may occur on the project site. As discussed above, the property is already developed with residential uses on each parcel and no new development is proposed. However, since there is the potential for special-status plant species to occur, mitigation measures have been incorporated that would apply to any future residential development and would be reviewed at time of building permit submittal. With the incorporation of the mitigation measures, potential impacts to biological resources from any future residential development would be mitigated to a level of less than significant.

MM BIO-1 Pre-Construction Breeding Bird Surveys:

To comply with the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code, and to avoid and reduce direct and indirect impacts on migratory, non-game breeding birds and their nests, young, and eggs to less than significant levels, the following measures would be implemented to any future residential development:

a) Project activities that would remove or disturb potential nest sites shall be scheduled outside the breeding bird season, if feasible. The breeding bird nesting season is typically from February 15 through September 15, but can vary slightly from year to year, usually depending on weather conditions.
b) If project activities that would remove or disturb potential nest sites cannot be avoided during February 15 through September 15, a qualified biologist shall conduct a pre-construction clearance and nesting bird survey to search for all potential nesting areas, breeding birds, and active nests or nest sites within the limits of project disturbance up to 30 days prior to mobilization, staging, and other disturbances.
c) If no breeding birds or active nests are observed during the pre-construction survey(s), or if they are observed and would not be disturbed, then project activities may begin and no further mitigation would be required.
d) If a breeding bird territory or active bird nest is located during the pre-construction survey and potentially would be disturbed, a no-activity buffer zone shall be delineated on maps and marked (flagging or other means) up to 500 feet for special-status avian species or raptors, or 100 feet for non-special status avian species. The limits of the buffer shall be demarked so as not to provide a specific indicator of the location of the nest to predators or people. Materials used to demarcate the nests shall be removed as soon as work is complete or the fledglings have left the nest. The biologist shall determine the appropriate size of the buffer zone based on the type of activities planned near the nest and bird species because some bird species are more tolerant than others to noise and other disturbances. The nest and buffer zone shall be field-checked weekly by a qualified biologist. The nest and buffer zone shall not be disturbed until the biologist has determined that the young have fledged, the young are no longer being fed by the parents, the young have left the area, or the young would no longer be impacted by project activities.

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

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

MM BIO-2 Special-Status Amphibians Protection:

If future residential development is proposed, the following mitigation measures shall be implemented to avoid impacts to special-status amphibian species:

a) Conduct a workers environmental awareness training for all construction personnel prior to any work occurring on the project site. As part of the training an environmental awareness handout will be provided that describes and illustrates sensitive resources to be avoided during construction of the proposed project;
b) Install temporary fencing between the work area and environmentally sensitive habitat. The fencing shall be checked regularly and maintained until all construction is complete. No construction activity shall be allowed until the fencing is installed;
c) A USFWS-approved biologist shall conduct a preconstruction survey for special-status amphibians with potential to occur on the vicinity of the Project (California red-legged frog and Western Spadefoot) within 24 hours prior to any ground disturbance. The qualifications of the biologist(s) will be submitted to the USFWS for review and written approval at least thirty (30) calendar days prior to the date earthmoving is initiated at the project site. This survey will consist of walking surveys of the project footprint, where accessible. The

qualified biologist will investigate all potential cover sites for special status amphibians. If any of these species are found within the construction work area, the biologist will contact CDFW and/or USFWS, as appropriate, and the species shall be allowed to voluntarily move outside of the work area on its own;

d) All temporarily disturbed areas shall be stabilized upon completion of construction. These areas will be properly protected from washout and erosion using appropriate erosion control devices including coir netting, hydroseeding, and revegetation; and

e) Avoid peak dispersal period for special-status amphibians. No construction-related activities shall occur between November 1 and March 31 to avoid wet, rainy, or humid periods when special-status amphibians, such as California red-legged frog, are most likely to travel between upland and aquatic habitats. To the maximum extent practicable, no construction activities will occur during rain events or within 24-hours following a rain event. A rain event is defined as ½-inch of rain in a 24-hour period. If ground disturbing work must occur during this period, CDFW and USFWS shall be contacted for guidance.

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

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

MM BIO-3 Rare Plants Protection:

If future residential development is proposed, a qualified biologist shall conduct a pre-construction survey within 14-days prior to clearing or grading operations to look for potential presence of rare plant species, particularly Pine Hill ceanothus, Red Hills soaproot, El Dorado bedstraw, oval-leaved viburnum, and big-scale balsamroot. If no rare plants are observed, a letter report shall be prepared to document the results of the survey, and no additional measures are recommended. If rare plants are present, then the applicant shall coordinate with the Pine Hill Ecological Preserve Manager and staff to facilitate collection of seeds and plants on site. The collected material shall be transplanted under the discretion of the Pine Hill Ecological Preserve Manager or a qualified professional to the Pine Hill Ecological Preserve land.

Monitoring Requirement: Planning Services shall verify completion of the requirement prior to issuance of grading and building permits in coordination with the applicant and the Pine Hill Ecological Preserve Manager.

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

b. **Riparian Habitat and Wetlands:** Based on review of the Biological Resources Assessment prepared for the project by Area West Environmental, Inc. in September 2019, seasonal wetlands, spring/seep, and a pond exist on the project site. Seasonal wetlands (SW-1 and SW-2) are shallow topographical depressions underlain by soils with slow water permeability that promote ponding or soil saturation during the wet season. The seasonal wetlands are associated with ephemeral drainages (ED-1, ED-2, ED-3, ED-4). The seasonal wetlands occur where the ephemeral drainages spill into relatively flat, slightly concaved micro-basins. The seasonal wetlands support a number of plant species adapted to periodic inundation during the growing season and include in descending order of abundance: Italian ryegrass, toad rush, Hyssop loosestrife, and rabbitfoot grass. The spring/seep (S1 and S2) occurs in an area where groundwater is exposed at or near the soil surface. The main difference between a spring and a seep is the amount of water. Springs are characterized by areas were water bubbles to the surface forming pools of water. In contrast, seeps are characterized by areas were water slowly oozes or seeps from the ground to the surface saturating

the soil and often forming small pools in depressional areas. The onsite pond (P1) is human-created, and impounds surface water and pumped well water. In the study area this community has been created by excavating within and constructing earthen berms (dams) across natural ephemeral drainages to form ponds. One pond occurs in the Study Area and consists of a small permanent water body that is supported by an upslope perennial spring/seep. However, seasonally this pond fills its entire excavated basin during the rainy season before discharging from its spillway and flowing downstream to the ephemeral drainage (ED-4). In the recent past, the pond was probably perennially inundated, from an adjacent remnant well (electric pump and well casing) located just upslope. The pond receives winter hydrologic inputs from the upslope ephemeral drainages and overland flow, as well as spring, summer and fall water from the upslope spring/seep. In order to protect these natural features, 50-foot setbacks from the ephemeral drainages, seasonal wetlands, spring/seep, and pond would apply to any new residential development, and this shall be required as a condition, and recorded on the final parcel map. Impacts would be less than significant.

c. **Federally Protected Wetlands:** The project site is not located in federally protected wetlands and would not 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. The project site is already developed and no new development is proposed. The 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 indicate that the Outside deer herd migration corridor does not extend over the project site. The El Dorado County General Plan does identify the project site as an Important Biological Corridor (IBC). The project would not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with any established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites. The impacts would be less than significant.

e. **Local Policies:** Local protection of biological resources includes the Important Biological Corridor (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. Review of the Biological Survey Area (BSA) shows that the property is located outside of El Dorado County Important Biological Corridors (IBC) and Ecological Preserve (EP) overlay areas. Oak woodlands, individual native oak trees, or heritage trees, as defined in Section 130.39.030, have not been impacted or removed as a result of the proposed project. Any future tree removal would be required to be in compliance with the Oak Resources Conservation Ordinance of Section 130.39.070.C (Oak Tree and Oak Woodland Removal Permits), which would be reviewed at time of future building permit issuance. Future development would be required to comply with all applicable County ordinances and policies regarding oak woodland conservation, payment of rare plant mitigation fee if applicable, and mitigated to require a pre-construction survey to detect and protect if any nests exist on site. The project site does not contain blue-line stream, rivers, or lakes, or significant riparian habitat; however, the site supports ephemeral drainages, seasonal wetlands, spring/seep, and a pond. Any future development would need to adhere to the County's setbacks from any intermittent stream or wetlands. The impacts would be less than significant.

f. **Adopted Plans**: No significant impacts to protected species, habitat, wetlands or oak trees were identified for the proposed project. The project will not conflict with the provisions of an adopted Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The impacts would be less than significant.

Finding: With the incorporation of Mitigation Measures BIO-1, BIO-2, and BIO-3, potential impacts to biological resources from any future residential development would be mitigated. Future residential development is required to comply with applicable County codes and policies which would be reviewed at time of submittal of the grading and building permits. Therefore, potential impacts to Biological Resources as mitigated would be less than significant.

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

Regulatory Setting:

Federal Laws, Regulations, and Policies

The National Register of Historic Places

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

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

State Laws, Regulations, and Policies

California Register of Historical Resources

Public Resources Code Section 5024.1 establishes the 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.** Cultural resource analysis includes the potential for discovery and disturbance of paleontological resources. A Records Search was conducted through the North Central Information Center (NCIC) dated August 1, 2019. According to the NCIC, the proposed project site contains no cultural resource sites, features, or artifacts, nor were there any historic buildings, structures, or objects discovered. Therefore, no significant cultural resources were identified and the project will have no effect to historic properties. Impacts would be less than significant.

d. **Human Remains.** A records search was conducted at the North Central Information Center on August 1, 2019. There were no Tribal Cultural Resources (TCRs) identified in the project footprint and the project site is not known to contain any TCRs. In the event of human remains discovery during any future construction if additional structures are built, standard conditions of approval to address accidental discovery of human remains would apply during any grading activities. In accordance with the laws of AB 52, the County notified seven Tribes: Colfax-Todds Valley Consolidated Tribe, Ione Band of Miwok Indians, Nashville-El Dorado Miwok, Shingle Springs Band of Miwok Indians, United Auburn Indian Community of the Auburn Rancheria, Washoe Tribe of California and Nevada, and the Wilton Rancheria, which requested to be notified of proposed projects for consultation in the project area. The Wilton Rancheria provided comments and these have been incorporated into the project as conditions of approval. Impacts would be less than significant.

FINDING: Standard conditions of approval would apply in the event of discovery of any Tribal Cultural Resources (TCRs) during any future construction, that construction would stop immediately and the Tribes would be notified. Therefore, the proposed project as conditioned would have a less than significant impact on Cultural Resources.

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

Regulatory Setting:

Federal Laws, Regulations, and Policies

National Earthquake Hazards Reduction Act

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

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

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

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

State Laws, Regulations, and Policies

Alquist–Priolo Earthquake Fault Zoning Act

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

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

Seismic Hazards Mapping Act

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

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

California Building Standards Code

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

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

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

a. **Seismic Hazards:**

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

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

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

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

b. **Soil Erosion:** The soils on site are Auburn very rocky silt loam (AxD) 2-30% slopes which has a moderately slow permeability; and Auburn silt loam (AwD) 2-30% slopes which is a shallow, well-drained, rocky foothill soil underlain by hard metamorphic rocks. These soils are prominent in the foothills. There could be the potential for erosion, changes in topography during future construction of any accessory structures however these concerns would be addressed during the grading permit process. Any development activities would need to comply with the El Dorado County Grading, Erosion and Sediment Control Ordinance, including the implementation of pre- and post-construction Best Management Practices (BMPs). Implemented BMPs are required to be consistent with the County's California Stormwater Pollution Prevention Plan (SWPPP) issued by the State Water Resources Control Board to eliminate run-

off and erosion and sediment controls. Any grading activities exceeding 250 cubic yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the County of El Dorado Grading, Erosion, and Sediment Control Ordinance. Any future construction would require similar review for compliance with the County SWPPP. Impacts would be less than significant. Potential degradation of water quality and soil erosion impacts. If construction will disturb 1 acre or more of soil, the project proponent must obtain a General Permit for discharges of storm water associated with activity from SWRCB. As part of this permit, a SWPPP must be prepared and implemented. The SWPPP must include erosion control measures and construction waste containment measures to ensure that waters of the State are protected during and after project construction. Pursuant to Zoning Ordinance Section 130.30.050, future development would require setbacks from perennial and intermittent streams and wetlands. The project site does not contain blue-line stream, rivers, or lakes, or significant riparian habitat, however the site supports wetlands therefore any future development would need to adhere to the County's setback distance of 50-feet from any intermittent stream or wetland, including single-family dwellings and accessory structures (Biological Resources Assessment, Area West Environmental, Inc., September 2019). The impacts would be less than significant.

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

d. **Expansive Soils:** Expansive soils are those that greatly increase in volume when they absorb water and shrink when they dry out. When buildings are placed on expansive soils, foundations may rise each wet season and fall each dry season. This movement may result in cracking foundations, distortion of structures, and warping of doors and windows. The western portions of the county, including the Auburn soil types, have a low expansiveness rating. Any development of the site would be required to comply with the El Dorado County Grading, Erosion and Sediment Control Ordinance and the development plans for any homes or other structures would be required to implement the Seismic construction standards. There would be no impact.

e. **Septic Capability:** The El Dorado County Environmental Management Department reviewed the project and determined that each proposed parcel meets the requirements for land divisions of parcels to be served by an onsite wastewater treatment system. Each proposed parcel has confirmed adequate soil depth, a soil percolation rate below 120 minutes per inch, and a dispersal area identified. Any future septic development would be required to obtain a septic system permit application, and would have to be compliant with the El Dorado County Standards for the Site Evaluation, Design, and Construction of Onsite Wastewater Treatment Systems (OWTS) Manual. Impacts would be less than significant.

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

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

Background/Science

Cumulative greenhouse gases (GHG) emissions are believed to contribute to an increased greenhouse effect and global climate change, which may result in sea level rise, changes in precipitation, habitat, temperature, wildfires, air pollution levels, and changes in the frequency and intensity of weather-related events. While criteria pollutants and toxic air contaminants are pollutants of regional and local concern (see Section III. Air Quality above); GHG are global pollutants. The primary land-use related GHG are carbon dioxide (CO_2), methane (CH_4) and nitrous oxides (N_2O). The individual pollutant's ability to retain infrared radiation represents its "global warming potential" and is expressed in terms of CO_2 equivalents; therefore CO_2 is the benchmark having a global warming potential of 1. Methane has a global warming potential of 21 and thus has a 21 times greater global warming effect per metric ton of CH_4 than CO_2. Nitrous Oxide has a global warming potential of 310. Emissions are expressed in annual metric tons of CO_2 equivalent units of measure (i.e., $MTCO_2e/yr$). The three other main GHG are 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 would create two new parcels from a 10.01 acre parcel. The two new parcel sizes would be 5.04 acres (Parcel 1) and 5.00 acres (Parcel 2). Each parcel would be allowed to have a primary residence and secondary dwelling by right, for a total of four residences possible. There are currently two residences on site. The Hardship Manufactured Home on Parcel 1, and a residence on Parcel 2 (currently the main house). The potential for future construction may involve a small increase in household GHG production. However, any future construction would be required to incorporate modern construction and design features that reduce energy consumption to the extent feasible. Implementation of these features would help reduce potential GHG emissions resulting from the development. The proposed project would have a negligible contribution towards statewide GHG inventories and would have a less than significant impact.

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

FINDING: For the Greenhouse Gas Emissions category, there would be no significant adverse environmental effect as a result of the project. Impacts would be less than significant.

VIII. HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			**X**	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			**X**	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			**X**	
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				**X**
e. For a project located within an airport land use plan or, where such a plan has				**X**

VIII. HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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?				
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-c. **Hazardous Materials:** The Tentative Parcel Map project would not involve the routine transportation, use, or disposal of hazardous materials such as construction materials, paints, fuels, landscaping materials, and household cleaning supplies. Any future construction may involve some hazardous materials temporarily but this is considered to be small scale. Impacts would be less than significant.

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

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

g. **Emergency Plan:** The project was reviewed by the Long Range Planning and the County Transportation Department for traffic and circulation. The Traffic Impact Study (TIS) - Initial Determination were both waived and no further transportation studies are required. The proposed project would not impair implementation of any emergency response plan or emergency evacuation plan. Impacts would be less than significant.

h. **Wildfire Hazards:** The project site is in an area of high fire hazard for wildland fire pursuant to Figure 5.8-4 of the 2004 General Plan Draft Environmental Impact Report (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 California Department of Forestry and Fire Protection. The El Dorado Hills Fire Department reviewed the project on behalf of the Rescue Fire Protection District and provided comments which have been incorporated as conditions of approval and therefore any potential impacts would be less than significant.

FINDING: For the Hazards and Hazardous Materials category, with the incorporation of recommended conditions of approval from the Rescue Fire Protection District (RFPD), any potential impacts would be less than significant.

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

IX. HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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)?				
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 the Tentative Parcel Map project. Erosion control would be required as part of any future building or grading permit. Stormwater runoff from potential development would contain water quality protection features in accordance with a potential National Pollutant Discharge Elimination System (NPDES) stormwater permit, as deemed applicable. The project would not be anticipated to violate water quality standards. Impacts would be less than significant.

b. **Groundwater Supplies:** The geology of the Western Slope portion of El Dorado County is principally hard, crystalline, igneous, or metamorphic rock overlain with a thin mantle of sediment or soil. Groundwater in this region is found in fractures, joints, cracks, and fault zones within the bedrock mass. These discrete fracture areas are typically vertical in orientation rather than horizontal as in sedimentary or alluvial aquifers. Recharge is predominantly through rainfall infiltrating into the fractures. Movement of this groundwater is very limited due to the lack of porosity in the bedrock. Wells are typically drilled to depths ranging from 80 to 300 feet in depth. There is no evidence that the project will substantially reduce or alter the quantity of groundwater in the vicinity, or materially interfere with groundwater recharge in the area of the proposed project. The new parcels will have public water service from the El Dorado Irrigation District (EID). For the final map, the applicant would need to prove that all parcels have a safe and reliable water source that meets the minimum criteria of EDC policy 800-02. The project is not anticipated to affect potential groundwater supplies above pre-project levels. Impacts would be less than significant.

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

g-j. **Flood-related Hazards:** The project site is not located within any mapped 100-year flood areas and would not result in the construction of any structures that would impede or redirect flood flows (FEMA, 2008). No dams which would result in potential hazards related to dam failures are located in the project area. The risk of exposure to seiche, tsunami, or mudflows would be remote. There would be no impact.

FINDING: The project would be required to address any potential changes to the drainage pattern on site during the building permit review process for future construction of single-family residences, second dwellings, or accessory structures. No significant hydrological impacts are expected as a result of such development, and impacts would be less than significant.

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

Regulatory Setting:

California State law requires that each City and County adopt a general plan "for the physical development of the City and any land outside its boundaries which bears relation to its planning." 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 not located within a rural center or community region. The project is surrounded by similar large-lot single family residential development. The Tentative Parcel Map project would not conflict with the existing land use pattern in the area or physically divide an established community. Impacts would be less than significant.

b. **Land Use Consistency:** The parcel has a General Plan Land Use Designation of Low Density Residential (LDR) and a zoning designation of Residential Estate, Five-Acres (RE-5). The LDR land use designation establishes areas for single-family residential development in a rural setting. The maximum allowable density shall be one dwelling unit per 5.0 acres. Parcel size shall range from 5.0 to 10.00 acres. As shown on the site plan, the two parcels would range in size from 5.04 acres (Parcel 1) and 5.00 acres (Parcel 2). The proposed project is compatible with the General Plan land use designation and the zone district. Impacts would be less than significant.

c. **Habitat Conservation Plan:** The project site is not within the boundaries of an adopted Natural Community Conservation Plan or any other conservation plan. As such, the proposed project would not conflict with an adopted conservation plan. Impacts would be less than significant.

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. Impacts would be less than significant.

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

Regulatory Setting:

Federal Laws, Regulations, and Policies

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

State Laws, Regulations, and Policies

Surface Mining and Reclamation Act

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

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

Local Laws, Regulations, and Policies

El Dorado County in general is considered a mining region capable of producing a wide variety of mineral resources. Metallic mineral deposits, including gold, are considered the most significant extractive mineral resources. 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 (2003, Exhibits 5.9-6 and 5.9-7). Review of the California Department of Conservation Geologic Map data showed that the project site is not within a mineral resource zone district. There would be no impact.

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

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

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

Regulatory Setting:

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

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

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

- Result in short-term construction noise that creates noise exposures to surrounding noise sensitive land uses in excess of 60dBA CNEL;
- Result in long-term operational noise that creates noise exposures in excess of 60 dBA CNEL at the adjoining property line of a noise sensitive land use and the background noise level is increased by 3dBA, or more; or
- Results in noise levels inconsistent with the performance standards contained in Table 130.37.060.1 and Table 130.37.060.2 of the El Dorado County Zoning Ordinance.

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

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

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

b. **Groundborne Shaking:** The site is already developed with two residences. Any future construction may generate short-term ground borne vibration or shaking events during project construction. Impacts would be considered less than significant.

c. **Permanent Noise Increases:** The project does not propose new development; however each parcel by right would have the potential for future residential development (i.e. secondary dwelling). The long term noise associated with additional homes would not be expected to exceed the noise standards contained in the General Plan. Impacts would be considered less than significant.

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

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

FINDING: As conditioned and with adherence to County Code, no significant direct or indirect impacts to noise levels are expected. 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:** The 10.01 acre parcel is currently developed. The proposed project would result in the creation of two parcels, each of which would be allowed a primary residence and a secondary dwelling by right. This potential additional housing and population would not be considered a significant population growth. Impacts would be less than significant.

b. **Housing Displacement:** The 10.01 acre parcel is currently developed. The proposed project would result in the creation of two parcels. No existing housing would be displaced by the project. There would be no impact.

c. **Replacement Housing:** The proposed project could provide up to a total of four residences possible (two primary dwellings/two secondary dwellings). No persons would be displaced by the proposed project necessitating for the construction of housing elsewhere. There would be no impact.

FINDING: The project would not displace housing and there would be no potential for a significant impact due to substantial growth, either directly or indirectly. The 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 Rescue Fire Protection District (RFPD) provides fire protection to the site. The project must adhere to applicable requirements for emergency vehicle access including roadway widths and turning radii, fire flow and sprinkler requirements, and vehicle ingress/egress. Compliance with these requirements will assure adequate emergency access and evacuation routes. If any additional dwelling units are proposed in the future the Fire District would review the building permit application and include any fire protection measures at that time. Impacts would be less than significant.

b. **Police Protection:** Police services would continue to be provided by the El Dorado County Sheriff's Department (EDSO). Any future residential construction would not significantly increase demand for law enforcement protection. Impacts would be less than significant.

c-e. **Schools:** As a result of project approval, potential new dwelling units constructed in the future could add a small number of additional students. The impact would be less than significant.

d. **Parks.** Any additional residents from future construction would not substantially increase the local population and therefore not substantially increase the use of parks and recreational facilities. The dedication of land, the payment of fees in lieu thereof or a combination of both for park and recreational purposes would be required, pursuant to the provisions of Sections 120.12.090 through120.12.110, as a condition of approval for any parcel map which creates parcels less than 20-acres in size. With the payment of park in-lieu fees, impacts would be less than significant.

e. **Government Services.** There are no government 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.** Any additional units from future construction would not increase the local population substantially, and therefore would not substantially increase the use of parks and recreational facilities. The dedication of land, the payment of fees in lieu thereof or a combination of both for park and recreational purposes would be required, pursuant to the provisions of Sections 120.12.090 through120.12.110, as a condition of approval for any parcel map which creates parcels less than 20 acres in size. With the payment of park in-lieu fees, impacts would be less than significant.

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

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

XVI. TRANSPORTATION/TRAFFIC. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Conflict with an applicable program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			**X**	
b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) (Vehicle Miles Traveled)?			**X**	
c. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			**X**	
d. Result in inadequate emergency access?			**X**	

Regulatory Setting:

Federal Laws, Regulations, and Policies

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

State Laws, Regulations, and Policies

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

Local Laws, Regulations, and Policies

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

County General Plan Policy TC-Xd states that Level of Service (LOS) for County-maintained roads and state highways within the unincorporated areas of the county shall not be worse than LOS E in the Community Regions or LOS D in the Rural Centers and Rural Regions. Level of Service is calculated using the methodologies in the latest edition of the Highway Capacity Manual (Transportation Research Board, National Research Council). There are some roadway segments that are except from these standards and are allowed to operate at LOS F and are listed in Table TC-2. According to Policy TC- Xe, "worsen" is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project:

A. A two percent increase in traffic during a.m., p.m. peak hour, or daily
B. The addition of 100 or more daily trips, or
C. The addition of 10 or more trips during the a.m. or p.m. peak hour.

Starting on July 1, 2020, automobile delay and level of service (LOS) may no longer be used as the performance measure to determine the transportation impacts of land development under CEQA. Instead, an alternative metric that supports the goals of SB 743 legislation will be required. The use of vehicle miles traveled (VMT) has been recommended by the Governor's Office of Planning and Research (OPR) and is cited in the CEQA Guidelines as the most appropriate measure of transportation impacts (Section 15064.3(a)).

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

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

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

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

Per OPR's Technical Advisory, this determination is based on the following:

CEQA provides a categorical exemption for existing facilities, including additions to existing structures of up to 10,000 square feet, so long as the project is in an area where public infrastructure is available to allow for maximum planned development and the project is not in an environmentally sensitive area. (CEQA Guidelines, § 15301, subd. (e)(2).). Typical project types for which trip generation increases relatively linearly with building footprint (i.e., general office building, single tenant office building, office park, and business park) generate or attract an additional 110-124 trips per 10,000 square feet. Therefore, absent substantial evidence otherwise, it is reasonable to conclude that the addition of 110 or fewer trips could be considered not to lead to a significant impact.

El Dorado County Department of Transportation (DOT) has not yet adopted VMT screening thresholds. However, consistent with El Dorado General Plan Policy TC- Xe, cited above, transportation impact studies (TIS) are required of development when development "worsens" travel conditions. The threshold criteria for worsening conditions include 2 percent increase in overall volumes, 100 daily trips, or 10 peak hour trips. The threshold of 100 trips generated by the project is more conservative than the recommended exemption threshold of 110 trips suggested by the OPR.

Further, DOT's current criteria for determining uses that are typically exempt from preparation of a transportation impact study (TIS) include industrial uses with footprints of 10,000 square feet or less, which is reflective of the direction in OPR's Technical Advisory for evaluating traffic impacts for small projects. Access to the project site would be provided by construction of future driveways for each resulting parcel.

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

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

a. **Conflicts with a Transportation Plan, Policy or Ordinance:** No substantial traffic increases would result from the proposed project, as the total potential new development would be limited to two primary single family residential units. Access to the new parcels would be from a private driveway off of Ponderosa Road. The project area is in an area of similar rural large-lot parcels. Trip generation from the project using the ITE Trip Generation Manual, 10th Edition would be 2 trips in the AM and PM Peak hours and 9 trips daily. This is less than the thresholds set by El Dorado County General Plan Policy TC-Xe. The proposed project site is not on a main roadway and there are very low traffic volumes. Construction activities associated with the proposed project would temporarily generate additional vehicle traffic in the project area. Once construction has been completed, traffic is anticipated to increase by 9 trips daily or 2 trips in the peak hour. However, this long term increase will remain below the thresholds discussed above. The project would not conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. Impacts would be less than significant.

b. **Vehicle Miles Travelled (VMT):** The proposed project would create two parcels for a total of two primary single-family dwellings. Construction activities associated with the project would temporarily generate additional vehicle traffic in the project area but would not be expected to exceed 110 trips per day during the construction period. Once construction has been completed, long-term traffic is anticipated to increase by 9 trips daily or 2 trips in the peak hour, which is less than the threshold of 100 trips per day or 10 trips in the peak hour as set by El Dorado County General Plan Policy TC-Xe. Therefore, in accordance with DOT's criteria for exemption from requiring a TIS and OPR's direction regarding determining transportation impacts for small projects, this impact is presumed to be less than significant. The El Dorado County Department of Transportation reviewed the project and determined that a Transportation Impact Study (TIS) and On-Site Transportation Review were not required, and both the TIS and OSTR were waived. Impacts would be less than significant.

c. **Design Hazards**: The design and location of the project is not anticipated to create any significant hazards. The existing project site is developed. Any future road or driveway improvements for access to the newly created parcels would require a grading permit. The El Dorado County Department of Transportation reviewed the project and provided comments which will be incorporated as conditions of approval. The impact for design hazards would be less than significant.

d. **Emergency Access:** The existing project site is developed. Future road or driveway improvements for access to the newly created parcels would require a grading permit and would be required to be compliant with fire and building code emergency access requirements. The Rescue Fire Protection District (RFPD) reviewed the project and provided comments. These will be incorporated as conditions of approval to ensure adequate quantity and quality of water for all uses, including fire protection. Impacts would be less than significant.

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

XVII. TRIBAL CULTURAL RESOURCES. *Would the project: Cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public			**X**	

XVII. TRIBAL CULTURAL RESOURCES. *Would the project: Cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
Resources Code section 5020.1(k), or				
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			**X**	

Regulatory Setting:

Federal Laws, Regulations, and Policies

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

State Laws, Regulations, and Policies

Assembly Bill (AB) 52

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

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

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

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

TCRs are further defined under Section 21074 as follows:

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, b. **Tribal Cultural Resources.** The County notified seven Tribes: Colfax-Todds Valley Consolidated Tribe, Ione Band of Miwok Indians, Nashville-El Dorado Miwok, Shingle Springs Band of Miwok Indians, United Auburn Indian Community of the Auburn Rancheria, Washoe Tribe of California and Nevada, and the Wilton Rancheria, which requested to be notified of proposed projects for consultation in the project area. The Wilton Rancheria provided comments and these have been incorporated into the project as conditions of approval. A records search was conducted at the North Central Information Center. There were no Tribal Cultural Resources (TCRs) identified in the project footprint and the project site is not known to contain any TCRs. In the event of TCR discovery during any future construction, the standard conditions of approval would apply to address such discovery to protect and preserve any TCRs. The impacts would be less than significant.

FINDING: No Tribal Cultural Resources (TCRs) are known to exist on the project site and conditions of approval have been included to ensure protection of TCRs if discovered during future construction activities. As a result, the proposed project would not cause a substantial adverse change to any known TCRs. The 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. **Wastewater Requirements**: The El Dorado County Environmental Management Department reviewed the project and verified that each parcel could be served by an onsite wastewater treatment system. Each parcel has confirmed adequate soil depth, a soil percolation rate below 120 minutes per inch, and a dispersal area identified. Impacts would be less than significant.

b. **Construction of New Facilities:** No development is proposed as a part of the Tentative Parcel Map project and no construction of new facilities is required. Each parcel is required to provide its own wastewater treatment system, connection to public water service, and utilities/electricity services by Pacific Gas & Electric (PG&E). 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 Development Services standards, during the grading and building permit processes. The impact would be less than significant.

d. **Sufficient Water Supply:** Water for each parcel would be provided by connection to public water service. The El Dorado Irrigation District (EID) reviewed the project and provided comments which have been incorporated as conditions of approval. The impact would be less than significant.

e. **Adequate Wastewater Capacity:** The project would require each parcel to provide its own onsite wastewater treatment system. As discussed in (a.), the Environmental Management Department reviewed the project and confirmed that the parcels can be served by an onsite wastewater treatment system. Each parcel has confirmed adequate soil depth, a soil percolation rate below 120 minutes per inch, and a dispersal area identified. Impacts would be less than significant.

f-g. **Solid Waste Disposal and Requirements:** El Dorado Disposal distributes municipal solid waste to Forward Landfill in Stockton and Kiefer Landfill in Sacramento. Pursuant to El Dorado County Environmental Management Solid Waste Division staff, both facilities have sufficient capacity to serve the County. Recyclable materials are distributed to a facility in Benicia and green wastes are sent to a processing facility in Sacramento. County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting and loading of solid waste and recyclables. This project does not propose to add any activities that would generate substantial additional solid waste, as future additional housing units would generate minimal amounts of solid waste for disposal. 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. Impacts would be less than significant.

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

Discussion

a. No substantial evidence contained in the project record has been found that would indicate that this project would have the potential to significantly degrade the quality of the environment. As conditioned or mitigated, and with adherence to County permit requirements, this project would not have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of California history or pre-history. Any impacts from the project would be less than significant due to the design of the project and required standards that would be implemented prior to 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 not include any physical changes to the site, and any future development or physical changes would require review and permitting through the County. Adherence to these standard conditions would 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.

SUPPORTING INFORMATION SOURCE LIST

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P19-0003 TREANOR PARCEL MAP
ATTACHMENT 1 - TENTATIVE PARCEL MAP

BOUNDARY NOTE:
BOUNDARY LINES SHOWN HEREON ARE DRAWN FROM ASSESSOR'S PARCEL MAPS AND RECORD INFORMATION. A BOUNDARY SURVEY HAS NOT BEEN PERFORMED AT THIS TIME. THE BOUNDARY LINES AND PROPOSED PROPERTY LINES SHOWN HEREON ARE FOR PLANNING PURPOSES ONLY.

N
W awe E
S

GRAPHIC SCALE
0 25 50 100
(IN FEET)
1 inch = 50 ft.

DEVELOPER:
ROBERT & KAREN TREANOR
2707 PONDEROSA ROAD
SHINGLE SPRINGS, CA 95682

OWNERS:
ROBERT & KAREN TREANOR, TRUSTEES OF THE
ROBERT R. TREANOR & KAREN A. TREANOR
REVOCABLE FAMILY TRUST, DATED 9.2.1997
2707 PONDEROSA ROAD
SHINGLE SPRINGS, CA 95682

LEGAL DESCRIPTION:
PORTION OF SE ¼ OF THE SW ¼ OF SECTION 24, T.10N., R.9E., M.D.B.&M., EL DORADO COUNTY.

ASSESSOR'S PARCEL NUMBER:
069-220-23

ZONING:
PRESENT: RE-5
PROPOSED: RE-5

NUMBER OF LOTS:
PRESENT: ONE (1)
PROPOSED: TWO (2)

AREA:
GROSS: 10.010± AC.

DENSITY:
10.010± AC./2 LOTS = 5.005± AC./LOT

USES:
PRESENT: SINGLE FAMILY RESIDENTIAL
PROPOSED: SINGLE FAMILY RESIDENTIAL

SCHOOL DISTRICT:
RESCUE UNION SCHOOL DISTRICT

SOURCE OF WATER:
PARCEL 1: EXISTING PRIVATE WELL
PARCEL 2: EXISTING EL DORADO IRRIGATION DISTRICT

FIRE DISTRICT:
RESCUE FIRE PROTECTION DISTRICT

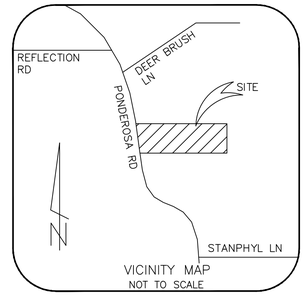
SANITATION FACILITIES:
EXISTING PRIVATE SEPTIC SYSTEM

DRAINAGE FACILITIES:
EL DORADO COUNTY

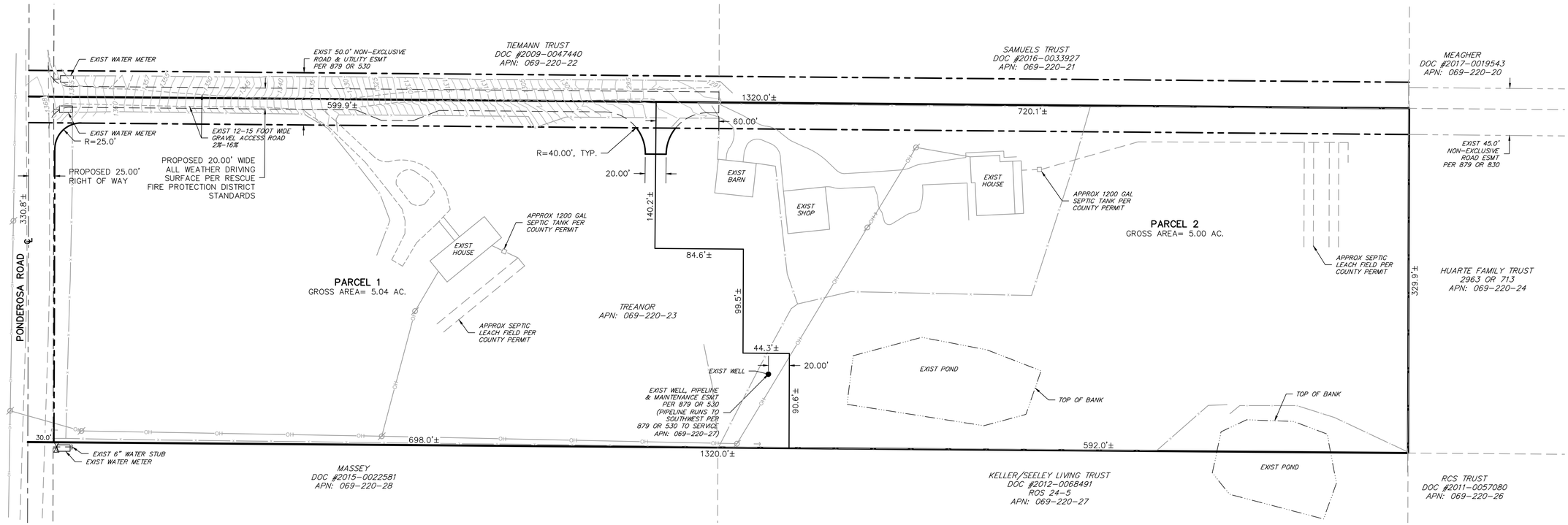
IMPROVEMENT REQUIREMENT:
IMPROVEMENTS AS REQUIRED BY THE COUNTY OF EL DORADO

BOUNDARY NOTE:
BOUNDARY LINES SHOWN HEREON ARE DRAWN FROM ASSESSOR'S PARCEL MAPS AND RECORD INFORMATION. A BOUNDARY SURVEY HAS NOT BEEN PERFORMED AT THIS TIME. THE BOUNDARY LINES AND PROPOSED PROPERTY LINES SHOWN HEREON ARE FOR PLANNING PURPOSES ONLY.

NOTES:
1. CONTOUR INTERVAL: 1 FOOT
2. SOURCE OF TOPOGRAPHY: FIELD TOPOGRAPHICAL SURVEY



VICINITY MAP
NOT TO SCALE



SIGNATURE BLOCK

ZONING ADMINISTRATOR: _____

APPROVAL/DENIAL DATE: _____

BOARD OF SUPERVISORS: _____

APPROVAL/DENIAL DATE: _____

LICENSED LAND SURVEYOR
CHARLES J. CZAPKAY
No. PLS 8297
STATE OF CALIFORNIA

ELECTRONICALLY SIGNED: 02.26.20

THIS EXHIBIT IS INTENDED FOR PLANNING PURPOSES ONLY.

FOR REVIEW AND COMMENT ONLY

G:\LDD_2\PROJ\18036\dwg\Final Dwgs\18036 TENT MAP.dwg 2/25/2020 3:03:34 PM, 1:1, AREA WEST ENGINEERS, INC.

AREA WEST ENGINEERS, INC.
ENGINEERING - SURVEYING - PLANNING
7478 SANDALWOOD DRIVE, SUITE 400
CITRUS HEIGHTS, CA 95621
(916) 725-5551 (916) 725-5808 (FAX)
AWE@AREAWESTENG.COM

PREPARED FOR:
BOB TREANOR
2707 PONDEROSA ROAD
SHINGLE SPRINGS, CA 95682

TENTATIVE PARCEL MAP
FOR
APN: 069-220-23
FEBRUARY 2020
COUNTY OF EL DORADO STATE OF CALIFORNIA

DESIGNED BY: R.R.
DRAFTED BY: C.J.C.
CHECKED BY: R.R.

REVISIONS
LAYOUT 7 WITHOUT TURNAROUND
02.25.20 LAYOUT 7 WITH TURNAROUND

SCALE: 1" = 50'

SHEET
1 OF 1

JOB NO.
18036

Biological Resources Assessment
for
2707 Ponderosa Road
APN 069-220-23

Shingle Springs, El Dorado County, California

Prepared for:

El Dorado County Community Development Agency,
Development Services Division
2850 Fairlane Ct, Placerville, California 95667
Contact: Evan Mattes
(530) 621-5994

Prepared by:

Area West Environmental, Inc.
6248 Main Avenue, Suite C
Orangevale, CA 95662
Contact: Becky Rozumowicz
(916) 987-3362

September 2019

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Figures

Exhibits and Appendices

Acronyms and Abbreviations

APN	Assessor Parcel Number
BMPs	Best Management Plans
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CFGC	California Fish and Game Code
CFR	Code of Federal Regulations
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
Corps	United States Army Corps of Engineers
County	County of El Dorado
CWA	Clean Water Act
DISM	Design and Improvement Standards Manual
EPA	Environmental Protection Agency
ESA	Endangered Species Act
FAC	Facultative Plants
FD	Federally Delisted
FE	Federally Endangered
FP	Federally Protected
FT	Federally Threatened
GIS	Geographic Information System
GPS	Global Positioning System
LDM	Land Development Manual
MBTA	Migratory Bird Treaty Act
NRCS	Natural Resources Conservation Service
OHWM	Ordinary High Water Mark
ORMP	Oak Resource Management Plan
Project	2707 Ponderosa Road Property
FE	Federally Endangered
RWQCB	Regional Water Quality Control Board
SR	State Rare
SSC	Species of Special Concern
SWPPP	State Water Pollution Prevention Program

SWRCB	State Water Resource Control Board
USFWS	U.S. Fish and Wildlife Services
USGS	United States Geological Survey

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1.0 Introduction

The County of El Dorado requested a biological assessment to support the request for a parcel split for the 10-acre parcel located at 2707 Ponderosa Road (Project) in Shingle Springs, El Dorado County, California (Assessor Parcel Number [APN] 069-220-23) (Figures 1 and 2). The Project site occurs on the Shingle Springs 7.5' U.S. Geological Survey (USGS) Quadrangle, in Section 24, Township 10 north, Range 9 east (Figure 2) and is located approximately 0.5 miles from the intersection of Ponderosa Road and Rosa Lane. The owner proposes to split the 10-acre parcel into two 5-acre parcels. The Project site is zoned as Residential Estate 5-acres (RE-5) and is surrounded by rural residential development (Figure 3).

1.1 Study Objective

The primary objective of this study was to assess the biological resources and resource value of the property, determine the presence or presumed absence of sensitive biological resources (i.e., special-status species and sensitive plant communities or habitats) occurring at the Project site, assess potential Project impacts, and recommend mitigation measures to minimize Project impacts.

Reconnaissance-level field surveys were conducted to:

- provide a description of the biological resources and natural communities of the Project area,
- compile species lists descriptive of plant communities,
- locate special-status plant species or habitat suitable for such species, and
- determine wildlife use and the current habitat values for wildlife, including special-status species.

1.2 Terminology

Community - A community is an assemblage of populations of plants, animals, bacteria, and fungi that live in an environment and interact with one another, forming a distinctive living system with its own composition, structure, environmental relationships, development, and functions (Whittaker 1975).

Sensitive Community - A sensitive community has particularly high ecological value or functions. Sensitive communities are considered important because their degradation or destruction could threaten populations of dependent plant and wildlife species and significantly reduce the regional distribution and viability of the community. As the number and extent of sensitive communities continue to diminish, the endangerment status of dependent special-status (i.e., rare, threatened, or endangered) species could become more precarious and populations of currently stable species (i.e., non-special-status species) could become rare.

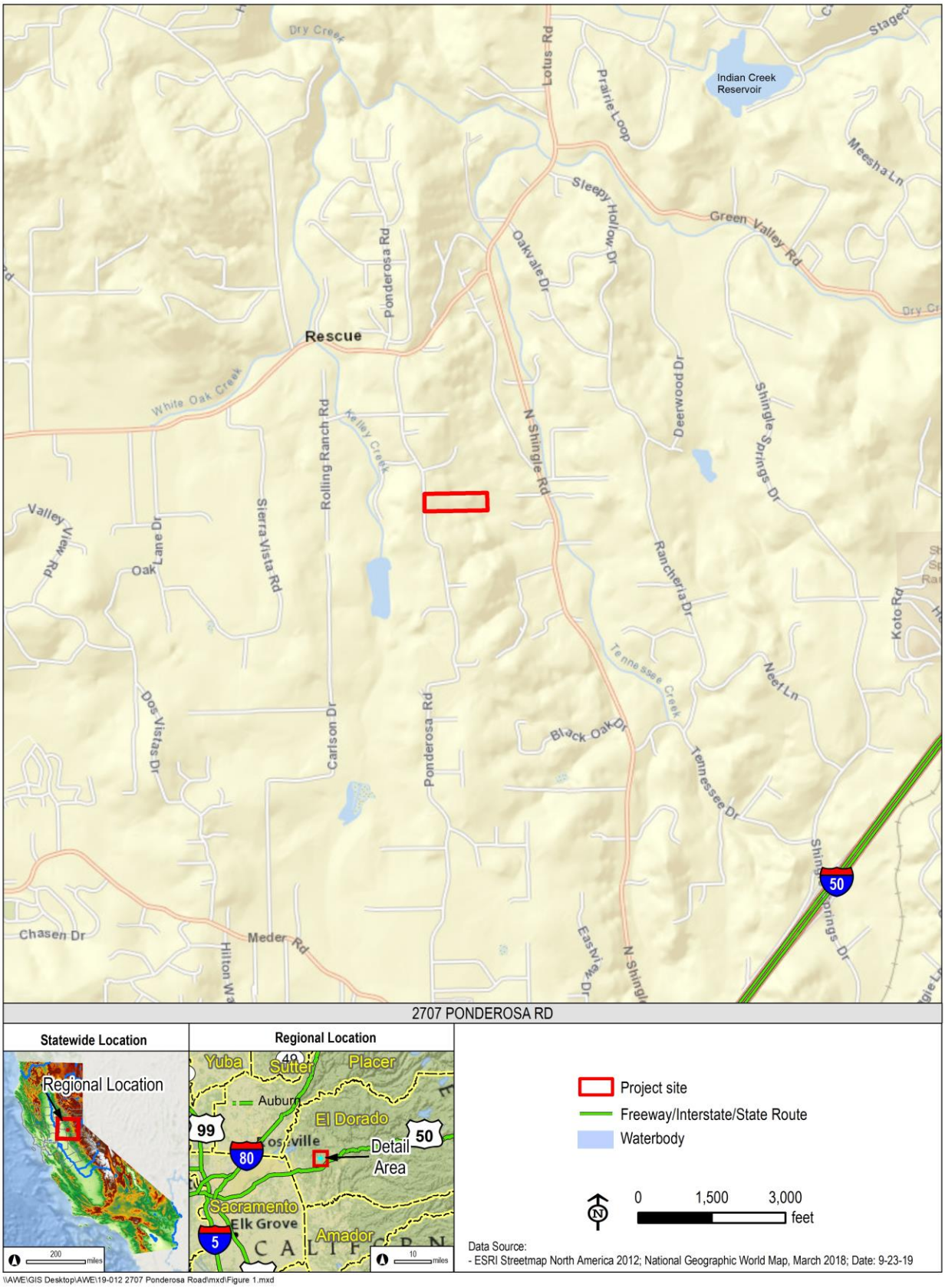

Figure 1 – Project Location

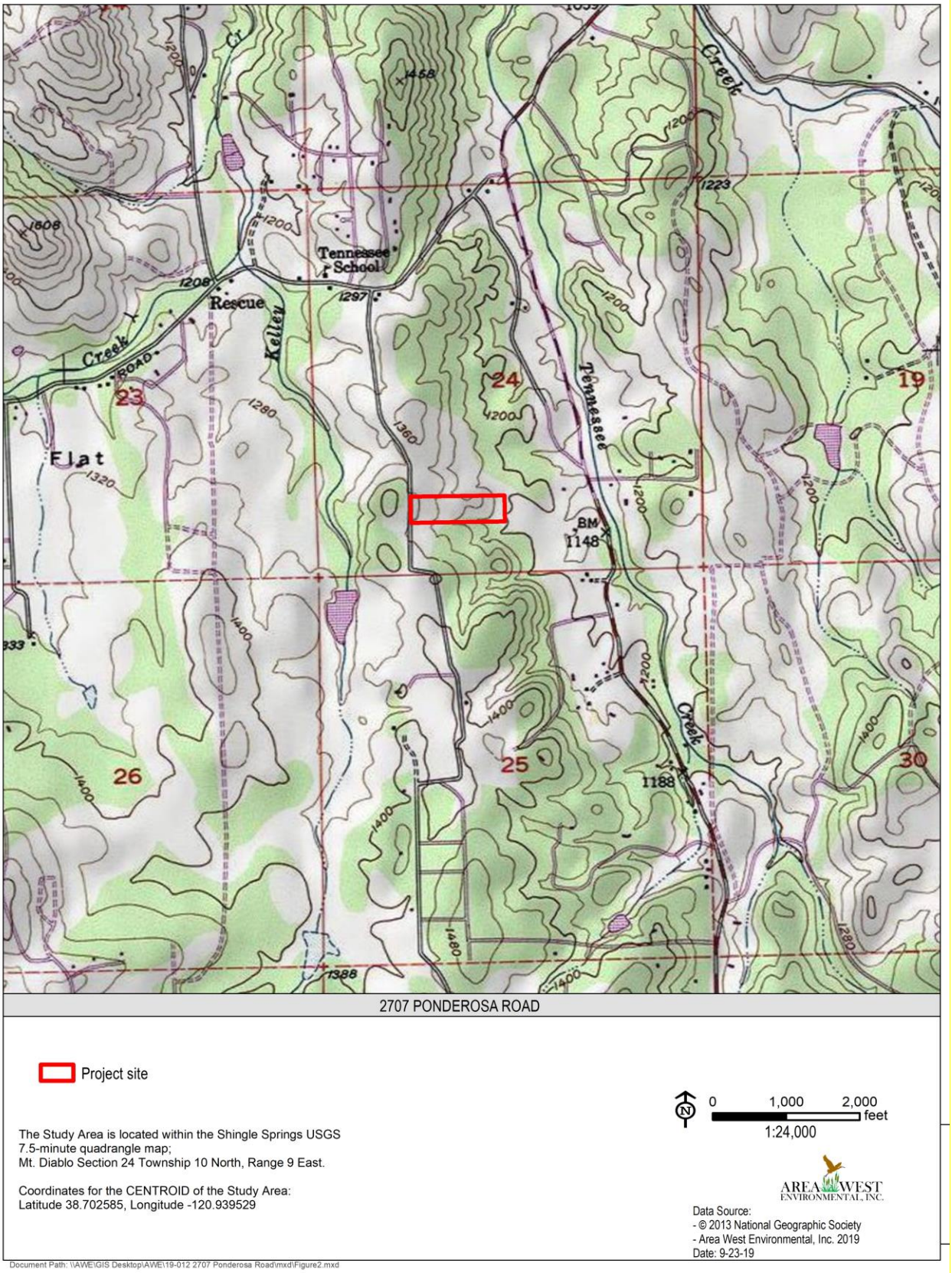

Figure 2 – USGS 7.5-minute Quadrangle Map

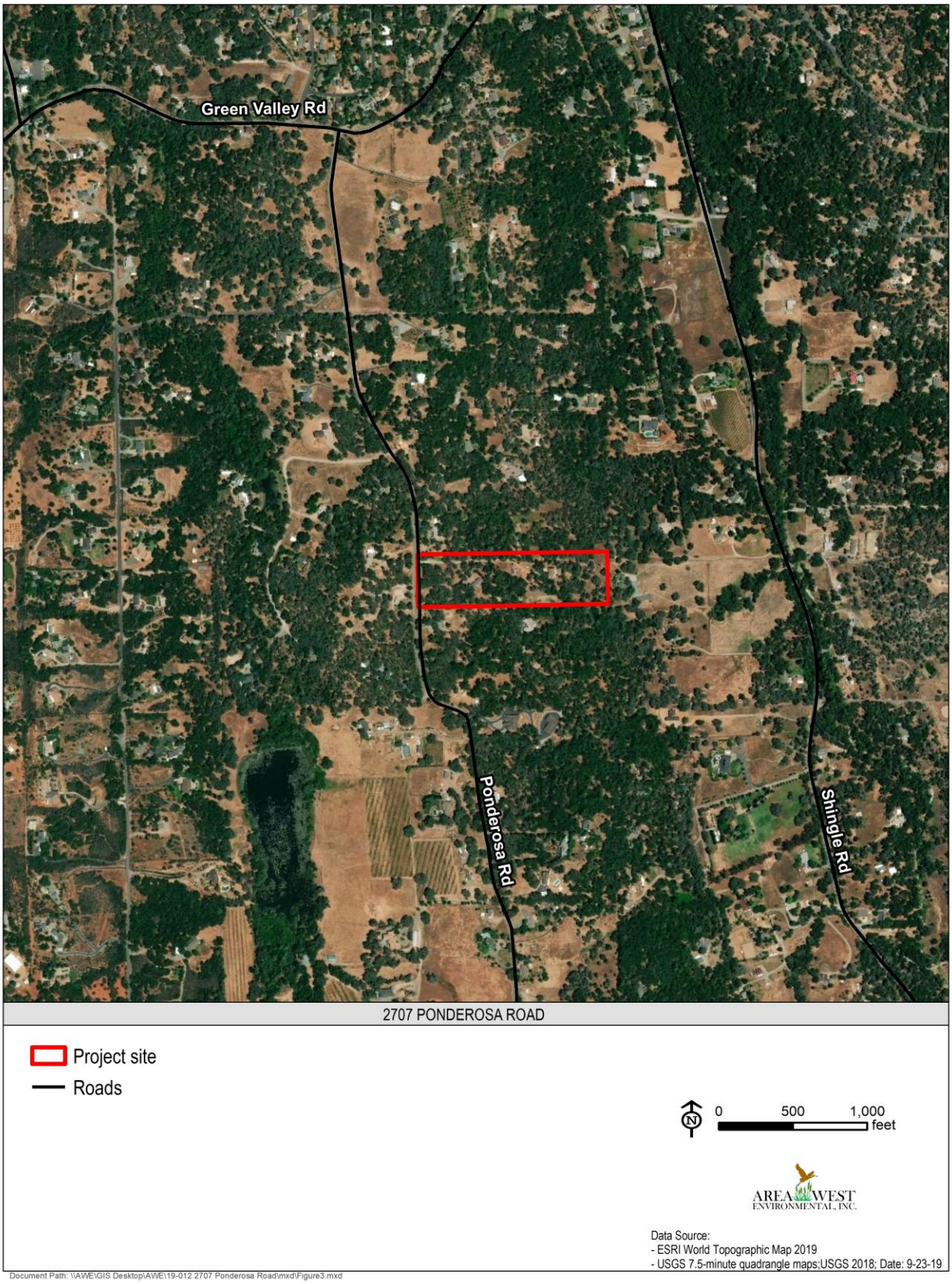

Figure 3 – Project Vicinity

Loss of sensitive communities can also eliminate or reduce important ecosystem functions, such as water filtration by wetlands and bank stabilization by riparian forests.

Habitat – A habitat is the place or type of site where a plant or animal naturally or normally lives and grows.

Special-status Species - Special-status species are generally defined as plants and animals that are:

1. legally protected under the California and federal Endangered Species Acts (CESA and ESA) or under other regulations;
2. considered sufficiently rare by the scientific community to qualify for such listing; or
3. considered sensitive because they are unique, declining regionally or locally, or at the extent of their natural range.

Waters of the U.S., Including Wetlands -

(a) For purposes of the Clean Water Act (CWA), 33 U.S.C. 1251 el *seq.* and its implementing regulations, subject to the exclusions in paragraph (b) of this section, the term "waters of the United States" means:

(1) All waters which are currently used, were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and now of the tide;

(2) All interstate waters, including interstate wetlands;

(3) The territorial seas;

(4) All impoundments of waters otherwise identified as waters of the United States under this section;

(5) All tributaries, as defined in paragraph (c)(3) of this section, of waters identified in paragraphs (a)(1) through (3) of this section;

(6) All waters adjacent to a water identified in paragraphs (a)(1) through (5) of this section, including wetlands, ponds, lakes, oxbows, impoundments, and similar waters;

(7) All waters in paragraphs (a)(7)(i) through (v) of this section where they are determined, on a case- specific basis, to have a significant nexus to a water identified in paragraphs (a)(1) through (3) of this section. The waters identified in each of paragraphs (a)(7)(i) through (v) of this section are similarly situated and shall be combined, for purposes of a significant nexus analysis, in the watershed that drains to the nearest water identified in paragraphs (a)(1) through (3) of this section. Waters identified in this paragraph shall not be combined with waters identified in paragraph (a)(6) of this section when performing a significant nexus analysis. If waters identified in this paragraph are also an adjacent water under paragraph (a)(6), they are an adjacent water and no case-specific significant nexus analysis is required.

(i) *Prairie potholes.* Prairie potholes are a complex of glacially formed wetlands, usually occurring in depressions that lack permanent natural outlets, located in the

upper Midwest.

(ii) *Carolina bays and Delmarva bays.* Carolina bays and Delmarva bays are ponded, depressional wetlands that occur along the Atlantic coastal plain.

(iii) *Pocosins.* Pocosins are evergreen shrub and tree dominated wetlands found predominantly along the Central Atlantic coastal plain.

(iv) *Western* vemal *pools.* Western vernal pools are seasonal wetlands located in parts of California and associated with topographic depression, soils with poor drainage, mild, wet winters and hot, dry summers.

(v) *Texas coastal prairie wetlands.* Texas coastal prairie wetlands are freshwater wetlands that occur as a mosaic of depressions, ridges, intermound flats, and mima mound wetlands located along the Texas Gulf Coast.

(8) All waters located within the 100-year floodplain of a water identified in paragraphs (a)(1) through (3) of this section and all waters located within 4,000 feet of the high tide line or Ordinary High Water Mark (OHWM) of a water identified in paragraphs (a)(1) through (5) of this section where they are determined on a case-specific basis to have a significant nexus to a water identified in paragraphs (a)(1) through (3) of this section. For waters determined to have a significant nexus, the entire water is a water of the United States if a portion is located within the 100-year floodplain of a water identified in paragraphs (a)(1) through (3) of this section or within 4,000 feet of the high tide line or OHWM. Waters identified in this paragraph shall not be combined with waters identified in paragraph (a)(6) of this section when performing a significant nexus analysis. If waters identified in this paragraph are also an adjacent water under paragraph (a)(6), they are an adjacent water and no case-specific significant nexus analysis is required.

(b) The following are not "waters of the United States" even where they otherwise meet the terms of paragraphs (a)(4) through (8) of this section.

(1) Waste treatment systems, including treatment ponds or lagoons designed to meet the requirements of the CWA.

(2) Prior converted cropland. Notwithstanding the determination of an area's status as prior converted cropland by any other Federal agency, for the purposes of the CWA, the final authority regarding CWA jurisdiction remains with Environmental Protection Agency (EPA).

(3) The following ditches:

(i) Ditches with ephemeral flow that are not a relocated tributary or excavated in a tributary.

(ii) Ditches with intermittent flow that are not a relocated tributary, excavated in a tributary, or drain wetlands.

(iii) Ditches that do not flow, either directly or through another water, into a water identified in paragraphs (a)(1) through (3) of this section.

(4) The following features:

(i) Artificially irrigated areas that would revert to dry land should application of water to that area cease;

(ii) Artificial, constructed lakes and ponds created in dry land such as farm and stock watering ponds, irrigation ponds, settling basins, fields flooded for rice growing, log cleaning ponds, or cooling ponds;

(iii) Artificial reflecting pools or swimming pools created in dry land;

(iv) Small ornamental waters created in dry land;

(v) Water-filled depressions created in dry land incidental to mining or construction activity, including pits excavated for obtaining fill, sand, or gravel that fill with water;

(vi) Erosional features, including gullies, rills, and other ephemeral features that do not meet the definition of tributary, non-wetland swales, and lawfully constructed grassed waterways; and

(vii) Puddles.

(5) Groundwater, including groundwater drained through subsurface drainage systems.

(6) Stormwater control features constructed to convey, treat, or store stormwater that are created in dry land.

(7) Wastewater recycling structures constructed in dry land; detention and retention basins built for wastewater recycling; groundwater recharge basins; percolation ponds built for wastewater recycling; and water distributary structures built for wastewater recycling. (Code of Federal Regulations [CFR] 328.3 (a)(3)

1.3 Regulatory Protection of Species and Habitats

1.3.1 Clean Water Act Sections 401, 402, and 404

Section 404 of the CWA protects waters of the U.S., including wetlands and drainages, by requiring projects that would discharge dredge or fill material into them to obtain a permit or authorization from the U.S. Army Corps of Engineers (Corps). The permitting program is designed to minimize the fill of waters of the U.S. and when impacts cannot be avoided, require compensatory mitigation.

Section 401 of the CWA requires any applicant for a federal license or permit that could result in any discharge into a navigable water (i.e., Corps permit to fill wetlands), to obtain water quality certification from the Regional Water Quality Control Board (RWQCB).

Section 402 of the CWA requires projects that disturb 1 acre or more or are part of a larger project to notify the State Water Resources Control Board (SWRCB) and to prepare a Stormwater Pollution Protection Plan (SWPPP) that will minimize construction and stormwater related impacts to waterways.

1.3.2 California Fish and Game Code Sections 1600-1607

A Streambed Alteration Agreement must be issued under Sections 1600-1607 of the California Fish and Game Code (CFGC) to obtain authorization from the California Department of Fish and Wildlife (CDFW) if a project would substantially divert, obstruct, or change the natural flow of the bed, channel, or bank of any river, stream, or lake.

1.3.3 Migratory Bird Treaty Act and California Fish and Game Code Sections 3503.5, 3511, and 3513

The Migratory Bird Treaty Act of 1918 (MBTA) prohibits the take of any migratory bird or any part, nest, or eggs of any such bird. Under the act, *take* is defined as the action of or attempt to "pursue, hunt, shoot, capture, collect, or kill." This act applies to all persons and agencies in the U.S., including federal agencies.

The CFGC provides protection from take for common and special-status avian species. The CFGC defines *take* as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill." Eggs and nests of all birds are protected under Section 3503 of the CFGC. Nesting birds (including raptors) are protected under Sections 3503.5 and 3513, and fully protected birds under Section 3511. Migratory nongame birds are protected under Section 3800.

Special permits are generally required for the take of any species protected under these regulations.

1.3.4 Federal and State Endangered Species Act

The U.S. Fish and Wildlife Service (USFWS) and CDFW are the federal and state agencies responsible for the protection of endangered and threatened plants, fish, and wildlife and for the regulation of activities that could affect those species. The regulatory vehicles that protect sensitive species are administered by these two agencies and include the federal ESA and the CESA.

Section 7 of the federal ESA provides a means for authorizing incidental take of federally endangered or threatened species that result from federally conducted, permitted, or funded projects. Similarly, Section 10 authorizes incidental take of federally endangered or threatened species by non-federal agencies.

Section 2081 of CESA authorizes the incidental take of state-listed species.

1.3.5 El Dorado County Zoning Ordinance Setback Requirements

Any new developments that are unable to avoid wetlands and sensitive riparian impacts must prepare a biological resource assessment identifying all features regulated under El Dorado County Zoning Ordinance Section 130.30.050.

- The standards in this subsection apply to all ministerial or discretionary development proposed adjacent to any perennial streams, rivers or lakes, any intermittent streams and wetlands, as shown on the latest 7.5 minute, 1:24,000 scale USGS Quadrangle maps (Figure 2), and any sensitive riparian habitat

within the County. Activities regulated under this subsection include those activities also regulated under the federal CWA (33 U.S.C. § 1251 et seq.) and CFGC (Section 1600-1607). These standards do not apply to culverted creeks and engineered systems developed or approved by the County or other public agency for collection of storm or flood waters, or systems other than natural creeks designed to deliver irrigation or water supplies. Additional standards applicable to the design of new developments or subdivisions are found in the Design and Improvement Standards Manual (DISM)/Land Development Manual (LDM), or successor document.

- Any new development which does not avoid impacts to wetlands and sensitive riparian habitat shall prepare and submit a Biological Resource Assessment identifying the location of all features regulated under this Section.
- An applicant shall obtain all required permits from state or federal agencies having jurisdiction, and shall fully implement any mitigation program required as a condition of such permit. Where the area impacted is not within federal or state jurisdiction, the County shall require appropriate mitigation as recommended in a Biological Resource Assessment.
- Ministerial development, including single family dwellings and accessory structures, shall be set back a distance of 25 feet from any intermittent stream, wetland or sensitive riparian habitat, or a distance of 50 feet from any perennial lake, river or stream. This standardized setback may be reduced, or grading within the setback may be allowed, if a biological resource evaluation is prepared which indicates that a reduced setback would be sufficient to protect the resources.
- All discretionary development which has the potential to impact wetlands or sensitive riparian habitat shall require a Biological Resource Assessment to establish the area of avoidance and any buffers or setbacks required to reduce the impacts to a less than significant level. Where all impacts are not reasonably avoided, the biological resource evaluation shall identify mitigation measures that may be employed to reduce the significant effects. These mitigation measures may include the requirement for compliance with the mitigation requirements of a state or federal permit, if required for the proposed development activity.
- Any setback or buffer required by this subsection shall be measured from the ordinary high water mark of a river, perennial or intermittent stream, and the ordinary high water mark or spillway elevation of a lake or reservoir.

1.3.6 El Dorado County Oak Resources Conservation Ordinance

With the exception of exempt activities listed in Section 130.39.050 (Exemptions and Mitigation Reductions), no person shall remove, or otherwise cause an impact to Oak Resources located wholly or partially within the unincorporated areas of the County unless the requirements of this chapter are fully met and a permit has been obtained.

Oak Resources are defined collectively as, Oak Woodlands, Individual Native Oak Trees, and Heritage Trees. Individual Native Oak Trees and Heritage Trees are defined below:

- An Individual Native Oak Tree is any native oak tree with the genus *Quercus* (including blue oak (*Quercus douglasii*), valley oak (*Quercus lobata*), California black oak (*Quercus kelloggii*), interior live oak (*Quercus wislizeni*), canyon live oak (Quercus chrysolepis), Oregon oak (*Quercus garryana*), oracle oak (*Quercus x morehus*), or hybrids thereof) with a single main trunk measuring greater than 6 but less than 36 inches dbh, or with a multiple trunk with an aggregate trunk diameter measuring greater than 10 inches dbh and is not a Heritage Tree.
- A Heritage tree is defined as any live native oak tree of the genus *Quercus* (including blue oak, valley oak, California black oak, interior live oak, canyon live oak, Oregon oak, oracle oak, or hybrids thereof) with a single main trunk measuring 36 inches dbh or greater, or with a multiple trunk with an aggregate trunk diameter measuring 36 inches or greater.

Oak resources impact mitigation is required for any non-exempt action requiring discretionary development entitlements or approvals from El Dorado County, or ministerial actions requiring a building permit or grading permit issued by El Dorado County. With the exception of dead, dying, and diseased trees, as discussed in Section 130.39.050.I (Dead, Dying, or Diseased Trees) below, all impacts to Heritage Trees, individual valley oak trees, and valley oak woodlands shall be subject to the provisions and mitigation requirements contained in the Oak Resource Management Plan (ORMP), regardless of whether or not the action requires a development permit. Additional exemptions can be found be found in the full Oak Resources Conservation Ordinance (El Dorado County 2017).

2.0 Methods

2.1 Pre-survey Investigation

Prior to conducting field surveys, available information regarding biological resources on or near the Project was gathered and reviewed, including information on special-status plant and wildlife species with potential to occur on the property. Several data sources were reviewed, including:

- A records search of CDFW California Natural Diversity Database (CNDDB) for the *Shingle Springs, Pilot Hill, Coloma, Garden Valley, Clarksville, Placerville, Folsom Southeast, Latrobe and Fiddletown* 7.5' U.S. Geological Survey topographic quadrangle maps (CNDDB 2019, Appendix A);
- An Information for Planning and Consulting species list for the site generated by the USFWS Environmental Conservation Online System (USFWS 2019) (Appendix A);
- A search of the California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants Database for the *Shingle Springs, Pilot Hill, Coloma, Garden Valley, Clarksville, Placerville, Folsom Southeast, Latrobe and Fiddletown* USGS topographic quadrangles (CNPS 2019) (Appendix A);
- Soils information from the Natural Resources Conservation Service (NRCS) Web Soil Survey (NRCS 2019) (Appendix B);

See Appendix A for lists of special-status plant and wildlife species with potential to occur in the Project vicinity based on the data sources listed above. These lists were used to focus the site investigation on the special-status species and associated habitats with potential to be present at the Project site.

2.2 Field Surveys

Biologists Brent Helm and Christine Russo conducted a biological field survey on July 2, 2019. All vegetation and habitat types were noted, mapped, and evaluated.

During the field survey, representative photographs of the Project site were taken (Appendix C) and locations of sensitive habitats were recorded using a global positioning systems (GPS) unit.

Surveys focused on:

- Describing and mapping common and sensitive communities/habitats present,
- Identifying special-status and common plant and wildlife species' occurrences, and
- Conducting an assessment of habitat types present for suitability to support special-status species.

Areas potentially qualifying as waters of the U.S., including wetlands, under the jurisdiction of the Corps, pursuant to the CWA, were also mapped.

The specific methods employed for each of these surveys are described below.

2.2.1 Community Mapping

The entire Project site was walked, and all vegetation communities were mapped, including wetlands. Upland communities were based on observed dominant vegetation composition and density. In contrast, wetland communities were based on the presence of a channelized feature with an apparent OHWM, and/or depressional areas dominated by hydrophytic ("water loving") vegetation.

2.2.2 Special-status Species Assessment

See Appendix A for lists of special-status plant and special-status wildlife species with potential to occur in the Project vicinity. This list was used to focus the site investigation on the special-status species and associated habitats with potential to be present at the Project site. All plant communities were surveyed to determine presence or absence of any special-status species. For species that were not identifiable at the time of the field survey, plant communities were assessed for potential to support the targeted species. Survey methods are described below for plants and wildlife.

Special-status species are generally defined as species that are assigned a status designation indicating possible risk to the species. These designations are assigned by state and federal resource agencies (e.g., CDFW, USFWS) or by private research or conservation groups (e.g., CNPS). Assignment to a special-status designation is typically done on the basis of a declining or potentially declining population, locally, regionally, or nationally. To what extent a species or population is at risk usually determines the status designation. The factors that determine risk to a species or population generally fall into one of several categories, such as habitat loss or modification affecting the distribution and abundance of a species; environmental contaminants affecting the reproductive potential of a species; or a variety of mortality factors such as hunting or fishing, interference with human-made objects (e.g., collision, electrocution), invasive species, or toxins.

For purposes of environmental review, special-status species are generally defined as follows:

- Plants listed or proposed for listing as threatened or endangered under the federal ESA.
- Plants that are candidates for possible future listing as threatened or endangered under the federal ESA.
- Plants that meet the definitions of rare or endangered species under the California Environmental Quality Act (CEQA) (CEQA Guidelines, Section 15380).
- Plants considered by the CNPS to be "rare, threatened, or endangered" in California (Lists 1A, 1B, 2A and 2B [CNPS 2019]).
- Plants listed or proposed for listing by the State of California as threatened or endangered under CESA (14 California Code of Regulations [CCR] 670.5).
- Plants listed under the California Native Plant Protection Act (CFGC 1900 et seq.).
- Plants considered sensitive or unique by the scientific community or occurring at the limits of its natural range (CEQA Guidelines).

- Wildlife species that are listed or proposed for listing as threatened or endangered under the federal ESA.
- Wildlife species that are candidates for possible future listing as threatened or endangered under the federal ESA.
- Wildlife species that are listed or proposed for listing under CESA (CFGC 1992 Sections 2050 et seq.; 14 CCR Sections 670.1 et seq.).
- Wildlife species that are designated as Species of Special Concern (SSC) by the CDFW.
- Wildlife species that are designated as Fully Protected by CDFW (CFGC, Sections 3511, 4700, 5050, and 5515).
- Wildlife species that meet the definition of rare or endangered under CEQA (14 CCR Section 15380).

2.2.2.1 Special-status Plant Surveys

On July 2, 2019, biologists conducted botanical surveys and assessed habitat for special-status plants.. All plants were identified to the taxonomic level necessary to determine rarity status using *The Jepson Manual* (Baldwin et al., 2012) and internet resources such as CNPS (2019). Nomenclature follows *The Jepson Manual* (Baldwin et al., 2012) and updates published online by the Jepson Flora Project, Jepson Online Interchange (University of California, Berkeley 2019). Species not readily identifiable in the field were collected and later identified using *The Jepson Manual: Vascular Plants of California, 2nd Edition* (Baldwin 2012). A list of all plant species encountered during the botanical field survey is included in Appendix D.

2.2.2.2 Special-status Wildlife Surveys

The wildlife survey consisted of walking the entire Project site to look for the presence of special-status wildlife and to assess habitats present on the Project site for their potential to support special-status wildlife species. No protocol-level wildlife surveys were conducted as part of the July 2, 2019 habitat assessment. All wildlife species observed on site are discussed in section 3.1.4.

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3.0 Results

3.1 Environmental Setting

3.1.1 General Project Site Characteristics

The Project site contains minor undulations throughout, with the elevation ranging between 1,200 and 1,400 feet above sea level. The Project site is located off Ponderosa Road approximately 0.5 miles from the intersection of Ponderosa Road and Rosa Lane. The Project site occurs within a mostly rural residential area of Shingle Springs, California. Representative photographs of the Project site are provided in Appendix C.

Built structures are present on the Project site. At the time of the July 2019 field survey the Project site had two homes present on the 10-acre lot with fencing surrounding the individual units. Grazing was present within isolated areas of the Project site. The parcel has abundant vegetation, most of which consists of invasive, non-native species (Appendix D).

Ephemeral drainages, seasonal wetlands, a spring/seep, and a pond are present onsite.

Biological resources and vegetation communities occurring on the Project site are described below and are shown on Exhibit A.

3.1.2 Mixed Oak Woodland

Within the Project site, Mixed Oak Woodland is comprised of stands of mature oaks with an aerial canopy cover of greater than 30%. The tree canopy is dominated by blue oak, and interior live oak, with a few valley oak, grey pine (*Pinus sabiniana*), and the non-native ornamental Hinoki cypress (*Chamaecyporis obtuse "Gracilis*). Blue oaks and interior live oaks typically occupy well-drained sites on gentle to moderate slopes.

The woody under story has a very sparse shrub layer composed of poison oak (*Toxicodendron diversilobum*), buckeye (*Aesculus californica*), buck brush (*Ceanothus cuneatus*) and young oaks. The herbaceous understory consists mostly of weedy forbes and grasses including the following: Italian thistle (*Carduus pycnocephalus*), dogtail grass (*Cynosurus echinatus*), ripgut brome (*Bromus diandrus*), soft brome (*Bromus hordeaceus)* dove weed (*Eremocarpus setigerus*), nit grass (*Gastridium ventricosum*), slender oat (*Avena barbata*), rattail fescue (*Festuca myuros)*, barbed goatgrass (*Aegilops triuncialis*), annual bluegrass (*Poa annua*), blue ryegrass (*Elymus glaucus ssp.glaucus*), and red stemmed filaree (*Erodium cicutarium*).

3.1.3 Developed

Developed areas within the Project site consist of roads, buildings, and other anthropogenic structures (i.e., troughs, fences, chicken coops, etc.), as well as ornamental plantings. Typical plant species in these areas include scarlet firethorn (*Pyracantha* sp.), coast redwood (*Sequoia sempevirens*), as well as blue and live oak trees.

3.1.4 Potential Waters of the U.S. and State

Potential waters of the U.S. and state occurring on the Project site include ephemeral drainage, seasonal wetland, spring/seep, and a pond (Exhibit A). Potential waters of the U.S. and state were identified based on site topography, scour marks, other hydrological indicators, and vegetation. GPS location data was collected during the field survey where accessible. Each potential waters of the U.S. or state was mapped and overlain on aerial photos of the Project site.

With the exception of ephemeral drainage ED-4 located on the southeastern end of the parcel, all of the below described aquatic features were dominated by hydrophytes, had field indicators of wetland hydrology, and therefore may qualify as wetlands under the Corps jurisdiction. Although ED-4 lacked hydrophytes, it did have a defined bed-and-bank that displayed an OHWM and therefore may qualify as jurisdictional waters of the U.S. under Corps jurisdiction. All of the aquatic features appear to be waters of the state.

Development activities requiring the discharge of dredge or fill into jurisdictional waters are subject to CWA permit provisions.

3.1.3.1 Ephemeral Drainage

Ephemeral drainages are steep highly eroded features that only convey surface runoff during and shortly after rainfall events and are dry for the remainder of the year.

Four ephemeral drainages occur onsite: ephemeral drainage ED-1 is located on the southern end of the Project site near the westernmost residential unit and empties into the adjacent seasonal wetland (SW-1) (described below), ephemeral drainages ED-2 and ED-3 are located near ED-1 and empty into a nearby seasonal wetland (SW-2) located on the southern portion of the Project site. Ephemeral drainage ED-4 is located on the southeastern end of the Project site and empties into the nearby pond (P-1). All four of the ephemeral drainages are sparsely vegetated (10 to 30 % total cover) and support an OHWM along their banks.

ED-1, ED-2, and ED-3 are shallow (<1-foot depth), moderately steep (5-8 percent slope) and dominated by hydrophytes (water “loving” plants - mostly Italian ryegrass, a facultative plant [FAC]). In contrast, ED-4 is much more incised (> 3 foot in depth) and steep (> 10 slope) and does not support hydrophytes.

3.1.3.2 Seasonal Wetlands

Seasonal wetlands are shallow topographic depressions underlain by soils with slow water permeability that promote ponding or soil saturation during the wet season. There are two seasonal wetlands within the study area (SW-1 and SW-2). The seasonal wetlands are associated with the ephemeral drainages. The seasonal wetlands occur where the ephemeral drainages spill into relatively flat, slightly concaved (<0.5 feet in depth) micro basins.

The seasonal wetlands support a number of plant species adapted to periodic inundation during the growing season and include in descending order of abundance: Italian ryegrass, toad rush (*Juncus bufonius*), Hyssop loosestrife (*Lythrum hyssopifolia*), and rabbitsfoot grass (*Polypogon monspeliensis*).

3.1.3.3 Spring/Seep

The spring/seep occurs in an area where groundwater is exposed at or near the soil surface. The main difference between a spring and a seep is the amount of water. Springs are characterized by areas were water bubbles to the surface forming pools of water. In contrast, seeps are characterized by areas were water slowly oozes or seeps from the ground to the surface saturating the soil and often forming small pools in depressional areas (i.e., mostly cattle hoof prints). Sometimes springs become seeps during the dry-season and as such both habitats are described here as one. Two spring/seeps present onsite (S-1 and S-2) and are located on the southern end of the site.

The spring/seep supported a very diverse plant assemblage of hydrophytes depending on slope and amount of water. Patches of velvet grass (*Holus lanatus*) occurred in the slightly convex areas that were saturated whereas almost pure stands of watercress (*Nasturtium officinale*) occurred in the small (< 2 feet wide) perennial flowing channels. Intermediately "wet" areas were dominated by a mixture of rushes including Baltic rush (*Juncus balticus*), iris leaved rush (*Juncus xiphioides*), and slender rush (*Juncus tenuis*).

3.1.3.4 Pond

The onsite pond (P-1) is human-created, and impounds surface water and pumped well water. In the study area this community has been created by excavating within and constructing earthen berms (dams) across natural ephemeral drainages to form ponds. One pond occurs in the Study Area and consists of a small permanent water body that is supported by an upslope perennial spring/seep (see above). However, seasonally this pond fills its entire excavated basin during the rainy season before discharging from its spillway and flowing downstream to the ephemeral drainage (ED-4).

In the recent past, the pond was probably perennially inundated, from an adjacent remnant well (electric pump and well casing) located just upslope.

The pond receive winter hydrologic inputs from the upslope ephemeral drainages and overland flow, as well as spring, summer and fall water from the upslope spring/seep.

The pond supports a summer/fall perennial water body that is dominated by yellow primrose, whitewater crowfoot (*Ranunculus aquatilis*), and a few narrowleaf cattails (*Typha angustifolia*). However, the areas between its permanent water body and seasonal OHWM are dominated by spikerush (*Eleocharis macrostachya*), marsh purslane (*Ludwigia palustris*), and common knotweed (*Polygonum arvense*), with the fringes dominated by rabbitsfoot grass.

3.1.4 Wildlife Occurrence and Habitat Associations

Oak woodland habitat at the Project site provides an important wildlife resource because it is located adjacent to seasonal wetlands and ponds. Trees and shrubs at the Project site provide potential nesting, roosting and foraging habitat for bird species that use open water habitat. Bird species observed at the Project site during the July 2019 field survey are characteristic of locally common winter or year-round residents and include, Nuttall's woodpecker (*Picoides nuttallii*), California scrub jay (*Aphelocoma californica*), California towhee (*Melozone crissalis*), mallard

(*Anas platyrhynchos*), house sparrow (*Passer domesticus*), house finch (*Haemorhous mexicanus*), Northern mockingbird (*Mimus polyglottos*), turkey vulture (*Cathartes aura*), western bluebird (*Sialia Mexicana*), American robin (*Turdus migratorius*), black phoebe (*Sayornis nigricans*), wild turkey (*Meleagris gallopavo*), Anna's hummingbird (*Calypte anna*), Northern flicker (*Colaptes auratus*), and acorn woodpecker (*Melanerpes formicivorus*).

3.2 Special-status Species

A CNDDB search revealed no known occurrences of special-status plant or wildlife species within the Project site (Appendix A). Special-status species that are known to occur within 5 miles of the Project site (CNDDB 2019) are shown on Figure 4.

3.2.1 Special-status Plants

Severalspecial-status plant species were returned from the 9-quad CNDDB and CNPS queries (CNDDB 2019, CNPS 2019), of the species returned 13 have the potential to occur on the Project site. The remaining special-status plant species were considered for occurrence at the Project site but were rejected based on their current distribution or lack of suitable habitat. Of the 13 species with potential to occur onsite, 5 species did not have active bloom periods during the July 2019, field survey: Pine Hill ceanothus, Red Hills soaproot, El Dorado bedstraw, oval-leaved viburnum, and big-scale balsamroot. The 13 species with potential to occur include:

- Jepson's onion (*Allium jepsonii*) (-/-/1B.2)
- Stebbin's morning-glory (*Calystegia stebbinsii*) (Federally Endangered [FE], State Endangered [SE]/1B.1)
- Pine Hill ceanothus (*Ceanothus roderickii*) (FE, State Rare [SR]/1B.1)
- Red Hills soaproot (*Chlorogalum grandiforum*) (-/-/1B.1)
- Pine Hill flannelbush (*Fremontodendron decumbens*) (FE, SR/1B.2)
- El Dorado bedstraw (*Galium californicum ssp. sierrae*) (FE, SR/1B.2)
- Parry's horkelia (*Horkelia parryi*) (-/-/1B.2)
- Layne's ragwort (*Packera layneae*) (Federally Threatened [FT], SR/1B.2)
- Sanford's arrowhead (*Sagittaria sanfordii*) (-/-/1B.2)
- oval-leaved viburnum (*Viburnum ellipticum*) (-/-/2B.3)
- El Dorado mule ears (*Wyethia reticulata*) (-/-/1B.2)
- big-scale balsamroot (*Balsamorhiza macrolepis*) (-/-/1B.2)
- Tuolumne button-celery (*Eryngium pinnatisectum*) (-/-/1B.2)

3.2.2 Special-status Wildlife

Several special status wildlife species were returned from the 9-quad CNDDB search, USFWS list, and known species distribution and habitat requirement data. Of the species returned, three wildlife species have the potential to occur at the Project site. The remaining special-status wildlife species were considered for occurrence at the Project site but rejected based on their current distribution or lack of suitable habitat. The three species with potential to occur include:

- golden eagle (Federally Protected (Federally Protected [FP])
- California red-legged frog (FT, SSC)
- Western spadefoot (SSC)

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2707 PONDEROSA ROAD

Project Area Buffer (5-miles)

Map code Scientific Name (Common Name) (Fed/State/CNPS)

Plant
1- Allium jepsonii (*Jepson's onion*) (--/--/1B.2)
2- Calystegia stebbinsii (*Stebbins' morning-glory*) (FE/SE/1B.1)
3- Carex xerophila (*chaparral sedge*) (--/--/1B.2)
4- Ceanothus roderickii (*Pine Hill ceanothus*) (FE/SR/1B.1)
5- Chlorogalum grandiflorum (*Red Hills soaproot*) (--/--/1B.2)
6- Crocanthemum suffrutescens (*Bisbee Peak rush-rose*) (--/--/3.2)
7- Fremontodendron decumbens (*Pine Hill flannelbush*) (FE/SR/1B.2)
8- Galium californicum ssp. sierrae (*El Dorado bedstraw*) (FE/SR/1B.2)
9- Packera layneae (*Layne's ragwort*) (FT/SR/1B.2)
10- Wyethia reticulata (*El Dorado County mule ears*) (--/--/1B.2)

Amphibian
6- foothill yellow-legged frog (*Rana boylii*) (--/SC,SSC)

Reptile
12- western pond turtle (*Emys marmorata*) (--/--,SSC)
13- coast horned lizard (*Phrynosoma blainvillii*) (--/--,SSC)

Map code Common Name (Scientific Name) (Fed/State)

Bird
14- tricolored blackbird (*Agelaius tricolor*) (--/ST,SSC)
15- bald eagle (*Haliaeetus leucocephalus*) (FD/SE,FP)
16- bank swallow (*Riparia riparia*) (--/ST,--)

Mammal
17- fisher - West Coast DPS (*Pekania pennanti*) (--/ST,SSC)

Federal Status:

FD = Federally Delisted
FE = Federally Endangered
FP = Federally Protected
FT = Federally Threatened

State Status:

SE = State Endangered
SR = State Rare
ST = State Threatened
SC = State Canidate
SSC = Species of Special Concern

CNPS Status:

1B.1 = Seriously Threatened in the US
1B.2 = ModeratelyThreatened in the US
3.2 = More information needed to property rank

AREA WEST ENVIRONMENTAL, INC.

0 3,000 6,000 feet

Data Source:
- CNDDB June 2019;
- ESRI Topographic Maps, Accessed June, 2019
- Date: 7-9-19

Document Path: \\AWE\GIS Desktop\AWE\19-012 2707 Ponderosa Road\mxd\CNDDB_5miles.mxd

Figure 3 – CNDDB Occurrences within 5 miles of the Project site.

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4.0 Potential Impacts and Recommended Mitigation Measures

The 10-acre parcel split proposed at this time would not result in construction activities or ground disturbance. Therefore, no impacts to existing biological resources would occur and no avoidance, minimization, or mitigation measures are required.

If development activities are proposed in the future, those activities could affect sensitive biological resources found onsite. The following discussion provides an analysis of potential impacts on sensitive biological resources from future development of the Project site and recommends mitigation measures to avoid and minimize these potential impacts. These measures would only apply if and when ground-disturbing development activities are proposed.

4.1 Waters of the U.S. and State

If Corps or RWQCB jurisdictional areas (ephemeral streams and seasonal wetlands) are proposed to be filled, the following measures would apply. Pending verification by the Corps, activities that result in the filling of waters of the U.S. may be subject to regulation under Sections 401, 402, and 404 of the CWA and the State's Porter Cologne Act. Placement of "dredge" or "fill" material into the waters of the U.S. and State requires a permit from the Corps and the RWQCB. If more than one acre of ground disturbance is proposed, the Project will require notification to the SWRCB and preparation of a SWPPP. Potential impacts associated with the loss or degradation of waters of the U.S. on the Project site and likely mitigation strategies are discussed below.

Potential Degradation of Water Quality and Soil Erosion Impacts. If construction will disturb 1 acre or more of soil, the Project proponent must obtain a General Permit for discharges of storm water associated with construction activity from SWRCB. As part of this permit, a SWPPP must be prepared and implemented. The SWPPP must include erosion control measures and construction waste containment measures to ensure that waters of the State are protected during and after Project construction.

The SWPPP shall be prepared with the following objectives:

- Identify pollutant sources, including sources of sediment, that may affect the quality of stormwater discharges from the construction of the Project;
- Identify BMPs to reduce or eliminate pollutants in stormwater discharges and authorized non-stormwater discharges, from the Project site during construction;
- Outline and provide guidance for BMP monitoring;
- Identify Project discharge points and receiving waters;
- Address post-construction BMP implementation and monitoring; and
- Address sedimentation, siltation, turbidity, and non-visually detectable pollutant monitoring and outline a sampling and analysis strategy.

Loss of Waters of the U.S. or State. The proposed Project contains stream and wetland habitat that may be regulated by the Corps and RWQCB. To determine if this habitat is Corps-jurisdictional, a wetland delineation (also known as an aquatic resource delineation) should be submitted to the Corps for verification.

Should the Corps determine that the wetlands or streams onsite are subject to their jurisdiction; then RWQCB and Corps permits should be obtained prior to any activity that would result in disturbance ("fill") of waters of the U.S. and State. The following mitigation measure would apply:

- To offset the loss of waters of the U.S., wetland mitigation credits shall be purchased from a Corps-approved mitigation bank or in-lieu fees shall be paid to a Corps-approved fund at a 1:1 replacement ratio for impacts over 0.1 acre.

Alteration of a Water of the U.S or State. If construction will divert, obstruct, or change the natural flow of the bed, channel, or bank of any river, stream, or lake, or use any materials from the streambeds designated by CDFW as having existing fish or wildlife resources or from which these resources derive benefit, a Streambed Alteration Agreement shall be obtained from CDFW under sections 1600-1607 of the CFGC.

El Dorado County Setback Requirements. Future development proposals will be subject to the El Dorado County Zoning Ordinance Section 130.30.050, which requires setbacks from perennial and intermittent streams and wetlands. The Project site does not contain blue-line stream, rivers, or lakes as shown on the latest USGS 7.5 minute quadrangle map (Figure 2), or significant riparian habitat; however, the site supports wetlands. The project proponent will need to adhere to the County's setback distance of 25 feet from any intermittent stream or wetland for all ministerial development, including single family dwellings and accessory structures.

4.2 Special-status Species

4.2.1 Special-status Plants

A total of 13 special-status plants have the potential to occur on the Project site. The July 2019, field survey coincided with the bloom period of 8 of the 13 - Jepson's onion, Stebbin's morning glory, Pine hill flannelbush, Parry's horkelia, Layne's ragwort, Sanford arrowhead, El Dorado mule ears, and Tuolumne button-celery. None of these 8 species were observed during the July 2019, field survey. The field survey was conducted outside of the blooming period for the remaining 5 species - Pine Hill ceanothus, Red Hills soaproot, El Dorado bedstraw, oval-leaved viburnum, and big-scale balsamroot. There is a low potential for these species to occur onsite. If ground-disturbing development activities are proposed, the following measure is recommended.

Avoid or Relocate Special-status Plants. If development will result in ground disturbance, a floristic survey should be conducted during the appropriate blooming period (mid to late May) to determine the presence or absence of these 5 remaining species on the Project site. If any special-status plant species are observed on the Project site, the following avoidance and minimization measures shall be implemented:

- Special-status plants will be flagged for avoidance or will be transplanted on-site.

4.2.2 Special-status Wildlife

The Project site supports potential habitat for three special-status wildlife species—golden eagle, California red-legged frog, and Western spadefoot. Other protected migratory birds and raptors could also nest at or adjacent to the Project site.

If future development will result in ground disturbance, potential impacts to special-status wildlife species could occur and mitigation strategies discussed below are recommended.

Loss or Disturbance of Potential Habitat for California Red-legged Frog. Three seasonal wetlands and one seep (depicted in Exhibit A) are present on the Project site and provide potential habitat for California red-legged frog. Development of the Project site could result in direct impacts (removal of habitat) or indirect impacts (changes in hydrology, removal of associated woodland plants, or dust accumulation) to California red-legged frog or their habitat. At the time of the July 2019, field survey, no California red-legged frogs were observed on the Project site.

If potential "take" of these species cannot be avoided, the Project will be subject to consultation under Section 7 of the federal ESA between the Corps, the federal lead agency under Section 404 of the CWA, and the USFWS. The following mitigation measures would need to be implemented:

- Conduct a workers environmental awareness training for all construction personnel prior to any work occurring on the Project site. As part of the training an environmental awareness handout will be provided that describes and illustrates sensitive resources to be avoided during construction of the proposed Project.
- Install temporary fencing between the work area and environmentally sensitive habitat. The fencing shall be checked regularly and maintained until all construction is complete. No construction activity shall be allowed until the fencing is installed.
- A USFWS-approved biologist shall conduct a preconstruction survey for special-status amphibians with potential to occur on the vicinity of the Project (California red-legged frog and Western Spadefoot) within 24 hours prior to any ground disturbance. The qualifications of the biologist(s) will be submitted to the USFWS for review and written approval at least thirty (30) calendar days prior to the date earthmoving is initiated at the Project site. This survey will consist of walking surveys of the Project footprint, where accessible. The qualified biologist will investigate all potential cover sites for special status amphibians. If any of these species are found within the construction work area, the biologist will contact CDFW and/or USFWS, as appropriate, and the species shall be allowed to voluntarily move outside of the work area on its own.
- All temporarily disturbed areas shall be stabilized upon completion of construction. These areas will be properly protected from washout and erosion using appropriate erosion control devices including coir netting, hydroseeding, and revegetation.
- Avoid peak dispersal period for special-status amphibians. No construction-related activities shall occur between November 1 and March 31 to avoid wet, rainy, or humid periods when special-status amphibians, such as California red-legged frog, are most likely to travel between upland and aquatic habitats. To the maximum extent practicable, no construction activities will occur during rain events or within 24-hours following a rain event. A rain event is defined as ½-inch of rain in a 24-hour period. If ground disturbing work must occur during this period, CDFW and USFWS shall be contacted for guidance.

Loss or Disturbance of Potential Habitat for Western Spadefoot. Potential habitat for Western Spadefoot is the same as that described for California red-legged frog. Future

development of the Project site could result in direct impacts (removal of habitat) or indirect impacts (changes in hydrology, removal of associated woodland plants, or dust accumulation) to Western spadefoot, or their habitat. At the time of the July 2019, field survey, no Western spadefoots were observed on the Project site. Western Spadefoot is a species of special concern and is not listed under the federal or state Endangered Species Act. As such, the "take" provisions of the federal and state Endangered Species Act do not apply to Western Spadefoot. Nevertheless, as a sensitive species, the following measures, described in detail under California red-legged frog above, are recommended to avoid and minimize impacts on Western Spadefoot.

- Conduct a workers environmental awareness training.
- Install temporary fencing between the work area and environmentally sensitive habitat.
- Conduct a preconstruction survey for special-status amphibians.
- Stabilize all temporarily disturbed areas.
- Avoid peak dispersal period for special-status amphibians.

Loss or Disturbance of Nesting Migratory Birds and Raptors. Trees and shrubs on the Project site provide potential nesting habitat for migratory birds and raptors. The golden eagle, a special-status raptor has the potential to occur onsite though none were identified during the July 2019 field survey, which occurred during their nesting season (February 1 – August 31).

If development and vegetation removal is proposed on the Project site the following avoidance measure is recommended to minimize impacts on nesting birds:

- If vegetation removal will occur during the breeding season for migratory birds and raptors (generally February through August), a qualified biologist shall conduct a pre-construction nesting bird and raptor survey prior to the start of vegetation removal and construction activities. The preconstruction survey shall be conducted no more than 14 days before the initiation of construction activities or vegetation removal. If an active bird or raptor nest is identified within the construction work area or an active raptor nest is identified within 250 feet from the construction work area, a no-disturbance buffer shall be established around the nest to avoid disturbance of the nesting birds or raptors until a qualified biologist determines that the young have fledged and are foraging on their own. The extent of these buffers shall be determined by the biologist and shall depend on the species identified, level of noise or construction disturbance, line-of-sight between the nest and the disturbance, ambient levels of noise and other disturbances, and other topographical or artificial barriers. If no active nests are found during the preconstruction surveys, then no buffers or additional mitigation is required.

4.2.2 Oak Trees

As directed by the El Dorado County Oak Resources Conservation Ordinance, no person shall remove, or otherwise cause an impact to Oak Resources located wholly or partially within the unincorporated areas of the County unless the County ordinance requirements are met a permit has been obtained. The ordinance applies to all privately-owned parcels. Impacts to oak resources on a property subject to a discretionary approval shall be addressed in the discretionary application review process and shall be incorporated as conditions of project approval.

El Dorado County Oak Tree Removal Permit. If future development on the Project site will result in the removal of Oak Resources (individual native oak trees or heritage trees), as defined by the El Dorado County Oak Resources Conservation Ordinance, the project proponent shall apply for an Oak Tree Removal Permit and implement all required conditions of the permit. As stated in the Oak Resources Conservation Ordinance, the permit may require payment of in-lieu fees, on- or off-site replacement plantings, or a combination of measures consistent with the Oak Resources Conservation Ordinance.

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5.0 Literature Cited

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Exhibit A
Habitat Map for 2707 Ponderosa Road

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P19-0003 - TREANOR PARCEL MAP
ATTACHMENT 2 - BIOLOGICAL RESOURCES ASSESSMENT

2707 PONDEROSA ROAD

Project site
Fence

Habitat Type (approximate acres in Project site)
Annual Grassland (AG) (1.128 acre)
Developed (D) (0.975 acre)
Ephemeral Drainage (ED) (0.038 acre)
Mixed Oak Woodland (MOW) (7.857 acres)
Pond (P) (0.166 acres)
Ruderal (R) (0.161 acre)
Seasonal Wetland (SW) (0.043 acre)
Seep (S) (0.062 acre)

AREA WEST ENVIRONMENTAL, INC.

N

0 50 100 feet

Data Source:
- ESRI Aerial Basemaps,8/6/2017; Area West Environmental, Inc. 2019; Date: 9-23-19

\\AWE\GIS Desktop\AWE\19-012 2707 Ponderosa Road\mxd\Habitat_Communities_2.mxd

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Appendix A. Special-status Species Lists (CNDDB, CNPS, USFWS)

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad IS (Shingle Springs (3812068) OR Pilot Hill (3812171) OR Coloma (3812078) OR Garden Valley (3812077) OR Clarksville (3812161) OR Placerville (3812067) OR Folsom SE (3812151) OR Latrobe (3812058) OR Fiddletown (3812057))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Accipiter gentilis northern goshawk	ABNKC12060	None	None	G5	S3	SSC
Agelaius tricolor tricolored blackbird	ABPBXB0020	None	Threatened	G2G3	S1S2	SSC
Allium jepsonii Jepson's onion	PMLIL022V0	None	None	G2	S2	1B.2
Ammodramus savannarum grasshopper sparrow	ABPBXA0020	None	None	G5	S3	SSC
Andrena blennospermatis Blennosperma vernal pool andrenid bee	IIHYM35030	None	None	G2	S2	
Antrozous pallidus pallid bat	AMACC10010	None	None	G5	S3	SSC
Aquila chrysaetos golden eagle	ABNKC22010	None	None	G5	S3	FP
Arctostaphylos nissenana Nissenan manzanita	PDERI040V0	None	None	G1	S1	1B.2
Ardea alba great egret	ABNGA04040	None	None	G5	S4	
Ardea herodias great blue heron	ABNGA04010	None	None	G5	S4	
Athene cunicularia burrowing owl	ABNSB10010	None	None	G4	S3	SSC
Balsamorhiza macrolepis big-scale balsamroot	PDAST11061	None	None	G2	S2	1B.2
Banksula californica Alabaster Cave harvestman	ILARA14020	None	None	GH	SH	
Bombus occidentalis western bumble bee	IIHYM24250	None	None	G2G3	S1	
Branchinecta lynchi vernal pool fairy shrimp	ICBRA03030	Threatened	None	G3	S3	
Buteo regalis ferruginous hawk	ABNKC19120	None	None	G4	S3S4	WL
Buteo swainsoni Swainson's hawk	ABNKC19070	None	Threatened	G5	S3	
Calystegia stebbinsii Stebbins' morning-glory	PDCON040H0	Endangered	Endangered	G1	S1	1B.1
Calystegia vanzuukiae Van Zuuk's morning-glory	PDCON040Q0	None	None	G2Q	S2	1B.3

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Carex cyrtostachya Sierra arching sedge	PMCYP03M00	None	None	G2	S2	1B.2
Carex xerophila chaparral sedge	PMCYP03M60	None	None	G2	S2	1B.2
Ceanothus roderickii Pine Hill ceanothus	PDRHA04190	Endangered	Rare	G1	S1	1B.1
Central Valley Drainage Hardhead/Squawfish Stream Central Valley Drainage Hardhead/Squawfish Stream	CARA2443CA	None	None	GNR	SNR	
Chlorogalum grandiflorum Red Hills soaproot	PMLIL0G020	None	None	G3	S3	1B.2
Clarkia biloba ssp. brandegeeae Brandegee's clarkia	PDONA05053	None	None	G4G5T4	S4	4.2
Cosumnoperla hypocrena Cosumnes stripetail	IIPLE23020	None	None	G2	S2	
Crocanthemum suffrutescens Bisbee Peak rush-rose	PDCIS020F0	None	None	G2?Q	S2?	3.2
Desmocerus californicus dimorphus valley elderberry longhorn beetle	IICOL48011	Threatened	None	G3T2	S2	
Elanus leucurus white-tailed kite	ABNKC06010	None	None	G5	S3S4	FP
Emys marmorata western pond turtle	ARAAD02030	None	None	G3G4	S3	SSC
Erethizon dorsatum North American porcupine	AMAFJ01010	None	None	G5	S3	
Eryngium pinnatisectum Tuolumne button-celery	PDAPI0Z0P0	None	None	G2	S2	1B.2
Fremontodendron decumbens Pine Hill flannelbush	PDSTE03030	Endangered	Rare	G1	S1	1B.2
Galium californicum ssp. sierrae El Dorado bedstraw	PDRUB0N0E7	Endangered	Rare	G5T1	S1	1B.2
Haliaeetus leucocephalus bald eagle	ABNKC10010	Delisted	Endangered	G5	S3	FP
Horkelia parryi Parry's horkelia	PDROS0W0C0	None	None	G2	S2	1B.2
Hydrochara rickseckeri Ricksecker's water scavenger beetle	IICOL5V010	None	None	G2?	S2?	
Lasionycteris noctivagans silver-haired bat	AMACC02010	None	None	G5	S3S4	
Laterallus jamaicensis coturniculus California black rail	ABNME03041	None	Threatened	G3G4T1	S1	FP
Myotis yumanensis Yuma myotis	AMACC01020	None	None	G5	S4	

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Oncorhynchus mykiss irideus pop. 11 steelhead - Central Valley DPS	AFCHA0209K	Threatened	None	G5T2Q	S2	
Packera layneae Layne's ragwort	PDAST8H1V0	Threatened	Rare	G2	S2	1B.2
Pekania pennanti fisher - West Coast DPS	AMAJF01021	None	Threatened	G5T2T3Q	S2S3	SSC
Phrynosoma blainvillii coast horned lizard	ARACF12100	None	None	G3G4	S3S4	SSC
Rana boylii foothill yellow-legged frog	AAABH01050	None	Candidate Threatened	G3	S3	SSC
Rana draytonii California red-legged frog	AAABH01022	Threatened	None	G2G3	S2S3	SSC
Riparia riparia bank swallow	ABPAU08010	None	Threatened	G5	S2	
Sagittaria sanfordii Sanford's arrowhead	PMALI040Q0	None	None	G3	S3	1B.2
Spea hammondii western spadefoot	AAABF02020	None	None	G3	S3	SSC
Thamnophis gigas giant gartersnake	ARADB36150	Threatened	Threatened	G2	S2	
Viburnum ellipticum oval-leaved viburnum	PDCPR07080	None	None	G4G5	S3?	2B.3
Wyethia reticulata El Dorado County mule ears	PDAST9X0D0	None	None	G2	S2	1B.2

Record Count: 52

P19-0003 - TREANOR PARCEL MAP
ATTACHMENT 2 - BIOLOGICAL RESOURCES ASSESSMENT

CNPS California Native Plant Society

Inventory of Rare and Endangered Plants

*The database used to provide updates to the Online Inventory is under construction. View updates and changes made since May 2019 here.

Plant List

18 matches found. *Click on scientific name for details*

Search Criteria

California Rare Plant Rank is one of [1A, 1B, 2A, 2B], Found in Quads 3812171, 3812078, 3812077, 3812161, 3812068, 3812067, 3812151 3812058 and 3812057;

Modify Search Criteria | Export to Excel | Modify Columns | Modify Sort | Display Photos

Scientific Name	Common Name	Family	Lifeform	Blooming Period	CA Rare Plant Rank	State Listing Status	Federal Listing Status	Lowest Elevation	Highest Elevation
Allium jepsonii	Jepson's onion	Alliaceae	perennial bulbiferous herb	Apr-Aug	1B.2			300 m	1320 m
Arctostaphylos nissenana	Nissenan manzanita	Ericaceae	perennial evergreen shrub	Feb-Mar(Jun)	1B.2			450 m	1100 m
Balsamorhiza macrolepis	big-scale balsamroot	Asteraceae	perennial herb	Mar-Jun	1B.2			45 m	1555 m
Calystegia stebbinsii	Stebbins' morning-glory	Convolvulaceae	perennial rhizomatous herb	Apr-Jul	1B.1	CE	FE	185 m	1090 m
Calystegia vanzuukiae	Van Zuuk's morning-glory	Convolvulaceae	perennial rhizomatous herb	May-Aug	1B.3			500 m	1180 m
Carex cyrtostachya	Sierra arching sedge	Cyperaceae	perennial herb	May-Aug	1B.2			610 m	1360 m
Carex xerophila	chaparral sedge	Cyperaceae	perennial herb	Mar-Jun	1B.2			440 m	770 m
Ceanothus roderickii	Pine Hill ceanothus	Rhamnaceae	perennial evergreen shrub	Apr-Jun	1B.1	CR	FE	245 m	1090 m
Chlorogalum grandiflorum	Red Hills soaproot	Agavaceae	perennial bulbiferous herb	May-Jun	1B.2			245 m	1690 m
Erigeron miser	starved daisy	Asteraceae	perennial herb	Jun-Oct	1B.3			1840 m	2620 m
Eryngium pinnatisectum	Tuolumne button-celery	Apiaceae	annual / perennial herb	May-Aug	1B.2			70 m	915 m
Fremontodendron decumbens	Pine Hill flannelbush	Malvaceae	perennial evergreen shrub	Apr-Jul	1B.2	CR	FE	425 m	760 m
Galium californicum ssp. sierrae	El Dorado bedstraw	Rubiaceae	perennial herb	May-Jun	1B.2	CR	FE	100 m	585 m
Horkelia parryi	Parry's horkelia	Rosaceae	perennial herb	Apr-Sep	1B.2			80 m	1070 m

P19-0003 - TREANOR PARCEL MAP
ATTACHMENT 2 - BIOLOGICAL RESOURCES ASSESSMENT

Packera layneae	Layne's ragwort	Asteraceae	perennial herb	Apr-Aug	1B.2	CR	FT	200 m	1085 m
Sagittaria sanfordii	Sanford's arrowhead	Alismataceae	perennial rhizomatous herb (emergent)	May-Oct(Nov)	1B.2			0 m	650 m
Viburnum ellipticum	oval-leaved viburnum	Adoxaceae	perennial deciduous shrub	May-Jun	2B.3			215 m	1400 m
Wyethia reticulata	El Dorado County mule ears	Asteraceae	perennial herb	Apr-Aug	1B.2			185 m	630 m

Suggested Citation

California Native Plant Society, Rare Plant Program. 2019. Inventory of Rare and Endangered Plants of California (online edition, v8-03 0.39). Website http://www.rareplants.cnps.org [accessed 08 July 2019].

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The California Lichen Society
California Natural Diversity Database
The Jepson Flora Project
The Consortium of California Herbaria
CalPhotos

Questions and Comments
rareplants@cnps.org

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Sacramento Fish And Wildlife Office
Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846
Phone: (916) 414-6600 Fax: (916) 414-6713

In Reply Refer To:
Consultation Code: 08ESMF00-2019-SLI-2688
Event Code: 08ESMF00-2019-E-08618
Project Name: 2707 Ponderosa Rd

August 07, 2019

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, under the jurisdiction of the U.S. Fish and Wildlife Service (Service) that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the Service under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 et seq.).

Please follow the link below to see if your proposed project has the potential to affect other species or their habitats under the jurisdiction of the National Marine Fisheries Service:

http://www.nwr.noaa.gov/protected_species/species_list/species_lists.html

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 et seq.), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 et seq.), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (http://www.fws.gov/windenergy/) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm; http://www.towerkill.com; and http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Sacramento Fish And Wildlife Office
Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846
(916) 414-6600

Project Summary

Consultation Code: 08ESMF00-2019-SLI-2688

Event Code: 08ESMF00-2019-E-08618

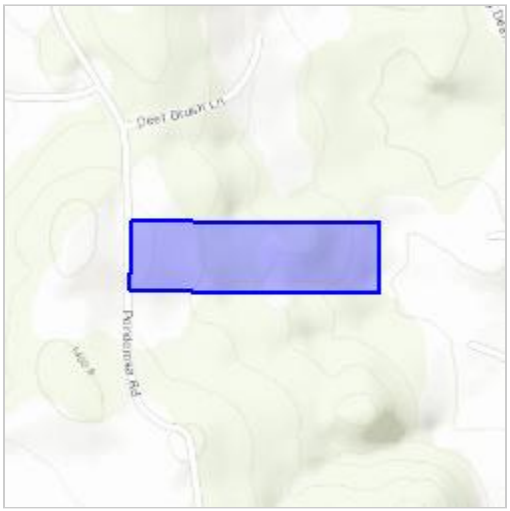
Project Name: 2707 Ponderosa Rd

Project Type: ** OTHER **

Project Description: Biological Assessment

Project Location:

Approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/place/38.70263836276275N120.94070796617177W



Counties: El Dorado, CA

Endangered Species Act Species

There is a total of 7 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

---

1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Amphibians

NAME	STATUS
California Red-legged Frog Rana draytonii There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/2891	Threatened

Fishes

NAME	STATUS
Delta Smelt Hypomesus transpacificus There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/321	Threatened

Flowering Plants

NAME	STATUS
El Dorado Bedstraw Galium californicum ssp. sierrae No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/5209	Endangered
Layne's Butterweed Senecio layneae No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/4062	Threatened
Pine Hill Ceanothus Ceanothus roderickii No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/3293	Endangered
Pine Hill Flannelbush Fremontodendron californicum ssp. decumbens No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/4818	Endangered
Stebbins' Morning-glory Calystegia stebbinsii No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/3991	Endangered

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

P19-0003 - TREANOR PARCEL MAP
ATTACHMENT 2 - BIOLOGICAL RESOURCES ASSESSMENT

Appendix B. NRCS Soil Survey

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for El Dorado Area, California

July 1, 2019

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

Map Scale: 1:3,280 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 45 90 180 270

Feet
0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: El Dorado Area, California
Survey Area Data: Version 10, Sep 12, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Nov 6, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AwD	Auburn silt loam, 2 to 30 percent slopes	13.7	80.0%
AxD	Auburn very rocky silt loam, 2 to 30 percent slopes	2.6	15.0%
RfC	Rescue very stony sandy loam, 3 to 15 percent slopes	0.9	5.1%
Totals for Area of Interest		**17.1**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

El Dorado Area, California

AwD—Auburn silt loam, 2 to 30 percent slopes

Map Unit Setting

National map unit symbol: hhyq
Elevation: 120 to 3,000 feet
Mean annual precipitation: 20 to 40 inches
Mean annual air temperature: 55 to 63 degrees F
Frost-free period: 175 to 275 days
Farmland classification: Not prime farmland

Map Unit Composition

Auburn and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Auburn

Setting

Landform: Hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Concave
Across-slope shape: Convex
Parent material: Residuum weathered from basic igneous rock and/or basic residuum weathered from metamorphic rock

Typical profile

H1 - 0 to 14 inches: silt loam
H2 - 14 to 18 inches: unweathered bedrock

Properties and qualities

Slope: 2 to 30 percent
Depth to restrictive feature: 14 to 18 inches to lithic bedrock
Natural drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Very low (about 2.3 inches)

Interpretive groups

Land capability classification (irrigated): 6e
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: D
Ecological site: Low Elevation Foothills 18-25 PZ (F018XI200CA)
Hydric soil rating: No

Minor Components

Argonaut

Percent of map unit: 4 percent
Landform: Ridges

Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Perkins

Percent of map unit: 4 percent
Hydric soil rating: No

Sobrante

Percent of map unit: 4 percent
Landform: Hillslopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Concave
Across-slope shape: Convex
Hydric soil rating: No

Rock outcrop

Percent of map unit: 3 percent
Hydric soil rating: No

AxD—Auburn very rocky silt loam, 2 to 30 percent slopes

Map Unit Setting

National map unit symbol: hhyr
Elevation: 120 to 3,000 feet
Mean annual precipitation: 20 to 40 inches
Mean annual air temperature: 55 to 63 degrees F
Frost-free period: 175 to 275 days
Farmland classification: Not prime farmland

Map Unit Composition

Auburn and similar soils: 75 percent
Rock outcrop: 15 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Auburn

Setting

Landform: Hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Concave
Across-slope shape: Convex
Parent material: Residuum weathered from basic igneous rock and/or basic residuum weathered from metamorphic rock

Typical profile

H1 - 0 to 14 inches: silt loam
H2 - 14 to 18 inches: unweathered bedrock

Properties and qualities

Slope: 2 to 30 percent
Depth to restrictive feature: 14 to 18 inches to lithic bedrock
Natural drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Very low (about 2.3 inches)

Interpretive groups

Land capability classification (irrigated): 6e
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: D
Ecological site: SHALLOW LOAMY (R018XD076CA)
Hydric soil rating: No

Description of Rock Outcrop

Setting

Parent material: Metamorphic rock

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydric soil rating: No

Minor Components

Argonaut

Percent of map unit: 3 percent
Landform: Ridges
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Boomer

Percent of map unit: 3 percent
Landform: Hillslopes, mountain slopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Mountainflank, side slope
Down-slope shape: Concave
Across-slope shape: Convex
Hydric soil rating: No

Sobrante

Percent of map unit: 2 percent
Landform: Hillslopes
Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope
Down-slope shape: Concave
Across-slope shape: Convex
Hydric soil rating: No

Unnamed
Percent of map unit: 2 percent
Hydric soil rating: No

RfC—Rescue very stony sandy loam, 3 to 15 percent slopes

Map Unit Setting
National map unit symbol: hj10
Elevation: 800 to 2,000 feet
Mean annual precipitation: 30 inches
Mean annual air temperature: 59 degrees F
Frost-free period: 200 to 270 days
Farmland classification: Not prime farmland

Map Unit Composition
Rescue and similar soils: 85 percent
Argonaut and similar soils: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Rescue

Setting
Landform: Ridges
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope, interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Residuum weathered from granodiorite

Typical profile
H1 - 0 to 10 inches: very stony sandy loam
H2 - 10 to 34 inches: sandy clay loam
H3 - 34 to 55 inches: coarse sandy loam
H4 - 55 to 59 inches: weathered bedrock

Properties and qualities
Slope: 3 to 15 percent
Depth to restrictive feature: 55 to 59 inches to paralithic bedrock
Natural drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None

Available water storage in profile: Moderate (about 7.1 inches)

Interpretive groups

Land capability classification (irrigated): 6e
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: C
Ecological site: Deep Thermic Steep Hillslopes 28-35 (F018XI202CA)
Hydric soil rating: No

Description of Argonaut

Setting

Landform: Ridges
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Residuum weathered from andesite and/or residuum weathered from metasedimentary rock

Typical profile

H1 - 0 to 10 inches: gravelly loam
H2 - 10 to 30 inches: clay
H3 - 30 to 34 inches: weathered bedrock

Properties and qualities

Slope: 3 to 15 percent
Depth to restrictive feature: 30 to 34 inches to paralithic bedrock
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 3.9 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: D
Ecological site: Deep Thermic Steep Hillslopes 28-35 (F018XI202CA)
Hydric soil rating: No

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Appendix C. Representative Project Photographs

Photo 1. Residence located at the western portion of the Project site.

Photo 2. Residence located at the eastern portion of the Project site.

Photo 3. Barn and shed located near the center of the Project site.

Photo 4. View of S-1 and S-2 that flows into P-1 within the Project site.

Photo 5. View of P-1.

Photo 6. View of ED-4 that flows from P-1 towards the west.

Photo 7. View of the first seasonal wetland.

P19-0003 - TREANOR PARCEL MAP
ATTACHMENT 2 - BIOLOGICAL RESOURCES ASSESSMENT

Appendix D.

Lists of Plant Species

Observed on the Project Site

P19-0003 - TREANOR PARCEL MAP
ATTACHMENT 2 - BIOLOGICAL RESOURCES ASSESSMENT

Scientific Name	Common Name	Mixed Oaks	Ephemeral Drainage	Seasonal Wetland	Seep/Spring	Pond	Developed/ruderal
Trees							
Chamaecyporis obtusa "Gracilis"	Hinoki cypress						X
*Lagerstroemia indica**	Crape myrtle						X
Pinus sabiniana	Foothill or grey pine	X					
Quercus douglasii	Blue oak	D					X
Quercus lobata	Valley oak	X					
Quercus wislizenii var. wislizenii	Interior live oak	D					X
*Salix babylonica**	Weeping willow						X
Salix gooddingii	Goodding's black willow					D	
Sequoia sempervirens	Coast redwood						X
Thuja standishi x plicata	Thuja green giant						X
Shrubs							
Aesculus californica	California buckeye	X					
Arctostaphylos manzanita ssp. manzanita	Common manzanita	X					
Ceanothus cuneatus	Buck brush	D					
Pyracantha sp.*	Firethorn	X					X
Rhus aromatica	Fragrant sumac	X					
Toxicodendron diversilobum	Poison oak	D					
Hibiscus syriacus	Common hibiscus						X
Anthurium	Weeping Japanese maple tree						X
Viburnum opulus	Snowball virburnum bush						X
	Loropetalum						X
Woody Vines							
*Rubus armeniacus**	Himalayan berry	D			X	X	
Symphoricarpos albus	Common snowberry	X					
Grasses and Grasslikes							
*Aegilops triuncialis **	Barbed goatgrass	D					
*Aira caryophyllea **	Silver hairgrass	X					
*Avena barbata**	Slender oats	X					
*Briza minor**	Little qauking grass	X					
*Bromus diandrus **	Ripgut grass	D					
*Bromus hordeaceus**	Soft brome	X					

P19-0003 - TREANOR PARCEL MAP
ATTACHMENT 2 - BIOLOGICAL RESOURCES ASSESSMENT

Scientific Name	Common Name	Mixed Oaks	Ephemeral Drainage	Seasonal Wetland	Seep/Spring	Pond	Developed/ruderal
*Bromus madritensis**	Red brome	X					
*Carduus pycnocephalus**	Italian thistle	D					
*Cynodon dactylon**	Burmuda grass				X	X	X
*Cynosurus echinatus **	Dogtail	D					
Cyperus eragrostis	Tall flatsedge, Umbrella-sedge				X	X	
*Dactylis glomerata **	Orchard grass	X					
Eleocharis acicularis	Needle spikerush				X	X	
Eleocharis macrostachya	Spikerush				D	D	
Elymus glaucus ssp. glaucus	Blue rye-grass, (woodland rye-grass)	X					
Festuca myuros	Rattail fescue	X					
*Gastridium phleoides **	Nitgrass	X					
*Holus lanatus**	Velvet grass				X		
*Hordeum murinum ssp. leporinum**	Hare barley	D					
Juncus balticus var. balticus	Baltic rush				X	X	
Juncus bufonius	Toad rush		X	X	X	X	
Juncus tenuis	Poverty rush, Slender rush				X		
Juncus xiphioides	Irish leafed rush				X		
*Poa annua**	Annual bluegrass	X	X	X			X
*Polypogon monspeliensis**	Rabbit's footgrass			X	X	D	
*Setaria pumila**	Yellow bristlegrass	X					
*Triticum aestivum**	Wheat						
*Typha angustifolia**	Narrowleaf cattail				X	X	
Herbs							
Acmispon americanus	American bird's foot trefoil, Spanish lotus	X					
Aphanes occidentalis	Western lady's mantle	X					
Apocynum cannabinum	Indianhemp dogbane	X					
*Brassica nigra**	Black mustard	X					
Centromadia fitchi	Fitch's tarplant	X					
*Cerastium glomeratum**	Mouse-ear chick-weed		X	X			
*Cirsium vulgare**	Bull thistle	X			X		
*Convolvulus arvensis**	Field bindweed	X					
Croton setiger	Dove weed	X					X
Dichelostemma capitatum	Blue dicks, Wild hyacinth	X					

P19-0003 - TREANOR PARCEL MAP
ATTACHMENT 2 - BIOLOGICAL RESOURCES ASSESSMENT

Scientific Name	Common Name	Mixed Oaks	Ephemeral Drainage	Seasonal Wetland	Seep/Spring	Pond	Developed/ruderal
*Erodium cicutarium**	Red stemmed filaree	X					
*Euphorbia maculata**	Spotted spurge	X					X
*Geranium dissectum**	Cut leaved geranium	X					
*Hesperolinon micranthum**	Dwarf flax	X					
*Hirschfeldia incana**	Short-pod mustard	X					
*Hypericum perforatum **	Klamath weed	X					
*Leontodon saxisilis**	Hairy hawkbit	X					
*Lotus corniculatus**	Bird's foot trefoil				X		
Ludwigia palustris	Marsh purslane					D	
*Ludwigia peploides**	Wateer primrose				X	X	
*Lysimachia arvensis**	Scarlet pimpernel	X					
Madia gracillis	Grassy tarweed, Gumweed madia, Slender tarweed	X					
Erythranthe guttata	Yellow monkey flower				X	X	
*Mollugo verticillata**	Green carpetweed						X
Nasturium officnale	Watercress				X	X	
*Plantago lanceolata**	Narrow leaf plantain						X
*Polygonum arvense**	Common knottweed		X	X		D	
*Portula oleracea**	Common purslane, Little hogweed, Purslane						X
Ranunculus aquatilis	Whitewater crowfoot					D	
*Rumex crispus**	Curly dock		X	X	X	X	
*Rumex pulcher**	Fiddle dock		X	X	X	X	
*Scleranthus annuus **	German knotgrass	X					
*Sonchus asper ssp. asper**	Spiny sowthistle	X					
*Stellaria media**	Chickweed	X					X
*Torilis arvensis**	Common hedge-parsley	D					
*Tribulus terrestris**	Puncture vine						X
*Trifolium dubium **	Shamrock	X					
*Trifolium hirtum**	Rose clover	D					
*Trifolium subterraneum**	Subterranean clover	X					
*Vicia sativa ssp. sativa **	Sweet or spring vetch	X					
*Vicia villosa**	Hairy or winter vetch	X					
Zeltnera muehlenbergii	Muehlenberg's centaury	X					

D = Dominant, X = Identified on-site, * = Non-native species

COMMUNITY DEVELOPMENT
DEPARTMENT OF TRANSPORTATION

https://www.edcgov.us/Government/DOT

PLACERVILLE OFFICES:
MAIN OFFICE:
2850 Fairlane Court, Placerville, CA 95667
(530) 621-5900 / (530) 626-0387 Fax

CONSTRUCTION & MAINTENANCE:
2441 Headington Road, Placerville, CA 95667
(530) 642-4909 / (530) 642-0508 Fax

LAKE TAHOE OFFICES:
ENGINEERING:
924 B Emerald Bay Road, South Lake Tahoe, CA 96150 (530) 573-7900 / (530) 541-7049 Fax

MAINTENANCE:
1121 Shakori Drive, South Lake Tahoe, CA 96150
(530) 573-3180 / (530) 577-8402 Fax

Date: 14 January 2020

To: Evan Mattes, Project Planner

From: Dave Spiegelberg, Transportation

Subject: **P19-0003**
Project Name: **Treanor Parcel Map**
Project Location: **East side of Poderosa Road, approximately 3000 feet south of Green Valley Road in the Rescue Area**
APN: **069-220-023**

Project Description: A proposed Tentative Parcel Map to create two single family lots ranging in size from approximately 5.03 acres to approximately 5.07 acres, on 10.12 acres.

Site Plans: The following conditions are based on Department of Transportation (DOT) review of the Tentative Map and supporting documentation dated March 2019.

Traffic: The project proposes the creation of four or fewer lots, therefore, a Traffic Impact Study (TIS) is not required (General Plan Policies TC-Xe and TC-Xf). Additionally, the On-Site Transportation Review (OSTR) is waived.

Access: Access to both parcels is proposed from Ponderosa Road via the existing driveway. It is necessary to widen and improve this driveway to a width of 20 feet of all weather surface, from Ponderosa Road to the driveway to parcel 2, or as required by Rescue Fire District.

Additionally, the approach to Ponderosa Road will require improvements and paving in accordance with County Standards

Grading: Some nominal grading is expected in order to widen the proposed access road and improve the approach to Ponderosa Road.

Drainage: Due to the large rural nature of the proposed lots, natural drainage will be maintained and no further action is required.

Design Waivers: No Design Waivers were requested or identified.

PROJECT-SPECIFIC TD CONDITIONS:

1. **On-Site Road Improvments:** Construct the on-site access roadway consistent with County Standard Plan 101C Ponderosa Road to the Driveway to Parcel 2, modified to a minimum width of 20 feet as required by the Fire District.

   Construct a turn-around at the junction of the access road with the Parcel 1 driveway, if required by the Fire District.

2. **Offer of Dedication – Ponderosa Road:** Irrevocably offer to dedicate an Easement for Road and Public Utility purposes, (or Fee Title) for Ponderosa Road, 30 feet from Centerline (half-width) with the final map. This offer will be accepted by County.

3. **Offer of Dedication:** Irrevocably offer to dedicate road and public utility easements for the on-site access roadway with the final map. Also offer any appurtenant slope, drainage, pedestrian, public utility, or other public service easements as determined necessary by the County. The offer(s) will be rejected by the County.

4. **Encroachment Permit(s):** Obtain an encroachment permit from DOT and construct the roadway encroachment from the Project Access Road onto Ponderosa Road to the provisions of County *Standard Plan* ***103C.***

5. **Waiver of Direct Access Rights:** Show a waiver of direct access rights on the Final Map along Ponderosa Road effecting lot 2.

TD STANDARD CONDITIONS

6. **Maintenance Entity**: Prior to filing a final map, form an entity, or join an existing entity, for the maintenance of private roads and drainage facilities. When joining an existing entity, amend and modify (as necessary) the existing entity to equitably incorporate maintenance of the Project improvements.

7. **Consistency with County Codes and Standards:** Obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (as may be modified by these Conditions of Approval or by approved Design Waivers) from DOT and pay all applicable fees prior to filing of the final map.

   Ensure the project improvement plans and grading plans conform to the County *Grading, Erosion and Sediment Control Ordinance, Grading Design Manual, the Drainage Manual, Storm Water Ordinance (Ord. No. 5022), Off-Street Parking and Loading Ordinance, all applicable State of California Water Quality Orders, the State of California Handicapped Accessibility Standards, and the California Manual on Uniform Traffic Control Devices* (MUTCD).

8. **Stormwater Management:** Comply with the West Slope Development and Redevelopment Standards and Post Construction Storm Water Plan.

9. **Water Quality Stamp:** Include a storm water quality message stamped into the concrete on new or reconstructed drainage inlets, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. Obtain approval of proposed message from County Engineer prior to construction.

10. **Regulatory Permits and Documents:** Incorporate all regulatory permits and agreements between the project and any State or Federal Agency into the Project Grading and Improvement Plans prior to the start of construction of improvements.

    Grading or Improvement plans for any phase may be approved prior to obtaining regulatory permits or agreements for that phase, but grading/construction of improvements may not proceed until the appropriate permits or agreements are obtained and the grading/improvement plans reflect any necessary changes or modifications to reflect such permits or agreements.

    Project conditions of approval shall be incorporated into the Project Improvement Plans when submitted for review.

EL DORADO HILLS FIRE DEPARTMENT

"Serving the Communities of El Dorado Hills, Rescue and Latrobe"

December 26, 2019

Mr. Evan Mattes, Project Planner
El Dorado County Planning Department
2850 Fair Lane
Placerville, CA 95667

PROJECT: **Treanor Tentative Parcel Map, Creation of 2 lots ranging in size from 5 to 5 Acres**
APN # 069-220-23, File # P19-0003.

Dear Mr. Mattes:

The El Dorado Hills Fire Department (EDHFD) has reviewed the above referenced tentative parcel map project on behalf of the Rescue Fire Protection District (RFPD). Our review of the project is intended to ensure this agency can provide fire and emergency medical services that are consistent with the El Dorado County General Plan, State Fire Safe Regulations, as adopted by El Dorado County, and the California Fire Code as amended locally. See Table 1 and the comments provided that describes our review of the project in conformance with these standards.

Table 1: El Dorado County General Plan Policies Related to Fire Protection

Policy	Topic	Standard	Does the Project Comply		Comments
			Yes	No	
5.1.2.2	Fire District Response	Rural Center or Region – 15 to 45 Minutes.	X		1
5.7.2.1	Fire Protection	Sufficient emergency water supply, storage and conveyance facilities for fire protection. Adequate access is provided.		X	2, 3
6.2.1	Defensible Space	Tentative maps shall be conditioned to attain and maintain defensible space.	X		4, 5
6.2.2	Limits to Development	Development in areas of high and very high fire hazard areas shall have a WUI Plan.	X		6
6.2.3	Adequate Fire Protection	Development shall meet uniform fire protection standards.	X		7
6.2.4	Area Wide Fire Management	Reduce fire hazards through cooperative fuel management activities.	X		8

1. **Fire District Response:** The nearest staffed fire station to the project location is RFPD Station No. 83 located in Rescue. The average response time to the project site from this fire station is approximately 8 minutes or less to 80% of the population in the area.

2. **Emergency Water Supply:** The project area is not currently provided with an adequate means of emergency water supply, storage or conveyance facilities. Prior to <u>new</u> buildings or structures being placed on one or more of these parcels the applicant will need to demonstrate that they can meet the required emergency water supply provisions found in Chapter 5 of the California Fire Code, along with local ordinances and standards of the RFPD.

1050 Wilson Boulevard ▪ El Dorado Hills, California 95762 ▪ Telephone (916) 933-6623 ▪ Fax (916) 933-5983 ▪ www.edhfire.com

3. **Roads and Driveways:** Roads and driveways, whether public or private, serving three or more parcels shall comply with California Code of Regulations (CCR) Title 14 §§ 1273.00 - 1273.09. The project road shall provide for safe access for emergency fire equipment and civilian evacuation concurrently, and must provide unobstructed traffic circulation during a wildfire emergency.

    a. The project is located on a dead-end road greater than 150-feet in length. The road shall be provided with an approved turnaround meeting the requirements of CCR Title 14 § 1273.05 at the road terminus.

    b. Fire apparatus access roads from 20 to 29 feet in width shall be posted on both sides as a fire lane, with no parking on either side of the roadway, as required by Section 503.4.3 of the Fire Code for the RFPD.

4. **Natural Hazard Disclosure:** The project is located in a Fire Hazard Severity Zone within a CAL FIRE Responsibility Area. The applicant shall provide a Wildfire Hazard Real Estate Disclosure to all future property owners regarding this risk.

5. **Defensible Space:** The project shall comply with the Vegetation Management and Defensible Space requirements of El Dorado County Ordinance No. 5101, California Public Resources Code Section 4291 and local fire safe requirements of RFPD.

6. **Limits to Development:** The project is not currently identified in an area of high or very-high wildland fire hazard or in an area identified as a wildland-urban interface (WUI) community within the vicinity of federal land that are a high risk of a wildfire.

7. **New Buildings and Structures:** New buildings and structures placed on a parcel shall comply with all applicable fire safety regulations found in California Code of Regulations Titles 14, 19 and 24 and RFPD ordinances and regulations.

8. **Area Wide Fire Management:** The project is not currently identified in an area of high or very-high wildland fire hazard. No fuel breaks are currently identified in the project area.

We recommend that Comment Nos. 2,3 and 4 be placed as conditions of approval for the project.

EDHFD reserves the right to update the following comments to comply with all current Codes, Standards, Local Ordinances, and Laws in respect to the official documented time of project application and/or building application to the County. Any omissions and/or errors in respect to this letter, as it relates to the aforementioned codes, regulations and plans, shall not be valid, and does not constitute a waiver to the responsible party of the project from complying as required with all Codes, Standards, Local Ordinances, and Laws.

Please do not hesitate to contact me at (916) 933-6623, Extension 1018, with any questions pertaining to the contact of this review letter.

Sincerely,

Ronald A. Phillips
Interim Fire Marshal/Division Chief

P19-0003 - TREANOR PARCEL MAP
ATTACHMENT 4 - COMMENTS, RESCUE FIRE DEPARTMENT