NEGATIVE DECLARATION

FILE: P21-0003/ADM21-0020

PROJECT NAME: Vandegrift Tentative Parcel Map and Agricultural Setback Reduction

NAME OF APPLICANT: William and Kathy Vandegrift

ASSESSOR'S PARCEL NO.: 109-320-007 **SECTION:** 23 **T:** 9N **R:** 9E

LOCATION: On the east side of Barnett Ranch Road, approximately 50-feet west of the intersection with Cattle Drive, in the Shingle Springs area

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

☐ **REZONING:** **FROM:** **TO:**

☒ **TENTATIVE PARCEL MAP** ☒
SUBDIVISION (NAME):

☐ **SPECIAL USE PERMIT TO ALLOW:**

☒ **OTHER:** Administrative Permit for 200-foot agricultural setback relief

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REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

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

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

☐ **OTHER:**

In accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), State Guidelines, and El Dorado County Guidelines for the Implementation of CEQA, the County Environmental Agent analyzed the project and determined that the project will not have a significant impact on the environment. Based on this finding, the Planning Department hereby prepares this Negative Declaration. A period of twenty (20) days from the date of filing this negative declaration will be provided to enable public review of the project specifications and this document prior to action on the project by COUNTY OF EL DORADO. A copy of the project specifications is on file at the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667.

This Negative Declaration was adopted by the _____on _____.

_____
Executive Secretary

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

Project Title: P21-0003/ADM21-0020/Vandegrift

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

Contact Person: Matthew Aselage, Assistant Planner | **Phone Number:** (530) 621-5977

Owner's Name and Address: William and Kathy Vandegrift, 4951 Barnett Ranch Road, Shingle Springs, CA 95682

Applicant's Name and Address: William and Kathy Vandegrift, 4951 Barnett Ranch Road, Shingle Springs, CA 95682

Project Engineer's Name and Address: Lebeck Engineering, Inc., 3430 Robin Lane #2, Cameron Park, CA 95682

Project Location: The project is located on the east side of Barnett Ranch Road, approximately 50-feet west of the intersection with Cattle Drive, in the Shingle Springs area.

Assessor's Parcel Number: 109-320-007-000 **Acres:** 20-acres

Sections: S: 23 **T:** 9N **R:** 9E

General Plan Designation: Low Density Residential (LDR)

Zoning: Residential Estate Ten-Acre (RE-10)

Description of Project: A request for a Tentative Parcel Map to subdivide a 20-acre parcel into two parcels of 10-acres each and an Administrative Permit to reduce the 200-foot setback from agriculturally zoned parcels to the setbacks required of the RE-10 zone district, 30-feet minimum. The proposed agricultural setback reduction will only impact the northern portion of the western lot line, which is the only portion of the site adjacent to a Limited Agriculture – Ten-Acre zoned parcel. (Attachment A). There are currently no developments on proposed parcel two which are inconsistent with agricultural uses. However, the strict adherence to a 200-foot setback along the western lot line would preclude residential development within the most suitable portion of proposed parcel two. The eastern portion of proposed parcel two is steeper, more heavily treed, and adjacent to Little Indian Creek. Proposed parcel one is developed with an existing primary single-family dwelling, an accessory storage structure, one well, a septic system and leach field, and a driveway located on Proposed Parcel One. Access to both parcels will be from separate private driveways encroaching onto Barnett Ranch Road, a county maintained road. Electricity/utilities services are provided by Pacific Gas & Electric (PG&E). The primary vegetation community on the project site is classified as Annual Grassland, which consists of non-protected plant species. The secondary habitat community on site is Blue Oak – Foothill Pine, which includes oak species protected by local county general plan policies. No trees are proposed for removal at this time. No new on-site improvements or residential developments are proposed at this time. Any future development would be reviewed at time of building permit issuance; however, both resultant parcels meet the required zoning development standards- including the minimum ten-acre parcel size, minimum 100-foot lot width, and all setback standards- for the RE-10 zone district. The project as proposed is consistent with El Dorado County Title 120: Subdivision Ordinance (Minor Land Divisions). Any future residential development would be reviewed at time of building permit issuance.

Environmental Setting: The project site is a 20-acre partially developed parcel located in the western slope of the Sierra Nevada Mountains at an elevation of approximately 1,220-feet to 1,300-feet above mean sea level. The property is bordered on the east by South Shingle Road and on the south and west by Barnett Ranch Road. The northern parcel line is demarcated by a fence. The southern half of the property has a single-family residence and associated landscaping and improved surfaces. There are no other structures or roads on the property. Land cover is a mix of annual grassland, foothill woodland, and a wetland swale drainage (called Little Indian Creek). The property is surrounded by rural residential, large-parcel development. The project site has one soil type, Auburn very rocky silt loam, two to 30-percent slopes. The Auburn component makes up 75-percent of the map unit. An additional 15-percent of the site is composed of rock outcrop components. The vegetation communities on the project site are classified as Annual Grassland and Blue Oak – Foothill Pine. Annual grassland occupies the majority of the property and supports common, non-protected species. The annual grassland habitat area includes the drainage known as Little Indian Creek, which runs north to south through the property along its edge with South Shingle Road. This drainage feature includes

species comprised of non-protected hydrophytic species. The blue oak – foothill pine woodland habitat primarily supports three tree species: interior live oak, foothill pine, and a few valley oaks. There are no blue oak present on the site, but this habitat type is the closest match to the required County nomenclature. The shrub layer is sparse and contains non-protected species. A Biological and Aquatic Resources Assessment was completed in March of 2021 by Hunter Gallant and Jeff Glazner of Salix Consulting, Inc. (Attachment B). No oak trees are proposed for removal. The site contains suitable habitat for a variety of resident and migratory animals. Two mammals were observed on site and many bird species were present during site evaluations. The site does not contain suitable habitat for reptile or amphibian species. Of the sixteen animal species identified as occurring within the surrounding region, only two bird species were found to have marginal nesting habitat potential within the subject property: White-tailed Kite and California Black Rail. No species listed under the California or Federal Environmental Protection Acts were found on the project site. Minimal additional disturbance is expected on proposed Parcel One as there is a currently existing primary residence on site. Proposed Parcel Two is currently undeveloped, and could be developed with a primary and a secondary residence. However, no residential development is proposed at this time. The parcel is located in the Important Biological Corridor; however, there were no recorded occurrences of special-status plants or wildlife species within the project area. With the exception of the southeastern adjacent parcel owned by the Shingle Springs Fire Department, all surrounding properties have been developed with single-family residences. The Biological and Aquatic Resources report provides several mitigation recommendations in the event that the proposed project footprint changes. However, as proposed the project will have no impacts beyond the conversion of annual grassland to a single-family residence and associated outbuildings and landscaping.

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 (EMD)
4. El Dorado County Department of Transportation (DOT)
5. El Dorado County Fire Protection (EDCFP)

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

At the time of the application request, seven Tribes: Colfax-Todds Valley Consolidated Tribe, Ione Band of Miwok Indians, Nashville Enterprise Miwok-Maidu-Nishinam, Shingle Springs Band of Miwok Indians, T'si-Akim Maidu, United Auburn Indian Community of the Auburn Rancheria, and the Washoe Tribe of California and Nevada, had requested to be notified of proposed projects for consultation in the project area. Consultation notices were sent on March 6, 2021. No requests for consultation were received within a 30-day period from the date of staff's consultation initiation response. As such, AB52 consultation has been closed. Pursuant to the records search conducted at the North Central Information Center on December 18, 2020, the proposed project area contains no prehistoric-period resources and no historic-period cultural resources. The project area has never been subject to prior surveys. There are no sites in the project area, but two prehistoric period sites and one historic period resource has been recorded within a quarter-mile search radius of the property. Additionally, a Cultural Resource Assessment of the property was prepared on January 4, 2021 by Melinda Peak of Peak & Associates, Inc. There is moderate potential for locating prehistoric-period cultural resources in the immediate vicinity. There is moderate potential for locating historic-period cultural resources in the immediate vicinity. The project site is not known to contain neither Tribal Cultural Resources (TCRs) nor historic-period resources.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

	Aesthetics		Agriculture and Forestry Resources		Air Quality
	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.

Printed Name Matthew Aselage, Assistant Planner For: El Dorado County

Signature: Matt Aselage Date: 7/14/2021

Printed Name Rommel Pabalinas, Current Planning Manager For: El Dorado County

Signature: RP Date: 7/19/21

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 partially developed 20-acre parcel into two parcels of 10-acres each.

Throughout this Initial Study, please reference the following Attachments:

Attachment A: Tentative Parcel Map
Attachment B: Biological and Aquatic Resources Assessment

Project Description:

A request for a Tentative Parcel Map to subdivide a 20-acre parcel into two parcels of 10-acres each and an Administrative Permit to reduce the 200-foot setback from agriculturally zoned parcels to the setbacks required of the RE-10 zone district, 30-feet minimum. The proposed agricultural setback reduction will only impact the northern portion of the western lot line, which is the only portion of the site adjacent to a Limited Agriculture – Ten-Acre zoned parcel. (Attachment A). There are currently no developments on proposed parcel two which are inconsistent with agricultural uses. However, the strict adherence to a 200-foot setback along the western lot line would preclude residential development within the most suitable portion of proposed parcel two. The eastern portion of proposed parcel two is steeper, more heavily treed, and adjacent to Little Indian Creek. Proposed parcel one is developed with an existing primary single-family dwelling, an accessory storage structure, one well, a septic system and leach field, and a driveway located on Proposed Parcel One. Access to both parcels will be from separate private driveways encroaching onto Barnett Ranch Road, a county maintained road. Electricity/utilities services are provided by Pacific Gas & Electric (PG&E). The primary vegetation community on the project site is classified as Annual Grassland, which consists of non-protected plant species. The secondary habitat community on site is Blue Oak – Foothill Pine, which includes oak species protected by local county general plan policies. No trees are proposed for removal at this time. No new on-site improvements or residential developments are proposed at this time. Any future development would be reviewed at time of building permit issuance; however, both resultant parcels meet the required zoning development standards- including the minimum ten-acre parcel size, minimum 100-foot lot width, and all setback standards- for the RE-10 zone district. The project as proposed is consistent with El Dorado County Title 120: Subdivision Ordinance (Minor Land Divisions). Any future residential development would be reviewed at time of building permit issuance.

Site Description:

The project site is a 20-acre partially developed parcel located in the western slope of the Sierra Nevada Mountains at an elevation of approximately 1,220-feet to 1,300-feet above mean sea level. The property is bordered on the east by South Shingle Road and on the south and west by Barnett Ranch Road. The northern parcel line is a fence to the adjacent resident. The southern half of the property has a single-family residence and associated landscaping and improved surfaces. There are no other structures or roads on the property. Land cover is a mix of annual grassland, foothill woodland, and a wetland swale drainage (called Little Indian Creek). The property is surrounded by rural residential, large-parcel development. The project site has one soil type, Auburn very rocky silt loam, two to 30-percent slopes. The Auburn component makes up 75-percent of the map unit. An additional 15-percent of the site is composed of rock outcrop components. The vegetation communities on the project site are classified as Annual Grassland and Blue Oak – Foothill Pine. Annual grassland occupies the majority of the property and supports common, non-protected species. The annual grassland habitat area includes the drainage known as Little Indian Creek, which runs north to south through the property along its edge with South Shingle Road. This drainage feature includes species comprised of non-protected hydrophytic species. The blue oak – foothill pine woodland habitat primarily supports three tree species: interior live oak, foothill pine, and a few valley oaks. There are no blue oak present on the site, but this habitat type is the closest match to the required County nomenclature. The shrub layer is sparse and contains non-protected species. A Biological and Aquatic Resources Assessment was completed in March of 2021 by Hunter Gallant and Jeff Glazner of Salix Consulting, Inc. (Attachment B). No oak trees are

proposed for removal. The site contains suitable habitat for a variety of resident and migratory animals. Two mammals were observed on site and many bird species were present during site evaluations. The site does not contain suitable habitat for reptile or amphibian species. Of the sixteen animal species identified as occurring within the surrounding region, only two bird species were found to have marginal nesting habitat potential within the subject property: White-tailed Kite and California Black Rail. No species listed under the California or Federal Environmental Protection Acts were found on the project site. Minimal additional disturbance is expected on proposed Parcel One as there is a currently existing primary residence on site. Proposed Parcel Two is currently undeveloped, and could be developed with a primary and a secondary residence. However, no residential development is proposed at this time. The parcel is located in the Important Biological Corridor; however, there were no recorded occurrences of special-status plants or wildlife species within the project area. With the exception of the southeastern adjacent parcel owned by the Shingle Springs Fire Department, all surrounding properties have been developed with single-family residences. The Biological and Aquatic Resources report provides several mitigation recommendations in the event that the proposed project footprint changes. However, as proposed the project will have no impacts beyond the conversion of annual grassland to a single-family residence and associated outbuildings and landscaping.

Project Location and Surrounding Land Uses

The project is located on the east side of Barnett Ranch Road, approximately 50-feet west of the intersection with Cattle Drive, in the Shingle Springs area. With the exception of the southeastern adjacent parcel owned by the Shingle Springs Fire Department, all surrounding properties have been developed with single-family residences.

Project Characteristics

1. Transportation/Circulation/Parking

The project was reviewed by the El Dorado County Transportation Division and it was verified that proposed parcel two will be eligible to encroach onto Barnett Ranch Road with an encroachment permit. DOT and the El Dorado County Fire Protection District (EDCFPD) take no exceptions to this parcel map and provided no additional comments.

2. Utilities and Infrastructure

The El Dorado County Environmental Management Department (EMD) reviewed the project. Each parcel will be served by private septic systems. Soil depth and percolation rate data is available for proposed Parcel One from an existing septic system installed on it. Soil depth and soil percolation rate data is not available for proposed Parcel Two. Parcel Two is required to have a soil percolation rate of 120-minutes per inch or lower and must have an adequately sized effluent dispersal area. Water service will be provided via a well per each proposed parcel. A well production report dated December 14, 2020 verifies adequate water availability for this site via well. 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 Ten-Acre (RE-10) 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 including primary and accessory structures on proposed parcel two and only a secondary dwelling and/or accessory structures appurtenant to the currently existing residence on proposed parcel one. These potential developments are 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 on site and within the project vicinity, there are no trees or historic buildings that have been identified by the County as contributing to exceptional aesthetic value at the project site, and no trees are proposed for removal. There would be no impact.

c. **Visual Character:** Each proposed lot would have the capability for single-family residential development. Parcel one is already developed with a primary residence whereas parcel two is currently undeveloped. Each lot would be allowed to develop new and additional residential structures, such as a primary dwelling, secondary dwelling and/or accessory structures. 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 primary and/or secondary dwelling, to be developed in the future, which could produce minimal new light and glare. The property already has one existing residence, accessory storage structure, and private well and septic developments on parcel one. 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 four-years before the FMMP's mapping date.

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

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

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

California Land Conservation Act of 1965 (Williamson Act)

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

Z'berg-Nejedly Forest Practice Act

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

Discussion: A 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. However, the northerly adjacent property is zoned as Limited Agriculture – Ten-Acres (LA-10), which requires a 200-foot residential development setback for adjacent residential parcels. Adherence to this setback adversely impacts proposed Parcel Two by forcing future development out of the most suitable western portion of the parcel and into the steeper, more heavily treed area closer to Little Indian Creek. As such, an administrative permit to reduce this setback from 200-feet to the minimal required under the RE-10 zone, 30-feet, has been submitted alongside the parcel map filing. The subject site is not designated as farm land of local importance. The northerly adjacent parcel is not mapped within an agricultural district and is mapped as grazing lands. As determined by the El Dorado County Agricultural Commissioner, it appears that the LA-10 zoned parcel is an island within the Barnett Ranch RE-5 zoned parcels. The parcel was once within a Williamson Act contract and managed to stay agriculturally zoned during subsequent zoning code updates. It is undetermined as to whether the LA-10 zoned parcel contains agricultural uses. Regardless, the strict adherence to the 200-foot setback does not make sense in this area given the development pattern. A 30-foot setback will not result in significant adverse impacts. Additionally, as the site is located adjacent to an agriculturally zoned parcel, the subject

site must be consistent with a ten-acre minimum lot size. Therefore, there will be a less than significant 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 ten-micrometers or less (PM10), particulate matter of aerodynamic radius of 2.5-micrometers or less (PM2.5), carbon monoxide (CO), nitrogen dioxide (NO2), ground-level ozone, and lead. Of these criteria pollutants, particulate matter and ground-level ozone pose the greatest threats to human health.

State Laws, Regulations, and Policies

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

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

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

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

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

The 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 82-lbs/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 one in one million (ten in one million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than one. 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 determined that the project is not expected to cause a significant air quality impact. As such, AQMD waived the requirement of an Air Quality Impact Analysis. With full review for consistency with General Plan Policies, any 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 to subdivide a 20-acre parcel into two 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, and 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 Nine 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 Seven 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 located within the County of El Dorado Important Biological Corridor, and no other 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 and aquatic resources assessment was prepared in March of 2021, by Hunter Gallant and Jeff Glazner of Salix Consulting, Inc. **Fauna (animal life)**: The Biological Resources Report states that the site contains suitable habitat for a variety of resident and migratory animals. Western grey squirrel and Western mule deer were the only mammals observed, but many bird species were present during the site evaluation. The majority of bird activity and observations were from within the oak woodland component and included western scrub jay, Anna's hummingbird, white-breasted nuthatch, black phoebe, and spotted towhee. The annual grassland within the Little Indian Creek corridor provides cover and foraging habitat for wildlife including mule deer and wild turkey. There is habitat for California quail, western bluebird, mourning dove house sparrow, turkey vultures, red-tailed hawks, and raptor nesting particularly along Little Indian Creek. Of the sixteen potentially-occurring special-status animal species identified as occurring within the surrounding region, only two birds have a marginal potential to occur within the subject property: white-tailed kite and California black rail. No species listed under either the United States or California Environmental Protection Acts were found on the project site. The proposed project is for a Tentative Parcel Map to subdivide a 20-acre parcel into two, ten-acre parcels. The biological and aquatic resources assessment proposes recommended mitigation measures, in the event the project footprint changes. These measures will be included in the project as standard county conditions of approval. **Flora (plant life)**: Annual grassland, which does not include protected species, occupies the majority of the property. The annual grassland community includes the drainage known as Little Indian Creek. This feature blends with the annual grassland, but species composition is comprised of non-protected hydrophytic species. The secondary habitat community existing on site, Blue Oak – Foothill Pine Woodland, primarily supports three

tree species: interior live oak, foothill pine, and a few valley oaks. There are no blue oak present on the site, but this habitat type is the closest match to the required County nomenclature. The shrub and herbaceous layers are sparse and do not contain special-status species. The property of concern is not included in any areas mapped by the County to support special-status plants that are dependent on serpentine and/or gabbro soils. Therefore, the site is not suitable habitat for the special-status plant species dependent on these soils. None of the fifteen potentially-occurring special-status plant species, discussed within the Biological and Aquatic Resources Assessment, has potential to occur on site. No removal of fauna and/or flora is proposed as a result of the Tentative Parcel Map project. Although future development could occur, future property owners would be required to comply with all applicable County requirements at time of building permit issuance for a new residential dwelling. Planning Services would review future building permits to ensure consistency with this requirement. Therefore, potential impacts to biological resources from future development would be de minimis.

b-c. **Riparian Habitat and Wetlands:** Based on review of the Biological and Aquatic Resources Assessment prepared for the project by Salix Consulting, Inc. in March of 2021, which was based on field reviews conducted in February of 2021, indicates that the project site occurs within the Big Canyon Creek watershed which is part of the greater Upper Cosumnes watershed. The Little Indian Creek runs north to south through the property along its edge with South Shingle Road. This drainage does not carry high flows and is entirely vegetated over the eastern portion of the property. Surface water on site generally trends towards Little Indian Creek which flows in a southerly direction for seven-miles before entering Big Canyon Creek. The Little Indian Creek drainage is functionally a wetland swale as it does not contain bed and bank morphology required to be classified as a creek. As proposed, the project would not impact aquatic resources as the entire area identified for residential development is substantially setback from the Little Indian Creek wetland swale. However, the project has been conditioned to denote the wetland setbacks on the recorded map. No special-status plants or threatened/endangered wildlife species were identified in the project vicinity during the biological field reviews. Therefore, potential impacts from residential uses allowed on each parcel would have less than significant impact.

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). Locally, quality foraging habitat occurs around the Little Indian Creek wetland swale for large animals such as deer. However, it is not necessarily a quality corridor for large animal movement as the surrounding area is broken up by a patchwork of fences and roads in all directions. Regardless, development on the western edge of the study area along Barnett Ranch Road away from the drainage in the eastern area will have minimal effect on the quality of the Little Indian Creek corridor habitat. 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 Oak Conservation and the Important Biological Corridor (IBC) overlay with the goal to preserve and protect sensitive natural resources within the County. Review of the Biological Survey Area (BSA) shows that the property is located within the El Dorado County Important Biological Corridors (IBC) overlay area. Oak woodlands, individual native oak trees, or heritage trees, as defined in Section 130.39.030, have not been nor will be impacted or removed as a result of the proposed project. Any future tree removal as a result of potential future residential development would be required to be in compliance with the Oak Resources Conservation Ordinance of Section 130.39.070.C (Oak Tree and Oak Woodland Removal Permits) in implementing the ORMP, 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 and conditioned to require a pre-construction survey to detect and protect if any nests exist on site. Therefore, any potential 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: As discussed within the biological resources report drafted by Hunter Gallant and Jeff Glazner of Salix Consulting, Inc., potential impacts to biological resources from any future residential development would be de minimis with adherence to standard county development standards. 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 moderate potential for discovery and disturbance of paleontological resources. A Records Search was conducted through the North Central Information Center (NCIC) dated December 18, 2020. According to the NCIC, the proposed project site contains no pre-historic period cultural resource sites, features, or artifacts, nor were there any historic buildings, structures, or objects discovered. A Cultural Resources Assessment dated January 4, 2021 was completed by Michael Lawson of Peak & Associates, Inc. based upon field surveys completed on December 30, 2020. According to this report, there are a few rock outcroppings on the property, but none appear adequate for use by Native American peoples for milling surfaces. No cultural resources were observed during the survey. Survey results for prehistoric period resources as well as for historical resources were negative. 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 December 18, 2020. 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. At the time of the application request, seven Tribes: Colfax-Todds Valley Consolidated Tribe, Ione Band of Miwok Indians, Nashville Enterprise Miwok-Maidu-Nishinam, Shingle Springs Band of Miwok Indians, T'si-Akim Maidu, United Auburn Indian Community of the Auburn Rancheria, and the Washoe Tribe of California and Nevada, had requested to be notified of proposed projects for consultation in the project area. Consultation notices were sent on March 6, 2021. No requests for consultation were received within a 30-day period from the date of staff's consultation initiation response. As such, AB52 consultation has been closed. 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:				**X**

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				**X**
ii) Strong seismic ground shaking?				**X**
iii) Seismic-related ground failure, including liquefaction?				**X**
iv) Landslides?				**X**
b. Result in substantial soil erosion or the loss of topsoil?			**X**	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				**X**
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?				**X**
e. Have soils incapable of adequately supporting the use of septic tanks or alternative 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 project site has one soil type, Auburn very rocky silt loam, two to 30-percent slopes. The Auburn component makes up 75-percent of the map unit. This component is on hills and foothills and is prominent in the west slope of the county. There could be the potential for erosion, changes in topography during future construction of any primary or 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 one-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. 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. As verified by El Dorado County Environmental Management Department, each proposed parcel meets the minimum parcel size for septic system eligibility. The project site currently contains one septic leech area which have been reviewed and approved per a prior residential building permit approval. 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 one. Methane has a global warming potential of 21 and thus has a 21 times greater global warming effect per metric ton of CH_4 than CO_2. Nitrous Oxide has a global warming potential of 310. Emissions are expressed in annual metric tons of CO_2 equivalent units of measure (i.e., $MTCO_2e$/yr). The three other main GHG are Hydrofluorocarbons, Perfluorocarbons, and Sulfur Hexafluoride. While these compounds have significantly higher global warming potentials (ranging in the thousands), all three typically are not a concern in land-use development projects and are usually only used in specific industrial processes.

GHG Sources

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

Regulatory Setting:

Federal Laws, Regulations, and Policies

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

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 20-acre parcel. The two new parcel sizes would be ten-acres each. Each parcel would be allowed to have a primary residence and secondary dwelling by right, for a total of four residences possible. There is currently one residence on site, which is located on proposed parcel one. Proposed parcel two is currently vacant. 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 not been adopted, within two-miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				**X**
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				**X**

g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

Regulatory Setting:

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

Federal Laws, Regulations, and Policies

Comprehensive Environmental Response, Compensation, and Liability Act

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

Resource Conservation and Recovery Act

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

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

Energy Policy Act of 2005

Title XV, Subtitle B of the Energy Policy Act of 2005 (the Underground Storage Tank Compliance Act of 2005) contains amendments to Subtitle I of the Solid Waste Disposal Act, the original legislation that created the Underground Storage Tank (UST) Program. As defined by law, a UST is "any one or combination of tanks, including pipes connected thereto, that is used for the storage of hazardous substances and that is substantially or totally beneath the surface of the ground." In cooperation with USEPA, SWRCB oversees the UST Program. The

intent is to protect public health and safety and the environment from releases of petroleum and other hazardous substances from tanks. The four primary program elements include leak prevention (implemented by Certified Unified Program Agencies [CUPAs], described in more detail below), cleanup of leaking tanks, enforcement of UST requirements, and tank integrity testing.

Spill Prevention, Control, and Countermeasure Rule

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

Occupational Safety and Health Administration

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

Federal Communications Commission Requirements

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

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

The FCC exposure limits generally apply to all FCC-licensed facilities (47 CFR Section 1.1307[b][1]). Unless exemptions apply, as a condition of obtaining a license to transmit, applicants must certify that they comply with FCC environmental rules, including those that are designed to prevent exposing persons to radiation above FCC RF limits (47 CFR Section1.1307[b]). Licensees at co-located sites (e.g., towers supporting multiple antennas, including antennas under separate ownerships) must take the necessary actions to bring the accessible areas that exceed the FCC exposure limits into compliance. This is a shared responsibility of all licensees whose transmission power density levels account for five 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 ten-feet from any equipment that could produce a spark, fire, or flame, and the construction contractor must maintain the appropriate fire suppression equipment (Public Resources Code Section 4427).
- On days when a burning permit is required, portable tools powered by gasoline fueled internal combustion engines must not be used within 25-feet of any flammable materials (Public Resources Code Section 4431).

California Highway Patrol

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

Local Laws, Regulations, and Policies

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

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

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

a-b. **Hazardous Materials:** The 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.

c. **Hazards Near Schools:** The project site is not located near a school. Any future construction may involve some hazardous materials temporarily, but this will not impact any school. Therefore, there would be no impact.

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

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

g. **Emergency Plan:** The project was reviewed by the 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 moderate 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 Fire Protection District reviewed the project and did not require any additional documentation or mitigation measures. With implementation of standard county fire safe requirements, impacts would be less than significant.

FINDING: For the Hazards and Hazardous Materials category, with the incorporation of standard county requirements, 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 a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			**X**	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or -off-site?			**X**	

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

Regulatory Setting:

Federal Laws, Regulations, and Policies

Clean Water Act

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

Section 303(d) — Listing of Impaired Water Bodies

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

Section 402—NPDES Permits for Stormwater Discharge

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

The NPDES program provides for both general (those that cover a number of similar or related activities) and individual (activity- or project-specific) permits. General Permit for Construction Activities: Most construction projects that disturb one or more acre of land are required to obtain coverage under SWRCB's General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order 2009-0009-DWQ as amended by 2010-0014-DWQ and 2012-0006-DWQ). The general permit requires that the applicant file a public notice of intent to discharge stormwater and prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). SWPPP must include a site map and a description of the proposed construction activities, demonstrate compliance with relevant local ordinances and regulations, and present a list of 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 three-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. Both proposed parcels contain one existing well each. These wells will remain the primary source of water for both parcels. Further, proposed parcel one contains a septic system and leach area. There are no indications of shallow ground water, no slopes greater than 30%, and no wells within 100-feet of sewage disposal areas. 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). The risk of exposure to seiche, tsunami, or mudflows would be remote. Impacts would be less than significant.

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, secondary 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 located south of the Shingle Springs community area. 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. Therefore, there will be no impacts.

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, Ten-Acres (RE-10). 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 ten-acres. Parcel size will be ten-acres each. The proposed project is compatible with the General Plan land use designation and the zone district. Therefore, there will be no impacts.

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. Therefore, there will be no impacts.

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

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

Regulatory Setting:

Federal Laws, Regulations, and Policies

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

State Laws, Regulations, and Policies

Surface Mining and Reclamation Act

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

The California Mineral Land Classification System represents the relationship between knowledge of mineral deposits and their economic characteristics (grade and size). The nomenclature used with the California Mineral Land Classification System is important in communicating mineral potential information in activities such as mineral land classification, and usage of these terms are incorporated into the criteria developed for assigning

mineral resource zones. Lands classified MRZ-2 are areas that contain identified mineral resources. Areas classified as MRZ-2a or MRZ-2b (referred to hereafter as MRZ-2) are considered important mineral resource areas.

Local Laws, Regulations, and Policies

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

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

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

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

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

a-b. **Mineral Resources.** The project site has not been delineated in the El Dorado County General Plan as a locally important mineral resource recovery site (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
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. **Goundborne Shaking:** The site is already developed with two primary residences and one secondary mobile home residence. 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, accessory structures). The long term noise associated with an additional home 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 20-acre parcel is currently partially developed with one primary residence on proposed parcel one. 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. Proposed parcel one could develop one secondary residence, whereas proposed parcel two would be allowed to develop both a primary residence and a secondary dwelling. This potential additional housing and population would not be considered a significant population growth. Impacts would be less than significant.

b. **Housing Displacement:** The 20-acre parcel is currently partially 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 two 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 five-acres of developed parklands for every 1,000 residents; or
- Be inconsistent with County adopted goals, objectives or policies.

a. **Fire Protection:** The El Dorado County Fire Protection provides fire protection to the site. The project site is located within a Moderate Fire Hazard zone, which does not require a Wildland Fire Safe Plan. Furthermore, the El Dorado County Fire Protection did not require a Wildland Fire Safe Plan. 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 or accessory uses 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. **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 through 120.12.110, 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			**X**	

physical deterioration of the facility would occur or be accelerated?				
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 five 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 two-acres of neighborhood parkland per 1,000 residents. Another 95-acres of park land are needed to meet the General Plan guidelines.

Discussion: A 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 five-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 potential additional unit 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 through 120.12.110, 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

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

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

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

Discussion: A 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 one primary and two secondary single family residential units. Access to the new parcels would be from individual private driveways off of Barnett Ranch Road. The project area is in an area of similar rural large-lot parcels. 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. Trip generation from the properties (two primary residences) using the ITE Trip Generation Manual, 10th Edition is 19 trips daily. This is presumed to have less than significant transportation impacts, per El Dorado County Resolution 141-2020. The proposed project site is not on a main roadway and there are very low traffic volumes. The project would not conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. 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. Trip generation from the properties (two primary residences) using the ITE Trip Generation Manual, 10th Edition is 19 trips daily. This is presumed to have less than significant transportation impacts, per El Dorado County Resolution 141-2020. 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 no comments or concerns. The impact for design hazards would be less than significant.

d. **Emergency Access:** The existing project site is developed; however, an undeveloped residentially zoned parcel will be created as a result of this parcel map. El Dorado County Fire Protection reviewed the project and provided no comments or additional documentation requests. 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. 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 CULTURALRESOURCES. *Would the project: Cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			**X**	
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			**X**	

Regulatory Setting:

Federal Laws, Regulations, and Policies

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

State Laws, Regulations, and Policies

Assembly Bill (AB) 52

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

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

1. Sites, features, places, cultural landscapes, sacred places and objects with cultural value to a California Native American tribe that are either of the following:

    a. Included or determined to be eligible for inclusion in the California Register of Historical Resources; or
    b. Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

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

TCRs are further defined under Section 21074 as follows:

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

Mitigation measures for TCRs must be developed in consultation with the affected California Native American tribe pursuant to newly chaptered Section 21080.3.2, or according to Section 21084.3. Section 21084.3 identifies mitigation measures that include avoidance and preservation of TCRs and treating TRCs with culturally appropriate dignity, 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.** At the time of the application request, seven Tribes: Colfax-Todds Valley Consolidated Tribe, Ione Band of Miwok Indians, Nashville Enterprise Miwok-Maidu-Nishinam, Shingle Springs Band of Miwok Indians, T'si-Akim Maidu, United Auburn Indian Community of the Auburn Rancheria, and the Washoe Tribe of California and Nevada, had requested to be notified of proposed projects for consultation in the project area. Consultation notices were sent on March 6, 2021. No requests for consultation were received within a 30-day period from the date of staff's consultation initiation response. As such, AB52 consultation has been closed. Pursuant to the records search conducted at the North Central Information Center on December 18, 2020, the proposed project area contains no prehistoric-period resources and no historic-period cultural resources. The project area has never been subject to prior surveys. There are no sites in the project area, but two prehistoric period sites and one historic period

resource has been recorded within a quarter-mile search radius of the property. Additionally, a Cultural Resource Assessment of the property was prepared on January 4, 2021 by Melinda Peak of Peak & Associates, Inc. There is moderate potential for locating prehistoric-period cultural resources in the immediate vicinity. There is moderate potential for locating historic-period cultural resources in the immediate vicinity. The project site is not known to contain neither Tribal Cultural Resources (TCRs) nor historic-period resources.

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 two-years (CEC 2015a). The report analyzes data and provides policy recommendations on trends and issues concerning electricity and natural gas, transportation, energy efficiency, renewable energy, and public interest energy research (CEC 2015a). The 2014 Draft Integrated Energy Policy Report Update includes policy recommendations, such as increasing investments in electric vehicle charging infrastructure at workplaces, multi-unit dwellings, and public sites (CEC 2015b).

Title 24–Building Energy Efficiency Standards

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

Urban Water Management Planning Act

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

Other Standards and Guidelines

Leadership in Energy & Environmental Design

Leadership in Energy & Environmental Design (LEED) is a green building certification program, operated by the U.S. Green Building Council (USGBC) that recognizes energy efficient and/or environmentally friendly (green) components of building design (USGBC, 2015). To receive LEED certification, a building project must satisfy prerequisites and earn points related to different aspects of green building and environmental design (USGBC, 2015). The four levels of LEED certification are related to the number of points a project earns: (1) certified (40–49 points), (2) silver (50–59 points), (3) gold (60–79 points), and (4) platinum (80+ points) (USGBC, 2015). Points or credits may be obtained for various criteria, such as indoor and outdoor water use reduction, and construction and

demolition (C&D) waste management planning. Indoor water use reduction entails reducing consumption of building fixtures and fittings by at least 20% from the calculated baseline and requires all newly installed toilets, urinals, private lavatory faucets, and showerheads that are eligible for labeling to be WaterSense labeled (USGBC, 2014). Outdoor water use reduction may be achieved by showing that the landscape does not require a permanent irrigation system beyond a maximum two-year establishment period, or by reducing the project's landscape water requirement by at least 30% from the calculated baseline for the site's peak watering month (USGBC, 2014). C&D waste management points may be obtained by diverting at least 50% of C&D material and three material streams, or generating less than 2.5-pounds of construction waste per square foot of the building's floor area (USGBC, 2014).

Discussion: A 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 (EMD) reviewed the project. Each parcel will be served by private septic systems. Soil depth and percolation rate data is available for proposed Parcel One from an existing septic system installed on it. Soil depth and soil percolation rate data is not available for proposed Parcel Two. Parcel Two is required to have a soil percolation rate of 120-minutes per inch or lower and must have an adequately sized effluent dispersal area. With submittal of soil percolation testing prior to recording the final map, impacts will be verified as 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 or private well, and utilities/electricity services by Pacific Gas & Electric (PG&E). Private well developments exist on both proposed parcels. 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 impacts would be less than significant.

d. **Sufficient Water Supply:** Water for each parcel would be provided by connection to a private well. The El Dorado County Environmental Management Department reviewed the project and concluded that each parcel meets the requirements for private wells on site, including adequate water supply. 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. Parcel one has confirmed adequate soil depth, a soil percolation rate below 120 minutes per inch, and a dispersal area identified. Proposed parcel two has not been confirmed to have an 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. There are no project impacts which will result in significant impacts. 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 and types of activities proposed, 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 to 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.

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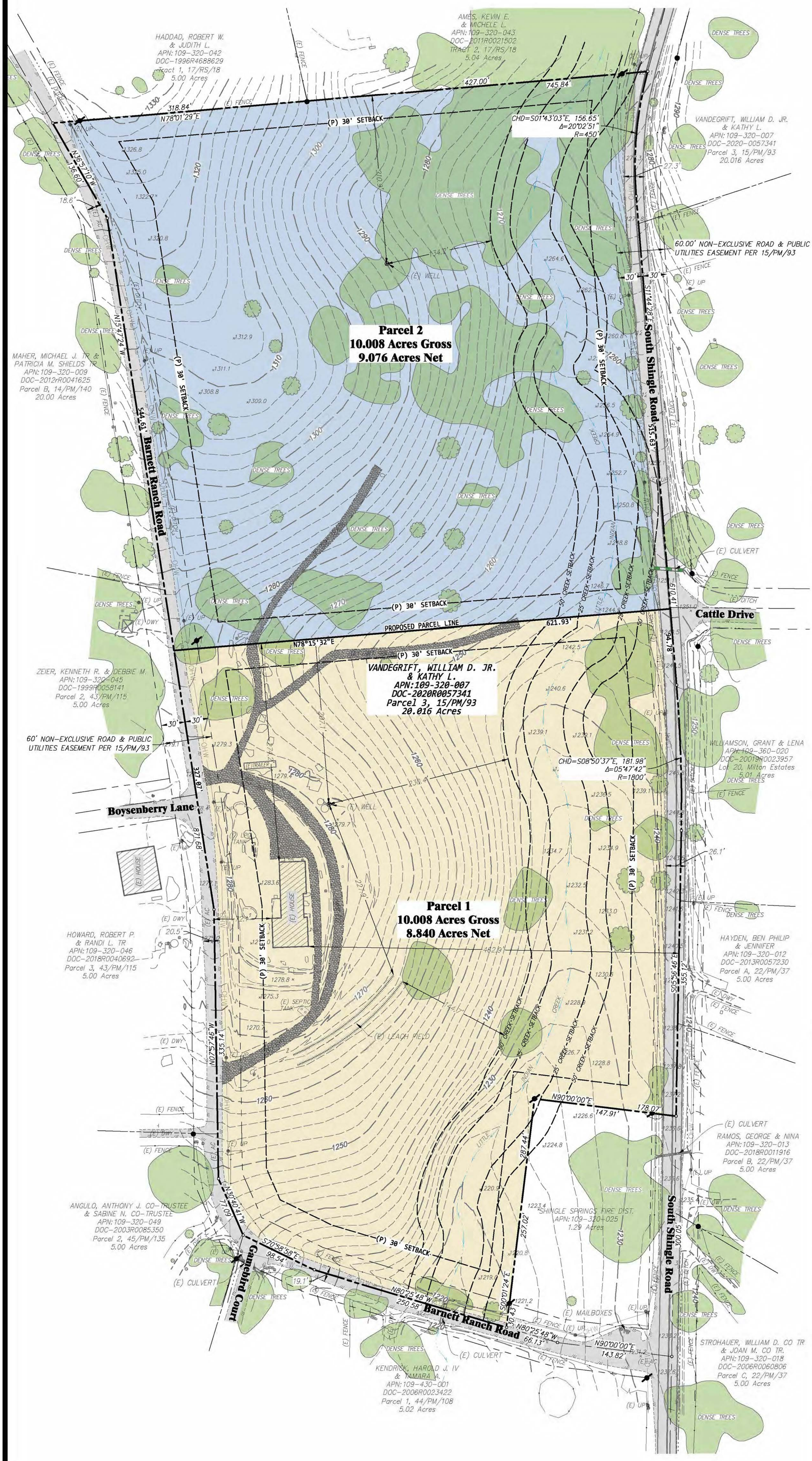
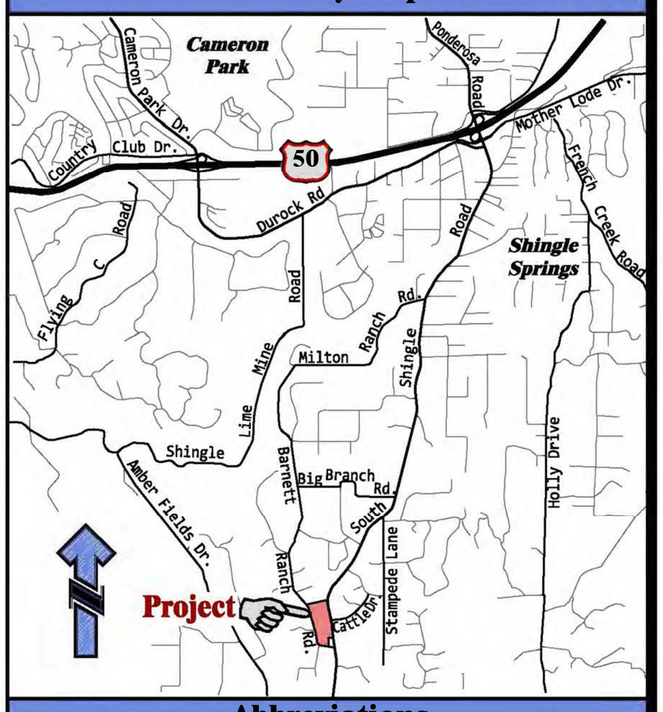
Vandegrift

Tentative Parcel Map

4951 Barnett Ranch Road - Parcel 3, 15/PM/93
APN: 109-320-007 - El Dorado County, CA
March 2021



Vicinity Map



Abbreviations

CONC	CONCRETE	OHW	OVERHEAD WIRES
(E)	EXISTING	(P)	PROPOSED
EDC	EL DORADO COUNTY	P/L	PROPERTY LINE
EL	ELEVATION	PM	PARCEL MAP
EP	EDGE OF PAVEMENT	PUE	PUBLIC UTILITY EASEMENT
FD	FOUND	R/W	RIGHT OF WAY
FF	FINISHED FLOOR	S	SEWER
FH	FIRE HYDRANT	SUB	SUBDIVISION
FL	FLOWLINE	UP	UTILITY POLE
FND	FOUND	W	WATER
MOW	MOW STRIP/LANDSCAPE BORDER	WV	WATER VALVE

Parcel Data

Parcel	Gross Area	Net Area
(E) APN:109-320-007	20.016 Acres	17.916 Acres
(P) Parcel 1	10.008 Acres	8.840 Acres
(P) Parcel 2	10.008 Acres	9.076 Acres

Project Data

OWNER / APPLICANT:	WILLIAM D. JR & KATHY L. VANDEGRIFT 8978 BRADSHAW ROAD ELK GROVE, CA 95624 PHONE: 916-504-0109 EMAIL: bill.vandy14@gmail.com
PREPARED BY:	LEBECK ENGINEERING, INC. 3430 ROBIN LANE, BLDG. #2 CAMERON PARK, CA 95682 Ph. 530-677-4080
SCALE:	1" = 60'
CONTOUR INTERVAL:	2 FEET
SOURCES OF TOPOGRAPHY:	FIELD TOPOGRAPHY BY A.R. DIVERS PLS AERIAL TOPOGRAPHY BY VERTICAL MAPPING RESOURCES.
SECTION, TOWNSHIP & RANGE:	A PORTION OF SECTION 23, T.9N., R.9E., M.D.M.
ASSESSOR'S PARCEL NUMBER:	109-320-007
PRESENT LAND USE DESIGNATION	LDR
PROPOSED LAND USE DESIGNATION	LDR
PRESENT ZONING:	RE-10
PROPOSED ZONING:	RE-10
TOTAL AREA:	20.016 ACRES
TOTAL NUMBER OF PARCELS:	1 EXISTING, 2 PROPOSED
MINUMUM PARCEL AREA:	10.008 ACRES
WATER SUPPLY:	PRIVATE WELLS
SEWAGE DISPOSAL:	ON-SITE SEPTIC
FIRE PROTECTION:	EL DORADO COUNTY FIRE PROTECTION DISTRICT
DATE OF PREPARATION:	MARCH 2021
PROJECT #:	20-165

Approvals

ZONING ADMINISTRATOR: _____

APPROVAL/DENIAL DATE: _____

BOARD OF SUPERVISORS: _____

APPROVAL/DENIAL DATE: _____

Vandegrift
Tentative Parcel Map

TM

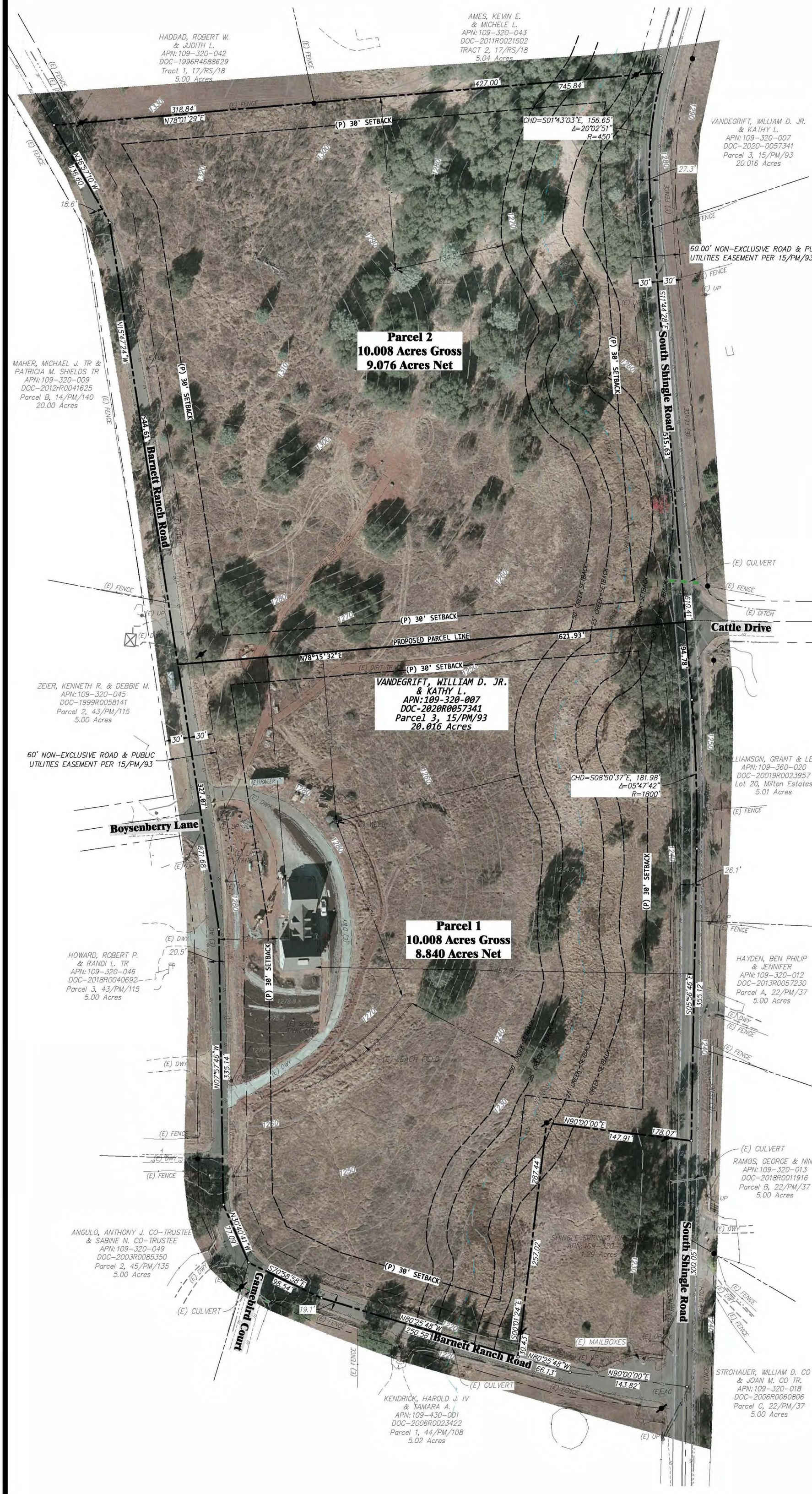
Plot Date: Mar 05, 2021

P21-0003 Attachment A: Tentative Parcel Map

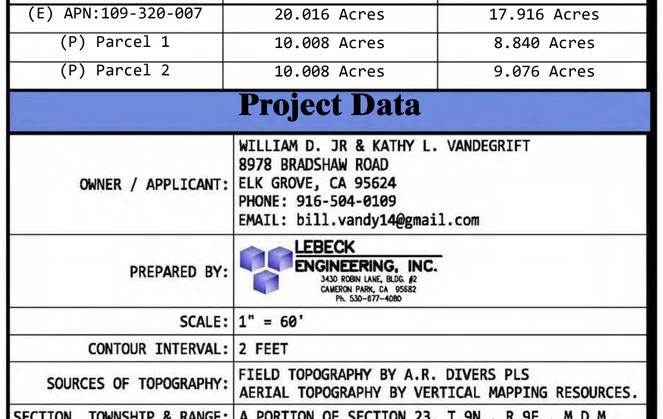
Vandegrift

Tentative Parcel Map With Aerial Photo

4951 Barnett Ranch Road - Parcel 3, 15/PM/93
APN: 109-320-007 - El Dorado County, CA
March 2021



Vicinity Map



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SEWAGE DISPOSAL:	ON-SITE SEPTIC
FIRE PROTECTION:	EL DORADO COUNTY FIRE PROTECTION DISTRICT
DATE OF PREPARATION:	MARCH 2021
PROJECT #:	20-165

Approvals

ZONING ADMINISTRATOR: _____

APPROVAL/DENIAL DATE: _____

BOARD OF SUPERVISORS: _____

APPROVAL/DENIAL DATE: _____

Vandegrift
Tentative Parcel Map

TMA

Plot Date: Mar 05, 2021

P21-0003 Attachment A: Tentative Parcel Map

BIOLOGICAL AND AQUATIC RESOURCES ASSESSMENT
FOR THE

±20-ACRE VANDEGRIFT PARCEL STUDY AREA

SHINGLE SPRINGS, EL DORADO COUNTY, CALIFORNIA

Prepared for:

William & Kathy Vandegrift
8978 Bradshaw Road
Elk Grove, CA 95624

Prepared by:

Salix consulting, inc
11601 Blocker Drive, Suite 100
Auburn, California 95603
(530) 888-0130

MARCH 2021

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FIGURES

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APPENDICES

Biological and Aquatic Resources Assessment for the ±20-ACRE VANDEGRIFT PARCEL STUDY AREA

INTRODUCTION

Project Location

Salix Consulting, Inc. (Salix) has prepared a Biological and Aquatic Resources Assessment for a ±20-acre parcel located at 4951 Barnett Ranch Road, near the intersection of South Shingle Road (study area), approximately 3.5 miles south of the community of Shingle Springs in unincorporated El Dorado County, California. It is situated in Section 23, Township 9 North and Range 9 East on the Latrobe, California 7.5-minute USGS topographic quadrangle (Figure 1). The approximate coordinates for the center of the property are 38°47'16.50"N and 121°12'33"W.

Project Setting

The study area is situated in the lower Sierra Nevada foothills between southwest of Shingle Springs at elevations between 1220 and 1300 feet. The property is bordered on the east by South Shingle Road and on the south and west by Barnett Ranch Road. The northern parcel line is a fence to the adjacent resident.

The southern half of the study area has a new, single-family residence and associated landscaping and improved surfaces. There are no other structures or roads on the property. Landcover is a mix of annual grassland, foothill woodland, and a wetland swale drainage (called Little Indian Creek). The study area is surrounded by rural residential, large-parcel development (Figure 2).

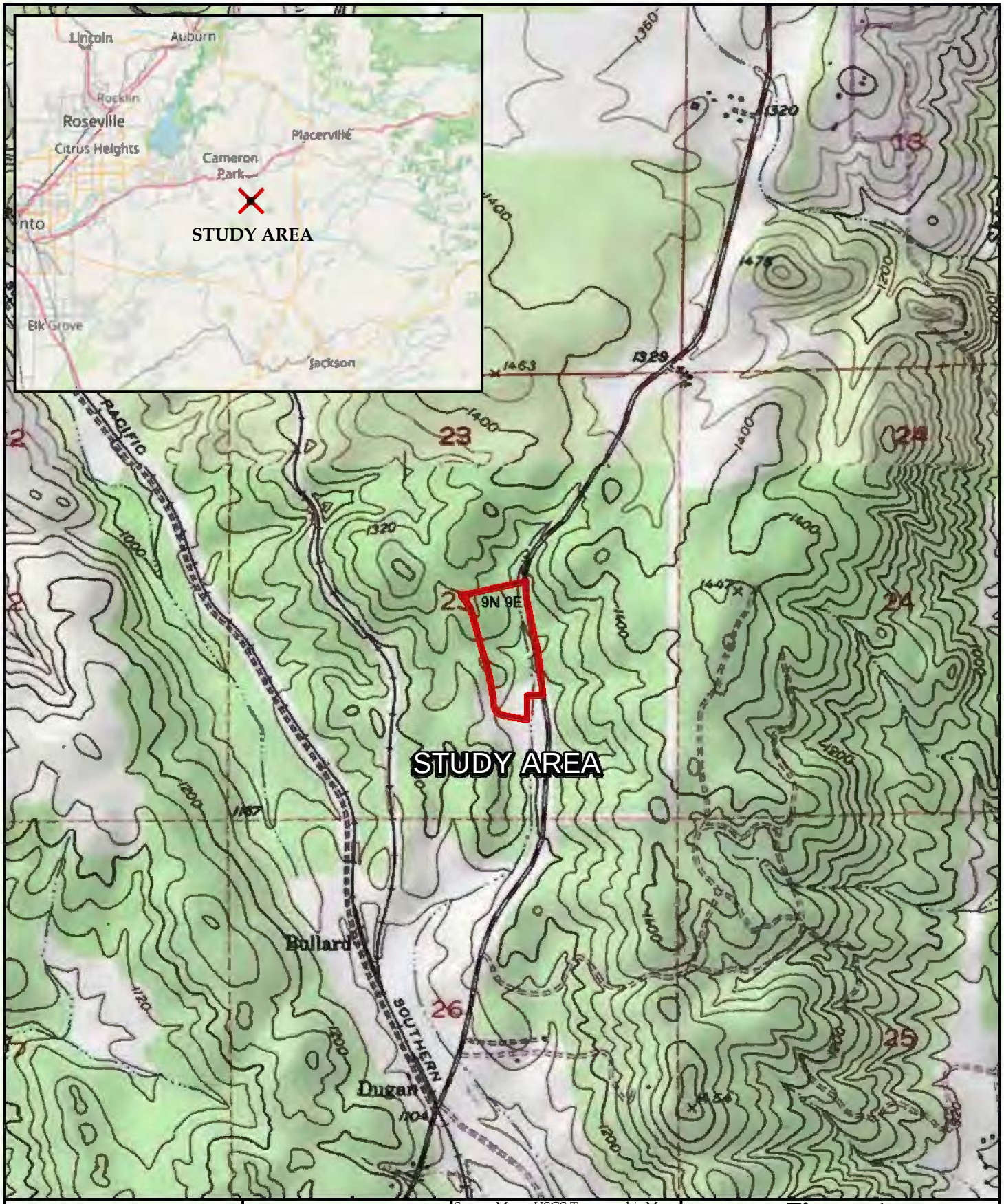
Objectives of Biological Resources Assessment

- Identify and describe the biological communities present in the study area;
- Determine if any sensitive habitats (including important biological corridors and/or oak woodlands) or special-status plant and animal species occur or could occur on the site;
- Conduct an analysis to determine if aquatic resources are present; and
- Provide conclusions and recommendations.

METHODS

Background Material Review

Salix biologists reviewed the proposed tentative parcel map for this site, aerial photographs (Google and similar), the Latrobe and Shingle Springs USGS topographical maps, the *El Dorado County General Plan (Conservation and Open Space Element, October 2017*), and the *El Dorado County Oak Resources Management Plan (September 2017)* for this



Salix consulting, inc.

N

0 1,000 2,000

Feet

Source Maps: USGS Topographic Map
Latrobe Quad 1:24,000
S23 T9N R9E

Figure 1

SITE AND VICINITY MAP

Vandegrift

Shingle Springs, El Dorado County, CA

Salix consulting, inc.

N

0 100 200

Feet

Study Area (±20 Acres)

Imagery: 2-10-21 Salix Consulting, Inc.

Figure 2

AERIAL MAP

Vandegrift Property

Shingle Springs, El Dorado County, CA

analysis. This Biological Resources Assessment is prepared in conformance with General Plan Policy 7.4.2.8.C, which identifies requirements for report content.

Special-Status Species Reports

To determine which special-status species could occur within or near the study area Salix biologists queried the California Natural Diversity Data Base (CDFW 2021), the California Native Plant Society Inventory (CNPS 2021), and the US Fish and Wildlife Service Information for Planning and Consultation (USFWS IPaC 2021) database for reported occurrences of special-status fish, wildlife, and plant species in the region surrounding the study area. The five-quadrangle search area included the Shingle Springs, Latrobe, Placerville, Clarksville, and Fiddletown USGS quadrangles. Salix biologists also reviewed the California Department of Fish and Wildlife list of Species of Special Concern lists for the project vicinity.

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

- Listed as endangered or threatened under the federal Endangered Species Act (or candidate species, or formally proposed for listing),
- Listed as endangered or threatened under the California Endangered Species Act (or proposed for listing),
- Designated as rare, protected, or fully protected pursuant to California Fish and Game Code,
- Designated a Species of Special Concern by the California Department of Fish and Wildlife, or
- Designated as Ranks 1, 2, or 3 on lists maintained by the California Native Plant Society.

Field Assessments

Field assessments of the study area were conducted by Hunter Gallant on February 10, 2021, and by Jeff Glazner on February 26, 2021, to characterize existing conditions, to assess the potential for sensitive plant and wildlife resources to occur, and to determine if aquatic resources are present. Plants and animals observed were documented, and habitat types were determined. Biological communities of the study area were mapped, representative ground photographs were taken, and an Unmanned Aerial Vehicle (UAV) was utilized to obtain representative aerial photos and to generate an aerial basemap, which is used in this document.

Plants observed are listed in Appendix A; animals observed within the study area are included in the *Wildlife Occurrence and Use* section below. Plant names are according to The Jepson Manual: Vascular Plants of California, Second Edition (Baldwin et. al. 2012) and updated literature that supersedes the Jepson Manual. Standard manuals were used as needed to identify wildlife species observed.

Soils

As illustrated in Figure 3, one soil unit was identified on the site: Auburn very rocky silt loam, 2 to 30 percent slopes.

The **Auburn component** makes up 75 percent of the map unit. Slopes are 2 to 30 percent. This component is on hills, foothills. The parent material consists of residuum weathered from basic igneous rock and/or basic residuum weathered from metamorphic rock. Depth to a root restrictive layer, bedrock, lithic, is 14 to 18 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R018XD076CA Shallow Loamy ecological site. Nonirrigated land capability classification is 6e. Irrigated land capability classification is 6e. This soil does not meet hydric criteria.

The **Rock outcrop component** makes up 15 percent of the map unit and is characterized as a miscellaneous area.

Hydrology

The site occurs within the Big Canyon Creek HUC12 (180400130602) watershed which is part of the greater Upper Cosumnes HUC8 (18040013) watershed. Little Indian Creek runs north to south through the property along its edge with South Shingle Road. This drainage does not carry high flows and is entirely vegetated over a the eastern portion of the study area. Surface water on site generally trends towards Little Indian Creek which flows in a southerly direction for 7 miles before entering Big Canyon Creek. Big Canyon Creek flows 2.5 miles south before entering the Cosumnes River at the El Dorado and Amador county lines.

Biological Communities

Prior to the field assessment and mapping of the habitats on Vandegrift parcel, Salix biologists reviewed the El Dorado County General Plan policies 7.4.2.8 and 7.4.2.9, pertaining to "contiguous blocks of important habitat" and the "Important Biological Corridor Overlay" to gain insight into County policies regarding wildlife movement and habitat protection and the policies' application to this parcel.

Salix consulting, inc.	N 0 400 800 Feet	**AxD - Auburn very rocky silt loam, 2 to 30 percent slopes**	**Figure 3** **SOIL COMPONENTS** *Vandegrift Property* Shingle Springs, El Dorado County, CA

The southern half of the study area contains a single-family residence and associated landscaping and surface treatments. The remainder of the southern area is mostly annual grassland with a few scattered trees and shrubs and a broad drainage swale (Little Indian Creek).

The northern half of the property is a mix of annual grassland and blue oak – foothill pine woodland along with the Little Indian Creek drainage swale. The primary tree species are interior live oak and foothill pine with a few valley oak along the drainage. This Little Indian Creek drainage is functionally a wetland swale as it does not contain bed and bank morphology. Habitat types are summarized in Table 1 and illustrated in Figure 4. Representative site photographs are presented in Figures 5a – 5b.

Table 1
Habitat Components
within the Vandegrift Parcel Study Area

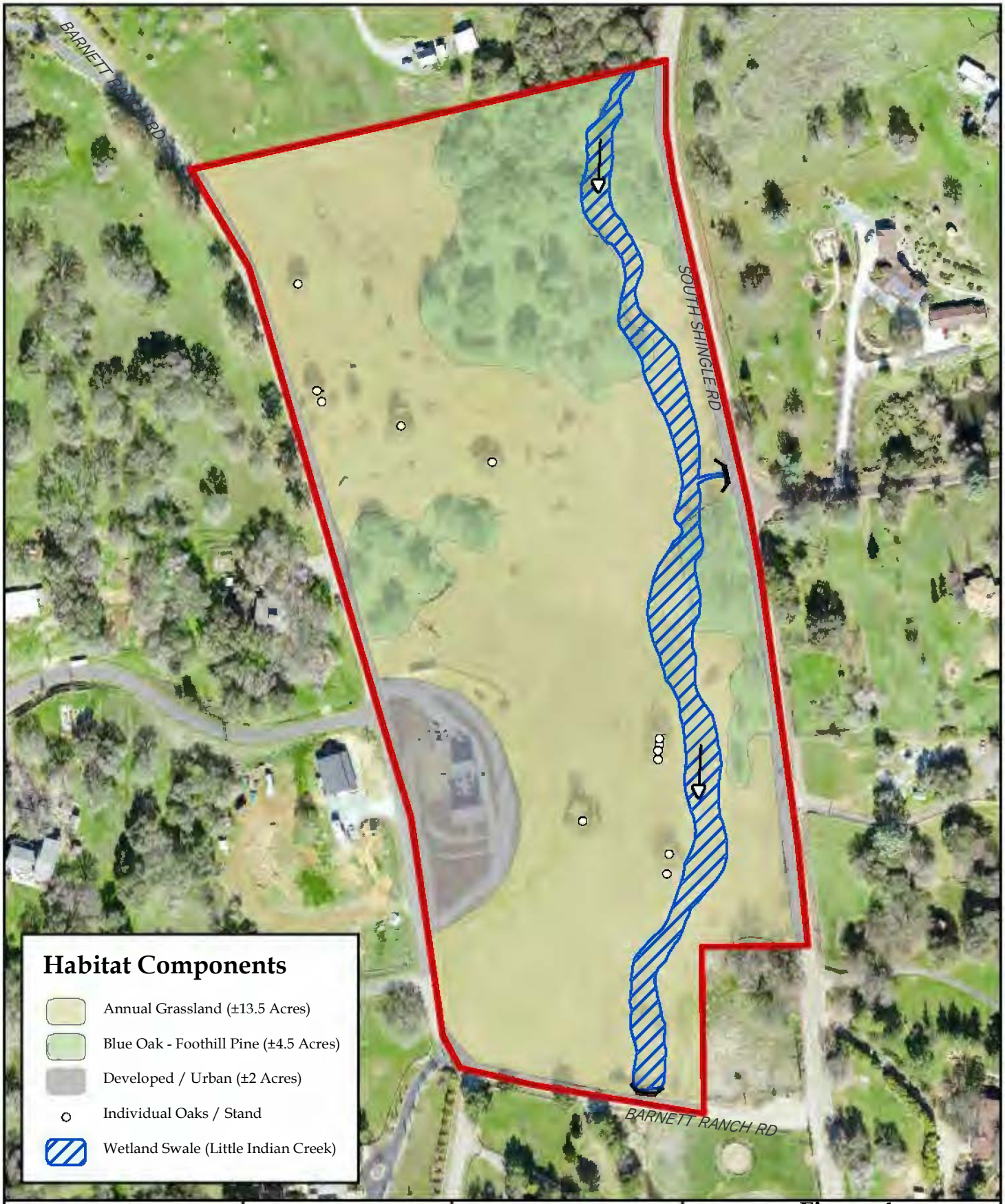
Habitat Component	Approximate Acreage
Blue Oak – Foothill Pine	4.5
Annual Grassland	13.5
Developed	2.0
Total	**20**

Blue Oak – Foothill Pine Woodland

The blue oak – foothill pine woodland habitat primarily supports three tree species: interior live oak (*Quercus wislizeni*), foothill pine (*Pinus sabiniana*) and a few valley oak (*Quercus lobata*). There are no blue oak present on the site but this habitat type is the closest match to the required County nomenclature. The shrub layer is sparse and contains poison oak (*Toxicodendron diversilobum)*, hoary coffeeberry (*Frangula californica),* and coyote brush *(Baccharis pilularis)*. The herbaceous layer is mostly grasses including hedgehog dogtail (*Cynosurus echinatus)*, and forbs including miner's lettuce (*Claytonia perfoliata)*, chickweed (*Stellaria media),* klamathweed (*Hypericum perforatum),* and vetch (*Vicia* sp.).

Annual Grassland

Annual grassland occupies the majority of the property. The habitat is mowed annually and blends with the adjacent woodland habitat. The annual grassland supports common species including wild oat (*Avena fatua)*, medusahead (*Elymus caput-medusae),* soft chess (*Bromus hordeaceus)*, yellow starthistle (*Centaurea solstitialis*), red-stem fillaree (*Erodium cicutarium*), and prickly lettuce (*Lactuca serriola*). The annual grassland includes the drainage known as Little Indian Creek. This feature blends with the annual grassland but species composition is comprised of hydrophytic species including ryegrass (*Festuca perennis*), clustered field sedge (*Carex preagracilis*), Baltic rush (*Juncus balticus*), iris-leaved rush (*Juncus xiphiodes*), and pennyroyal (*Mentha pulgium*).



Salix consulting, inc.

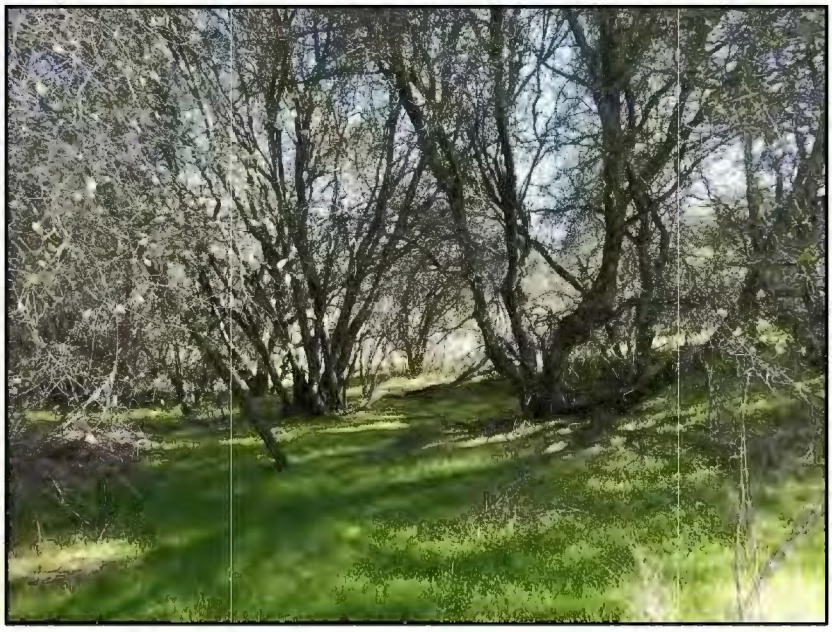
Figure 4

HABITAT MAP

Vandegrift Property

Shingle Springs, El Dorado County, CA

Looking southwest over study area from western edge of property. *Photo date 2-26-21.*



Dense area of interior live oak in northeast area of site. *Photo date 2-10-21.*

Salix consulting, inc.

Figure 5a

SITE PHOTOS

Vandegrift

El Dorado County, CA

Looking north up Little Indian Creek drainage.
Photo date 2-26-21.

Looking south at 24" culvert under Barnett Ranch Road at southern end of property. This culvert drains Little Indian Creek swale. *Photo date 2-10-21.*

Salix consulting, inc.

Figure 5b

SITE PHOTOS
Vandegrift
El Dorado County, CA

Looking southwest into the study area from South Shingle Road. *Photo Date 2-10-21*

Looking north into the study area from Barnett Ranch Road. *Photo Date 2-10-21*

Salix consulting, inc.

Figure 5c

AERIAL PHOTOS

Vandegrift Property

Shingle Springs, El Dorado County, CA

Developed

The study area includes the edges of pavement for South Shingle Road and Barnett Ranch Road, and the single-family residential footprint in the southern portion of the site. Vegetation in these areas is minimal.

Aquatic Resources

A drainage known as Little Indian Creek flows along the eastern side of the study area, parallel to South Shingle Road (Figure 4). This drainage is a wetland swale and does not become a creek with bed and bank morphology until downstream of the study area. As noted above, it is dominated by hydrophytic herbaceous species and lacks any woody hydrophytes (e.g., willow and cottonwood).

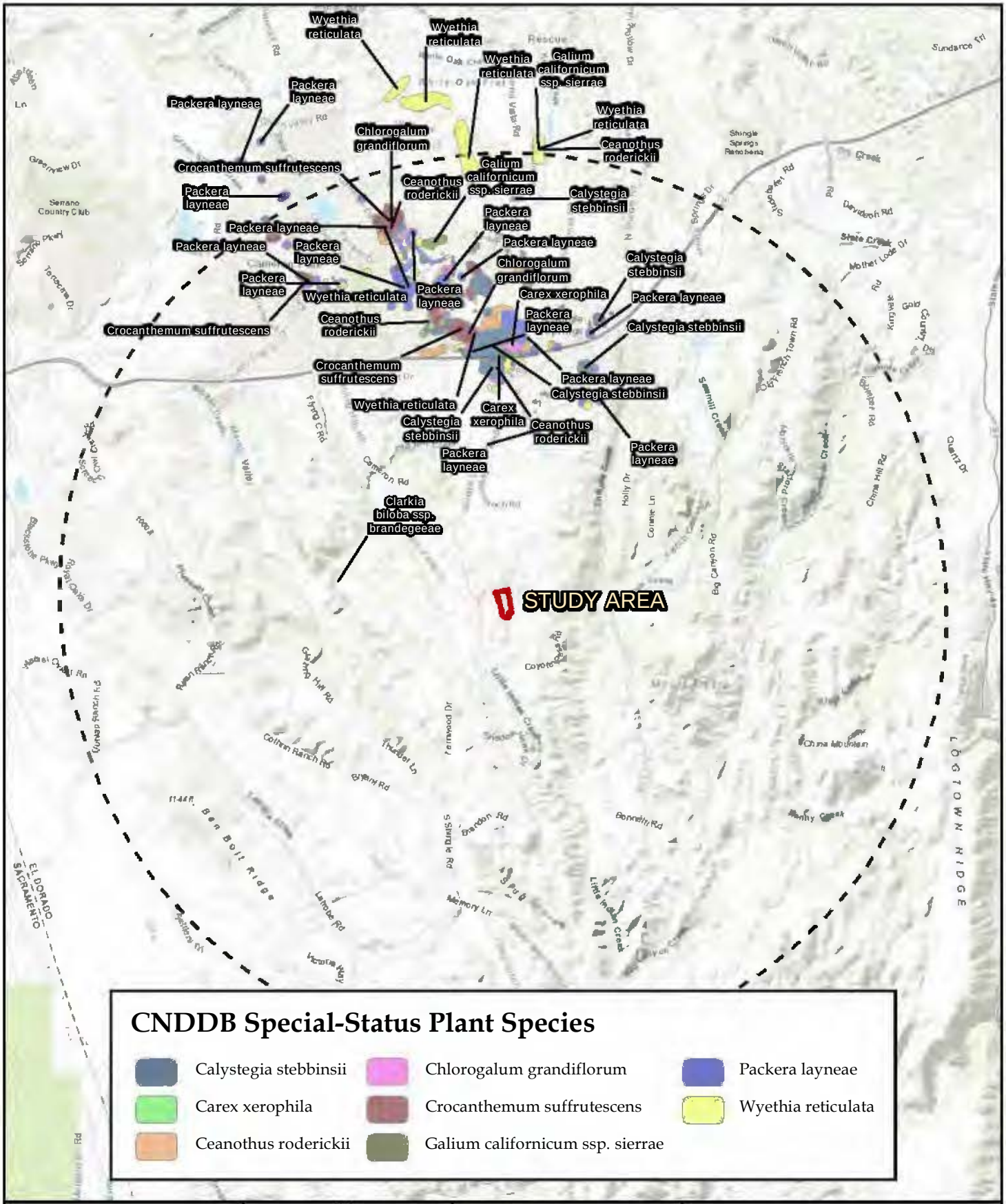
Wildlife Occurrence and Use

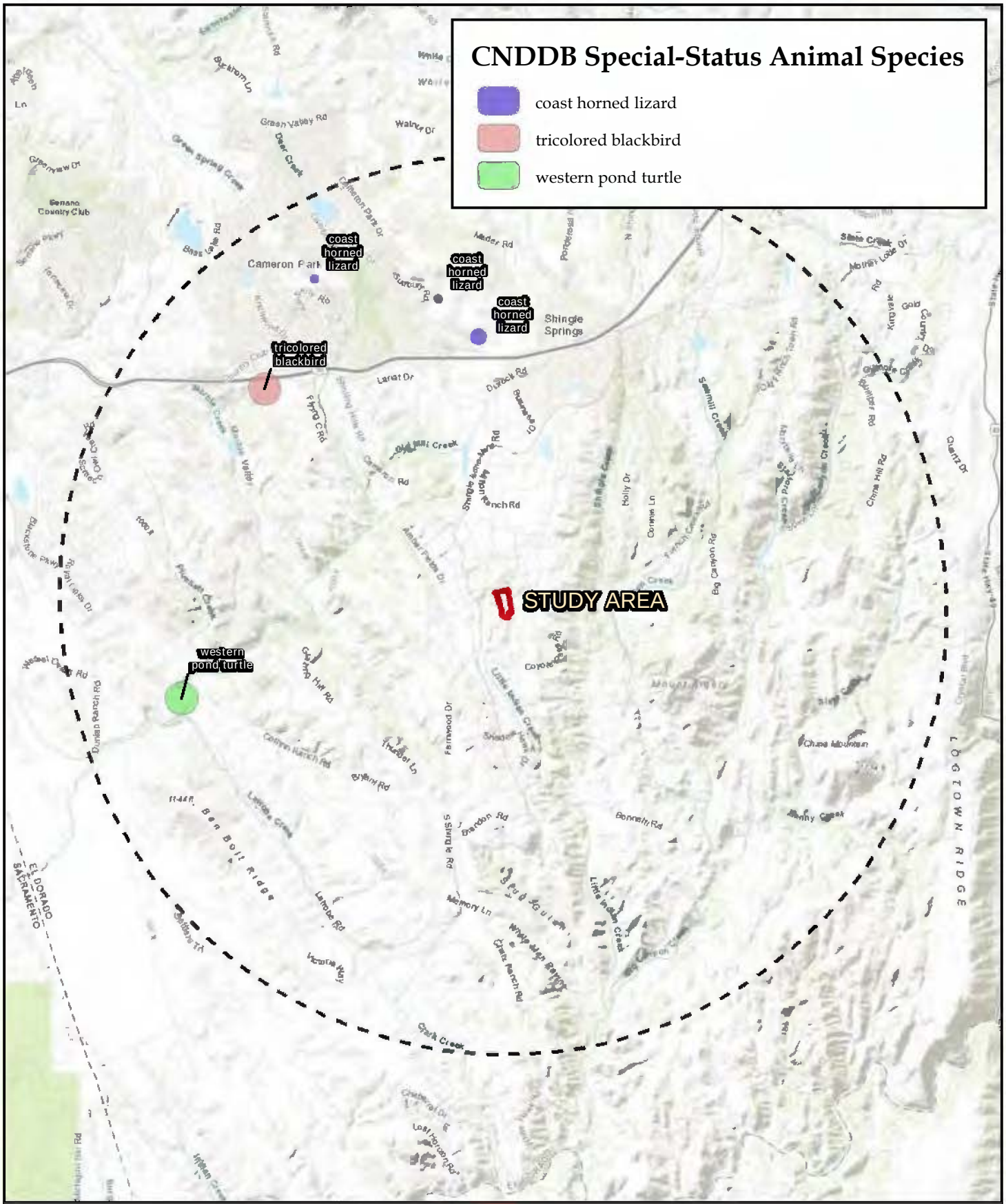
The site contains suitable habitat for a variety of resident and migratory animals. Western grey squirrel (*Sciurus griseus*) and Western mule deer (*Odocoileus hemionus californicus*) were the only mammals observed, but many bird species were present during our site evaluation. The majority of bird activity and observations were from within the oak woodland component and included western scrub jay (*Aphelocoma californica*), Anna's hummingbird (*Calypte anna*), white-breasted nuthatch (*Sitta carolinensis*), black phoebe (*Sayornis nigricansi*), bushtit (*Psaltriparus minimus*), oak titmouse (*Baeolophus inornatus*), and spotted towhee (*Pipilo maculatus*).

The annual grassland within the Little Indian Creek corridor provides cover and foraging habitat for wildlife including mule deer and wild turkey (*Meleagris gallopavo*). Woody debris piles of poison oak and coyote brush provide excellent cover and foraging habitat for California quail (*Callipepla californica*). Western bluebird (*Sialia mexicana*), mourning dove (*Zenaida macroura*) and house sparrow (*Passer domesticus*) were observed around the existing residence, fence lines, and powerlines along Barnett Ranch Road. Turkey vultures (*Cathartes aura*) and a pair of red-tailed hawks (*Buteo jamaicensis*) were observed soaring above, and suitable raptor nesting habitat exists within the study area, particularly in the mature valley oaks along Little Indian Creek.

Special-Status Species

To determine potentially-occurring special-status species, the standard databases from the USFWS (IPaC 2021), CDFW (CNDDB 2021), and CNPS (2021) were queried and reviewed. These searches provided a list of regionally-occurring special-status species and were used to determine which species had at least some potential to occur within or near the study area. Figures 6a and 6b show the approximate locations of CNDDB special-status plants and animals (respectively) within a five-mile radius of the study area.


Wyethia reticulata
Wyethia reticulata
Wyethia reticulata
Galium californicum ssp. sierrae
Packera layneae
Packera layneae
Wyethia reticulata
Chlorogalum grandiflorum
Ceanothus roderickii
Crocanthemum suffrutescens
Galium californicum ssp. sierrae
Ceanothus roderickii
Calystegia stebbinsii
Packera layneae
Packera layneae
Packera layneae
Packera layneae
Packera layneae
Chlorogalum grandiflorum
Calystegia stebbinsii
Packera layneae
Wyethia reticulata
Packera layneae
Carex xerophila
Packera layneae
Crocanthemum suffrutescens
Ceanothus roderickii
Packera layneae
Calystegia stebbinsii
Crocanthemum suffrutescens
Packera layneae
Calystegia stebbinsii
Wyethia reticulata
Carex xerophila
Calystegia stebbinsii
Ceanothus roderickii
Packera layneae
Packera layneae
Clarkia biloba ssp. brandegeeae
STUDY AREA
CNDDB Special-Status Plant Species
Calystegia stebbinsii
Chlorogalum grandiflorum
Packera layneae
Carex xerophila
Crocanthemum suffrutescens
Wyethia reticulata
Ceanothus roderickii
Galium californicum ssp. sierrae
Salix consulting, inc.
N
0
5,000
10,000
Feet
Study Area
5-Mile Radius
Figure 6a
CNDDB OCCURRENCES MAP
Vandegrift Property
Shingle Springs, El Dorado County, CA



Salix consulting, inc.

Figure 6b

CNDDB OCCURRENCES MAP

Vandegrift Property

Shingle Springs, El Dorado County, CA

Appendix B lists potentially-occurring special-status plants, and Appendix C lists potentially-occurring special-status animals compiled from our queries as described above. The field survey and the best professional judgment of Salix biologists were used to further refine the tables in Appendices B and C. Additionally, plant species found on the CNPS List 4 are not considered further in the document.

Plants

Of the 15 potentially-occurring plant species in Appendix B, eight (8) species were identified as occurring within the surrounding region (generally within or just beyond a 5-mile radius of the study area) (Figure 6a).

The study area is not included in any areas mapped by the County to support special-status plants that are dependent on ultramafic soils such as serpentine and/or gabbro. The entire study area is mapped as Auburn very rocky silt loam, 2 to 30 percent slopes, which is not a serpentinite/gabbroic soil (Figure 3). Therefore, the site is not suitable habitat for the special-status plant species dependent on these soils, and they have been dismissed from further consideration (see Appendix B) these include:

- Red Hills soaproot (*Chlorogalum grandiflorum)*
- Jepson's onion (*Allium jepsonii)*
- Layne's ragwort (*Packera layneae)*
- El Dorado County mules' ears (*Wyethia reticulata)*
- Bisbee Peak rush-rose (*Crocanthemum suffrutescens)*
- Stebbins' morning-glory (*Calystegia stebbinsii)*
- chaparral sedge (*Carex xerophila)*
- Pine Hill flannelbush (*Fremontodendron decumbens)*
- Pine Hill ceanothus (*Ceanothus roderickii)*
- Eldorado bedstraw (*Galium californicum* ssp. *sierrae)*

In addition, the site does not contain vernal pools, marshes, or other similar wet habitats that support special-status plants unique to these habitats, thus Sanford's arrowhead (*Sagittaria sanfordii)* has been dismissed from further consideration.

The study area is located well below the range of one species, Starved daisy (*Erigeron miser),* thus this species has been dismissed from further consideration.

Finally, three species have specific habitat requirements that are not present on the site (Appendix B):

- Western viburnum (*Viburnum ellipticum)*
- Nissenan manzanita (*Arctostaphylos nissenana)*
- Parry's horkelia (*Horkelia parryi)*

In summary, none of the 15 potentially-occurring special-status plant species identified in the queries has potential to occur within the Vandegrift study area.

Animals

Of the 16 animal species in Appendix C, three (3) species were identified as occurring within the surrounding region (within or just beyond a 5-mile radius of the study area, Figure 6b).

The site does not contain vernal pools or other aquatic habitats that support special-status animals unique to these habitats, thus the following species have been dismissed from further consideration.

- Vernal pool fairy shrimp (*Branchinecta lynchi)*
- Western spadefoot (*Spea hammondii)*
- California red-legged frog (*Rana draytonii)*
- Foothill yellow-legged frog (*Rana boylii)*
- Western pond turtle (*Actinemys marmorata)*
- Delta smelt (*Hypomesus transpacificus) (*Site also outside the range of the species.*)*

In addition, no elderberry shrubs were detected within the study area, and the site is located above the elevational range of the Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus).* Thus, the species has been dismissed from further consideration.

The site does not contain loose, friable substrates necessary to support the Coast horned lizard (*Phrynosoma blainvillii),* and the species has been dismissed from further consideration.

The site also lacks dense coniferous and/or riparian woodlands to support the fisher (*Martes pennanti pacifica),* which has been dismissed from further consideration.

Suitable nesting habitat is not present within the study area to support the following bird species, and they have been dismissed from further consideration:

- Bald eagle (*Haliaeetus leucocephalus)*
- Golden eagle (*Aquila chrysaetos)*
- Burrowing owl (*Athene cunicularia)*
- Bank swallow (*Riparia riparia)*
- Tricolored blackbird (*Agelaius tricolor)*

Marginal nesting habitat is present in the trees on site for white-tailed kite (*Elanus leucurus)*, and marginal nesting habitat is present in the wetland swale on the eastern portion of the property to support California black rail (*Laterallus jamaicensis coturnculus).*

In summary, of the 16 potentially-occurring special-status animal species identified in the queries only two birds have any potential to occur within the Vandegrift Parcel study area.

POTENTIAL IMPACTS, MITIGATION AND RECOMMENDATIONS

Potential Impacts

The current proposed project will have no proposed impacts beyond the conversion of annual grassland to a single family residence and associated outbuildings and landscaping (Figure 7). No oak trees are currently proposed for removal, although that has not been definitively determined. No aquatic resources would be impacted and the footprint is substantially setback from the Little Indian Creek wetland swale. If the proposed project footprint changes, Salix recommends the following.

Aquatic Resources

The study area contains a drainage swale known as Little Indian Creek. This feature is functionally a wetland swale as it does not have bed and bank morphology required to be classified as a creek. It conveys water north to south in the eastern area of the site, parallel to South Shingle Road. It supports dense hydrophytic herbaceous vegetation. Any fill placed in this drainage would require permits from federal (Corps of Engineers) and state (Regional Water Quality Control Board) regulatory agencies. No other areas of the study area contain aquatic resources.

Streams, Pond, and Riparian Habitat

The study area contains no streams, ponds, or riparian habitat. Little Indian Creek is a wetland swale and does not become a creek until downstream of the study area.

Oak Conservation

El Dorado County has adopted Oak Resources Conservation Ordinance 5061 and the Oak Resources Management Plan (ORMP) in an effort to protect oak woodlands and resources throughout the County. If the current proposed project changes and may affect oak woodlands or individual oak trees, Salix recommends:

1. Oak trees in the proximity of construction that are not to be disturbed are to be protected by a minimum four foot (4') tall fence along the canopy dripline;
2. Oak trees not identified for removal, but having a canopy that overhangs the proposed construction, shall be fenced at a minimum distance from the trunk that is equal to one foot (1') for each inch of tree diameter;
3. The fenced area is to be kept free of building materials, waste and excess soil; and
4. Any soil disturbing activities within the fenced area should be monitored.

Important Biological Corrridor (IBC)

The study area is within an El Dorado County recognized Important Biological Corridor (IBC) overlay that includes lands with high wildlife habitat value, function, and connectivity. Locally, quality foraging habitat occurs around the Little Indian Creek wetland swale for large animals such as deer. It is not necessarily a quality

corridor for large animal movement as the surrounding area is broken up by a patchwork of fences and roads in all directions. However, the Little Indian Creek corridor does provide quality habitat for foraging and cover for many animal species. Development on the western edge of the study area along Barnett Ranch Road away from the drainage in the eastern area will have minimal effect on the quality of the Little Indian Creek corridor habitat.

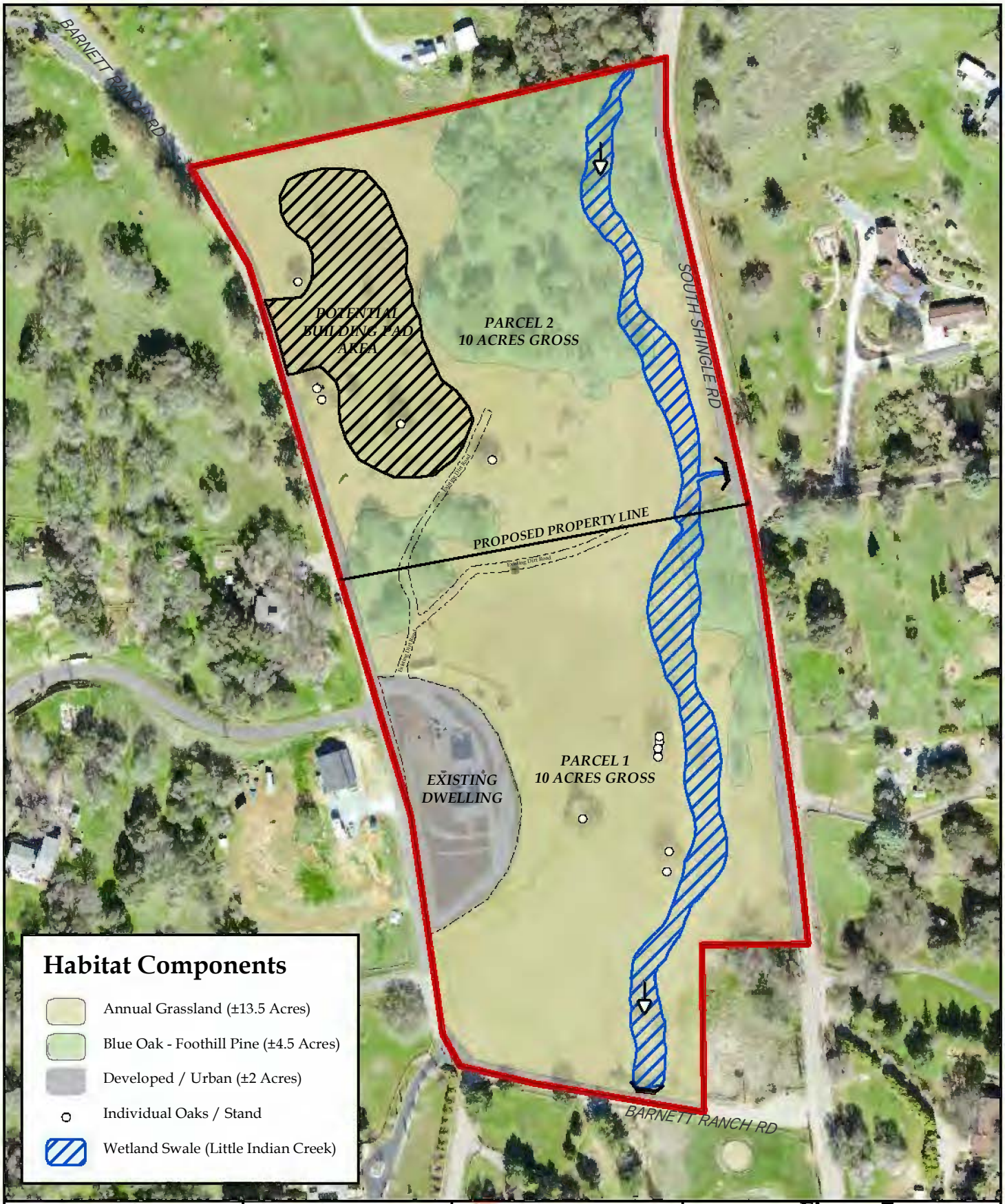
Special-Status Plants

A review of the local soils, query of the CNDDB and IPaC databases, and site evaluation indicate there is no potential for special status plant species to occur on the site. No further studies are recommended.

Special-Status Wildlife

Nesting Raptors and Migratory Birds

If tree removal must occur at any time during the typical nesting season (Feb 15-Aug 31), a pre-construction survey should be conducted by a qualified biologist no more than 15 days prior to initiation of proposed development activities. If active nests are found on or immediately adjacent to the site, CDFW should be contacted to determine appropriate avoidance measures. If no nesting is found to occur, necessary tree removal could then proceed.



Salix consulting, inc.

N

0 100 200

Feet

Study Area (±20 Acres)

Existing Development Footprint

Proposed Building Footprint

Imagery: 2-10-21 Salix Consulting, Inc.

Figure 7

POTENTIAL IMPACTS

Vandegrift Property

Shingle Springs, El Dorado County, CA

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Zeiner, D.C., W.F. Laudenslayer, Jr., K.E. Mayer, and M. White. 1990b. California's Wildlife, Volume III: Mammals. State of California, the Resources Agency, Department of Fish and Game, Sacramento, California.

Appendix A.
Plant Species Observed Within the Vandegrift Parcel Study Area

Appendix A

Vandegrift Parcel- Plants Observed- February 26, 2021

Gymnosperms

Pinaceae - Pine Family

Pinus sabiniana	Gray pine

Angiosperms - Dicots

Anacardiaceae - Cashew or Sumac Family

Toxicodendron diversilobum	Western poison-oak

Apiaceae (Umbelliferae) - Carrot Family

**Conium maculatum*	Poison hemlock
**Torilis arvensis*	Field hedgeparsley

Asteraceae (Compositae) - Sunflower Family

Baccharis pilularis	Coyote brush
**Carduus pycnocephalus*	Italian thistle
**Centaurea solstitialis*	Yellow starthistle
**Cirsium vulgare*	Bull thistle
Euthamia occidentalis	Western goldenrod
**Lactuca serriola*	Prickly lettuce
**Sonchus asper subsp. asper*	Prickly sow-thistle

Brassicaceae (Cruciferae) - Mustard Family

Cardamine oligosperma	Western bitter-cress

Caryophyllaceae - Pink Family

**Stellaria media*	Common chickweed

Fabaceae (Leguminosae) - Legume Family

**Trifolium hirtum*	Rose clover
**Vicia sp.*	Vetch

Fagaceae - Oak Family

Quercus lobata	Valley oak
Quercus wislizeni var. wislizeni	Interior live oak

Geraniaceae - Geranium Family

**Erodium cicutarium*	Red-stem filaree
**Erodium moschatum*	White-stem filaree
**Geranium dissectum*	Cut-leaf geranium
**Geranium molle*	Dove's-foot geranium

Hypericaceae - St. John's Wort Family

**Hypericum perforatum subsp. perforatum*	Klamathweed

Lamiaceae (Labiatae) - Mint Family

**Mentha pulegium*	Pennyroyal

Montiaceae - Miner's Lettuce Family

Claytonia perfoliata	Common miner's lettuce
Montia fontana	Blinks

* Indicates a non-native species

Onagraceae - Evening Primrose Family

Epilobium brachycarpum	Summer cottonweed
Epilobium densiflorum	Dense-flower spike-primrose

Plantaginaceae - Plantain Family

**Plantago lanceolata*	English plantain

Polygonaceae - Buckwheat Family

**Rumex crispus*	Curly dock

Rhamnaceae - Buckthorn Family

Frangula californica subsp. tomentella	Hoary coffeeberry

Rosaceae - Rose Family

Chamaebatia foliolosa	Sierra mountain misery
**Pyracantha angustifolia*	Firethorn

Rubiaceae - Madder Family

Galium aparine	Goose grass
Galium porrigens	Climbing bedstraw

Sapindaceae - Soapberry Family

Aesculus californica	California buckeye

Scrophulariaceae - Figwort Family

**Verbascum blattaria*	Moth mullein

Angiosperms -Monocots

Agavaceae - Agave Family

Chlorogalum pomeridianum var. pomeridianum	Soap plant

Cyperaceae - Sedge Family

Carex praegracilis	Clustered field-sedge
Cyperus eragrostis	Tall flatsedge

Juncaceae - Rush Family

Juncus balticus	Baltic rush
Juncus xiphioides	Iris-leaved rush

Poaceae (Gramineae) - Grass Family

**Avena fatua*	Wild oat
**Bromus diandrus*	Ripgut grass
**Bromus hordeaceus*	Soft chess
**Cynosurus echinatus*	Hedgehog dogtail
**Dactylis glomerata*	Orchard grass
**Elymus caput-medusae*	Medusahead
**Festuca perennis*	Italian ryegrass

* Indicates a non-native species

Appendix B.
Potentially-Occurring Special-Status Plants in the Region of the Vandegrift Parcel Study Area

Appendix B

Vandegrift Parcel : Potentially-occurring Special-status Plants

Family Taxon Common Name	Status*	Flowering Period	Habitat	Probability on Project Site
Adoxaceae				
Viburnum ellipticum Western viburnum	Fed: - State: - CNPS: Rank 2B.3	May-July	Chaparral; cismontane woodland; lower montane coniferous forest.	None. Site does not contain shady north-facing slopes.
Agavaceae				
Chlorogalum grandiflorum Red Hills soaproot	Fed: FSW State: - CNPS: Rank 1B.2	May-June	Chaparral; cismontane woodland; [serpentinite or gabbroic].	None. Site does not contain serpentine/gabbroic soils.
Alismataceae				
Sagittaria sanfordii Sanford's arrowhead	Fed: - State: - CNPS: Rank 1B.2	May-October	Marshes and swamps (assorted shallow freshwater).	None. No marshes/swamps present within study area.
Alliaceae				
Allium jepsonii Jepson's onion	Fed: FSW State: - CNPS: Rank 1B.2	May-August	Cismontane woodland; lower montane coniferous forest [serpentinite or volcanic]. 300 to 1160 meters.	None. No serpentine or volcanic soils present.
Asteraceae (Compositae)				
Erigeron miser Starved daisy	Fed: FSS State: - CNPS: Rank 1B.3	June-October	Upper montane coniferous forest (rocky, usually granite). 1840-2620 m.	None. Study area located well below range of species.
Packera layneae Layne's ragwort	Fed: FT State: CR CNPS: Rank 1B.2	April-July	Chaparral; cismontane woodland; [serpentinite or gabbroic].	None. Site does not contain serpentine/gabbroic soils.

Appendix B

Vandegrift Parcel : Potentially-occurring Special-status Plants

Family Taxon Common Name	Status*	Flowering Period	Habitat	Probability on Project Site
Wyethia reticulata El Dorado County mules ears	Fed: - State: - CNPS: Rank 1B.2	May-July	Chaparral; cismontane woodland; lower montane coniferous forest; [clay or gabbroic].	None. Site does not contain clay or gabbroic soils.
Cistaceae				
Crocanthemum suffrutescens Bisbee Peak rush-rose	Fed: - State: - CNPS: Rank 3.2	April-June	Chaparral (often serpentinite, gabbroic, or Ione soil).	None. Site does not contain serpentine/gabbroic soils.
Convolvulaceae				
Calystegia stebbinsii Stebbins' morning-glory	Fed: FE State: CE CNPS: Rank 1B.1	May-June	Chaparral (openings); cismontane woodland; [serpentinite or gabbroic].	None. Site does not contain serpentine/gabbroic soils.
Cyperaceae				
Carex xerophila chaparral sedge	Fed: - State: - CNPS: Rank 1B.2	March-June	Serpentinite, gabbroic. Chaparral. Cismontane woodland. Lower montane coniferous forest.	None. Site does not contain serpentine/gabbroic soils.
Ericaceae				
Arctostaphylos nissenana Nissenan manzanita	Fed: FSW State: - CNPS: Rank 1B.2	February-March	Closed-cone coniferous forest; chaparral.	None. Site lacks open rocky shale ridges.
Malvaceae				
Fremontodendron decumbens Pine Hill flannelbush	Fed: FE State: CR CNPS: Rank 1B.2	April-June	Chaparral; cismontane woodland; [gabbroic or serpentinite].	None. Site does not contain serpentine/gabbroic soils.

Appendix B

Vandegrift Parcel : Potentially-occurring Special-status Plants

Family Taxon Common Name	Status*	Flowering Period	Habitat	Probability on Project Site
Rhamnaceae				
Ceanothus roderickii Pine Hill ceanothus	Fed: FE State: CR CNPS: Rank 1B.1	May-June	Chaparral; cismontane woodland; [serpentinite or gabbroic].	None. Site does not contain serpentine/gabbroic soils.
Rosaceae				
Horkelia parryi Parry's horkelia	Fed: FSW State: - CNPS: Rank 1B.2	April-June	Chaparral; cismontane woodland; [especially Ione formation].	None. Site does not contain chaparral habitat.
Rubiaceae				
Galium californicum sierrae Eldorado bedstraw	Fed: FE State: CR CNPS: Rank 1B.2	May-June	Chaparral; cismontane woodland; lower montane coniferous forest; [gabbroic].	None. Site does not contain gabbroic soils.

***Status**

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

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

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

Appendix C.
Potentially-Occurring Special-Status Animals in the Region of the Vandegrift Parcel Study Area

Appendix C

Vandegrift Parcel: Potentially-occurring Special-status Animals

	Status*	Habitat	Probability on Project Site
Invertebrates			
Vernal pool fairy shrimp *Branchinecta lynchi*	Fed: FT State: - Other: -	Vernal pools and other temporary bodies of water in southern and Central Valley of California. Most common in smaller grass or mud bottomed swales or basalt flow depression pools in unplowed grasslands.	None. No vernal pools occur within study area.
Insects			
Valley elderberry longhorn beetle *Desmocerus californicus dimorphus*	Fed: FT State: - Other: *	Requires host plant, elderberry (Sambucus nigra) for its life cycle. Shrubs must have live stem diameters at ground level of 1.0 inch or greater. Occurs in Great Valley and lower foothills.	None. Study area is located above the elevational range of species. No elderberry shrubs observed.
Fish			
Delta smelt *Hypomesus transpacificus*	Fed: FT State: CT Other: -	Endemic to the Sacramento-San Joaquin Delta in coastal and brackish waters. Occurs seasonally in Suisun and San Pablo bays. Spawning usually occurs in dead-end sloughs and shallow channels.	None. No suitable habitat present. Study area located outside range of species.
Amphibians			
Western spadefoot *Spea hammondii*	Fed: - State: SSC Other: -	Found primarily in grassland habitats, but may occur in valley and foothill woodlands. Requires vernal pools, seasonal wetlands, or stock ponds for breeding and egg laying. Prefers more turbid pools for predator avoidance.	None. No suitable aquatic habitat present within study area.
California red-legged frog *Rana draytonii*	Fed: FT State: SSC Other: -	Occurs in lowlands and foothills in deeper pools and slow-moving streams, usually with emergent wetland vegetation. Requires 11-20 weeks of permanent water for larval development.	None. No suitable aquatic habitat present within study area.
Foothill yellow-legged frog *Rana boylii*	Fed: - State: CC Other: *	Found in partially shaded, shallow streams with rocky substrates. Needs some cobble-sized rocks as a substrate for egg laying. Requires water for 15 weeks for larval transformation.	None. No suitable aquatic habitat present within study area.

Appendix C

Vandegrift Parcel: Potentially-occurring Special-status Animals

	Status*	Habitat	Probability on Project Site
Reptiles			
Western pond turtle *Actinemys marmorata*	Fed: - State: SSC Other: -	Inhabits ponds, marshes, rivers, streams, and irrigation ditches with aquatic vegetation. Needs suitable basking sites and upland habitat for egg laying.	None. No suitable aquatic habitat present within study area.
Coast horned lizard *Phrynosoma blainvillii*	Fed: - State: SSC Other: -	Open lowlands, washes, and sandy areas with an exposed gravelly-sandy substrate containing scattered shrubs. Edge of Sacramento Valley and in the Sierra Nevada foothills. Also observed in riparian woodland clearings and dry uniform chamise chaparral.	None. Site does not contain loose, friable substrate.
Birds			
White-tailed kite *Elanus leucurus*	Fed: - State: CFP Other: -	Found in lower foothills and valley margins with scattered oaks and along river bottomlands or marshes adjacent to oak woodlands. Nests in trees with dense tops.	Unlikely. Marginal nesting habitat present.
Bald eagle *Haliaeetus leucocephalus*	Fed: - State: CE Other: CFP	Occurs along shorelines, lake margins, and rivers. Nests in large, old-growth or dominant trees with open branches.	None. No suitable nesting habitat present. No aquatic habitat present.
Golden eagle *Aquila chrysaetos*	Fed: - State: CFP Other: -	Found in rolling foothill grassland with scattered trees. Nests on cliffs and in large trees in open areas.	None. Site lacks suitable nesting habitat.
California black rail *Laterallus jamaicensis coturnculus*	Fed: - State: CT Other: CFP	Inhabits salt, fresh, and brackish water marshes with little daily and/or annual water fluctuations. In freshwater habitats, preference is for dense bulrush and cattails. Several scattered populations documented from Butte Co. to southern Nevada Co.	Unlikely. Wetland swale in eastern portion of property provides marginal habitat.
Burrowing owl *Athene cunicularia*	Fed: - State: SSC Other: *	Found in annual grasslands. Nests in burrows dug by small mammals, primarily ground squirrels.	None. Burrowing owls not found at this elevation.

Appendix C

Vandegrift Parcel: Potentially-occurring Special-status Animals

	Status*	Habitat	Probability on Project Site
Bank swallow *Riparia riparia*	Fed: - State: CT Other: *	Colonial nester near riparian and oher lowland habitats. Requires vertical banks or cliffs with fine-textured, sandy soils near streams, rivers, and lakes.	None. No suitable nesting habitat present.
Tricolored blackbird *Agelaius tricolor*	Fed: - State: CT Other: CSC	Colonial nester in dense cattails, tules, brambles or other dense vegetation. Requires open water, dense vegetation, and open grassy areas for foraging.	None. No suitable nesting habitat present.
Mammals			
Fisher *Martes pennanti pacifica*	Fed: FC State: CSC Other: *	Occurs in intermediate to large-tree stage coniferous forests and riparian woodlands with a high percent level of canopy closure.	None. Site lacks dense forest to support species.

***Status**

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

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

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