PLANNING AND BUILDING DEPARTMENT
PLANNING DIVISION

Placerville Office: 2850 Fairlane Court, Placerville, CA 95667
South Lake Tahoe Office: 924 B Emerald Bay Road, South Lake Tahoe, CA 96150
https://www.eldoradocounty.ca.gov/Home

Placerville Office:	Placerville Office:	Placerville Office:	South Lake Tahoe Office:
Building:	**Planning:**	**Code Enforcement:**	**All Services:**
(530) 621-5315	**(530) 621-5355**	**(530) 621-5999**	**(530) 573-3330**
bldgdept@edcgov.us	planning@edcgov.us	cdacode.enforcement@edcgov.us	plan-buildSLT@edcgov.us

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the County of El Dorado, as lead agency, has prepared a Mitigated Negative Declaration (MND) for the below referenced Project. The Draft MND 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 MND 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: Anna Quan, 530-621-5753

PROJECT: P23-0006/Hackomiller Parcel Map

PROJECT LOCATION: The property, identified by Assessor's Parcel Number 088-021-040, consisting of 169.85 acres, is located east of Hackomiller Road, approximately 0.4 mile northeast of the intersection with Garden Valley Road, in the Garden Valley area, Supervisorial District 4.

PROJECT DESCRIPTION: A Tentative Parcel Map dividing an approximately 169.85-acre property into three (3) parcels that are respectively 40.05, 40.01, and 89.79 acres (Parcels A, B, and C). The proposed project does not consist of any physical construction on the existing project site, and thus this Initial Study is not required to evaluate the physical environmental effects of construction of new facilities. Rather, this Initial Study evaluates the reasonably foreseeable consequences of the parcel map, in particular, any uses that would be allowed "by-right" without further environmental review. These net new by-right uses could consist of residential units and agricultural structures, such as barns. The project site would be served by private on-site wells and septic systems. Electric service would be provided through Pacific Gas & Electric facilities.

PUBLIC REVIEW PERIOD: The public review period for the Draft MND set forth in CEQA for this project is **30** days, beginning **June 12, 2025**, and ending **July 11, 2025**. Any written comments must be received within the public review period. Copies of the Draft MND 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: Anna Quan, 2850 Fairlane Court, Placerville, CA 95667 or EMAIL: planning@edcgov.us

PUBLIC HEARING: A public hearing before the Zoning Administrator has not been scheduled. Once that date has been determined, a public notice will be issued.

COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
KAREN L. GARNER, Director
June 11, 2025

DRAFT MITIGATED NEGATIVE DECLARATION

FILE: P23-0006 Hackomiller Parcel Map

PROJECT NAME Hackomiller Parcel Map

NAME OF APPLICANT: Tom Van Noord

ASSESSOR'S PARCEL NO.: 088-021-040 **SECTION:** 2 **T:** 11N **R:** 10E

LOCATION: The property, identified by Assessor's Parcel Number 088-021-040, consists of a 169.85-acre parcel, located east of Hackomiller Road, approximately 0.4 miles northeast of the intersection with Garden Valley Road in the Garden Valley area, Supervisor District 4.

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

☐ **REZONING:** **FROM:** **TO:**

☒ **TENTATIVE PARCEL MAP**

☐ **SUBDIVISION:**

SUBDIVISION (NAME):

☐ **SPECIAL USE PERMIT TO ALLOW:**

☐ **OTHER:** A Tentative Parcel Map dividing an approximately 169.85-acre property into three (3) parcels that are respectively 40.05, 40.01, and 89.79 acres (Parcels A, B, and C). The proposed project does not consist of any physical construction on the existing project site, and thus this Initial Study is not required to evaluate the physical environmental effects of construction of new facilities. Rather, this Initial Study evaluates the reasonably foreseeable consequences of the parcel map, in particular, any uses that would be allowed "by-right" without further environmental review. These net new by-right uses could consist of residential units and agricultural structures, such as barns. The project site would be served by private on-site wells and septic systems. Electric service would be provided through Pacific Gas & Electric facilities.

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

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

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

☐ **OTHER:**

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

This Mitigated Negative Declaration was adopted by the *Hearing Body* on *Date*.

_____

Executive Secretary

Initial Study/Proposed Mitigated Negative Declaration for the Hackomiller Parcel Map Project (P23-0006)

Prepared by:

El Dorado County
2850 Fairlane Court
Placerville, CA 95667
530-621-5753

Contact: Anna Quan

June 2025

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LIST OF ABBREVIATIONS

2023 Ozone Plan	Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan
AD	Agricultural District
APN	Assessor's Parcel Number
AL	Agricultural Lands
AQAP	air quality attainment plan
Basin Plan	Water Quality Control Plan for the Sacramento and San Joaquin River Basins
BMP	best management practice
CAAQS	California Ambient Air Quality Standards
CAL FIRE	California Department of Forestry and Fire Protection
CALTRANS	California Department of Transportation
CARB	California Air Resources Board
CESA	California Endangered Species Act
CFC	California Fire Code
CNDDB	California Natural Diversity Database
CO_2	carbon dioxide
County	County of El Dorado
CRPR	California rare plant rank
CWPP	community wildfire protection plan
dB	decibels
DOT	County Department of Transportation
DTSC	California Department of Toxic Substance Control
DWR	California Department of Water Resources
EDCAQMD	El Dorado County Air Quality Management District
EDCHMP	El Dorado County Multi-Jurisdictional Hazard Mitigation Plan
EDSO	El Dorado County Sheriff's Office
EP	Ecological Preserve
ESA	federal Endangered Species Act
FMMP	Farmland Mapping and Monitoring Program
GHG	greenhouse gas
GVFD	Garden Valley Fire Protection Department
IBC	Important Biological Corridor General Plan land use overlay designation
LAMP	Local Agency Management Plan
LOS	level of service

MCAB	Mountain Counties Air Basin
MRZ	Mineral Resource Zones
MS4	municipal separate storm sewer system
msl	mean sea level
$MTCO_2e/yr$	metric tons of carbon dioxide equivalent per year
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Center
NCIC	North Central Information Center
NPDES	National Pollutant Discharge Elimination System
NRCS	Natural Resource Conservation
ORMP	Oak Resources Management Plan
PG&E	Pacific Gas and Electric Company
PA	Planned Agricultural
PM_{10}	respirable particulate matter
$PM_{2.5}$	fine particles
Project Applicant	Tom Van Noord
Project	Hackomiller Parcel Map
RWQCB	regional water quality control board
SGMA	Sustainable Groundwater Management Act
SIP	State Implementation Plan
SMAQMD	Sacramento Metropolitan Air Quality Management District
SR	State Route
SRA	state responsibility area
SWMP	storm water management plan
SWPPP	storm water pollution prevention plan
TAC	toxic air contaminant
Technical Advisory	*Technical Advisory on Evaluating Transportation Impacts in CEQA*
US 50	US Highway 50
USACE	US Army Corps of Engineers
USFWS	US Fish and Wildlife Service
USGS	US Geological Service
VMT	vehicle miles traveled
WEAT	Worker Environmental Awareness Training
WERS	Western El Dorado Recovery Systems

1 NOTICE ON INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The attached Initial Study/Proposed Mitigated Negative Declaration (IS/Proposed MND) has been prepared by the County of El Dorado (County) as the lead agency under the California Environmental Quality Act (CEQA). The purpose of this IS/Proposed MND is to evaluate and disclose potential environmental effects resulting from the Hackomiller Parcel Map Project. Under CEQA, the lead agency is the public agency with primary responsibility over approval of the project.

The County prepared this Proposed MND because, although the attached IS identifies potentially significant environmental effects, revisions to the project have been made or agreed to by the applicant that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, consistent with Section 15070 of the State CEQA Guidelines.

1.1 PROJECT DESCRIPTION

Tom Van Noord (the Project Applicant) has submitted an application to the County (the Lead Agency) for the Hackomiller Parcel Map (Project). The Project would split an existing 169.85-acre parcel into 3 parcels ranging in size from 40.01 to 89.79 acres. Although no development is proposed at this time, as a result of the proposed parcel split, it is possible that in the future, residences, agricultural structures, and other associated structures and facilities, consistent with the County General Plan and Zoning designations, may be developed on the new parcels.

1.2 LOCATION

The Project site is located at 5595 Hackomiller Road, in the unincorporated community of Garden Valley, in El Dorado County, California (assessor parcel number [APN] 088-021-040).

1.3 MITIGATION MEASURES INCLUDED IN THE PROJECT TO AVOID POTENTIALLY SIGNIFICANT IMPACTS

The following mitigation measures are identified in the attached IS to reduce potentially significant impacts.

Mitigation Measure 3.2-1: Oak Resources Protection

The following shall be incorporated on any grading or building permit plans. Future development at the Project site shall implement the following measures to comply with the County's ORMP:

- Future development at the Project site shall avoid impacts to protected oak resources as much as possible.
- If avoidance is not possible, prior to future tree removal at the Project site, an Oak Resources Technical Report shall be developed by a qualified biologist that maps and quantifies unavoidable impacts to the County's three classes of protected oak resources—oak woodlands, individual native oak trees, and heritage trees. Depending on the impact, an Oak Tree Removal Permit or Oak Woodland Removal Permit shall be obtained from the County.
- The applicant shall compensate for loss of protected oak trees and oak woodlands through any combination of in-lieu fees, conservation, and/or replanting, as required under the ORMP, to the satisfaction of the El Dorado County Planning and Building Department.

Mitigation Measure 3.4-1: Special-Status Plant Protection

The following shall be incorporated on any grading or building permit plans. Prior to future development at the Project site, the following measures shall be implemented to protect special-status plants:

- The chaparral area containing the Nissenan manzanita, which also contains the Red Hills soaproot, shall be avoided by at least 50 feet. The boundary of the 50-foot buffer around the chaparral area shall be demarcated with high visibility fencing with a minimum 4-foot-tall metal fence posts (such as t-posts) and all-weather signage posted on the fence that states "Rare Plant Nondisturbance Area" every 150 feet or less.
- Prior to any vegetation clearing, ground disturbing, or construction activities within the Project site within chaparral habitat that is outside of the above-noted fenced area containing the Nissenan manzanita and Red Hills soaproot, a qualified botanist shall implement protocol-level botanical surveys during the blooming period for the special-status plants with potential to occur in the Project site. The survey shall be conducted during the blooming/identification period closest to the initiation of proposed vegetation clearing or ground disturbance.
- Surveys shall follow methods from CDFW's *Protocols for Surveying and Evaluating Impacts on Special-Status Native Plant Populations and Natural Communities* (CDFW 2018 or most recent version). The qualified botanist shall (1) be knowledgeable about plant taxonomy; (2) be familiar with plants of the Project region, including special-status plants and sensitive natural communities; (3) have experience conducting floristic botanical field surveys as described in CDFW's protocol document; (4) be familiar with the California Manual of Vegetation (Sawyer et al. 2009 or current version, including updated natural communities data at http://vegetation.cnps.org/); and (5) be familiar with federal and state statutes and regulations related to plants and plant collecting.
- If no special-status plants are found, the botanist shall document the findings in a report to the applicant and El Dorado County, and no additional measures are required prior to proposed activities.
- If activities last for more than one year, the botanical surveys described above shall be repeated during the blooming period in subsequent years prior to additional vegetation clearing or ground disturbing activities.
- If special-status plants are found, the botanist shall clearly mark, map, and record their locations. A no-disturbance buffer shall be established surrounding these locations, consisting of high visibility fencing with a minimum 4-foot-tall metal fence posts (such as t-posts). Fencing shall be maintained in place throughout the entirety of all ground disturbance or vegetation removal activities to ensure that the special-status plants are protected from equipment and vehicles, construction personnel, digging, trenching, placement of fill, storage of equipment or materials, and all other activities. All personnel involved in ground disturbance or vegetation removal work shall be informed of the requirement to avoid no-disturbance areas and shall be required to sign an acknowledgement that they have received these instructions and agree to adhere to all mitigation measures.
- If special-status plant species are found that cannot be avoided, appropriate mitigation shall be implemented and shall depend on the species and its protection status.
- For unavoidable impacts to special-status plants that are not listed under the federal ESA or CESA, various methods may be used to minimize or compensate for impacts on these species. Depending on the biology of the species affected and the potential for transplanting and reseeding, establishing populations through seed collection or transplantation from the site that is to be affected may be implemented. Seeding or transplanting may be used to create new plant populations, or to enhance or expand existing populations. This work may be done in coordination with California Native Plant Society. Potential mitigation sites could include suitable locations within or outside the project site. Mitigation could include, or consist of, expanding the affected population on the project site if only a portion of the population is to be removed and suitable habitat is available or can be created to expand the extent of the affected population into a new area. Habitat and individual plants lost shall be mitigated at a minimum 1:1 ratio, considering acreage as well as function and value of the new population and habitat.
- If an affected plant species is protected under the federal ESA or CESA, coordination/consultation with USFWS and/or CDFW will be required. A site-specific mitigation strategy to compensate for loss of occupied habitat and

individuals, consistent with the requirements of the federal ESA or CESA, will need to be developed and implemented. Actions to compensate for take of the federal ESA or CESA protected species may include preserving and enhancing existing populations and creation of new populations. Elements of the mitigation approach and success criteria required by USFWS or CDFW may include, but would not be limited to:

  - Identification of appropriate mitigation ratios for enhancement, expansion, and creation of target plant populations to fully compensate for direct loss of affected plant populations as well as temporal losses of functions and values.
  - Number and/or density of target plant individuals in the mitigation area.
  - A requirement that compensatory and preserved populations shall be self-producing. Populations would be considered self-producing when plants reestablish annually for a set number of years with no human intervention, such as supplemental seeding.
  - If mitigation includes dedication of conservation easements, identifying responsible parties for long-term management, conservation easement holders, long-term management requirements, and funding sources as determined appropriate by the regulatory agency(ies).

- Documentation of surveys, completion of the mitigation strategy, and coordination/consultation process with USFWS or CDFW shall be provided to El Dorado County before commencement of any project activities that could adversely affect the protected plant species. Prior to any ground-disturbing or vegetation-removal activities, a Worker Environmental Awareness Training (WEAT) shall be prepared and administered to the construction crews. The WEAT will include the following: discussion of the state and federal Endangered Species Act, the Clean Water Act, the Project's permits and CEQA documentation, and associated mitigation measures; consequences and penalties for violation or noncompliance with these laws and regulations; identification of special-status wildlife that may be encountered on the project site; location of any avoidance, exclusion, or buffer areas; material to watch for that may indicate the presence of subsurface cultural resources; hazardous substance spill prevention and containment measures; and the contact person in the event of the discovery of a special-status wildlife species or potential cultural resources. A handout summarizing the WEAT information shall be provided to workers to keep on-site for future reference. Upon completion of the WEAT training, workers will sign a form stating that they attended the training, understand the information presented and will comply with the regulations discussed.

Mitigation Measure 3.4-2: Nesting Bird and Raptor Protection

The following shall be incorporated on any grading or building permit plans. Future development at the Project site shall implement the following measures to protect nesting birds and raptors:

- To minimize impacts to special-status bird species, raptors, and other native birds, potential future development activities (e.g., tree removal, vegetation clearing, ground disturbance, staging, construction of off-site improvements) shall be conducted during the nonbreeding season (approximately September 1 through January 31, as determined by a qualified biologist), when feasible. If project activities are conducted during the nonbreeding season, no further mitigation is required prior to the proposed activity.
- If development activities must commence during the avian nesting season (between February 1 and August 31), within 7 days prior to commencement of work, a qualified biologist familiar with birds of California and with experience conducting nesting bird surveys shall conduct focused surveys for special-status birds, nesting raptors, and other native birds. Surveys shall be conducted in publicly accessible areas within 0.5 miles of the development activity area for golden eagle, 0.25 miles of the development activity area for white-tailed kite, 500 feet of the development activity area for other raptor species and special-status birds, and 50 feet of the development activity area for non-raptor common native bird nests.
- If no active bird nests are found, the qualified biologist shall submit a report documenting the survey methods and results to the applicant and El Dorado County, and work may proceed. If at any time during the nesting

season there is a lapse of two weeks or more with no work, a new survey for nesting birds shall be completed before work proceeds.

- If an active bird nest is found, a no-disturbance buffer shall be established around the nest site until the breeding season has ended or a qualified biologist has determined that the young have fledged or the nest is no longer active.
- The size of the no-disturbance buffer shall be determined by the biologist, based on the sensitivity of the bird species, nesting chronology of the species, disturbance characteristics (type, extent, visibility, duration, and timing), existing ambient conditions, and other factors (e.g., screening from existing structures, vegetation, or topography), as determined by the biologist. Buffers typically shall be 0.5 miles for golden eagle, 0.25 miles for white-tailed kite, 500 feet for other raptors, 100 feet for non-raptor special-status bird species, and at least 20 feet for common non-raptor bird species. The size of the buffer may be adjusted if a qualified biologist determines that such an adjustment shall be unlikely to adversely affect the nest. Any buffer reduction for a special-status bird species shall require coordination with CDFW.
- Daily monitoring of the nest by a qualified biologist during activities shall be required if the activity has potential to adversely affect the nest as determined by the qualified biologist, the buffer has been reduced, or if birds within active nests are showing behavioral signs of agitation (e.g., standing up from a brooding position, flying off the nest) during project activities, as determined by the qualified biologist.
- Documentation of compliance with this mitigation measure and any required coordination with CDFW shall be provided to El Dorado County before commencement of any project construction activities.

Mitigation Measure 3.4-3: Bat Protection

The following shall be incorporated on any grading or building permit plans. Future development at the Project site must implement the following measures to protect bats:

- Within 14 days before any tree removal, a qualified biologist familiar with bats and bat ecology, and experienced in conducting bat surveys, shall conduct surveys for bat roosts in suitable habitat (e.g., large trees, crevices, cavities, exfoliating bark, foliage, buildings) within 250 feet of the tree(s) to be removed.
- If no evidence of bat roosts is found, the qualified biologist shall submit a report summarizing the results of the survey to the applicant and El Dorado County, and no further study shall be required.
- If evidence of bat maternity roosts or hibernacula is observed, the species and number of bats using the roost shall be determined by a qualified biologist using noninvasive methods. Bat detectors (i.e., acoustic monitoring) or evening emergence surveys shall be used if deemed necessary to supplement survey efforts by the qualified biologist.
- A no-disturbance buffer of 250 feet shall be established by the qualified biologist around active maternity roosts or hibernacula of pallid bat, as well as maternity roosts (i.e., considered to be a wildlife nursery) or winter hibernacula of other bat species that contain a substantial number of bats (i.e., more than a few roosting bats that would leave on their own during the day). Project activities shall not occur within this buffer until after the roosts no longer support juvenile bats or hibernating bats as determined by a qualified biologist.
- If roosts of pallid bat are determined to be present and must be removed, the bats shall be excluded from the roosting site before the tree is removed. A program addressing compensation, exclusion methods, and roost removal procedures shall be developed in coordination with CDFW before implementation. Exclusion methods may include use of one-way doors at roost entrances (bats may leave but not reenter) or sealing roost entrances when the site can be confirmed to contain no bats. Exclusion efforts may be restricted during periods of sensitive activity (e.g., during hibernation or while females in maternity colonies are nursing young). The loss of each roost (if any) resulting from the project shall be replaced in coordination with CDFW and may require construction and installation of bat boxes suitable to the bat species and colony size excluded from the original roosting site. If determined necessary during coordination with CDFW, replacement roosts shall be implemented before bats are excluded from the original roost sites. After the replacement roosts are constructed and it is confirmed that bats

are not present in the original roost site by a qualified biologist, the roost tree or building may be removed. For roost trees, a two-step tree removal process supervised by a qualified biologist shall be implemented, including removal of all branches that do not provide roosting habitat on the first day, and removal of the remaining portion of the tree on the following day. For trees used as maternity roosts or hibernacula by non-special status bat species, the trees may be removed either when a qualified biologist determines that bats are no longer present, or using the exclusion and removal method described above for pallid bat if bats are using the tree for a daytime roost, but it is no longer functioning as a maternity roost or hibernacula. Coordination with CDFW and compensatory measures, such as installation of bat boxes, will not be required for non-special status bat species.

- Documentation of compliance with this mitigation measure shall be provided to El Dorado County before commencement of any tree removal activities.

Mitigation Measure 3.4-4: Aquatic Resources Protection

The following shall be incorporated on any grading or building permit plans. Future development at the Project site must implement the following measures to protect aquatic resources:

- If ground disturbance is proposed within 25 feet of the bank of the intermittent channels on-site, at a minimum, any portion of the stream within 25 feet of the disturbance footprint shall be delineated and evaluated by a qualified biologist for jurisdiction as a water or wetland of the United States and/or water of the state. The delineation shall follow the US Army Corps of Engineers (USACE) methods current at the time.
- If the aquatic feature is determined to be jurisdictional, all applicable permits shall be obtained prior to any disturbance of the feature(s). All permit requirements shall be adhered to, including any potential compensatory mitigation that may be required.
- Authorization for dredge or fill of waters of the United States shall be secured from USACE and the regional water quality control board (RWQCB) through the permitting processes for Clean Water Act Sections 401 and 404. In association with Section 404, Section 401 Water Quality Certification from the Central Valley RWQCB shall be obtained. For impacts on waters of the state that are not also waters of the United States and are therefore not covered by the 401 Water Quality Certification, the applicant shall apply to the RWQCB for Waste Discharge Requirements. Any waters of the United States or waters of the state that are affected by the project shall be replaced on a no-net-loss basis in accordance with the applicable USACE and RWQCB permit requirements.
- Before commencing activity that may divert the natural flow or otherwise alter the bed or bank of any lake or stream on the Project site (i.e., intermittent channels, ephemeral channels, and any associated water bodies), the applicant shall notify CDFW, through issuance of a Lake and Streambed Alteration Notification (notification). If CDFW determines, based on the notification, that project activities trigger the need for a Lake and Streambed Alteration Agreement, the project applicant shall obtain an agreement from CDFW before the activity commences. The applicant shall conduct activities in accordance with the agreement, including implementing reasonable measures in the agreement necessary to protect fish and wildlife resources, when working within the bed or bank of waterways or in riparian habitats associated with those waterways.

1.4 REVIEW AND APPROVAL

The purpose of the IS/Proposed MND is to present to decision-makers and the public information about the environmental consequences of implementing the project. This IS/Proposed MND will be available for a 30-day public review period from June 12, 2025 to July 11, 2025.

Supporting documentation referenced in this document is available for review at:

County of El Dorado
Planning and Building Department
2850 Fairlane Court, Building C
Placerville, California 95667

Comments should be addressed to:

Anna Quan, Associate Planner
Planning and Building Department
2850 Fairlane Court, Building C
Placerville, California 95667

E-mail comments may be addressed to: Anna.Quan@edcgov.us

If you have questions regarding the IS/Proposed MND, please call Anna Quan at: (530) 621-5753. If you wish to send written comments (including via e-mail), they must be postmarked by July 11, 2025.

After comments are received from the public and reviewing agencies, the County may (1) adopt the MND, a mitigation monitoring and reporting program (MMRP), and approve the project; (2) undertake additional environmental studies, potentially including preparation of an Environmental Impact Report; or (3) deny the project. If the project is approved, the project proponent may proceed with the project.

1.5 PROPOSED FINDINGS

The County has reviewed and considered the proposed project and has determined that the project will not have a significant effect on the environment, with the proposed mitigation measures and based upon the substantial supporting evidence provided in the IS. The County hereby prepares and proposes to adopt a MND for this project.

2 PROJECT DESCRIPTION

2.1 PROJECT OVERVIEW

Tom Van Noord (the Project Applicant) has submitted an application to the County of El Dorado (County) (the Lead Agency under CEQA) for the Hackomiller Parcel Map (Project). The Project would split an existing 169.85-acre parcel into 3 parcels that are respectively 40.05, 40.01, and 89.79 acres (Parcels A, B, and C).

2.2 PROJECT LOCATION AND EXISTING SETTING

The Project site is located at 5595 Hackomiller Road, in the unincorporated community of Garden Valley, in El Dorado County, California. The Project site is within the western edge of the Sierra Nevada foothills, approximately 47 miles northeast of the City of Sacramento. Folsom Lake is approximately 27 miles southwest of the Project, and the U.S Highway 50 corridor is approximately 11 miles south of the Project.

The Project site comprises a 169.85-acre parcel, Assessor's Parcel Number (APN) 088-021-040, located along Hackomiller Road, west of State Route (SR) 193, and northeast of Garden Valley Road (Figure 2-1). The Project site is located in Section 02, Township 11N, and Range 10E and Section 35, Township 12N, and Range 10E on the Garden Valley, California 7.5-minute USGS quadrangles.

The Project site and surrounding properties are located in a rural setting predominately characterized by mixed oak-foothill pine woodlands, whiteleaf manzanita chaparral, and annual grasslands. The property is hilly, with elevations ranging from approximately 1,965 to 2,430 feet above mean sea level (msl).

Existing development on-site consists of a dirt road that runs east/west through the southern portion of the site and north/south through the eastern portion of the site. There is also an existing well on the property.

Adjoining properties support widely spaced rural residences, with very few structures near the parcel boundaries of the Project site. The northern and eastern boundaries are adjacent to several rural residential parcels, ranging from 2.75 to 20 acres. Agricultural and grazing lands adjoin the property to the south and west.

2.2.1 General Plan and Zoning

The Project site is designated as Agricultural Lands (AL) in the County General Plan Land Use Diagram (El Dorado County 2004a). As described in the County's General Plan Agriculture and Forestry Element, the AL designation establishes areas for agricultural use (General Plan Policy 8.1.1.8). These lands include those that are currently 1) under a Williamson Act or Farmland Security Zone Contract, contain the characteristics of choice agricultural land according to the Department of Conservation Farmland Mapping and Monitoring Program (FMMP), or are under cultivation for commercial crop production or are identified as grazing land; and 2) are located in the county's Rural Region or the County Department of Agriculture has determined that the land is well suited for agricultural production. The subject parcel contains the characteristics of choice agricultural land (i.e., Farmland of Local Importance) and is located in the County's Rural Region.

The Project site contains the Agricultural District (AD) overlay designation. The AD overlay designation identifies the general areas within the County that contain the majority of the County's federally designated prime, State designated unique or important, or County designated locally important soils and which the Board of Supervisors has determined should be preserved primarily for agricultural uses. The overlay designation is to identify agriculture as the principal activity and to discourage incompatible uses, such as higher density residential use (General Plan Policy 2.2.2.2).

The Project site also contains the Important Biological Corridor (IBC) overlay designation. The IBC overlay applies to lands identified as having high wildlife habitat values because of extent, habitat function, connectivity, and other

factors. Discretionary projects which include lands within the IBC overlay are required to provide a site-specific biological resources technical report to determine the presence of special-status species or habitat for such species or wildlife movement corridors (General Plan Policy 7.4.2.9).

The zoning designation for the Project is Planned Agricultural – 20 Acres (PA-20), which identifies lands that are suitable for agricultural enterprises and uses whether encumbered by a farmland conservation contract or not. The zone is utilized to identify those lands most capable of supporting horticulture, aquaculture, ranching, and grazing, based on existing use, soil type, water availability, topography, and other factors (Zoning Ordinance Section 130.21.010).

2.3 PROJECT DESCRIPTION

The Project entails splitting an existing 169.85-acre parcel into 3 parcels ranging in size that are respectively 40.05, 40.01, and 89.79 acres (Parcels A, B, and C). All three of these parcels would be accessed via Hackomiller Road. There is no development included as part of the Project; however, as a result of the proposed parcel split, it is possible that in the future, residences, agricultural structures, and other associated structures and facilities may be developed on the new parcels. For each parcel, this would include up to 1 new primary residence, 1 accessory dwelling unit (ADU), outbuildings (e.g., barns, garages, sheds), on-site wells, septic systems, landscaping, access routes, electrical utility connections, and/or other typical rural residential or agricultural developments. The timing, extent, location, and other details related to the future ministerial development of the proposed parcels are unknown. Therefore, a complete impact analysis of future development on the proposed new parcels is not currently possible. The impact analysis presented in this IS covers the splitting of the single parcel into 3 parcels, with a general consideration that this could lead to future development and construction on the new parcels. Future development at each parcel will be required to comply with all applicable regulations and requirements, including the County's mitigation requirements for oak resources, wetland and agricultural setbacks, and mitigation measures identified in this IS.

2.4 PROJECT APPROVALS

The project would require the following approvals:

- County of El Dorado recordation of parcel map and approval of building permits and improvement plans
- DOT approval of encroachment permit and roadway improvements
- El Dorado County Air Quality Management District: Project Approval
- Garden Valley Protection District: Plan Review
- CAL FIRE: Plan Review
- El Dorado County Environmental Management Department approval of septic system leach field areas and design for proposed new parcels.

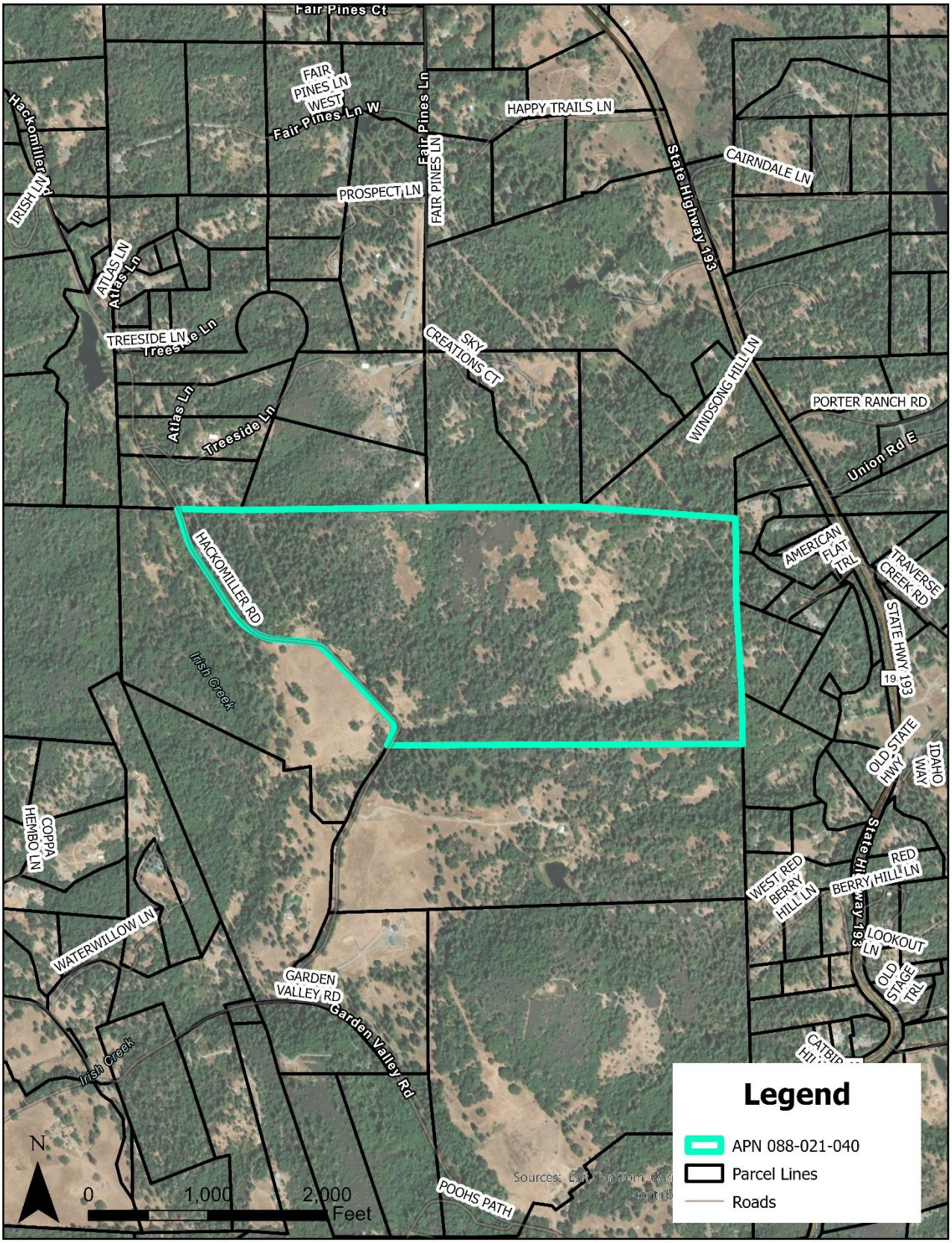


Figure 2-1 Project Site

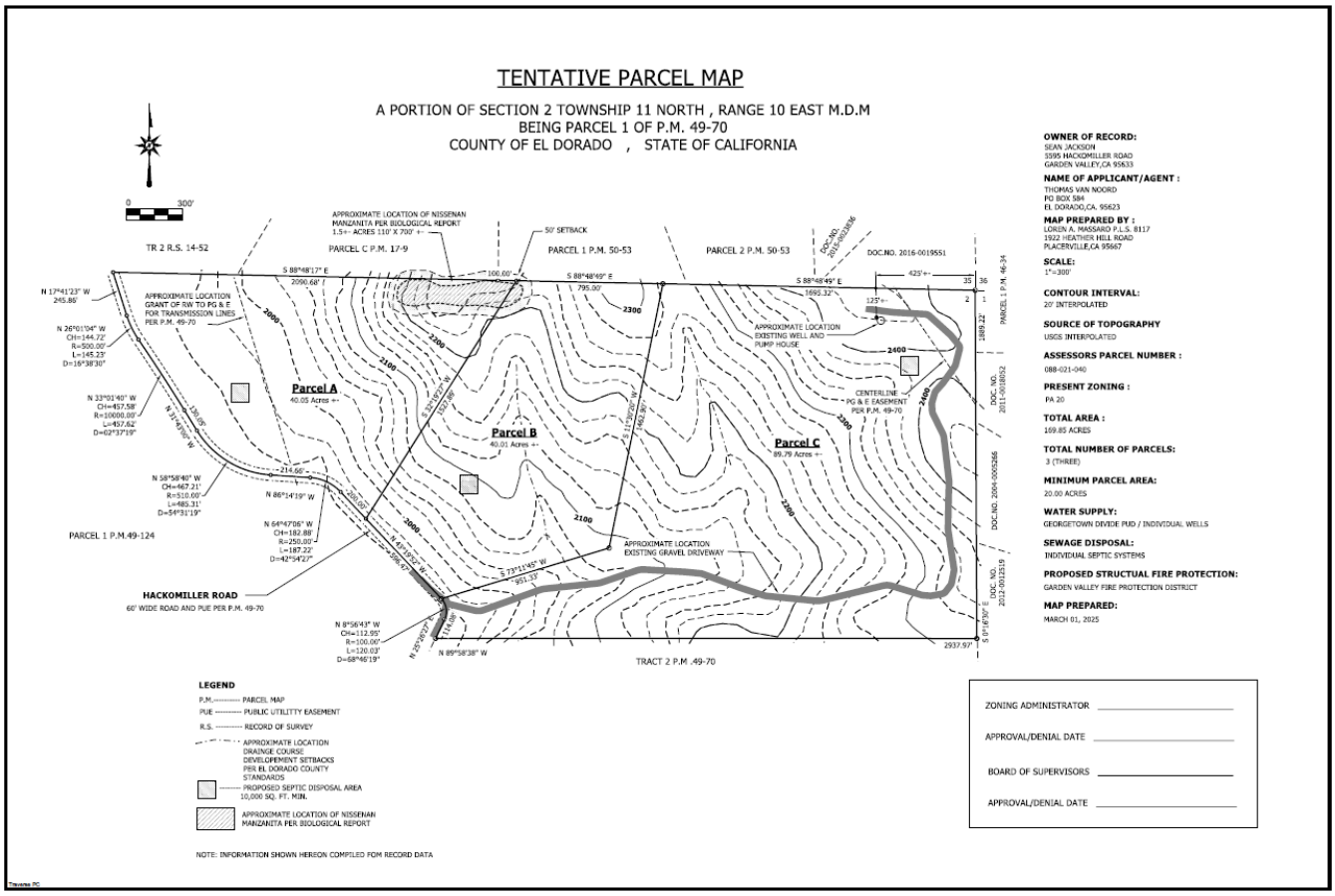


Figure 2-2 Proposed Tentative Parcel Map

3 ENVIRONMENTAL CHECKLIST

PROJECT INFORMATION

1.	Project Title:	Hackomiller Parcel Map
2.	Lead Agency Name and Address:	County of El Dorado Planning and Building Department 2850 Fairlane Court Placerville, California 95667
3.	Contact Person and Phone Number:	Anna Quan, 530-621-5753
4.	Project Location:	5595 Hackomiller Road, Garden Valley, CA Assessor parcel number (APN) 088-021-040
5.	Project Sponsor's Name and Address:	Tom Van Noord, P.O. Box 584, El Dorado CA 95633
6.	General Plan Designation:	Agricultural Lands (AL)
7.	Zoning:	Planned Agricultural – Twenty Acres (PA-20)

8. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

   The Project entails a parcel split of the existing 169.85-acre parcel into 3 parcels, which range from 40.01 acres to 89.79 acres. See Chapter 2 of this document for additional information.

9. Surrounding Land Uses and Setting:

   Adjoining properties support widely spaced rural residences, with very few structures near the parcel boundaries of the Project site. The northern and eastern boundaries are adjacent to several rural residential parcels, ranging from 2.75 to 20 acres. Agricultural and grazing lands adjoin the property to the south and west.

10. Other public agencies whose approval is required:

- County of El Dorado recordation of parcel map and approval of building permits and improvement plans.
- DOT approval of encroachment permit and roadway improvements
- El Dorado County Air Quality Management District: Project Approval
- Garden Valley Protection District: Plan Review
- CAL FIRE: Plan Review
- El Dorado County Environmental Management Department approval of septic system leach field areas and design for proposed new parcels.

11. 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, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

    Yes, Shingle Springs Band of Miwok Indians requested consultation on November 14, 2023. The consultation was completed and closed on January 28, 2025.

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. Where checked below, the topic with a potentially significant impact will be addressed in an environmental impact report.

☐ Aesthetics	☐ Agriculture and Forest Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology / Soils	☐ Greenhouse Gas Emissions	☐ Hazards / Hazardous Materials
☐ Hydrology / Water Quality	☐ Land Use / Planning	☐ Mineral Resources
☐ Noise	☐ Population / Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities / Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance
	☐ None	☒ None with Mitigation Incorporated

DETERMINATION (To be completed by the Lead Agency)

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 on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

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

Signature — Date: 6/2/25

Printed Name: Aaron Mount — Title: Planning Manager

El Dorado County Planning and Building Department

Agency

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. Once the lead agency has determined that a particular physical impact may occur, then 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 substantial evidence 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 (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
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 Measures 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 significance.

3.1 AESTHETICS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. Aesthetics.				
Except as provided in Public Resources Code section 21099 (where aesthetic impacts shall not be considered significant for qualifying residential, mixed-use residential, and employment centers), would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

3.1.1 Environmental Setting

The Project is in a rural area, with existing development at the Project site consisting of a dirt road that runs east/west through the southern portion and north/south through the eastern portion of the site and a well in the northeastern corner of the site. Views of and views from the Project site are generally limited to immediately adjacent rural residential and agricultural properties. The visual quality of the Project site is typical for the area, with no unusual or distinctive characteristics. The Project site and surrounding properties are dominated by oak and pine woodland, chaparral, and annual grassland. The topography of the project site is hilly. Elevations range from approximately 1,965 to 2,430 feet above mean sea level (msl).

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 (El Dorado County 2003, 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. The project site is not among the scenic views identified in the General Plan EIR.

There are no officially designated or eligible state scenic highways in proximity to the project site. The nearest officially designated state scenic highway is a segment of US Highway 50 (US 50) near Placerville, approximately 11 miles south of the Project site (Caltrans 2024). The closest eligible state scenic highway is State Route (SR) 49, approximately 10 miles southwest of the Project site. The project site is not within the viewshed of State US 50 or SR 49, given the distance and topography.

Existing onsite sources of light or glare are minimal given the undeveloped nature of the site. Light sources in the vicinity of the project site are also minimal, as is typical of a rural environment, and include light from widely spaced

residential buildings and lights from motor vehicles traveling on adjacent roadways. Existing sources of glare in the vicinity of the project site are minimal and include light reflected from building windows and vehicles.

3.1.2 Discussion

a) Have a substantial adverse effect on a scenic vista?

No Impact. There are no scenic vistas at the Project site. Views from, and of, the project site are limited by topography and vegetation (e.g., oak woodland). Because the project site is not part of a scenic vista, and no scenic vistas are visible from the project site, the Project would have no effect on a scenic vista.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. As discussed in Section 3.1.1, the project site is not within the viewshed of an officially designated or eligible state scenic highway. The Project would have no effect to scenic resources within a state scenic highway.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less than Significant. The Project site is in a non-urbanized area with PA-20 zoning designation, which identifies lands suitable for agricultural development, with a minimum lot size of 20 acres. Consistent with this designation, the parcel split would divide one large parcel into three parcels that would be approximately 40.01, 40.05, and 89.79 acres. The parcel split itself would not alter the physical conditions at the site. However, potential future development at the Project site may include agricultural structures (e.g., barns) and/or widely spaced residences at a density similar to or lower than that of surrounding properties and would occur in accordance with County requirements, which would ensure that the visual character and quality of new development is compatible with surrounding land use.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less than Significant. As discussed in Section 3.1.1, existing sources of light and glare within and surrounding the Project site are minimal, consisting of lights from motor vehicles traveling on adjacent roadways. The parcel split itself would not introduce new sources of light and glare. However, potential future development on the new parcels would introduce a small amount of new lighting and glare associated with new residential structures, agricultural structures, and appurtenant facilities. The Project would not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area.

3.2 AGRICULTURE AND FOREST RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	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, as updated) 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 the 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:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	☐	☐	☐	☒
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))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☒	☐	☐
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?	☐	☐	☒	☐

3.2.1 Environmental Setting

According to the California Department of Conservation (CDC) Farmland Mapping and Monitoring Program, most of the Project site is classified as Grazing Land (CDC 2025a). There are three small areas (approximately 13, 14, 18 acres) in the western and eastern parts of the Project site identified as Farmland of Local Importance, which are lands that do not qualify for the Prime, Statewide, or Unique designation, but are identified in the County General Plan as land that may be important to the local agricultural community (El Dorado County 2004b). The project site does not have current Wiliamson Act enrollment (CDC 2025b).

County lands that are suitable for timber production are typically designated Natural Resource (NR) on the General Plan Land Use map and zoned Timber Production Zone (TPZ) or Forest Resource (FR). The Project site is zoned PA-20 and does not contain timberland. California Public Resource Code (PRC) Section 12220(g) defines forest as "land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." PRC Section 4526 defines *timberland* as land that "is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees." California Government Code Section 51104(g) defines a *timberland production zone* as "an area which has been zoned pursuant to Sections 51112 or 5113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses; and timber as trees maintained for eventual harvest for forest project purposes (not including nursery stock."

3.2.2 Discussion

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. As discussed in Section 3.2.1, there are no lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, and there are no current agricultural uses within the project site. Although there is currently no agricultural use at the Project site, the portion of the Project site identified as Farmland of Local Importance would remain available for potential future agricultural use following the proposed parcel split. Therefore, the project would not convert Important Farmland to non-agricultural use.

b) Conflict with existing zoning for agricultural use or a Williamson Act contract?

No Impact. As discussed in Section 3.2.1, the project site is not enrolled in a Williamson Act contract. The existing zoning would not change as a result of the proposed parcel subdivision. If development were to occur, it would be consistent with the zoning. Therefore, the project would not conflict with existing zoning for agricultural use or a Williamson Act contract.

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))?

No Impact. The project site is not zoned for forest land, timberland, or timberland zoned Timberland Production and does not contain timberland as defined by the Public Resources Code or Government Code. Therefore, the project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timber Production.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

Less than Significant Impact with Mitigation. Mixed pine-oak forest and woodland on the Project site that support at least 10-percent native tree cover meet the PRC Section 12220(g) definition of a forest. Potential future development at the Project site could include tree removal that could convert portions of the pine-oak forest and woodland areas to a non-forest use. As established in Mitigation Measure 3.2-1 below, any future impacts to protected oak resources at the Project site would be required to comply with the County's Oak Resources Conservation Ordinance, found in County Code Chapter 130.39, which provides the standards for implementing the County's Oak Resources Management Plan (ORMP). Through implementation of this measure, the applicant would offset and compensate for any unavoidable impacts to oak woodland and individual oak trees and loss of forest land. Through implementation of this measure, the project would compensate for any unavoidable conversion of forest land to non-forest use.

Mitigation Measures

Mitigation Measure 3.2-1: Oak Resources Protection

The following shall be incorporated on any grading or building permit plans. Future development at the Project site shall implement the following measures to comply with the County's ORMP:

- Future development at the Project site shall avoid impacts to protected oak resources as much as possible.
- If avoidance is not possible, prior to future tree removal at the Project site, an Oak Resources Technical Report shall be developed by a qualified biologist that maps and quantifies unavoidable impacts to the County's three classes of protected oak resources—oak woodlands, individual native oak trees, and heritage trees. Depending on the impact, an Oak Tree Removal Permit or Oak Woodland Removal Permit shall be obtained from the County.
- The applicant shall compensate for loss of protected oak trees and oak woodlands through any combination of in-lieu fees, conservation, and/or replanting, as required under the ORMP, to the satisfaction of the El Dorado County Planning and Building Department.

Significance after Mitigation

With implementation of Mitigation Measure 3.2-1, future development will avoid impacts to oak resources wherever possible. If avoidance is not possible, impacts would be mitigated according to the County's mitigation policies making project activities consistent with County policies and ordinances.

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?

Less than Significant. There is no designated Farmland in the vicinity of the project site. The minimum parcel size for the three proposed parcels is 40 acres, and the allowed residential density is low, so future development would not affect forest land adjacent to or near the project site. Therefore, the project would not result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use beyond the impact mechanisms evaluated above.

3.3 AIR QUALITY

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. Air Quality.				
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied on to make the following determinations.				
Are significance criteria established by the applicable air district available to rely on for significance determinations?	☒ Yes		☐ No	
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) 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?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

3.3.1 Environmental Setting

The project is located in the Mountain Counties Air Basin (MCAB), which comprises the western portion of El Dorado County, the middle portion of Placer County, and the entirety of Plumas, Sierra, Nevada, Amador, Calaveras, Tuolumne, and Mariposa counties. Ozone, respirable particulate matter (PM_{10}), and fine particles ($PM_{2.5}$) are the criteria air pollutants of primary concern in this analysis because of their nonattainment status with respect to the applicable National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) in the El Dorado County portion of the MCAB.

The El Dorado County Air Quality Management District (EDCAQMD) is the primary agency responsible for planning to meet NAAQS and CAAQS in El Dorado County. EDCAQMD works with other local air districts in the Sacramento region to maintain the region's portion of the State Implementation Plan (SIP) for ozone. The SIP is a compilation of plans and regulations that govern how the region and State will comply with the Clean Air Act requirements to attain and maintain the NAAQS for ozone. The Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan (2023 Ozone Plan) was prepared by the five local air districts of the Sacramento Federal Non-attainment Area, with the support of the California Air Resources Board (CARB) and is an air quality attainment plan (AQAP) applicable to development in the Project area (CARB 2023).

EDCAQMD has developed a *Guide to Air Quality Assessment: Determining Significance of Air Quality Impacts under CEQA* (EDCAQMD 2002) for use by lead agencies when preparing environmental documents. The guidance includes thresholds of significance for criteria pollutants and toxic air contaminants (TACs) and recommendations for conducting air quality analyses. The guidance also describes project screening criteria to identify projects that can be classified as less than significant for one or more pollutants without the need for detailed calculations or modeling. According to EDCAQMD CEQA guidance (2002), single family housing development has a screening cut-point of 280

dwelling units (48 dwelling units if they have fireplaces/woodstoves). Emission from operation of a single family housing development that does not reach this cut-point are presumed to be less-than-significant and do not require air quality modeling. For construction exhaust emissions, impacts from projects that encompass 12 acres or less of ground that is being worked at one time are presumed to be less than significant, as long as standard construction emission conditions are in place (EDCAQMD 2002).

Potential future residential development following the currently proposed parcel split would result in up to three new residences, plus any associated Accessory Dwelling Units, and would be far below this cut-point. Therefore, detailed calculations and modeling of air quality for the Project is not required and impacts can be considered less than significant. Furthermore, the EDCAQMD reviewed the proposed Project application and confirmed that quantitative Air Quality Impact Analysis is not required for the Project (EDC 2024a). In their review of the parcel split application, the EDCAQMD identified the following standard conditions as potentially applicable to the Project:

- Fugitive Dust: A Fugitive Dust Mitigation Plan Application with appropriate fees shall be submitted to and approved by the EDCAQMD prior to start of project construction if during the course of the project a Grading Permit is required from the Building Department. Dust control measures shall comply with the requirements of AQMD Rule 223, Fugitive Dust – General Requirements and Rule 223.1 – Construction, Bulk Material Handling, Blasting, Other Earthmoving Activities and Trackout Prevention.
- Open Burning: Burning of waste vegetation that results from "Land Development Clearing" must be permitted through the AQMD. Only dry vegetative waste materials originating from the property may be disposed of using an open outdoor fire. Burning shall adhere to AQMD Rule 300, Open Burning.
- Paving: Road construction shall adhere to AQMD Rule 224, Cutback and Emulsified Asphalt Paving Materials.
- Painting/Coating: The application of architectural coatings shall adhere to AQMD Rule 215, Architectural Coatings.
- New Point or Stationary Source: Prior to construction/installation of any qualifying new point/stationary source emissions units (e.g., emergency standby engine greater than 50 horsepower, etc.), Authority to Construct applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications and emissions estimates, and shall adhere to AQMD Rules 501, General Permit Requirements and 523, New Source Review.
- Open Burning: Burning of waste vegetation that results from "Land Development Clearing" must be permitted through the AQMD. Only dry vegetative waste materials originating from the property may be disposed of using an open outdoor fire. Burning shall adhere to AQMD Rule 300, Open Burning.
- Construction Emissions: During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the CARB Regulation for In-Use Off-Road Diesel Fueled Fleets (§ 2449 et al, Title 13, Article 4.8, Chapter 9, California Code of Regulations). The full text of the regulation can be found at CARB's website here: https://ww2.arb.ca.gov/ourwork/topics/construction-earthmoving-equipment Questions on applicability should be directed to CARB at 1.866.634.3735. CARB is responsible for enforcement of this regulation.
- Portable Equipment: All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with CARB. A copy of the current portable equipment registration shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, and daily hours of operations of each piece of equipment.
- Electric Vehicle Charging – Residential: The residential portion of the project shall comply with the Residential Mandatory Measures identified in the 2022 Cal Green Building Code §4.106.4.2.2 to facilitate future installation and use of EV chargers1. Please refer to: https://codes.iccsafe.org/content/CAGBC2022P1/chapter-4-residential-mandatory-measures

CRITERIA AIR POLLUTANTS

Concentrations of criteria air pollutants are used to indicate the quality of the ambient air. Emission source types and health effects are summarized in Table 3-1 and El Dorado County's attainment status for the CAAQS and the NAAQS are shown in Table 3-2.

Table 3-1 Sources and Health Effects of Criteria Air Pollutants

Pollutant	Sources	Acute[1] Health Effects	Chronic[2] Health Effects
Ozone	secondary pollutant resulting from reaction of ROG and NO_X in presence of sunlight. ROG emissions result from incomplete combustion and evaporation of chemical solvents and fuels; NO_X results from the combustion of fuels	increased respiration and pulmonary resistance; cough, pain, shortness of breath, lung inflammation	permeability of respiratory epithelia, possibility of permanent lung impairment
Carbon monoxide (CO)	incomplete combustion of fuels; motor vehicle exhaust	headache, dizziness, fatigue, nausea, vomiting, death	permanent heart and brain damage
Nitrogen dioxide (NO_2)	combustion devices; e.g., boilers, gas turbines, and mobile and stationary reciprocating internal combustion engines	coughing, difficulty breathing, vomiting, headache, eye irritation, chemical pneumonitis or pulmonary edema; breathing abnormalities, cough, cyanosis, chest pain, rapid heartbeat, death	chronic bronchitis, decreased lung function
Sulfur dioxide (SO_2)	coal and oil combustion, steel mills, refineries, and pulp and paper mills	irritation of upper respiratory tract, increased asthma symptoms	insufficient evidence linking SO_2 exposure to chronic health impacts
Respirable particulate matter (PM_{10}), Fine particulate matter ($PM_{2.5}$)	fugitive dust, soot, smoke, mobile and stationary sources, construction, fires and natural windblown dust, and formation in the atmosphere by condensation and/or transformation of SO_2 and ROG	breathing and respiratory symptoms, aggravation of existing respiratory and cardiovascular diseases, premature death	alterations to the immune system, carcinogenesis
Lead	metal processing	reproductive/ developmental effects (fetuses and children)	numerous effects including neurological, endocrine, and cardiovascular effects

Notes: NO_X = oxides of nitrogen; ROG = reactive organic gases.

[1] "Acute" refers to effects of short-term exposures to criteria air pollutants, usually at fairly high concentrations.

[2] "Chronic" refers to effects of long-term exposures to criteria air pollutants, usually at lower, ambient concentrations.

Sources: EPA 2024.

Attainment Status

As shown in Table 3-2, El Dorado County is designated as nonattainment for ozone with respect to both the NAAQS (8-hour standard) and CAAQS (1-hour Classification and 8-hour standard), nonattainment for PM_{10} with respect to the CAAQS, and nonattainment for $PM_{2.5}$ with respect to the NAAQS.

Table 3-2 El Dorado County Attainment Status Designations

Pollutant	California Ambient Air Quality Standard	National Ambient Air Quality Standard
1-hour Ozone	Nonattainment	Revoked in 2005
8-hour Ozone	Nonattainment	Serious Nonattainment
Carbon Monoxide	Unclassified	Unclassified/Attainment
Nitrogen Dioxide	Attainment	Unclassified/Attainment
Sulfur Dioxide	Attainment	Unclassified/Attainment
24-hour Respirable Particulate Matter (PM_{10})	Nonattainment	Unclassified/Attainment
Annual PM_{10}	Nonattainment	—

Pollutant	California Ambient Air Quality Standard	National Ambient Air Quality Standard
24-hour Fine Particulate Matter ($PM_{2.5}$)	—	Nonattainment
Annual $PM_{2.5}$	Unclassified	Nonattainment

Source: CARB 2025.

NATURALLY OCCURING ASBESTOS

An asbestos map of western El Dorado County prepared by the County shows the location of individual parcels and areas in the following four categories that either contain naturally occurring asbestos (NOA) or are considered to be subject to elevated risk of containing NOA (El Dorado County 2018):

- Found Area of NOA,
- Quarter Mile Buffer for Found Area of NOA,
- More Likely to Contain Asbestos, and
- Quarter Mile Buffer for More Likely to Contain Asbestos or Fault Line.

The Project site is not located in an area that contains NOA or is at an elevated risk of containing NOA (El Dorado County 2018).

3.3.2 Discussion

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less than Significant. Applicable air quality attainment plans (AQAPs) (e.g. CARB 2023) for the region, including the MCAB portion of El Dorado County, were developed to bring the region into attainment as required by the federal and California Clean Air Acts. According to the EDCAQMD CEQA guidance (2002), projects are considered consistent with applicable air quality plans if they satisfy the following criteria:

- The project does not require a change in the existing land use designation, such as through a general plan amendment or rezone.
- The project does not exceed the "project alone" significance criteria.
- The project implements applicable emission reduction measures.
- The project complies with all applicable district rules and regulations.

The currently proposed project would not require a change in existing land use or zoning for the project site and would consist of development that was included in growth projections used in the formulation of applicable AQAPs. Potential short-term construction and long-term operation associated with future development would be required to implement all applicable emission reduction measures and comply with applicable EDCAQMD rules and regulations. The "Project Alone" significance criteria is based on use of an emissions model to estimate a project's long term operational emissions of reactive organic gases (ROG) and oxides of nitrogen (NOx). According to EDCAQMD guidance, the current project is below the size of projects requiring emission modeling and can be presumed to have less than significant impacts. Because the Project would not conflict or obstruct implementation of applicable air quality plans, impacts would be less than significant.

b) 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?

Less than Significant. El Dorado County is currently designated as nonattainment with respect to the NAAQS and CAAQS for ozone, the NAAQS for $PM_{2.5}$, and the CAAQS for PM_{10}. The significance criteria for ozone is based on two directly emitted primary precursors of ozone, ROG and NOx. A project that emits 82 pounds per day or more of either

of these pollutants would be considered to have a significant adverse impact on air quality. For the other criteria pollutants, including PM_{10}, 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). (EDCAQMD 2002)

The EDCAQMD has advised that the current project is below the size of projects requiring modeling of anticipated emissions. Future construction-related activities for new development could result in project-generated emissions of ROG, NO_X, PM_{10}, and $PM_{2.5}$ from construction activities (e.g., site preparation, grading, building construction, paving, and architectural coating), off-road equipment, material delivery, and worker commute trips. Additionally, long-term operational emissions associated with potential future new development at the Project site could include area sources (landscape equipment, consumer products, maintenance activities) and mobile sources (vehicle trips to the project site). Future development of the Project site (construction and operation) would be required to comply with applicable EDCAQMD conditions. Emissions resulting from future development would be negligible and would meet the County's screening criteria for projects that can be presumed to have less than significant construction and operational impacts without the need for detailed calculations or modeling. Emissions would not exceed applicable thresholds and would not contribute substantially to the region's nonattainment status.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less than Significant. Sensitive receptors are generally considered to include those land uses where exposure to pollutants could result in health-related risks to sensitive individuals, such as children or the elderly. Residential dwellings, schools, hospitals, playgrounds, and similar facilities are of primary concern because of the potential presence of individuals particularly sensitive to pollutants and the potential for increased and prolonged exposure of individuals to pollutants. The closest sensitive receptors to the Project site are existing residences on adjacent properties, most of which are at least 100 feet from Project site boundaries.

Potential future development could result in the release of construction and operational pollutants. Construction-related activities could result in temporary, intermittent emissions of diesel PM from equipment exhaust, including during site preparation and grading. Future site development could also result in the operational emissions of diesel PM from the increase in vehicle trips and associated diesel PM emissions.

Given the relatively large size of proposed parcels (40-89 acres) and the distance of existing nearby residences from parcel boundaries, potential future development on proposed new parcels is not expected to occur near sensitive receptors. Furthermore, given the limited extent of potential future development, emissions would be of negligible quantities and would not expose sensitive receptors to substantial pollutant concentrations. In addition, both the CDC and El Dorado County have identified the project site as an area that does not contain NOA. Therefore, future ground disturbance would not result in the potential for NOA to be mobilized and for particles to reach nearby parcels. Impacts would be less than significant.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less than Significant. Project development could result in the release of construction odors. Because construction-related odors would be intermittent, temporary, and would disperse rapidly with distance from the source, construction-related odors would not result in the frequent exposure of a substantial number of individuals to objectionable odors. With respect to operation, residential uses are not land uses that typically generate excessive objectionable odors. Agricultural uses such as grazing may lead to some operational odors but due to the relatively large parcel sizes (40-89 acres), would not be expected to occur in close proximity with structures on adjacent properties and a substantial number of people.

3.4 BIOLOGICAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. Biological Resources.				
Would the project:				
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 the U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?	☐	☒	☐	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☒	☐	☐
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?	☐	☒	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐
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?	☐	☐	☐	☒

3.4.1 Environmental Setting

The Project site is a 169.85-acre parcel near the western edge of the Sierra Nevada Foothills with elevations ranging from approximately 1,965 to 2,430 feet above msl. The topography of the project site is characterized by gently rolling hills.

The Project site is in a rural area, with most properties in the region being privately owned. Existing development on-site consists of a dirt road that runs east/west through the southern portion of the site and north/south through the eastern portion of the site and a well in the northeast corner of the parcel.

The USDA Natural Resource Conservation (NRCS) Service Web Soil Survey indicates that the project site is underlain with a variety of soils, including Sites loam, Metamorphic rock land, Mariposa very rocky silt loam, Josephine silt loam, and Boomer-Sites very rocky loams (NRCS 2025).

The Project site and surrounding properties are dominated by pine-oak woodland, whiteleaf manzanita chaparral, and annual grassland. The mixed pine-oak woodland on the Project site consists of California black oak, canyon live oak, ponderosa pine, and sugar pine. Several native shrubs typical of chaparral habitats in the region are present, including whiteleaf manzanita and yerba santa. The annual grassland consists of nonnative grasses and forbs typical of the region including soft chess, Scotch broom, and brome fescue.

There is an unnamed intermittent channel that flows east to west through the Project site and a wetland associated with the intermittent channel. There is a spring, created by a mine adit, that feeds a short run of the intermittent channel and then percolates into the ground. There are five unnamed ephemeral channels onsite, along with a pond on one of the ephemeral channels.

3.4.2 Discussion

Information on sensitive biological resources previously recorded near the Project site was collected through a search of the following databases and background reports:

- California Natural Diversity Database (CNDDB) record search within the Garden Valley US Geological Service (USGS) 7.5-minute quadrangles (CDFW 2025b);
- US Fish and Wildlife Service (USFWS) Information for Planning and Conservation project planning tool (USFWS 2024);
- USFWS National Wetlands Inventory website (USFWS 2025);
- CDFW Terrestrial Connectivity Data and Resources (CDFW 2025a, Spencer et al. 2010);
- NRCS Web Soil Survey (NRCS 2025);
- Site-specific Biological Resources Evaluation Report (Graening and Associates 2025) (Attachment A);
- Conservation and Open Space Element of the El Dorado County General Plan, as amended (EDC 2004a).

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 the US Fish and Wildlife Service?

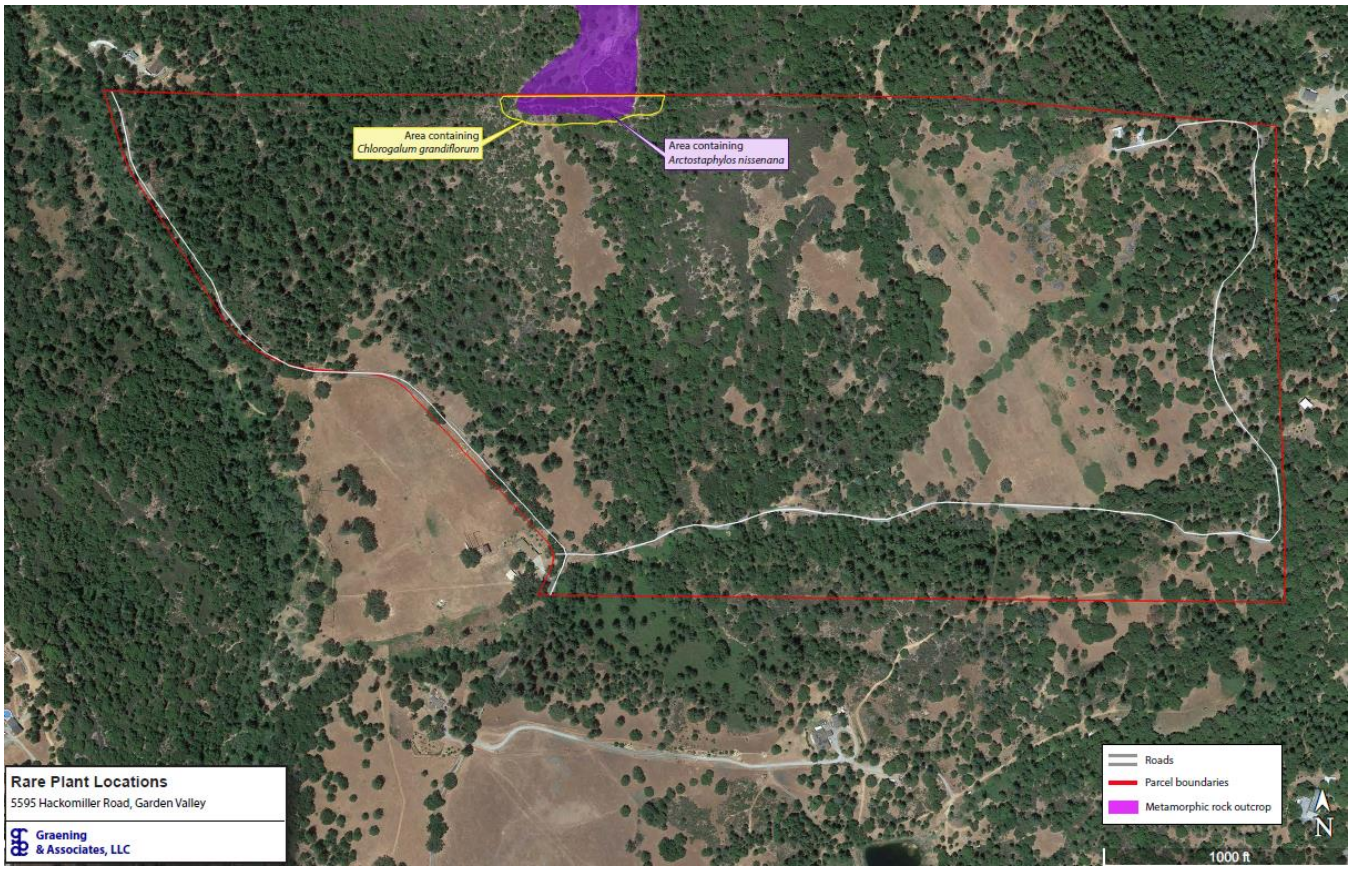
Less than Significant with Mitigation Incorporated. Special-status species are defined as species that are legally protected or that are otherwise considered sensitive by federal, state, or local resource agencies, which fall into one or more of the following categories:

- officially listed under the federal Endangered Species Act (ESA) or the California Endangered Species Act (CESA) as endangered, threatened, or rare;
- a candidate for state or federal listing as endangered, threatened, or rare;
- taxa (i.e., taxonomic category or group) that meet the criteria for listing, even if not currently included on any list, as described in Section 15380 of the State CEQA Guidelines;
- species identified by CDFW as Species of Special Concern;
- species listed as Fully Protected under the California Fish and Game Code;
- species afforded protection under local planning documents; and

- taxa considered by CDFW to be "rare, threatened, or endangered in California" and assigned a California rare plant rank (CRPR). The CDFW system includes five rarity and endangerment ranks for categorizing plant species of concern. The three relevant to the project are summarized as follows:
  - CRPR 1A - Plants presumed to be extinct in California;
  - CRPR 1B - Plants that are rare, threatened, or endangered in California and elsewhere; and
  - CRPR 2 - Plants that are rare, threatened, or endangered in California but more common elsewhere.

Special-Status Plants

The site-specific biological resources report and field survey identified the occurrence of Nissenan manzanita (CRPR 1B) and Red Hills soaproot (CRPR 1B) within the chaparral habitat on the northern portion of the project site. The two species were observed on a slate ridgetop near the middle of the northern edge of the Property.



Source: Image produced and provided by Fremont Environmental Consulting; Adapted by Ascent in 2024.

Figure 3-1 Map of Nissenan manzanita and Red Hills soaproot on the Project Site

Potential future development at the Project site could affect special-status plant species, if present in future disturbance areas. Potential future ground disturbance and/or vegetation removal associated with construction of buildings and roads, installation of utilities, and other development could result in direct removal of special-status plants if they are present or in habitat alterations or plant damage that leads to the ultimate death of special-status plants or failure to successfully reproduce. Loss of special-status plants could substantially affect the abundance, distribution, and viability of local and regional populations of these species; thus, this impact would be significant.

Mitigation Measures

Mitigation Measure 3.4-1: Special-Status Plant Protection

The following shall be incorporated on any grading or building permit plans. Prior to future development at the Project site, the following measures shall be implemented to protect special-status plants:

- The chaparral area containing the Nissenan manzanita, which also contains the Red Hills soaproot, shall be avoided by at least 50 feet. The boundary of the 50-foot buffer around the chaparral area shall be demarcated with high visibility fencing with a minimum 4-foot-tall metal fence posts (such as t-posts) and all-weather signage posted on the fence that states "Rare Plant Nondisturbance Area" every 150 feet or less.
- Prior to any vegetation clearing, ground disturbing, or construction activities within the Project site within chaparral habitat that is outside of the above-noted fenced area containing the Nissenan manzanita and Red Hills soaproot, a qualified botanist shall implement protocol-level botanical surveys during the blooming period for the special-status plants with potential to occur in the Project site. The survey shall be conducted during the blooming/identification period closest to the initiation of proposed vegetation clearing or ground disturbance.
- Surveys shall follow methods from CDFW's *Protocols for Surveying and Evaluating Impacts on Special-Status Native Plant Populations and Natural Communities* (CDFW 2018 or most recent version). The qualified botanist shall (1) be knowledgeable about plant taxonomy; (2) be familiar with plants of the Project region, including special-status plants and sensitive natural communities; (3) have experience conducting floristic botanical field surveys as described in CDFW's protocol document; (4) be familiar with the California Manual of Vegetation (Sawyer et al. 2009 or current version, including updated natural communities data at http://vegetation.cnps.org/); and (5) be familiar with federal and state statutes and regulations related to plants and plant collecting.
- If no special-status plants are found, the botanist shall document the findings in a report to the applicant and El Dorado County, and no additional measures are required prior to proposed activities.
- If activities last for more than one year, the botanical surveys described above shall be repeated during the blooming period in subsequent years prior to additional vegetation clearing or ground disturbing activities.
- If special-status plants are found, the botanist shall clearly mark, map, and record their locations. A no-disturbance buffer shall be established surrounding these locations, consisting of high visibility fencing with a minimum 4-foot-tall metal fence posts (such as t-posts). Fencing shall be maintained in place throughout the entirety of all ground disturbance or vegetation removal activities to ensure that the special-status plants are protected from equipment and vehicles, construction personnel, digging, trenching, placement of fill, storage of equipment or materials, and all other activities. All personnel involved in ground disturbance or vegetation removal work shall be informed of the requirement to avoid no-disturbance areas and shall be required to sign an acknowledgement that they have received these instructions and agree to adhere to all mitigation measures.
- If special-status plant species are found that cannot be avoided, appropriate mitigation shall be implemented and shall depend on the species and its protection status.
- For unavoidable impacts to special-status plants that are not listed under the federal ESA or CESA, various methods may be used to minimize or compensate for impacts on these species. Depending on the biology of the species affected and the potential for transplanting and reseeding, establishing populations through seed collection or transplantation from the site that is to be affected may be implemented. Seeding or transplanting may be used to create new plant populations, or to enhance or expand existing populations. This work may be done in coordination with California Native Plant Society. Potential mitigation sites could include suitable locations within or outside the project site. Mitigation could include, or consist of, expanding the affected population on the project site if only a portion of the population is to be removed and suitable habitat is available or can be created to expand the extent of the affected population into a new area. Habitat and individual plants lost shall be mitigated at a minimum 1:1 ratio, considering acreage as well as function and value of the new population and habitat.

- If an affected plant species is protected under the federal ESA or CESA, coordination/consultation with USFWS and/or CDFW will be required. A site-specific mitigation strategy to compensate for loss of occupied habitat and individuals, consistent with the requirements of the federal ESA or CESA, will need to be developed and implemented. Actions to compensate for take of the federal ESA or CESA protected species may include preserving and enhancing existing populations and creation of new populations. Elements of the mitigation approach and success criteria required by USFWS or CDFW may include, but would not be limited to:
  - Identification of appropriate mitigation ratios for enhancement, expansion, and creation of target plant populations to fully compensate for direct loss of affected plant populations as well as temporal losses of functions and values.
  - Number and/or density of target plant individuals in the mitigation area.
  - A requirement that compensatory and preserved populations shall be self-producing. Populations would be considered self-producing when plants reestablish annually for a set number of years with no human intervention, such as supplemental seeding.
  - If mitigation includes dedication of conservation easements, identifying responsible parties for long-term management, conservation easement holders, long-term management requirements, and funding sources as determined appropriate by the regulatory agency(ies).
- Documentation of surveys, completion of the mitigation strategy, and coordination/consultation process with USFWS or CDFW shall be provided to El Dorado County before commencement of any project activities that could adversely affect the protected plant species. Prior to any ground-disturbing or vegetation-removal activities, a Worker Environmental Awareness Training (WEAT) shall be prepared and administered to the construction crews. The WEAT will include the following: discussion of the state and federal Endangered Species Act, the Clean Water Act, the Project's permits and CEQA documentation, and associated mitigation measures; consequences and penalties for violation or noncompliance with these laws and regulations; identification of special-status wildlife that may be encountered on the project site; location of any avoidance, exclusion, or buffer areas; material to watch for that may indicate the presence of subsurface cultural resources; hazardous substance spill prevention and containment measures; and the contact person in the event of the discovery of a special-status wildlife species or potential cultural resources. A handout summarizing the WEAT information shall be provided to workers to keep on-site for future reference. Upon completion of the WEAT training, workers will sign a form stating that they attended the training, understand the information presented and will comply with the regulations discussed.

Significance after Mitigation

With implementation of Mitigation Measure 3.4-1, the potential loss of special-status plant species would be avoided to the maximum extent feasible. Compensation for any impacts that cannot be avoided would be accomplished through compliance with additional mitigation requirements identified above, and any additional USFWS and/or CDFW required mitigation, as applicable. Implementation of any of these approaches would result in no-net-loss of individuals or population functions and values for the affected species. This would reduce potential impacts to a less-than-significant level.

Special-Status Wildlife

A biological resources evaluation for special-status wildlife species was completed for the Project site in 2025 (Graening and Associates 2025) (Attachment A). No special-status wildlife species were observed at the Project site during reconnaissance-level field surveys in 2021. According to a review of database searches, there are 19 special-status wildlife species known to occur in the Project region.

Potential future development at the Project site, including vegetation clearing, grading, and other ground disturbance, could affect various species of bats as well as nesting birds and raptors protected under the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code, if present. Potential impacts to special-status wildlife species could include loss of habitat, direct injury to or mortality of individuals resulting from contact with

construction equipment or vehicles, and reduced breeding productivity, either through direct destruction of an active nest or den, or through abandonment of an active breeding site due to human disturbance. Because of their potential to reduce population levels and contribute to a trend towards these species becoming threatened or endangered in the future, these impacts are considered significant.

Mitigation Measures

Mitigation Measure 3.4-2: Nesting Bird and Raptor Protection

The following shall be incorporated on any grading or building permit plans. Future development at the Project site shall implement the following measures to protect nesting birds and raptors:

- To minimize impacts to special-status bird species, raptors, and other native birds, potential future development activities (e.g., tree removal, vegetation clearing, ground disturbance, staging, construction of off-site improvements) shall be conducted during the nonbreeding season (approximately September 1 through January 31, as determined by a qualified biologist), when feasible. If project activities are conducted during the nonbreeding season, no further mitigation is required prior to the proposed activity.
- If development activities must commence during the avian nesting season (between February 1 and August 31), within 7 days prior to commencement of work, a qualified biologist familiar with birds of California and with experience conducting nesting bird surveys shall conduct focused surveys for special-status birds, nesting raptors, and other native birds. Surveys shall be conducted in publicly accessible areas within 0.5 miles of the development activity area for golden eagle, 0.25 miles of the development activity area for white-tailed kite, 500 feet of the development activity area for other raptor species and special-status birds, and 50 feet of the development activity area for non-raptor common native bird nests.
- If no active bird nests are found, the qualified biologist shall submit a report documenting the survey methods and results to the applicant and El Dorado County, and work may proceed. If at any time during the nesting season there is a lapse of two weeks or more with no work, a new survey for nesting birds shall be completed before work proceeds.
- If an active bird nest is found, a no-disturbance buffer shall be established around the nest site until the breeding season has ended or a qualified biologist has determined that the young have fledged or the nest is no longer active.
- The size of the no-disturbance buffer shall be determined by the biologist, based on the sensitivity of the bird species, nesting chronology of the species, disturbance characteristics (type, extent, visibility, duration, and timing), existing ambient conditions, and other factors (e.g., screening from existing structures, vegetation, or topography), as determined by the biologist. Buffers typically shall be 0.5 miles for golden eagle, 0.25 miles for white-tailed kite, 500 feet for other raptors, 100 feet for non-raptor special-status bird species, and at least 20 feet for common non-raptor bird species. The size of the buffer may be adjusted if a qualified biologist determines that such an adjustment shall be unlikely to adversely affect the nest. Any buffer reduction for a special-status bird species shall require coordination with CDFW.
- Daily monitoring of the nest by a qualified biologist during activities shall be required if the activity has potential to adversely affect the nest as determined by the qualified biologist, the buffer has been reduced, or if birds within active nests are showing behavioral signs of agitation (e.g., standing up from a brooding position, flying off the nest) during project activities, as determined by the qualified biologist.
- Documentation of compliance with this mitigation measure and any required coordination with CDFW shall be provided to El Dorado County before commencement of any project construction activities.

Significance after Mitigation

With implementation of Mitigation Measure 3.4-2, the potential loss of individuals or eggs of special-status birds and other bird species protected under the MBTA and Fish and Game Code as a result of potential future development at the Project site would be avoided. This would reduce potential impacts to a less-than-significant level.

Mitigation Measure 3.4-3: Bat Protection

The following shall be incorporated on any grading or building permit plans. Future development at the Project site must implement the following measures to protect bats:

- Within 14 days before any tree removal, a qualified biologist familiar with bats and bat ecology, and experienced in conducting bat surveys, shall conduct surveys for bat roosts in suitable habitat (e.g., large trees, crevices, cavities, exfoliating bark, foliage, buildings) within 250 feet of the tree(s) to be removed.
- If no evidence of bat roosts is found, the qualified biologist shall submit a report summarizing the results of the survey to the applicant and El Dorado County, and no further study shall be required.
- If evidence of bat maternity roosts or hibernacula is observed, the species and number of bats using the roost shall be determined by a qualified biologist using noninvasive methods. Bat detectors (i.e., acoustic monitoring) or evening emergence surveys shall be used if deemed necessary to supplement survey efforts by the qualified biologist.
- A no-disturbance buffer of 250 feet shall be established by the qualified biologist around active maternity roosts or hibernacula of pallid bat, as well as maternity roosts (i.e., considered to be a wildlife nursery) or winter hibernacula of other bat species that contain a substantial number of bats (i.e., more than a few roosting bats that would leave on their own during the day). Project activities shall not occur within this buffer until after the roosts no longer support juvenile bats or hibernating bats as determined by a qualified biologist.
- If roosts of pallid bat are determined to be present and must be removed, the bats shall be excluded from the roosting site before the tree is removed. A program addressing compensation, exclusion methods, and roost removal procedures shall be developed in coordination with CDFW before implementation. Exclusion methods may include use of one-way doors at roost entrances (bats may leave but not reenter) or sealing roost entrances when the site can be confirmed to contain no bats. Exclusion efforts may be restricted during periods of sensitive activity (e.g., during hibernation or while females in maternity colonies are nursing young). The loss of each roost (if any) resulting from the project shall be replaced in coordination with CDFW and may require construction and installation of bat boxes suitable to the bat species and colony size excluded from the original roosting site. If determined necessary during coordination with CDFW, replacement roosts shall be implemented before bats are excluded from the original roost sites. After the replacement roosts are constructed and it is confirmed that bats are not present in the original roost site by a qualified biologist, the roost tree or building may be removed. For roost trees, a two-step tree removal process supervised by a qualified biologist shall be implemented, including removal of all branches that do not provide roosting habitat on the first day, and removal of the remaining portion of the tree on the following day. For trees used as maternity roosts or hibernacula by non-special status bat species, the trees may be removed either when a qualified biologist determines that bats are no longer present, or using the exclusion and removal method described above for pallid bat if bats are using the tree for a daytime roost, but it is no longer functioning as a maternity roost or hibernacula. Coordination with CDFW and compensatory measures, such as installation of bat boxes, will not be required for non-special status bat species.
- Documentation of compliance with this mitigation measure shall be provided to El Dorado County before commencement of any tree removal activities.

Significance after Mitigation

With implementation of Mitigation Measure 3.4-3 would reduce the potential impact on bats to less than significant by requiring focused surveys for bat roosts, implementation of no-disturbance buffers around active special-status bat maternity roosts or hibernacula, or implementation of an exclusion plan approved by CDFW that would potentially include construction of replacement roosts.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or the US Fish and Wildlife Service?

Less than Significant with Mitigation Incorporated. The biological report (Graening 2025) identifies one intermittent channel, five ephemeral channels, one pond, and one seasonal wetland onsite.

Potential future development shall be required to adhere to the County Zoning ordinance, which mandates at least 25 feet from intermittent channels and wetlands.

Potential future development at the Project site could affect riparian habitat, which, along with the chaparral habitat containing the Nissenan manzanita and Red Hills soaproot, comprise the sensitive natural communities on the project site, if ground disturbance cannot be avoided at their location. This potential impact would be reduced to less than significant through Mitigation Measure 3.4-4.

Mitigation Measures

Mitigation Measure 3.4-4: Aquatic Resources Protection

The following shall be incorporated on any grading or building permit plans. Future development at the Project site must implement the following measures to protect aquatic resources:

- If ground disturbance is proposed within 25 feet of the bank of the intermittent channels on-site, at a minimum, any portion of the stream within 25 feet of the disturbance footprint shall be delineated and evaluated by a qualified biologist for jurisdiction as a water or wetland of the United States and/or water of the state. The delineation shall follow the US Army Corps of Engineers (USACE) methods current at the time.
- If the aquatic feature is determined to be jurisdictional, all applicable permits shall be obtained prior to any disturbance of the feature(s). All permit requirements shall be adhered to, including any potential compensatory mitigation that may be required.
- Authorization for dredge or fill of waters of the United States shall be secured from USACE and the regional water quality control board (RWQCB) through the permitting processes for Clean Water Act Sections 401 and 404. In association with Section 404, Section 401 Water Quality Certification from the Central Valley RWQCB shall be obtained. For impacts on waters of the state that are not also waters of the United States and are therefore not covered by the 401 Water Quality Certification, the applicant shall apply to the RWQCB for Waste Discharge Requirements. Any waters of the United States or waters of the state that are affected by the project shall be replaced on a no-net-loss basis in accordance with the applicable USACE and RWQCB permit requirements.
- Before commencing activity that may divert the natural flow or otherwise alter the bed or bank of any lake or stream on the Project site (i.e., intermittent channels, ephemeral channels, and any associated water bodies), the applicant shall notify CDFW, through issuance of a Lake and Streambed Alteration Notification (notification). If CDFW determines, based on the notification, that project activities trigger the need for a Lake and Streambed Alteration Agreement, the project applicant shall obtain an agreement from CDFW before the activity commences. The applicant shall conduct activities in accordance with the agreement, including implementing reasonable measures in the agreement necessary to protect fish and wildlife resources, when working within the bed or bank of waterways or in riparian habitats associated with those waterways.

Significance after Mitigation

With implementation of Mitigation Measure 3.4-4, aquatic resources shall be avoided and protected wherever feasible. If avoidance isn't possible, impacts would be reduced to less-than-significant by requiring permitting and compliance with permit requirements, including compensation for unavoidable impacts, as applicable, such that there is no net loss of these resources.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Less than Significant with Mitigation Incorporated. According to biological surveys conducted in 2021, there is an intermittent channel, ephemeral channels, one pond, and one seasonal wetland on-site (Graening 2025).

Potential future development shall be required to adhere to the County Zoning ordinance, which mandates at least 25 feet from intermittent channels and wetlands.

Potential future development at the Project site could affect aquatic resources if ground disturbance cannot be avoided at their location. This potential impact would be reduced to less than significant through Mitigation Measure 3.4-4. Potential water quality effects are discussed in Section 3.10, Hydrology and Water Quality.

Mitigation Measure 3.4-4: Aquatic Resources Protection
Implement Mitigation Measure 3.4-4 above.

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?

Less than Significant with Mitigation Incorporated. The Project site does not support habitat for native resident or migratory fish. Based on CDFW's *California Essential Habitat Connectivity* project, which includes an evaluation of areas of contiguous natural habitat blocks and linkages between these blocks in California, the Project site is not located within an Essential Connectivity Area, Natural Landscape Block (defined as relatively natural habitat blocks that support native biodiversity) or Natural Areas Small, which are designated important blocks of habitat and movement corridors for wildlife. The Project site is also not within the range of mule deer migration. The intermittent and ephemeral stream corridors may facilitate animal movement and migrations.

Future residential or agricultural development at the Project site is likely to occur following the parcel split. However, potential future residential or agricultural development on 40-acre or larger parcels would not substantially limit wildlife movement as the majority of the property would remain undeveloped. Common wildlife currently using the property would be expected to continue moving through undeveloped portions of the site. Fences could be constructed at the boundaries of each new parcel; however, most properties in the area are currently fenced and do not provide a substantial impediment to wildlife movement. Any wildlife moving through the area currently would have to be tolerant of rural development and low to moderate levels of human presence and domestic animals. The surrounding area contains scattered residences at a density similar to or higher than what is proposed on the property. If buildings, structures, and other types of construction / grading disturb the existing drainages on-site, it may interfere with stream wildlife corridors. However, the aquatic protection mitigation measure will reduce impacts to less than significant.

The Project site has habitat that may function as a nursery site for native wildlife and bird species. As discussed above under question a), future development could have a significant effect on special-status birds and bats. However, mitigation measures, including preconstruction surveys and avoidance of active bird nests and bat roosts, will be implemented to reduce impacts to less than significant. Implementation of these mitigation measures also would result in protection of active bat roosts considered to be nursery sites. Also, due to potential construction and grading impacts on the existing seasonal drainage that may serve as wildlife corridors, this impact would be potentially significant prior to mitigation.

Mitigation Measures

Mitigation Measure 3.4-2: Nesting Bird and Raptor Protection
Implement Mitigation Measure 3.4-2 above.

Mitigation Measure 3.4-3: Bat Protection
Implement Mitigation Measure 3.4-3 above.

Mitigation Measure 3.4-4: Aquatic Resources Protection
Implement Mitigation Measure 3.4-4 above.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less than Significant with Mitigation Incorporated. The adopted El Dorado County General Plan Conservation and Open Space Element discusses significant natural resources in the County, including aquatic habitat, special-status species, and sensitive habitats, and establishes goals, objectives, and policies related to these topics. Relevant policies from the El Dorado County General Plan include:

- Objective 7.3.3: Wetlands - Protection of natural and man-made wetlands, vernal pools, wet meadows, and riparian areas from impacts related to development for their importance to wildlife habitat, water purification, scenic values, and unique and sensitive plant life.
  - Policy 7.3.3.1: For projects that would result in the discharge of material to or that may affect the function and value of river, stream, lake, pond, or wetland features, the application shall include a delineation of all such features. For wetlands, the delineation shall be conducted using the US Army Corps of Engineers (USACE) Wetland Delineation Manual.
  - Policy 7.3.3.5: Rivers, streams, lakes and ponds, and wetlands shall be integrated into new development in such a way that they enhance the aesthetic and natural character of the site while disturbance to the resource is avoided or minimized and fragmentation is limited.
- Objective 7.3.4: Drainage - Protection and utilization of natural drainage patterns.
  - Policy 7.3.4.1: Natural watercourses shall be integrated into new development in such a way that they enhance the aesthetic and natural character of the site without disturbance.
  - Policy 7.3.4.2: Modification of natural stream beds and flow shall be regulated to ensure that adequate mitigation measures are utilized.
- Objective 7.4.1: Pine Hill Rare Plant Species - The County shall protect Pine Hill rare plant species and their habitats consistent with Federal and State laws.
  - Policy 7.4.1.1: The County shall continue to provide for the permanent protection of the eight sensitive plant species known as the Pine Hill endemics and their habitat through the establishment and management of ecological preserves consistent with County Code Chapter 130.71 and the USFWS *Gabbro Soil Plants for the Central Sierra Nevada Foothills Recovery Plan* (USFWS 2002).
  - Policy 7.4.1.2: Private land for Pine Hill rare plant preserve sites will be purchased only from willing sellers.
  - Policy 7.4.1.3: Limit land uses within established Pine Hill rare plant preserve areas to activities deemed compatible. Such uses may include passive recreation, research and scientific study, and education. In conjunction with use as passive recreational areas, develop a rare plant educational and interpretive program.
  - Policy 7.4.1.4: The Pine Hill Preserves, as approved by the County Board of Supervisors, shall be designated Ecological Preserve (-EP) overlay on the General Plan land use map.
  - Policy 7.4.1.6: All development projects involving discretionary review shall be designed to avoid disturbance or fragmentation of important habitats to the extent reasonably feasible. Where avoidance is not possible, the development shall be required to fully mitigate the effects of important habitat loss and fragmentation. Mitigation shall be defined in the Integrated Natural Resources Management Plan (INRMP) (see Policy 7.4.2.8 and Implementation Measure CO-M).

- Objective 7.4.2: Identify and Protect Resources - Identification and protection, where feasible, of critical fish and wildlife habitat including deer winter, summer, and fawning ranges; deer migration routes; stream and river riparian habitat; lake shore habitat; fish spawning areas; wetlands; wildlife corridors; and diverse wildlife habitat.
  - Policy 7.4.2.5: Setbacks from all rivers, streams, and lakes shall be included in the Zoning Ordinance for all ministerial and discretionary development projects.
  - Policy 7.4.4.4: For all new development projects or actions that result in impacts to oak woodlands and/or individual native oak trees, including Heritage Trees, the County shall require mitigation as outlined in the El Dorado County ORMP. The ORMP functions as the oak resources component of the County's biological resources mitigation program, identified in Policy 7.4.2.8

El Dorado County General Plan Biological Resources Policy Update and Oak Resources Management Plan

The El Dorado County Board of Supervisors adopted the Biological Resources Policy Update and ORMP in October 2017. The Biological Resources Policy Update included revisions to the General Plan objectives, policies, and implementation measures to establish a comprehensive Biological Resource Mitigation Program. The objective of this program is to conserve special-status species habitat, aquatic habitat, wetland and riparian habitat, habitat for migratory deer herds, and large expanses of native vegetation. The ORMP updated and revised the existing Oak Woodland Management Plan, and now defines mitigation requirements for impacts on oak woodlands, individual native oak trees, and heritage trees; and also outlines El Dorado County's strategy for oak resource management and conservation. The ORMP establishes an in-lieu fee payment option for impacts on oak woodlands and oak trees and identifies Priority Conservation Areas where oak woodland conservation efforts will be focused. The standards for implementing the County's ORMP are established in the County's Oak Resources Conservation Ordinance, found in County Code Chapter 130.39.

The ORMP designates three classes of protected oak resources: oak woodlands that have at least 10 percent oak canopy; heritage trees, defined as native oaks with a total trunk diameter at breast height of 36 inches or greater; and individual oak trees, defined as native oak trees with a trunk diameter at breast height of 6 inches or greater that are not located in oak woodlands. An oak woodland removal permit is required prior to removal of oak trees that are part of an oak woodland, and an oak tree removal permit is required prior to removal of heritage trees and individual oak trees. Mitigation for impacts on oak woodlands is based on the total area affected ranging from 1:1 mitigation for zero to 50 percent removal to 2:1 mitigation for more than 75 percent removal. Mitigation may be completed with a combination of the following options: acquisition of an off-site conservation easement, payment of in-lieu fees, or either on- or off-site replacement planting of up to 50 percent of the required mitigation area. Mitigation for removal of heritage or individual oak trees requires on- or off-site replacement planting or payment of in-lieu fees at a 3:1 (heritage trees) or 1:1 (individual oak trees) ratio, respectively, to the number of trunk inches removed. Any oak woodland preserved on site and all mitigation planting areas must be protected in perpetuity through deed restrictions or a conservation easement.

The proposed parcel split will not affect oak resources. However, potential future development at the Project site could result in a loss of protected oak resources. Potential future development would avoid these potentially significant impacts and would avoid conflicting with local policies and ordinances protecting biological resources through implementation of Mitigation Measure 3.2-1, described in Section 3.2 and Mitigation Measure 3.4-1, described under question a.

Mitigation Measures

Mitigation Measure 3.2-1: Oak Resources Protection
Implement Mitigation Measure 3.2-1 in Section 3.2, "Agriculture and Forest Resources"

Mitigation Measure 3.4-1: Special-Status Plant Protection
Implement Mitigation Measure 3.4-1 above.

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?

No Impact. There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other approved state habitat conservation plans that apply to the Project site. Compliance with County conservation requirements is described under question e.

3.5 CULTURAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. Cultural Resources.				
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☐	☒	☐
c) Substantially disturb human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

3.5.1 Environmental Setting

A cultural resources records search was conducted in May 2022 by the North Central Information Center (NCIC) of the California Historical Resources Information System at California State University, Sacramento. The records search was conducted to determine if indigenous-period/ethnographic-period or historic-period cultural resources had been previously recorded within the Project site, the extent to which the Project site had been previously surveyed, and the number and type of cultural resources within a 1/4-mile radius of the Project site.

According to the NCIC records search, 1 historic-period cultural resource has been previously recorded within the Project site, consisting of a historic site that contains evidence of gold placer mining (i.e., gold placer tailings, sluice cuts, and earthen dam) that extends from the adjacent parcel into the subject parcel. Additional cultural resources have been recorded within the 1/4-mile records search radius of the Project site.

This region is known as the ethnographic-period territory of the Nisenan, also called the Southern Maidu. The Project site has been previously surveyed with negative results for indigenous-period/ethnographic-period cultural resources. Given the extent of known cultural resources and the environmental setting, there is a moderate potential for locating indigenous period/ethnographic-period cultural resources in the Project site due to an existing intermittent stream on-site and nearby indigenous-period/ethnographic-period resources.

Historic map review indicates evidence of nineteenth-century and twentieth-century mines, roads, and buildings in close proximity to the Project site. Given the extent of known cultural resources and patterns of local history, there is high potential for locating historic-period cultural resources in the Project site.

As a result, a cultural resources study, which included a pedestrian survey, was conducted in August 2023 (Historic Resources Associates 2023). No indigenous period/ethnographic-period archaeological resources were identified during the pedestrian survey. The pedestrian survey confirmed the presence of the historic remains of a gold placer mining site, as noted in previous studies, and identified other isolated historic cultural resources, such as an improved spring, adit, and pond, likely developed in the 1940s and a remnant black walnut orchard. After review of past records and pedestrian survey and analysis, none of the archaeological resources found on site were deemed to be significant or eligible for listing on the California Register of Historic Resource, and no further archaeological study was recommended.

3.5.2 Discussion

a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?

Less than Significant. There is one historic resource record at the Project site, consisting of historic era gold placer mine remains. Given the mining history of the area, there is a high potential for locating historic-period cultural resources within the Project site.

Potential future development could affect historic resources if ground disturbance were to occur at the location of the previously discovered mining remains or at the location of a previously undiscovered historic resource. However, the mining remnants at the Project site are common for the area and have not been identified as historically significant. Potential future disturbance to historic era mining remains at the Project site would not result in a substantial adverse change in the significance of a historic resource pursuant to Section 15064.5 and impacts would be less than significant.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

Less than Significant. As previously discussed, there are no records of archaeological resources at the Project site and the potential for discovery of archaeological material is estimated to be low to moderate (Historic Resources Associates 2023). The possibility remains that archaeological materials could be encountered during potential future ground disturbing activities. This impact would be less than significant, because the County has included conditions of approval regarding the discovery of archaeological resources, which address appropriate treatment and proper care of archaeological resources.

c) Substantially disturb human remains, including those interred outside of formal cemeteries?

Less than Significant. There is a possibility that unmarked, previously unknown Native American or other graves could be present within the project site and could be uncovered by project-related construction activities.

California law recognizes the need to protect Native American human burials, skeletal remains, and items associated with Native American burials from vandalism and inadvertent destruction. The procedures for the treatment of Native American human remains are contained in California Health and Safety Code Sections 7050.5 and PRC Section 5097.

These statutes require that, if human remains are discovered, potentially damaging ground-disturbing activities in the area of the remains shall be halted immediately, and the El Dorado County coroner shall be notified immediately. If the remains are determined by the coroner to be Native American, the Native American Heritage Center (NAHC) shall be notified within 24 hours, and the guidelines of NAHC shall be adhered to in the treatment and disposition of the remains. Following the coroner's findings, the NAHC-designated most likely descendants and the landowner shall determine the ultimate treatment and disposition of the remains and take appropriate steps to ensure that additional human interments, if present, are not disturbed. The responsibilities for acting upon notification of a discovery of Native American human remains are identified in PRC Section 5097.94.

Compliance with California Health and Safety Code Sections 7050.5 and PRC Section 5097, would provide an opportunity to avoid or minimize the disturbance of human remains, and to appropriately treat any remains that are discovered. The impacts would be less than significant.

3.6 ENERGY

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. Energy.				
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

3.6.1 Environmental Setting

California relies on a regional power system composed of a diverse mix of natural gas, petroleum, renewable, hydroelectric, and nuclear generation resources:

- Natural gas: Approximately 39% of California's net electricity generation is fueled by natural gas, and six out of ten California households use natural gas for home heating (EIA 2024).
- Petroleum: Petroleum products (gasoline, diesel, jet fuel), which are consumed almost exclusively by the transportation sector, account for vast majority of the energy used in California by the transportation sector, with the rest provided by ethanol, natural gas, and electricity (Bureau of Transportation Statistics 2023). For the first time since 1953, transportation's reliance on petroleum dipped below 90 percent in 2020 during the COVID-19 pandemic. Transportation's petroleum dependence remained below 90 percent, at 89.7 percent in 2021 and 89.4 percent in 2022 (Bureau of Transportation Statistics 2023). California is the largest consumer of jet fuel and second-largest consumer of motor gasoline among the 50 states (EIA 2024).
- Electricity and renewables: In 2023, renewable resources, including hydroelectric power and small-scale solar power, supplied 54% of California's in-state electricity generation. (EIA 2024).
- Alternative fuels: Conventional gasoline and diesel may be replaced (depending on the capability of the vehicle) with many alternative transportation fuels (e.g., biodiesel, hydrogen, electricity). Use of alternative fuels is encouraged through various statewide regulations and plans (e.g., Low Carbon Fuel Standard, 2022 Scoping Plan).

Electricity and natural gas service in the County is provided by Pacific Gas and Electric Company.

3.6.2 Discussion

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less than Significant. Potential future development at the Project site could result in a small increase in energy use compared to existing conditions from both construction and operational activities. Implementation of the Project could include construction of houses, accessory dwelling units (ADUs), outbuildings (e.g., barns, garages, sheds), storage structures, utilities (i.e., wells, septic systems, electrical distribution lines), and roads. During potential future construction, energy would be required to operate and maintain construction equipment and transport construction materials. The one-time energy expenditure required to construct the physical buildings and infrastructure associated

with potential future development would be nonrecoverable. The energy needs for potential future construction would be temporary and would not require additional capacity or substantially increase peak or base period demands for electricity and other forms of energy. Associated energy consumption would be typical of that associated with construction of rural residential or agricultural uses. Non-renewable energy would not be consumed in a wasteful, inefficient, and unnecessary manner when compared to other construction activity in the region.

The potential for additional agricultural buildings at the Project site could result in a small increase in electricity consumption in the region relative to existing conditions. However, the new facilities would be built in compliance with current Title 24 Building Energy Efficiency Standards (or the standards in effect at the time of construction), which serve to reduce wasteful, uneconomical, and unnecessary uses of energy for the State. Operation of the project would be typical of agricultural and rural residential uses requiring electricity for lighting/climate control/ kitchen facilities/miscellaneous equipment/etc. The net fuel consumption associated with potential additional future vehicle trips to the Project site would not be considered wasteful, inefficient, or unnecessary in comparison to other similar developments in the region. State and federal regulations regarding fuel efficiency standards for vehicles in California are designed to reduce wasteful, inefficient, and unnecessary use of energy for transportation

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less than Significant. Relevant plans that pertain to the efficient use of energy include the Energy Efficiency Action Plan, which focuses on energy efficiency and building decarbonization (CEC 2022). Potential future development at the Project site has the potential to result in a small increase in consumption of energy resources during construction and operation of new buildings and facilities. However, any future development would be minor and would be required to comply with all applicable requirements for construction and operational efficiency. The project would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency.

3.7 GEOLOGY AND SOILS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. Geology and Soils.				
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to California Geological Survey Special Publication 42.)	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
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?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994, as updated), creating substantial direct or indirect risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

3.7.1 Environmental Setting

Based on mapping by California Geologic Survey, the nearest Alquist-Priolo Fault Zones are over 50 miles from the project site (CDC 2024b). According to the General Plan EIR, "no active faults have been identified in El Dorado County. One fault, part of the Rescue Lineament–Bear Mountains fault zone, is classified as a well located late-Quaternary fault (CDC 1990); therefore, it represents the only potentially active fault in the county. It is part of the

Foothill Fault Suture Zone system, which was considered inactive until a Richter scale magnitude 5.7 earthquake occurred near Oroville on August 1, 1975 (CDC 1990). All other faults located in El Dorado County are classified as pre-Quaternary (inactive)." (EDC 2003).

There are five NRCS mapped soil units in the Project site:

- Sites loam, 9 to 15 percent slopes, C low montane
- Mariposa very rocky silt loam, 3 to 50 percent slopes,
- Metamorphic rock land
- Josephine silt loam, 5 to 15 percent slopes
- Boomer-Sites very rocky loams, 9 to 50 percent slopes

The five soil units are derived from residuum weathered from metabasic, metasedimentary rock, or metavolcanic and basic igneous rocks. They are well-drained soils and have medium to high runoff rates (NRCS 2025). Depth to bedrock for these soil units typically range from approximately 20 to 40 inches. According to the web soil survey, depth to water table is typically more than 80 inches in these soils (NRCS 2025). However, evaluation of the existing groundwater well developed on the Project site in 2014 indicated that at the location of the current well, the depth to groundwater is 93 feet below surface. The well is located at an elevation of 2,421 feet above msl, which is at a higher portion of the Project site, which ranges in elevation from 1,965 to 2,430 feet above msl.

The topography of the project site is hilly..

Based on the soil characteristics, topography, depth to groundwater, and distance to active faults, there is low potential for geologic hazards from landslides, steep areas, rock falls, mud flows, liquefaction, and expansive soils at the project site.

3.7.2 Discussion

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to California Geological Survey Special Publication 42.)

No Impact. As discussed in Section 3.7.1, the project site is not within an Alquist-Priolo Fault Zone and is located over 50 miles east of the nearest Alquist-Priolo Fault Zones (CDC 2024b). Therefore, the project would not cause substantial adverse effects involving rupture of a known earthquake fault.

ii) Strong seismic ground shaking?

Less than Significant. As described in Section 3.7.1, the project site is not within an active fault zone; however, earthquakes in the region have potential to cause seismic ground shaking of low severity at the project site. Potential future construction and building design would be subject to the County's Building Code (Title 110- Buildings and Construction), which incorporates the California Building Code and International Building Code standards. Potential future development at the Project site would involve limited excavation that would not alter seismic and fault conditions in the region and would not create new seismic events or exacerbate existing seismic hazards. Therefore, the project would not cause substantial adverse effects from strong seismic ground shaking.

iii) Seismic-related ground failure, including liquefaction?

Less than Significant. Liquefaction is the process in which water is combined with unconsolidated soils, generally from ground motion and pressure, which causes the soils to behave like a liquid (e.g., like "quicksand"). Liquefaction

potential is determined from a variety of factors, including soil type, soil density, depth to the groundwater table, and the duration and intensity of ground shaking. Liquefaction is most likely to occur in deposits of water-saturated alluvium or areas of considerable artificial fill. Other types of seismic-related ground failure include ground lurching, differential settlement, and lateral spreading.

The potential for liquefaction and other seismic-related ground failure is considered low on the project site because the depth to groundwater is typically greater than 50 feet below ground surface and the distance to the nearest active fault is over 50 miles from the project site. The site is not located within a State Designated Seismic Hazard Zone for liquefaction (CDC 2024b). Therefore, the project would not cause substantial adverse effects from seismic-related ground failure, including liquefaction.

iv) Landslides?

Less than Significant. The project site has gently rolling hills typical of those near the base of the western central Sierra Nevada foothills. The potential for landslides to occur is considered low given the lack of steep slopes within or adjacent to the project site. Therefore, the project would not cause substantial adverse effects from landslides.

b) Result in substantial soil erosion or the loss of topsoil?

Less than Significant. Soil erosion refers to the process by which soil or earth material is loosened or dissolved and removed from its original location. Erosion can occur by varying processes and may occur in the project site where bare soil is exposed to wind or moving water (both rainfall and surface runoff). The processes of erosion are generally a function of material type, terrain steepness, rainfall or irrigation levels, surface drainage conditions, and general land uses.

The proposed Project involving the subdivision of a parcel into three parcels would not affect erosion. Potential future development could include ground disturbance, such as excavation, grading, and trenching, which could increase the potential for erosion to occur. Future development will occur in compliance with the grading, erosion, and sediment control requirements outlined in Section 110.14 of the County municipal code. Potential future development would also comply with all applicable EDCAQMD fugitive dust requirements. Furthermore, if potential future development were to result in a disturbance area of more than 1 acre, it would be required to obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ). The Construction General Permit requires the development of a storm water pollution prevention plan (SWPPP), with best management practices (BMPs) for erosion and sediment control. The Construction General Permit is issued and enforced by the appropriate RWQCB. The Project site is within the jurisdiction of the Central Valley RWQCB and the project would be subject to all existing regulations associated with the protection of water quality, including erosion and sediment control.

Potential future development would comply with standard requirements for erosion control, thereby preventing substantial soil erosion or the loss of topsoil. Impacts would be less than significant.

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?

Less than Significant. Refer to Sections 3.7.2(a)(iii) and (iv) above. The topography is hilly, with relatively gentle slopes, and soils are typically well-drained stony, sandy, loams. The potential for on- or off-site landslides, lateral spreading, liquefaction, or collapse is considered low. Potential future development at the Project site would not cause soils to become unstable.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994, as updated), creating substantial direct or indirect risks to life or property?

No Impact. Expansive soils are typically associated with fine-grained clayey soils that have the potential to shrink and swell with repeated cycles of wetting and drying. The Project site does not have fine-grained clayey soils. There would be no impact.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Less than Significant. A percolation test with soil mantle was completed at the Project site in 2023 by a Registered Environmental Health Specialist (Duncan 2023). The test was completed at the Project site in four different locations and demonstrate percolation rates that meet the Environmental Management Department requirements and show that there are no signs of groundwater. Considering the professional assessment, the Project site's well-drained soils, and the low density of potential future development, the Project site is expected to be able to support potential future septic systems.

The parcel map application designates septic system dispersal areas for each proposed parcel and shall adhere to the requirements in the El Dorado County Local Agency Management Plan (LAMP), which requires soil depth, soil percolation rate, and proposed leach field area to be submitted for proposed parcel splits. Each proposed parcel is required to have a soil percolation rate of 120 minutes per inch or less to be split into a smaller parcel. The available data indicates that each parcel will be able to meet this standard.

Impacts would be less than significant.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact. As described in Section 3.7.1, the project is underlain by metabasic, metasedimentary rock, or metavolcanic and basic igneous rock within the western Sierra Nevada metamorphic belt. No fossil-bearing strata or paleontological sites have been previously recorded or observed within or near the project site. Because fossils typically occur in sedimentary rocks, which are not present within the Project site, potential future ground disturbance is unlikely to encounter a paleontological resource. The project would not destroy a unique paleontological resource or site or unique geologic feature.

3.8 GREENHOUSE GAS EMISSIONS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. Greenhouse Gas Emissions.				
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

3.8.1 Environmental Setting

Certain gases in the earth's atmosphere, classified as greenhouse gases (GHGs), play a critical role in determining the earth's surface temperature. Solar radiation enters the earth's atmosphere from space. Most solar radiation passes through GHGs; however, infrared radiation is absorbed by these gases. As a result, radiation that otherwise would have escaped back into space is instead "trapped," resulting in a warming of the atmosphere. This phenomenon, known as the greenhouse effect, is responsible for maintaining a habitable climate on earth.

Prominent GHGs contributing to the greenhouse effect are carbon dioxide (CO_2), methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. GHG emissions contributing to global climate change are attributable, in large part, to human activities associated with on-road and off-road transportation, industrial/manufacturing, electricity generation by utilities and consumption by end users, residential and commercial on-site fuel usage, and agriculture and forestry. It is "extremely likely" that more than half of the observed increase in global average surface temperature from 1951 to 2010 was caused by the anthropogenic increase in GHG concentrations and other anthropogenic factors together (IPCC 2014).

Climate change is a global problem. GHGs are global pollutants because even local GHG emissions contribute to global impacts. GHGs have long atmospheric lifetimes (one to several thousand years) and persist in the atmosphere long enough to be dispersed around the globe. Although the lifetime of any particular GHG molecule is dependent on multiple variables and cannot be determined with any certainty, it is understood that more CO_2 is emitted into the atmosphere than is sequestered by ocean uptake, vegetation, and other forms of sequestration (IPCC 2013).

GREENHOUSE GAS EMISSION SOURCES AND SINKS

As discussed previously, GHG emissions are attributable in large part to human activities. CO_2 is the main byproduct of fossil fuel combustion. Methane, a highly potent GHG, primarily results from off-gassing (the release of chemicals from nonmetallic substances under ambient or greater pressure conditions) and is largely associated with agricultural practices, organic material decomposition in landfills, and the burning of forest fires. Nitrous oxide emissions are largely attributable to agricultural practices and soil management. CO_2 sinks, or reservoirs, include vegetation and the ocean, which absorb CO_2 through sequestration and dissolution (CO_2 dissolving into the water); respectively, these are the two of the most common processes for removing CO_2 from the atmosphere.

STATEWIDE GHG EMISSION TARGETS AND THE CLIMATE CHANGE SCOPING PLAN

Reducing GHG emissions in California has been the focus of the state government for approximately two decades (State of California 2018). GHG emission targets established by the state legislature include reducing statewide GHG emissions to 1990 levels by 2020 (Assembly Bill [AB] 32 of 2006) and reducing them to 40 percent below 1990 levels by 2030 (Senate Bill [SB] 32 of 2016). EO S-3-05 calls for statewide GHG emissions to be reduced to 80 percent below 1990 levels by 2050. EO B-55-18 calls for California to achieve carbon neutrality by 2045 and achieve and maintain net negative GHG emissions thereafter. These targets align with the scientifically established levels needed globally to limit the rise in global temperature to no more than 2 degrees Celsius, the warming threshold at which major climate disruptions, such as super droughts and rising sea levels, are projected; these targets also pursue efforts to limit the temperature increase even further to 1.5 degrees Celsius (UN 2015).

CARB adopted the *Final 2022 Scoping Plan for Achieving Carbon Neutrality* (2022 Scoping Plan) on December 16, 2022, which traces the State's pathway to achieve its carbon neutrality and an 85 percent reduction in 1990 emissions goal by 2045. It identifies the reductions needed by each GHG emission sector (e.g., transportation [including off-road mobile source emissions], industry, electricity generation, agriculture, commercial and residential, pollutants with high global warming potential, and recycling and waste) to achieve these goals. (CARB 2022)

Unlike thresholds of significance established for criteria air pollutants in the EDCAQMD's CEQA guidance (EDCAQMD 2002), the EDCAQMD has not adopted GHG emissions thresholds for land use development projects. In the absence of County adopted thresholds, El Dorado County AQMD 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 El Dorado County AQMD has recommended the use of thresholds adopted by the Sacramento Metropolitan Air Quality Management District (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, most recently updated in 2020, if a proposed project results in emissions less than 1,100 metric tons of carbon dioxide equivalent per year ($MTCO_2e$/yr) during both construction and/or operation, the proposed project would result in a less-than-significant impact related to GHG emissions.

3.8.2 Discussion

a, b) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less than Significant. As stated above, the EDCAQMD recommends the use of thresholds adopted by the SMAQMD for assessing the significance of GHG emissions from individual projects. The SMAQMD thresholds 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. Within these thresholds is the criteria that if a proposed project results in emissions less than 1,100 $MTCO_2e$/yr during both construction and operation, the proposed project would result in a less-than-significant impact related to GHG emissions. Although specific GHG emissions have not been calculated for the future development that could occur as a result of the proposed Project, it can still be confirmed that emissions from construction and operation would be below the 1,100 $MTCO_2e$/yr threshold. For comparison, in the Draft EIR for the Dorado Oaks Tentative Subdivision Map Project (which included 157 single-family residential lots and 225 multi-family lots covering approximately 48 acres, approximately 18 acres of roadway and intersection improvements, roughly 3 acres of public parks, and installation of utility connections), first year construction GHG emissions were modelled at 1,044 $MTCO_2e$, below the

threshold of 1,100 $MTCO_2e$ (Draft EIR available at Dorado Oaks Tentative Subdivision Map, Draft EIR (July 2021)). If construction at this scale would result in GHG emissions below the 1,100 $MTCO_2e$ threshold, then the relatively modest level of potential future construction activity that may result from the proposed Project would also generate GHG emissions below this threshold. Modelled operational impacts for the Dorado Oaks Project are 1,906 $MTCO_2e$, exceeding the 1,100 $MTCO_2e$ threshold. However, allowable development under the proposed project is an order of magnitude less than the development proposed as part of the Dorado Oaks Project. Therefore, operational GHG emissions that may result from the proposed project would be far below the 1,100 $MTCO_2e$ threshold.

Because both the construction and operational GHG emissions associated with potential future development of the new parcels would be below 1,100 $MTCO_2e$, any potential impacts related to GHG emissions would be less than significant. Because emissions would be less than significant, the project also would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

3.9 HAZARDS AND HAZARDOUS MATERIALS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. Hazards and Hazardous Materials.				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
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?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☐	☐	☒	☐

3.9.1 Environmental Setting

There are no hazardous materials sites at or near the Project site (DTSC 2024, *also CA Water Board Geotracker*). There are no existing or proposed schools within 0.25 miles of the project site. The nearest school is Golden Sierra High School, located at 5101 Garden Valley Rd, Garden Valley, CA 95633, approximately 4 miles northwest of the project site. The Georgetown Airport is the closest public airport, located approximately 9 miles north of the project site.

The project and surrounding vicinity are subject to the County's 2022 General Plan Safety Element Update (EDC 2004a), as well as the El Dorado County Multi-Jurisdictional Hazard Mitigation Plan (EDCHMP) (EDCSO 2024), which provides guidance for the County's response in emergency situations, including wildfire and emergency evacuation.

According to the California Department of Forestry and Fire Protection (CAL FIRE), the project site is in a state responsibility area (SRA) within very high and high fire hazard severity zones (CAL FIRE 2025). The Project is also in the service area for the Garden Valley Fire Protection District (GVFD). The GVFD is a combination volunteer/career fire department that provides fire and initial emergency medical services to the Project site. Wildfire risks are discussed further in Section 3.20. Development at the Project site would be subject to vegetation management requirements of El Dorado County Municipal Code Chapter 8.09 addressing Hazardous Vegetation and Defensible Space.

3.9.2 Discussion

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less than Significant. A hazardous material is defined as any material that due to its quantity, concentration, physical or chemical characteristics, poses a significant present or potential hazard to human health or to the environment if released. Potential future development at the Project site may involve the temporary use, transport, and disposal of hazardous materials in the form of inorganic and organic chemicals, solvents, paints, oil, gasoline, cleansers. However, any future construction-related transport, use, and disposal of hazardous materials would be temporary and all materials would be used, stored, and disposed of in accordance with applicable laws and regulations and manufacturers' instructions. Furthermore, any emissions from the use of such materials would be temporary in nature and localized to the Project site.

Land uses that involve the routine transport, use, and disposal of hazardous materials include but are not limited to manufacturing plants, dry cleaning facilities, gas stations, agricultural properties, recycling centers, refineries, and shipyards. Potential future development at the Project site would not involve activities that involve the routine transport, use, or disposal of hazardous materials. Any hazardous materials needed for ongoing maintenance and landscaping activities (e.g., solvents, paints, and pesticides) would be used and stored in small quantities typical of residential land uses. Therefore, the Project would not create a significant hazard to the public or the environment.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment?

Less than Significant. Refer to Section 3.9.2(a) above. Potential future construction at the Project site could involve the temporary use, transport, and disposal of hazardous materials. This would be required to comply with federal, state, and County regulations relating to control of hazardous materials. Compliance with these regulations would reduce the likelihood of accidents and risks associated with release of hazardous materials. Potentially hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations.

Once operational, rural residential and agricultural land use would not involve activities that often give rise to concerns regarding hazardous materials. Therefore, the project would not create a significant hazard to the public or the environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less than Significant. As discussed in Section 3.9.1, there are no existing or proposed schools within 0.25 miles of the project site. Therefore, the project would have no impact related to the emission or handling of hazardous materials, substances, or waste within 0.25 miles of an existing or proposed school.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact. The Project site is not located near any hazardous materials sites on the California Department of Toxic Substance Control (DTSC) EnviroStor or SWQCB's Geotracker database (DTSC 2025). The Project site is not located at a site that is mapped as likely to contain NOA (CDC 2000). There would be no impact.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

No Impact. The Georgetown Airport is the closest public airport, located approximately 9 miles north of the project site. The Project site is not within the airport's land use plan. There would be no impact.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less than Significant. Potential future development at the Project site would occur in a manner consistent with the existing zoning for the site and planned population growth for the region. There would be no alteration of roadways that could hinder emergency response or evacuation. For each potential future point of access, an encroachment permit would be obtained from the County Department of Transportation and driveways would be constructed in accordance with County Design and Improvements Standards Manual. The Project would not impair or physically interfere with implementation of the EDCHMP.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

Less than Significant. The project has a wildland fire safe plan (Phillips 2025). The Project site is in an area with an elevated wildfire risk. A wildland fire safe plan was developed for the Project site and approved by CAL FIRE and Garden Valley Fire Protection District representatives. The Wildland Fire Safety Plan is intended to reduce the risk of life and property loss by minimizing wildfire intensity and enabling local fire services to respond effectively through measures focused on the use of fire safe construction materials, vegetation management, and access for evacuation and emergency vehicles. With implementation of the Project site's Wildland Fire Safe Plan, as well as compliance with existing laws and regulation, such as El Dorado County Municipal Code Chapter 8.09 addressing Hazardous Vegetation and Defensible Space, the project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

3.10 HYDROLOGY AND WATER QUALITY

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. Hydrology and Water Quality.				
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) Result in substantial on- or offsite erosion or siltation;	☐	☐	☒	☐
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
iii) 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; or	☐	☐	☒	☐
iv) Impede or redirect flood flows?	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

3.10.1 Environmental Setting

The biological report shows one unnamed intermittent stream, one spring (a mine adit has created a spring that feeds a short run of intermittent channel, which then percolates back into the ground), one wetland associated with the intermittent channel, five unnamed ephemeral channels, and one pond that is on one of the ephemeral channels (Graening and Associates 2025). According to the USGS Watershed Boundary Dataset, the project site is in the South Fork American River Subbasin and the Middle South Fork American River Watershed (USGS 2025). The unnamed intermittent stream flows east to west through the southern portion of the Project site. The intermittent stream joins

with Irish Creek and Big Sailor Creek, which flows into Dutch Creek; Dutch Creek is a tributary to the South Fork American River. Dutch Creek joins the South Fork American River approximately 12 miles northeast of Folsom Lake.

According to groundwater basin maps developed under the California Department of Water Resources' (DWR) Sustainable Groundwater Management Act (SGMA), the Project site is located within a non-basin area, which refers to areas that are not part of a defined groundwater basin (DWR 2021).

According to the Federal Emergency Management Agency, the project site is within an area of minimal flood hazard (FEMA 2008). The project site is not within a tsunami hazard area (CDC 2025c) and is not in proximity to an enclosed body of water that is susceptible to seiche.

3.10.2 Discussion

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Less than Significant. Potential future development associated with the proposed Project could adversely affect surface or groundwater quality through ground disturbance, such as excavation, grading, and trenching; as well as construction of new areas of impervious surfaces.

The Project site is under the jurisdiction of the Central Valley RWQCB. The Central Valley RWQCB adopted the Water Quality Control Plan for the Sacramento and San Joaquin River Basins (Basin Plan) in 1975, with the current fifth edition approved in 2019, as amended in 2020. The purpose of the Basin Plan is to designate beneficial uses of waters within the Sacramento and San Joaquin River basins, establish water quality objectives to protect those beneficial uses, and implement a program needed to achieve those objectives. The Basin Plan establishes water quality standards for both surface and ground waters (Central Valley RWQCB 2019).

Discretionary projects must comply with the County's West Slope Development and Redevelopment Standards (EDC 2024c), the storm water management plan (SWMP) for Western El Dorado County (EDC 2004b), and the County's Grading, Erosion, and Sediment Control Ordinance (EDC 2013). Any future development with a disturbance area of more than 1 acre (43,560 sq. ft.) would also be required to obtain coverage under the NPDES General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2022-0057-DWQ). Through compliance with all applicable regulations and requirements, potential future development at the Project site would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.

The unincorporated portion of El Dorado County's west slope, including the Project site, is subject to the State of California's Phase II NPDES municipal separate storm sewer system (MS4) permit. As such, the County's post-construction water quality requirements follow those outlined in Section E.12 of the MS4 permit. Under the MS4 Permit, projects that create or replace less than 2,500 square feet of impervious surface are exempt from post construction requirements; small projects, including single family homes, which create or replace between 2,500 and 4,999 square feet of impervious surface, must follow a set of standard site design measures, found in Section E.12.b of the MS4 Permit (EDC 2024c). Future development at the Project site will be required to comply with applicable NPDES permit requirements, which may include treatment of stormwater prior to the water leaving the site or entering a waterbody, submittal of an Erosion and Sediment Control Plan, and/or other requirements, as applicable. Through compliance with all applicable standard County and State regulations, impacts would be less than significant.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less than Significant. Potential future development at the Project site could include new well drilling and/or introduction of new impervious surfaces. The Project is located in a non-basin area and any new future wells would be subject to applicable County permitting requirements, preventing a substantial decrease in groundwater supplies.

Potential new impervious cover would not reach levels that could substantially affect groundwater recharge; however, development would be subject to applicable stormwater infrastructure requirements for treating stormwater runoff and allowing it to percolate back into the soil. Therefore, potential future development would avoid substantial impacts to groundwater supplies and groundwater recharge.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) Result in substantial on- or offsite erosion or siltation;

Less than Significant. Potential future development that includes ground disturbance, such as excavation, grading, and trenching, could increase the potential for erosion to occur. As described under Question a), potential future development would be required to comply with all applicable regulations and requirements, including the NPDES MS4 permit; the County SWMP, the County Grading, Erosion, and Sediment Control Ordinance; and, if disturbance is greater than 1 acre, the Construction General Permit issued by the Central Valley RWQCB, which would require a SWPPP with BMPs to control erosion. With adherence to applicable rules and regulations and implementation of BMPs, potential future development would result in a less than significant impact related to erosion and siltation.

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

Less than Significant. Potential future development at the Project site could include introduction of new impervious surfaces; however, this would be subject to applicable stormwater infrastructure requirements for treating stormwater runoff and allowing it to percolate back into the soil. Therefore, potential future development would not increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.

iii) 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; or

Less than Significant. Potential future development at the Project site could include introduction of new impervious surfaces and ground disturbance, such as excavation, grading, and trenching. However, potential future development would be required to comply with all applicable regulations related to stormwater drainage and water quality protection. Therefore, the Project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

iv) Impede or redirect flood flows?

Less than Significant. As discussed in Section 3.10.1, the project site is within an area of minimal flood hazard (FEMA 2008). Therefore, any development on the Project site would not result in impacts related to impeding or redirecting flood flows.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Less than Significant. As discussed in Section 3.10.1, the Project site is not within a flood hazard zone, a tsunami hazard area, or in proximity to an enclosed body of water that is susceptible to seiche (FEMA 2008; CDC 2025c). Therefore, the Project would not risk release of pollutants due to project inundation in flood hazard, tsunami, or seiche zones.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less than Significant. The Project site is located in a non-basin area and is not subject to a sustainable groundwater management plan. Potential future development at the Project site would be required to comply with requirements of the NPDES MS4 permit, the County SWMP, the County Grading, Erosion, and Sediment Control Ordinance, and, if

disturbance is greater than 1 acre, the Construction General Permit issued by the Central Valley RWQCB. During potential future development, BMPs would be implemented during construction activities to prevent stormwater contamination, control sedimentation, and erosion, and comply with stormwater discharge requirements. Because potential future development would comply with applicable rules and regulations and implementation of BMPs, the project would not conflict with or obstruct implementation of the Basin Plan.

3.11 LAND USE AND PLANNING

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. Land Use and Planning.				
Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☒	☐	☐

3.11.1 Environmental Setting

The Project site is in a rural setting in the unincorporated community of Garden Valley, in El Dorado County, near the western edge of the Sierra Nevada foothills. The Project site and surrounding properties are predominantly characterized by mixed oak-foothill pine woodlands, whiteleaf manzanita chaparral, and annual grasslands. Adjoining properties support widely spaced rural residences or agricultural lands, with most parcels in the region being privately owned.

The project site is designated as AL in the County General Plan Land Use Diagram. As described in the County's General Plan Land Use Element, the AL designation establishes areas for agricultural use. The parcel contains the Important Farmland designation of "grazing", was historically used for commercial grazing of livestock, and is currently capable of sustaining commercial grazing of livestock and therefore is subject to the General Plan Policy 8.1.2.2, which requires that all resulting parcels be 40 acres or more in size. The project site also contains the Agricultural District (AD) and Important Biological Corridor (IBC) land use overlay designations.

The zoning designation for the Project is PA-20, which identifies lands that are suitable for agricultural development based on topography, access, groundwater or septic capability, and other infrastructural requirements. The minimum lot size designator for this zoning designation is 20 acres.

3.11.2 Discussion

a) Physically divide an established community?

No Impact. As described in Section 3.11.1, the project site consists of a large agricultural parcel surrounded by similar agricultural or rural residential parcels. The project would be compatible with surrounding land uses and would not include physical features that would restrict access to neighboring communities. Therefore, the project would not physically divide an established community.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less than Significant with Mitigation Incorporated. As discussed in Section 3.11.1, the project site is designated for AL land uses and is zoned PA-20. The proposed parcel split is consistent with the objectives of these designations, including minimum parcel size requirements. The proposed parcel split would not conflict with any land use plan, policy, or regulation. Potential future development at the parcel could conflict with County requirements through the potential for significant impacts to oak resources.

However, future development at the Project site would be required to conform to all applicable land use and zoning regulations and all applicable policies from the County's General Plan, including special requirements related to the compliance with the County ORMP, as described under Mitigation Measure 3.2-1.

Additionally, the following permits or approvals may be required for future development of new parcels at the Project site:

- approval of improvement plans, indicating that the appropriate County agencies have reviewed and approved the project's connection to public utilities and roadways;
- a grading permit, according to the requirements in the County's Grading, Erosion, and Sediment Control Ordinance (County Code Section 110.14);
- pad certification, which requires that a soil engineer confirm that the site is adequately compacted to meet engineering requirements and a surveyor or engineer verify that the site is elevated above the floodplain; and
- a building permit, which requires payment of various fees (e.g., schools, roads), site plan review, and presentation of various other permits obtained from County departments relating to traffic, public services, and safety.

Because the proposed parcel split, with implementation of mitigation measures, would be consistent with existing land use and zoning designations for the project site and all applicable policies from the County's General Plan, and because any future development at the Project site would also be required to conform to applicable policies and regulations, the project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

Mitigation Measure 3.2-1: Oak Resources Protection
Implement Mitigation Measure 3.2-1 above.

3.12 MINERAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. Mineral Resources.				
Would the project:				
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

3.12.1 Environmental Setting

The California Surface Mining and Reclamation Act of 1975 requires the State Geologist to classify land into Mineral Resource Zones (MRZ) according to the known or inferred mineral potential of that land. Areas classified as MRZ-2 include areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood exists for their presence. The process is based solely on geology, without regard to existing land use or land ownership. The primary goal of mineral land classification is to ensure that the mineral resource potential of land is recognized by local government decision-makers and considered before land-use decisions that could preclude mining are made. Placer gold mines were once common in the Project area region. There is also evidence that mining once occurred on the property. However, according to the El Dorado County General Plan EIR, the majority of the project site is not within an area classified as MRZ-2. A small sliver (approximately 3.2 acres) along the northwestern edge is within an area classified as MRZ-2 (EDC 2003).

3.12.2 Discussion

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?

No Impact. The Project site's land use designation is AL, which allows for mineral resource extraction if desired by existing and future residents. The proposed Project would not preclude future mineral resource extraction after the minor amount of project development. However, because the Project site is not known to support significant mineral deposits, any future development would not result in the loss of availability of a known mineral resource of regional value or of a locally important mineral resource recovery site delineated on a land use plan.

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?

See response in item (a) above.

3.13 NOISE

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII.Noise.				
Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or in other applicable local, state, or federal standards?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or 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 levels?	☐	☐	☐	☒

3.13.1 Environmental Setting

ACOUSTIC FUNDAMENTALS

Acoustics is the scientific study that evaluates perception, propagation, absorption, and reflection of sound waves. Sound is a mechanical form of radiant energy, transmitted by a pressure wave through a solid, liquid, or gaseous medium. Sound that is loud, disagreeable, unexpected, or unwanted is generally defined as noise. Noise is typically expressed in decibels (dB), which is a common measurement of sound energy. Definitions of acoustical terms used in this section are provided in Table 3-3.

Table 3-3 Acoustic Term Definitions

Term	Definition
Noise	Noise is generally defined as sound that is loud, disagreeable, unexpected, or unwanted.
Decibel (dB)	Sound levels are measured using the decibel scale, developed to relate to the range of human hearing. A decibel is logarithmic; it does not follow normal algebraic methods and cannot be directly summed. For example, a 65-dB source of sound, such as a truck, when joined by another 65-dB source results in a sound amplitude of 68 dB, not 130 dB (i.e., doubling the source strength increases the sound pressure by 3 dB). A sound level increase of 10 dB corresponds to 10 times the acoustical energy, and an increase of 20 dB equates to a 100-fold increase in acoustical energy.
A-weighted decibel (dBA)	The human ear is not equally sensitive to loudness at all frequencies in the audible spectrum. To better relate overall sound levels and loudness to human perception, frequency-dependent weighting networks were developed, identified as A through E. There is a strong correlation between the way humans perceive sound and A-weighted sound levels. For this reason, the A-weighted sound levels are used to predict community response to noise from the environment, including noise from transportation and stationary sources, and are expressed as A-weighted decibels. All sound levels discussed in this section are A-weighted decibels unless otherwise noted.

Term	Definition
Equivalent Noise Level (L_{eq})	The average noise level during a specified time period; that is, the equivalent steady-state noise level in a stated period of time that would contain the same acoustic energy as the time-varying noise level during the same period (i.e., average noise level).
Maximum Noise Level (L_{max})	The highest instantaneous noise level during a specified time period.

Source: Caltrans 2013.

Noise Generation and Attenuation

Noise can be generated by many sources, including mobile sources such as automobiles, trucks, and airplanes and stationary sources such as activity at construction sites, machinery, and commercial and industrial operations. As sound travels through the atmosphere from the source to the receiver, noise levels attenuate (i.e., decrease) depending on ground absorption characteristics, atmospheric conditions, and the presence of physical barriers. Sound from a localized source (i.e., a point source) propagates uniformly outward in a spherical pattern. The sound level attenuates at a rate of 6 dB for each doubling of distance from a point source. Noise from a line source, such as a road or highway, propagates outward in a cylindrical pattern, often referred to as cylindrical spreading. Sound levels attenuate at a rate of 3 dB for each doubling of distance from a line source. Noise attenuation from ground absorption and reflective wave canceling provides additional attenuation associated with geometric spreading. For acoustically absorptive sites such as soft dirt, grass, or scattered bushes and trees, additional ground-attenuation value of 1.5 dB per doubling of distance is normally assumed. When added to the attenuation rate associated with cylindrical spreading, the additional ground attenuation results in an overall drop-off rate of 4.5 dB per doubling of distance. This would hold true for point sources, resulting in an overall drop-off rate of up to 7.5 dB per doubling of distance.

Atmospheric conditions such as wind speed, wind direction, turbulence, temperature gradients, and humidity also alter the propagation of noise and affect levels at a receiver. Furthermore, the presence of a barrier (e.g., topographic feature, intervening building, and dense vegetation) between the source and the receptor can provide substantial attenuation of noise levels at the receiver. Natural (e.g., berms, hills, and dense vegetation) and human-made features (e.g., buildings and walls) may function as noise barriers.

To provide some context to noise levels described throughout this section, common sources of noise and associated noise levels are presented in Table 3-4.

Table 3-4 Typical Noise Levels

Common Outdoor Activities	Noise Level (dB)	Common Indoor Activities
	110	Rock band
Jet flyover at 1,000 feet	100	
Gas lawnmower at 3 feet	90	
Diesel truck moving at 50 mph at 50 feet	80	Food blender at 3 feet, garbage disposal at 3 feet
Noisy urban area, gas lawnmower at 100 feet	70	Vacuum cleaner at 10 feet, normal speech at 3 feet
Commercial area, heavy traffic at 300 feet	60	
Quiet urban daytime	50	Large business office, dishwasher in next room
Quiet urban nighttime	40	Theater, large conference room (background)
Quiet suburban nighttime	30	Library, bedroom at night, concert hall (background)
Quiet rural nighttime	20	Broadcast/recording studio
	10	
Threshold of human hearing	0	Threshold of human hearing

Notes: dB = A-weighted decibels; mph = miles per hour

Source: Caltrans 2013.

Effects of Noise on Humans

Exposure to excessive noise may result in physical damage to the auditory system, which may lead to gradual or traumatic hearing loss. Gradual hearing loss is caused by sustained exposure to moderately high noise levels over a period of time; traumatic hearing loss is caused by sudden exposure to extremely high noise levels over a short period. Non-auditory behavioral effects of noise on humans are primarily subjective effects such as annoyance, nuisance, and dissatisfaction, which lead to interference with activities such as communications, sleep, and learning.

EXISTING NOISE SOURCES AND LEVELS

As a rural residential area with relatively wide spacing between residences, the Project site has low levels of ambient noise, with existing noise sources consisting primarily of vehicular traffic along Hackomiller Road and other nearby roadways.

NOISE- AND VIBRATION-SENSITIVE LAND USES AND RECEPTORS

Noise- and vibration-sensitive land uses generally include those uses where noise exposure could result in health-related risks to individuals, places where a quiet setting is an essential element of the intended purpose (e.g., schools and libraries), and historic buildings that could sustain structural damage due to vibration. The project is in a sparsely populated area where land is generally undeveloped. Noise- and vibration-sensitive receptors in the vicinity of the project area include nearby residents. The closest sensitive receptors are the existing nearby residences, which are typically a minimum of 100 feet from the project site boundary.

AIRPORTS AND PRIVATE AIRSTRIPS

There are no private airstrips located within the vicinity of the Project Site. The nearest public airport is Georgetown Airport, located approximately 9 miles north of the project site.

COUNTY NOISE STANDARDS

County Municipal Code Chapter 9.16 (Noise) and Chapter 130.37 (Noise Standards) establish standards concerning acceptable noise levels for both noise-sensitive land uses and for noise-generating land uses, in compliance with General Plan Goal 6.5 (Acceptable Noise Levels). Section 6.5 of the General Plan identifies noise criteria for various stationary and transportation noise sources, including those related to construction.

3.13.2 Discussion

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or in other applicable local, state, or federal standards?

Less than Significant. Potential future development at the Project site could result in temporary or permanent increases in ambient noise levels. Potential future construction could result in temporary increased noise levels from equipment use, construction activities, and increased vehicle trips to the site. Construction-related noise sources could include both mobile and stationary on-site equipment (e.g., dozers, loaders, generators). Construction noise would be short-term and temporary, and operation of heavy-duty construction equipment would be intermittent throughout the day during construction.

County code exempts certain activities, including construction, from noise standards as long as the construction occurs between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and between the hours of 8:00 a.m. and 5:00 p.m. on weekends and on federally-recognized holidays.

Construction activities would occur within the timeframe identified by the County's noise ordinance when construction noise is exempt from noise standards. Thus, the project would not generate a substantial temporary increase in ambient noise levels in excess of allowable standards in the vicinity of the project.

Potential future development at the Project site could also result in increased operational noise, from both traffic and stationary sources. With potential future additional residents/customers/employees at the Project site, there could be an increase in average daily traffic volumes and associated increases in traffic noise levels along affected roadway segments near the site. However, given the relatively minor amount of potential future development at the site (up to 6 units (1 primary dwelling unit and 1 accessory dwelling unit per parcel), the increase in traffic volume and associated noise would be negligible and would not result in a substantial noise increase due to new vehicle trips

The loudest operational noise from non-transportation sources is often generated by onsite mechanical equipment such as HVAC equipment. Noise levels generated from HVAC equipment vary substantially depending on unit efficiency, size, and location. Generally, HVAC equipment generates noise levels of 60 dBA at 6 meters (19.6 feet). The potential future locations of potential future HVAC equipment relative to adjacent sensitive receptors are not known at this time. However, given the low density of potential future development and the considerable spacing between project facilities and nearby residences, noise from potential new HVAC equipment serving Project development is expected to attenuate to below the County's noise standard before reaching the nearest sensitive receptor.

Potential noise impacts would be less than significant.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Less than Significant. The proposed parcel split would not affect groundborne vibration or groundborne noise levels. Potential future site development would not use ground vibration–intensive activities, such as pile driving or blasting, although pieces of equipment that generate lower levels of ground vibration, such as dozers and pavers, may be used during construction. However, any potential vibration would be minor and temporary and would not result in structural damage or human annoyance.

c) For a project located within the vicinity of a private airstrip or 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 levels?

No Impact. The Project is not located within the vicinity of a private airstrip or an airport land use plan.

3.14 POPULATION AND HOUSING

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. Population and Housing. Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

3.14.1 Environmental Setting

According to the County General Plan Housing Element 2021-2029 Update, the 2020 population of the unincorporated areas of El Dorado County was 159,722 residents, which was an increase of 7 percent from the 2010 population. Projections estimate that the population will increase an additional 8.8 percent between 2020 and 2030, with an average growth of 0.9 percent per year. In 2018 there were approximately 68,094 housing units in the unincorporated portions of the County. Of these, 56,478 units (82.9 percent) were occupied, and 11,616 units (17.1 percent) were vacant. However, 8,946 units (13.1 percent) were classified as vacant for seasonal, recreational, or occasional uses only. (EDC 2003)

3.14.2 Discussion

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less than Significant. Potential future development included in the proposed project consists of 6 residential units or structures associated with agricultural use, such as barns, sheds, etc. This potential future development would result in a small increase in population in the area. However, this would not be unplanned growth, but rather would be consistent with "buildout" levels considered in the County General Plan. The County General Plan and associated EIR growth projections considered "buildout", which is development of land to its full potential or theoretical capacity as permitted under General Plan land use designation or zoning district. Potential future development and associated population growth that could result from the proposed Project is within the level of "buildout" covered in the County General Plan and is consistent with the maximum level of development allowable under current zoning. Therefore, the Project would not induce substantial unplanned population growth.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. The project would not displace people or housing, necessitating the construction of replacement housing elsewhere.

3.15 PUBLIC SERVICES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. Public Services.				
Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

3.15.1 Environmental Setting

The Garden Valley Fire Protection District (GVFD) is a combination career/volunteer fire department that provides all fire and initial emergency medical services to the Project site. The GVFD has a service area covering approximately 8,100 residents with two staffed stations, one volunteer station, two engines, one water tender, one type 6 engine, and five command/utility vehicles (GVFD 2025). The staffed station, Garden Valley Fire Station 51, is located at 4860 Marshall Road, approximately 11 minutes (approximately 4 miles) from the Project site. The staff consists of one Captain and one Chief officer. GVFD has a mutual aid agreement in place with all other fire agencies in El Dorado County (GVFD 2025). CAL FIRE has wildland fire responsibility in the Project area.

The El Dorado County Sheriff's Office (EDCSO) provides law enforcement services in the unincorporated portions of the County, including the Project site. EDCSO is made up of the South Lake Tahoe patrol and the West Slope patrol, operating out of Placerville, which serves the Project site. In 2023 the Sheriff's Dispatchers answered 99.71 percent of all 911 calls within 15 seconds, exceeding national standards, which recommend 90% of all 911 calls be answered within 15 seconds. (EDCSO 2023)

The project site is within the boundaries of the Black Oak Mine Unified School District. The Black Oak Mine Unified School District enrolls approximately 1,270 students at three elementary/middle schools and one high school (BOMUSD 2025, CADOE 2025).

Nearby public parks and open space/recreation areas include the Garden Valley Park, located near the intersection of Garden Valley Road and Marshall Road, approximately 4.1 miles northwest of the Project site as well as Mount Murphy Park, located 7.8 miles southwest of the Project site.

3.15.2 Discussion

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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:

Fire protection?

Less than Significant. Potential future development resulting from the proposed Project could result in a small increase in population in the Project area. However, this would not result in the need for new or expanded fire protection facilities. The Project site would continue to be served by the GVFD. Building permits associated with potential future development at the Project site would require permits from County departments relating to traffic, public services, and safety and would require payment of various fees (e.g., schools, roads). Through this process, the potential future development would contribute its proportional amount to support public services operations. The potential addition of Project development and associated population in their service area would not significantly affect the response time, service ratios, or performance of the GVFD or any other public service. The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection and emergency services facilities.

Police protection?

Less than Significant. The Project site would continue to receive law enforcement services from the EDCSO West Slope patrol, operating out of Placerville. Potential future development on the Project site would consist of 6 units. This would not significantly increase the demand for EDCSO services or affect EDCSO service ratios and response times. The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities.

Schools?

Less than Significant. The Black Oak Mine Unified School District enrolls approximately 1,270 students (CADOE 2025). The proposed Project potentially includes 6 residential units. This may likely result in population growth and would have the potential to add new students to these school districts. While this population growth could include some student enrollment, the amount would be minor and could be accommodated by existing facilities. The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities.

Parks?

Less than Significant. The potential future population growth in the region that could result from the proposed Project is small and could be accommodated by existing nearby parks. The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered public park facilities.

Other public facilities?

Less than Significant. Given the small amount of population growth that could result from the proposed Project, it would not cause a substantial adverse physical impacts associated with the provision of new or physically altered public facilities.

3.16 RECREATION

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. Recreation.				
Would the project:				
a) 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?	☐	☐	☒	☐
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☐	☒

3.16.1 Environmental Setting

Section 3.15.1 includes a summary of the existing public parks and recreational facilities in the vicinity of the project site.

3.16.2 Discussion

a) 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?

Less than Significant. As discussed in Section 3.15.2(a), nearby public parks and recreational facilities include Garden Valley Park and Mount Murphy Park within the project vicinity, consistent with information provided in Section 3.15.2(a). The potential future population growth in the Project area that could result from the proposed project is small relative to the existing population and could be accommodated by existing nearby parks. The Project would not cause substantial physical deterioration of existing parks or recreational facilities to occur or be accelerated.

b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

No Impact. The Project does not include recreational facilities and would not require the construction or expansion of recreational facilities. There would be no impact.

3.17 TRANSPORTATION

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. Transportation.				
Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☒	☐
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☒	☐

3.17.1 Environmental Setting

EXISTING TRANSPORTATION NETWORK

Access to the Project site is provided by the surrounding roadway network, which includes State Route (SR) 193, Garden Valley Road, and Hackomiller Road (Figure 2-1). Hackomiller Road is classified as a local road connected to multiple other local roads, and Garden Valley Road is a minor collector road between Marshall Road and Georgetown Road. SR 193 is a minor arterial road (Caltrans 2025). SR 193 runs from SR 49 in Placerville north to Georgetown and connects back with SR 49 in the town of Cool. SR 193 is a two-lane highway interconnecting the communities of Cool, Greenwood, Georgetown, Kelsey, and Chili Bar, as well as various local roads to other communities and recreation/ forestry resources, and SR 49 at Placerville near US 50 (EDCTC 2020)

El Dorado Transit provides public transportation for the western slope of El Dorado County but would not be readily available for this parcel. Route 20, which runs hourly on weekdays, extends up to Coloma Court in Placerville, which is the closest stop, approximately 12.5 miles south of the Project site.

REGULATORY SETTING

Senate Bill 743

SB 743, passed in 2013, required OPR to develop new State CEQA guidelines that address traffic metrics under CEQA. As stated in the legislation, upon adoption of the new guidelines, "automobile delay, as described solely by level of service (LOS) or similar measures of vehicular capacity or traffic congestion shall not be considered a significant impact on the environment pursuant to this division, except in locations specifically identified in the guidelines, if any."

In December of 2018, OPR published the most recent version of the *Technical Advisory on Evaluating Transportation Impacts in CEQA* (Technical Advisory) which provides guidance for vehicle miles traveled (VMT) analysis. The Office of Administrative Law approved the updated State CEQA Guidelines and lead agencies had an opt-in period until July 1, 2020 to implement the updated guidelines as they related to VMT. As of July 1, 2020, implementation of Section 15064.3 of the updated CEQA Guidelines is required statewide.

The OPR Technical Advisory states that lead agencies may screen out VMT using project size, maps, transit availability, and provision of affordable housing. Many agencies use these screening thresholds to identify when a project should be expected to cause a less-than-significant impact without conducting a detailed study. The screening criteria applicable to this project is for small projects, stating that projects that generate or attract fewer than 110 trips per day generally may be assumed to result in a less-than-significant transportation impact.

Regional Transportation Planning

El Dorado County is within the boundaries of the Sacramento Area Council of Governments, which oversees the regional transportation plan for the Sacramento region, updated every four years in collaboration with local governments. The El Dorado County Transportation Commission is the Regional Transportation Planning Agency for the west slope of El Dorado County and is responsible for coordinating the regional transportation efforts on the western slope of El Dorado County and the City of Placerville.

The County developed and adopted the El Dorado County and City of Placerville SB 743 Implementation Plan (EDCTC 2019), which shifted the evaluation of transportation impacts from LOS to VMT and describes the CEQA analysis for transportation impacts that shall be used in the County. The El Dorado County Board of Supervisors Resolution 141-2020 adopting VMT thresholds of significance for transportation impacts under CEQA (EDC 2020) includes the following screening criteria to identify projects that are presumed to have less than significant impacts:

- 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 threshold in General Plan Policy TC-Xe;
- Projects that are within 0.5 miles of either a major transit stop, as defined in Public Resources Code Section 21064.3, or a high quality transit corridor, as defined in Public Resources Section 21155. Consistent with CEQA Guidelines section 15064.3(b)(l) and OPR's conclusions in its Technical Advisory; and
- 100% affordable residential development, including moderate, low, and very low categories as defined in the Regional Housing Needs Assessment, consistent with OPR's conclusions in its Technical Advisory.

3.17.2 Discussion

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

Less than Significant. The project could result in agricultural and/or residential development (approximately 6 units) at the site, which could result in additional vehicle trips to and from the Project site in the future. Even with the maximum potential future development at the Project site, the Project meets the County's screening criteria as a small project that would generate or attract less than 100 trips per day (see the discussion of Question b) below). Therefore, further traffic modeling and analysis are not required and impacts are presumed to be less than significant.

According to the County Department of Transportation's (DOT's) preliminary comments on the application for the proposed (EDC 2025), the following circulation requirements apply to the Project:

- Encroachments: Prior to the recording of the final map, Parcel C shall obtain an encroachment permit from DOT and construct the roadway encroachment to the provisions of County Standard Plan 103B-1 at Hackomiller Rd. Prior to issuance of a building permit, Parcels A & B shall obtain an encroachment permit from DOT and construct the roadway encroachment to the provisions of County Standard Plan 103B-1 at Hackomiller Rd.
- Offer of Dedication: The Project Proponent should Irrevocably offer to dedicate the rights of way for Hackomiller Road for a half-width of 30 feet from the centerline of Hackomiller Road. Also offer any appurtenant slope, drainage, pedestrian, public utility, or other public service easements as determined necessary by the County. This offer will be accepted by the County.

The project and potential future development at the Project site would comply with these requirements. The Project would not conflict with the programs, plans, policies, or ordinances addressing the circulation system.

b) Conflict or be inconsistent with CEQA Guidelines section 15064.3(b), which pertains to vehicle miles travelled?

Less than Significant. Potential future development at the Project site could result in additional trips to the Project site, both operationally at residences/agricultural buildings. and temporarily during construction. This may generate new VMT, or it may redistribute existing VMT. Trip generation from the project using the ITE Trip Generation Manual, 10th Edition is less than 100 trips daily. Therefore, the Project meets the County's screening criteria as a small project that would generate or attract less than 110 trips per day. Therefore, further traffic modeling and analysis are not required and project impacts are presumed to be less than significant. Potential VMT impacts would be less than significant.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less than Significant. As described under question a) above, potential future changes related to new parcel access would require an encroachment permit from the County DOT for each point of access, and potential future driveways serving each proposed parcel would be constructed in compliance with the County Design and Improvements Standards Manual. The Project would not create dangerous intersections, would not include incompatible uses, and would not substantially increase hazards.

d) Result in inadequate emergency access?

Less than Significant. Potential future driveways at new parcels would comply with County Design and Improvements Standards Manual, County Regional Fire Protection Standards (EDHFD 2024), and California Fire Code (CFC) requirements, including those that define standards for providing emergency access, including fire apparatus access. The surrounding roadways provide adequate circulation and access for emergency response and the project would not significantly modify any roads or otherwise affect emergency response times. Therefore, the project would not result in inadequate emergency access.

3.18 TRIBAL CULTURAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. Tribal Cultural Resources.				
Has a California Native American Tribe requested consultation in accordance with Public Resources Code section 21080.3.1(b)?	☒ Yes		☐ No	
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code 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:				
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)?	☐	☐	☒	☐
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?	☐	☐	☒	☐

3.18.1 Environmental Setting

AB 52, signed by Governor Edmund G. Brown, Jr., in September 2014, established a new class of resources under CEQA: "tribal cultural resources." AB 52, as provided in Public Resource Code Sections 21080.3.1, 21080.3.2, and 21082.3, requires that lead agencies undertaking CEQA review must, upon written request of a California Native American Tribe, begin consultation once the lead agency determines that the application for the project is complete, and prior to the issuance of a NOP of an EIR or notice of intent to adopt a negative declaration or mitigated negative declaration.

The NAHC provided contact information for tribal members and organizations affiliated with the region and recommended that they be contacted for more information on the potential for Native American cultural resources affiliated with the region. The following tribes were contacted on October 18, 2023, for consultation under AB 52:

- Shingle Springs Band of Miwok Indians
- United Auburn Indian Community of the Auburn Rancheria
- Ione Band of Miwok Indians
- Nashville Enterprise Miwok-Maidu-Nishinam Tribe
- Wilton Rancheria
- Tsi Akim Maidu

- Washoe Tribe of Nevada and California

Shingle Springs Band of Miwok Indians requested consultation but after review and discussion with the County, did not identify any tribal cultural resources that may be affected by the project, and closed consultation on January 23, 2025.

3.18.2 Discussion

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code 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:

a,b) 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)? 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?

Less than Significant. Although consultation under AB 52 did not result in the identification of tribal cultural resources as defined by PRC Section 21074, the possibility exists that previously unknown resources that could quality as a tribal cultural resource could be encountered during construction-related ground disturbing activities. This impact would be less than significant, because the County has included conditions of approval regarding the discovery of tribal cultural archaeological resources, which would reduce impacts to tribal cultural resources to a less-than-significant level by requiring, in the case of a discovery, appropriate treatment (including options for data recovery, mapping, capping, or avoidance) and proper care of significant tribal cultural resources.

3.19 UTILITIES AND SERVICE SYSTEMS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. Utilities and Service Systems.				
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have insufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?	☐	☐	☒	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Fail to comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

3.19.1 Environmental Setting

The project site is a rural property. Water supply is received through a permitted on-site groundwater well, which was developed on the Project site in 2014. According to the well completion report, the depth of the well is 600 feet, and the depth to static water level is 93 feet below surface, and the estimated yield is 8 gallons per minute.

Percolation tests with soil mantle were conducted in four different locations on-site in 2023. The test results show that the locations on the Project site are expected to meet the Environmental Management Department's requirements for potential future additional septic systems (Duncan 2023). Pacific Gas and Electric Company (PG&E) provides electricity and has confirmed that there are electric facilities available at the project site, and AT&T provides telecommunications services.

El Dorado Disposal Services provides solid waste collection, disposal, and recycling services in the region. Solid waste is transported to the Western El Dorado Recovery Systems (WERS) Transfer Station and Material Recovery Facility, located at 4100 Throwita Way in Placerville, which handles a maximum permitted throughput of 400 tons per day (CalRecycle 2024a). After undergoing processing, non-recyclable waste from the WERS Transfer Station and Material Recovery Facility are delivered to the Potrero Hills Landfill, located at 3675 Potrero Hills Lane, in Suisun City, which

has a maximum permitted capacity of 83.1 million cubic yards and, as of the year 2006, a remaining estimated capacity of approximately 13.9 million cubic yards, or 16.7 percent of the landfill's total capacity. The landfill receives a maximum disposal of 4,330 tons per day (CalRecycle 2024b).

Chapter 8.42- Solid Waste Management Ordinance No. 4525 describes the County's requirements related to the provision of solid waste disposal services including collection and transport. The California Integrated Waste Management Act of 1989 (AB 939) required a diversion of a minimum of 50 percent of discarded materials away from disposal in landfills.

3.19.2 Discussion

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?

Less than Significant. Any future development that occurs on new parcels, including utility and service system construction, would be required to comply with all applicable County regulations, including the ORMP. While actions taken to maintain existing utility facilities are exempt from the mitigation requirements of the ORMP, actions associated with development of new utility facilities, including transmission or utility lines, are not exempt.

b) Have insufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less than Significant. Evaluation of the groundwater well/groundwater conditions on the Project site in 2014 indicates that the existing well's estimated yield is 8 gallons per minute. For comparison, the statewide median indoor residential water use is 48 gallons per capita per day (DWR 2021). Potential future development of new parcels may include drilling of new wells. Any future wells would be required to obtain applicable permits from the County Environmental Management Department, including well permitting requirements for local agencies to prepare for and lessen the effects of drought conditions from Governor Newsom's Executive Order N-7 22 (DWR 2024). Furthermore, according to the DWR's SGMA classification of groundwater basins, the Project site is located in a non-basin area, meaning it is not within a defined groundwater basin.

While the project may indirectly result in additional demand for water in the future, existing water supplies are estimated to be sufficient to serve the project site, even in the event of multiple dry-year conditions.

c) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?

Less than Significant. The project site is in a rural area where wastewater treatment is accomplished through onsite septic systems. Development of any future new septic systems at the Project site would require approval from the County Environmental Management Department and compliance with the County's Private Sewage Disposal System Ordinance (EDC 2024). Before a site evaluation, site approval report, and a sewage disposal system permit can be approved by the County, information about soil depth, soil percolation rate, and the proposed leach field area for proposed septic system must be submitted to the LAMP and must demonstrate a soil percolation rate of 120 minutes per inch or less. Based on the provided percolation test, the project site is expected to have sufficient capacity to accommodate potential additional future onsite septic systems (Duncan 2023).

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less than Significant. The proposed project would generate solid waste from construction as well as solid waste once occupied, including organic waste and recyclable material. Solid waste services to the project site are provided by El Dorado Disposal Services and waste generated at the site would be disposed of at the Potrero Hills Landfill. The

project would not generate waste in excess of local standards or in excess of the capacity of local infrastructure and would not impair the attainment of solid waste reduction goals.

e) Fail to comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

No Impact. Solid waste services to the project site are provided by El Dorado Disposal Services and waste generated at the site would be disposed of at the Potrero Hills Landfill. Development at the Project site would be provided with trash, recycling, and organics disposal services in accordance with local, state, and federal regulations. The project would, therefore, comply with regulations including the County's ordinances and AB 939. The Project would not fail to comply with federal, state, and local management and reduction regulations related to solid waste.

3.20 WILDFIRE

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. Wildfire.				
Is the project located in or near state responsibility areas or lands classified as high fire hazard severity zones?				
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:		☒ Yes		☐ No
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Require the installation 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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

3.20.1 Environmental Setting

According to CAL FIRE, the project site is within the SRA for fire protection and is located within designated very high and high fire hazard severity zones (CAL FIRE 2025). The Project is in a rural area, with most properties in the region being privately owned. The topography of the project site is characterized by gently rolling hills.

The project site is in an area susceptible to wildland fires. Surrounding properties support widely spaced residential structures, amongst blue oak-foothill pine woodlands, annual grasslands, and shrublands. The topography of the project site is generally relatively flat with some gentle rolling hills; there are no steep slopes within or adjacent to the project site. Nearby roads that may be used for Project site access include Hackomiller Road, SR 193, and Garden Valley Road.

3.20.2 Discussion

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

Less than Significant. The project and surrounding vicinity are subject to a number of emergency response plans, including the El Dorado County Multi-Jurisdictional Hazard Mitigation Plan (EDCSO 2024), which provides guidance for the County's response in emergency situations, including wildfire and emergency evacuation. Impairment of

emergency response plans or emergency evacuation plans would occur if the project would introduce an undue or extraordinary burden on emergency responders as they respond to an emergency incident. The proposed parcel split would not affect emergency response or evacuation. Potential future residential or agricultural development of new parcels may occur as an indirect result of the parcel split. Any future development at the Project site would be required to conform to applicable County Development Standards and Guidelines, County Regional Fire Protection Standards, and CFC requirements, including those that define standards for providing emergency access, including fire apparatus access. The surrounding roadways provide adequate circulation and access for emergency response and the project would not significantly modify any roads or otherwise affect emergency response times. Therefore, the project would not impair or physically interfere with an adopted emergency response plan or emergency evacuation plan.

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?

Less than Significant. The project site is in an area susceptible to wildland fires. Potential future development at the Project site could increase the population of the site, thereby increasing the ignition risk. The Western El Dorado Community Wildfire Protection Plan (CWPP) describes wildfire risks and mitigation strategies for the portion of the County that includes the Project site (EDC 2022). Additionally, a site-specific Wildland Fire Safe Plan was developed for the Project site (Phillips 2025), in accordance with the El Dorado County Fire Department Fire Protection Standard regarding Wildland Urban Interface Fire Protection Plans (EDHFD 2022). Implementation of the County CWPP and the Project site-specific Wildland Fire Safe Plan, which includes ongoing vegetation management, would reduce the likelihood of an ignition becoming an out-of-control wildfire. The project would not exacerbate wildfire risks or expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

c) Require the installation 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?

Less than Significant. The proposed parcel split would not affect infrastructure. Any future development at the Project site would avoid exacerbating fire risk during infrastructure installation through compliance with the most current building and fire codes, CFC requirements, and County Regional Fire Protection Standards, including those for access and roadways, rural water supply, and firefighting. The installation of new infrastructure would also be required to comply with all applicable County regulations to protect the environment, including the ORMP and other measures. Actions associated with development of new utility facilities, including transmission or utility lines, are not exempt from the mitigation requirements of the ORMP. Actions taken to maintain existing utility facilities, as well as action taken pursuant to an approved Fire Safe Plan, including fuel break construction, are exempt from the ORMP mitigation requirements.

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?

Less than Significant. While the proposed parcel split would have no impact, potential future development at the Project site could result in construction and operational activities that could introduce new ignition sources that could increase wildfire hazards. The project would implement its site-specific Fire Safe Plan, which addresses potential impacts resulting from wildland fire hazards and identifies measures necessary to mitigate these hazards. Implementation of the project and the associated Fire Safe Plan would not exacerbate wildfire risk, nor would it substantially increase the likelihood that the project would expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

As discussed in Section 3.7.2(a)(iv), the potential for landslides to occur is negligible because the site generally has gentle hills and there are no steep slopes within or adjacent to the project site. In addition, as discussed in Section 3.10.1, the project site is within an area of minimal flood hazard (FEMA 2008). Potential future development at the

Project site could change the drainage patterns of the project site by increasing impervious surfaces; however, development would be designed to comply with the County's West Slope Development and Redevelopment Standards (EDC 2024c), the SWMP for Western El Dorado County (EDC 2004b), and the County's Grading, Erosion, and Sediment Control Ordinance (EDC 2013) to prevent drainage, flooding, and erosion impacts from site runoff (see Section 3.10.2[c] for additional information). Therefore, the Project would not expose people or structures to significant risks from runoff, post-fire slope instability, or drainage changes. Impacts would be less than significant.

3.21 MANDATORY FINDINGS OF SIGNIFICANCE

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI. Mandatory Findings of Significance.				
a) Does the project have the potential to substantially 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, substantially reduce the number or restrict the range of an endangered, rare, or threatened species, or eliminate important examples of the major periods of California history (both before and after European arrival)?	☐	☒	☐	☐
b) Does the project 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.)	☐	☐	☒	☐
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

3.21.1 Environmental Setting

The environmental setting for this section is presented above in the environmental settings for each of the checklist issue areas. No additional environmental setting is necessary.

3.21.2 Discussion

a) Does the project have the potential to substantially 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, substantially reduce the number or restrict the range of an endangered, rare, or threatened species, or eliminate important examples of the major periods of California history (both before and after European arrival)?

Less than Significant Impact with Mitigation. Based on evaluations and discussions contained in Sections 3.1 through 3.20 of this IS, the Project is not anticipated to substantially degrade the quality of the environment. As discussed in Section 3.2, "Agriculture and Forest Resources," and Section 3.4, "Biological Resources," the Project would implement Mitigation Measures 3.2-1 and 3.4-1 through 3.4-4. Therefore, the Project would not 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, or substantially reduce the number or restrict the range of a rare or

endangered plant or animal. In addition, as discussed in Section 3.5, "Cultural Resources," although unlikely, ground-disturbing activities during project construction may result in the unanticipated discovery of archaeological resources; however, the County would require that specific procedures be followed in the event of unanticipated discoveries (refer to Section 3.5 for additional information) as a condition of project approval. Therefore, the project would not eliminate important examples of the major periods of California history (both before and after European arrival).

b) Does the project have impacts that are individually limited, but cumulatively considerable?

Less than Significant. The Project would not result in significant cumulatively considerable impacts for the following reasons:

- The Project would not make a substantial contribution to the cumulative condition for agricultural and forest resources, biological resources, cultural and tribal cultural resources, and mineral resources due to the lack of Important Farmland and known mineral resources at the project site. Potential impacts to special-status species, forest resources, and archaeological resources would be reduced to less than significant levels through mitigation.
- Impacts related to geology, soils, hazards and hazardous materials are generally site-specific and would not substantially contribute to the cumulative condition.
- The project would be consistent with existing land use and zoning designations for the project site, the County's General Plan and Municipal Code and ordinances. In addition, population growth from the Project would be consistent with the growth anticipated in the County's General Plan. Therefore, the Project would not substantially contribute to the cumulative condition for aesthetics, land use and planning, population and housing, public services, recreation, and wildfire.
- The Project could indirectly increase impervious surfaces and change drainage patterns within the watershed; however, the Project would not substantially contribute to the cumulative condition for hydrology and water quality because the proposed development would be designed to meet all applicable stormwater quality requirements.
- With respect to air quality, energy, noise, transportation, and utilities, the project would be consistent with the existing land use designation and the population assumptions for the area. GHG emissions impacts, which are inherently cumulative, would be less than significant.

c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Less than Significant. The project's potential effects on the way residents experience the existing environment (aesthetics) and plans for future use of the area (land use and population and housing) would be less than significant. Elements of the project that could physically affect sensitive populations, including air quality impacts and generation of noise, were also found less than significant. GHG emissions, which are understood to result in global warming, would be less-than-significant.

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No citations are used in this section.

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Attachment A

BIOLOGICAL RESOURCES ASSESSMENT FOR THE PARCEL SUBDIVISION AT 5595 HACKOMILLER ROAD, GARDEN VALLEY, CALIFORNIA



Prepared: October 20, 2021
Latest Revision: April 7, 2025

Prepared by:

G.O. Graening, PhD

Graening & Associates
343 Carpenter Hill Road, Folsom CA 95630

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1. INTRODUCTION

1.1. PROJECT LOCATION AND DESCRIPTION

A biological resources assessment was conducted on a 170-acre parcel (APN 088-021-040) at 5595 Hackomiller Road, Garden Valley in El Dorado County, California. The proposed project is parcel subdivision and subsequent development. The tentative map / parcel subdivision of the property which will create 2 new 40-acre parcels, with the remaining parcel of approximately 90 acres (see Exhibits). Three building envelopes were created after setbacks were established for property lines and for streams; collectively, these are the Project Areas. The County's Zoning Code Section 130.30.050 states that ministerial development, such as single family dwellings, shall be set back for a distance of 25 feet from intermittent streams and 50 feet from perennial streams (see Exhibits). The entire 170-acre property was defined as the study area (the "Property"). The study area is defined to identify biological resources adjacent to the 3 building envelopes, and is the area subject to potential indirect effects from future land development.

1.2. SCOPE OF ASSESSMENT

This assessment provides information about the biological resources on the Property, the regulatory environment affecting such resources, any potential Project-related impacts upon these resources, and finally, to identify mitigation measures and other recommendations to reduce the significance of these impacts. The specific scope of services performed for this assessment consisted of the following tasks:

- Compile all readily-available historical biological resource information about the Property;
- Spatially query state and federal databases for any occurrences of special-status species or habitats on the Property and vicinity;
- Perform a reconnaissance-level field survey of the Property, including photographic documentation;
- Inventory all flora and fauna observed during the field survey;
- Characterize and map the habitat types present on the Property, including any potentially-jurisdictional water resources;
- Evaluate the likelihood for the occurrence of any special-status species;
- Assess the potential for the Project to adversely impact any sensitive biological resources;
- Recommend mitigation measures designed to avoid or minimize Project-related impacts; and
- Prepare and submit a report summarizing all of the above tasks.

The scope of services does not include other services that are not described in this Section, such as formal aquatic resource delineations or protocol-level surveys for special-status species.

1.3. REGULATORY SETTING

The following section summarizes some applicable regulations of biological resources on real property in California.

1.3.1. Special-status Species Regulations

The United States Fish and Wildlife Service (USFWS) and the National Marine Fisheries Service implement the Federal Endangered Species Act of 1973 (FESA) (16 USC §1531 et seq.). Threatened and endangered species on the federal list (50 CFR §17.11, 17.12) are protected from "take" (direct or indirect harm), unless a FESA Section 10 Permit is granted or a FESA Section 7 Biological Opinion with incidental take provisions is rendered. Pursuant to the requirements of FESA, an agency reviewing a proposed project within its jurisdiction must determine whether any federally listed species may be present in the project area and determine whether the proposed project will have a potentially significant impact upon such species. Under FESA, habitat loss is considered to be an impact to the species. In addition, the agency is required to determine whether the project is likely to jeopardize the continued

existence of any species proposed to be listed under FESA or result in the destruction or adverse modification of critical habitat proposed to be designated for such species (16 USC §1536[3], [4]). Therefore, project-related impacts to these species or their habitats would be considered significant and would require mitigation. Species that are candidates for listing are not protected under FESA; however, USFWS advises that a candidate species could be elevated to listed status at any time, and therefore, applicants should regard these species with special consideration.

The California Endangered Species Act of 1970 (CESA) (California Fish and Game Code §2050 *et seq*., and CCR Title 14, §670.2, 670.51) prohibits "take" (defined as hunt, pursue, catch, capture, or kill) of species listed under CESA. A CESA permit must be obtained if a project will result in take of listed species, either during construction or over the life of the project. Section 2081 establishes an incidental take permit program for state-listed species. Under CESA, California Department of Fish and Wildlife (CDFW) has the responsibility for maintaining a list of threatened and endangered species designated under state law (CFG Code 2070). CDFW also maintains lists of species of special concern, which serve as "watch lists." Pursuant to requirements of CESA, an agency reviewing proposed projects within its jurisdiction must determine whether any state-listed species may be present on the Property and determine whether the proposed project will have a potentially significant impact upon such species. Project-related impacts to species on the CESA list would be considered significant and would require mitigation.

California Fish and Game Code Sections 4700, 5050, and 5515 designates certain mammal, amphibian, and reptile species "fully protected", making it unlawful to take, possess, or destroy these species except under issuance of a specific permit. The California Native Plant Protection Act of 1977 (CFG Code §1900 *et seq*.) requires CDFW to establish criteria for determining if a species or variety of native plant is endangered or rare. Section 19131 of the code requires that landowners notify CDFW at least 10 days prior to initiating activities that will destroy a listed plant to allow the salvage of plant material.

Many bird species, especially those that are breeding, migratory, or of limited distribution, are protected under federal and state regulations. Under the Migratory Bird Treaty Act of 1918 (16 USC §703-711), migratory bird species and their nests and eggs that are on the federal list (50 CFR §10.13) are protected from injury or death, and project-related disturbances must be reduced or eliminated during the nesting cycle. California Fish and Game Code (§3503, 3503.5, and 3800) prohibits the possession, incidental take, or needless destruction of any bird nests or eggs. Fish and Game Code §3511 designates certain bird species "fully protected", making it unlawful to take, possess, or destroy these species except under issuance of a specific permit. The Bald and Golden Eagle Protection Act (16 USC §668) specifically protects bald and golden eagles from harm or trade in parts of these species.

California Environmental Quality Act (CEQA) (Public Resources Code §15380) defines "rare" in a broader sense than the definitions of threatened, endangered, or fully protected. Under the CEQA definition, CDFW can request additional consideration of species not otherwise protected. CEQA requires that the impacts of a project upon environmental resources must be analyzed and assessed using criteria determined by the lead agency. Sensitive species that would qualify for listing but are not currently listed may be afforded protection under CEQA. The CEQA Guidelines (§15065) require that a substantial reduction in numbers of a rare or endangered species be considered a significant effect. CEQA Guidelines (§15380) provide for assessment of unlisted species as rare or endangered under CEQA if the species can be shown to meet the criteria for listing. Plant species on the California Native Plant Society (CNPS) Lists 1A, 1B, or 2 are typically considered rare under CEQA. California "Species of Special Concern" is a category conferred by CDFW on those species that are indicators of regional habitat changes or are considered potential future protected species. While they do not have statutory protection, Species of Special Concern are typically considered rare under CEQA and thereby warrant specific protection measures.

1.3.2. Water Resource Protection

Real property that contains water resources are subject to various federal and state regulations and activities occurring in these water resources may require permits, licenses, variances, or similar authorization from federal, state and local agencies, as described next.

The Federal Water Pollution Control Act Amendments of 1972 (as amended), commonly known as the Clean Water Act (CWA), established the basic structure for regulating discharges of pollutants into "waters of the United States". Waters of the US includes essentially all surface waters, all interstate waters and their tributaries, all impoundments of these waters, and all wetlands adjacent to these waters. CWA Section 404 requires approval prior to dredging or discharging fill material into any waters of the US, especially wetlands. The permitting program is designed to minimize impacts to waters of the US, and when impacts cannot be avoided, requires compensatory mitigation. The US Army Corps of Engineers (USACE) is responsible for administering Section 404 regulations. Substantial impacts to jurisdictional wetlands may require an Individual Permit. Small-scale projects may require only a Nationwide Permit, which typically has an expedited process compared to the Individual Permit process. Mitigation of wetland impacts is required as a condition of the CWA Section 404 Permit and may include on-site preservation, restoration, or enhancement and/or off-site restoration or enhancement. The characteristics of the restored or enhanced wetlands must be equal to or better than those of the affected wetlands to achieve no net loss of wetlands.

Under CWA Section 401, every applicant for a federal permit or license for any activity which may result in a discharge to a water body must obtain State Water Quality Certification that the proposed activity will comply with State water quality standards. The California State Water Resources Control Board is responsible for administering CWA Section 401 regulations.

Section 10 of the Rivers and Harbors Act of 1899 requires approval from USACE prior to the commencement of any work in or over navigable Waters of the US, or which affects the course, location, condition or capacity of such waters. Navigable waters of the United States are defined as waters that have been used in the past, are now used, or are susceptible to use, as a means to transport interstate or foreign commerce up to the head of navigation. Rivers and Harbors Act Section 10 permits are required for construction activities in these waters.

California Fish and Game Code (§1601 - 1607) protects fishery resources by regulating "*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*." CDFW requires notification prior to commencement, and issuance of a Lake or Streambed Alteration Agreement, if a proposed project will result in the alteration or degradation of ''waters of the State." The limit of CDFW jurisdiction is subject to the judgment of the Department; currently, this jurisdiction is interpreted to be the "stream zone", defined as "*that portion of the stream channel that restricts lateral movement of water*" and delineated at "*the top of the bank or the outer edge of any riparian vegetation, whichever is more landward*". CDFW reviews the proposed actions and, if necessary, submits to the applicant a proposal for measures to protect affected fish and wildlife resources. The final proposal that is mutually agreed upon by the CDFW and the applicant is the Streambed Alteration Agreement. Projects that require a Streambed Alteration Agreement may also require a CWA 404 Section Permit and/or CWA Section 401 Water Quality Certification.

For construction projects that disturb one or more acres of soil, the landowner or developer must obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 2009-0009-DWQ).

1.3.3. Tree Protection

At the State level, in areas inside timberland, any tree removal is subject to the conditions and requirements set forth in the Z'berg-Nejedly Forest Practice Act and the California Forest Practice Rules. If development of a project will result in the removal of commercial tree species, one of the following permits is needed: Less than 3 Acre Conversion Exemption; Christmas Tree; Dead, Dying or Diseased, Fuelwood, or Split Products Exemption; a Public Agency, Public and Private Utility Right of Way Exemption; a Notice of Exemption from Timberland Conversion Permit for Subdivision; or an Application for Timberland Conversion Permit.

The County of El Dorado (County) has adopted the Oak Resources Conservation Ordinance Number 5061. The Oak Conservation Ordinance requires the inventory of oak resources and the mitigation for the removal of oak resources. Oak Resources consist of oak woodlands, individual native oak trees, and heritage trees. If Oak Resources are to be removed, an Oak Tree or Oak Woodland Removal Permit is required. This requires preparation of an Oak Resources Technical Report and a code compliance certificate verifying that no protected oak trees have been impacted within two years prior to the permit application.

2. ENVIRONMENTAL SETTING

The Property is located within the northern Sierra Nevada Foothills geographic subregion, which is contained within the Sierra Nevada Mountains geographic subdivision of the larger California Floristic Province (Baldwin et al. 2012). This region has a Mediterranean-type climate, characterized by distinct seasons of hot, dry summers and wet, moderately-cold winters. The Property is in Climate Zone 7 - California's Gray Pine Belt, defined by hot summers and mild but pronounced winters without severe winter cold or high humidity (Sunset, 2021). The topography of the Property is rolling, with ridgelines and moderate slopes. The elevation ranges from approximately 1,965 feet to 2,430 feet above mean sea level. Drainage runs south and west off of the parcel, entering Irish Creek, thence Big Sailor Creek, which eventually flows into the South Fork American River. Current land uses are rural residential, and open space. The surrounding land uses are rural residential, livestock grazing, vineyard, equestrian facilities and open space.

3. METHODOLOGY

3.1. PRELIMINARY DATA GATHERING AND RESEARCH

Prior to conducting the field survey, the following information sources were reviewed:

- Any readily-available previous biological resource studies pertaining to the Property
- Aerial photography of the Property (current and historical)
- United States Geologic Service 7.5 degree-minute topographic quadrangles of the Property and vicinity
- USFWS National Wetland Inventory
- USDA Natural Resources Conservation Service soil survey maps
- California Natural Diversity Database (CNDDB), electronically updated monthly by subscription
- USFWS species list (IPaC Trust Resources Report).

3.2. FIELD SURVEYS

Consulting biologist Tim Nosal, MS. (Natural Investigations Co.) conducted a wildlife survey and botanical field survey on October 13, 2021, and again on July 23, 2023. Dr. Geo Graening (Graening and Associates LLC) conducted a follow-up biological survey on January 18, 2025. Variable-intensity pedestrian surveys were performed, and modified to account for differences in terrain, vegetation density, and visibility. All visible fauna and flora observed were recorded in a field notebook, and identified to the lowest possible taxon. Survey efforts emphasized the search for any special-status species that had documented occurrences in the CNDDB within the vicinity of the Property and those species on the USFWS species list (Appendix 1).

When a specimen could not be identified in the field, a photograph or voucher specimen (depending upon permit requirements) was taken and identified in the laboratory using a dissecting scope where necessary. Dr. Graening holds the following scientific collection permits: CDFW Scientific Collecting Permit No. SC-006802; and CDFW Plant Voucher Specimen Permit 09004. Tim Nosal holds CDFW Plant Voucher Specimen Permit 2081(a)-16-102-V. Taxonomic determinations were facilitated by referencing museum specimens or by various texts, including the following: Powell and Hogue (1979); Pavlik (1991); (1993); Brenzel (2012); Stuart and Sawyer (2001); Lanner (2002); Sibley (2003); Baldwin et al. (2012); Calflora (2021); CDFW (2021b,c); NatureServe 2021; and University of California at Berkeley (2021a,b).

The locations of any special-status species sighted were marked on aerial photographs and/or georeferenced with a geographic positioning system (GPS) receiver. Habitat types occurring on the Property were mapped on aerial photographs, and information on habitat conditions and the suitability of the habitats to support special-status species was also recorded. The Property was also informally

assessed for the presence of potentially-jurisdictional water features, including riparian zones, isolated wetlands and vernal pools, and other biologically-sensitive aquatic habitats

3.3. MAPPING AND OTHER ANALYSES

Locations of species' occurrences and habitat boundaries on the Property were digitized to produce the final habitat maps. The boundaries of potentially jurisdictional water resources on the Property were identified and measured in the field, and similarly digitized to calculate acreage and to produce informal delineation maps. Geographic analyses were performed using geographical information system software (ArcGIS 10, ESRI, Inc.). Vegetation communities (assemblages of plant species growing in an area of similar biological and environmental factors), were classified by Vegetation Series (distinctive associations of plants, described by dominant species and particular environmental setting) using the CNPS Vegetation Classification system (Sawyer and Keeler-Wolf, 1995). Informal wetland delineation methods consisted of an abbreviated, visual assessment of the three requisite wetland parameters (hydrophytic vegetation, hydric soils, hydrologic regime) defined in the US Army Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory, 1987). Wildlife habitats were classified according to the CDFW's California Wildlife Habitat Relationships System (CDFW, 2021c). Species' habitat requirements and life histories were identified using the following sources: Baldwin et al. (2012); CNPS (2021), Calflora (2021); CDFW (2021a,b,c); and University of California at Berkeley (2021a,b).

4. RESULTS

4.1. WILDLIFE AND WILDLIFE HABITATS

The following animals were detected on the Property during the field surveys:

northwestern fence lizard (*Sceloporus occidentalis occidentalis*); American black bear (*Ursus americana*); black-tailed jackrabbit (*Lepus californicus*); Botta's pocket gopher (*Thomomys bottae*); Columbian black-tailed deer (*Odocoileus hemionus columbianus*); western gray squirrel (*Sciurus griseus*); acorn woodpecker (*Melanerpes formicivorus*); Anna's hummingbird (*Calypte anna*); bandtailed pigeon (*Patagioenas fasciata*); bushtit (*Psaltriparus minimus*); California quail (*Callipepla californica*); California scrub jay (*Aphelocoma californica*); California towhee (*Melozone crissalis*); dark-eyed junco (*Junco hyemalis*); mourning dove (*Zenaida macroura*); northern flicker (*Colaptes auratus*); Nuttall's woodpecker (*Picoides nuttallii*); oak titmouse (*Baeolophus inornatus*); pileated woodpecker (*Dryocopus pileatus*); red-tailed hawk (*Buteo jamaicensis*); sparrow (Emberizidae); spotted towhee (*Pipilo maculatus*); Stellar's jay (*Cyanocitta stelleri*); turkey vulture (*Cathartes aura*); white-breasted nuthatch (*Sitta carolinensis*); wild turkey (*Meleagris gallopavo*); and other common songbirds.

Wildlife habitat types were classified using CDFW's Wildlife Habitat Relationship System. The Property contains the following wildlife habitat types: Urban; Barren; Annual Grassland; Mixed Chaparral; Montane Hardwood-Conifer; Emergent Wetland; Riverine; Lacustrine.

4.2. BOTANICAL SURVEYS AND VEGETATION COMMUNITIES

4.2.1. Botanical Surveys

All plants detected during the field surveys of the Property are listed in Appendix 2.

The following previous studies have been performed:

- Natural Investigations Co. 2023. Biological Resources Assessment for the Parcel Subdivision and Cannabis Cultivation Operation at 5595 Hackomiller Road, Garden Valley, California.

  Natural Investigations Co. conducted a botanical survey during the biological resources assessment. Nissenan manzanita *(Arctostaphylos nissenana)* (CNPS 1B.2) was observed near the center of the northern boundary of the Property.

In their biological resources assessment of the proposed project, Natural Investigations Company (2023) recommended additional botanical field surveys. These additional botanical field surveys have now been completed, and are summarized in the following report:

- Graening and Associates LLC. 2023. Botanical Survey Report for the Parcel Subdivision at 5595 Hackomiller Road, Garden Valley, California. 40 pp.

4.2.2. Terrestrial Vegetation Communities

The Property contains the following terrestrial vegetation communities: Disturbed/Developed, Annual Grassland, Chaparral, Mixed-Pine Oak Forest and Woodland, and Freshwater Marsh. These vegetation communities are discussed here and are delineated in the Exhibits.

Disturbed/Developed. These areas consist of disturbed or converted natural habitat that is now either in ruderal state, graded, or urbanized with gravel roads. Vegetation within this habitat type consists primarily of nonnative weedy or invasive species lacking a consistent community structure. This habitat type provides limited resources for wildlife and is utilized primarily by

species tolerant of human activities. The disturbed and altered condition of these lands greatly reduces their habitat value and ability to sustain rare plants or diverse wildlife assemblages.

Annual Grassland: The annual grassland habitat is comprised largely of annual grasses and herbs with patches of invasive brambles and shrubs. Plants common in this habitat type include Medusa-head (*Elymus caput-medusae*), soft chess (*Bromus hordeaceus*), rattail sixweeks fescue (*Festuca myuros*), brome fescue (*Festuca bromoides*), flax (*Linum sp.*), clover (*Trifolium sp.*), spiked western rosinweed (*Calycadenia spicata*), Fitch's spikeweed (*Centromadia fitchii*), Himalayan blackberry (*Rubus armeniacus*) and Scotch broom (*Cytisus scoparius*) and various other species. This vegetation can be classified as the Holland Type "Non-native Grassland" or as "42.020.03 *Elymus caput-medusae*" (CDFW 2021e).

Chaparral: Although chaparral species are common throughout the Property, chaparral habitat is found only near the center of the northern portion of the parcel. The dominant species within the chaparral is white-leaf manzanita (*Arctostaphylos viscida*) with Nissenan manzanita (*Arctostaphylos nissenana* CNPS 1B.2) also important along the shale ridgetop. Other species found in the chaparral include gray pine (*Pinus sabiniana*), ponderosa pine (*Pinus ponderosa*), sugar pine (*Pinus lambertiana*), interior live oak (*Quercus wislizeni*), canyon live oak (*Quercus chrysolepis*) and yerba santa (*Eriodictyon californicum*). Few grasses and herbs were observed in the understory of the dense shrub canopy. This vegetation type can be classified as the Holland Type "Upper Sonoran Manzanita Chaparral" or as "37.305.00 *Arctostaphylos viscida*" Whiteleaf Manzanita Chaparral (CDFW 2021e).

Mixed Pine-Oak Forest and Woodland: Tree dominated forest habitat is found throughout the Property. Found along the hills and slopes is habitat dominated by pine and oak. The mixed pine-oak forest consists of a canopy of ponderosa pine, sugar pine, California black oak (*Quercus kelloggii*), canyon live oak, white-leaf manzanita, Scotch broom with various grasses and herbs in the understory. This community transitions from forest to woodland in areas having less tree density This vegetation can be classified as the Holland Type "Westside Ponderosa Pine Forest" or as "87.010.00 Ponderosa Pine Forest (CDFW 2021e).

Freshwater Marsh: One area of freshwater marsh is found along the south side of the access road at a point where two watercourses merge. Within the mapped marsh, the composition of the vegetation is characterized by broadleaf cattail (*Typha latifolia*), Himalayan blackberry and knotweed (*Persicaria* sp.). This vegetation can be classified as the Holland Type "Coastal and Valley Freshwater Marsh" or as "52.050.00 Cattail Marsh" (CDFW 2021)".

4.2.3. Critical Habitat and Special-status Habitat

No critical habitat for any federally-listed species occurs on the Property. The CNDDB reported no special-status habitats on the Property. The CNDDB reported no special-status habitats in a 10-mile radius outside of the Property. No special-status habitats were detected within the 3 building envelopes during the field surveys. However, the surrounding Property contains the following special-status habitats: watercourses, riverine wetlands, pond.

4.2.4. Habitat Plans and Wildlife Corridors

Wildlife movement corridors link remaining areas of functional wildlife habitat that are separated primarily by human disturbance, but natural barriers such as rugged terrain and abrupt changes in vegetation cover are also possible. Wilderness and open lands have been fragmented by urbanization, which can disrupt migratory species and separate interbreeding populations. Corridors allow migratory movements and act as links between these separated populations.

No fishery resources exist in or near the Property. The nearest fishery resource is the South Fork American River several miles away. No designated wildlife corridors exist within or near the Property, although the open space on the Property allows for animal movement. The Property is not located within any adopted Habitat Conservation Plan or Natural Community Conservation Plan.

4.3. LISTED SPECIES AND OTHER SPECIAL-STATUS SPECIES

For the purposes of this assessment, "special status" is defined to be species that are of management concern to state or federal natural resource agencies, and include those species that are:

- Listed as endangered, threatened, proposed, or candidate for listing under the Federal Endangered Species Act;
- Listed as endangered, threatened, rare, or proposed for listing, under the California Endangered Species Act of 1970;
- Designated as endangered or rare, pursuant to California Fish and Game Code (§1901);
- Designated as fully protected, pursuant to California Fish and Game Code (§3511, §4700, or §5050);
- Designated as a species of special concern by CDFW;
- Plants considered to be rare, threatened or endangered in California by the California Native Plant Society (CNPS); this consists of species on Lists 1A, 1B, and 2 of the CNPS Ranking System; or
- Plants listed as rare under the California Native Plant Protection Act.

4.3.1. Reported Occurrences of Listed Species and Other Special-status Species

A list of special-status plant and animal species that have occurred on the Property and vicinity was compiled based upon the following:

- Any previous and readily-available biological resource studies pertaining to the Property;
- Informal consultation with USFWS by generating an electronic Species List (Information for Planning and Conservation website at https://ecos.fws.gov/ipac/); and
- A spatial query of the CNDDB
- A query of the California Native Plant Society's database *Inventory of Rare and Endangered Plants of California* (online edition).

The CNDDB was queried and any reported occurrences of special-status species were plotted in relation to the Property boundary using GIS software (see exhibits).

The CNDDB has mapped an occurrence of Nissenan manzanita *(Arctostaphylos nissenana*; CNPS List 1.B.2) as generally occurring within the center of the Property. However, this occurrence may have been mis-mapped. The CNDDB record has the following collection and locality information:

> "*ASHCRAFT RANCH, ABOUT 0.5 AIR MILE NORTH OF FOSTER MOUNTAIN, NEAR AMERICAN FLAT…. TYPE LOCALITY. IN 1965, THE POPULATION COVERED ~8 ACRES. UNK # IN 1966. ACCORDING TO DRAKE W/ CDFG TIMBER HARVEST REVIEW (1993), THIS AREA WAS CONVERTED TO GRAZING LAND MANY YEARS AGO. THE STATUS OF THIS POPULATION SHOULD BE FIELD CHECKED*."

Our field surveys determined that Nissenan manzanita is not present on the Property where it is mapped by CNDDB, but it does occur another half mile the north.

Within a 10-mile buffer of the Property boundary, the CNDDB reported several special-status species occurrences, summarized in the following table along with any additional CNPS species.

A USFWS species list was generated online using the USFWS' IPaC Trust Resource Report System (see Appendix 1). The following species list is generated using a regional and/or watershed approach and does not necessarily indicate that the Property provides suitable habitat:

- California spotted owl (*Strix occidentalis occidentalis*) Proposed Threatened
- Northwestern pond turtle (*Actinemys marmorata*) Proposed Threatened
- California Red-legged Frog (*Rana draytonii*) Threatened
- Foothill yellow-legged frog (*Rana boylii*) Endangered
- Delta Smelt (*Hypomesus transpacificus*) Threatened
- Monarch Butterfly (*Danaus plexippus*) Candidate
- Layne's Butterweed (*Senecio layneae*) Threatened

Migratory birds should also be considered in the impact assessment.

Table 1: Special-status Species Reported by CNDDB in the Vicinity of the Property

Common Name Scientific Name	Status*	General Habitat**	Microhabitat**	Potential to Occur in Project Areas
PLANTS				
California red-legged frog *Rana draytonii*	FT/CSSC	Aquatic; Artificial flowing waters; Artificial standing waters; Freshwater marsh; Marsh & swamp; Riparian forest; Riparian scrub; Riparian woodland; South coast flowing waters; South coast standing waters; Sacramento/San Joaquin flowing waters; Sacramento	Requires 11-20 weeks of permanent water for larval development. Must have access to estivation habitat.	Low potential to occur in Project Areas; potential to occur in streams in the vicinity
Foothill yellow-legged frog *Rana boylii*	CE/CSSC	Aquatic; Chaparral; Cismontane woodland; Coastal scrub; Klamath/North coast flowing waters; Lower montane coniferous forest; Meadow & seep; Riparian forest; Riparian woodland; Sacramento/San Joaquin flowing waters	Needs at least some cobble-sized substrate for egg-laying. Needs at least 15 weeks to attain metamorphosis.	Low potential to occur in Project Areas; potential to occur in streams in the vicinity
Great egret *Ardea alba*	CSSC	Brackish marsh; Estuary; Freshwater marsh; Marsh & swamp; Riparian forest; Wetland	Rookery sites located near marshes, tide-flats, irrigated pastures, and margins of rivers and lakes.	No potential to occur in Project Area; potential to occur in stream corridors in the vicinity
Northern goshawk *Accipiter gentilis*	CSSC	North coast coniferous forest; Subalpine coniferous forest; Upper montane coniferous forest	Usually nests on north slopes, near water. Red fir, lodgepole pine, Jeffrey pine, and aspens are typical nest trees.	Low potential to occur in forest habitats
American peregrine falcon *Falco peregrinus anatum*	FD/CD/CFP	Near wetlands, lakes, rivers, or other water; on cliffs, banks, dunes, mounds; also, human-made structures.	Nest consists of a scrape or a depression or ledge in an open site.	Low potential to occur in grassland and forest habitats
Bank swallow *Riparia riparia*	CT	Riparian scrub; Riparian woodland	Requires vertical banks/cliffs with fine-textured/sandy soils near streams, rivers, lakes, ocean to dig nesting hole.	No potential to occur in Project Area; potential to occur in stream corridors in the vicinity
Tricolored blackbird *Agelaius tricolor*	CT/CSSC	Freshwater marsh; Marsh & swamp; Swamp; Wetland	Requires open water, protected nesting substrate, and foraging area with insect prey within a few km of the colony.	No potential to occur in Project Area; potential to occur in stream corridors in the vicinity
Yuma myotis *Myotis yumanensis*	CSSC	Lower montane coniferous forest; Riparian forest; Riparian woodland; Upper montane coniferous forest	Distribution is closely tied to bodies of water. Maternity colonies in caves, mines, buildings or crevices.	Moderate potential to occur in forest habitats
Silver-haired bat *Lasionycteris noctivagans*	CSSC	Lower montane coniferous forest; Old-growth; Riparian forest	Roosts in hollow trees, beneath exfoliating bark, abandoned woodpecker holes, and rarely under rocks. Needs drinking water.	Moderate potential to occur in forest habitats
Townsend's big-eared bat *Corynorhinus townsendii*	CSSC	Broadleaved upland forest; Chaparral; Chenopod scrub; Great Basin grassland; Great Basin scrub; Joshua tree woodland; Lower montane coniferous forest; Mojavean desert scrub; Meadow & seep; Riparian forest; Riparian woodland; Sonoran desert scrub; Sonoran desert scrub	Roosts in the open, hanging from walls and ceilings. Roosting sites limiting. Extremely sensitive to human disturbance.	Moderate potential to occur in forest habitats
Pallid bat *Antrozous pallidus*	CSSC	Chaparral; Coastal scrub; Desert wash; Great Basin grassland; Great Basin scrub; Mojavean desert scrub; Riparian woodland; Sonoran desert	Roosts must protect bats from high temperatures. Very sensitive to disturbance of roosting sites.	Moderate potential to occur in chaparral and forest habitats

Common Name Scientific Name	Status*	General Habitat**	Microhabitat**	Potential to Occur in Project Areas
		scrub; Upper montane coniferous forest; Valley & foothill grassland		
North American porcupine *Erethizon dorsatum*	CSSC	Broadleaved upland forest; Closed-cone coniferous forest; Cismontane woodland; Lower montane coniferous forest; North coast coniferous forest; Upper montane coniferous forest	Wide variety of coniferous and mixed woodland habitat.	Low potential to occur in forest habitats
Fisher *Pekania pennanti*	CSSC	North coast coniferous forest; Old-growth; Riparian forest	Uses cavities, snags, logs and rocky areas for cover and denning. Needs large areas of mature, dense forest.	No potential to occur because requisite forest habitats not present.
Northwestern pond turtle *Actinemys marmorata*	CSSC	Aquatic; Artificial flowing waters; Klamath/North coast flowing waters; Klamath/North coast standing waters; Marsh & swamp; South coast flowing waters; South coast standing waters; Sacramento/San Joaquin flowing waters; Sacramento/San Joaquin standing waters	Needs basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.	No potential to occur in Project Areas; potential to occur in streams or ponds in the vicinity
Graham's Cave amphipod *Stygobromus grahami*	CSSC	Aquatic	Found only in caves.	No potential to occur in Project Areas; no caves on property
Wawona riffle beetle *Atractelmis wawona*	CSSC	Aquatic	Strong preference for inhabiting submerged aquatic mosses	No potential to occur in Project Areas; potential to occur in streams in the vicinity
Western bumble bee *Bombus occidentalis*	CCE	Once common & widespread, species has declined precipitously from central Ca to southern B.C., perhaps from disease.	grasslands with floral resources	Low potential to occur in areas containing grasslands because known populations are isolated and not in the vicinity.
An andrenid bee *Andrena subapasta*	CSSC	Collects pollen primarily from *Arenaria californica* but also *Orthocarpus erianthus* & *Lasthenia* spp.	grasslands with floral resources	Low potential to occur in areas containing grasslands because known populations are isolated and not in the vicinity.
Cosumnes stripetail *Cosumnoperla hypocrena*	CSSC	Aquatic	Found in intermittent streams on western slope of central Sierra Nevada foothills in American and Cosumnes River basins.	No potential to occur in Project Areas.
PLANTS				
Layne's ragwort *Packera layneae*	FT/CR/1B.2	Chaparral; Cismontane woodland; Ultramafic	Ultramafic soil (serpentine or gabbro); occasionally along streams. 205-1060 m.	No potential to occur in Project Areas. Potential to occur in part of the Study Area containing metamorphic soils.
El Dorado County mule ears *Wyethia reticulata*	1B.2	Chaparral; Cismontane woodland; Lower montane coniferous forest; Ultramafic	Stony red clay and gabbroic soils; often in openings in gabbro chaparral. 120-630 m.	No potential to occur in Project Areas. Potential to occur in part of the Property containing metamorphic soils.
Van Zuuk's morning-glory *Calystegia vanzuukiae*	1B.3	Chaparral; Cismontane woodland; Ultramafic	Gabbro, serpentinite. 700-1160 m.	No potential to occur in Project Areas. Potential to occur in part of the Property containing metamorphic soils.
Oval-leaved viburnum *Viburnum ellipticum*	2B.3	Chaparral; Cismontane woodland; Lower montane coniferous forest	215-1400 m.	Low potential to occur in Project Areas. Botanical surveys did not detect it.
Nissenan manzanita *Arctostaphylos nissenana*	1B.2	Closed-cone coniferous forest; Chaparral	Usually on metamorphics, associated w/ other chaparral species. 485-1005 m.	No potential to occur in Project Areas. Occurs in another part of the Property.

Common Name Scientific Name	Status*	General Habitat**	Microhabitat**	Potential to Occur in Project Areas
Brandegee's clarkia *Clarkia biloba ssp. brandegeeae*	4.2	Chaparral; Cismontane woodland; Lower montane coniferous forest	Often in roadcuts. 75-915 m.	Low potential to occur in Project Areas. Botanical surveys did not detect it.
Parry's horkelia *Horkelia parryi*	1B.2	Chaparral; Cismontane woodland; Ione formation	Openings in chaparral or woodland; especially known from the Ione Formation in Amador County. 85-1115 m.	No potential to occur in Project Areas. Ione formation not present.
Sierra arching sedge *Carex cyrtostachya*	1B.2	Lower montane coniferous forest; Meadow & seep; Marsh & swamp; Riparian forest	Mesic sites. 605-1390 m.	Low potential to occur in Project Areas. Botanical surveys did not detect it.
Brownish beaked-rush *Rhynchospora capitellata*	2B.2	Lower montane coniferous forest; Meadow & seep; Marsh & swamp; Upper montane coniferous forest; Wetland	Mesic sites. 45-1710 m.	Low potential to occur in Project Areas. Botanical surveys did not detect it.
Jepson's onion *Allium jepsonii*	1B.2	Chaparral; Cismontane woodland; Lower montane coniferous forest; Ultramafic	On serpentine soils in Sierra foothills, volcanic soil on table mtn. On slopes and flats; usually in an open area. 355-1130 m.	No potential to occur in Project Areas. Potential to occur in part of the Property containing metamorphic soils.
Red Hills soaproot *Chlorogalum grandiflorum*	1B.2	Chaparral; Cismontane woodland; Lower montane coniferous forest; Ultramafic	Occurs frequently on serpentine or gabbro, but also on non-ultramafic substrates; often on "historically disturbed" sites. 265-1695 m.	No potential to occur in Project Areas. Occurs in another part of the Property.
Butte County fritillary *Fritillaria eastwoodiae*	3.2	Chaparral; Cismontane woodland; Lower montane coniferous forest; Ultramafic	Usually on dry slopes but also found in wet places; soils can be serpentine, red clay, or sandy 4550-1475 m.	No potential to occur in Project Areas. Potential to occur in part of the Property containing metamorphic soils.

*Definitions of Status Codes: FE = Federally listed as endangered; FT = Federally listed as threatened; FPE = Federally proposed for listing as endangered; FPT = Federally proposed for listing as threatened; FC = Candidate for Federal listing; MB = Migratory Bird Act; CE = California State listed as endangered; CT = California State listed as threatened; CSSC = California species of special concern; CR = California rare species; CFP = California fully protected species; CNPS (California Native Plant Society) List 1A = Plants presumed extinct in California by CNPS; CNPS List 1B = CNPS designated rare or endangered plants in California and elsewhere; and CNPS List 2 = CNPS designated rare or endangered plants in California, but more common elsewhere. Global Ranking: G1 = Critically Imperiled; G2 = Imperiled; G3 = Vulnerable. State Ranking: S1 = Critically Imperiled; S2 = Imperiled; S3 = Vulnerable.

**Copied verbatim from CNDDB, unless otherwise noted.

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4.3.2. Listed Species or Special-status Species Observed During Field Surveys

During the botanical field surveys, no listed species or special-status species were detected within the 3 building envelopes.

Two special-status plant taxa were detected outside of the Project Areas in the Property on the northern border in the center (see Exhibits):

- **Nissenan manzanita (*Arctostaphylos nissenana*) (CNPR 1B.2):** Suitable habitat (soil derived from metamorphic rock) for Nissenan manzanita is not present in the center of the Property where it is mapped by CNDDB. However, a thriving population of Nissenan manzanita was found on a metamorphic rock ridgetop at the middle of the northern edge of the Property by botanist Tim Nosal; the population extent on the Property is approximately 200 specimens in an area of approximately 1.5 acres (see Exhibits). This location is about 1 mile north of Foster Mountain, which is very similar to the type locality description. Suitable habitat for this species is not found within the rest of the Property.
- **Red Hills soaproot (*Chlorogalum grandiflorum*) (CNPR 1B.2):** Approximately 25 specimens occur in an area of chaparral approximately 1.4 acres in size (same area as for Nissenan manzanita; see Exhibits). Suitable habitat for this species is not found within the rest of the Property.

4.3.3. Potential for Listed Species or Special-status Species to Occur on the Property

Nissenan manzanita

During the botanical field surveys, Nissenan manzanita was detected on the Property on the northern border in the center (see Exhibits). This area of about 1.5 acres contains rocky soil derived from metamorphic rock; USDA has mapped this area roughly as the soil type "MmF: Metamorphic rock land." Suitable habitat (metamorphic soils such as slate) for Nissenan manzanita is not present on the Property where it is mapped by CNDDB. However, a thriving population of Nissenan manzanita was found on a slate ridgetop at the middle of the northern edge of the Property by botanist Tim Nosal. This location is about 1 mile north of Foster Mountain, which is very similar to the type locality description. Suitable habitat for this species is not found within the Project Areas (the 3 building envelopes), and no manzanita of any species occur in the 3 building envelopes.

Red Hills soaproot

During the botanical field surveys, Red Hills soaproot was detected on the Property on the northern border in the center (same area as for Nissenan manzanita; see Exhibits). This area of about 1.5 acres contains rocky soil derived from metamorphic rock; USDA has mapped this area roughly as the soil type "MmF: Metamorphic rock land." Suitable habitat for this species is not found within the Project Areas (the 3 building envelopes)

Other Special-status Plants

The disturbed/developed and annual grassland habitats on the Property have a low potential for harboring special-status plant species due to the dominance of aggressive non-native grasses and forbs and the disturbance regime. Several special-status plant species have a moderate potential to occur on the Property on the northern border in the center in a 1.5-acre area that contains rocky soil derived from metamorphic rock (see Table 1). Several special-status plant species have the potential to occur within the chaparral and forest habitats of the Property (see Table 1); the potential is considered low because several botanical surveys did not detect these species.

Special-status Animals

Streams, and the wetland and pond, on the Property can attract diverse wildlife species. The unnamed intermittent channel could sustain aquatic special-status species. However, the Project Areas have no water resources; by County ordinance, Project Areas must be setback at least 25 feet from intermittent streams, wetland or sensitive riparian habitat.

Special-status animals have a low potential to occur in the disturbed/developed and annual grassland and habitats. However, several special-status animals have a potential to occur in the chaparral and forest habitats of the Property. Nesting habitat is also present.

4.4. POTENTIALLY-JURISDICTIONAL WATER RESOURCES

The USFWS National Wetland Inventory reported no water features within the 3 building envelopes, but the Inventory did report the following water features within the surrounding Property (see Exhibits): 2 riverine features.

A preliminary assessment for the presence of potentially-jurisdictional water resources on the Property was also conducted during the field surveys. For purposes of this biological site assessment, non-wetland waters (i.e., channels) were classified using the California Forest Practice Rules. The California Forest Practice Rules define a Class I watercourse as 1) a watercourse providing habitat for fish always or seasonally, and/or 2) providing a domestic water source; a Class II watercourse is 1) a watercourse capable of supporting non-fish aquatic species, or 2) a watercourse within 1,000 feet of a watercourse that seasonally or always has fish present; a Class III watercourse is a watercourse with no aquatic life present and that shows evidence of being capable of transporting sediment to Class I and Class II waters during high water flow conditions.

The field surveys determined that the Project Areas (the 3 building envelopes) do not contain any channels or wetlands. The following water features were detected within the surrounding Property during the field surveys (see Exhibits):

- 1 unnamed intermittent channel (Class II watercourse)
- 1 spring (a mine adit has created a spring which feeds a short run of intermittent channel, which then percolates back into the ground)
- 5 unnamed ephemeral channels (Class III watercourse)
- 1 pond (on one of the ephemeral channels)
- 1 wetland associated with the unnamed intermittent channel

There are no vernal pools or other isolated wetlands on the Property.

5. IMPACT ANALYSES AND MITIGATION MEASURES

This section establishes the impact criteria, then analyzes potential Project-related impacts upon the known biological resources on the Property, and then suggests mitigation measures to reduce these impacts to a less-than-significant level.

5.1. IMPACT SIGNIFICANCE CRITERIA

The significance of impacts to biological resources depends upon the proximity and quality of vegetation communities and wildlife habitats, the presence or absence of special-status species, and the effectiveness of measures implemented to protect these resources from Project-related impacts. As defined by CEQA, the Project would be considered to have a significant adverse impact on biological resources if it would:

- Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a special-status species in local or regional plans, policies, or regulations, or by USFWS or CDFW
- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by USFWS or CDFW
- 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
- 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
- Conflict with any county or municipal policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance
- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved governmental habitat conservation plan.

5.2. IMPACT ANALYSIS

The following discussion evaluates the potential for Project-related activities to adversely affect biological resources. The Project boundaries were digitized and then overlaid on the habitat map using GIS to quantify potential impacts. Historical aerial photos were also analyzed for changes in land use.

5.2.1. Potential Direct / Indirect Adverse Effects Upon Special-status Species

- *Will the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

Known Special-status Plant Populations

During the botanical field surveys, two special-status plant species were detected on the Property on the northern border in the center: Nissenan manzanita and Red Hills soaproot. This area of about 1.5 acres contains rocky soil derived from metamorphic rock; USDA has mapped this area roughly as the soil type "MmF: Metamorphic rock land." This is the only area on the Property that is known to contain special-status plant populations. Development in this area is considered a significant impact.

Other Special-status Plants

The disturbed/developed and annual grassland habitats on the Property have a low potential for harboring special-status plant species due to the dominance of aggressive non-native grasses and forbs and the disturbance regime. Several special-status plant species have the potential to occur within the chaparral and forest habitats of the Property (see Table 1); the potential is considered low because several botanical surveys did not detect these species. Implementation of the Proposed Project would have a less than significant impact on these special-status plant species.

Several special-status plant species have a moderate potential to occur on the Property on the northern border in the center in a 1.5-acre area that contains rocky soil derived from metamorphic rock (see Table 1). Development in this area is considered a significant impact.

Animals

Streams, and the wetland and pond, on the Property can attract diverse wildlife species. The unnamed intermittent channel could sustain aquatic special-status species. However, the Project Areas have no water resources; by County ordinance, Project Areas must be setback at least 25 feet from intermittent streams, wetland or sensitive riparian habitat. Thus, aquatic special-status species would not be directly impacted from project implementation.

Other special-status animals have a low potential to occur in the Project Areas. Nevertheless, if the land is developed in the future, such as construction of a new residence, ground disturbance and habitat conversion could impact listed animals or special-status animals because they could migrate into the building envelopes between the time that the field survey was completed and the start of construction. This is a potentially significant impact before mitigation.

Special-status bat species have a moderate potential to occur in the forest habitats within the Project Areas. If the land is developed in the future, such as construction of a new residence, ground disturbance and habitat conversion could impact bats if they are present. This is a potentially significant impact before mitigation.

Special-status bird species were reported in databases (CNDDB and USFWS) in the vicinity of the Property. The building envelopes, and adjacent trees and utility poles, contain suitable nesting habitat for various bird species. If construction activities are conducted during the nesting season, nesting birds could be directly impacted by tree removal and indirectly impacted by noise, vibration, and other construction-related disturbance. Therefore, new construction is considered a potentially significant adverse impact to nesting birds.

Recommended Mitigation Measures

Mitigation for Impacts to Known Special-status Plant Populations

The 1.5-acre area containing Nissenan manzanita and Red Hills soaproot and metamorphic soil should be avoided and never developed. Populations should be demarcated with exclusion fencing and signage and a 50-foot development setback established.

Special-status Animals

Because special-status animal species that occur in the vicinity could migrate into the building envelopes between the time that the field survey was completed and the start of construction, a general pre-construction survey for special-status species should be performed by a qualified biologist to ensure that special-status species are not present. If any listed species are detected, construction should be delayed, and the appropriate wildlife agency (CDFW and/or USFWS) should be consulted and project impacts and mitigation reassessed. Once the pre-construction survey has confirmed that there are no listed or special-status animals in the construction areas, wildlife exclusion fencing should be erected between construction areas and any stream or wetland.

Before any forest habitat is removed, a pre-construction survey for roosting bats should be performed by a qualified biologist to ensure that roosting bats are not present.

If construction activities would occur during the nesting season (typically February through August), a pre-construction survey for the presence of special-status bird species or any nesting bird species should be conducted by a qualified biologist within 500 feet of proposed construction areas. If active nests are identified in these areas, CDFW and/or USFWS should be consulted to develop measures to avoid "take" of active nests prior to the initiation of any construction activities. Avoidance measures may include establishment of a buffer zone using construction fencing or the postponement of vegetation removal until after the nesting season, or until after a qualified biologist has determined the young have fledged and are independent of the nest site. With the implementation of this mitigation measure, adverse impacts upon special-status bird species and nesting birds would be reduced to a less-than-significant level.

5.2.2. Potential Direct / Indirect Adverse Effects Upon Special-status Habitats or Natural Communities or Corridors

- *Will the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

The Property contains channels, one pond and one seasonal wetland, which are special-status habitats due to their potential to attract wildlife or harbor rare plants and because these resources are protected by multiple laws. The building envelopes have been setback at least 25 feet from intermittent channels and wetlands, and vegetated buffers exist in between. Thus, future development will not impact special-status aquatic habitats.

The only other sensitive habitat on the Property is on the northern border in the center in a 1.5-acre area that contains rocky soil derived from metamorphic rock; conservation measures were recommended in the previous section.

Recommended Mitigation Measures

Mitigation measures have been prescribed in Section 5.2.1 and Section 5.2.3.

5.2.3. Potential Direct / Indirect Adverse Effects on Jurisdictional Water Resources

- *Will the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

The Property contains channels, one pond and one seasonal wetland. By design, the 3 building envelopes do not contain any water resources. Potential direct impacts to water resources could occur during construction by modification or destruction of stream banks or riparian vegetation or the filling of wetlands or channels. However, the building envelopes have been setback at least 25 feet from intermittent channels and wetlands, and vegetated buffers exist in between. Thus, future development will not impact jurisdictional water resources.

Potential indirect impacts to water resources could occur during construction by increased erosion and sedimentation in receiving water bodies due to soil disturbance. This is a potentially significant impact before mitigation.

Recommended Mitigation Measures

If future construction will disturb 1 or more acres of land, the landowner must enroll under the State Water Quality Control Board's Construction General Permit prior to the initiation of construction. In conjunction with enrollment under this Permit, a Storm Water Pollution Prevention Plan, Erosion Control Plan, and a Hazardous Materials Management/Spill Response Plan must be created and implemented during construction to avoid or minimize the potential for erosion, sedimentation, or accidental release of hazardous materials. Implementation of these measures mandated by law would reduce potential construction-related indirect impacts to water quality to a less-than-significant level.

5.2.4. Potential Impacts to Wildlife Movement, Corridors, etc.

- *Will the project 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?*

Although no mapped wildlife corridors (such as the California Essential Habitat Connectivity Area layer in CNDDB) exist within or near the Property, the open space and the stream corridors on the Property facilitate animal movement and migrations. Future land development would not have a significant impact on this movement because it would not block movement, and most of the open space on the Property would still be available, and because corridors will be created by the 25-foot setbacks from intermittent streams, wetland or sensitive riparian habitat. Thus, future land development is a less than significant impact upon wildlife movement. Implementation of future land development will not 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.

Recommended Mitigation Measures

No mitigation required.

5.2.5. Potential Conflicts with Ordinances, Habitat Conservation Plans, etc.

- *Will the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*
- *Will the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

Future land development will likely require the removal of oak trees. The Property is not within the coverage area of any adopted Habitat Conservation Plan or Natural Community Conservation Plan.

Recommended Mitigation Measures

If land development occurs in the future, and mature trees need to be removed, various ordinances and laws must be addressed and permits obtained.

El Dorado County's Oak Conservation Ordinance requires mitigation for the removal of oak trees and oak woodlands. Protected trees include valley oak trees, valley oak woodlands, and Heritage Trees (live native oak tree with a single main trunk measuring 36 inches or greater, or with a multiple trunk with an aggregate trunk measuring 36 inches or greater). If protected trees are to be removed, an Oak Tree or Oak Woodland Removal Permit may be required. This requires preparation of an Oak Resources Technical Report and a code compliance certificate verifying that no protected oak trees have been impacted within two years prior to the permit application.

Mitigation is required for impacts to oak woodland as well as to individual trees. Impacts to oak woodlands are typically mitigated through in-lieu fee payment to the County's Oak Woodland Conservation Fund. Alternative mitigation may be used such as replacement planting or oak woodlands conservation (either on-site or off-site through fee title or conservation easement). Methods of mitigation can also be

combined. Mitigation ratios depend on the percentage of woodlands impacted on a development site and range from 1:1 for impacts less than 50 percent and 2:1 for impacts over 75 percent.

Impacts to individual trees, including Heritage Trees, typically mitigated through in-lieu fee payment to the County's Oak Woodland Conservation Fund. The per inch of trunk diameter (at breast height) fee is calculated, with Heritage Trees requiring a 3:1 mitigation ratio. Alternative mitigation such as replacement planting may be identified (either on-site or off-site and protected through deed restriction or conservation easement).

If replacement plantings are used to mitigation, the plantings must follow the guidelines of the County's Oak Resources Management Plan, which specifies the planting ratios according to type (acorn, tree size) and maintenance requirements.

With the implementation of these mitigation measures, adverse impacts upon oak resources would be reduced to a less-than-significant level.

6. REFERENCES

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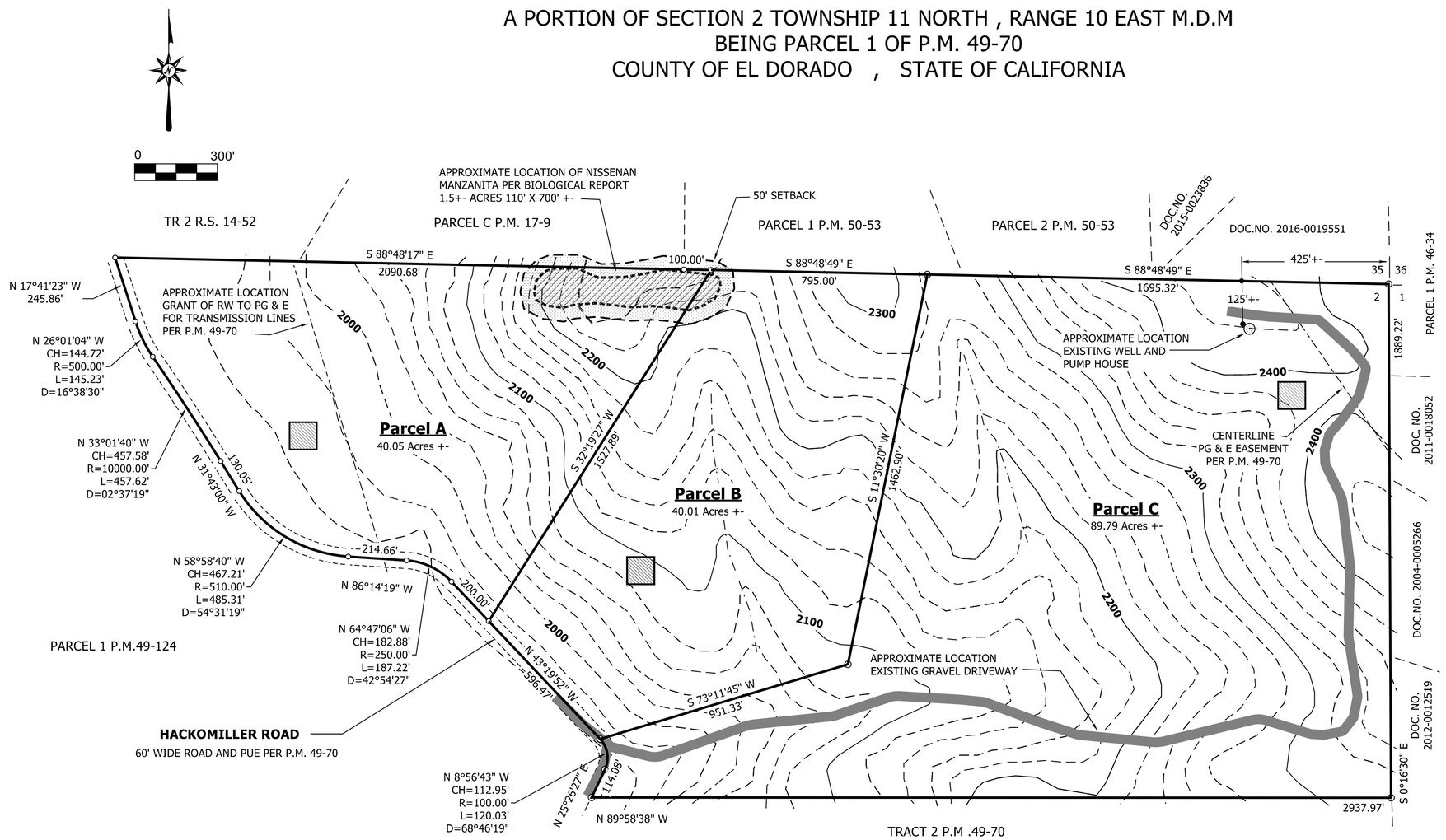
EXHIBITS

TENTATIVE PARCEL MAP

A PORTION OF SECTION 2 TOWNSHIP 11 NORTH , RANGE 10 EAST M.D.M
BEING PARCEL 1 OF P.M. 49-70
COUNTY OF EL DORADO , STATE OF CALIFORNIA



OWNER OF RECORD:
SEAN JACKSON
5595 HACKOMILLER ROAD
GARDEN VALLEY,CA 95633

NAME OF APPLICANT/AGENT :
THOMAS VAN NOORD
PO BOX 584
EL DORADO,CA. 95623

MAP PREPARED BY :
LOREN A. MASSARO P.L.S. 8117
1922 HEATHER HILL ROAD
PLACERVILLE,CA 95667

SCALE:
1"=300'

CONTOUR INTERVAL:
20' INTERPOLATED

SOURCE OF TOPOGRAPHY
USGS INTERPOLATED

ASSESSORS PARCEL NUMBER :
088-021-040

PRESENT ZONING :
PA 20

TOTAL AREA :
169.85 ACRES

TOTAL NUMBER OF PARCELS:
3 (THREE)

MINIMUM PARCEL AREA:
20.00 ACRES

WATER SUPPLY:
GEORGETOWN DIVIDE PUD / INDIVIDUAL WELLS

SEWAGE DISPOSAL:
INDIVIDUAL SEPTIC SYSTEMS

PROPOSED STRUCTUAL FIRE PROTECTION:
GARDEN VALLEY FIRE PROTECTION DISTRICT

MAP PREPARED:
MARCH 01, 2025

LEGEND

P.M.---------- PARCEL MAP
PUE ---------- PUBLIC UTILITTY EASEMENT
R.S. ---------- RECORD OF SURVEY
APPROXIMATE LOCATION DRAINGE COURSE DEVELOPEMENT SETBACKS PER EL DORADO COUNTY STANDARDS
-------- PROPOSED SEPTIC DISPOSAL AREA 10,000 SQ. FT. MIN.
APPROXIMATE LOCATION OF NISSENAN MANZANITA PER BIOLOGICAL REPORT

NOTE: INFORMATION SHOWN HEREON COMPILED FOM RECORD DATA

ZONING ADMINISTRATOR _____

APPROVAL/DENIAL DATE _____

BOARD OF SUPERVISORS _____

APPROVAL/DENIAL DATE _____

Traverse PC

Attachment A

Building Envelopes

5595 Hackomiller Road, Garden Valley

Graening & Associates, LLC

Parcel boundaries

Roads

25-ft Stream Buffer

30-ft Property Buffer

50-ft Habitat Buffer

Building Envelopes

Sensitive Resources

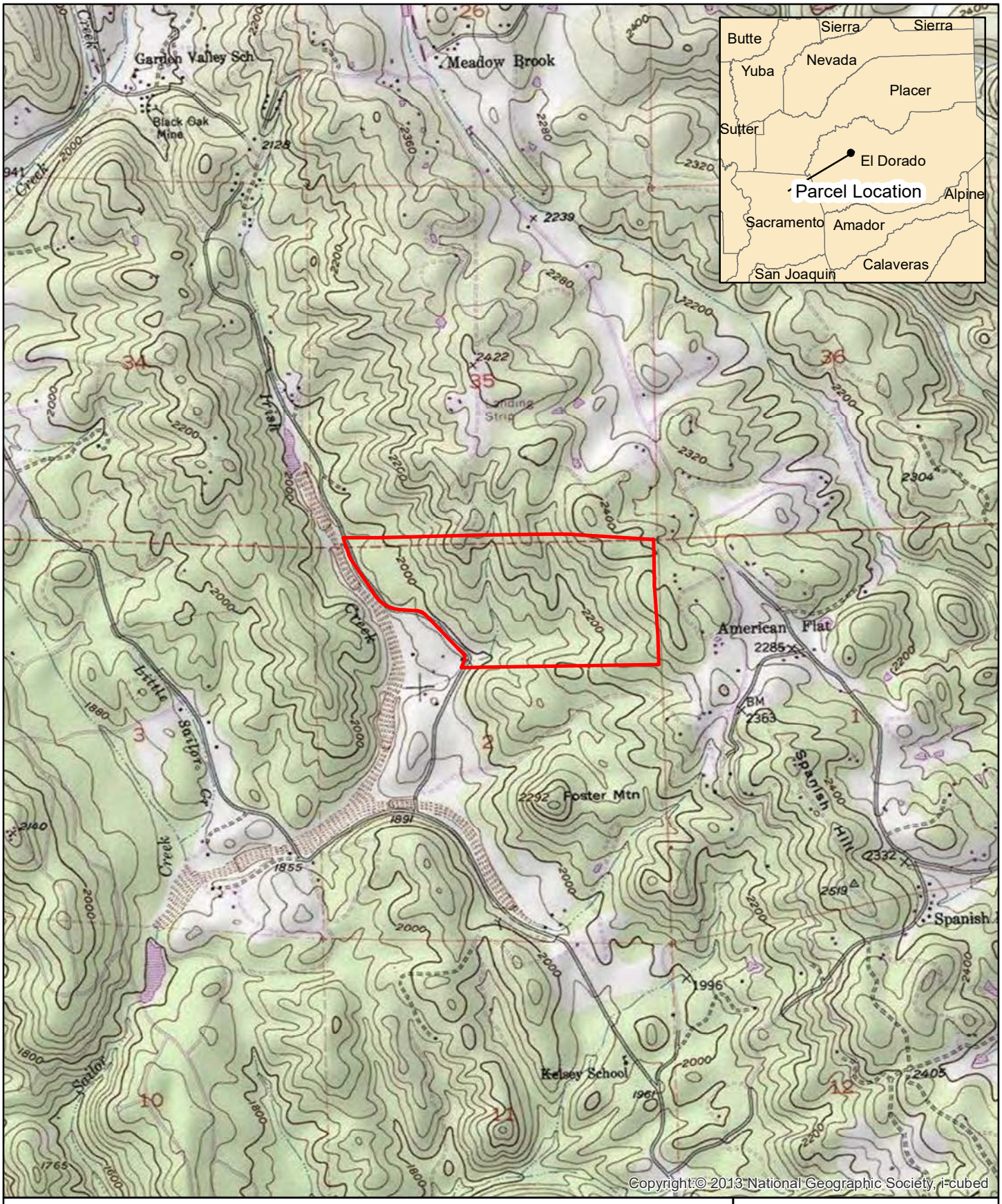
Intermittent Watercourse

Rare plant area

N

1000 ft

Attachment A



Parcel Location

0 0.5 1 Kilometers

0 0.5 1 Miles

1:24,000

5595 Hackomiller Road
Parcel Location Map

NATURAL INVESTIGATIONS COMPANY

Map Date 10/7/2021

Garden Valley 1949 Quadrangle Photorevised 1973:Township 11N, Range 10E, Section 02
Garden Valley 1949 Quadrangle Photorevised 1973:Township 12N, Range 10E, Section 35

Attachment A

Atlas Ln

Hackomiller Rd

Arctostaphylos nissenana

Hackomiller Rd

Hackomiller Rd

Hackomiller Rd

Rd

Terrestrial Vegetation Types

5595 Hackomiller Road, Garden Valley

Graening & Associates, LLC

Roads

Parcel boundaries

Vegetation Community Types

Mixed oak/conifer forest

Annual grassland

Urbanized/developed

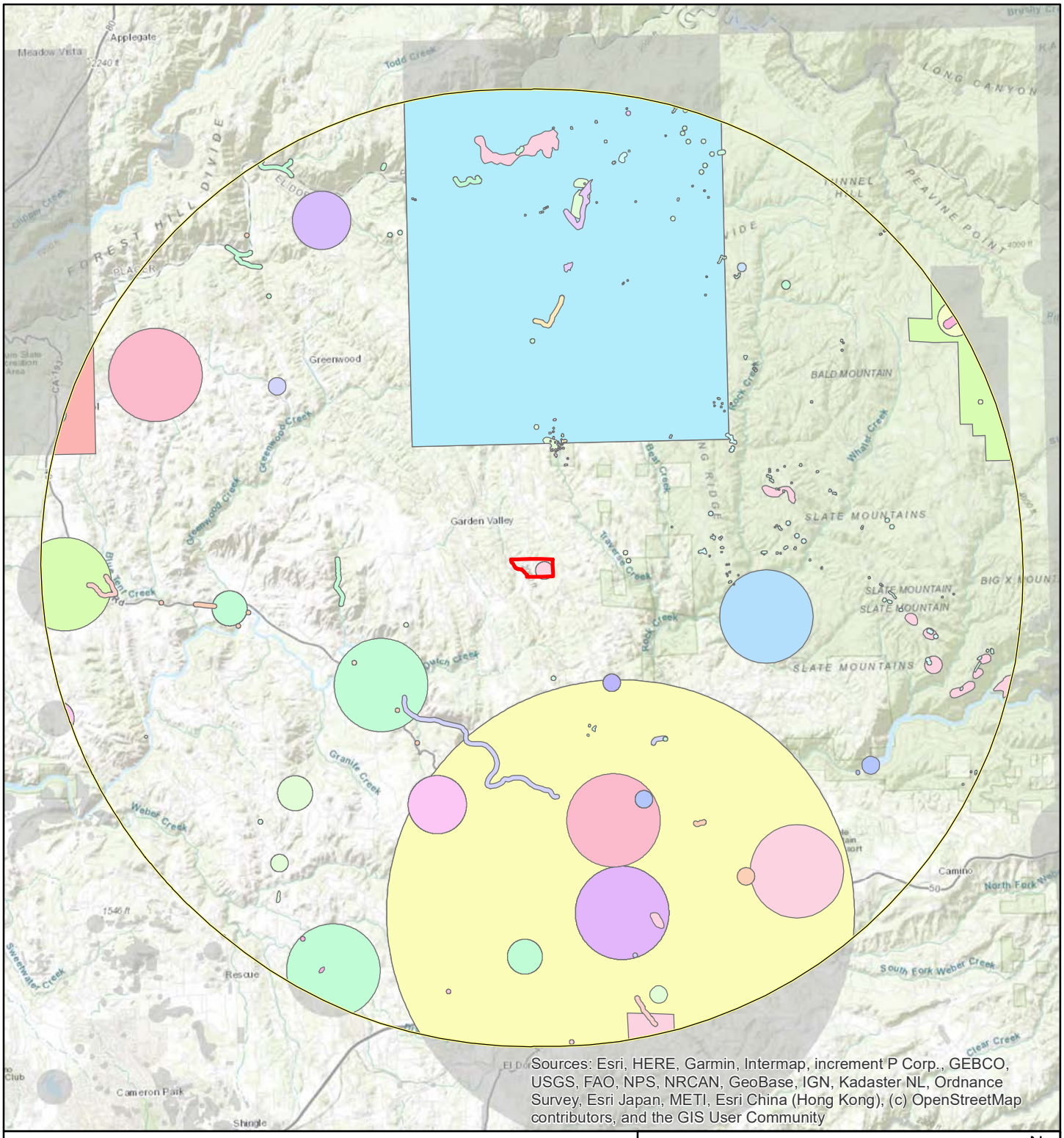
Chaparral

Shale outcrop

N

1000 ft

Attachment A



Parcel Location 10 Mile Buffer

1:190,000 1 inch = 3 miles

0 3 6 Miles

N

Notes:
1. The locations of all features shown are approximate.
2. This drawing is for information purposes. It is intended to assist inshowing features discussed in an attached document. Natural Investigations Company can not guarantee the accuracy and content of electronic files.The master file is stored by Natural Investigations Company and will serve as the official record of this communication.
3. It is unlawful to copy or reproduce all or any part thereof, whether for personal use or resale, without permission.Data Sources: California Department of Fish and Wildlife. 2021. RareFind 5.x, California Natural Diversity Data Base. Biogeographic Data Branch, Sacramento, California. (updated monthly by subscription service)

Special-Status Species Occurrences Map

5595 Hackomiller Road

Garden Valley 1949 Quadrangle Photorevised 1973:Township 11N, Range 10E, Section 02
Garden Valley 1949 Quadrangle Photorevised 1973:Township 12N, Range 10E, Section 35

NATURAL INVESTIGATIONS CO.
www.NaturalInvestigations.com

Attachment A

Area containing
Chlorogalum grandiflorum

Area containing
Arctostaphylos nissenana

Rare Plant Locations

5595 Hackomiller Road, Garden Valley

Graening
& Associates, LLC

Roads

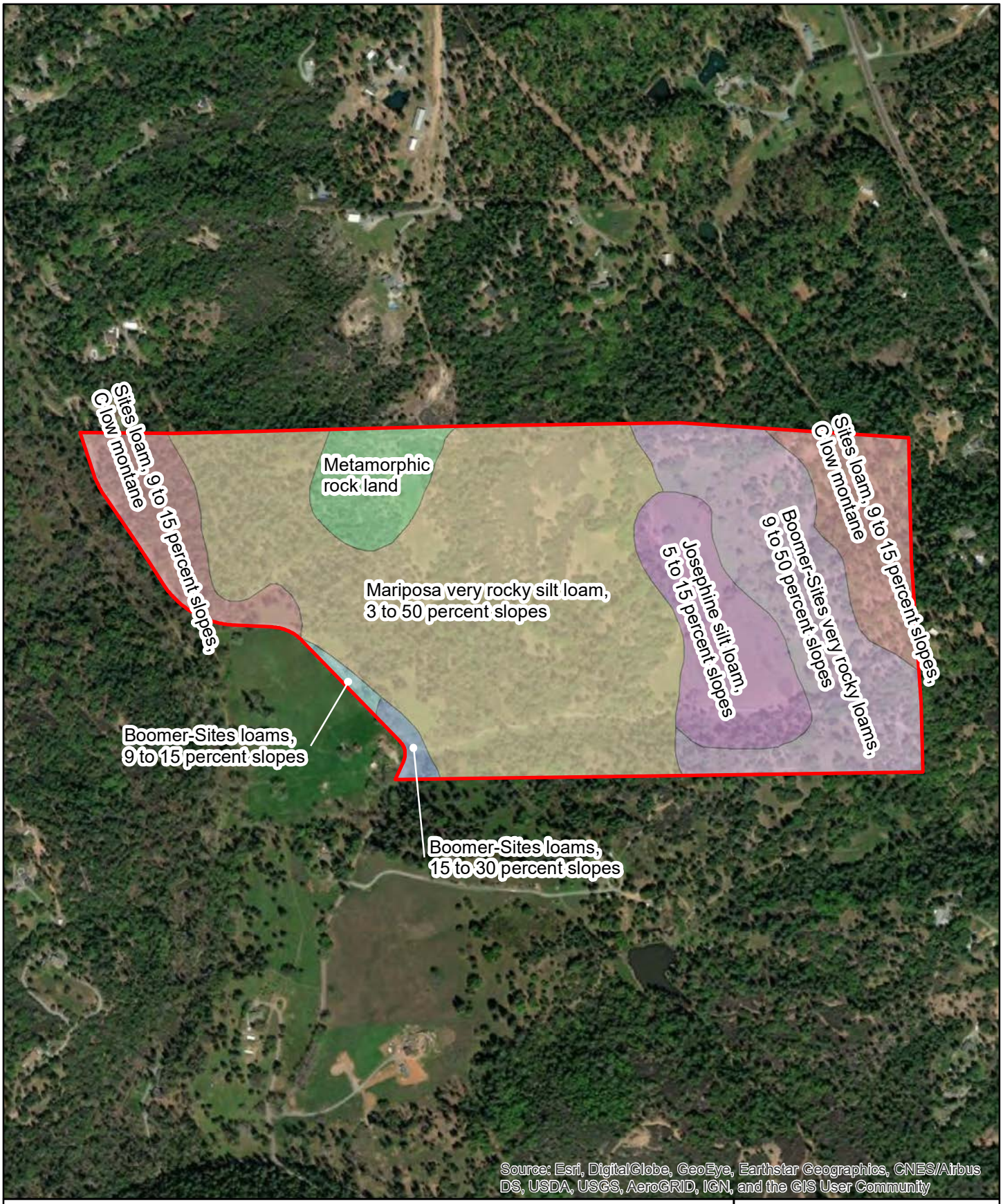
Parcel boundaries

Metamorphic rock outcrop

N

1000 ft

Attachment A



Parcel Location

0 200 400 Meters

0 1,000 2,000 Feet

1:9,000

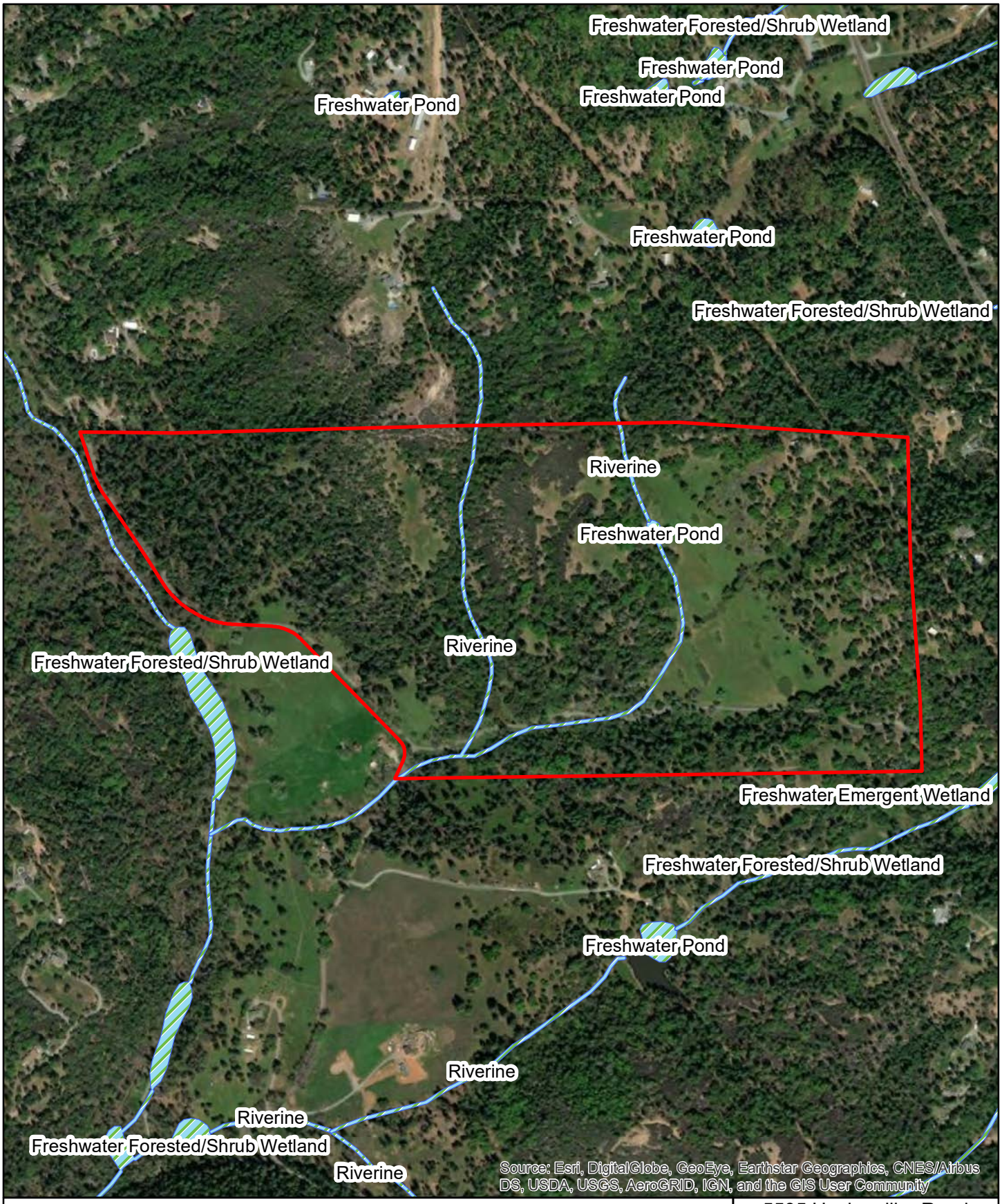
5595 Hackomiller Road
USDA Soils Map

Natural Investigations Company

Map Date 10/7/2021

Garden Valley 1949 Quadrangle Photorevised 1973:Township 11N, Range 10E, Section 02
Garden Valley 1949 Quadrangle Photorevised 1973:Township 12N, Range 10E, Section 35

Attachment A



Parcel Location

Wetlands and Channels

0 200 400 Meters

0 1,000 2,000 Feet

1:9,000

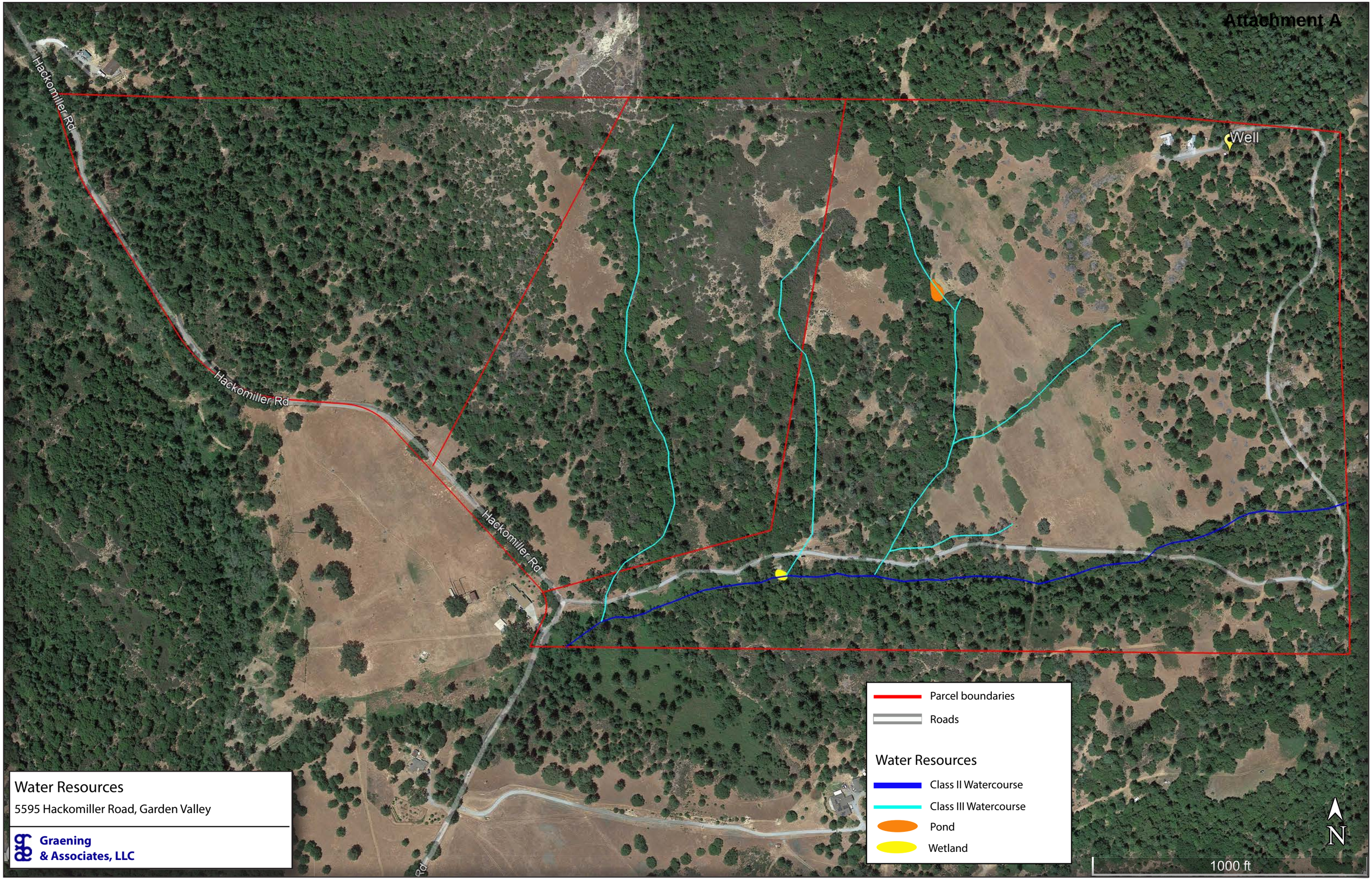
5595 Hackomiller Road
National Wetlands Inventory Features Map

Natural Investigations Company

Map Date 10/7/2021

Garden Valley 1949 Quadrangle Photorevised 1973:Township 11N, Range 10E, Section 02
Garden Valley 1949 Quadrangle Photorevised 1973:Township 12N, Range 10E, Section 35

Attachment A



Water Resources

5595 Hackomiller Road, Garden Valley

Graening & Associates, LLC

APPENDIX 1: USFWS SPECIES LIST

United States Department of the Interior

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

In Reply Refer To: 11/06/2024 16:39:24 UTC
Project Code: 2025-0015728
Project Name: parcel subdivision and residential development

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

To Whom It May Concern:

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

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

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

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)

(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

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

https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see https://www.fws.gov/program/migratory-bird-permit/what-we-do.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see https://www.fws.gov/library/collections/threats-birds.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/partner/council-conservation-migratory-birds.

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

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

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

This species list is provided by:

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

PROJECT SUMMARY

Project Code: 2025-0015728
Project Name: parcel subdivision and residential development
Project Type: Residential Construction
Project Description: parcel subdivision and residential development
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@38.836661500000005,-120.82904528045482,14z



Counties: El Dorado County, California

ENDANGERED SPECIES ACT SPECIES

There is a total of 6 threatened, endangered, or candidate species on this species list.

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

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

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

---

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

BIRDS

NAME	STATUS
California Spotted Owl *Strix occidentalis occidentalis* Population: Sierra Nevada No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/7266	Proposed Threatened

REPTILES

NAME	STATUS
Northwestern Pond Turtle *Actinemys marmorata* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1111	Proposed Threatened

AMPHIBIANS

NAME	STATUS
California Red-legged Frog *Rana draytonii* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/2891	Threatened
Foothill Yellow-legged Frog *Rana boylii* Population: South Sierra Distinct Population Segment (South Sierra DPS) No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/5133	Endangered

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

FLOWERING PLANTS

NAME	STATUS
Layne's Butterweed *Senecio layneae* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/4062	Threatened

CRITICAL HABITATS

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

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

Attachment A

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: G.O. Graening
Address: 343 Carpenter Hill Road
City: Folsom
State: CA
Zip: 95630
Email ggraening@gmail.com
Phone: 9164525442

APPENDIX 2: CHECKLIST OF PLANTS DETECTED ON THE PROPERTY

Appendix 2:
Plants Observed at 5595 Hackomiller Road, Garden Valley on October 11, 2021

Common Name	**Scientific Name**
Spanish lotus	*Acmispon americanus*
Lotus	*Acmispon sp.*
Goatgrass	*Aegilops triuncialis*
California buckeye	*Aesculus californicus*
Bentgrass	*Agrostis sp.*
Silver hairgrass	*Aira caryophyllea*
Pearly everlasting	*Anaphalis margaritacea*
Nissenan manzanita	*Arctostaphylos nissenana* (CNPS 1B.2)
Whiteleaf manzanita	*Arctostaphylos viscida ssp. viscida*
California mugwort	*Artemisia douglasiana*
Slender wild oat	*Avena barbata*
Coyote brush	*Baccharis pilularis*
Brodiaea	*Brodiaea sp.*
Ripgut brome	*Bromus diandrus*
Soft chess	*Bromus hordeaceus*
Madrid brome	*Bromus madritensis*
Incense cedar	*Calocedrus decurrens*
Spiked western rosinweed	*Calycadenia spicata*
Italian thistle	*Carduus pycnocephalus*
Owl's clover	*Castilleja sp.*
Wedge leaf ceanothus	*Ceanothus cuneatus*
Yellow star thistle	*Centaurea solstitialis*
Fitch's spikeweed	*Centromadia fitchii*
Wavy leaf soap plant	*Chlorogalum pomeridianum*
Soap plant	*Chlorogalum sp.*
Skeleton weed	*Chondrilla juncea*
Bull thistle	*Cirsium vulgare*
Clarkia	*Clarkia sp.*
Field bindweed	*Convolvulus arvensis*
Mountain dogwood	*Cornus nuttallii*
Dove weed	*Croton setiger*
Bermuda grass	*Cynodon dactylon*
Dogtail grass	*Cynosurus echinatus*
Tall flatsedge	*Cyperus eragrostis*
Scotch broom	*Cytisus scoparius*
Orchard grass	*Dactylis glomerata*
Bush poppy	*Dendromecon rigida*
Wild hyacinth	*Dichelostemma sp.*
Medusa-head grass	*Elymus caput-medusae*
Blue wildrye	*Elymus glaucus*
Yerba santa	*Eriodictyon californicum*

Common Name	Scientific Name
Filaree	*Erodium sp.*
Yellow monkeyflower	*Erythranthe guttata*
Brome fescue	*Festuca bromoides*
Rattail sixweeks grass	*Festuca myuros*
Hoary coffeeberry	*Frangula tomentosa*
Bedstraw	*Galium sp.*
Nit grass	*Gastridium phleoides*
Great Valley gumplant	*Grindelia camporum*
Toyon	*Heteromeles arbutifolia*
Leather root	*Hoita macrostachya*
Wand tarplant	*Holocarpha virgata*
Mediterranean barley	*Hordeum marinum ssp. gussoneanum*
Wall barley	*Hordeum murinum*
Goldwire	*Hypericum concinnum*
Klamath weed	*Hypericum perforatum*
Northern California black walnut	*Juglans hindsii*
Baltic rush	*Juncus balticus*
Rush	*Juncus sp.*
Prickly lettuce	*Lactuca serriola*
Flax	*Linum sp.*
Pink honeysuckle	*Lonicera hispidula*
Bird’s-foot trefoil	*Lotus corniculatus*
Lupine	*Lupinus sp.*
Tarplant	*Madia sp.*
Knotgrass	*Paspalum distichum*
Knotweed	*Persicaria sp.*
American mistletoe	*Phoradendron leucarpum*
Sugar pine	*Pinus lambertiana*
Ponderosa pine	*Pinus ponderosa*
Gray pine	*Pinus sabiniana*
Dwarf plantain	*Plantago erecta*
English plantain	*Plantago lanceolata*
Douglas fir	*Pseudotsuga menziesii*
Bracken	*Pteridium aquilinum*
Canyon live oak	*Quercus chrysolepis*
Blue oak	*Quercus douglasii*
California black oak	*Quercus kelloggii*
Valley oak	*Quercus lobata*
Oracle oak	*Quercus x morehus*
California rose	*Rosa californica*
Himalayan blackberry	*Rubus armeniacus*
Cutleaf blackberry	*Rubus laciniatus*
California blackberry	*Rubus ursinus*
Sheep sorrel	*Rumex acetosella*

Common Name	Scientific Name
Fiddleleaf dock	*Rumex pulcher*
Dock	*Rumex sp.*
Red willow	*Salix laevigata*
Arroyo willow	*Salix lasiolepis*
Blue elderberry	*Sambucus nigra ssp. caerulea*
Sanicle	*Sanicula sp.*
Purple needlegrass	*Stipa pulchra*
Needlegrass	*Stipa sp.*
Tall sock-destroyer	*Torilis arvensis*
Poison-oak	*Toxicodendron diversilobum*
Clover	*Trifolium sp.*
Broad leaf cattail	*Typha latifolia*
Common mullein	*Verbascum thapsus*
Spring vetch	*Vicia sativa*
Winter vetch	*Vicia villosa*
Narrow leaf mule ears	*Wyethia angustifolia*

APPENDIX 3: SITE PHOTOS











Attachment A











Attachment A











Attachment A





















Attachment A









Mitigation Measure	Monitoring				Verification		
	Implementing Party	*Type of Monitoring Action*	*Timing Requirements*	*Monitoring/ Verification Entity*	*Signature*	*Date*	*Comments*
Agriculture and Forest Resources							
Mitigation Measure 3.2-1: Oak Resources Protection. The following shall be incorporated on any grading or building permit plans. Future development at the Project site shall implement the following measures to comply with the County's ORMP: ▸ Future development at the Project site shall avoid impacts to protected oak resources as much as possible. ▸ If avoidance is not possible, prior to future tree removal at the Project site, an Oak Resources Technical Report shall be developed by a qualified biologist that maps and quantifies unavoidable impacts to the County's three classes of protected oak resources—oak woodlands, individual native oak trees, and heritage trees. Depending on the impact, an Oak Tree Removal Permit or Oak Woodland Removal Permit shall be obtained from the County. ▸ The applicant shall compensate for loss of protected oak trees and oak woodlands through any combination of in-lieu fees, conservation, and/or replanting, as required under the ORMP, to the satisfaction of the El Dorado County Planning and Building Department.	Property owner or designee (e.g., contractor)	Oak technical report, Administrative Permit, and fees provided to El Dorado County Planning Division	Prior to issuance of grading permit, prior to issuance of building permit	El Dorado County Planning Division			

Mitigation Measure	Monitoring				Verification		
	Implementing Party	*Type of Monitoring Action*	*Timing Requirements*	*Monitoring/ Verification Entity*	*Signature*	*Date*	*Comments*
Biological Resources							
MM-3.4-1: Special-Status Plant Protection. The following shall be incorporated on any grading or building permit plans. Prior to future development at the Project site, the following measures shall be implemented to protect special-status plants: ▸ The chaparral area containing the Nissenan manzanita, which also contains the Red Hills soaproot, shall be avoided by at least 50 feet. The boundary of the 50-foot buffer shall be demarcated with high visibility fencing with a minimum 4-foot-tall metal fence posts (such as t-posts) and all-weather signage posted on the fence that states "Rare Plant Nondisturbance Area" every 150 feet or less. ▸ Prior to any vegetation clearing, ground disturbing, or construction activities within the Project site within chaparral habitat that is outside of the above-noted fenced area containing the Nissenan manzanita and Red Hills soaproot, a qualified botanist shall implement protocol-level botanical surveys during the blooming period for the special-status plants with potential to occur in the Project site. The survey shall be conducted during the blooming/identification period closest to the initiation of proposed vegetation clearing or ground disturbance.	Property owner or designee	Site visit to ensure fencing is installed; rare plant survey(s), monitoring, and report(s) provided to El Dorado County Planning Division	Prior to issuance of grading permit, prior to issuance of building permit	El Dorado County Planning Division			

Mitigation Measure	Monitoring				Verification		
	Implementing Party	*Type of Monitoring Action*	*Timing Requirements*	*Monitoring/ Verification Entity*	*Signature*	*Date*	*Comments*
▸ Surveys shall follow methods from CDFW's *Protocols for Surveying and Evaluating Impacts on Special-Status Native Plant Populations and Natural Communities* (CDFW 2018 or most recent version). The qualified botanist shall (1) be knowledgeable about plant taxonomy; (2) be familiar with plants of the Project region, including special-status plants and sensitive natural communities; (3) have experience conducting floristic botanical field surveys as described in CDFW's protocol document; (4) be familiar with the California Manual of Vegetation (Sawyer et al. 2009 or current version, including updated natural communities data at http://vegetation.cnps.org/); and (5) be familiar with federal and state statutes and regulations related to plants and plant collecting. ▸ If no special-status plants are found, the botanist shall document the findings in a report to the applicant and El Dorado County, and no additional measures are required prior to proposed activities. ▸ If activities last for more than one year, the botanical surveys described above shall be repeated during the blooming period in subsequent years prior to additional vegetation clearing or ground disturbing activities.							

Mitigation Measure	Monitoring				Verification		
	Implementing Party	*Type of Monitoring Action*	*Timing Requirements*	*Monitoring/ Verification Entity*	*Signature*	*Date*	*Comments*
▸ If special-status plants are found, the botanist shall clearly mark, map, and record their locations. A no-disturbance buffer shall be established surrounding these locations, consisting of high visibility fencing with a minimum 4-foot-tall metal fence posts (such as t-posts). Fencing shall be maintained in place throughout the entirety of all ground disturbance or vegetation removal activities to ensure that the special-status plants are protected from equipment and vehicles, construction personnel, digging, trenching, placement of fill, storage of equipment or materials, and all other activities. All personnel involved in ground disturbance or vegetation removal work shall be informed of the requirement to avoid no-disturbance areas and shall be required to sign an acknowledgement that they have received these instructions and agree to adhere to all mitigation measures. ▸ If special-status plant species are found that cannot be avoided, appropriate mitigation shall be implemented and shall depend on the species and its protection status. ▸ For unavoidable impacts to special-status plants that are not listed under the federal ESA or CESA, various methods may be used to minimize or compensate for impacts on these species. Depending on the biology of the species affected							

Mitigation Measure	Monitoring				Verification		
	Implementing Party	*Type of Monitoring Action*	*Timing Requirements*	*Monitoring/ Verification Entity*	*Signature*	*Date*	*Comments*
and the potential for transplanting and reseeding, establishing populations through seed collection or transplantation from the site that is to be affected may be implemented. Seeding or transplanting may be used to create new plant populations, or to enhance or expand existing populations. This work may be done in coordination with California Native Plant Society. Potential mitigation sites could include suitable locations within or outside the project site. Mitigation could include, or consist of, expanding the affected population on the project site if only a portion of the population is to be removed and suitable habitat is available or can be created to expand the extent of the affected population into a new area. Habitat and individual plants lost shall be mitigated at a minimum 1:1 ratio, considering acreage as well as function and value of the new population and habitat. ▸ If an affected plant species is protected under the federal ESA or CESA, coordination/consultation with USFWS and/or CDFW will be required. A site-specific mitigation strategy to compensate for loss of occupied habitat and individuals, consistent with the requirements of the federal ESA or CESA, will need to be developed and implemented. Actions to compensate for take of the federal ESA or CESA protected species may include preserving and enhancing existing populations and creation							

Mitigation Measure	Monitoring				Verification		
	Implementing Party	*Type of Monitoring Action*	*Timing Requirements*	*Monitoring/ Verification Entity*	*Signature*	*Date*	*Comments*
of new populations. Elements of the mitigation approach and success criteria required by USFWS or CDFW may include, but would not be limited to: ▸ Identification of appropriate mitigation ratios for enhancement, expansion, and creation of target plant populations to fully compensate for direct loss of affected plant populations as well as temporal losses of functions and values. ▸ Number and/or density of target plant individuals in the mitigation area. ▸ A requirement that compensatory and preserved populations shall be self-producing. Populations would be considered self-producing when plants reestablish annually for a set number of years with no human intervention, such as supplemental seeding. ▸ If mitigation includes dedication of conservation easements, identifying responsible parties for long-term management, conservation easement holders, long-term management requirements, and funding sources as determined appropriate by the regulatory agency(ies).							

Mitigation Measure	Monitoring				Verification		
	Implementing Party	*Type of Monitoring Action*	*Timing Requirements*	*Monitoring/ Verification Entity*	*Signature*	*Date*	*Comments*
▸ Documentation of surveys, completion of the mitigation strategy, and coordination/consultation process with USFWS or CDFW shall be provided to El Dorado County before commencement of any project activities that could adversely affect the protected plant species. Prior to any ground-disturbing or vegetation-removal activities, a Worker Environmental Awareness Training (WEAT) shall be prepared and administered to the construction crews. The WEAT will include the following: discussion of the state and federal Endangered Species Act, the Clean Water Act, the Project's permits and CEQA documentation, and associated mitigation measures; consequences and penalties for violation or noncompliance with these laws and regulations; identification of special-status wildlife that may be encountered on the project site; location of any avoidance, exclusion, or buffer areas; material to watch for that may indicate the presence of subsurface cultural resources; hazardous substance spill prevention and containment measures; and the contact person in the event of the discovery of a special-status wildlife species or potential cultural resources. A handout summarizing the WEAT information shall be provided to workers to keep on-site for future reference. Upon completion of the WEAT training, workers will sign a form stating that they attended the training,							

Mitigation Measure	Monitoring				Verification		
	Implementing Party	*Type of Monitoring Action*	*Timing Requirements*	*Monitoring/ Verification Entity*	*Signature*	*Date*	*Comments*
understand the information presented and will comply with the regulations discussed.							
MM-3.4-2: Nesting Bird and Raptor Protection. The following shall be incorporated on any grading or building permit plans. Future development at the Project site shall implement the following measures to protect nesting birds and raptors: ▸ To minimize impacts to special-status bird species, raptors, and other native birds, potential future development activities (e.g., tree removal, vegetation clearing, ground disturbance, staging, construction of off-site improvements) shall be conducted during the nonbreeding season (approximately September 1 through January 31, as determined by a qualified biologist), when feasible. If project activities are conducted during the nonbreeding season, no further mitigation is required prior to the proposed activity. ▸ If development activities must commence during the avian nesting season (between February 1 and August 31), within 7 days prior to commencement of work, a qualified biologist familiar with birds of California and with experience conducting nesting bird surveys shall conduct focused surveys for special-status birds, nesting raptors, and other native birds. Surveys shall be conducted in publicly accessible areas within 0.5 miles of the	Property owner or designee	Preconstruction nest survey(s) and report(s) provided to El Dorado County Planning Division	Prior to issuance of grading permit, prior to issuance of building permit	El Dorado County Planning Division			

Mitigation Measure	Monitoring				Verification		
	Implementing Party	*Type of Monitoring Action*	*Timing Requirements*	*Monitoring/ Verification Entity*	*Signature*	*Date*	*Comments*
development activity area for golden eagle, 0.25 miles of the development activity area for white-tailed kite, 500 feet of the development activity area for other raptor species and special-status birds, and 50 feet of the development activity area for non-raptor common native bird nests. ▸ If no active bird nests are found, the qualified biologist shall submit a report documenting the survey methods and results to the applicant and El Dorado County, and work may proceed. If at any time during the nesting season there is a lapse of two weeks or more with no work, a new survey for nesting birds shall be completed before work proceeds. ▸ If an active bird nest is found, a no-disturbance buffer shall be established around the nest site until the breeding season has ended or a qualified biologist has determined that the young have fledged or the nest is no longer active. ▸ The size of the no-disturbance buffer shall be determined by the biologist, based on the sensitivity of the bird species, nesting chronology of the species, disturbance characteristics (type, extent, visibility, duration, and timing), existing ambient conditions, and other factors (e.g., screening from existing structures, vegetation, or topography), as determined by the biologist. Buffers typically shall be 0.5 miles for golden							

Mitigation Measure	Monitoring				Verification		
	Implementing Party	*Type of Monitoring Action*	*Timing Requirements*	*Monitoring/ Verification Entity*	*Signature*	*Date*	*Comments*
eagle, 0.25 miles for white-tailed kite, 500 feet for other raptors, 100 feet for non-raptor special-status bird species, and at least 20 feet for common non-raptor bird species. The size of the buffer may be adjusted if a qualified biologist determines that such an adjustment shall be unlikely to adversely affect the nest. Any buffer reduction for a special-status bird species shall require coordination with CDFW. ▸ Daily monitoring of the nest by a qualified biologist during activities shall be required if the activity has potential to adversely affect the nest as determined by the qualified biologist, the buffer has been reduced, or if birds within active nests are showing behavioral signs of agitation (e.g., standing up from a brooding position, flying off the nest) during project activities, as determined by the qualified biologist. ▸ Documentation of compliance with this mitigation measure and any required coordination with CDFW shall be provided to El Dorado County before commencement of any project construction activities.							
MM-3.4-3: Bat Protection The following shall be incorporated on any grading or building permit plans. Future development at the	Property owner or designee	Preconstruction bat survey(s) and report(s) provided to El Dorado County	Prior to issuance of grading permit, prior to	El Dorado County Planning Division			

Mitigation Measure	Monitoring				Verification		
	Implementing Party	*Type of Monitoring Action*	*Timing Requirements*	*Monitoring/ Verification Entity*	*Signature*	*Date*	*Comments*
Project site must implement the following measures to protect bats: ▸ Within 14 days before any tree removal, a qualified biologist familiar with bats and bat ecology, and experienced in conducting bat surveys, shall conduct surveys for bat roosts in suitable habitat (e.g., large trees, crevices, cavities, exfoliating bark, foliage, buildings) within 250 feet of the tree(s) to be removed. ▸ If no evidence of bat roosts is found, the qualified biologist shall submit a report summarizing the results of the survey to the applicant and El Dorado County, and no further study shall be required. ▸ If evidence of bat maternity roosts or hibernacula is observed, the species and number of bats using the roost shall be determined by a qualified biologist using noninvasive methods. Bat detectors (i.e., acoustic monitoring) or evening emergence surveys shall be used if deemed necessary to supplement survey efforts by the qualified biologist. ▸ A no-disturbance buffer of 250 feet shall be established by the qualified biologist around active maternity roosts or hibernacula of pallid bat, as well as maternity roosts (i.e., considered to be a wildlife nursery) or winter hibernacula of other bat species that contain a substantial		Planning Division	issuance of building permit				

Mitigation Measure	Monitoring				Verification		
	Implementing Party	*Type of Monitoring Action*	*Timing Requirements*	*Monitoring/ Verification Entity*	*Signature*	*Date*	*Comments*
number of bats (i.e., more than a few roosting bats that would leave on their own during the day). Project activities shall not occur within this buffer until after the roosts no longer support juvenile bats or hibernating bats as determined by a qualified biologist. ▸ If roosts of pallid bat are determined to be present and must be removed, the bats shall be excluded from the roosting site before the tree is removed. A program addressing compensation, exclusion methods, and roost removal procedures shall be developed in coordination with CDFW before implementation. Exclusion methods may include use of one-way doors at roost entrances (bats may leave but not reenter) or sealing roost entrances when the site can be confirmed to contain no bats. Exclusion efforts may be restricted during periods of sensitive activity (e.g., during hibernation or while females in maternity colonies are nursing young). The loss of each roost (if any) resulting from the project shall be replaced in coordination with CDFW and may require construction and installation of bat boxes suitable to the bat species and colony size excluded from the original roosting site. If determined necessary during coordination with CDFW, replacement roosts shall be implemented before bats are excluded from the original roost							

Mitigation Measure	Monitoring				Verification		
	Implementing Party	*Type of Monitoring Action*	*Timing Requirements*	*Monitoring/ Verification Entity*	*Signature*	*Date*	*Comments*
sites. After the replacement roosts are constructed and it is confirmed that bats are not present in the original roost site by a qualified biologist, the roost tree or building may be removed. For roost trees, a two-step tree removal process supervised by a qualified biologist shall be implemented, including removal of all branches that do not provide roosting habitat on the first day, and removal of the remaining portion of the tree on the following day. For trees used as maternity roosts or hibernacula by non-special status bat species, the trees may be removed either when a qualified biologist determines that bats are no longer present, or using the exclusion and removal method described above for pallid bat if bats are using the tree for a daytime roost, but it is no longer functioning as a maternity roost or hibernacula. Coordination with CDFW and compensatory measures, such as installation of bat boxes, will not be required for non-special status bat species. ▶ Documentation of compliance with this mitigation measure shall be provided to El Dorado County before commencement of any tree removal activities.							

Mitigation Measure	Monitoring				Verification		
	Implementing Party	*Type of Monitoring Action*	*Timing Requirements*	*Monitoring/ Verification Entity*	*Signature*	*Date*	*Comments*
Mitigation Measure 3.4-4: Aquatic Resources Protection. The following shall be incorporated on any grading or building permit plans. Future development at the Project site must implement the following measures to protect aquatic resources: ▸ If ground disturbance is proposed within 25 feet of the bank of the intermittent channels on-site, at a minimum, any portion of the stream within 25 feet of the disturbance footprint shall be delineated and evaluated by a qualified biologist for jurisdiction as a water or wetland of the United States and/or water of the state. The delineation shall follow the US Army Corps of Engineers (USACE) methods current at the time. ▸ If the aquatic feature is determined to be jurisdictional, all applicable permits shall be obtained prior to any disturbance of the feature(s). All permit requirements shall be adhered to, including any potential compensatory mitigation that may be required. ▸ Authorization for dredge or fill of waters of the United States shall be secured from USACE and the regional water quality control board (RWQCB) through the permitting processes for Clean Water Act Sections 401 and 404. In association with Section 404, Section 401 Water Quality Certification from the Central Valley RWQCB shall	Property owner or designee	Wetland delineations and copies of applicable agreements and permits provided to El Dorado County Planning Division	Prior to issuance of building permit, prior to issuance of grading permit	El Dorado County Planning Division			

Mitigation Measure	Monitoring				Verification		
	Implementing Party	*Type of Monitoring Action*	*Timing Requirements*	*Monitoring/ Verification Entity*	*Signature*	*Date*	*Comments*
be obtained. For impacts on waters of the state that are not also waters of the United States and are therefore not covered by the 401 Water Quality Certification, the applicant shall apply to the RWQCB for Waste Discharge Requirements. Any waters of the United States or waters of the state that are affected by the project shall be replaced on a no-net-loss basis in accordance with the applicable USACE and RWQCB permit requirements. ▸ Before commencing activity that may divert the natural flow or otherwise alter the bed or bank of any lake or stream on the Project site (i.e., the intermittent channels, ephemeral channels, and any associated water bodies), the applicant shall notify CDFW, through issuance of a Lake and Streambed Alteration Notification (notification). If CDFW determines, based on the notification, that project activities trigger the need for a Lake and Streambed Alteration Agreement, the project applicant shall obtain an agreement from CDFW before the activity commences. The applicant shall conduct activities in accordance with the agreement, including implementing reasonable measures in the agreement necessary to protect fish and wildlife resources, when working within the bed or bank of waterways or in riparian habitats associated with those waterways.							