PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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

PLACERVILLE OFFICE:
2850 Fairlane Court, Placerville, CA 95667
BUILDING
(530) 621-5315 / (530) 622-1708 Fax
bldgdept@edcgov.us
PLANNING
(530) 621-5355 / (530) 642-0508 Fax
planning@edcgov.us

LAKE TAHOE OFFICE:
924 B Emerald Bay Rd
South Lake Tahoe, CA 96150
(530) 573-3330
(530) 542-9082 Fax

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the County of El Dorado, as lead agency, has prepared a Negative Declaration (ND) for the below referenced Project. The Draft ND analyzes the potential environmental effects associated with the proposed Project in accordance with the California Environmental Quality Act (CEQA). This Notice of Intent (NOI) is to provide responsible agencies and other interested parties with notice of the availability of the Draft ND and solicit comments and concerns regarding the environmental issues associated with the proposed Project.

LEAD AGENCY: County of El Dorado, 2850 Fairlane Court, Placerville, CA 95667

CONTACT: County Planner: Timothy Pitt, 530-621-6565

PROJECT: Zone Change Z23-0002/Parcel Map P23-0003/Falco

PROJECT LOCATION: The property, identified by Assessor's Parcel Number 102-353-005, consisting of 1.42 acres, is located on the southeastern corner of the intersection of Dudley Drive and Royce Drive in the Cameron Park Community Region, in Supervisorial District 4.

PROJECT DESCRIPTION: A request to change the zoning of one (1) 1.42-acre parcel from a split zoning of Single-Family Residential (R1) and One-Acre Residential (R1A) to solely Single-Family Residential (R1) and a parcel map request to subdivide the subject parcel into three resultant parcels of 0.38-acres (Parcel 1), 0.56-acres (Parcel 2), and 0.49-acres (Parcel 3) respectively.

PUBLIC REVIEW PERIOD: The public review period for the Draft ND set forth in CEQA for this project is **30** days, beginning **September 3, 2024**, and ending **October 2, 2024**. Any written comments must be received within the public review period. Copies of the Draft ND for this project may be reviewed and/or obtained in the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at https://edc-trk.aspgov.com/etrakit/. In order to view attachments, please login or create an E-Trakit account and search the project name or application file number in the search box.

Please direct your comments to: County of El Dorado, Planning and Building Department, County Planner: Timothy Pitt, 2850 Fairlane Court, Placerville, CA 95667 or EMAIL: planning@edcgov.us

PUBLIC HEARING: The public hearing for the ND is tentatively scheduled to be heard at the October 10, 2024 Planning Commission meeting. Please check the Planning Commission agenda at https://eldorado.legistar.com/Calendar.aspx for changes to this tentatively scheduled hearing date.

COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
KAREN L. GARNER, Director
August 30, 2024

DRAFT NEGATIVE DECLARATION

FILE: Z23-0002, P23-0003

PROJECT NAME Falco Zone Change

NAME OF APPLICANT: David Falco

ASSESSOR'S PARCEL NO.: 102-353-005 **SECTION:** 21**T:** 10N **R:** 9E, MDM

LOCATION: The project is located on the southeastern corner of the intersection between Dudley Drive and Royce Drive in the Cameron Park Community Region.

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

☒ **REZONING:** **FROM:** R1/R1A **TO:** R1

☒ **TENTATIVE PARCEL MAP** ☐ **SUBDIVISION:**

SUBDIVISION (NAME):

☐ **SPECIAL USE PERMIT TO ALLOW:**

☐ **OTHER:**

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

☒ **NO SIGNIFICANT ENVIRONMENTAL CONCERNS WERE IDENTIFIED DURING THE 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 (30) 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 *hearing body* on *month/day/year*.

_____

Executive Secretary

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

Project Title: Z23-0002/P23-0003/Falco Rezone and Tentative Parcel Map

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

Contact Person: Timothy Pitt, Senior Planner | **Phone Number:** (530) 621-6565

Owner's Name and Address: David Falco, 2509 Dudley Dr., Rescue, CA 95672

Applicant's Name and Address: David Falco, 2509 Dudley Dr., Rescue, CA 95672

Project Location: The project is located on the southeastern corner of the intersection between Dudley Drive and Royce Drive in the Cameron Park Community Region.

Assessor's Parcel Number: 102-353-005 **Acres:** 1.42 acres

Sections: S:21 **T:** 10N **R:** 9E

General Plan Designation: High Density Residential (HDR)

Current Zoning: Single-Family Residential (R1) and One-Acre-Residential (R1A); **Proposed Zoning:** R1

Description of Project: A request to rezone a portion of a split zoned parcel from Single-Family Residential (R1) and One-Acre Residential (R1A) to solely R1 with the purpose of facilitating a request for a Tentative Parcel Map to subdivide an approximately 1.42-acre parcel into three parcels as follows: 0.38 acre (Parcel 1), 0.56 acre (Parcel 2), and 0.49 acres (Parcel 3) (Attachment A). The subject parcel is partially developed, with one 2450-square-foot single-family residence and residential accessory structures existing entirely within the area of Proposed Parcel 1. Proposed Parcels 2 and 3 are undeveloped at the time of application submittal and there is no proposed development for either parcel as a part of this application. Access to Proposed Parcel 1 is provided via an existing driveway encroachment onto Dudley Drive (county-maintained roadway). Future access to Proposed Parcels 2 and 3 would be from individual driveway encroachments onto Royce Drive (county-maintained roadway). Electric utility service would be provided by Pacific Gas & Electric (PG&E). The project proposes to connect to EID's water and sanitation systems. Any future development would be reviewed at time of building permit submittal. No trees are proposed for removal at this time.

Surrounding Land Uses and Setting:

	Zoning	General Plan	Land Use/Improvements
Site	Single-Family Residential (R1) and One-Acre Residential (R1A)	High Density Residential (HDR)	Developed with one (1) existing single-family residence, associated infrastructure, and outbuildings
North	Single-Family Residential (R1)	High Density Residential (HDR)	Single-Family Residences
South	Single-Family Residential (R1) and One-Acre	High Density Residential (HDR)	Single-Family Residences

	Residential (R1A)		
East	Single-Family Residential (R1) and One-Acre Residential (R1A)	High Density Residential (HDR)	Single-Family Residences
West	Single-Family Residential (R1)	High Density Residential (HDR)	Single-Family Residences

Environmental Setting: The project site is an approximately 1.42-acre partially developed parcel located in the western slope of the Sierra Nevada Mountains at an elevation of approximately 1,438-feet to 1,493-feet above mean sea level. The topography of the project parcel reduces in elevation from the western property line to the southeastern corner of the property. Soils on the project site includes Rescue extremely stony sandy loam, eroded 3 to 50 percent slopes. The vegetation communities on the project site are generally chaparral with scattered trees, mostly foothill pine, live oak, and blue oak. Various shrubs and native grasses are located throughout the parcel. The project site contains no riparian resources and no wetland areas. The project parcel includes approximately 0.40 acres of residentially developed space, with the remaining one acre of parcel area containing undeveloped open space. A Biological Resources Assessment and Botanical Field Survey dated July 2023 was prepared by Salix Consulting, Inc (Attachment B). No trees are proposed for removal as a part of this project. There are eight (8) rare plants known from the gabbro soils in the Rescue region. All eight target species are known to be present within two miles of the subject parcel. Twenty (20) individual occurrences of one special status species, Layne's butterweed, which is listed as threatened under the Federal Endangered Species Act and is considered a "California Rare" species by the California Department of Fish and Wildlife, were located on the subject parcel. The site does provide potential habitat for other special status plant species; however, none were observed on site at the time of the rare plant survey. Proposed Parcel 1 is currently developed with a single-family residence. Proposed Parcels 2 and 3 are undeveloped at this time. No development is proposed as a part of this project. The surrounding parcels are zoned as R1 and R1A to the south; R1A to the east; R1 to the north; and R1 to the west. The majority of the surrounding parcels are developed for residential uses with the exception of one vacant parcel to the north of the subject parcel. The Biological Resources Report determined that impacts to Layne's Butterweed would be mitigated with adherence to the El Dorado County Ecological Preserve Ordinance (Chapter 130.71.060).

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

1. El Dorado County Surveyor
2. El Dorado County Building Services
3. El Dorado County Environmental Management Department
4. El Dorado County Department of Transportation
5. Cameron Park Fire Department

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 Tribe, Shingle Springs Band of Miwok Indians (SSBMI), T'si-Akim Maidu, United Auburn Indian Community of the Auburn Rancheria, 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 September 5, 2023. Staff received a response requesting consultation from the SSBMI on September 27, 2023. Staff sent the NCIC preliminary record search on July 1, 2024 and the Tribe was comfortable in closing consultation at that time. Pursuant to the records search conducted at the North Central Information Center in November 2022, the proposed project area contains zero indigenous resources and zero historic-period cultural resources. Additionally, zero cultural resources study reports covering any portion of the site are on file. Outside of the project area, but within the ¼ mile radius of the geographic area, a broader search area contains zero indigenous resources and one historic-period cultural resource. Additionally, nine cultural resource study reports are on file which covers a portion of the broader search area. There is low potential for locating indigenous cultural resources in the immediate vicinity. There is low potential for

locating historic-period cultural resources in the immediate vicinity. The project site is not known to contain either Tribal Cultural Resources (TCRs) or historic-period resources. The NCIC preliminary records search advised that the proposed project area is not sensitive with respect to cultural resources. Further discussion is contained in the Tribal Cultural Resources section of this Initial Study.

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		Energy
	Geology and Soils		Greenhouse Gas Emissions		Hazards and Hazardous Materials
	Hydrology and Water Quality		Land Use and Planning		Mineral Resources
	Noise		Population and Housing		Public Services
	Recreation		Transportation		Tribal Cultural Resources
	Utilities and Service Systems		Wildfire		Mandatory Findings of Significance

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 Timothy Pitt, Senior Planner For: El Dorado County

Signature: Date: 8/22/24

Printed Name

Ande Flower, Current Planning Manager For: El Dorado County

Signature: Date: 8/22/2024

PROJECT DESCRIPTION

Throughout this Initial Study, please reference the following Attachments:

Attachment A: Vicinity Map
Attachment B: Aerial Map
Attachment C: Assessor's Parcel Map
Attachment D: General Plan Land Use Map
Attachment E: Zoning Map
Attachment F: Tentative Parcel Map/Rezone Map
Attachment G: Biological Resources Assessment
Attachment H: Project Application

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.

Project Description

The proposed project would allow for the rezone of a parcel split zoned as R1 and R1A to the R1 zone as well as a tentative parcel map subdividing a partially developed approximately 1.42-acre parcel into three parcels as follows: 0.38 acre (Parcel 1), 0.56 acre (Parcel 2), and 0.49 acre (Parcel 3).

Project Location and Surrounding Land Uses

As noted above, the subject parcel is located on the southeastern corner of the intersection of Dudley Drive and Royce Drive in the Cameron Park Community Region (Attachment A). The 1.42-acre subject parcel is designated as High Density Residential (HDR) (Attachment D) in the County General Plan and is split zoned Single-Family Residential (R1) and One-Acre Residential (R1A) (Attachment E). The parcels to the north and west of the subject parcel are zoned R1, and the parcels to the east and south are zoned R1A. The surrounding parcels carry the same HDR General Plan Designation as the subject parcel. Surrounding parcels are primarily developed for residential uses with the exception of one vacant parcel to the north of the subject parcel.

Project Characteristics

1. Transportation/Circulation/Parking

   Primary access to the current parcel is from an existing encroachment from Dudley Drive. Future development on the undeveloped proposed parcels will come from new encroachments from Royce Drive. Any future encroachments will be reviewed as a part of grading and building permit submittal. The El Dorado County Department of Transportation (DOT) reviewed the project and offered no conditions of approval for the project.

2. Utilities and Infrastructure

   The project site is served by the El Dorado Irrigation District (EID) for both water and sanitary sewer service. Should proposed parcels 2 and 3 ever be developed, new connections to the existing infrastructure would be required. The site has adequate water and sanitation utility access. For electric utilities the parcels would connect to service provided by Pacific Gas & Electric (PG&E).

3. Construction Considerations

No development is proposed as a part of the project. Any development which may occur on site would be reviewed as a part of future building permit applications and/or any required entitlement permit applications. The proposed parcels would maintain an R1 zoning designation, which allows for single-family residential development. Any future development activities, such as single-family dwelling units and accessory structures, would be require conformance with applicable agency requirements and would be subject to a building permits from El Dorado County Building Services.

Project Schedule and Approvals

This Initial Study is being circulated for public and agency review for a minimum 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 follow the 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.

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.

Environmental Setting:

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 community region surrounded by similarly zoned residential properties. 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 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, such as a primary dwelling, secondary dwelling, and accessory residential structures(s). The site is surrounded by other single-family homes on similarly zoned residential parcels. The proposed project would not affect the visual character of the surrounding area to a significant degree. There would be **no impact**.

d. **Light and Glare:** No development of new structures or light sources is being proposed as a part of this project. Any lighting associated with potential future development shall be consistent with County Lighting

Ordinance Section 130.34.020. Therefore, there would be **no impact** associated with light or glare from the project.

Finding: With adherence to El Dorado County Code of Ordinances (County Code), for this Aesthetics category, there would be **no impact**.

II. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) 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-e. The subject parcel is a 1.42-acre residential parcel surrounded by other similarly sized parcels designated for residential use. The parcel is not considered prime farmland and does not conflict with any existing zoning for agricultural uses or Williamson Act Contracts. The project would not result in the rezoning of forestland, timberland, or timberland production zoned parcels or result in the loss of forest land or convert forest land to a non-forest use. All three proposed parcels would remain residentially zoned, and the existing residential uses would continue. There is no farmland or forestland in the vicinity of the proposed project that would be

caused to be converted from farm or forest use to a non-farm or forest use. There would be **no impact** to agriculture or forest resources.

Finding: The project site does not contain agriculture or forestry resources and **no impact** would be anticipated to result from the project.

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

Regulatory Setting:

Federal Laws, Regulations, and Policies

The Clean Air Act is implemented by the U.S. Environmental Protection Agency (USEPA) and sets ambient air limits, the National Ambient Air Quality Standards (NAAQS), for six criteria pollutants: particulate matter of aerodynamic radius of 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 Air Quality Management District (AQMD), which consists of the western portion of El Dorado County. The El Dorado County 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 AQMD. 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 El Dorado County AQMD Guide to Air Quality Assessment (2002) 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, El Dorado County AQMD assumes 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) Guide to Air Quality Assessment (2002) evaluates project specific impacts and determines 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 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 ozone). 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. No grading or development is being proposed as a part of this project. Therefore, as proposed, the project would have **no impact**.

b-c. **Air Quality Standards and Cumulative Impacts:** No development 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 potential future development 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 PM_{10} dust emissions would be reduced to acceptable levels. The El Dorado County AQMD reviewed the project and determined that the project is minor, and the project is well below the screening size of projects identified in Table 5.2 "Projects with Potentially Significant ROG and NO_x Operation Emission" (El Dorado County AQMD 2002: Table 5-2) for criteria pollutants. El Dorado County AQMD has determined this project is not expected to cause a significant air quality impact and has waived the requirement of an Air Quality Impact Analysis for the project. With full review for consistency with General Plan Policies, any potential impacts would be anticipated to be **less than significant**.

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

e. **Objectionable Odors:** Table 3-1 of the Guide to Air Quality Assessment (AQMD, 2002) does not list the proposed use of the parcels for residential uses as a use known to create objectionable odors. The request for a Tentative Parcel Map 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. Any potential impacts would be **less than significant**.

IV. BIOLOGICAL RESOURCES. *Would the project:*				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			**X**	
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, 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 9 of the ESA and its implementing regulations prohibit the "take" of any fish or wildlife species listed under the ESA as endangered or threatened, unless otherwise authorized by federal regulations. The ESA defines the term "take" to mean "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct" (16 USC Section 1532). Section 7 of the ESA (16 USC Section 1531 *et seq*.) outlines the procedures for federal interagency cooperation to conserve federally listed species and designated critical habitats. Section 10(a)(1)(B) of the ESA provides a process by which nonfederal entities may obtain an incidental take permit from USFWS or NMFS for otherwise lawful activities that incidentally may result in "take" of endangered or threatened species, subject to specific conditions. A habitat conservation plan (HCP) must accompany an application for an incidental take permit.

Migratory Bird Treaty Act

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

Bald and Golden Eagle Protection Act

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

Clean Water Act

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

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

State Laws, Regulations, and Policies

California Fish and Game Code

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

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

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

Streambed Alteration Agreement

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

California Native Plant Protection Act

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

Forest Practice Act

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

Local Laws, Regulations, and Policies

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

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

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

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

a. **Special Status Species:** The project site is located within the El Dorado County Rare Plant Mitigation Area One. The project site is not located within any 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 resources report was prepared on July 2023 by Salix Consulting, Inc (Attachment G). The Biological Resources Report states that no fauna species listed under either the United States or California Environmental Protection Acts were found on the project site. However, potential habitat for one special-status species exists on site, coast horned lizard. Given the low likelihood of coast horned lizard to be found within the area of the project site, the biological resources report did not suggest the inclusion of mitigation measures. The 1.42-acre property is mostly open without woody vegetation. The general habitat type of this area is chaparral with scattered trees, mostly foothill pine, live oak, and blue oak. Chamise is the most common shrub on the property but also common are whiteleaf manzanita, toyon, poison oak, and other common grasses and shrubs. The Biological Resources Report focused on eight (8) rare plants that are known from the gabbro soils in the Rescue region. All eight target species are known within two miles of the study area according a search of the California Natural Diversity Database (CNDDB). Only one special status plant species was located on the parcel, Layne's butterweed. This species was in peak bloom during the survey period and about twenty (20) individual plants were located. No removal of plants or trees is being proposed as a part of this project. Future development could occur on each of the proposed parcels, the developers would be required to comply with all applicable County requirements at time of building permit issuance for any site development. These requirements would include the payment of a fee or replanting of Layne's Butterweed as required of projects located within El Dorado County's Rare Plant Mitigation Area One. Planning Services would review future building permits to ensure consistency with this requirement. With adherence to the County's Rare Plant Mitigation Area One requirements, potential impacts to biological resources from the proposed project would be **less than significant**.

b-c. **Riparian Habitat and Wetlands:** Based on review of the Biological Resources Assessment prepared for the project by Salix Consulting, Inc. in July 2023, there are no riparian resources or wetland areas existing on the project site. There would be **no impact** to riparian habitat or wetlands.

d. **Migration Corridors:** Migratory Deer Herd Habitats occur within some areas of El Dorado County. The project site does not include, nor is it adjacent to any migratory deer herd habitats as shown on the Department

of Fish and Wildlife Migratory Deer Herd Maps and General Plan DEIR Exhibit 5.12-7. The subject parcel is located adjacent to roadways and residential development which limits the amount of wildlife that access the area due to the existing development in the area. Any potential impacts would be **less than significant**.

e. **Local Policies:** Local protection of biological resources includes the Important Biological Corridor (IBC) overlay and Rare Plant Mitigation 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 not located within the El Dorado County Important Biological Corridor (IBC) overlay area. The property is located within the County's Rare Plant Mitigation Area One. Any removal of impact to rare plants would be subject to mitigation requirements per County Ordinance. Oak woodlands, individual native oak trees, or heritage trees, as defined in Section 130.39.030, would not be impacted or removed as a result of the proposed project. Any future tree removal as a result of any development would be required to follow the Oak Resources Conservation Ordinance of Section 130.39.070.C (Oak Tree and Oak Woodland Removal Permits), which would be reviewed at time of any building or grading permit application. Any 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. Any potential impacts would be **less than significant**.

f. **Adopted Plans**: 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. There would be **no impact**.

Finding: As discussed within the biological resources report drafted by Salix Consulting, Inc., potential impacts to biological resources from any future development would be less than significant with adherence to standard county development standards and the County's Rare Plant Mitigation Area One requirements. Any potential impacts to Biological Resources 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. 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 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-b. **Historic or Archeological Resources.** A complete records search of the California Historic Resources Information System (CHRIS) found no prehistoric-period cultural resources and no historic-period cultural resources in the project area. A Records Search was also conducted through the North Central Information Center (NCIC) dated November 2022. According to the NCIC, the proposed project site has low potential for indigenous cultural resource sites, features, or artifacts. There is also low potential for locating historic-period cultural resources within the proposed project area. Any potential impacts would be **less than significant**.

c. **Human Remains.** A records search was conducted at the North Central Information Center in November 2022. There were no Tribal Cultural Resources (TCRs) identified in the project footprint and the project site is not known to contain any TCRs. However, there is the possibility that subsurface construction activities associated with the proposed project, such as grading, could potentially damage or destroy previously uncovered human remains. 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. Any potential impacts would be less than significant.

Finding: No significant cultural resources have been identified on the project site. With respect to cultural resources, it appears that the proposed project area is not sensitive. Standard conditions of approval would apply in the event of accidental discovery during any future construction. Any potential impact would be **less than significant**.

VI. ENERGY. *Would the project:*				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Result in potential significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				**X**
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				**X**

Regulatory Setting

Federal Energy Policy Act of 2005

The Federal Energy Policy Act of 2005 (EP Act) was intended to establish a comprehensive, long-term energy policy and is implemented by the U.S. Department of Energy (U.S. DOE). The EP Act addresses energy production in the U.S., including oil, gas, coal, and alternative forms of energy and energy efficiency and tax incentives. Energy efficiency and tax incentive programs include credits for the construction of new energy efficient homes, production or purchase of energy efficient appliances, and loan guarantees for entities that develop or use innovative technologies that avoid the production of greenhouse gases (GHG).

State Laws, Regulations, and Policies

California Building Standards Code (Title 24, California Code of Regulations), including Energy Code (Title 24, Part 6) and Green Building Standards Code (Title 24, Part 11)

California first adopted the California Buildings Standards Code in 1979, which constituted the nation's first comprehensive energy conservation requirements for construction. Since this time, the standards have been continually revised and strengthened. In particular, the California Building Standards Commission adopted the mandatory Green Building Standards Code (CALGreen [California Code of Regulations, Title 24, Part 11]) in January 2010. CALGreen applies to the planning, design, operation, construction, use, and occupancy of every newly constructed building or structure. The California Code of Regulations, Title 24, Part 6 (also known as the California Energy Code), and associated regulations in CALGreen were revised again in 2013 by the California Energy Commission (CEC). The 2013 Building Energy Efficiency Standards are 25% more efficient than previous standards for residential construction. Part 11 also establishes voluntary standards that became mandatory in the 2010 edition of the code, including planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The standards offer builders better windows, insulation, lighting, ventilation systems, and other features that reduce energy consumption in homes and businesses. The latest update to the California Building Code was published on July 1, 2022, with an effective date of January 1, 2023. The California Building Code applies to all new development, and there are no substantive waivers available that would exempt development from its energy efficiency requirements. The California Building Code is revised on a regular basis, with each revision increasing the required level of energy efficiency.

Senate Bills 1078/107 and Senate Bill 2—Renewables Portfolio Standard

Senate Bill (SB) 1078 and SB 107, California's Renewables Portfolio Standard (RPS), obligates investor-owned utilities (IOUs), energy service providers (ESPs), and Community Choice Aggregations (CCAs) to procure an additional 1% of retail sales per year from eligible renewable sources until 20% is reached, no later than 2010. The California Public Utilities Commission (CPUC) and CEC are jointly responsible for implementing the program. SB 2 (2011) set forth a longer range

target of procuring 33% of retail sales by 2020. Implementation of the RPS will conserve nonrenewable fossil fuel resources by generated a greater percentages of statewide electricity from renewable resources, such as wind, solar, and hydropower.

Assembly Bill (AB) 1881 (Chapter 559, Statutes of 2006)

Water conservation reduces energy use by reducing the energy cost of moving water from its source to its user. Assembly Bill (AB) 1881 (Chapter 559, Statutes of 2006) requires the Department of Water Resources (DWR) to adopt an Updated Model Water Efficient Landscape Ordinance (MWELO) and local agencies to adopt DWR's MWELO or a local water efficient landscape ordinance by January 1, 2010 and notify DWR of their adoption (Government Code Section 65595). The water efficient landscape ordinance would apply to sites that are supplied by public water as well as those supplied by private well. Local adoption and implementation of a water efficient landscape ordinance would reduce per capita water use from new development.

Senate Bill X7-7 (Chapter 4, Statutes of 2009)

SB X7-7 (Chapter 4, Statutes of 2009), the Water Conservation Act of 2009, establishes an overall goal of reducing statewide per capita urban water use by 20% by December 31, 2020 (with an interim goal of at least 10% by December 31, 2015). This statute applies to both El Dorado Irrigation District (EID) and the Georgetown Divide Public Utilities District (GDPUD). EID has incorporated this mandate into its water supply planning, as represented in its Urban Water Management Plan 2010 Update (El Dorado Irrigation District 2011) and all subsequent water supply plans. Reducing water use results in a reduction in energy demand that would otherwise be used to transport and treat water before delivery to the consumer.

Assembly Bill 2076, Reducing Dependence on Petroleum

The CEC and Air Resources Board (ARB) are directed by AB 2076 (passed in 2000) to develop and adopt recommendations for reducing dependence on petroleum. A performance-based goal is to reduce petroleum demand to 15% less than 2003 demand by 2020.

Senate Bill 375—Sustainable Communities Strategy

SB 375 was adopted with a goal of reducing fuel consumption and GHG emissions from cars and light trucks. Each metropolitan planning organization (MPO) across California is required to develop a sustainable communities strategy (SCS) as part of their regional transportation plan (RTP) to meet the region's GHG emissions reduction target, as set by the California Air Resources Board. The Sacramento Area Council of Governments (SACOG) is the MPO for the Sacramento region, including the western slope of El Dorado County. SACOG adopted its current Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) on November 18, 2019.

Assembly Bill 1493—Pavley Rules (2002, Amendments 2009, 2012 rule-making)

AB 1493 required the ARB to adopt vehicle standards that will improve the efficiency of light duty autos and lower GHG emissions to the maximum extent feasible beginning in 2009. Additional strengthening of the Pavley standards (referred to previously as "Pavley II," now referred to as the "Advanced Clean Cars" measure) has been proposed for vehicle model years 2017–2025. Together, the two standards are expected to increase average fuel economy to roughly 54.5 miles per gallon by 2025. The improved energy efficiency of light duty autos will reduce statewide fuel consumption in the transportation sector.

CEQA and CEQA Guidelines

Section 15126.2(b) of the CEQA Guidelines requires detailed analysis of a project's energy impacts. If analysis of the project's energy use reveals that the project may result in significant environmental effects due to wasteful, inefficient, or unnecessary use of energy, or wasteful use of energy resources, the environmental document shall prescribe mitigation for those impacts. This analysis should include the project's energy use for all project phases and components, including transportation-related energy, during construction and operation. In addition to building code compliance, other relevant considerations may include, among others, the project's size, location, orientation, equipment use and any renewable energy features that could be incorporated into the project.

CEQA Guidelines, Appendix F: Energy Conservation

CEQA requires EIRs to include a discussion of potential energy impacts and energy conservation measures. Appendix F, Energy Conservation, of the State CEQA Guidelines outlines energy impact possibilities and potential conservation

measures designed to assist in the evaluation of potential energy impacts of proposed projects. Appendix F places "particular emphasis on avoiding or reducing inefficient, wasteful, and unnecessary consumption of energy," and further indicates this may result in an unavoidable adverse effect on energy conservation. Moreover, the State CEQA Guidelines state that significant energy impacts should be "considered in an EIR to the extent relevant and applicable to the project." Mitigation for potential significant energy impacts (if required) could include implementing a variety of strategies, including measures to reduce wasteful energy consumption and altering project siting to reduce energy consumption.

Local Laws, Regulations, and Policies

The County General Plan Public Services and Utilities Element includes goals, objectives, and policies related to energy conservation associated with the County's future growth and development. Among these is Objective 5.6.2 (Encourage Energy-Efficient Development) which applies to energy-efficient buildings, subdivisions, development and landscape designs. Associated with Objective 5.6.2 are two policies specifically addressing energy conservation:

> Policy 5.6.2.1: Requires energy conserving landscaping plans for all projects requiring design review or other discretionary approval.
>
> Policy 5.6.2.2: All new subdivisions should include design components that take advantage of passive or natural summer cooling and/or winter solar access, or both, when possible.

Further, the County has other goals and policies that would conserve energy even though not being specifically drafted for energy conservation purposes (e.g., Objective 6.7.2, Policy 6.7.2.3).

Discussion:

a. **Unnecessary Consumption:** No new construction is being proposed a s part of the project. The existing single-family residences have existing electrical connections and consumption is not anticipated to increase as a result of the project. There would be **no impact** with regards to unnecessary energy consumption.

b. **Conflict with Energy Plans:** No new construction or development is being proposed for this project, any future development will be consistent with all applicable state and local plans for renewable energy efficiency and will not obstruct implementation of applicable energy plans. As proposed, there would be **no impact** as a result of the approval of the project.

Finding: There is no new development being proposed for this project so the project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. For this energy category, there would be **no impact**.

VII. 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 wastewater disposal systems where sewers are not available for the disposal of wastewater?				**X**
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				**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 ground shaking, liquefaction, seiche, and/or slope failure where the risk to people and property resulting from earthquakes could not be sufficiently 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 sufficiently 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 sufficiently reduced through engineering and construction measures in accordance with regulations, codes, and professional standards.

a. **Seismic Hazards:**

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

ii) The potential for strong seismic ground shaking in the project area would be considered remote for the reason stated in Section i) above. Any potential hazards due to seismic ground shaking 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. Rescue series soils are not prone to liquefaction and the slopes on the subject parcel are not steep enough to be prone to landslides. There would be **no impact**.

iv) No grading or development is being proposed as a part of this project. There would be **no impact**.

b. **Soil Erosion:** The project site includes rescue series soils which are not known to be prone to significant erosion. Although no development activities are being proposed as a part of this project, any future 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. No grading or development is being proposed as a part of this project. There would be **no impact** as a result of project approval.

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. No grading or development that would cause the soil to become unstable or

result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse is being proposed as a part of this project. There would be **no impact** as a result of project approval.

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 Rescue soil types, have a low expansiveness rating. No development is being proposed as a part of this project. There would be **no impact** as a result of project approval.

e. **Septic Capability:** The project does not propose the use of on-site septic sanitation systems for any of the proposed parcels. There would be **no impact** as a result of project approval.

f. **Unique Paleontological / Geologic Resource**: The proposed project area is not located in an area that is considered likely to have paleontological resources present. Fossils of plants, animals, or other organisms of paleontological significance have not been discovered within the project area. In this context, the project would not result in impacts to paleontological resources or unique geologic features. No ground disturbance or further development is being proposed as a part of this project. Any future development would be required to comply with standard conditions of approval requiring that all work activities be stopped in the event of an unanticipated discovery. There would be **no impact** as a result of project approval.

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. No grading activities are being proposed as a part of this project. Any future 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. For this geology and soils category, there would be **no impact** as a result of project approval.

VIII. 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.-b. **GHG Emissions:** Emissions of greenhouse gas (GHG) contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on Earth. An individual project's GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

Implementation of the proposed project is not expected to cumulatively contribute to increases of GHG emissions. Estimated GHG emissions attributable to future development would be primarily associated with increases of carbon dioxide (CO_2) and, to a lesser extent, other GHG pollutants, such as methane (CH_4) and nitrous oxide (N_2O) associated with area sources, mobile sources or vehicles, utilities (electricity and natural gas), water usage, wastewater generation, and the generation of solid waste. The primary source of GHG emissions for the project would be mobile source emissions. The common unit of measurement for GHG is expressed in terms of annual metric tons of CO_2 equivalents ($MTCO_2e$/yr).

The El Dorado County AQMD has not formally adopted thresholds for evaluating GHG emissions, but has recommended the use of thresholds adopted by the SMAQMD. The thresholds of significance established by SMAQMD, and used by EDCAQMD, were developed to identify emissions levels for which a project would not be expected to substantially conflict with existing California legislation adopted to reduce statewide GHG emissions needed to move towards climate stabilization. Per the SMAQMD Thresholds of Significance Table, updated April 2020, if a proposed project results in emissions less than 1,100 $MTCO_2e$/yr during either

construction or operation, the proposed project would be anticipated to result in a less-than-significant impact related to GHG emissions.

GHG emissions are quantified with CalEEMod using the same assumptions as presented in the Air Quality section above and compared to the thresholds of significance noted above. The proposed project's required compliance with the current California Building Energy Efficiency Standards Code would ensure the project meets current applicable requirements.

Construction-related GHG emissions are a one-time release and are, therefore, not typically expected to generate a significant contribution to global climate change, as global climate change is inherently a cumulative effect that occurs over a long period of time and is quantified on a yearly basis. As no development or construction is being proposed as part of the project, construction GHG emissions are not expected to be a cumulatively considerable contribution to global climate change. Any potential impacts would be **less than significant**.

Finding: For the Greenhouse Gas Emissions category, there would be no significant adverse environmental effect as a result of the project. Any potential impacts would be **less than significant**.

IX. 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			**X**	

or public use airport, would the project result in a safety hazard for people residing or working in the project area?				
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			X	
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

Regulatory Setting:

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

Federal Laws, Regulations, and Policies

Comprehensive Environmental Response, Compensation, and Liability Act

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

Resource Conservation and Recovery Act

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

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

Energy Policy Act of 2005

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

Spill Prevention, Control, and Countermeasure Rule

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

Occupational Safety and Health Administration

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

Federal Communications Commission Requirements

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

FCC has established two sets of RF radiation exposure limits—Occupational/Controlled and General Population/Uncontrolled. The less-restrictive Occupational/Controlled limit applies only when a person (worker) is exposed as a consequence of his or her employment and is “fully aware of the potential exposure and can exercise control over his or her exposure,” otherwise the General Population limit applies (47 CFR Section 1.1310).
The FCC exposure limits generally apply to all FCC-licensed facilities (47 CFR Section 1.1307[b][1]). Unless exemptions apply, as a condition of obtaining a license to transmit, applicants must certify that they comply with FCC environmental rules, including those that are designed to prevent exposing persons to radiation above FCC RF limits (47 CFR Section1.1307[b]). Licensees at co-located sites (e.g., towers supporting multiple antennas, including antennas under separate ownerships) must take the necessary actions to bring the accessible areas that exceed the FCC exposure limits into compliance. This is a shared responsibility of all licensees whose transmission power density levels account for 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 10 feet from any equipment that could produce a spark, fire, or flame, and the construction contractor must maintain the appropriate fire suppression equipment (Public Resources Code Section 4427).
- On days when a burning permit is required, portable tools powered by gasoline fueled internal combustion engines must not be used within 25-feet of any flammable materials (Public Resources Code Section 4431).

California Highway Patrol

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

Local Laws, Regulations, and Policies

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

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

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

a-c. **Hazardous Materials:** The project site is not located near sensitive receptors and would not involve the routine transportation, use, or disposal of hazardous materials such as construction materials, paints, fuels, landscaping materials, and household cleaning supplies. There would be **no impact** as a result of project approval.

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, although the project is located within one mile of a Public Use Airport, it is not located within the Airport Safety District combining zone. Any potential impacts would be **less than significant**.

g. **Emergency Plan:** The project was reviewed by the Cameron Park Fire Department along with the El dorado County Sheriff's Office for circulation. The proposed project would not impair implementation of any emergency response plan or emergency evacuation plan. There would be **no impact** as a result of project approval.

h**.** **Wildfire Hazards:** According to the California Department of Forestry and Fire Protection (Cal Fire) Fire and Resource Assessment Program (FRAP) map of April 1, 2024, the subject parcel is in an area designated as a high fire hazard severity zone in a Local Responsibility Area (LRA). The Cameron Park Fire Department reviewed the project and waived the requirement for a wildfire safe plan. Any potential impacts would be **less than significant**.

Finding: The proposed project would not expose the area to hazards relating to the use, storage, transport, or disposal of hazardous materials. For the Hazards and Hazardous Materials category, any potential impacts would be **less than significant**.

X. 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			**X**	

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?				
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. The United States Environmental Protection Agency (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 National Pollutant Discharge Elimination System (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 Regional Water Quality Control Boards (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 Rezone and 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. There would be **no impact**.

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. Per EID review, the project is not anticipated to affect potential groundwater supplies above pre-project levels. Any potential impacts would be **less than significant**.

c-f. **Drainage Patterns:** No development is being proposed as a part of this project. For any potential future development, a grading permit would be required to address grading, erosion, and sediment control. Any future construction activities would be required to adhere to the El Dorado County Grading, Erosion Control and Sediment Ordinance, which includes the use of Best Management Practices (BMPs) to minimize degradation of water quality during construction. With the application of these standard requirements, any potential 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 significantly impede or redirect flood flows (FEMA, 2008). The risk of exposure to seiche, tsunami, or mudflows would be remote. Any potential impacts would be **less than significant**.

Finding: No development is being proposed as a part of this project. Any future development would be required to adhere to all applicable El Dorado County ordinances and requirements. Any impacts to hydrology and water quality are anticipated to be **less than significant**.

XI. LAND USE AND 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 2021-2029 Housing Element was adopted in 2021.

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

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

a. **Established Community:** The project is located within the Cameron Park Community Region. The project is surrounded by similarly zoned and developed residential lots with the exception of one vacant, undeveloped parcel to the north of the project site. The Rezone and Tentative Parcel Map project would not conflict with the existing land use pattern in the area or physically divide an established community. The

change in zoning from One-Acre Residential (R1A) to Single-Family Residential (R1) would remain consistent with the General Plan designation. There would be **no impacts**.

b. **Land Use Consistency:** The parcel has a General Plan Land Use Designation of High Density Residential (HDR) and a split-zoned designation of Single-Family Residential (R1) and One-Acre Residential (R1A). The HDR land use designation identifies those areas suitable for intensive single-family residential development at densities from one to five dwelling units per acre. The project includes a proposal to rezone the entire subject parcel to R1, which would remain consistent with the HDR land use designation. Proposed parcel sizes for the resultant parcels are as follows: 0.38 acre (Parcel 1), 0.56 acre (Parcel 2), and 0.49 acre (Parcel 3). The proposed project is compatible with the General Plan land use designation and the proposed zone district. Any potential impacts would be a **less than significant**.

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

Finding: The proposed project 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. Any potential impacts would be **less than significant**.

XII. 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 as the site is not within a mineral resource district. There would be **no impact**.

XIII. 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 ground borne vibration or ground borne 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 60 dBA 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 3 dBA, 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**	**Community**	**Rural**	**Community**	**Rural**
Hourly L_{eq}, dB	55	50	50	45	45	40
Maximum level, dB	70	60	60	55	55	**50**

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

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

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

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

Source: El Dorado County 2003.

a. **Noise Exposures:** The project does not propose the construction or development of any buildings or structures in addition to the already existing single-family home on the parcel. The project is not expected to increase noise levels significantly. Any future construction activities would be limited to daylight hours and require that all construction equipment shall be fitted with factory installed muffling devices and maintained in good working order. Any potential impact would be **less than significant**.

b. **Ground Borne Shaking:** No construction or development is being proposed as a part of this project. The project does not propose any new uses that would cause groundbourne vibration or ongoing new noise sources. There would be **no impact** as a result of project approval.

c. **Permanent Noise Increases:** The project consists of the division of a 1.42-acre parcel with one existing single-family residence into three parcels. The subject parcel is located at the corner of Royce Road and Dudley Drive which is not an above average trafficked area of the Cameron Park area. Although there is potential for further development of the parcels, any future development would be residential in nature and would not significantly contribute to the existing ambient noise levels in the vicinity of the project. Any potential impacts would be **less than significant**.

d. **Short Term Noise:** No construction or development activities are being proposed as a part of this project. Any future construction and grading operations would be required to comply with the noise performance standards contained in the General Plan. The project itself does not involve any activities

or uses that would result in the increase of the ambient noise levels on a temporary or periodic basis. There would be **no impact** as a result of project approval.

e-f. **Aircraft Noise:** Although the project is located within one-mile of the nearest airoport (Cameron Park Air Park), it is not located within a County Airport Use Plan area. As such, the project would not expose people residing or working in the project area to excessive noise from aircraft or aircraft operation. There would be **no impact** as a result of project approval.

Finding: As conditioned and with adherence to County Code, no significant direct or indirect impacts to noise levels are expected. For this noise category, the thresholds or significance would not be exceeded. Any potential impacts would be **less than significant**.

XIV. 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 approximately 1.42-acre parcel is partially developed with one single-family residence and related accessory structures. The proposed project does not include the construction of any new homes, and any future development would be minimal and would likely be intended to house existing residents of the County or surrounding area. As such, the project remains unlikely to result in a demand for new housing or induce substantial population growth. Any potential impacts would be **less than significant**.

b. **Housing Displacement:** The proposed land division would not cause the demolition or displacement of any existing housing stock as no demolition, construction, or development is being proposed as a part of this project. There would be **no impact** as a result of project approval.

c. **Replacement Housing:** The project site is currently developed with one single-family residence, which is not being proposed for demolition and would not cause the displacement of any people. Therefore, the project would not necessitate the construction of any replacement housing. There would be **no impact** as a result of project approval.

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. For this population and housing category, the thresholds of significance would not be anticipated to be exceeded. Any potential impacts would be **less than significant**.

XV. 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 Cameron Park Fire Protection District (Fire Authority) provides fire protection to the site. The project is in a developed part of the County and because no new residential structures are being proposed as a part of this project, it is unlikely that the approval of the project would result in the need for additional fire personnel or facilities. The fire department would review any future improvement plans at the time of grading and/or building permit submittal to ensure compliance with applicable fire safety requirements. As proposed, there would be **no impact** as a result of project approval.

b. **Police Protection:** Police services would continue to be provided by the El Dorado County Sheriff's Office (EDSO). The proposed project does not include any development or construction, and any future residential construction is not expected to significantly increase demand for law enforcement protection. There would be **no impact** as a result of project approval.

c-e. **Schools, Parks, and Other Public Facilities:** There are no components of the proposed project that would include any permanent population-related increases that would substantially contribute to increased demand on schools, parks, or other public facilities that would result in the need for new or expanded facilities. There would be **no impact** as a result of project approval.

Finding: The project does not propose any new development or construction. As such, the project would not result in a significant increase of public services for the project. For this public services category, there would be **no impact** as a result of project approval.

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

Regulatory Setting:

National Trails System

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

The National Trails System includes four classes of trails:

1. National Scenic Trails (NST) provide outdoor recreation and the conservation and enjoyment of significant scenic, historic, natural, or cultural qualities. The Pacific Coast Trail falls under this category. The PCT passes through the Desolation Wilderness area along the western plan area boundary.

2. National Historic Trails (NHT) follow travel routes of national historic significance. The National Park Service has designated two National Historic Trail (NHT) alignments that pass through El Dorado County, the California National Historic Trail, and the Pony Express National Historic Trail. The California Historic Trail is a route of approximately 5,700-miles including multiple routes and cutoffs, extending from Independence and Saint Joseph, Missouri, and Council Bluffs, Iowa, to various points in California and Oregon. The Pony Express NHT commemorates the route used to relay mail via horseback from Missouri to California before the advent of the telegraph.

3. National Recreation Trails (NRT) are in, or reasonably accessible to, urban areas on federal, state, or private lands. In El Dorado County there are 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-b. **Parks and Recreational Services:** The proposed project consists of the division of a residentially zoned parcel and would not increase the local population such that it would increase the use of existing neighborhood or regional parks causing substantial physical deterioration of those facilities. There would be **no impact** as a result of project approval.

Finding: No significant impacts to open space or park facilities would result as part of the project and no new or expanded recreation facilities would be necessary as a result of project approval. For this recreation category, there would be **no impact**.

XVII. TRANSPORTATION. *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. Proposed access to the proposed newly created parcels would be from new driveway encroachments onto Royce Drive. The El Dorado County Department of Transportation reviewed the project and determined that a Transportation Impact Study (TIS) and On-Site Transportation Review (OSTR) were not required, and both the TIS and OSTR were waived. Trip generation from the properties (six primary residences and six secondary residences) using the ITE Trip Generation Manual, 10th Edition is less than 100 trips daily. This is presumed to have less than significant transportation impacts, per El Dorado County Resolution 141-2020. The project would not conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Any potential impacts would be **less than significant**.

b. **Vehicle Miles Travelled (VMT):** Per Resolution 141-2020, there is a presumption of less than significant impacts for projects that generate or attract less than 100 trips per day**.** The proposed project would create three (3) parcels. There is no development being proposed as a part of the project, and any future development on the residentially zoned parcels would not be expected to exceed 100 trips per day. Any potential impacts would be **less than significant**.

c. **Design Hazards**: The design of the project is not anticipated to create any significant hazards. The existing project site is partially developed with one single-family residence and associated accessory structures. There are no sharp curves or dangerous intersections on the subject parcel or in the vicinity of the proposed project. The El Dorado County Department of Transportation reviewed the project and confirmed there were no concerns with the project as proposed. There would be **no impact** as a result of project approval.

d. **Emergency Access:** The existing project site is partially developed with one single-family residence. Both DOT and the CPFD reviewed the project and found the project, as proposed, would not conflict with emergency access requirements. Any potential 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 any potential impacts would be **less than significant**.

XVIII. TRIBAL CULTURAL RESOURCES. *Would the project: Cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public 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, considering 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 Tribe, Shingle Springs Band of Miwok Indians (SSBMI), T'si-Akim Maidu, United Auburn Indian Community of the Auburn Rancheria, 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 September 5, 2023. Staff received a response requesting consultation from the SSBMI on September 27, 2023. Staff sent the NCIC preliminary record search on July 1, 2024 and the Tribe was comfortable in closing consultation at that time. Pursuant to the records search conducted at the North Central Information Center in November 2022, the proposed project area contains zero indigenous resources and zero historic-period cultural resources. Additionally, zero cultural resources study reports covering any portion of the site are on file. Outside of the project area, but within the ¼ mile radius of the geographic area, a broader search area contains zero indigenous resources and one historic-period cultural resource. Additionally, nine cultural resource study reports are on file which covers a portion of the broader search area. There is low potential for locating indigenous cultural resources in the immediate vicinity. There is low potential for locating historic-period cultural resources in the immediate vicinity. The project site is not known to contain either Tribal Cultural Resources (TCRs) or historic-period resources. The NCIC preliminary records search advised that the proposed project area is not sensitive with respect to cultural resources. Any potential impacts would be **less than significant**.

Finding: No Tribal Cultural Resources (TCRs) are known to exist on the project site and conditions of approval have been included to ensure protection of TCRs if discovered during future construction activities. As a result, the proposed project would not cause a substantial adverse change to any known TCRs. Any potential impacts would be **less than significant**.

XIX. 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 Irrigation District (EID) reviewed the project and has stated that the project has a prior FIL. Per the prior approved FIL, the site has adequate wastewater access. Any potential impacts would be **less than significant**.

b. **Construction of New Facilities:** No development is proposed as a part of the project. The subject parcel has existing water service through EID and it is not anticipated that the proposed project will cause a significant increase to water usage on the site so no construction of new facilities would be required. Each of the newly created parcels will be required to connect to public water service from EID, and utilities/electricity services by Pacific Gas & Electric (PG&E). Any potential impacts would be **less than significant**.

c. **New Stormwater Facilities:** No new stormwater drainage facilities would be needed as a result of the project as no new development or ground disturbance is being proposed. There would be **no impact** as a result of project approval.

d. **Sufficient Water Supply:** Water for each parcel would be provided by connection to EID's system. EID reviewed the project and concluded that each parcel would attain sufficient water supply via connection into existing facilities. Any potential impacts would be **less than significant**.

e. **Adequate Wastewater Capacity:** The project as proposed would connect to EID's sewer sanitation system. EID has confirmed that their facilities would be able to serve the project as proposed. Any potential 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. Any potential impacts would be **less than significant**.

Finding: No significant utility and service system impacts would be expected with the project, either directly or indirectly. Any potential impacts would be **less than significant**.

XX. WILDFIRE. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:*				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?				**X**
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				**X**
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			**X**	
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				**X**

According to the California Department of Forestry and Fire Protection (Cal Fire) Fire and Resource Assessment Program (FRAP) map of April 1, 2024, the subject parcel is in an area designated as a high fire hazard severity zone in a Local Responsibility Area (LRA).

Discussion:

a. **Emergency Response or Evacuation Plans:** The project is surrounded by mixture of developed residential parcels with existing residential uses and one undeveloped, vacant, residentially zoned parcel. Implementation of the proposed project would not alter any roadways, access points, or otherwise substantially hinder access to the area in such a way that would interfere with an emergency response or evacuation plan. There is no development proposed as a part of the project, and project approval would not notably increase the risk of wildfire on the project site. There would be **no impact** to any adopted emergency response plan or emergency evacuation plan.

b. **Exacerbate Wildfire Risks**: Implementation of the proposed project would not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. The project is required to adhere to all fire prevention and protection requirements and regulations of El Dorado County including the El Dorado County Fire Hazard Ordinance and the Uniform Fire Code, as applicable. Pertinent measures include, but are not limited to, the use of equipment with spark arrestors and non-sparking tools during development activities. The project would be required to adhere to all requirements regarding fire prevention, the project would not exacerbate wildfire risk and there would be **no impact**.

c. **Installation or Maintenance of Associated Infrastructure**: No new infrastructure is being proposed as a part of the project. Water service and electric service are existing on the parent parcel and any new connections would not require major infrastructure development that would exacerbate fire risk or result in temporary or ongoing impacts to the environment. Any potential impacts would be **less than significant**.

d. **Runoff, Post-Fire Slope Instability, or Drainage Changes**: The proposed project would divide a 1.42-acre parcel into three parcels of 0.38 acres, 0.56 acres, and 0.49 acres, respectively. The project has been reviewed by the Cameron Park Fire Department and is not anticipated to exacerbate wildfire risks. The project area is relatively flat and does not have steep or sloping terrain that would expose people or structures to significant risk from downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes. There would be **no impact** as a result of project approval.

Finding: As conditioned and with adherence to El Dorado County Code of Ordinances, for this wildfire category, any potential impacts would be **less than significant**.

XXI. 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 and mitigation measures as applied, 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 XX, 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 and other agencies as appropriate. 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. Any potential impacts are considered to be **less than significant**.

INITIAL STUDY ATTACHMENTS

Attachment A: Vicinity Map
Attachment B: Aerial Map
Attachment C: Assessor's Parcel Map
Attachment D: General Plan Land Use Map
Attachment E: Zoning Map
Attachment F: Tentative Parcel Map
Attachment G: Biological Resources Assessment
Attachment H: Project Application

SUPPORTING INFORMATION SOURCE LIST

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

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

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

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

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

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

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

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

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

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

California Geological Survey. (2016). Alquist-Priolo Earthquake Fault Zone Maps. Retrieved October 4, 2016 from http://www.quake.ca.gov/gmaps/WH/regulatorymaps.htm.

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

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

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

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

El Dorado County. (2015). *El Dorado County General Plan: A Plan for Managed Growth and Open Roads; A Plan for Quality Neighborhoods and Traffic Relief*. Placerville, CA: El Dorado County Planning Services.

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

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

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

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

El Dorado County Transportation Commission. (2012). *El Dorado County Airport Land Use Compatibility Plan*. Retrieved from http://www.edctc.org/2/Airports.html.

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

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

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

Salix Consulting, Inc. (July 2023). *Biological Resources Assessment: Dudley Drive Parcel Map Study Area.* Auburn, California: Salix Consulting, Inc.

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

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

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

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

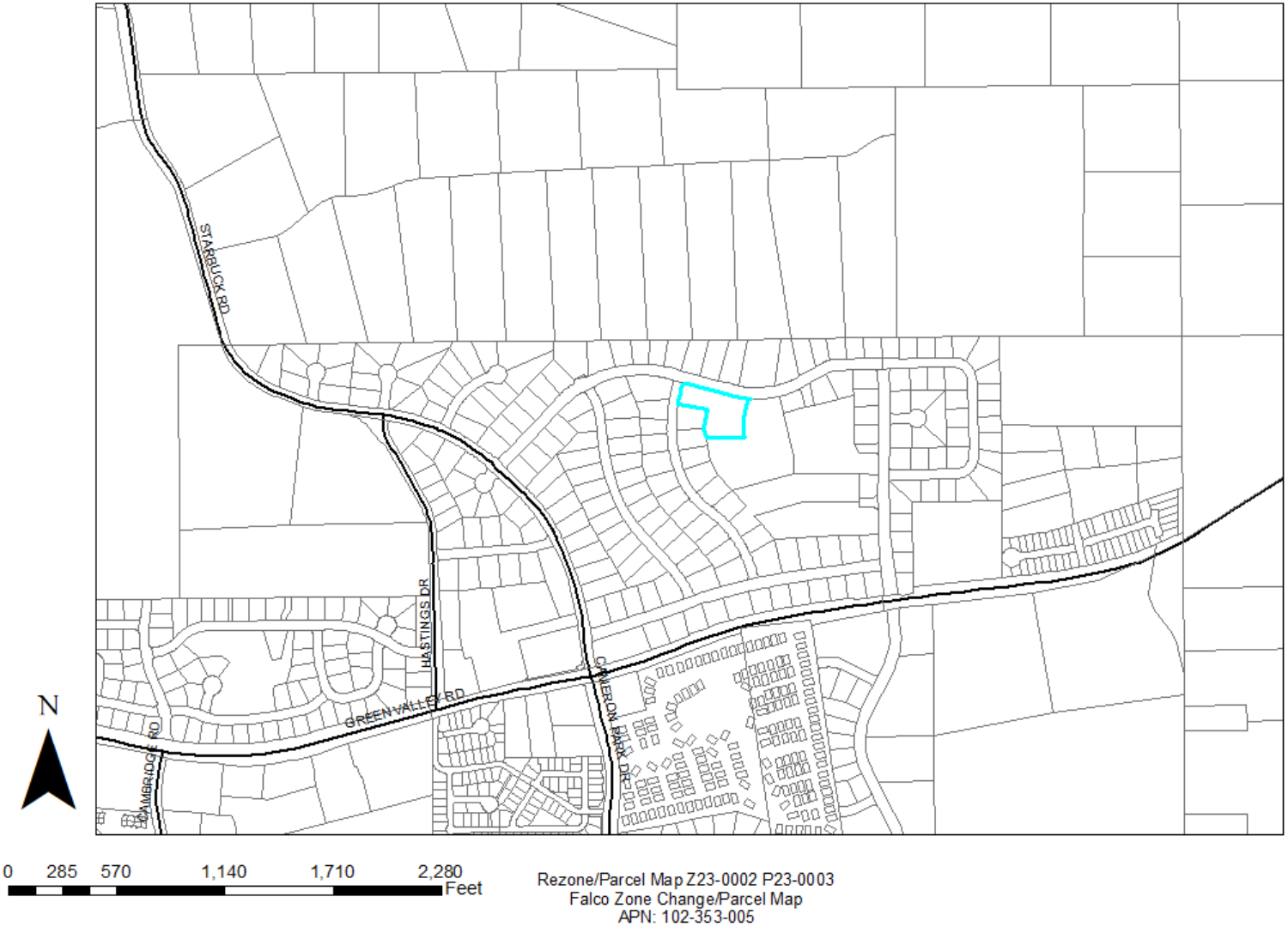
U.S. Environmental Protection Agency. (2014). Summary of the Energy Policy Act. Available online at: www2.epa.gov/laws-regulations/summary-energy-policy-act.

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

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

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

Attachment A: Vicinity Map



Rezone/Parcel Map Z23-0002 P23-0003
Falco Zone Change/Parcel Map
APN: 102-353-005

Attachment B: Aerial Map

N

0 95 190 380 570 760 Feet

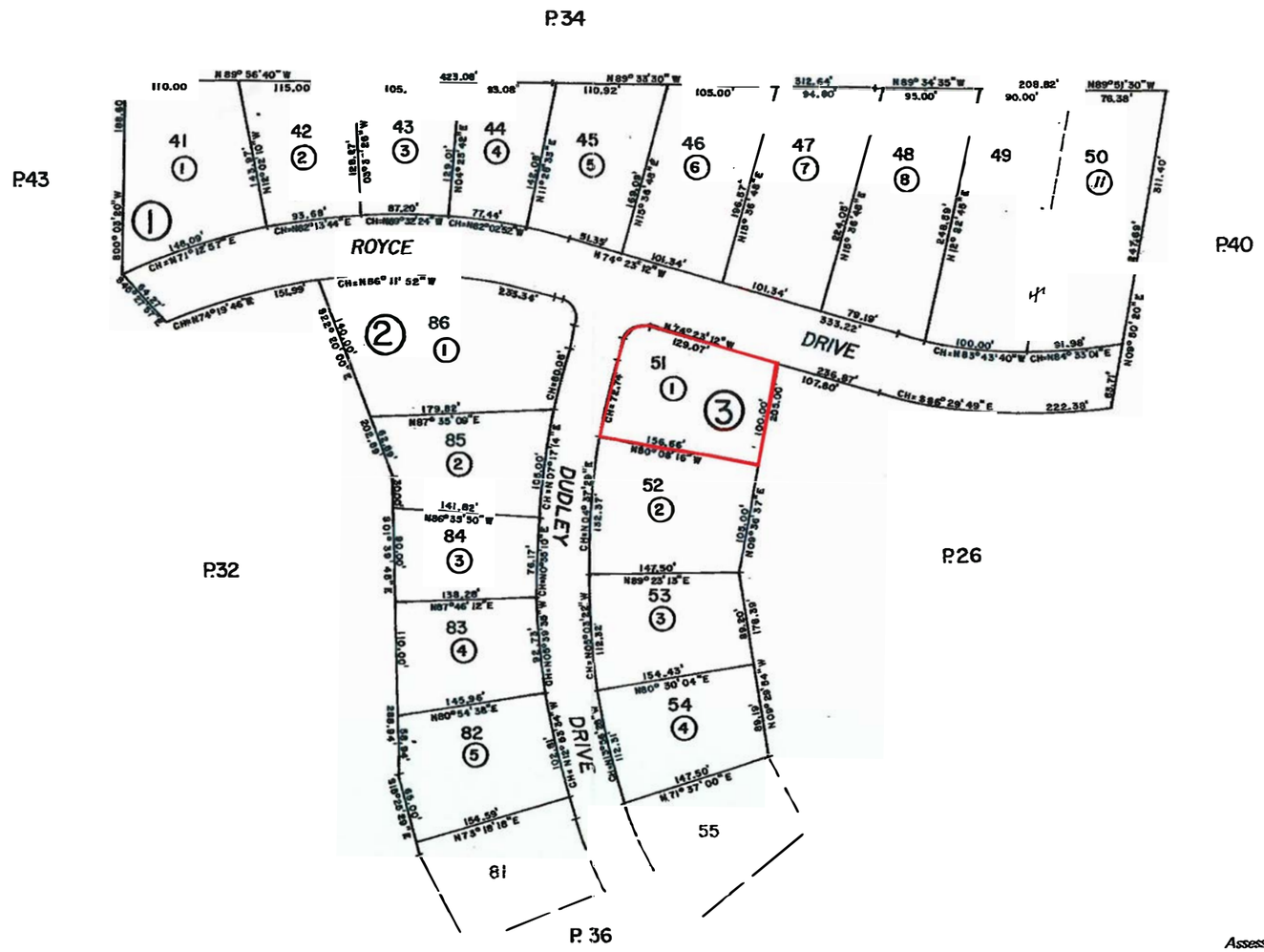
Rezone/Parcel Map Z23-0002 P23-0003
Falco Zone Change/Parcel Map
APN: 102-353-005

Attachment C: Assessor's Parcel Map

THE HIGHLANDS UNIT NO. 5
POR. SEC'S. 21 & 22, T.10N., R.9E., M.D.M.
F-133

Tax Area Code 102:35

1" = 100'

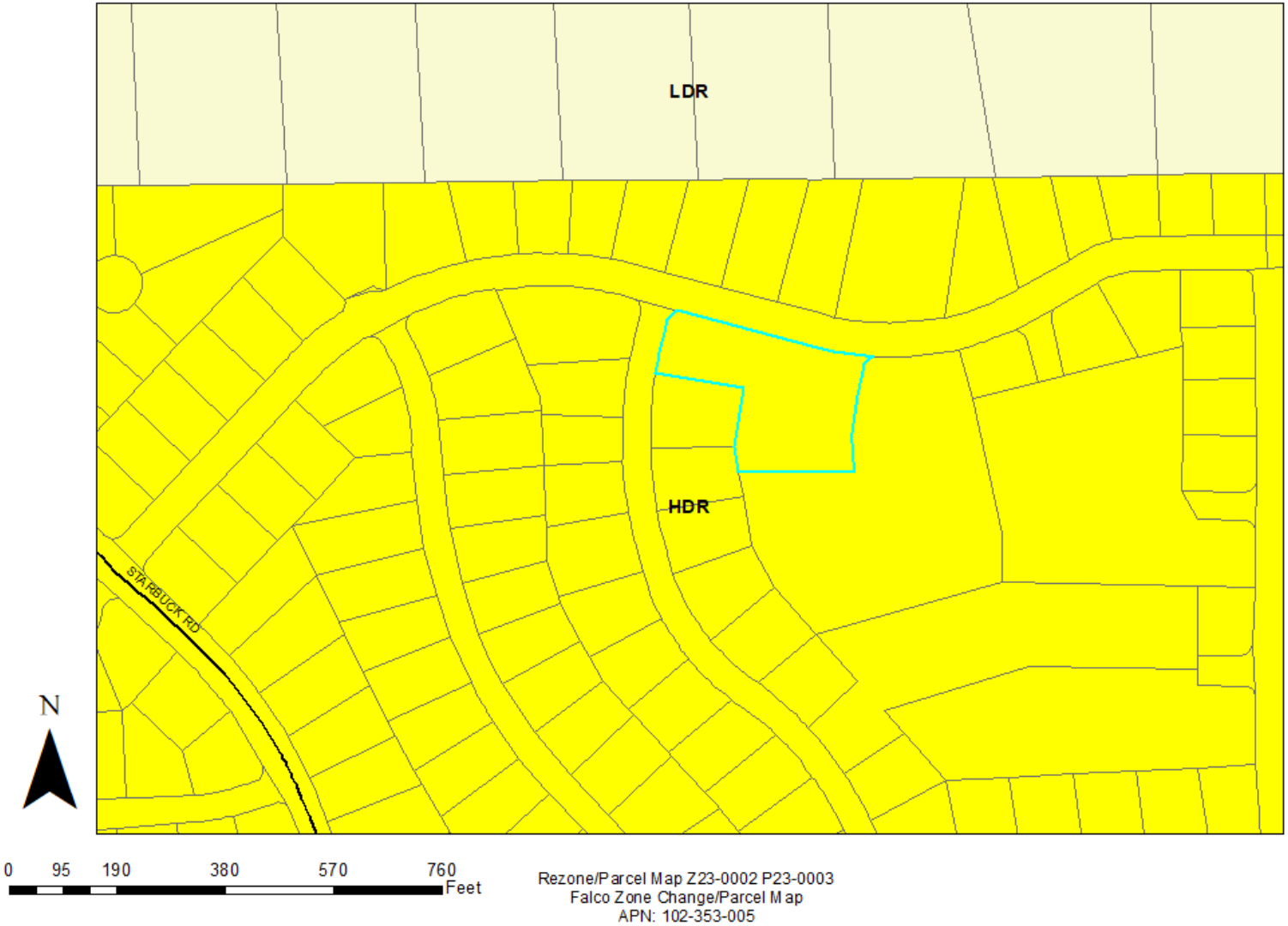


NOTE – Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 102 – Pg. 35
County of El Dorado, California

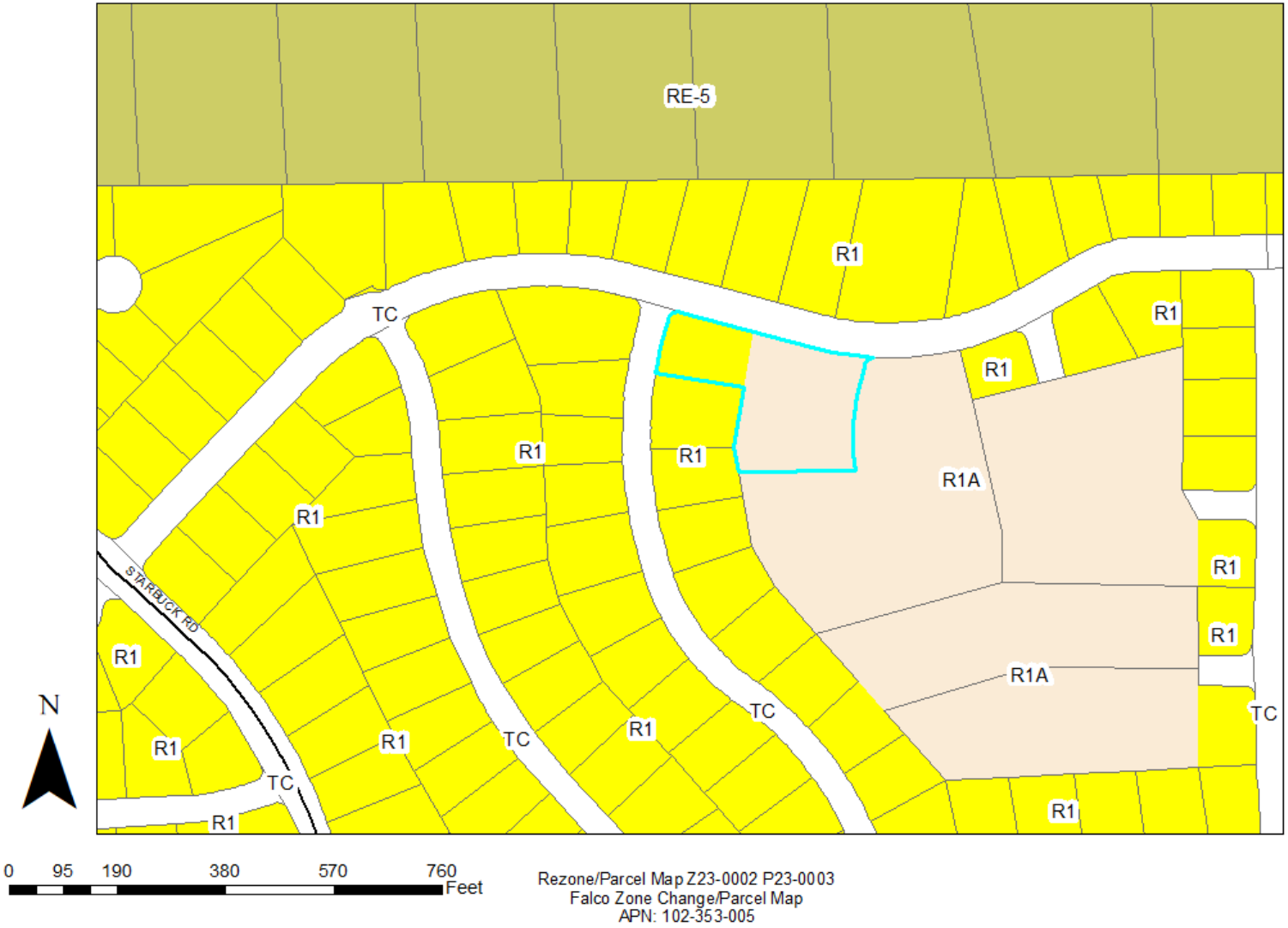
Rezone/Parcel Map Z23-0002 P23-0003
Falco Zone Change/Parcel Map
APN: 102-353-005

Attachment D: General Plan Land Use Map



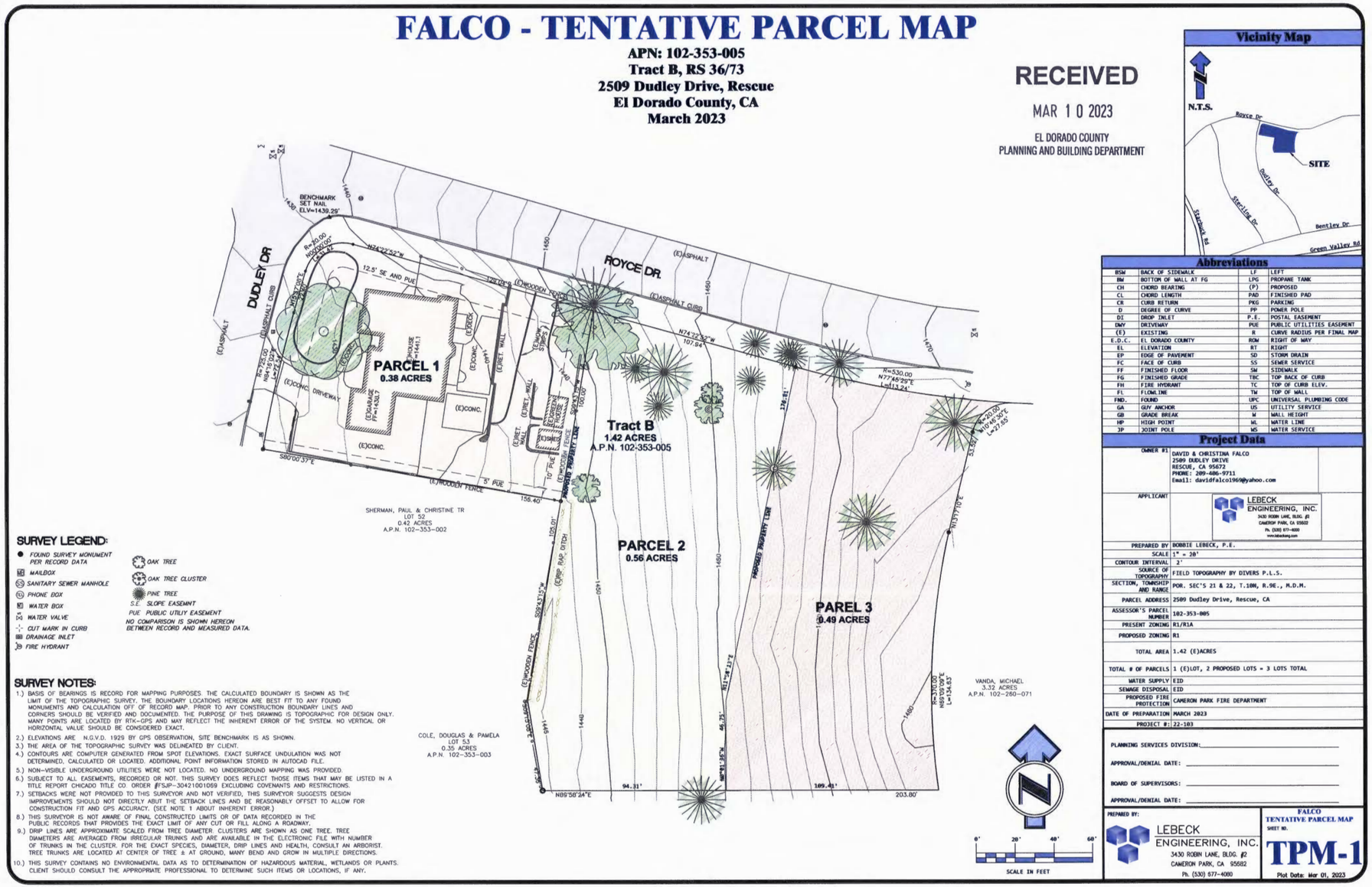
Rezone/Parcel Map Z23-0002 P23-0003
Falco Zone Change/Parcel Map
APN: 102-353-005

Attachment E: Zoning Map



Rezone/Parcel Map Z23-0002 P23-0003
Falco Zone Change/Parcel Map
APN: 102-353-005

Attachment F: Tentative Parcel Map/Rezone Map



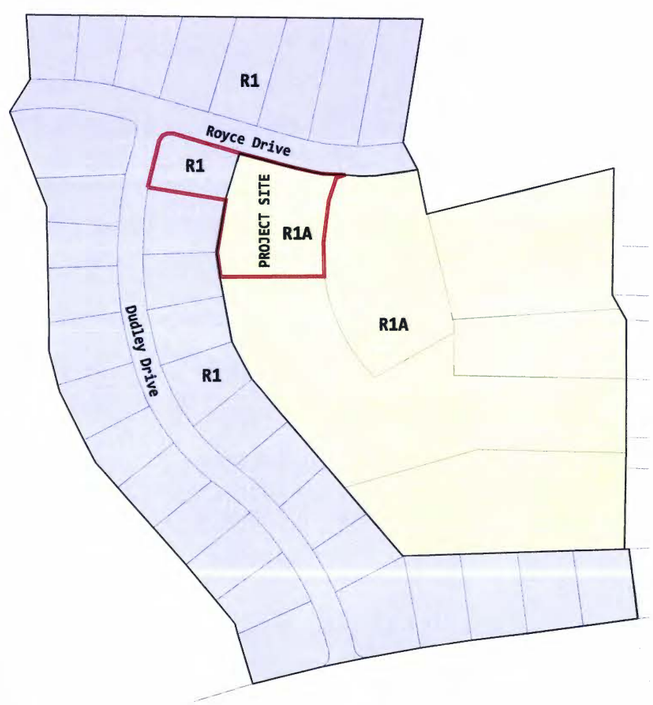
Rezone/Parcel Map Z23-0002 P23-0003
Falco Zone Change/Parcel Map
APN: 102-353-005

Attachment F: Tentative Parcel Map/Rezone Map

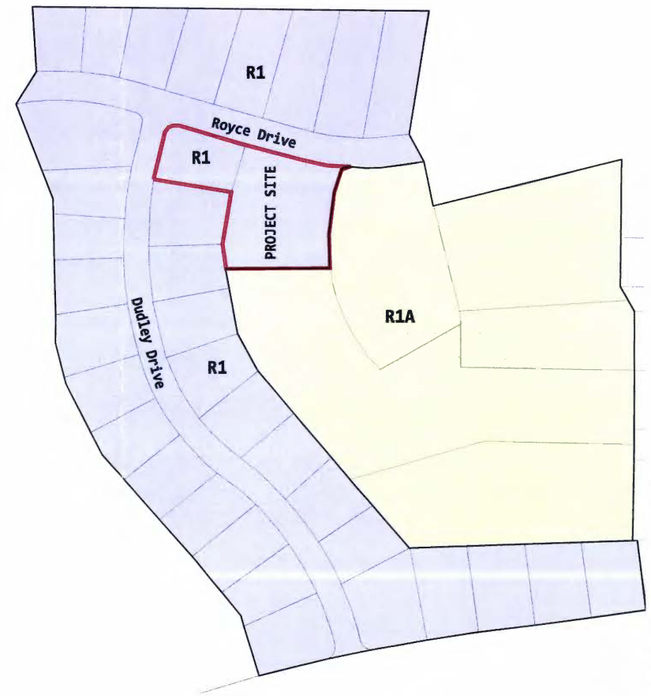
FALCO REZONE EXHIBIT

APN: 102-353-005
2509 Dudley Drive, Rescue
El Dorado County, CA
March 2023

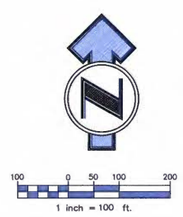
RECEIVED
MAR 10 2023
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT



EXISTING ZONING



PROPOSED ZONING



Project Data

OWNER #1	DAVID & CHRISTINA FALCO 2509 DUDLEY DRIVE RESCUE, CA 95672 PHONE: 209-406-9711 Email: davidfalco1969@yahoo.com
APPLICANT	LEBECK ENGINEERING, INC. 3430 ROBIN LANE, BLDG. #2 CAMERON PARK, CA 95682 Ph. (530) 677-4080 www.lebeckeng.com
PREPARED BY	ROBBIE LEBECK, P.E.
SCALE	1" = 100'
SOURCE OF TOPOGRAPHY	FIELD TOPOGRAPHY BY DIVERS P.L.S.
SECTION, TOWNSHIP AND RANGE	POR. SEC'S 21 & 22, T.10N, R.9E., M.D.M.
PARCEL ADDRESS	2509 Dudley Drive, Rescue, CA
ASSESSOR'S PARCEL NUMBER	102-353-005
PRESENT ZONING	R1/R1A
PROPOSED ZONING	R1
DATE OF PREPARATION	MARCH 2023
PROJECT #:	22-103

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

Z23-0002, P23-0003

FALCO REZONE EXHIBIT

SHEET NO.
RZ-1
Plot Date: Mar 01, 2023

Rezone/Parcel Map Z23-0002 P23-0003
Falco Zone Change/Parcel Map
APN: 102-353-005

RECEIVED
MAR 10 2023
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Salix consulting, inc.

August 15, 2022

David Falco
2509 Dudley Dr.
Rescue, CA 95672

RE: Rare Plant Survey for the property located at
2509 Dudley Dr., Rescue, El Dorado County CA

Dear David:

As a requirement of El Dorado County and at your request, I have conducted a rare plant survey of the property located at 2509 Dudley Dr. in El Dorado County, California (Figures 1 & 2). The property is approximately one-acre. The APN for the property is 102-353-005-000. The coordinates of the center of the site are 38°42′10.02″N, 120°59′35.42″W. The elevation of the property is approximately 1470′.

The survey is required by El Dorado County because of the potential for the occurrence of rare plant species in the region. The rare plants in the Rescue area are often referred to as "Gabbro Soil species".

There are eight rare plants known from the gabbro soils in the Rescue region. These species and their regulatory status are listed in Table 1.

Table 1. Target Species

Common Name	Scientific Name	Federal Status	State Status	CNPS
Bisbee Peak rush-rose	*Crocanthemum suffrutescens*	none	none	3.2
El Dorado bedstraw	*Galium californicum ssp. sierrae*	Endangered	Rare	1B.2
El Dorado mule-ears	*Wyethia reticulata*	none	none	1B.2
Layne's butterweed	*Packera layneae*	Threatened	Rare	1B.2
Pine Hill ceanothus	*Ceanothus roderickii*	Endangered	Rare	1B.2
Pine Hill flannelbush	*Fremontodendron californicum ssp. decumbens*	Endangered	Rare	1B.2
Red Hill soaproot	*Chlorogalum grandiflorum*	none	none	1B.2
Stebbins' morning-glory	*Calystegia stebbinsii*	Endangered	Endangered	1B.2

www.salixinc.com 11601 Blocker Drive . Suite 100 . Auburn, CA 95603 Office 530/888-0130

Z23-0002, P23-0003

Bisbee Peak rush-rose (***Crocanthemum suffrutescens***): Bisbee Peak rush-rose does not have federal or state status but has a CNPS Rank of 3.2 (fairly endangered in California). This species is very similar in appearance to the common rush-rose (*Helianthemum scoparium*), which also grows in chaparral habitat in El Dorado County. Occurrences of Bisbee Peak rush-rose have been found in Amador and Calaveras counties. It blooms between April and August.

El Dorado bedstraw ***(Galium californicum ssp. sierrae):*** El Dorado bedstraw is listed as federal endangered and state rare. It is known only from several sites scattered throughout the gabbro soils in western El Dorado County. It often grows in the understory of live oak or black oak woodlands, often on north facing slopes. It blooms in May and June.

El Dorado mule ears (***Wyethia reticulata***): El Dorado mule ears does not have federal or state status but is listed by BLM as sensitive. It is a perennial herb that grows from a stout taproot in the gabbro soil region of western El Dorado County and in Yuba County. It occurs both in openings and beneath the canopies of trees and shrubs in both chaparral and oak woodland habitats, sometimes forming dense patches. It blooms April through August.

Layne's butterweed (*Packera layneae*): Layne's butterweed is listed as federal threatened and state rare. It is found in open, rocky areas within the chaparral and woodland habitats on gabbro and serpentine soils in western El Dorado County, in the Red Hills in Tuolumne County, and in Yuba County near Brownsville. It blooms April through August.

Pine Hill Ceanothus ***(Ceanothus roderickii)***: Pine hills ceanothus is listed as federal endangered and state rare. This species grows only on gabbro soils in western El Dorado County, scattered throughout areas of chaparral. It blooms in May and June.

Pine Hill flannelbush (*Fremontodendron californicum ssp. decumbens*): Pine Hill flannelbush is listed as federal endangered and state rare. It occurs in chaparral and cismontane woodland in gabbroic or serpentine, rocky soils of El Dorado, Nevada, and Yuba counties. It blooms in April through July.

Red Hills soaproot (*Chlorogalum grandiflorum*): Red Hills soaproot has no federal or state status but is listed by BLM as sensitive. It occurs almost entirely on gabbro and serpentine soils in western El Dorado County, and the Red Hills in Tuolumne County, but it has been found at several locations in other soils as well. It is typically found growing in rocky soils in open areas in the midst of chaparral. It blooms in May and June.

Stebbins' morning-glory ***(Calystegia stebbinsii):*** Stebbins' morning-glory is listed as federal and state endangered and is found in openings in the chaparral in both the northern and southern portions of the gabbro soils, but it appears to be absent from the central area on and around Pine Hill. Positive effects from periodic fire have been demonstrated for this species. This species also occurs in Nevada County. It blooms in May and June.

METHODS

To determine locally known occurrence of special status plant species, the CNDDB was queried to determine the known species and proximity to the study area. The rare plant survey generally follows CDFW guidance as defined in *Protocol for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (CDFW 2018) to determine the presence or absence of the target species, as well as any other special-status plant species that may occur on the site.

I conducted one field survey of the study area on May 4, 2022. The survey was timed to provide the most information on species growing on the site and the highest probability of detecting the target species if present. Only one survey was conducted because the property was small (one-acre) and all target species were adequately surveyed for in one event with no need for a follow-up. The survey was conducted on foot with all areas visually inspected. The survey was floristic in nature with the goal of identifying species observed to the taxonomic level necessary to determine if it was a special-status species or not. A list of plant species observed is included with this report (Appendix A).

FINDINGS

Soils

One gabbroic soil units has been mapped within the study area -- *Rescue extremely stony sandy loam, 3 to 50 percent slopes, eroded* (Figure 3). Gabbro soils have unusual properties derived from the underlying gabbro rock; they are generally red, mildly acidic, rich in iron and magnesium, and often contain other heavy metals such as chromium. Gabbro soils cover approximately 30,000 acres in western El Dorado County.

Rescue extremely stony sandy loam, 3 to 50 percent slopes, eroded

The Rescue component makes up 85 percent of the map unit. Slopes are 3 to 50 percent. This component is on ridges, foothills. The parent material consists of residuum weathered from granodiorite. Depth to a root restrictive layer, bedrock, paralithic, is 45 to 49 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 moderate. Shrink-swell potential is moderate. 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 R018XD075CA Loamy ecological site. Nonirrigated land capability classification is 7e. This soil does not meet hydric criteria.

Vegetation

The one-acre property is mostly open without woody vegetation. The general habitat type of this area of Rescue is chaparral with scattered trees, mostly foothill pine (*Pinus sabiniana*), live oak (*Quercus wislizeni*), and blue oak (*Q. douglasii*). Chamise (*Adenostemma fasciculatum*) is the most common shrub on the property but also common are whiteleaf manzanita (*Arctostaphylos viscidia*), toyon (*Heteromeles arbutifolia*), poison oak (*Toxicodendron diversilobum*), western redbud (*Cercis occidentalis*), spiny redberry (*Rhamnus crocea*), and California yerba santa (*Eriodictyon californicum*). Pitcher sage (*Lepechinia calycina*) and Sonoma sage (*Salvia sonomonensis*) are also present, but only in a few locations. Common herbaceous species throughout the site include ripgut grass (*Bromus diandrus*), soft chess (*Bromus hordeaceous*), barbed goatgrass (*Aegilops triuncialis*), long-beaked hawkbit (*Leontodon saxatilis*), winter vetch (*Vicia villosa*), wild oat (*Avena fatua*), field hedgeparsley (*Torilis arvensis*), and Italian thistle (*Carduus pycnocephalus*). General ground photos of the property are presented in Figures 5a-5b)

Special Status Plants

The results of the CNDDB query are presented in Figure 4. All eight target species are known within two miles of the study area.

One special status plant species was located on the parcel, **Layne's butterweed**. This species was in peak bloom and about twenty individuals were located, which are depicted in Figure 6. Photos of this species on the property are presented in Figures 5c-5d).

CONCLUSIONS

On May 4, 2022, I conducted a rare plant survey at 2509 Dudley Drive in El Dorado County, California. The survey date was timed to determine the presence or absence of special-status plant species that may occur on the site. One special-status plant species was observed growing in several locations within the study area. The El Dorado County Planning Department will apply a rare plant mitigation fee for the location of the parcel and findings associated with this survey. I will be available to answer any questions or assist you in processing your permit application regarding rare plants.

Thank you for the opportunity to conduct this survey.

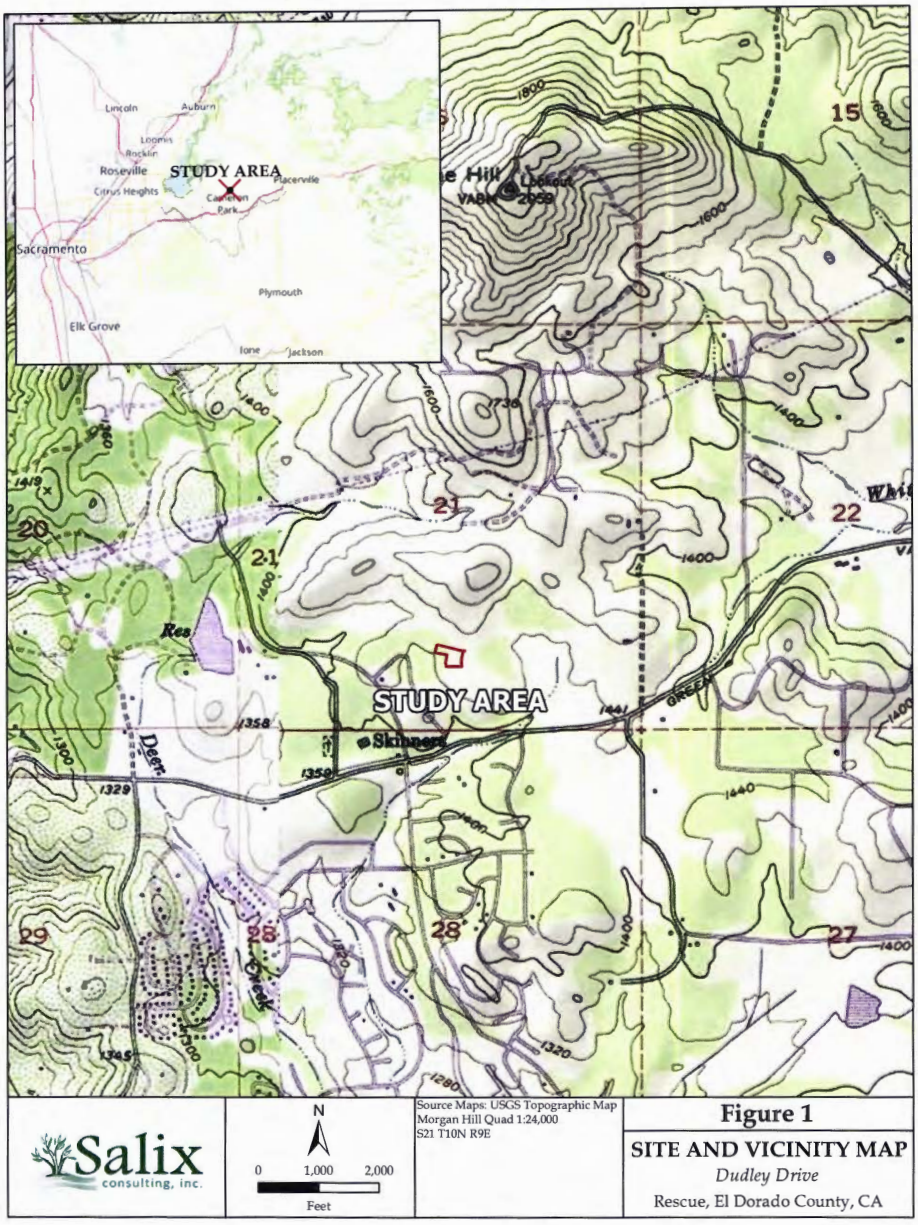
Sincerely,

Jeff Glazner
Principal Biologist/Botanist

Attachments:

- Figure 1 USGS Site & Vicinity Map
- Figure 2 Aerial photo
- Figure 3 Soils Map
- Figure 4 CNDDB Plants Map
- Figure 5a-d Site Photos
- Figure 6 Rare Plant Map
- Appendix A List of Plants Observed within the Study Area on May 4, 2022

Attachment G: Biological Resources Assessment



Rezone/Parcel Map Z23-0002 P23-0003
Falco Rezone/Parcel Map
APN: 102-353-005

Attachment G: Biological Resources Assessment

Salix consulting, inc.

N

0 35 70

Feet

Study Area (±1.42 acres)

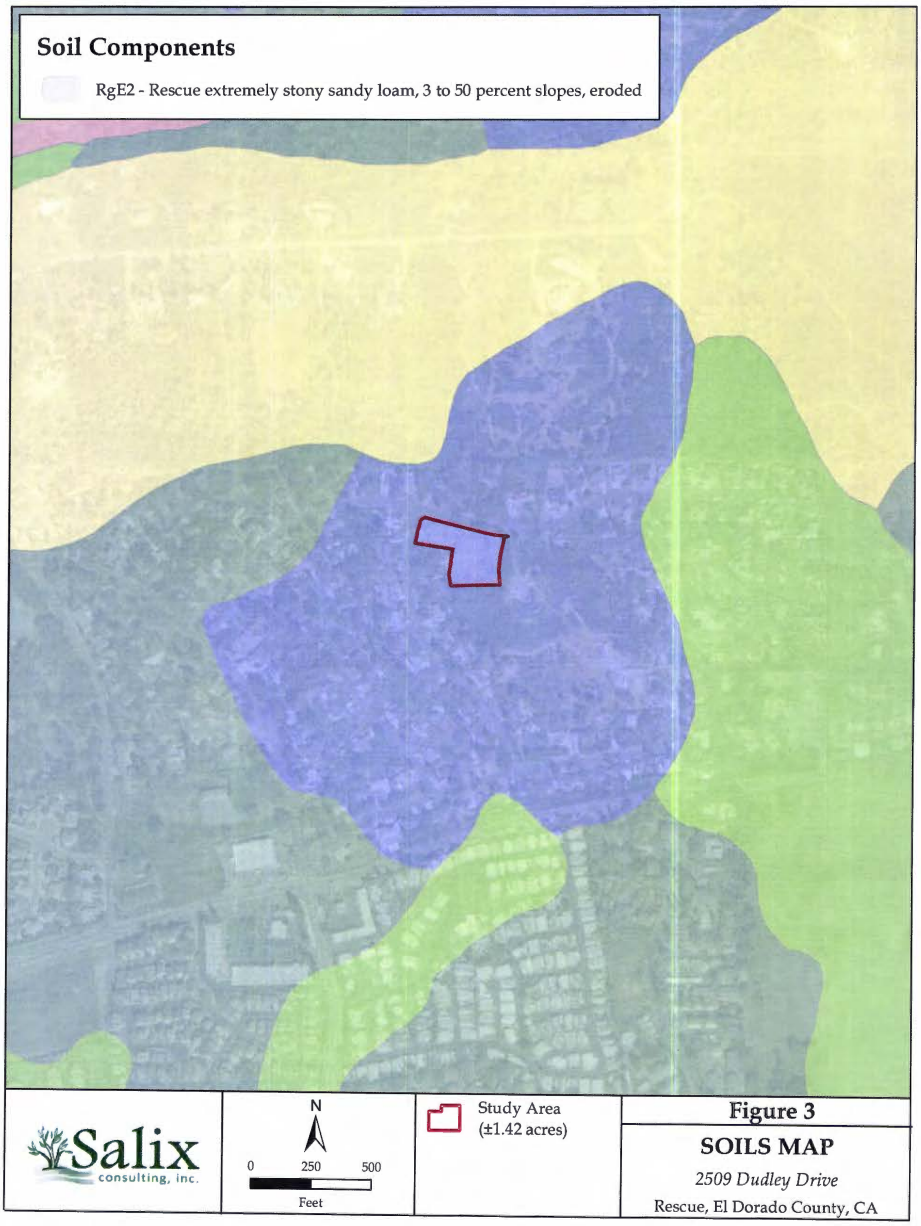
Figure 2

AERIAL MAP

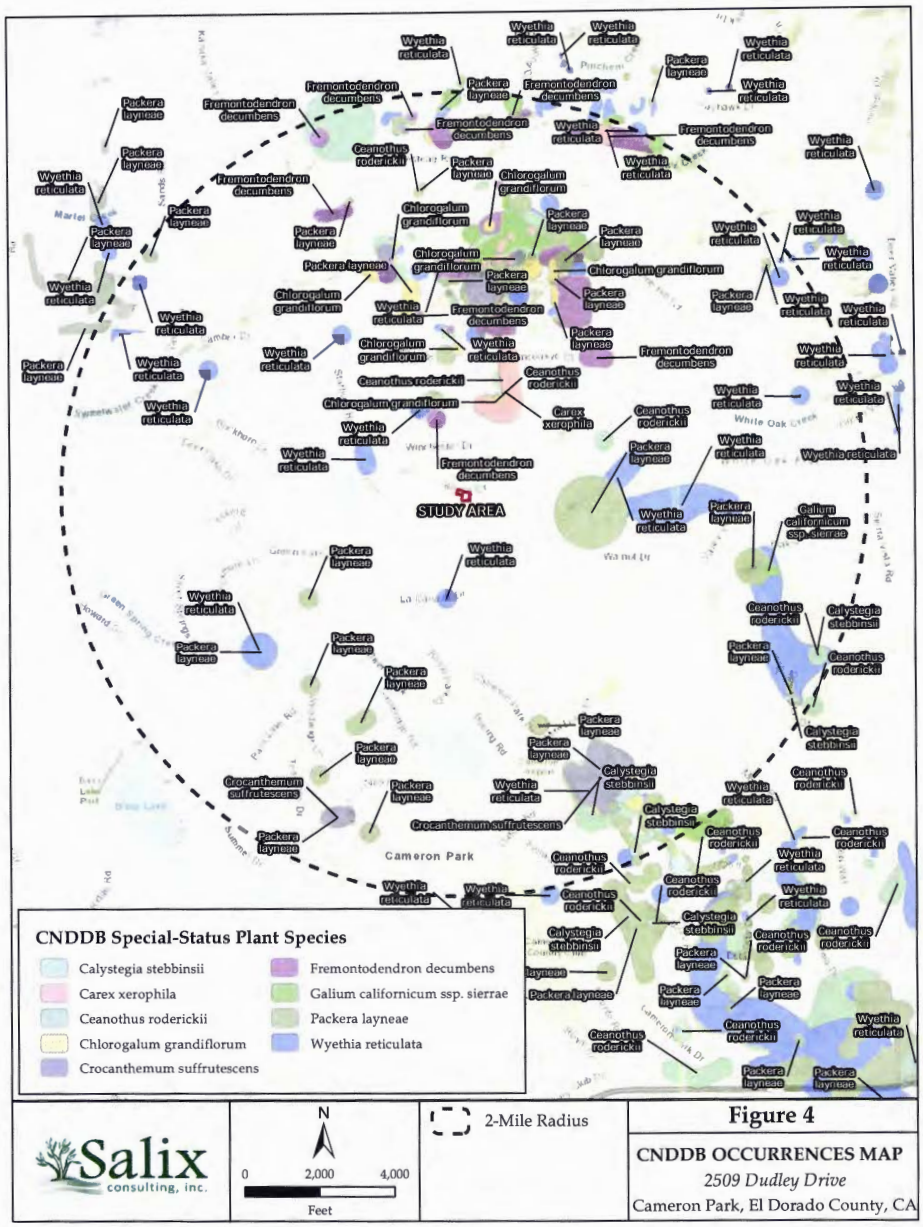
2509 Dudley Drive

Rescue, El Dorado County, CA

Rezone/Parcel Map Z23-0002 P23-0003
Falco Rezone/Parcel Map
APN: 102-353-005


Soil Components
RgE2 - Rescue extremely stony sandy loam, 3 to 50 percent slopes, eroded
Salix
consulting, inc.
N
0
250
500
Feet
Study Area
(±1.42 acres)
Figure 3
SOILS MAP
2509 Dudley Drive
Rescue, El Dorado County, CA

Attachment G: Biological Resources Assessment



Rezone/Parcel Map Z23-0002 P23-0003
Falco Rezone/Parcel Map
APN: 102-353-005

Looking east along Royce Drive and into property.
Photo date 5-4-22

Looking south along northern property line across property.
Photo date 5-4-22

Salix consulting, inc.

Figure 5a

SITE PHOTOS
2509 Dudley Drive
Rescue, El Dorado County, CA

Looking northwest across property toward Royce Drive.
Photo date 5-4-22

Looking northeast across property.
Photo date 5-4-22

Salix consulting, inc.

Figure 5b

SITE PHOTOS
2509 Dudley Drive
Rescue, El Dorado County, CA

Layne's butterweed.
Photo date 5-4-22

Layne's butterweed.
Photo date 5-4-22

Salix consulting, inc.		**Figure 5c**
		SITE PHOTOS *2509 Dudley Drive* Rescue, El Dorado County, CA

Cluster of Layne's butterweed in eastern area of site adjacent to chaparral. *Photo date 5-4-22*

Looking south along eastern property line and over a cluster of Layne's butterweed. *Photo date 5-4-22*

Salix consulting, inc.

Figure 5d

SITE PHOTOS

2509 Dudley Drive

Rescue, El Dorado County, CA

Figure 6
RARE PLANT MAP
2509 Dudley Drive
Rescue, El Dorado County, CA

Appendix A

2509 Dudley Drive - Plants Observed May 4, 2022

Gymnosperms

Pinaceae - Pine Family

Pinus sabiniana	Gray pine

Angiosperms - Dicots

Anacardiaceae - Cashew or Sumac Family

Toxicodendron diversilobum	Western poison-oak

Apiaceae (Umbelliferae) - Carrot Family

**Torilis arvensis*	Field hedgeparsley

Asteraceae (Compositae) - Sunflower Family

Agoseris heterophylla	Annual mountain dandelion
Baccharis pilularis	Coyote brush
**Carduus pycnocephalus*	Italian thistle
**Centaurea solstitialis*	Yellow starthistle
Eriophyllum lanatum	Woolly sunflower
**Hypochaeris glabra*	Smooth cat's-ear
**Lactuca serriola*	Prickly lettuce
**Leontodon saxatilis*	Long-beaked hawkbit
**Logfia gallica*	Narrowleaf cottonrose
Micropus californicus	Q tips
Packera layneae	Layne's Butterweed
Pseudognaphalium californicum	California everlasting

Boraginaceae - Borage Family

Eriodictyon californicum	Yerba santa

Ericaceae - Heath Family

Arctostaphylos viscida	Whiteleaf manzanita

Fabaceae (Leguminosae) - Legume Family

Acmispon americanus	Spanish lotus
Cercis occidentalis	Western redbud
**Trifolium hirtum*	Rose clover
**Vicia villosa*	Winter vetch

Fagaceae - Oak Family

Quercus wislizeni	Interior live oak

Geraniaceae - Geranium Family

**Erodium botrys*	Broad-leaf filaree

Lamiaceae (Labiatae) - Mint Family

Lepechinia calycina	Pitcher sage
Salvia sonomensis	Creeping sage

Linaceae - Flax Family

**Linum bienne*	Narrowleaf flax

* Indicates a non-native species

Myrsinaceae - Myrsine Family	
**Lysimachia arvensis*	Scarlet pimpernel
Onagraceae - Evening Primrose Family	
Epilobium brachycarpum	Summer cottonweed
Rhamnaceae - Buckthorn Family	
Rhamnus crocea	Spiny redberry
Rosaceae - Rose Family	
Adenostoma fasciculatum var. fasciculatum	Chamise
Heteromeles arbutifolia	Toyon
Rubiaceae - Madder Family	
Galium aparine	Goose grass
Scrophulariaceae - Figwort Family	
Scrophularia californica	California figwort
Angiosperms -Monocots	
Liliaceae - Lily Family	
Calochortus albus	White globe lily
Poaceae (Gramineae) - Grass Family	
**Aegilops triuncialis*	Barbed goatgrass
**Agrostis avenacea*	Pacific bent grass
**Aira caryophyllea*	Silver European hairgrass
**Avena fatua*	Wild oat
**Bromus diandrus*	Ripgut grass
**Bromus hordeaceus*	Soft chess
**Cynosurus echinatus*	Hedgehog dogtail
Elymus glaucus	Blue wildrye
**Festuca myuros*	Rattail sixweeks grass
**Festuca perennis*	Italian ryegrass
**Gastridium phleoides*	Nit grass
**Hordeum murinum subsp. leporinum*	Hare barley
**Phalaris aquatica*	Harding grass
Stipa pulchra	Purple needlegrass
Themidaceae - Brodiaea Family	
Dichelostemma capitatum subsp. capitatum	Bluedicks

* Indicates a non-native species

Attachment H: Project Application

FILE # Z23-0002

Z23-0002

EL DORADO COUNTY PLANNING SERVICES

ZONE CHANGE & GENERAL PLAN AMENDMENT APPLICATION

ASSESSOR'S PARCEL NO.(S) 102-353-005

PROJECT NAME/REQUEST: (Describe proposed use) Falco Parcel Split

Split an existing 1.42-acre parcel into 3 proposed parcels

IF SUBDIVISION/PARCEL MAP: Create 3 lots, ranging in size from 0.38-ac to 0.56-ac acre(s) / SF

IF ZONE CHANGE: From R1A to R1 IF GENERAL PLAN AMENDMENT: From _____ to _____

IF TIME EXTENSION, REVISION, CORRECTION: Original approval date _____ Expiration date _____

APPLICANT/AGENT David Falco

Mailing Address 2509 Dudley Dr., Rescue Ca 95672

Phone 209-406-9711 FAX _____

PROPERTY OWNER David Falco

Mailing Address 2509 Dudley Dr., Rescue Ca 95672

Phone 209-406-9711 FAX _____

RECEIVED PLANNING DEPARTMENT 2023 MAR 10 PM 2:43

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Lebeck Engineering, Inc.

Mailing Address 3430 Robin Ln, Bld #2, Cameron Park, CA 95682

Phone 530-677-4080 FAX _____

LOCATION: The property is located on the East (N/E/W/S) side of Dudley Drive (street or road)

0 Ft feet/miles South (N/E/W/S) of the intersection with Royce Dr (major street or road)

in the Rescue area. PROPERTY SIZE 1.42-Acre (acreage / square footage)

X David Lebeck Date 3/6/2023

Signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 3/10/23 Fee $ 1,714.00 Receipt # RA5465 Rec'd by ADP Census _____

Zoning R1A GPD HDR Supervisor Dist 4 Sec/Twn/Rng 21/10/9

ACTION BY: ☐ **PLANNING COMMISSION**

Hearing Date _____

☐ Approved ☐ Denied (Findings and/or conditions attached)

Executive Secretary

ACTION BY BOARD OF SUPERVISORS

Hearing Date _____

☐ Approved ☐ Denied (Findings and/or conditions attached)

Executive Secretary

(Revised 07/07)

Z23-0002, P23-0003

Rezone/Parcel Map Z23-0002 P23-0003

Falco Zone Change/Parcel Map

APN: 102-353-005

Attachment H: Project Application

COMMUNITY DEVELOPMENT SERVICES
PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

FILE # P23-0003

ASSESSOR'S PARCEL NUMBER(s) 102-353-005

PROJECT NAME/REQUEST: (Describe proposed use) Falco Parcel Split

Split an existing 1.42-acre parcel into 3 proposed parcels

IF SUBDIVISION/PARCEL MAP: Create 3 lots, ranging in size from 0.38-acre to 0.56-acre acre(s) / square feet

IF ZONE CHANGE: From R1A to R1 IF GENERAL PLAN AMENDMENT: From RR to LDR

IF TIME EXTENSION, REVISION, or CORRECTION: Original approval date _____ Expiration date _____

APPLICANT/AGENT David Falco
2509 Dudley Dr., Rescue, CA 95672
P.O. Box or Street City State ZIP
Phone ( ) 209-406-9711 FAX ( )

PROPERTY OWNER David Falco
Mailing Address 2509 Dudley Dr., Rescue, CA 95672
P.O. Box or Street City State ZIP
Phone ( )209-406-9711 FAX ( )

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Lebeck Engineering, Inc.
Mailing Address 3430 Robin Ln, BLD #2, Cameron Park, CA 95682
P.O. Box or Street City State ZIP
Phone ( ) 530-677-4080 FAX ( )

RECEIVED PLANNING DEPARTMENT 2023 MAR 10 PM 2:44

LOCATION: The property is located on the East (N/E/W/S) side of Dudley Dr (Street or Road)
0 ft feet/miles South (N/E/W/S) of the intersection with Royce Dr (Major Street or Road)
in the Rescue area. PROPERTY SIZE 1.42 Acre (Acreage / Square Feet)

Paul Hw
Signature of property owner or authorized agent

3/6/2023
Date

FOR OFFICE USE ONLY

Date 3/10/23 Fee $ _____ Receipt # _____ Rec'd by ADP Census _____
Zoning R1A GPD HDR Supervisor District 4 Sec 21 Twn 10 Rng 9

ACTION BY: ☐ PLANNING COMMISSION ☐ ZONING ADMINISTRATOR
Hearing Date _____
Approved _____ Denied _____
(Findings and/or conditions attached)
Executive Secretary

ACTION BY BOARD OF SUPERVISORS
Hearing Date _____
Approved _____ Denied _____
(Findings and/or conditions attached)
APPEAL:
Approved _____ Denied _____

Revised 11/2017

Z23-0002, P23-0003

Rezone/Parcel Map Z23-0002 P23-0003
Falco Zone Change/Parcel Map
APN: 102-353-005

EL DORADO COUNTY PLANNING SERVICES

RECEIVED

MAR 10 2023

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

REQUIRED SUBMITTAL INFORMATION for Zone Change & General Plan Amendment

The following information must be provided with all applications. **If all the information is not provided, the application will be deemed incomplete and will not be accepted**. For your convenience, please use the check (√) column on the left to be sure you have all the required information. **All plans and maps MUST be folded to 8½" x 11".**

FORMS AND MAPS REQUIRED

Check (√)

Applicant	County		
☐	☐	1)	Application Form **and** Agreement for Payment of Processing Fees, completed and signed.
☑	☐	2)	Letter of authorization from all property owners authorizing agent to act as applicant, when applicable.
☑	☐	3)	Proof of ownership (Grant Deed), if the property has changed title since the last tax roll.
☑	☐	4)	A copy of official Assessor's map, showing the property outlined in red.
☑	☐	5)	An 8 ½ x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and town sites.
☑	☐	6)	Environmental Questionnaire form, completed and signed.
☑	☐	7)	Provide name, mailing address and phone number of all property owners and their agents.
☑	☐	8)	If public sewer or water service is proposed, obtain and provide a Facilities Improvement Letter if the project is located within the EID service area, or a similar letter if located in another sewer/water district.
NA	☐	9)	If off-site sewer or water facilities are proposed to serve the project, provide four (4) copies of a map showing location and size of proposed facilities. If groundwater to be used for domestic water, submit a report noting well production data for adjacent parcels, or submit a hydrological report prepared by a geologist noting the potential for water based on the nature of project site geology.
NA	☐	10)	If a septic system is proposed, provide a preliminary soils analysis with sufficient data to determine if the site is capable of supporting the proposed density or intensity of use.

Z23-0002, P23-0003

FORMS AND MAPS REQUIRED

Check (√)

Applicant	County	
☑	☐	11) If located within one of the five Ecological Preserve - EP overlay zones (Mitigation Area 0), rare plants may exist on-site. The State Department of Fish & Game will require an on-site biological plant survey to determine the extent and location of rare plants on the project site. Such a survey can only occur from March 15 through August 15 when plants are readily visible. Therefore, if the State Department of Fish & Game requires the plant survey, a substantial delay in the processing of your application could result. To avoid potential delays, you may choose to provide this survey with application submittal. (A list of possible Botanical Consultants is available at Planning Services.)
☑	☐	12) A record search for archaeological resources shall be conducted through the North Central Information Center located at CSU-Sacramento, 6000 J Street, Adams Building, Suite #103, Sacramento, CA 95819-6100, phone number (916) 278-6217. If the record search identifies a need for a field survey, a survey shall be required. (A list of Archaeological Consultants and survey requirements is available at Planning Services.) Archaeological surveys shall meet the "Guidelines for Cultural Resource Studies" approved by the Board of Supervisors, available at Planning Services.
☑	☐	13) A site-specific wetland investigation shall be required on projects with identified wetlands on the Important Biological Resources Map (located in Planning Services), when proposed improvements will directly impact the wetland (reduce the size of the wetland area) or lie near the wetlands. (Available from Planning Services are the U.S. Corps of Engineers requirements for a wetlands delineation study. Additionally, a list of qualified consultants is also available.)
N/A	☐	14) An acoustical analysis shall be provided whenever a noise-sensitive land use (residences, hospitals, churches, libraries) are proposed adjacent to a major transportation source, or adjacent or near existing stationary noise sources. Such study shall define the existing and projected (2015) noise levels and define how the project will comply with standards set forth in the General Plan.
☑	☐	15) Where special status plants and animals are identified on the Important Biological Resources Map located in Planning Services, an on-site biological study shall be required to determine if the site contains special status plant or animal species or natural communities and habitats.
☑	☐	16) An air quality impact analysis shall be provided utilizing the El Dorado County Air Pollution Control District's "Guide to Air Quality Assessment."
☑	☐	17) A traffic study shall be provided utilizing El Dorado County Department of Transportation's "Generic Traffic Study Scope of Work."

SITE PLAN REQUIREMENTS

Twenty-five (25) copies of the site plan detailing what exists on the site at time of application shall be submitted on 24'" x 36" sheets or smaller, drawn to scale, and of sufficient size to clearly show all details and required data. **All plans MUST be folded to 8½" x 11", plus one 8½" x 11" reduction. NO ROLLED DRAWINGS WILL BE ACCEPTED.** For your convenience, please check the Applicant column on the left to be sure you have all the required submittal information.

Check (√)

Applicant	County		
☑	☐	1)	Project name (if applicable).
☑	☐	2)	Name, address of applicant and designer (if applicable)
☑	☐	3)	Date, North arrow, and scale.
☑	☐	4)	Entire parcel of land showing perimeter with dimensions.
☑	☐	5)	All roads, alleys, streets, and their names.
☑	☐	6)	Location of easements, their purpose and width.
☑	☐	7)	All existing and proposed uses (i.e. buildings, mobile homes, dwellings, utility transmission lines, etc.).

The following is optional and only necessary when it may help support a proposed zone change.

NA	☐	8)	Driveways, parking and loading stalls with dimensions (refer to Zoning Ordinance Chapter 17.18).
NA	☐	9)	Proposed/existing fences or walls.
NA	☐	10)	Existing/proposed fire hydrants.

Planning Services reserves the right to require additional project information as provided by Section 15060 of the California Environment Quality Act, or as required by the General Plan development policies, when such is necessary to complete the environmental assessment.

NOTE: APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY. MAKE YOUR APPOINTMENT IN ADVANCE BY CALLING (530) 621-5355.

COMMUNITY DEVELOPMENT SERVICES
PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

TENTATIVE PARCEL MAP

REQUIRED SUBMITTAL INFORMATION

The following information must be provided with all applications. **If all the information is not provided, the application will be deemed incomplete and will not be accepted**. For your convenience, please use the check (☐ column on the left to be sure you have all the required information. **All plans and maps MUST be folded to 8½" x 11"**.

FORMS AND MAPS REQUIRED

Check (√) Applicant	County		
☐	☐	1.	Application Form and Agreement for Payment of Processing Fees, completed and signed.
☒	☐	2.	Letter of authorization from all property owners authorizing agent to act as applicant, when applicable.
☒	☐	3.	Proof of ownership (Grant Deed), if the property has changed title since the last tax roll.
☒	☐	4.	A copy of official Assessor's map, showing the property outlined in red.
☒	☐	5.	An 8 ½" x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and town sites.
☒	☐	6.	Environmental Questionnaire form, completed and signed.
☒	☐	7.	Provide name, mailing address and phone number of all property owners and their agents.
☒	☐	8.	If public sewer or water service is proposed, obtain and provide a Facilities Improvement Letter if the project is located within the EID service area, or a similar letter if located in another sewer/water district.
N/A	☐	9.	If off-site sewer or water facilities are proposed to serve the project, provide four (4) copies of a map showing location and size of proposed facilities. If groundwater is to be used for domestic water, submit a report noting well production data for adjacent parcels, or submit a hydrological report prepared by a geologist noting the potential for water based on the nature of project site geology.

RECEIVED
MAR 10 2023
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Z23-0002, P23-0003

FORMS AND MAPS REQUIRED

Check (√) Applicant	County		
☒	☐	10.	Preceding parcel map, final map, or record of survey, if any exists.
☒	☐	11.	If located within one of the five Ecological Preserve - EP overlay zones (Mitigation Area 0), rare plants may exist on-site. The State Department of Fish & Game will require an on-site biological plant survey to determine the extent and location of rare plants on the project site. Such a survey can only occur from March 15 through August 15 when plants are readily visible. Therefore, if the State Department of Fish & Game requires the plant survey, a substantial delay in the processing of your application could result. To avoid potential delays, you may choose to provide this survey with application submittal. (A list of possible Botanical Consultants is available at Planning Services.)
N/A	☐	12.	Name and address of Homeowners' Association, CSA 9 Zone of Benefit, or other road maintenance entity if it exists in the project area.
☒	☐	13.	Preliminary grading, drainage plan, and report. The plan should be of sufficient detail to identify the scope of grading, including quantities, depths of cut and fills (for roads and driveways where cuts/fills exceed 6 feet, and mass pad graded lots), location of existing drainage, proposed modifications, and impacts to downstream facilities. (See Section 15.14.240 of County Grading Ordinance for submittal detail.)
		14.	In an accompanying report, provide the following data for area on each proposed parcel which is to be used for sewage disposal:
N/A	☐		a) The percolation rate and location of test on 4.5 acres or smaller
☐	☐		b) The depth of soil and location of test
☐	☐		c) The depth of groundwater and location of test
☐	☐		d) The direction and percent of slope of the ground
☐	☐		e) The location, if present, of rivers, streams, springs, areas subject to inundation, rock outcropping, lava caps, cuts, fills, and easements
☐	☐		f) Identify the area to be used for sewage disposal
☐	☐		g) Such additional data and information as may be required by the Director of Environmental Health to assess the source of potable water, the disposal of sewage and other liquid wastes, the disposal of solid wastes, drainage, and erosion control
☒	☐		h) In circumstances where there are steep slopes, streams or other constraints as determined by staff, these must be noted on the tentative parcel map

FORMS AND MAPS REQUIRED

Check (√)
Applicant County

[x] [ ] 15. A record search for archaeological resources shall be conducted through the North Central Information Center located at CSU-Sacramento, 6000 J Street, Adams Building, Suite #103, Sacramento, CA 95819-6100, phone number (916) 278-6217. If the record search identifies a need for a field survey, a survey shall be required. (A list of Archaeological Consultants and survey requirements is available at Planning Services.) Archaeological surveys shall meet the "Guidelines for Cultural Resource Studies" approved by the Board of Supervisors, available at Planning Services.

[x] [ ] 16. A site-specific wetland investigation shall be required on projects with identified wetlands on the Important Biological Resources Map (located in Planning Services), when proposed improvements will directly impact the wetland (reduce the size of the wetland area) or lie near the wetlands. (Available from Planning Services are the U.S. Corps of Engineers requirements for a wetlands delineation study. A list of qualified consultants is also available.)

[x] [ ] 17. An acoustical analysis shall be provided whenever a noise-sensitive land use (residences, hospitals, churches, libraries) are proposed adjacent to a major transportation source, or adjacent or near existing stationary noise sources. Such study shall define the existing and projected (2015) noise levels and define how the project will comply with standards set forth in the General Plan.

[x] [ ] 18. Where special status plants and animals are identified on the Important Biological Resources Map located in Planning Services, an on-site biological study shall be required to determine if the site contains special status plant or animal species or natural communities and habitats.

[x] [ ] 19. An air quality impact analysis shall be provided utilizing the El Dorado County Air Pollution Control District's "Guide to Air Quality Assessment."

[x] [ ] 20. A traffic study shall be provided utilizing El Dorado County Department of Transportation's "Generic Traffic Study Scope of Work."

Required maps shall be on 24" x 36" sheets or smaller, drawn to scale, and sufficient size to clearly show all details and required data. All maps MUST be folded to 8 ½" inches x 11" prior to submittal. NO ROLLED DRAWINGS WILL BE ACCEPTED.

NA [ ] a) Four (4) copies of the tentative map, folded with signature block showing (including one 8½" x 11" reduction).

NA [ ] b) Four (4) copies of a slope map noting the following slope range categories: 0 to 10%, 11 to 20%, 21 to 29%, 30% to 39%, 40% and over.

NA [ ] c) Four (4) copies of preliminary grading and drainage plan.

FORMS AND MAPS REQUIRED

Check (√)
Applicant County

OAK TREE/OAK WOODLAND REMOVAL
The following supplemental information shall be required if any Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions) will be impacted by the project (i.e. cut down) consistent with Section 130.39.070 (Oak Tree and Oak Woodland Removal Permits – Discretionary Development Projects).

Applicant	County		
NA	☐	21.	Oak Resources Code Compliance Certificate.
☐	☐	22.	Oak Resources Technical Report prepared by a Qualified Professional consistent with Section 2.5 (Oak Resources Technical Reports) of the Oak Resources Management Plan.
☐	☐	23.	Completed Oak Resources Technical Report Checklist, including supplemental data for impacted Individual Native Oak Trees within Oak Woodlands, as applicable.
☐	☐	24.	Security deposit for on-site oak tree/oak woodland retention and/or replacement planting (if proposed as part of project mitigation) consistent with Section 130.39.070.F (Security Deposit for On-Site Oak Tree/Oak Woodland Retention and Section 130.30.070.G (Security Deposit for On-Site Oak Tree/ Oak Woodland Replacement Planting).
☐	☐	25.	Reason and objective for Impact to oak trees and/or oak woodlands.

REQUIRED INFORMATION ON TENTATIVE MAP

Check (√)
Applicant County

Applicant	County		
x	☐	1.	North point and scale
x	☐	2.	Project boundaries with dimensions
x	☐	3.	Approximate dimensions and area of all lots
x	☐	4.	Adjacent ownership with book and page number of recorded deeds or parcel map references
x	☐	5.	Location, names and right-of-way width of adjacent streets, highways, and alleys. Show access easements to a connection with a public road, together with deed or map reference documenting such access. Also, note all existing encroachments to the public road on adjacent parcels. If a new access is proposed through adjacent parcels, provide letter of authorization and a description of the access easement.

REQUIRED INFORMATION ON TENTATIVE MAP

Check (√) Applicant	County		
N/A	☐	6.	Purpose, width, and approximate location of all proposed and existing easements (other than roads)
N/A	☐	7.	Approximate radii of centerline on all street curves
x	☐	8.	Grades and width of proposed and existing roads or road easements, with typical improvement cross-section
x	☐	9.	Names of adjacent subdivisions
x	☐	10.	All structures, buildings, utility, transmission lines and dirt roads, and distances to existing and proposed property lines
x	☐	11.	The location of all structures for residential, commercial, industrial or recreational use for which permits have either been applied for or granted, but not yet constructed
x	☐	12.	Fire hydrant location, existing and/or proposed
x	☐	13.	Existing water and sewer line locations
x	☐	14.	Contour lines shown at 5-foot intervals if any slopes on the property exceed 10% (contours not required if all slopes are 10% or less). Contours may be shown at 10-foot or 20-foot intervals on parcels of 10 acres or larger (using USGS interpolation or field survey), if said contours reasonably identify significant site features; i.e., benches or abrupt topographical changes, etc.
x	☐	15.	The location, if present, of rock outcropping, lava caps, drainage courses, lakes, canals, reservoirs, rivers, streams, spring areas subject to inundation, and wetlands, and show respective 100-foot and 50-foot septic system setbacks when a septic system is proposed.
N/A	☐	16.	Note any proposed trails within the project, and where applicable, connection to existing or proposed trail systems.
x	☐	17.	Location, general type (pine, oak, etc.) and size of all existing trees, 8" DBH (Diameter at Breast Height) or greater in those areas that are subject to grading or otherwise may be removed/affected by proposed improvements. Note quantity of trees to be removed.
N/A	☐	18.	Identify areas subject to a 100-year flood, perennial streams or creeks, and show high water level (100-year) on map. Where this data is not readily available, January 1997 flood level can be shown if known.
		19.	The following information is to be listed on the tentative parcel map in the following consecutive order:
x	☐		a) Owner of record (name and address)
x	☐		b) Name of applicant (name and address)
x	☐		c) Map prepared by (name and address)
x	☐		d) Scale
x	☐		e) Contour interval (if any)

REQUIRED INFORMATION ON TENTATIVE MAP

Check (√) Applicant	County		
[x]	[ ]	f)	Source of topography
[x]	[ ]	g)	Section, Township and Range
[x]	[ ]	h)	Assessor's Parcel Number(s)
[x]	[ ]	i)	Present zoning
[x]	[ ]	j)	Total area
[x]	[ ]	k)	Total number of parcels
[ ]	[ ]	l)	Minimum parcel area
[x]	[ ]	m)	Water supply
[x]	[ ]	n)	Sewage disposal
[N/A]	[ ]	o)	Proposed structural fire protection
[x]	[ ]	p)	Date of preparation
[x]	[ ]	q)	In the lower right-hand corner of each map a signature block should be shown, giving space for:

Zoning Administrator: _____

Approval/Denial Date: _____

Board of Supervisors: _____

Approval/Denial Date: _____

Planning Services reserves the right to require additional project information as provided by Section 15060 of the California Environment Quality Act, or as required by the General Plan development policies, when such is necessary to complete the environmental assessment.

NOTE: APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY. MAKE YOUR APPOINTMENT IN ADVANCE BY CALLING (530) 621-5355.

RECEIVED
MAR 1 0 2023
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Letter of Authorization

The undersigned owner(s) of Record Title Interest in Assessor's Parcel(s) No. 102-353-005 the description of which is filed as Document No(s). 2020-0035039-00 of Official Records of the County of El Dorado, hereby authorize Lebeck Engineering, Inc. to prepare and process the necessary documents for: Rezone & Tentative Parcel Map .

Signed: David Falco Date: 11/29/2022

Print Name: David Falco

Signed: Christina Falco Date: 11/29/22

Print Name: Christina Falco

Owner(s) of Record: David & Christina Falco

Mailing Address: 2509 Dudley Dr., Rescue, CA 95672

Phone: (209) 406-9711

Applicant(s): Lebeck Engineering, Inc. – Bobbie Lebeck

Mailing Address: 3430 Robin Lane, Bldg. #2, Cameron Park, CA 95682

Phone: (530) 677-4080

Z23-0002, P23-0003

20209003503900003
El Dorado, County Recorder
Janelle K. Horne Co Recorder Office
DOC 2020-0035039-00
Acct 8002-Chicago Title Co
Wednesday, JUL 15, 2020 10:05:22
Ttl Pd $667.35 Nbr-0002110655
RAB/C1/1-3

RECORDING REQUESTED BY:
Chicago Title Company

When Recorded Mail Document and Tax Statement To:
Christina A. Falco and David Falco
2509 Dudley Drive
Rescue, CA 95672

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: FSJP-3042001069

Property Address: 2509 Dudley Drive, Rescue, CA 95672
APN/Parcel ID(s): 102-353-005-000

Exempt from fee per GC 27388.1 (a) (2); recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.

GRANT DEED

The undersigned grantor(s) declare(s)

☐ This transfer is exempt from the documentary transfer tax.
☑ **The documentary transfer tax is $647.35** and is computed on:
☐ the full value of the interest or property conveyed.
☐ the full value less the liens or encumbrances remaining thereon at the time of sale.
The property is located in ☑ an Unincorporated area.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, David Jenkins and Jana L. Jenkins, husband and wife as joint tenants

hereby GRANT(S) to Christina A. Falco and David Falco, wife and husband as joint tenants

the following described real property in the Unincorporated Area of the County of El Dorado, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PROPERTY COMMONLY KNOWN AS: 2509 Dudley Drive, Rescue, CA 95672

RECEIVED
MAR 10 2023
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Grant Deed
SCA0000129.doc / Updated: 04.08.20

Printed: 07.09.20 @ 09:01 AM
CA-CT-FSJP-02180.052304-FSJP-3042001069

Z23-0002, P23-0003

Rezone/Parcel Map Z23-0002 P23-0003
Falco Zone Change/Parcel Map
APN: 102-353-005

GRANT DEED
(continued)

APN/Parcel ID(s): 102-353-005-000

Dated: July 9, 2020

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

David Jenkins
David Jenkins

Jana L Jenkins
Jana L. Jenkins

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sacramento

On 07-09-2020 before me, Eva Torres, Notary Public,
(here insert name and title of the officer)

personally appeared David Jenkins and Jana L. Jenkins,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

EVA TORRES
COMM #2278714
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
My Commission Expires Mar. 19, 2023
AER1 AER1

Grant Deed
SCA0000129.doc / Updated: 04.08.20

Printed: 07.09.20 @ 09:01 AM
CA-CT-FSJP-02180.052304-FSJP-3042001069

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 102-353-005-000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF EL DORADO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 51, AS SHOWN ON THAT CERTAIN MAP ENTITLED "HIGHLANDS UNIT NO. 5", FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY, STATE OF CALIFORNIA, ON JULY 9, 1981, IN MAP BOOK "F" AT PAGE 133.

TOGETHER WITH:

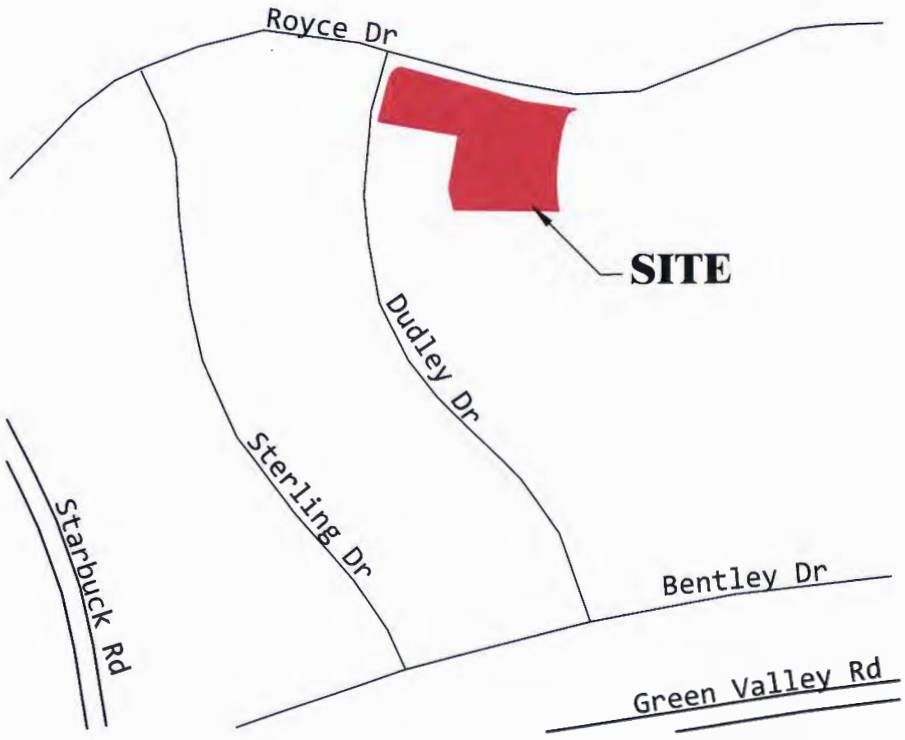
ALL THAT PORTION OF THAT CERTAIN PARCEL DESCRIBED IN GRANT DEED TO THE ARTHUR C. LICHTMAN TRUST, RECORDED DECEMBER 23, 2008 AT DOCUMENT NUMBER 2008-0060511-00 IN THE EL DORADO COUNTY RECORDER'S OFFICE, BEING A PORTION OF SECTION 21, TOWNSHIP 10 NORTH, RANGE 9 EAST, M.D.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 1/2 INCH IRON PIPE AT THE NORTHWEST CORNER OF SAID ARTHUR C. LICHTMAN TRUST PARCEL, ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF ROYCE DRIVE AS SHOWN UPON A MAP ENTITLED THE HIGHLANDS UNIT NO.5 A PORTION OF SECTIONS 21 & 28, TOWNSHIP 10 NORTH, RANGE 9 EAST, M.D.M. FILED IN BOOK F PAGE 133 OF SUBDIVISION MAPS AT THE EL DORADO COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 74° 22' 52" EAST, 107.94 FEET TO A 3/4 INCH IRON PIPE (RECORD SOUTH 74° 23' 12" EAST, 107.80 FEET); THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE ALONG A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 530.00 FEET, A CORD BEARING OF SOUTH 80° 27' 44" EAST, A CORD DISTANCE OF 113.26 FEET TO A POINT AT THE NORTHWEST CORNER OF PARCEL A AS SHOWN ON A MAP ENTITLED A PORTION OF THE S.E. 1/4 OF SECTION 21, TOWNSHIP 10 NORTH, RANGE 9 EAST, M.D.M. FILED IN BOOK 13 AT PAGE 78 OF PARCEL MAPS AT THE EL DORADO COUNTY RECORDER'S OFFICE; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL A ALONG A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 20.00 FEET, A CORD BEARING OF SOUTH 54° 03' 22" WEST, A CORD DISTANCE OF 25.65 FEET TO A 3/4 INCH IRON PIPE (RECORD RADIUS OF 20.00 FEET, CORD BEARING OF NORTH 53° 04' 27" EAST, A CORD DISTANCE OF 25.91 FEET); THENCE ALONG SAID WESTERLY BOUNDARY LINE SOUTH 13° 20' 57" WEST, 53.42 FEET TO A 3/4 INCH IRON PIPE (RECORD NORTH 12° 42' 02" EAST, 52.71 FEET); THENCE ALONG SAID WESTERLY BOUNDARY LINE ALONG A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 370.00 FEET, A CORD BEARING OF SOUTH 2° 21' 59" WEST, A CORD DISTANCE OF 133.98 FEET TO A 5/8 INCH REBAR WITH 2 INCH ALUMINUM DISK; THENCE; LEAVING SAID WESTERLY BOUNDARY LINE AND ENTERING INTO THE ARTHUR C. LICHTMAN TRUST PARCEL, SOUTH 89° 58' 24" WEST, 203.80 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF THE HIGHLANDS UNIT NO.5; THENCE ALONG SAID EASTERLY BOUNDARY LINE NORTH 9° 24' 37" WEST, 47.35 FEET; THENCE ALONG SAID EASTERLY BOUNDARY LINE NORTH 9° 41' 43" EAST, 105.01 FEET TO A 3/4 INCH IRON PIPE AT THE SOUTH EAST CORNER OF LOT 51 AS SHOWN ON SAID MAP (RECORD NORTH 9° 36' 37" EAST, 105.00 FEET); THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY LINE NORTH 9° 41' 43" EAST, 100.02 FEET (RECORD NORTH 9° 36' 37" EAST, 100.00 FEET) TO THE NORTH EAST CORNER OF LOT 51 ALSO BEING THE POINT OF BEGINNING.

AS SHOWN AS TRACT B ON THAT CERTAIN RECORD OF SURVEY FILED SEPTEMBER 11, 2018 IN BOOK 36 OF RECORD OF SURVEYS AT PAGE 73.

Attachment H: Project Application

RECEIVED
MAR 1 0 2023
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT



VICINITY MAP - Falco

APN: 102-353-005 NOT TO SCALE

Z23-0002, P23-0003

Rezone/Parcel Map Z23-0002 P23-0003
Falco Zone Change/Parcel Map
APN: 102-353-005

COMMUNITY DEVELOPMENT SERVICES
PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

EL DORADO COUNTY PLANNING SERVICES
ENVIRONMENTAL QUESTIONNAIRE

RECEIVED
MAR 10 2023
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

File Number _____
Date Filed _____

Project Title	David Falco Parcel Split	Lead Agency	
Name of Owner	David & Christina Falco	Telephone	209-406-9711
Address	2509 Dudley Drive, Rescue, CA 95672		
Name of Applicant	David Falco	Telephone	209-406-9711
Address	2509 Dudley Dr., Rescue, CA 95672		
Project Location	2509 Dudley Dr., Rescue, CA 95672		

Assessor's Parcel Number(s) 102-353-005 Acreage 1.42 Zoning R!A

Please answer all of the following questions as completely as possible. Subdivisions and other major projects will require a Technical Supplement to be filed together with this form.

1. Type of project and description:
   Tentative parcel map. Split an existing 1.42 acre parcel into three proposed parcels

2. What is the number of units/parcels proposed? One (1) existing

GEOLOGY AND SOILS

3. Identify the percentage of land in the following slope categories:

   31% 0 to 10% 19% 11 to 15% 22% 16 to 20% 10% 21 to 29% 2% over 30%
   (Average slope = 17%)

4. Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area? No

5. Could the project affect any existing agriculture uses or result in the loss of agricultural land? No

Z23-0002, P23-0003

DRAINAGE AND HYDROLOGY

6. Is the project located within the flood plain of any stream or river? No
   If so, which one? _____
7. What is the distance to the nearest body of water, river, stream or year-round drainage channel?
   2,870 FT Name of the water body? Private Pond
8. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amount into any lakes, rivers or streams? No
9. Will the project result in the physical alteration of a natural body of water or drainage way?
   If so, in what way? No
10. Does the project area contain any wet meadows, marshes or other perennially wet areas?
    No

VEGETATION AND WILDLIFE

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each:
    Trees & brush-75%, Grass-25%
12. How many trees of 6-inch diameter will be removed when this project is implemented?
    None at this time.

FIRE PROTECTION

13. In what structural fire protection district (if any) is the project located? Rescue FPD
14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)? Private pond located west of property.
15. What is the distance to the nearest fire station? 1.3 Miles
16. Will the project create any dead-end roads greater than 500 feet in length? No
17. Will the project involve the burning of any material including brush, trees and construction materials? No.

NOISE QUALITY

18. Is the project near an industrial area, freeway, major highway or airport? No
    If so, how far? _____
19. What types of noise would be created by the establishment of this land use, both during and after construction? Typical construction noise during construction, virtually none post Const.

AIR QUALITY

20. Would any noticeable amounts of air pollution, such as smoke, dust or odors, be produced by this project? No

WATER QUALITY

21. Is the proposed water source ■ public or ☐ private, ☐ treated or ☐ untreated?

22. What is the water use (residential, agricultural, industrial or commercial)? residential

AESTHETICS

23. Will the project obstruct scenic views from existing residential areas, public lands, and/or public bodies of water or roads? No

ARCHAEOLOGY/HISTORY

24. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (e.g., Indian burial grounds, gold mines, etc.) No

SEWAGE

25. What is the proposed method of sewage disposal? ☐ septic system ■ sanitation district
Name of district: EID

26. Would the project require a change in sewage disposal methods from those currently used in the vicinity? No

TRANSPORTATION

27. Will the project create any traffic problems or change any existing roads, highways or existing traffic patterns? No

28. Will the project reduce or restrict access to public lands, parks or any public facilities?
No

GROWTH-INDUCING IMPACTS

29. Will the project result in the introduction of activities not currently found within the community?
No

30. Would the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?
No

31. Will the project require the extension of existing public utility lines? No
If so, identify and give distances: _____

GENERAL

32. Does the project involve lands currently protected under the Williamson Act or an Open Space Agreement? No

33. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material?
No

34. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)? No

35. Could the project create new, or aggravate existing health problems (including, but not limited to, flies, mosquitoes, rodents and other disease vectors)? No

36. Will the project displace any community residents? No

DISCUSS ANY YES ANSWERS TO THE PREVIOUS QUESTIONS (attached additional sheets if necessary)

MITIGATION MEASURES (attached additional sheets if necessary)
Proposed mitigation measures for any of the above questions where there will be an adverse impact:

Form Completed by:_____ Date:_____

El Dorado Irrigation District

RECEIVED
MAR 1 0 2023
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Letter No.: DS1022-312

October 27, 2022

VIA EMAIL

David Falco
2509 Dudley Drive
Rescue, CA 95672
Email: davidfalco1969@yahoo.com

Subject: Facility Improvement Letter (FIL), Falco 3-Way Parcel Split - 3840FIL
Assessor's Parcel No. 102-353-005 (Rescue)

Dear Mr. Falco:

This letter is in response to your request dated October 6, 2022 and is valid for a period of three years.

This proposed project is a 3-lot residential subdivision on 1.42 acres. This parcel currently has water and sewer service. Two additional water and sewer services are requested at this time. The property is within the District boundary.

This letter is not a commitment to serve, but does address the location and approximate capacity of existing facilities that may be available to serve your project.

Water Supply
As of January 1, 2021, there were 11,414 equivalent dwelling units (EDUs) of water supply available in the Western/Eastern Water Supply Region. Your project as proposed on this date would require 2 additional EDUs of water supply.

Water Facilities
A 10-inch water line is located in Royce Drive (see enclosed System Map). The Cameron Park Fire Department has determined that the minimum fire flow for this project is 1,000 GPM for a 1-hour duration while maintaining a 20-psi residual pressure. According to the District's hydraulic model, the existing system can deliver the required fire flow. In order to receive service you will be required to install two new water services connecting to the 10-inch water line previously identified. The hydraulic grade line for the existing water distribution facilities is 1,605 feet above mean sea level at static conditions and 1,595 feet above mean sea level during fire flow and maximum day demands.

Z23-0002, P23-0003

2890 Mosquito Road, Placerville CA, 95667 (530) 622-4513

The flow predicted above was developed using a computer model and is not an actual field flow test.

Sewer Facilities
There is a 6-inch gravity sewer line abutting the northern property line in Royce Drive. This sewer line has adequate capacity at this time. In order to serve the new parcels to be created you would need to install two new sewer services connecting to the line previously identified. Your project as proposed on this date would require 2 additional EDUs of sewer service.

Easement Requirements
Proposed water lines, sewer lines and related facilities must be located within an easement accessible by conventional maintenance vehicles. When the water lines or sewer lines are within streets, they shall be located within the paved section of the roadway. No structures will be permitted within the easements of any existing or proposed facilities. The District must have unobstructed access to these easements at all times, and generally does not allow water or sewer facilities along lot lines.

Easements for any new District facilities constructed by this project must be granted to the District prior to District approval of water and/or sewer improvement plans, whether onsite or offsite. In addition, due to either nonexistent or prescriptive easements for some older facilities, any existing onsite District facilities that will remain in place after the development of this property must also have an easement granted to the District.

Environmental
The County is the lead agency for environmental review of this project per Section 15051 of the California Environmental Quality Act Guidelines (CEQA). The County's environmental document should include a review of both offsite and onsite water and sewer facilities that may be constructed by this project. You may be requested to submit a copy of the County's environmental document to the District if your project involves significant off-site facilities. If the County's environmental document does not address all water and sewer facilities and they are not exempt from environmental review, a supplemental environmental document will be required. This document would be prepared by a consultant. It could require several months to prepare and you would be responsible for its cost.

Summary
Service to this proposed development is contingent upon the following:

- The availability of uncommitted water supplies at the time service is requested;
- Approval of the County's environmental document by the District (if requested);
- Executed grant documents for all required easements;
- Payment of all District connection costs.

Services shall be provided in accordance with El Dorado Irrigation District Board Policies and Administrative Regulations, as amended from time-to-time. As they relate to conditions of and fees for extension of service, District Administrative Regulations will apply as of the date of a fully executed Extension of Facilities Agreement.

If you have any questions, please contact Marc Mackay at (530) 642-4135.

Sincerely,

Michael J. Brink, P.E.
Supervising Civil Engineer

MB/MM:kh

Enclosures: System Map

cc w/ System Map:

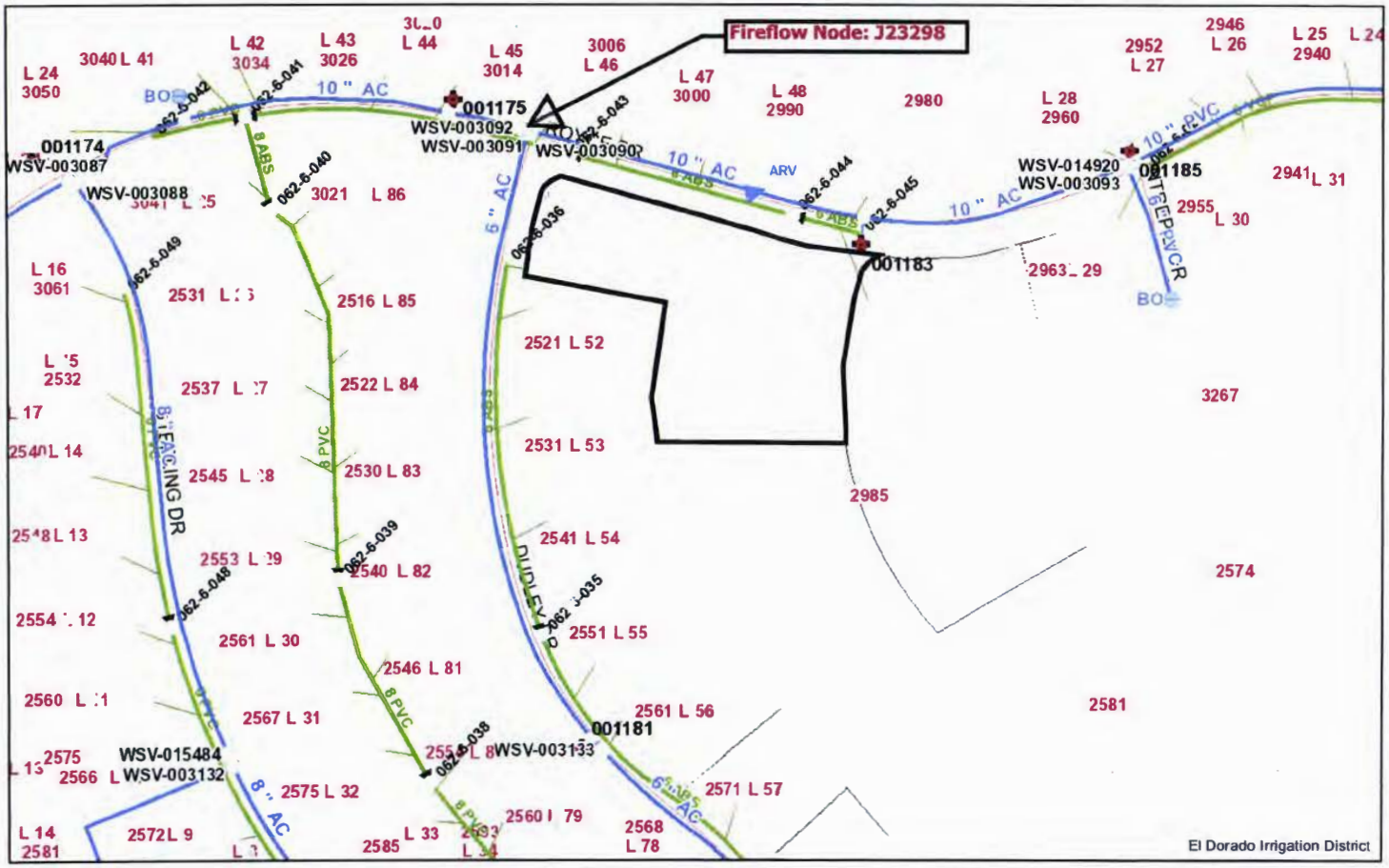
Gina Hamilton – Senior Planner
El Dorado County Development Services Department
Via email – gina.hamilton@edcgov.us

Eric Alliguie, P.E.
Lebeck Engineering, Inc.
Via email – eric@lebeckeng.com

Kalan Richards – Battalion Chief/ Fire Marshal
Cameron Park Fire Department
Via email – Kalan.Richards@fire.ca.gov

Attachment H: Project Application

Falco 3-Way Parcel Split



Scale: NTS

Date: *October 26, 2022*

Project: *Falco 3-Way Parcel Split*

APN: 102-353-005

Author:
Print date: October 25, 2022
WARNING: No accuracy of map implied until field checked by EID. Exact pipe locations must be field verified.

Rezone/Parcel Map Z23-0002 P23-0003
Falco Zone Change/Parcel Map
APN: 102-353-005

RECEIVED
MAR 1 0 2023
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Salix consulting, inc.

August 15, 2022

David Falco
2509 Dudley Dr.
Rescue, CA 95672

RE: Rare Plant Survey for the property located at
2509 Dudley Dr., Rescue, El Dorado County CA

Dear David:

As a requirement of El Dorado County and at your request, I have conducted a rare plant survey of the property located at 2509 Dudley Dr. in El Dorado County, California (Figures 1 & 2). The property is approximately one-acre. The APN for the property is 102-353-005-000. The coordinates of the center of the site are 38°42'10.02"N, 120°59'35.42"W. The elevation of the property is approximately 1470'.

The survey is required by El Dorado County because of the potential for the occurrence of rare plant species in the region. The rare plants in the Rescue area are often referred to as "Gabbro Soil species".

There are eight rare plants known from the gabbro soils in the Rescue region. These species and their regulatory status are listed in Table 1.

Table 1. Target Species

Common Name	Scientific Name	Federal Status	State Status	CNPS
Bisbee Peak rush-rose	*Crocanthemum suffrutescens*	none	none	3.2
El Dorado bedstraw	*Galium californicum ssp. sierrae*	Endangered	Rare	1B.2
El Dorado mule-ears	*Wyethia reticulata*	none	none	1B.2
Layne's butterweed	*Packera layneae*	Threatened	Rare	1B.2
Pine Hill ceanothus	*Ceanothus roderickii*	Endangered	Rare	1B.2
Pine Hill flannelbush	*Fremontodendron californicum ssp. decumbens*	Endangered	Rare	1B.2
Red Hill soaproot	*Chlorogalum grandiflorum*	none	none	1B.2
Stebbins' morning-glory	*Calystegia stebbinsii*	Endangered	Endangered	1B.2

www.salixinc.com 11601 Blocker Drive . Suite 100 . Auburn, CA 95603 Office 530/888-0130

Bisbee Peak rush-rose ***(Crocanthemum suffrutescens)***: Bisbee Peak rush-rose does not have federal or state status but has a CNPS Rank of 3.2 (fairly endangered in California). This species is very similar in appearance to the common rush-rose (*Helianthemum scoparium*), which also grows in chaparral habitat in El Dorado County. Occurrences of Bisbee Peak rush-rose have been found in Amador and Calaveras counties. It blooms between April and August.

El Dorado bedstraw ***(Galium californicum ssp. sierrae):*** El Dorado bedstraw is listed as federal endangered and state rare. It is known only from several sites scattered throughout the gabbro soils in western El Dorado County. It often grows in the understory of live oak or black oak woodlands, often on north facing slopes. It blooms in May and June.

El Dorado mule ears (***Wyethia reticulata***): El Dorado mule ears does not have federal or state status but is listed by BLM as sensitive. It is a perennial herb that grows from a stout taproot in the gabbro soil region of western El Dorado County and in Yuba County. It occurs both in openings and beneath the canopies of trees and shrubs in both chaparral and oak woodland habitats, sometimes forming dense patches. It blooms April through August.

Layne's butterweed (*Packera layneae*): Layne's butterweed is listed as federal threatened and state rare. It is found in open, rocky areas within the chaparral and woodland habitats on gabbro and serpentine soils in western El Dorado County, in the Red Hills in Tuolumne County, and in Yuba County near Brownsville. It blooms April through August.

Pine Hill Ceanothus ***(Ceanothus roderickii)***: Pine hills ceanothus is listed as federal endangered and state rare. This species grows only on gabbro soils in western El Dorado County, scattered throughout areas of chaparral. It blooms in May and June.

Pine Hill flannelbush (*Fremontodendron californicum ssp. decumbens*): Pine Hill flannelbush is listed as federal endangered and state rare. It occurs in chaparral and cismontane woodland in gabbroic or serpentine, rocky soils of El Dorado, Nevada, and Yuba counties. It blooms in April through July.

Red Hills soaproot (*Chlorogalum grandiflorum*): Red Hills soaproot has no federal or state status but is listed by BLM as sensitive. It occurs almost entirely on gabbro and serpentine soils in western El Dorado County, and the Red Hills in Tuolumne County, but it has been found at several locations in other soils as well. It is typically found growing in rocky soils in open areas in the midst of chaparral. It blooms in May and June.

Stebbins' morning-glory ***(Calystegia stebbinsii):*** Stebbins' morning-glory is listed as federal and state endangered and is found in openings in the chaparral in both the northern and southern portions of the gabbro soils, but it appears to be absent from the central area on and around Pine Hill. Positive effects from periodic fire have been demonstrated for this species. This species also occurs in Nevada County. It blooms in May and June.

METHODS

To determine locally known occurrence of special status plant species, the CNDDB was queried to determine the known species and proximity to the study area. The rare plant survey generally follows CDFW guidance as defined in *Protocol for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (CDFW 2018) to determine the presence or absence of the target species, as well as any other special-status plant species that may occur on the site.

I conducted one field survey of the study area on May 4, 2022. The survey was timed to provide the most information on species growing on the site and the highest probability of detecting the target species if present. Only one survey was conducted because the property was small (one-acre) and all target species were adequately surveyed for in one event with no need for a follow-up. The survey was conducted on foot with all areas visually inspected. The survey was floristic in nature with the goal of identifying species observed to the taxonomic level necessary to determine if it was a special-status species or not. A list of plant species observed is included with this report (Appendix A).

FINDINGS

Soils

One gabbroic soil units has been mapped within the study area -- *Rescue extremely stony sandy loam, 3 to 50 percent slopes, eroded* (Figure 3). Gabbro soils have unusual properties derived from the underlying gabbro rock; they are generally red, mildly acidic, rich in iron and magnesium, and often contain other heavy metals such as chromium. Gabbro soils cover approximately 30,000 acres in western El Dorado County.

Rescue extremely stony sandy loam, 3 to 50 percent slopes, eroded

The Rescue component makes up 85 percent of the map unit. Slopes are 3 to 50 percent. This component is on ridges, foothills. The parent material consists of residuum weathered from granodiorite. Depth to a root restrictive layer, bedrock, paralithic, is 45 to 49 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 moderate. Shrink-swell potential is moderate. 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 R018XD075CA Loamy ecological site. Nonirrigated land capability classification is 7e. This soil does not meet hydric criteria.

Vegetation

The one-acre property is mostly open without woody vegetation. The general habitat type of this area of Rescue is chaparral with scattered trees, mostly foothill pine (*Pinus sabiniana*), live oak (*Quercus wislizeni*), and blue oak (*Q. douglasii*). Chamise (*Adenostemma fasciculatum*) is the most common shrub on the property but also common are whiteleaf manzanita (*Arctostaphylos viscidia*), toyon (*Heteromeles arbutifolia*), poison oak (*Toxicodendron diversilobum*), western redbud (*Cercis occidentalis*), spiny redberry (*Rhamnus crocea*), and California yerba santa (*Eriodictyon californicum*). Pitcher sage (*Lepechinia calycina*) and Sonoma sage (*Salvia sonomonensis*) are also present, but only in a few locations. Common herbaceous species throughout the site include ripgut grass (*Bromus diandrus*), soft chess (*Bromus hordeaceous*), barbed goatgrass (*Aegilops triuncialis*), long-beaked hawkbit (*Leontodon saxatilis*), winter vetch (*Vicia villosa*), wild oat (*Avena fatua*), field hedgeparsley (*Torilis arvensis*), and Italian thistle (*Carduus pycnocephalus*). General ground photos of the property are presented in Figures 5a-5b)

Special Status Plants

The results of the CNDDB query are presented in Figure 4. All eight target species are known within two miles of the study area.

One special status plant species was located on the parcel, **Layne's butterweed**. This species was in peak bloom and about twenty individuals were located, which are depicted in Figure 6. Photos of this species on the property are presented in Figures 5c-5d).

CONCLUSIONS

On May 4, 2022, I conducted a rare plant survey at 2509 Dudley Drive in El Dorado County, California. The survey date was timed to determine the presence or absence of special-status plant species that may occur on the site. One special-status plant species was observed growing in several locations within the study area. The El Dorado County Planning Department will apply a rare plant mitigation fee for the location of the parcel and findings associated with this survey. I will be available to answer any questions or assist you in processing your permit application regarding rare plants.

Thank you for the opportunity to conduct this survey.

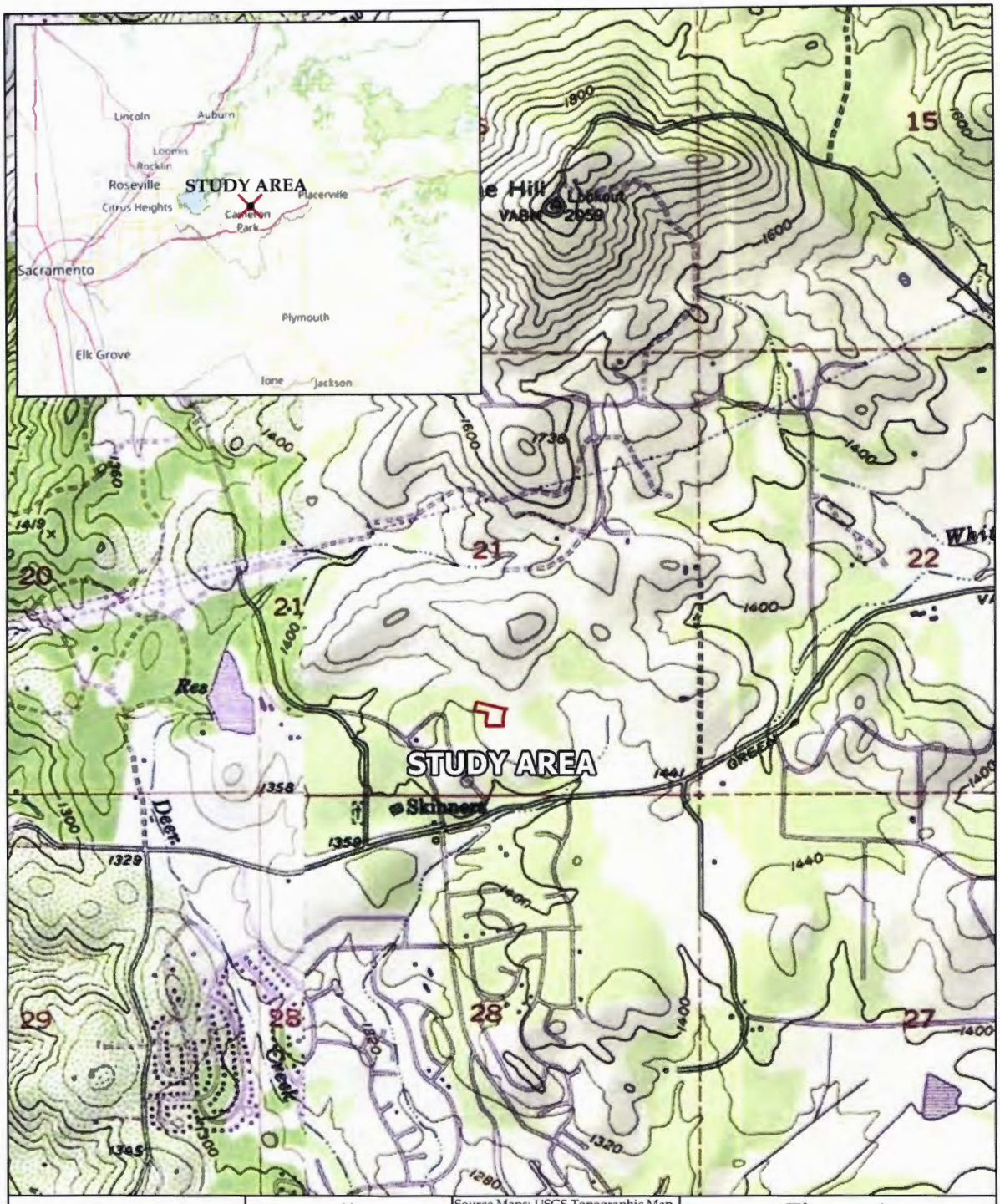
Sincerely,

Jeff Glazner
Principal Biologist/Botanist

Attachments:

- Figure 1 USGS Site & Vicinity Map
- Figure 2 Aerial photo
- Figure 3 Soils Map
- Figure 4 CNDDB Plants Map
- Figure 5a-d Site Photos
- Figure 6 Rare Plant Map
- Appendix A List of Plants Observed within the Study Area on May 4, 2022

Attachment H: Project Application



Salix consulting, inc.

N

0 1,000 2,000

Feet

Source Maps: USGS Topographic Map
Morgan Hill Quad 1:24,000
S21 T10N R9E

Figure 1

SITE AND VICINITY MAP

Dudley Drive

Rescue, El Dorado County, CA

Rezone/Parcel Map Z23-0002 P23-0003
Falco Zone Change/Parcel Map
APN: 102-353-005

Attachment H: Project Application

Salix consulting, inc.

N

0 35 70

Feet

Study Area (±1.42 acres)

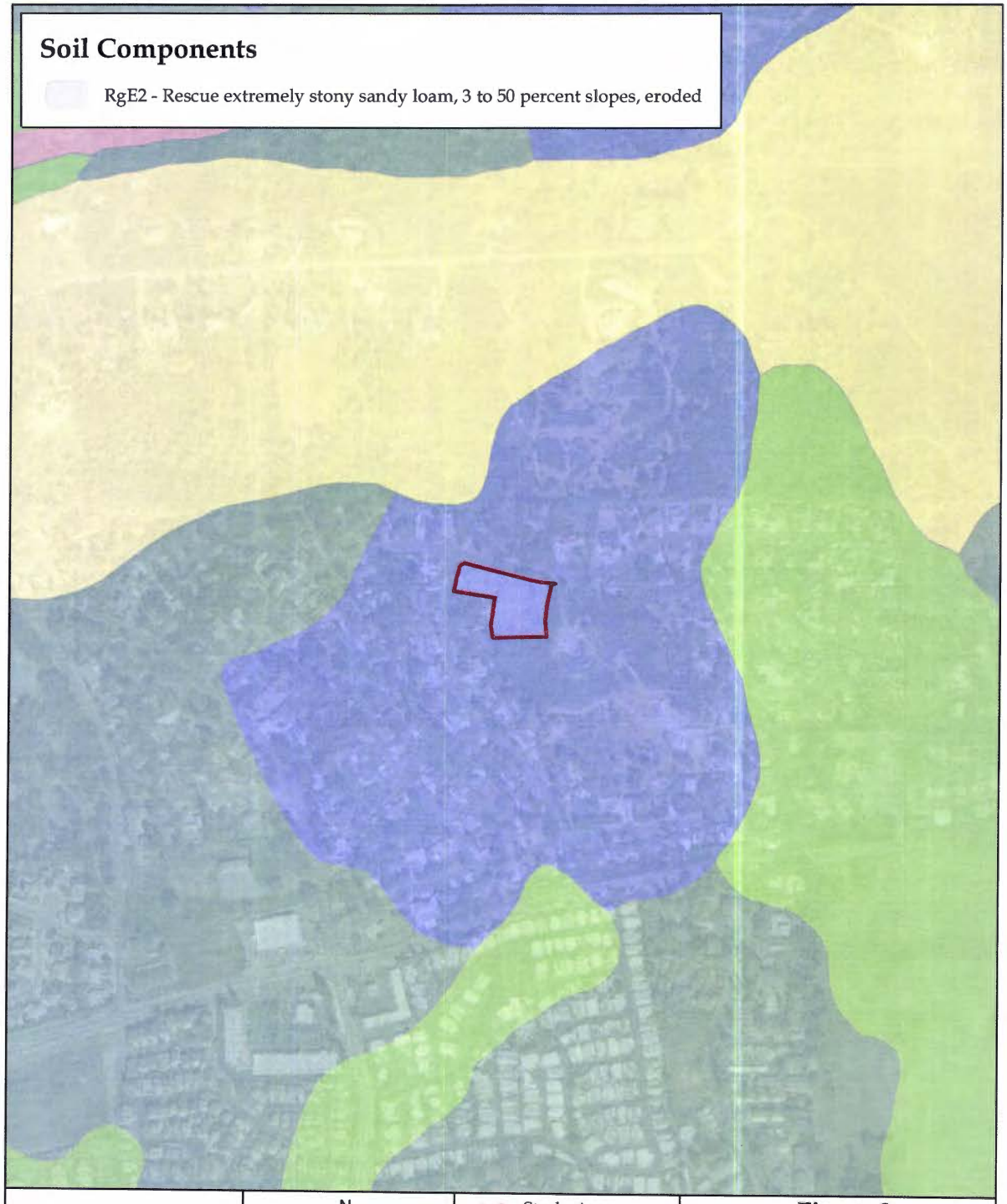
Figure 2

AERIAL MAP

2509 Dudley Drive

Rescue, El Dorado County, CA

Rezone/Parcel Map Z23-0002 P23-0003
Falco Zone Change/Parcel Map
APN: 102-353-005



Salix consulting, inc.

N

0 250 500

Feet

Study Area (±1.42 acres)

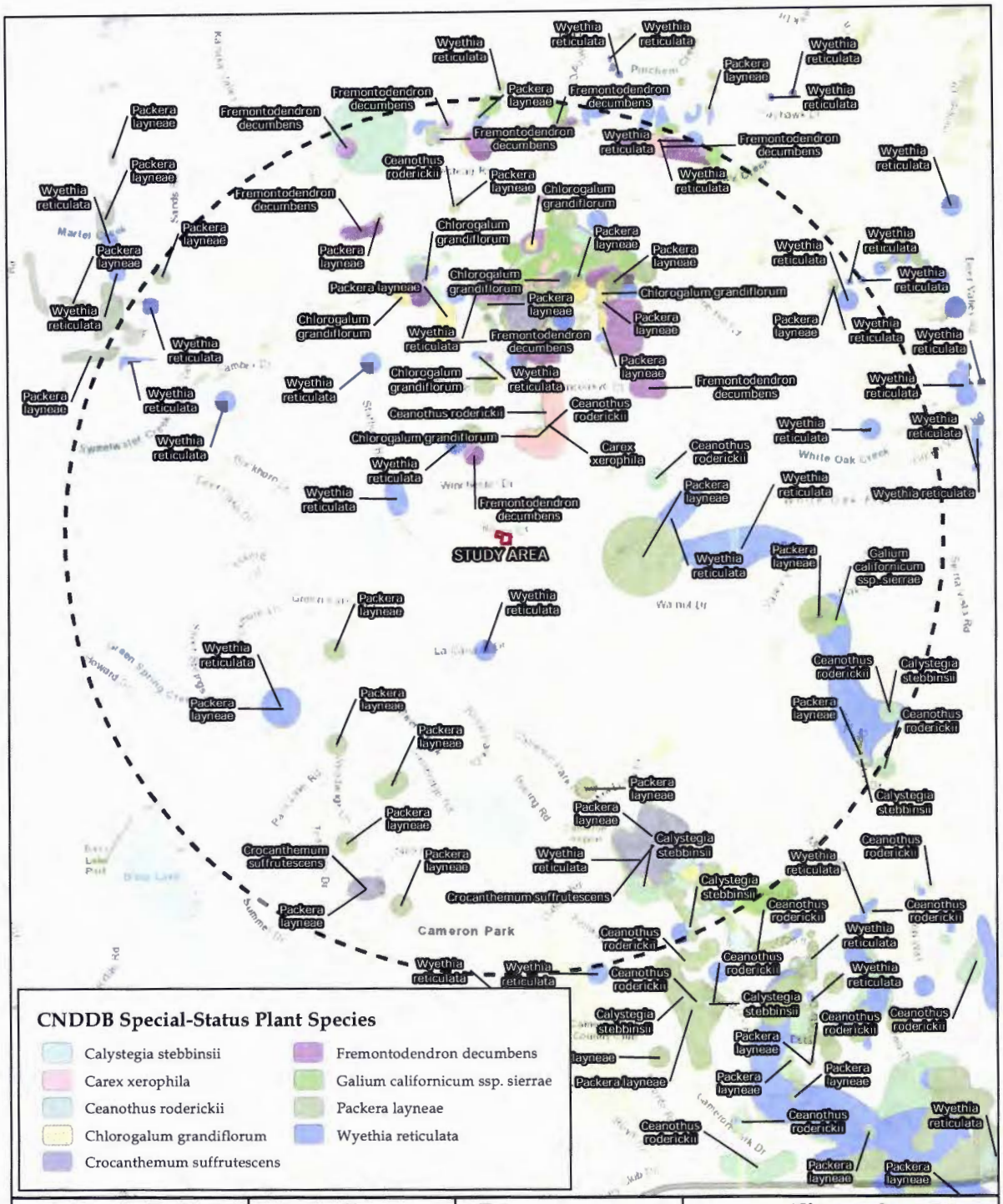
Figure 3

SOILS MAP

2509 Dudley Drive

Rescue, El Dorado County, CA

Attachment H: Project Application



Salix consulting, inc.

N

0 2,000 4,000

Feet

2-Mile Radius

Figure 4

CNDDB OCCURRENCES MAP

2509 Dudley Drive

Cameron Park, El Dorado County, CA

Rezone/Parcel Map Z23-0002 P23-0003

Falco Zone Change/Parcel Map

APN: 102-353-005

Looking east along Royce Drive and into property.
Photo date 5-4-22

Looking south along northern property line across property.
Photo date 5-4-22

Salix consulting, inc.

Figure 5a

SITE PHOTOS
2509 Dudley Drive
Rescue, El Dorado County, CA

Looking northwest across property toward Royce Drive.
Photo date 5-4-22

Looking northeast across property.
Photo date 5-4-22

Salix consulting, inc.

Figure 5b

SITE PHOTOS
2509 Dudley Drive
Rescue, El Dorado County, CA

Layne's butterweed.
Photo date 5-4-22

Layne's butterweed.
Photo date 5-4-22

Salix consulting, inc.

Figure 5c

SITE PHOTOS
2509 Dudley Drive
Rescue, El Dorado County, CA

Cluster of Layne's butterweed in eastern area of site adjacent to chaparral. *Photo date 5-4-22*

Looking south along eastern property line and over a cluster of Layne's butterweed. *Photo date 5-4-22*

Salix consulting, inc.

Figure 5d

SITE PHOTOS

2509 Dudley Drive

Rescue, El Dorado County, CA

Attachment H: Project Application

Salix consulting, inc.

N

0 35 70

Feet

Study Area (±1.42 acres)

Layne's Butterweed

Figure 6

RARE PLANT MAP

2509 Dudley Drive

Rescue, El Dorado County, CA

Rezone/Parcel Map Z23-0002 P23-0003
Falco Zone Change/Parcel Map
APN: 102-353-005

Appendix A

2509 Dudley Drive - Plants Observed May 4, 2022

Gymnosperms

Pinaceae - Pine Family

Pinus sabiniana	Gray pine

Angiosperms - Dicots

Anacardiaceae - Cashew or Sumac Family

Toxicodendron diversilobum	Western poison-oak

Apiaceae (Umbelliferae) - Carrot Family

**Torilis arvensis*	Field hedgeparsley

Asteraceae (Compositae) - Sunflower Family

Agoseris heterophylla	Annual mountain dandelion
Baccharis pilularis	Coyote brush
**Carduus pycnocephalus*	Italian thistle
**Centaurea solstitialis*	Yellow starthistle
Eriophyllum lanatum	Woolly sunflower
**Hypochaeris glabra*	Smooth cat's-ear
**Lactuca serriola*	Prickly lettuce
**Leontodon saxatilis*	Long-beaked hawkbit
**Logfia gallica*	Narrowleaf cottonrose
Micropus californicus	Q tips
Packera layneae	Layne's Butterweed
Pseudognaphalium californicum	California everlasting

Boraginaceae - Borage Family

Eriodictyon californicum	Yerba santa

Ericaceae - Heath Family

Arctostaphylos viscida	Whiteleaf manzanita

Fabaceae (Leguminosae) - Legume Family

Acmispon americanus	Spanish lotus
Cercis occidentalis	Western redbud
**Trifolium hirtum*	Rose clover
**Vicia villosa*	Winter vetch

Fagaceae - Oak Family

Quercus wislizeni	Interior live oak

Geraniaceae - Geranium Family

**Erodium botrys*	Broad-leaf filaree

Lamiaceae (Labiatae) - Mint Family

Lepechinia calycina	Pitcher sage
Salvia sonomensis	Creeping sage

Linaceae - Flax Family

**Linum bienne*	Narrowleaf flax

* Indicates a non-native species

Myrsinaceae - Myrsine Family	
**Lysimachia arvensis*	Scarlet pimpernel
Onagraceae - Evening Primrose Family	
Epilobium brachycarpum	Summer cottonweed
Rhamnaceae - Buckthorn Family	
Rhamnus crocea	Spiny redberry
Rosaceae - Rose Family	
Adenostoma fasciculatum var. fasciculatum	Chamise
Heteromeles arbutifolia	Toyon
Rubiaceae - Madder Family	
Galium aparine	Goose grass
Scrophulariaceae - Figwort Family	
Scrophularia californica	California figwort
Angiosperms -Monocots	
Liliaceae - Lily Family	
Calochortus albus	White globe lily
Poaceae (Gramineae) - Grass Family	
**Aegilops triuncialis*	Barbed goatgrass
**Agrostis avenacea*	Pacific bent grass
**Aira caryophyllea*	Silver European hairgrass
**Avena fatua*	Wild oat
**Bromus diandrus*	Ripgut grass
**Bromus hordeaceus*	Soft chess
**Cynosurus echinatus*	Hedgehog dogtail
Elymus glaucus	Blue wildrye
**Festuca myuros*	Rattail sixweeks grass
**Festuca perennis*	Italian ryegrass
**Gastridium phleoides*	Nit grass
**Hordeum murinum subsp. leporinum*	Hare barley
**Phalaris aquatica*	Harding grass
Stipa pulchra	Purple needlegrass
Themidaceae - Brodiaea Family	
Dichelostemma capitatum subsp. capitatum	Bluedicks

* Indicates a non-native species

RECEIVED
MAR 10 2023
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

County of El Dorado
Air Quality Management District

330 Fair Lane, Placerville Ca 95667
Tel. 530.621.7501 Fax 530.295.2774
www.edcgov.us/AirQualityManagement

Dave Johnston
Air Pollution Control Officer

November 9, 2022

Juan Peralta
Lebeck Engineering, Inc.
3430 Robin Lane, Bld # 2
Cameron Park, CA 95682

RE: Request for Waiver of Air Quality Impact Analysis for a Tentative Parcel Map Application APN 102-353-005

Dear Ms. Peralta:

Thank you for your email on 11/07/22, concerning your pending application for identified by Assessor's Parcel Number APN:102-353-005. We understand that the owner is trying to split his 1.42-acre parcel to create 3 parcels lots. The purpose of your email was to request a waiver from El Dorado County Air Quality Management District (EDCAQMD) of the application requirement for an Air Quality Impact (AQI) Analysis. EDCAQMD has determined that an AQI Analysis is not required for the subject application.

This determination is based solely on the information provided above. If, during the course of the Initial Study (IS) preparation for California Environmental Quality Act (CEQA) purposes, a more detailed review of the project's potential impacts indicates further information is required, you will be required to provide this information at your expense. Please be advised that future development will require a Fugitive Dust Plan (FDP) if a grading permit is required. Additional standard conditions may apply at the time of development and will be placed on future projects.

If you have any questions, please do not hesitate to contact me at (530) 621-7509. The complete list of District Rules can be viewed at: https://ww2.arb.ca.gov/current-air-district-rules.

Sincerely,

Rania Serieh
Sr. Air Quality Engineer

APN 102-070-058 Parcel Split.docx

Thank you for working with us to improve air quality!

Z23-0002, P23-0003

DEPARTMENT OF TRANSPORTATION
TRANSPORTATION PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-6543, Fax (530) 698-8019

Transportation Impact Study (TIS) – Initial Determination

The information provided with this form will be used by County staff to determine if the proposed project will be required to complete a Transportation Impact Study (TIS) or an On-Site Transportation Review (OSTR). If one or both are required, County staff will contact the applicant with more information about the required studies. Both studies are described in the TIS Guidelines, which can be found on the County's website. ***An OSTR is typically required for all projects.***

Complete and submit this form along with a detailed project description and a site plan by mail, fax or email.

Mail: DOT, Transportation Planning
Attn: Zach Oates
2850 Fairlane Court
Placerville, CA 95667

Fax: (530) 698-8019
Phone: (530) 621-7580
Email: zach.oates@edcgov.us

Date Received by Transportation Planning: 11/10/2022

RECEIVED
MAR 10 2023
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Applicant Information:

Name: Lebeck Engineering
Phone #: 530-677-4080
Address: 3430 Robin Ln, Bld #2, Cameron Park, CA
Email: eric@lebeckeng.com

Project Information:

Name of Project: Falco Parcel Split
Planning Number:
Project Location: 2509 Dudley Dr., Rescue, CA
Bldg Size: NA
APN(s): 102-353-005
Project Planner:
Number of units: NA

Description of Project: (Use, Number of Units, Building Size, etc.)

Split an existing parcel into 3 proposed parcels.

PLEASE ATTACH A PROJECT SITE PLAN

If an OSTR is required, the following information shall be evaluated and the findings signed and stamped by a registered Traffic Engineer or Civil Engineer, and shall be included with the project submittal:

1. Existence of any current traffic problems in the local area such as a high-accident location, non-standard intersection or roadway, or an intersection in need of a traffic signal
2. Proximity of proposed site driveway(s) to other driveways or intersections
3. Adequacy of vehicle parking relative to both the anticipated demand and zoning code requirements
4. Adequacy of the project site design to fully satisfy truck circulation and loading demand on-site, when the anticipated number of deliveries and service calls may exceed 10 per day
5. Adequacy of the project site design to provide at least a 25 foot minimum required throat depth (MRTD) at project driveways, include calculation of the MRTD
6. Adequacy of the project site design to convey all vehicle types
7. Adequacy of sight distance on-site
8. Queuing analysis of "drive-through" facilities

Rev 5/19/2022

Z23-0002, P23-0003

DEPARTMENT OF TRANSPORTATION
TRANSPORTATION PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-6543, Fax (530) 698-8019

Transportation Impact Study (TIS) – Initial Determination (Page 2)

TO BE COMPLETED BY COUNTY STAFF:

The following project uses are typically exempt from the preparation of a TIS:

- ☐ 4 or less single family homes
- ☐ 4 or less multi-family units
- ☐ 2,000 square feet or less for shopping center
- ☐ 6,000 square feet or less for general office
- ☐ 12,000 square feet or less for industrial
- ☐ 12,000 square feet or less for church
- ☐ 50,000 square feet or less for warehouse
- ☐ 60,000 square feet or less for mini-storage

☐ **None apply – TIS is required with applicable fee.**

County Staff Determination:

The TIS or OSTR may be waived if no additional vehicle trips will be generated by the proposed change, no up-zoning is requested, or no intensification of use is requested. Transportation Planning staff may waive the TIS requirement. The Transportation Director or his/her designee may waive the OSTR requirement.

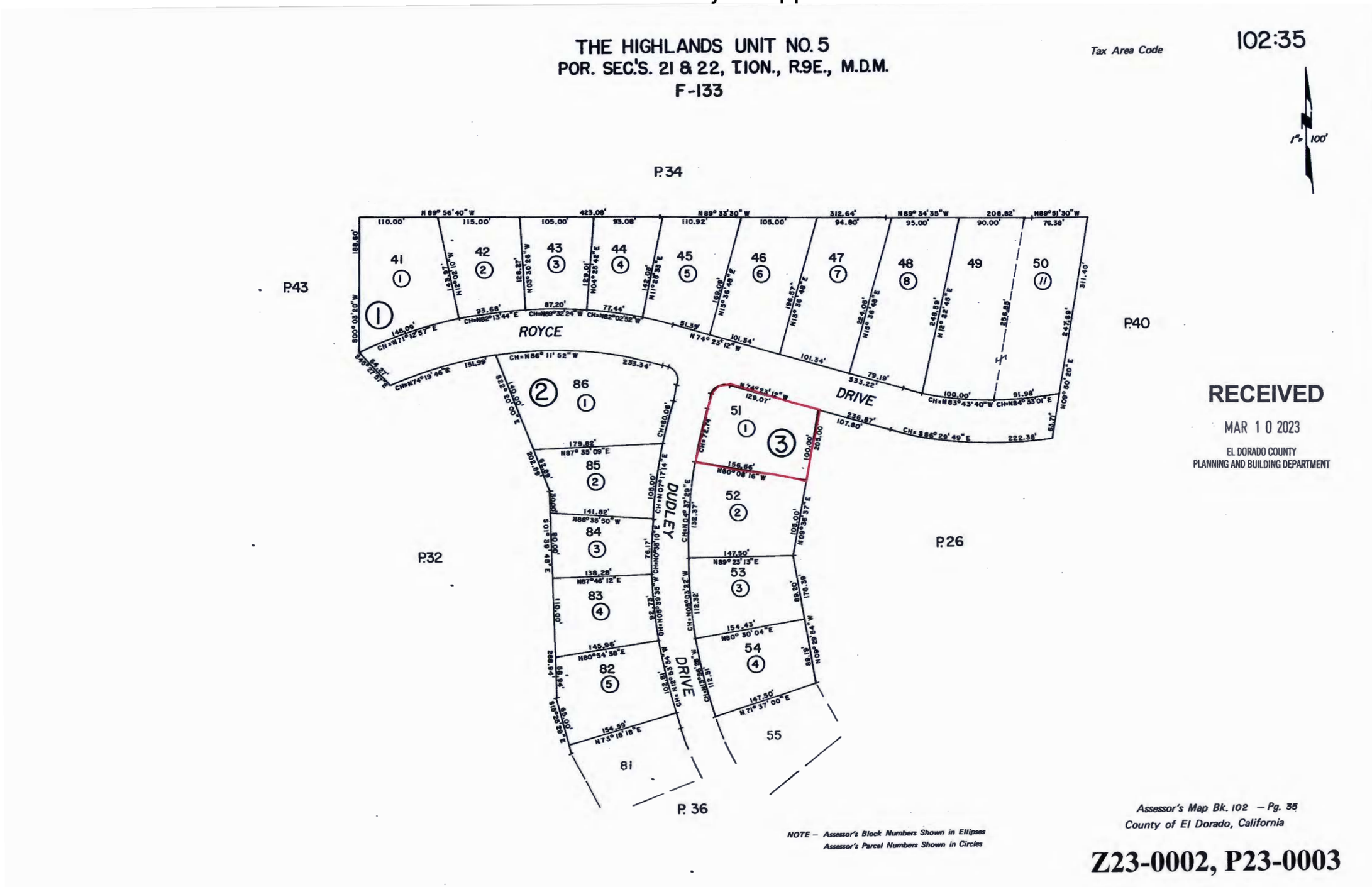
- ☒ TIS and OSTR are both waived. No further transportation studies are required.
- ☐ On-Site Transportation Review is required. A TIS is not required. The OSTR shall address all items listed, unless otherwise noted.
- ☐ The TIS and OSTR are required. An initial deposit for TIS scoping and review is required by DOT Transportation Planning staff. See Attached TIS Initial Fund Request letter.

DOT Transportation Planning Signature — Date: 11-14-22 — ADH TS

OSTR waiver approved by:

Department of Transportation Director or Designee — Date: 11-14-22

Rev 5/19/2022

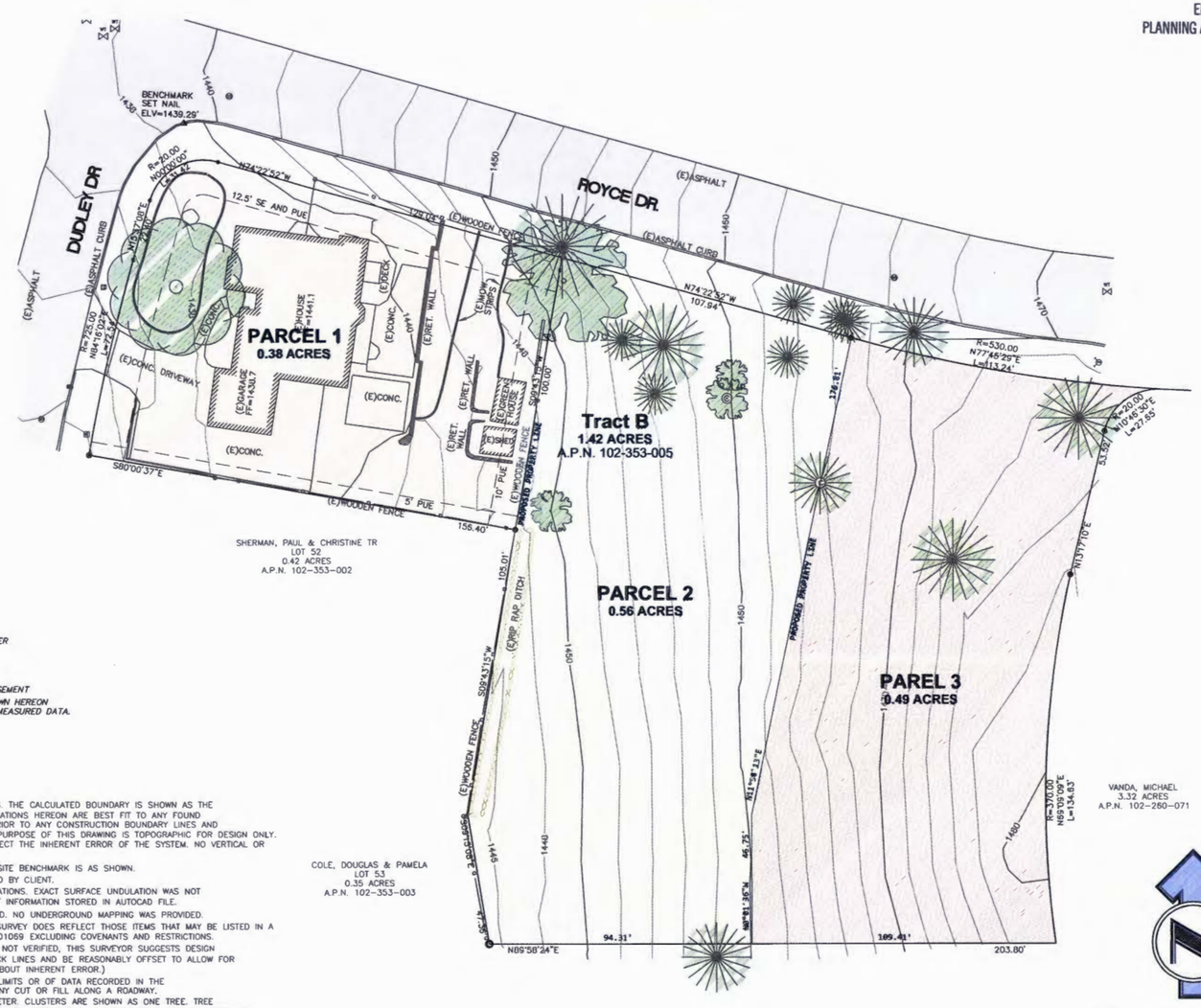


Rezone/Parcel Map Z23-0002 P23-0003
Falco Zone Change/Parcel Map
APN: 102-353-005

FALCO - TENTATIVE PARCEL MAP

APN: 102-353-005
Tract B, RS 36/73
2509 Dudley Drive, Rescue
El Dorado County, CA
March 2023

RECEIVED
MAR 10 2023
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT



SURVEY LEGEND:

- FOUND SURVEY MONUMENT PER RECORD DATA
- MAILBOX
- SANITARY SEWER MANHOLE
- PHONE BOX
- WATER BOX
- WATER VALVE
- CUT MARK IN CURB
- DRAINAGE INLET
- FIRE HYDRANT
- OAK TREE
- OAK TREE CLUSTER
- PINE TREE

S.E. SLOPE EASEMNT
PUE PUBLIC UTILIY EASEMENT
NO COMPARISON IS SHOWN HEREON BETWEEN RECORD AND MEASURED DATA.

SURVEY NOTES:

1.) BASIS OF BEARINGS IS RECORD FOR MAPPING PURPOSES. THE CALCULATED BOUNDARY IS SHOWN AS THE LIMIT OF THE TOPOGRAPHIC SURVEY. THE BOUNDARY LOCATIONS HEREON ARE BEST FIT TO ANY FOUND MONUMENTS AND CALCULATION OFF OF RECORD MAP. PRIOR TO ANY CONSTRUCTION BOUNDARY LINES AND CORNERS SHOULD BE VERIFIED AND DOCUMENTED. THE PURPOSE OF THIS DRAWING IS TOPOGRAPHIC FOR DESIGN ONLY. MANY POINTS ARE LOCATED BY RTK-GPS AND MAY REFLECT THE INHERENT ERROR OF THE SYSTEM. NO VERTICAL OR HORIZONTAL VALUE SHOULD BE CONSIDERED EXACT.

2.) ELEVATIONS ARE N.G.V.D. 1929 BY GPS OBSERVATION, SITE BENCHMARK IS AS SHOWN.

3.) THE AREA OF THE TOPOGRAPHIC SURVEY WAS DELINEATED BY CLIENT.

4.) CONTOURS ARE COMPUTER GENERATED FROM SPOT ELEVATIONS. EXACT SURFACE UNDULATION WAS NOT DETERMINED, CALCULATED OR LOCATED. ADDITIONAL POINT INFORMATION STORED IN AUTOCAD FILE.

5.) NON-VISIBLE UNDERGROUND UTILITIES WERE NOT LOCATED. NO UNDERGROUND MAPPING WAS PROVIDED.

6.) SUBJECT TO ALL EASEMENTS, RECORDED OR NOT. THIS SURVEY DOES REFLECT THOSE ITEMS THAT MAY BE LISTED IN A TITLE REPORT CHICADO TITLE CO. ORDER #FSJP-30421001059 EXCLUDING COVENANTS AND RESTRICTIONS.

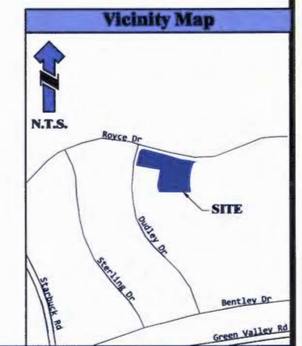
7.) SETBACKS WERE NOT PROVIDED TO THIS SURVEYOR AND NOT VERIFIED, THIS SURVEYOR SUGGESTS DESIGN IMPROVEMENTS SHOULD NOT DIRECTLY ABUT THE SETBACK LINES AND BE REASONABLY OFFSET TO ALLOW FOR CONSTRUCTION FIT AND GPS ACCURACY. (SEE NOTE 1 ABOUT INHERENT ERROR.)

8.) THIS SURVEYOR IS NOT AWARE OF FINAL CONSTRUCTED LIMITS OR OF DATA RECORDED IN THE PUBLIC RECORDS THAT PROVIDES THE EXACT LIMIT OF ANY CUT OR FILL ALONG A ROADWAY.

9.) DRIP LINES ARE APPROXIMATE SCALED FROM TREE DIAMETER. CLUSTERS ARE SHOWN AS ONE TREE. TREE DIAMETERS ARE AVERAGED FROM IRREGULAR TRUNKS AND ARE AVAILABLE IN THE ELECTRONIC FILE WITH NUMBER OF TRUNKS IN THE CLUSTER. FOR THE EXACT SPECIES, DIAMETER, DRIP LINES AND HEALTH, CONSULT AN ARBORIST. TREE TRUNKS ARE LOCATED AT CENTER OF TREE ± AT GROUND, MANY BEND AND GROW IN MULTIPLE DIRECTIONS.

10.) THIS SURVEY CONTAINS NO ENVIRONMENTAL DATA AS TO DETERMINATION OF HAZARDOUS MATERIAL, WETLANDS OR PLANTS. CLIENT SHOULD CONSULT THE APPROPRIATE PROFESSIONAL TO DETERMINE SUCH ITEMS OR LOCATIONS, IF ANY.

Vicinity Map



Abbreviations

BSW	BACK OF SIDEWALK	LF	LEFT
BW	BOTTOM OF WALL AT FG	LPG	PROPANE TANK
CH	CHORD BEARING	(P)	PROPOSED
CL	CHORD LENGTH	PAD	FINISHED PAD
CR	CURB RETURN	PKG	PARKING
D	DEGREE OF CURVE	PP	POWER POLE
DI	DROP INLET	P.E.	POSTAL EASEMENT
DWY	DRIVEWAY	PUE	PUBLIC UTILITIES EASEMENT
(E)	EXISTING	R	CURVE RADIUS PER FINAL MAP
E.D.C.	EL DORADO COUNTY	ROW	RIGHT OF WAY
EL	ELEVATION	RT	RIGHT
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
FC	FACE OF CURB	SS	SEWER SERVICE
FF	FINISHED FLOOR	SW	SIDEWALK
FG	FINISHED GRADE	TBC	TOP BACK OF CURB
FH	FIRE HYDRANT	TC	TOP OF CURB ELEV.
FL	FLOWLINE	TW	TOP OF WALL
FND.	FOUND	UPC	UNIVERSAL PLUMBING CODE
GA	GUY ANCHOR	US	UTILITY SERVICE
GB	GRADE BREAK	W	WALL HEIGHT
HP	HIGH POINT	WL	WATER LINE
JP	JOINT POLE	WS	WATER SERVICE

Project Data

OWNER #1	DAVID & CHRISTINA FALCO 2509 DUDLEY DRIVE RESCUE, CA 95672 PHONE: 209-406-9711 Email: davidfalco1969@yahoo.com
APPLICANT	LEBECK ENGINEERING, INC. 3430 ROBIN LANE, BLDG. #2 CAMERON PARK, CA 95682 Ph. (530) 677-4080 www.lebeckeng.com
PREPARED BY	BOBBIE LEBECK, P.E.
SCALE	1" = 20'
CONTOUR INTERVAL	2'
SOURCE OF TOPOGRAPHY	FIELD TOPOGRAPHY BY DIVERS P.L.S.
SECTION, TOWNSHIP AND RANGE	POR. SEC'S 21 & 22, T.10N, R.9E., M.D.M.
PARCEL ADDRESS	2509 Dudley Drive, Rescue, CA
ASSESSOR'S PARCEL NUMBER	102-353-005
PRESENT ZONING	R1/R1A
PROPOSED ZONING	R1
TOTAL AREA	1.42 (E)ACRES
TOTAL # OF PARCELS	1 (E)LOT, 2 PROPOSED LOTS = 3 LOTS TOTAL
WATER SUPPLY	EID
SEWAGE DISPOSAL	EID
PROPOSED FIRE PROTECTION	CAMERON PARK FIRE DEPARTMENT
DATE OF PREPARATION	MARCH 2023
PROJECT #:	22-103

PLANNING SERVICES DIVISION: _____

APPROVAL/DENIAL DATE: _____

BOARD OF SUPERVISORS: _____

APPROVAL/DENIAL DATE: _____

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

FALCO
TENTATIVE PARCEL MAP
SHEET NO.
TPM-1
Plot Date: Mar 01, 2023

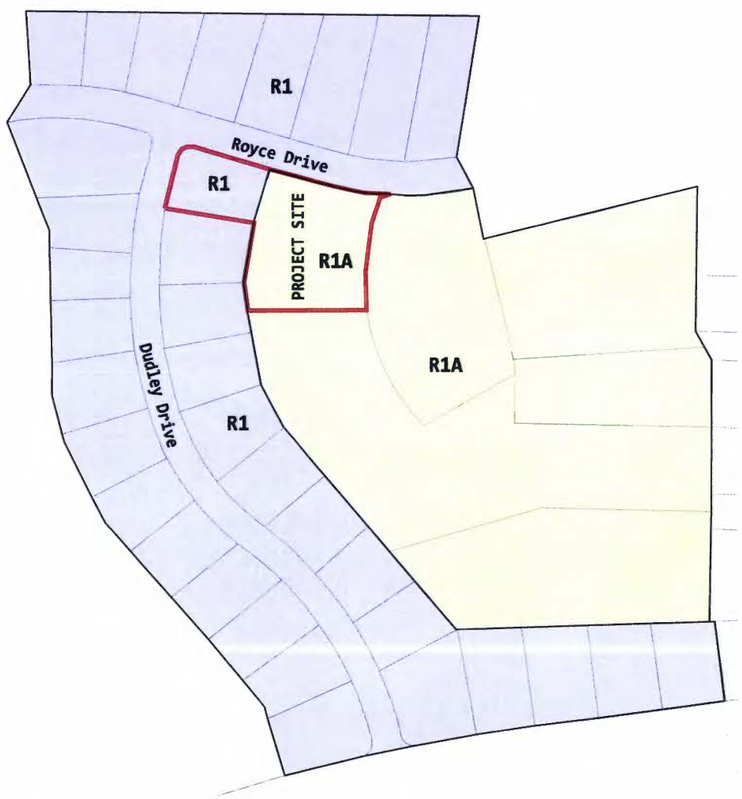
Z23-0002, P23-0003

Rezone/Parcel Map Z23-0002 P23-0003
Falco Zone Change/Parcel Map
APN: 102-353-005

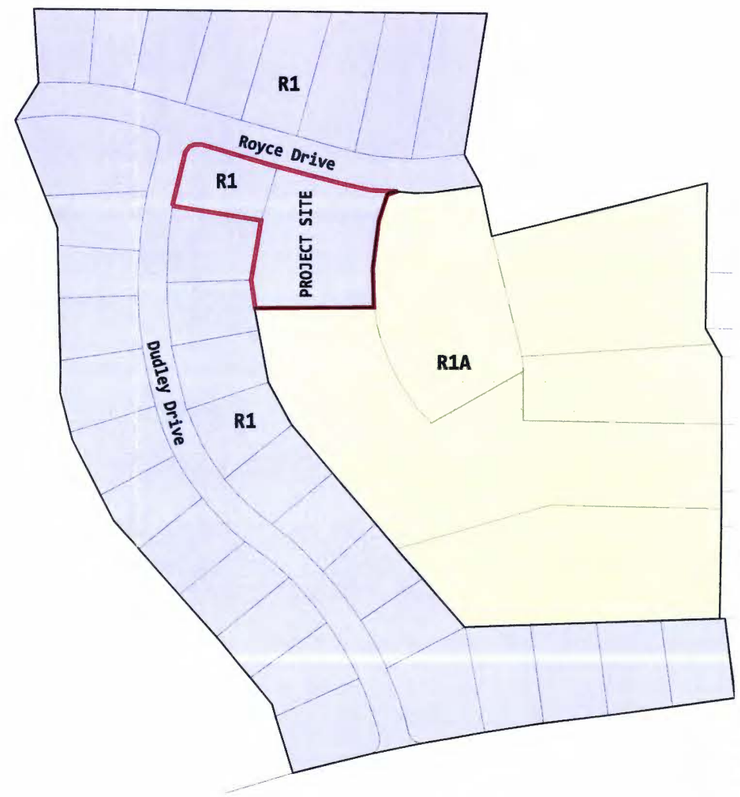
FALCO REZONE EXHIBIT

APN: 102-353-005
2509 Dudley Drive, Rescue
El Dorado County, CA
March 2023

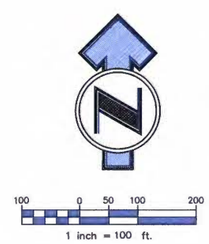
RECEIVED
MAR 10 2023
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT



EXISTING ZONING



PROPOSED ZONING



Project Data

OWNER #1	DAVID & CHRISTINA FALCO 2509 DUDLEY DRIVE RESCUE, CA 95672 PHONE: 209-406-9711 Email: davidfalco1969@yahoo.com
APPLICANT	LEBECK ENGINEERING, INC. 3430 ROBIN LANE, BLDG. #2 CAMERON PARK, CA 95682 Ph. (530) 677-4080 www.lebeckeng.com
PREPARED BY	BOBBIE LEBECK, P.E.
SCALE	1" = 100'
SOURCE OF TOPOGRAPHY	FIELD TOPOGRAPHY BY DIVERS P.L.S.
SECTION, TOWNSHIP AND RANGE	POR. SEC'S 21 & 22, T.10N, R.9E., M.D.M.
PARCEL ADDRESS	2509 Dudley Drive, Rescue, CA
ASSESSOR'S PARCEL NUMBER	102-353-005
PRESENT ZONING	R1/R1A
PROPOSED ZONING	R1
DATE OF PREPARATION	MARCH 2023
PROJECT #:	22-103

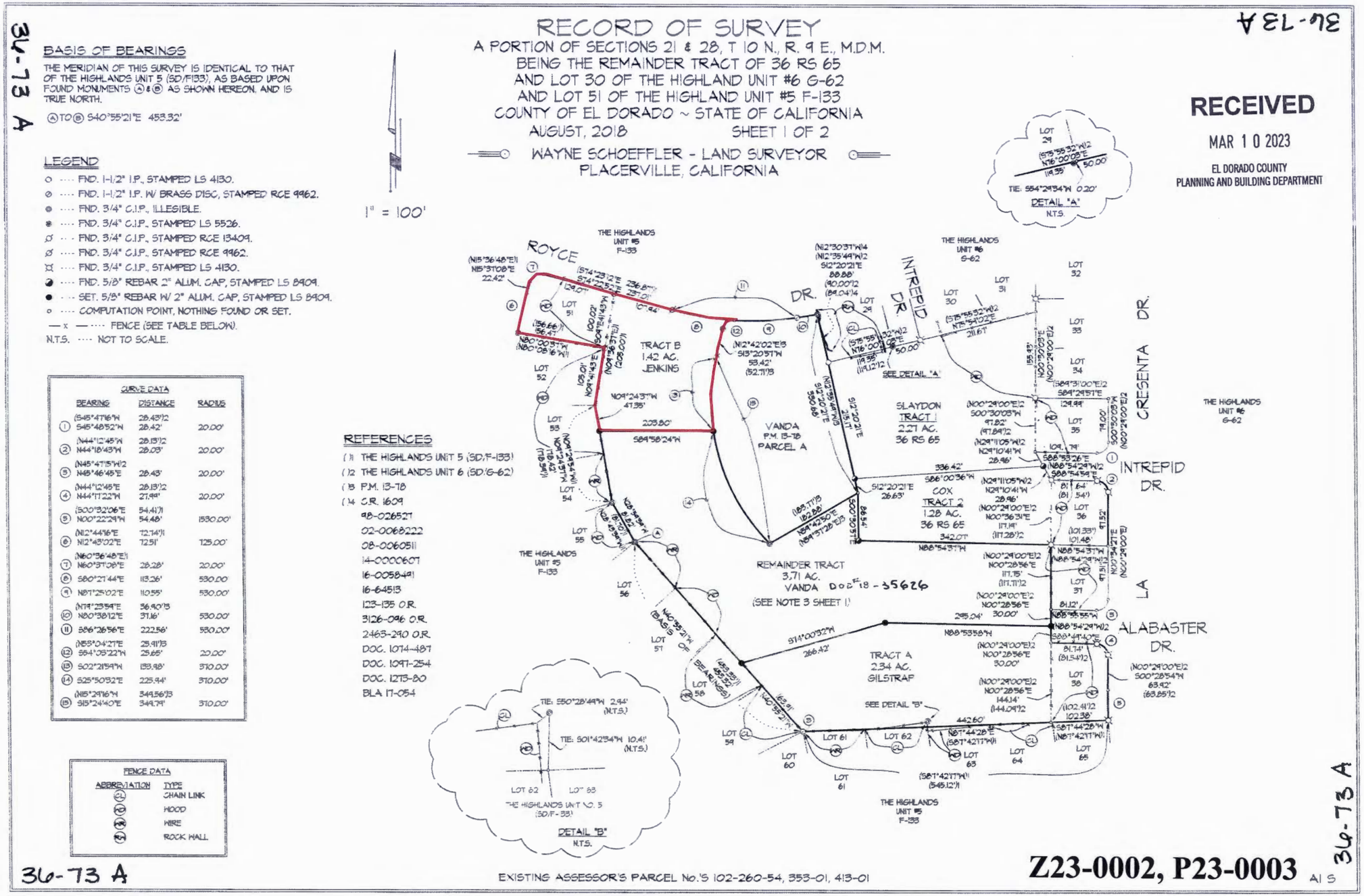
PREPARED BY:
LEBECK ENGINEERING, INC.
3430 ROBIN LANE, BLDG. #2
CAMERON PARK, CA 95682
Ph. (530) 677-4080

Z23-0002, P23-0003

FALCO REZONE EXHIBIT

SHEET NO.
RZ-1
Plot Date: Mar 01, 2023

Rezone/Parcel Map Z23-0002 P23-0003
Falco Zone Change/Parcel Map
APN: 102-353-005



Rezone/Parcel Map Z23-0002 P23-0003
Falco Zone Change/Parcel Map
APN: 102-353-005