

Exhibit R

MITIGATED NEGATIVE DECLARATION

FILE: DR19-0007

PROJECT NAME: El Dorado County Community Health Center

NAME OF APPLICANT: The Neenan Company/Angie Aguilera

ASSESSOR'S PARCEL NO.: 327-213-034

SECTION: 23/24 **T:** 10N **R:** 10E

LOCATION: On the south side of Missouri Flat Road approximately 0.1 mile north of the intersection with Forni Road, in the Placerville area.

- GENERAL PLAN AMENDMENT:** **FROM:** **TO:**
- REZONING:** **FROM:** **TO:**
- TENTATIVE PARCEL MAP** **SUBDIVISION (NAME):**
- SPECIAL USE PERMIT TO ALLOW:**
- OTHER:** Design Review Permit

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

- NO SIGNIFICANT ENVIRONMENTAL CONCERNS WERE IDENTIFIED DURING THE INITIAL STUDY.**
- MITIGATION HAS BEEN IDENTIFIED WHICH WOULD REDUCE POTENTIALLY SIGNIFICANT IMPACTS.**
- OTHER:**

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

This Mitigated Negative Declaration was adopted by the _____ on _____.

Executive Secretary



**COUNTY OF EL DORADO
 PLANNING AND BUILDING DEPARTMENT
 PLANNING DIVISION
 2850 FAIRLANE COURT
 PLACERVILLE, CA 95667**

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

Project Title: Design Review Permit DR19-0007/El Dorado County Community Health Center

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

Contact Person: Tom Purciel, Project Planner

Phone Number: (530) 621-5903

Project Agent's Name and Address: The Neenan Company/Angie Aguilera, 3325 S. Timberline, Suite 100, Fort Collins, CO 80525

Project Location: Located on the south side of Missouri Flat Road approximately 0.1 miles north of the intersection with Forni Road in the Placerville area, Supervisorial District 3.

Assessor's Parcel Number: 327-213-034

Acres: 12.42

Section: 24 **T:** 10N **R:** 10E

General Plan Designation: Commercial/Medium Density Residential (C/MDR)

Zoning: Community Commercial - Community Design Review Combining Zone/
Residential, One-Acre (CC-DC/R1A)

Project Description: Design Review Permit DR19-0007 is a request for a new single story 30,490 square foot medical clinic/administration building and related site improvements on a 12.42-acre parcel including three vehicular access driveways (two standard driveways and one emergency access driveway), 184 vehicular parking spaces, 20 bicycle spaces, two freestanding monument signs, a trash enclosure and water-efficient landscaping.

Surrounding Land Uses and Setting:

	<u>Zoning</u>	<u>General Plan</u>	<u>Land Use</u> (e.g., Single Family Residences, Grazing, Park, School)
Site:	CC-DC/R1A	C/MDR	Vacant/Single family residence
North:	CC-DC	C	Gymnasium/Vacant
South:	R1A	MDR	Single Family Residences
East:	CC-DC	C	Retail Buildings
West:	R1A	MDR	Single Family Residences

Briefly describe the environmental setting: The project parcel consists of 12.42 acres with gently sloping topography from its high point in the southwest to its low point in the southeast. The project parcel contains over 9.5 acres of mixed oak woodland, including blue oak and interior live oak trees, and containing an understory of nonnative annual grasses and other shrubs such as poison oak. Existing oak woodland canopy covers approximately 54 percent of the project parcel. Most of the project parcel is undeveloped, however, existing uses on the project parcel include a single-family residence near the west property line and a wireless telecommunication facility authorized in 2015 by Special Use Permit S14-0007 (Verizon Wireless-Missouri Flat), consisting of a 75-foot tall mono-oak communications tower and associated ground equipment within a 30-foot x 40-foot lease area, approximately 80 feet east of the project site.

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

1. Diamond Springs and El Dorado Fire Protection District
2. El Dorado Irrigation District

3. El Dorado County Surveyor's office (addressing)
4. El Dorado County Resource Conservation District
5. El Dorado County Department of Transportation: Review of Conditions of Approval
6. El Dorado County Planning and Building Department: Review and approval of permit

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards; and 2) has been addressed by Mitigation Measures based on the earlier analysis as described in attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects: a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION**, pursuant to applicable standards; and b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or Mitigation Measures that are imposed upon the proposed project, nothing further is required.

Signature: Tom Purciel Date: 9/24/2020

Printed Name: Tom Purciel, Project Planner For: El Dorado County

Signature: [Signature] Date: 9/24/20

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

PROJECT DESCRIPTION

Introduction

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from the proposed project. The project would allow a new single story 30,490 square foot medical clinic/administration building and related site improvements including two 25-foot wide access driveways, 184 parking spaces, two freestanding monument signs and water- efficient landscaping.

Project Description

DR19-0007 is a request for a new single story 30,490 square foot medical clinic/administration building and related site improvements on a 12.42-acre parcel including three vehicular access driveways (two standard driveways and one emergency access driveway), 184 vehicular parking spaces, 20 bicycle spaces, two freestanding monument signs, a trash enclosure and water-efficient landscaping (see Figures 2 through 4). Primary access would be provided by a 150 foot-long, 25-foot wide access driveway from the south side of Missouri Flat Road. Secondary access would be provided via a 60-foot long, 25-foot wide driveway from the east parcel boundary through an existing commercial shopping center, currently occupied by the Walgreens and Goodwill stores. Emergency vehicular access would be provided via a 25-foot wide gated driveway on the south side of Missouri Flat Road, approximately 120 feet west of the primary access driveway. Water service would be provided by the El Dorado Irrigation District (EID) via connections to existing District water lines along Missouri Flat Road. Wastewater service would be provided via off-site connection to an existing six-inch EID sewer main located at the intersection of Missouri Flat Road and Maranatha Lane, approximately 750 feet north of the project parcel. Electric service would be provided by PG&E and solid waste service would be provided by the local County waste franchisee, El Dorado Disposal. Approximately 2.58 acres of oak woodland, including two Heritage Trees, will be removed by the project. All oak removal will be mitigated consistent with Section 130.39.070.C (Oak Tree and Oak Woodland Removal Permits – Discretionary Development Projects; Mitigation Requirement).

Project Location and Surrounding Land Uses

The project site is located on the south side of Missouri Flat Road approximately 0.1 miles north of the intersection with Forni Road in the Placerville area, Supervisorial District 3 (see Figure 1). The site is located within the Diamond Springs and El Dorado Community Region with a mix of surrounding land uses including retail sales/service and single family residences.

Project Characteristics

1. Transportation/Circulation/Parking

Access to the project site would be provided by a 150 foot-long, 25-foot wide access driveway from the south side of Missouri Flat Road. Secondary access would be provided via a 60-foot long, 25-foot wide driveway from the east parcel boundary through an existing commercial shopping center, currently occupied by a Walgreens and Goodwill thrift store. Emergency vehicular access would be provided via a 25-foot wide gated driveway on the south side of Missouri Flat Road, approximately 120 feet west of the primary access driveway. On-site parking will be provided including 184 vehicular parking spaces and 20 bicycle spaces.

2. Utilities and Infrastructure

Water and wastewater services would be provided by the El Dorado Irrigation District via connections to existing District water and sewer lines along Missouri Flat Road. Electric service would be provided by PG&E and solid waste service would be provided by the local County waste franchisee, El Dorado Disposal. Existing fire safety regulations require that future site development include the installation of appropriate infrastructure and facilities for water storage and conveyance for fire suppression consistent with Chapter 5 of the California Fire Code and local standards and ordinances of the Diamond Springs and El Dorado Fire Protection District (Fire District). Plans

showing appropriate fire suppression infrastructure will be required, to the satisfaction of the Fire District, prior to issuance of building permits.

3. Construction Considerations

Construction activities, including building, grading and related site improvements, would be completed in conformance with all applicable County of El Dorado ordinances, regulations and policies including the Grading and Sediment Control Ordinance, the Zoning Ordinance, Air Quality Management District regulations and be subject to building and grading permits.

Project Schedule and Approvals

This Initial Study is being circulated for public and agency review for a 30-day period. Written comments on the Initial Study should be submitted to the project planner indicated in the Summary section, above. Following the close of the written comment period, the Initial Study will be considered by the Lead Agency in a public meeting and will be certified if it is determined to be in compliance with CEQA. The Lead Agency will also determine whether to approve the project.

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. If the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is a fair argument that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of Mitigation Measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the Mitigation Measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significant.

ENVIRONMENTAL IMPACTS

I. AESTHETICS. Except where provided in Public Resources Code Section 2109 (residential, mixed use or employment center projects located in infill sites within transit priority areas), <i>would the project:</i>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?				X
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c. In non-urbanized areas, substantially degrade the existing visual character quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Regulatory Setting:

Federal Laws, Regulations, and Policies

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

State Laws, Regulations, and Policies

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

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

On September 2013, the Governor signed into law Senate Bill (SB) 743, which instituted changes to the California Environmental Quality Act (CEQA) when evaluating environmental impacts to projects located in areas served by transit. While SB 743 mainly addressed how transportation impacts are evaluated under CEQA, it also limits the extent to which aesthetics and parking are defined as impacts under CEQA. Specifically, Section 21099 (d)(1) of the Public Resources Code (PRC) states that a project’s aesthetic and parking impacts shall not be considered a significant impact on the environment if:

1. The project is a residential, mixed-use residential, or employment center project, and
2. The project is located on an infill site within a transit priority area.

Section 21099 (a) of the PRC defines the following terms:

(1) “Employment center project” (TPAs) means a project located on property zoned for commercial uses with a floor area ratio of no less than 0.75 and that is located within a transit priority area.

(4) “Infill site” means a lot located within an urban area that has been previously developed, or on a vacant site where at least 75 percent of the perimeter of the site adjoins, or is separated only by an improved public right-of-way from, parcels that are developed with qualified urban uses.

(7) “Transit priority area” means an area within one-half mile of a major transit stop that is existing or planned. Section 21064.3 of the PRC defines a “major transit stop” as a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.

Local Laws, Regulations, and Policies

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

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

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

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

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

Discussion: The project is not located in an infill site within a transit priority area as defined in Section 21099 (a) of the Public Resources Code (PRC). Therefore, the introduction of physical features that are not characteristic of existing surrounding development, and which substantially changes the natural landscape or obstructs an identified public scenic vista, could result in a substantial effect on Visual Resources.

- a. **Scenic Vistas. (No Impact)** The project site is located within the Diamond Springs and El Dorado Community Region and is largely surrounded by developed commercial and residential lots. No scenic vistas, as designated by the county General Plan, are located in the vicinity of the site (El Dorado County, 2003, p. 5.3-3 through 5.3-5). The project site is not visible from an officially designated State Scenic Highway or County-designated scenic highway, or any roadway that is part of a corridor protection program (Caltrans, 2013). Proposed structures and improvements under the project would be consistent with the scope, scale and design of adjacent commercial developments and consistent with uses allowed within the General Plan Commercial (C) Land Use Designation. All development associated with the project would be completed in conformance with all applicable County ordinances, regulations and policies including the Grading and Sediment Control

Ordinance, the Zoning Ordinance, Air Quality Management District regulations and be subject to building and grading permits. The project would not result in any impacts to views of the site from scenic vistas. There would be no impact on Scenic Vistas.

- b. **Scenic Resources. (Less Than Significant)** There are no trees, historic buildings, ridgelines, scenic corridors/viewpoints or other scenic resources located on the project site that have been identified by the County as contributing to exceptional aesthetic value at the project site (General Plan Goal 2.6 [Corridor Viewsheds], Land Use Element, p. 41). Therefore, the project would result in less than significant impacts to Scenic Resources.
- c. **Visual Character. (No Impact)** The project site is located in an urbanized area (Urban Cluster) as defined by the U.S. Census Bureau (U.S. Census Bureau, 2010). The project is consistent with all applicable zoning regulations and development standards regarding scenic quality and design as described in the Regulatory Setting. Therefore, the project would not conflict with applicable zoning and other regulations governing scenic quality. There would be no impact.
- d. **Light and Glare. (Less Than Significant)** The project includes new sources of outdoor lighting. However, all proposed outdoor lighting fixtures would be required to comply with County Lighting Ordinance requirements and applicable design standards, including limitations on the project's overall light emission and the shielding of lights to avoid potential glare onto adjacent properties, thereby reducing the amount of potential new light and glare. Impacts would be less than significant.

FINDING: As conditioned and with adherence to El Dorado County ordinances, regulations and policies, for this Aesthetics category, there would be no impact to Scenic Vistas and Visual Character. Impacts to Scenic Viewpoints and Light and Glare would be less than significant.

<p>II. AGRICULTURE AND FORESTRY RESOURCES. <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by California Department of forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.</i></p> <p><i>Would the project:</i></p>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. <i>Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</i>				X
b. <i>Conflict with existing zoning for agricultural use, or a Williamson Act Contract?</i>				X
c. <i>Conflict with existing zoning for, or cause rezoning of, forest land (as defined in</i>			X	

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

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
<i>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))?</i>				
<i>d. Result in the loss of forest land or conversion of forest land to non-forest use?</i>			X	
<i>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?</i>				X

Regulatory Setting:

Federal Laws, Regulations, and Policies

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

State Laws, Regulations, and Policies

Farmland Mapping and Monitoring Program

The Farmland Mapping and Monitoring Program (FMMP), administered by the California Department of Conservation (CDC), produces maps and statistical data for use in analyzing impacts on California’s agricultural resources (CDC 2020). FMMP rates and classifies agricultural land according to soil quality, irrigation status, and other criteria. Important Farmland categories are as follows (CDC 2013a):

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

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

Unique Farmland: Farmland of lesser quality soils used for the production of the state’s leading agricultural crops. These lands are usually irrigated but might include non-irrigated orchards or vineyards, as found in some climatic

zones. Unique Farmland must have been cropped at some time during the 4 years before the FMMP's mapping date.

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

California Land Conservation Act of 1965 (Williamson Act)

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

Z'berg-Nejedly Forest Practice Act

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

Discussion: A substantial adverse effect to Agricultural and Forestry Resources would occur if:

- There is a conversion of choice agricultural land to nonagricultural use, or impairment of the agricultural productivity of agricultural land;
 - The amount of agricultural land in the County is substantially reduced; or
 - Agricultural uses are subjected to impacts from adjacent incompatible land uses.
- a. **Farmland Mapping and Monitoring Program. (No Impact)** The project site is not zoned as agricultural or located within an Agricultural District. The project would not convert farmland to another land use. There would be no impact.
- b. **Agricultural Uses. (No Impact)** The project parcel is not zoned for agricultural use. There are no agricultural uses or properties under a Williamson Act Contract in the vicinity of the project site. There would be no impact.
- c-d. **Loss of Forest Land or Conversion of Forest Land. (Less Than Significant)** The project site is not designated as Timberland Preserve Zone (TPZ) or other forest land according to the General Plan and Zoning Ordinance. Although individual native oak trees will be removed for the project, such trees are not considered as forest land or timberland as defined under Public Resources Code Sections 12220(g) and 4526. Therefore, such oak tree removal would not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, impacts to forest land or timberland would be less than significant.
- e. **Conversion of Farmland. (No Impact)** The project site is not zoned agricultural and does not contain agricultural uses. Further, the project parcel is not identified as Prime Farmland as defined by the State Department of Conservation. Therefore, the project would not convert farmland to non-agricultural use. For this conversion of farmland category, there would be no impact.

FINDING: For this Agriculture and Forestry Resources category, impacts would be either less than significant or no impact.

III. AIR QUALITY.				
<i>Would the project:</i>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?			X	
b. 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?			X	
c. Expose sensitive receptors to substantial pollutant concentrations?			X	
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

Regulatory Setting:

Federal Laws, Regulations, and Policies

The Clean Air Act is implemented by the U.S. Environmental Protection Agency (USEPA) and sets ambient air limits, the National Ambient Air Quality Standards (NAAQS), for six criteria pollutants: particulate matter of aerodynamic radius of 10 micrometers or less (PM10), particulate matter of aerodynamic radius of 2.5 micrometers or less (PM2.5), carbon monoxide (CO), nitrogen dioxide (NO2), ground-level ozone, and lead. Of these criteria pollutants, particulate matter and ground-level ozone pose the greatest threats to human health.

State Laws, Regulations, and Policies

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

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

USEPA and CARB designate regions as “attainment” (within standards) or “nonattainment” (exceeds standards) based on their respective ambient air quality standards. The County is in nonattainment of both federal and state ozone standards and for the state PM10 standard, and is in attainment or unclassified status for other pollutants (California Air Resources Board 2017).

Local Laws, Regulations, and Policies

The El Dorado County Air Quality Management District (EDCAQMD) is responsible for developing and administering programs to reduce air pollution levels below the health-based ambient air quality standards established by the state and federal governments. EDCAQMD is responsible for enforcing district rules, regulating stationary source emissions, approving permits, maintaining emissions inventories, issuing burn permits, administering grant programs, and reviewing air quality-related sections of environmental documents required to comply with CEQA. EDCAQMD regulates air quality through the federal and state Clean Air Acts, district rules, and its permit authority.

EDCAQMD has developed a Guide to Air Quality Assessment (2002) to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. The Guide provides quantitative and qualitative significance criteria for both construction and operational emissions from a project.

A project would have a significant impact on air quality if quantified emissions exceed the following:

- Emissions of ROG and NO_x will result in construction or operation emissions greater than 82lbs/day
- Emissions of PM₁₀, CO, SO₂ and NO_x, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
- Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.

A project would have a significant impact on air quality if a qualitative analysis indicates:

- The project triggers any of the air quality significance criteria in Appendix G of the CEQA Guidelines.
- The project results in excessive odors, as defined under the Health & Safety Code definition of an air quality nuisance.
- The project results in land use conflicts with sensitive receptors, such as schools, elderly housing, hospitals or clinics, etc.
- The project, as proposed, is not in compliance with all applicable District rules and regulations.
- The project does not comply with U.S. EPA general and transportation “conformity” regulations.

A project would have a cumulatively significant impact if:

- The project requires a change in the land use designation (e.g., general plan amendment or rezone) that increases ROG and NO_x emissions compared to the prior approved use, and the increase in emissions exceeds the “project alone” significance levels shown above for ROG or NO_x.
- Project CO emissions, if combined with CO emissions from other nearby projects, result in a “hotspot” that violates a state or national AAQS.
- The project is primarily an industrial project and a modeling analysis indicates that the project’s impacts would exceed Class III Prevention of Significant Deterioration (PSD) increments (Class II in Lake Tahoe) for PM₁₀, SO₂, or NO₂; or, the project is primarily a development project, and the emissions of ROG, NO_x, or CO exceed the “project alone” significance criteria for those three pollutants noted above.
- The project causes the risk analysis criteria above for “project alone” Toxic Air Contaminants (TACs) to be exceeded when project emissions of TACs are considered in conjunction with TACs from other nearby projects.

For fugitive dust (PM₁₀), if dust suppression measures will prevent visible emissions beyond the boundaries of the project, further calculations to determine PM emissions are not necessary. All proposed development within the EDCAQMD must comply with District Rule 223-1 Fugitive Dust.

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

All proposed development in a NOA area must comply with District Rule 223-2 Fugitive Dust-Asbestos Hazard Mitigation.

Discussion: The El Dorado County Air Pollution Control District (APCD) has developed a Guide to Air Quality Assessment to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result.

- a. **Air Quality Plan. (Less Than Significant)** El Dorado County has adopted the Rules and Regulations of the El Dorado County Air Quality Management District (2000) establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NO_x, and O₃). The EDC/State Clean Air Act Plan has set a schedule for implementing and funding transportation contract measures to limit mobile source emissions. The project would not conflict with or obstruct implementation of either plan. Future building and grading permits will require site-specific reviews to determine what further actions or approvals are needed for sediment control. Any activities associated with future plans for grading and construction would require a Fugitive Dust Mitigation Plan (FDMP) for grading and construction activities. Such a plan would address grading measures and operation of equipment to minimize and reduce the level of defined particulate matter exposure and/or emissions to a less than significant level with applicable conditions of approval. Therefore, the potential impacts of the project would be anticipated to be less than significant.
- b. **Air Quality Standards and Cumulative Impacts. (Less Than Significant)** Grading for the proposed building site, access roads and parking lots is anticipated consequent to approval. Project approval would allow for future development of a new single story 30,490 square foot medical clinic/administration building and related site improvements including two 25-foot wide access driveways, 184 parking spaces and two freestanding monument signs. Although future development could contribute additional criteria pollutants due to construction and long and short-term vehicular trips to and from the site, implementation of state and County regulations, as described in the regulatory setting, would reduce emissions to less than significant levels. Existing regulations implemented at issuance of building and grading permits would ensure that any construction related PM₁₀ dust emissions would be reduced to acceptable levels. The El Dorado County AQMD reviewed the application materials for this project and determined that existing AQMD regulations and policies will be sufficient to ensure impacts to air quality are minimized and emissions would remain below acceptable thresholds. Impacts would be less than significant.
- c. **Sensitive Receptors. (Less Than Significant)** The CEQA Guidelines (14 CCR 15000) identify sensitive receptors as facilities that house or attract children, the elderly, people with illnesses, or others that are especially sensitive to the effects of air pollutants. Hospitals, schools, and convalescent hospitals are examples of sensitive receptors. With implementation of existing state and local regulations as described in the regulatory setting, no sources of substantial pollutant concentrations will be emitted by the proposed structures and uses, during construction or following construction. Impacts would be less than significant.
- c. **Other Emissions, Including Those Leading to Odors. (Less Than Significant)** Table 3-1 of the Guide to Air Quality Assessment (AQMD, 2002) does not list the proposed medical office/clinic use as a use known to result in other emissions, including those leading to odors, adversely affecting a substantial number of people. The project would not generate or produce other emissions, including those leading to odors, adversely affecting a substantial number of people as it would create residential lots for single-family buildings. Impacts would be less than significant.

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

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

Regulatory Setting:

Federal Laws, Regulations, and Policies

Endangered Species Act

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

Section 9 of the ESA and its implementing regulations prohibit the “take” of any fish or wildlife species listed under the ESA as endangered or threatened, unless otherwise authorized by federal regulations. The ESA defines the term “take” to mean “harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct” (16 USC Section 1532). Section 7 of the ESA (16 USC Section 1531 *et seq.*) outlines the procedures for federal interagency cooperation to conserve federally listed species and designated critical habitats. Section 10(a)(1)(B) of the ESA provides a process by which nonfederal entities may obtain an incidental take permit from USFWS or

NMFS for otherwise lawful activities that incidentally may result in "take" of endangered or threatened species, subject to specific conditions. A habitat conservation plan (HCP) must accompany an application for an incidental take permit.

Migratory Bird Treaty Act

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

Bald and Golden Eagle Protection Act

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

Clean Water Act

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

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

State Laws, Regulations, and Policies

California Fish and Game Code

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

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

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

Streambed Alteration Agreement

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

California Native Plant Protection Act

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

Forest Practice Act

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

Local Laws, Regulations, and Policies

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

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

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

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

- a. **Special Status Species. (Less Than Significant)** Sycamore Environmental Consultants (Sycamore) completed a biological and wetland field survey for the project on July 30, 2019 and no special status species were observed on site. Sycamore staff also completed further analysis of the project site in early 2020 and determined based on site observations and review of detailed project plans, that the project would have less than significant impacts to biological resources. Therefore regarding this special status species category, impacts would be less than significant.
- b-c. **Riparian Habitat and Wetlands. (Less Than Significant)** The Sycamore 2019 survey identified two small, highly localized potential federal or state jurisdictional wetlands on site, including an existing 23-foot long seasonal drainage channel adjacent to Missouri Flat Road and a small 172-square foot (artificially-created) seasonal wetland near the center of the project parcel. Upon further analysis in March 2020, Sycamore determined both potential wetland areas would have less than significant impacts to biological resources as both wetland areas were too small to require mitigation under CEQA. Therefore, regarding this riparian habitat and wetlands category, impacts would be less than significant.
- d. **Migration Corridors and Wildlife Nursery Sites. (No Impact)** The El Dorado County General Plan does not identify the project site as an Important Biological Corridor. Review of the Department of Fish and Wildlife Migratory Deer Herd Maps and General Plan DEIR Exhibit 5.12-7 indicates that deer herd migration corridors do not exist on or adjacent to the project site. Further, the Sycamore 2019 biological resources and wetland survey did not identify any native wildlife nursery sites on the project parcel. For this migration corridor and wildlife nursery sites category, there would be no impact.
- e. **Consistency With Local Policies. (No Impact)** Local regulations to protect biological resources are integrated into the Zoning Ordinance including chapters and sections enacted to protect oak resources, rare plant habitat, special-status species, wetlands and riparian habitat with the goal to preserve and protect sensitive biological resources within the County. As proposed, the project would be consistent with all applicable policies and ordinances protecting biological resources. For this local policies category, there would be no impact.
- f. **Adopted Plans. (No Impact)** There are no adopted plans for protection of biological resources within the project area. Therefore, this project would not conflict with the provisions of an adopted Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. There would be no impact.

FINDING: No significant biological resources have been identified on the project site and the project would be consistent with all General Plan policies and Zoning Ordinance regulations regarding protection of biological resources within the project area. Impacts to biological resources would be less than significant or no impact.

V. CULTURAL RESOURCES. <i>Would the project:</i>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?			X	
b. Cause a substantial adverse change in the significance of archaeological resource pursuant to Section 15064.5?			X	
c. Disturb any human remains, including those interred outside of dedicated cemeteries?			X	

Regulatory Setting:

Federal Laws, Regulations, and Policies

The National Register of Historic Places

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

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

State Laws, Regulations, and Policies

California Register of Historical Resources

Public Resources Code Section 5024.1 establishes the CRHR. The register lists all California properties considered to be significant historical resources. The CRHR includes all properties listed as or determined to be eligible for listing in the National Register of Historic Places (NRHP), including properties evaluated under Section 106 of the National Historic Preservation Act. The criteria for listing are similar to those of the NRHP. Criteria for listing in the CRHR include resources that:

- 1. Are associated with the events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
- 2. Are associated with the lives of persons important in our past;
- 3. Embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possess high artistic values; or
- 4. Have yielded, or may be likely to yield, information important in prehistory or history.

The regulations set forth the criteria for eligibility as well as guidelines for assessing historical integrity and resources that have special considerations.

The California Register of Historic Places

The California Register of Historic Places (CRHP) program encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding and affords certain protections under the California Environmental Quality Act. The criteria for listing in the CRHP include resources that:

- A. Are associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
- B. Are associated with the lives of persons important to local, California or national history.
- C. Embody the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
- D. Have yielded, or have the potential to yield, information important to the prehistory or history of the local area, California or the nation.

The State Office of Historic Preservation sponsors the California Historical Resources Information System (CHRIS), a statewide system for managing information on the full range of historical resources identified in California. CHRIS provides an integrated database of site-specific archaeological and historical resources information. The State Office of Historic Preservation also maintains the California Register of Historical Resources (CRHR), which identifies the State's architectural, historical, archeological and cultural resources. The CRHR includes properties listed in or formally determined eligible for the National Register and lists selected California Registered Historical Landmarks.

Public Resources Code (Section 5024.1[B]) states that any agency proposing a project that could potentially impact a resource listed on the CRHR must first notify the State Historic Preservation Officer, and must work with the officer to ensure that the project incorporates "prudent and feasible measures that will eliminate or mitigate the adverse effects."

California Health and Safety Code Section 7050.5 requires that, in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the County in which the human remains are discovered has determined that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.

Section 5097.98 of the California Public Resources Code stipulates that whenever the commission receives notification of a discovery of Native American human remains from a County coroner pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, it shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The decedents may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American remains and may recommend to the owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and any associated grave goods. The descendants shall complete their inspection and make their recommendation within 24 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

CEQA and CEQA Guidelines

Section 21083.2 of CEQA requires that the lead agency determine whether a project may have a significant effect on unique archaeological resources. A unique archaeological resource is defined in CEQA as an archaeological artifact, object, or site about which it can be clearly demonstrated that there is a high probability that it:

- Contains information needed to answer important scientific research questions, and there is demonstrable public interest in that information;

- Has a special or particular quality, such as being the oldest of its type or the best available example of its type; or
- Is directly associated with a scientifically recognized important prehistoric or historic event or person.
- Although not specifically inclusive of paleontological resources, these criteria may also help to define “a unique paleontological resource or site.”

Measures to avoid, conserve, preserve, or mitigate significant effects on these resources are also provided under CEQA Section 21083.2.

Section 15064.5 of the CEQA Guidelines notes that “a project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.” Substantial adverse changes include physical changes to the historic resource or to its immediate surroundings, such that the significance of the historic resource would be materially impaired. Lead agencies are expected to identify potentially feasible measures to mitigate significant adverse changes in the significance of a historic resource before they approve such projects. Historic resources are those that are:

- listed in, or determined to be eligible for listing in, the California Register of Historical Resources (CRHR) (Public Resources Code Section 5024.1[k]);
- included in a local register of historic resources (Public Resources Code Section 5020.1) or identified as significant in an historic resource survey meeting the requirements of Public Resources Code Section 5024.1(g); or
- determined by a lead agency to be historically significant.

CEQA Guidelines Section 15064.5 also prescribes the processes and procedures found under Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.95 for addressing the existence of, or probable likelihood of, Native American human remains, as well as the unexpected discovery of any human remains within the project site. This includes consultation with the appropriate Native American tribes.

CEQA Guidelines Section 15126.4 provides further guidance about minimizing effects to historical resources through the application of mitigation measures. Mitigation measures must be legally binding and fully enforceable.

The lead agency having jurisdiction over a project is also responsible to ensure that paleontological resources are protected in compliance with CEQA and other applicable statutes. Paleontological and historical resource management is also addressed in Public Resources Code Section 5097.5, “Archaeological, Paleontological, and Historical Sites.” This statute defines as a misdemeanor any unauthorized disturbance or removal of a fossil site or remains on public land and specifies that state agencies may undertake surveys, excavations, or other operations as necessary on state lands to preserve or record paleontological resources. This statute would apply to any construction or other related project impacts that would occur on state-owned or state-managed lands. The County General Plan contains policies describing specific, enforceable measures to protect cultural resources and the treatment of resources when found.

Discussion: In general, significant impacts are those that diminish the integrity, research potential, or other characteristics that make a historical or cultural resource significant or important. A substantial adverse effect on Cultural Resources would occur if the implementation of the project would:

- Disrupt, alter, or adversely affect a prehistoric or historic archaeological site or property that is historically or culturally significant to a community or ethnic or social group; or a paleontological site except as a part of a scientific study;
- Affect a landmark of cultural/historical importance;
- Conflict with established recreational, educational, religious or scientific uses of the area; or
- Conflict with adopted environmental plans and goals of the community where it is located.

a-b. **Historic or Archaeological Resources. (Less Than Significant)**

According to the North Central Information Center (NCIC), there have been four previous cultural resource surveys conducted within 0.25 miles of the project parcel. Review of historic records indicates no prehistoric-period resources and two historic-period resources were previously identified within 0.25 miles of the project parcel. A detailed project-specific cultural resources study was conducted by Historic Resource Associates in

July 2019 for significant prehistoric or historic archaeological sites, features, or artifacts. While the 2019 study found no new historic or archaeological resources on site, the study did confirm the location of a previously identified historic cultural resource, re-identified in 2019 as site “P-9-942/CA-ELD-854-H”. However, further field work as part of the 2019 study determined the previously identified site had lost its integrity due to natural processes over the passage of time including erosion and modern development activities. Therefore, this site would not be eligible for listing on California historic registers and accordingly would not be considered a historical or archaeological resource under Section 15064.5. Impacts to historic or archaeological resources would be less than significant.

c. Human Remains. (Less Than Significant)

The 2019 cultural resources study did not find any evidence of historical or prehistorical human settlements or human activity that could result in interment of human remains. Accordingly, disturbance of human remains is highly unlikely on or adjacent to the project parcel. Impacts would be less than significant.

FINDING: There are no identified significant cultural resources on the project parcel or within 0.25 miles of the project boundaries. With adherence to state regulations and the El Dorado County Code of Ordinances (County Code), impacts to cultural resources will be less than significant.

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

Regulatory Setting:

Federal Laws, Regulations, and Policies

Federal Energy Policy Act of 2005

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

State Laws, Regulations, and Policies

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

California first adopted the California Buildings Standards Code in 1979, which constituted the nation's first comprehensive energy conservation requirements for construction. Since this time, the standards have been continually revised and strengthened. In particular, the California Building Standards Commission adopted the mandatory Green Building Standards Code (CALGreen [California Code of Regulations, Title 24, Part 11]) in January 2010. CALGreen applies to the planning, design, operation, construction, use, and occupancy of every newly constructed building or structure. The California Code of Regulations, Title 24, Part 6 (also known as the California Energy Code) and associated regulations in CALGreen were revised again in 2013 by the California Energy Commission (CEC). The 2013 Building Energy Efficiency Standards are 25% more efficient than previous standards for residential construction. Part 11 also establishes voluntary standards that became mandatory in the 2010 edition of the code, including planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The standards offer builders better windows, insulation, lighting, ventilation systems, and other features that reduce energy consumption in homes and businesses. The next update to the Title 24 energy efficiency standards will occur in 2016 and take effect in 2017. The California Building Code applies to all new development, and there are no substantive waivers available that would exempt development from its energy efficiency requirements. The California Building Code is revised on a regular basis, with each revision increasing the required level of energy efficiency.

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

Senate Bill (SB) 1078 and SB 107, California's Renewables Portfolio Standard (RPS), obligates investor-owned utilities (IOUs), energy service providers (ESPs), and Community Choice Aggregations (CCAs) to procure an additional 1% of retail sales per year from eligible renewable sources until 20% is reached, no later than 2010. The California Public Utilities Commission (CPUC) and CEC are jointly responsible for implementing the program. SB 2 (2011) set forth a longer range target of procuring 33% of retail sales by 2020. Implementation of the RPS will conserve nonrenewable fossil fuel resources by generated a greater percentages of statewide electricity from renewable resources, such as wind, solar, and hydropower.

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

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

Senate Bill x7-7 (Chapter 4, Statutes of 2009)

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

Assembly Bill 2076, Reducing Dependence on Petroleum

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

Senate Bill 375—Sustainable Communities Strategy

SB 375 was adopted with a goal of reducing fuel consumption and GHG emissions from cars and light trucks. Each metropolitan planning organization (MPO) across California is required to develop a sustainable communities strategy (SCS) as part of their regional transportation plan (RTP) to meet the region's GHG emissions reduction target, as set by the California Air Resources Board. The Sacramento Area Council of Governments (SACOG) is the MPO for the Sacramento region, including the western slope of El Dorado County. SACOG adopted its SB 375-compliant Metropolitan Transportation Plan/Sustainable Communities Strategy 2035 in April 2012.

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

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

CEQA and CEQA Guidelines

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

CEQA Guidelines, Appendix F: Energy Conservation

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

Local Laws, Regulations, and Policies

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

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

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

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

- Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation; or
- Conflict with or obstruct a state or local plan for renewable energy or energy efficiency

a. **Wasteful, Inefficient, or Unnecessary Consumption of Energy Resources. (Less Than Significant)**

Project-Related Construction/Improvements: Implementation of the project would increase electricity and natural gas consumption at the site relative to existing conditions during short-term construction activities. However, the energy needs for construction would be temporary and not require additional capacity or increase peak or base period demands for electricity or other forms of energy. Standard permit requirements would ensure all on and off-site grading and construction activities comply with all current energy-efficiency legislation, policies, and standards applying to gasoline-powered equipment.

Future Energy Use Resulting From the Project: All grading and development of proposed structures and site improvements will conform to building code and other state and local energy conservation measures described in the Regulatory Setting. Future development authorized by the project will be energy efficient. Therefore, the project will not result in the inefficient or wasteful consumption of energy.

Consumption of energy resources would not be wasteful, inefficient or unnecessary. Impacts would be less than significant.

b. **State or Local Plans For Renewable Energy Or Energy Efficiency. (Less Than Significant)**

Development under the project will be consistent with all applicable state and local plans for renewable energy or energy efficiency and will not obstruct implementation of applicable energy plans. Impacts would be less than significant.

FINDING: The project would not result in wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. The project would be consistent with all applicable state and local plans for renewable energy or energy efficiency. For the Energy category, impacts would be less than significant.

VI. GEOLOGY AND SOILS. <i>Would the project:</i>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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 Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b. Result in substantial soil erosion or the loss of topsoil?			X	

VI. GEOLOGY AND SOILS. <i>Would the project:</i>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial direct or indirect risks to life or property?			X	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X

Regulatory Setting:

Federal Laws, Regulations, and Policies

National Earthquake Hazards Reduction Act

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

1. Develop effective measures to reduce earthquake hazards;
2. Promote the adoption of earthquake hazard reduction activities by federal, state, and local governments; national building standards and model building code organizations; engineers; architects; building owners; and others who play a role in planning and constructing buildings, bridges, structures, and critical infrastructure or “lifelines”;
3. Improve the basic understanding of earthquakes and their effects on people and infrastructure through interdisciplinary research involving engineering; natural sciences; and social, economic, and decision sciences; and
4. Develop and maintain the USGS seismic monitoring system (Advanced National Seismic System); the NSF-funded project aimed at improving materials, designs, and construction techniques (George E. Brown Jr. Network for Earthquake Engineering Simulation); and the global earthquake monitoring network (Global Seismic Network).

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

State and Local Laws, Regulations, and Policies

Alquist-Priolo Earthquake Fault Zoning Act

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

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

Seismic Hazards Mapping Act

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

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

California Building Standards Code

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

County of El Dorado Septic Ordinance and Related Regulations

The County of El Dorado Septic Ordinance (Chapter 110.32 of the El Dorado County Ordinance Code), adopted on May 13, 2018, establishes site-specific standards for the siting, design, installation, operation and maintenance of Onsite Wastewater Treatment Systems, or OWTS. These regulations are consistent with the water quality control policy for siting, design, operation, and maintenance of onsite wastewater treatment systems (State OWTS policy), adopted by the State Water Resources Control Board (SWRCB) on June 19, 2012 pursuant to SWRCB Resolution 2012-0032, which became effective May 13, 2013. The State OWTS policy has been incorporated into the California Regional Water Quality Control Board, Central Valley Region (RWQCB) standards and basin plans. These standards and specifications are adopted to prevent the creation of health hazards and nuisance conditions and to protect surface water and groundwater quality.

Paleontological Resources Protection

The lead agency having jurisdiction over a project is also responsible to ensure that paleontological resources are protected in compliance with CEQA and other applicable statutes. Paleontological and historical resource management is also addressed in Public Resources Code Section 5097.5, "Archaeological, Paleontological, and Historical Sites." This statute defines as a misdemeanor any unauthorized disturbance or removal of a fossil site or remains on public land and specifies that state agencies may undertake surveys, excavations, or other operations as necessary on state lands to preserve or record paleontological resources. This statute would apply to any construction or other related project impacts that would occur on state-owned or state-managed lands. The County General Plan contains policies describing specific, enforceable measures to protect cultural resources and the treatment of resources when found.

Discussion: A substantial adverse effect on Geology and Soils would occur if the implementation of the project would:

- Allow substantial development of structures or features in areas susceptible to seismically induced hazards such as groundshaking, liquefaction, seiche, and/or slope failure where the risk to people and property resulting from earthquakes could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards;
- Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or
- Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.
- Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems.
- Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

a. **Seismic Hazards. (No Impact)**

i) There are no fault zones within the west slope of El Dorado County (DOC, 2007). According to the California Department of Conservation Division of Mines and Geology, there are no Alquist-Priolo fault zones within the west slope of El Dorado County (DOC, 2007). However, a fault zone has been identified in the Tahoe Basin and Echo Lakes area. The West Tahoe Fault has a mapped length of 45 km (28 miles). South of Emerald Bay, the West Tahoe Fault extends onshore as two parallel strands. In the lake, the fault has clearly defined scarps that offset submarine fans, lake-bottom sediments, and the McKinney Bay slide deposits (DOC, 2016). There is clear evidence that the discussed onshore portion of the West Tahoe Fault is active with multiple events in the Holocene era and poses a surface rupture hazard. However, due to the distance between the project site and these faults, there would be no impact.

ii-iv) The potential for seismic ground shaking in the project area would be considered remote due to the distance between the project site and the faults discussed in Item a.i, above. El Dorado County is considered an area with low potential for seismic activity. There are no landslide, liquefaction, or fault zones within the west slope (DOC, 2007). Any potential impacts due to seismic impacts would be addressed through compliance with the Uniform Building Code (UBC). All structures would be built to meet the construction standards of the UBC for the appropriate seismic zone. Impacts would be less than significant.

- b. **Soil Erosion or Loss of Topsoil. (Less Than Significant)** For future development, all on and-off site grading activities would be required to comply with the El Dorado County Grading, Erosion and Sediment Control Ordinance (Grading Ordinance) including the implementation of pre- and post-construction Best Management Practices (BMPs). Implemented BMPs are required to be consistent with the County's California Stormwater Pollution Prevention Plan (SWPPP) issued by the State Water Resources Control Board to eliminate run-off and erosion and sediment controls. Any grading activities exceeding 250 cubic yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the Grading Ordinance. Any future construction would require review for compliance with the County SWPPP and

Grading Ordinance which would minimize soil erosion and loss of topsoil; therefore, impacts to soil erosion or loss of topsoil would be less than significant.

- c. **Geologic Hazards. (Less Than Significant)** Based on the Seismic Hazards Mapping Program administered by the California Geological Survey, no portion of El Dorado County is located in a Seismic Hazard Zone or those areas prone to liquefaction and earthquake-induced landslides (DOC, 2013). Therefore, El Dorado County is not considered to be at risk from liquefaction hazards. Lateral spreading is typically associated with areas experiencing liquefaction. Because liquefaction hazards are not present in El Dorado County, the County is not at risk for lateral spreading. All grading activities associated with future development would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Impacts would be less than significant.
- d. **Expansive Soils. (Less Than Significant)** Expansive soils are those that greatly increase in volume when they absorb water and shrink when they dry out. When buildings are placed on expansive soils, foundations may rise each wet season and fall each dry season. This movement may result in cracking foundations, distortion of structures, and warping of doors and windows. The central portion of the County has a moderate expansiveness rating while the eastern and western portions have a low rating. Linear extensibility is used to determine the shrink-swell potential of soils. Future development would be required to comply with the El Dorado County Grading, Erosion and Sediment Control Ordinance and all applicable state and local building and construction standards which would ensure the project is designed to accommodate site-specific soil conditions. Development plans would be required to implement the seismic construction standards identified in the aforementioned grading ordinance. Impacts would be less than significant.
- e. **Septic Capability. (No Impact)** The project will connect to existing sewer lines in the project vicinity for purposes of wastewater disposal. On-site waste disposal systems (septic systems) will not be utilized for the project. There will be no impact.
- f. **Unique Paleontological Sites, Resources or Geologic Features. (Less Than Significant)** The cultural resources analysis for the project reviewed the potential for discovery and disturbance of paleontological resources, including unique geologic features. No significant paleontological resources or unique geologic features were identified on the project site or within 0.25 miles of the project parcel. There will be no impact.

FINDING: No significant paleontological resources or unique geologic features have been identified on the project site or within 0.25 miles of the project parcel. All grading activities would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Future development would be required to comply with the Uniform Building Code, which would address potential seismic related impacts. For this Geology and Soils category, impacts would be less than significant or no impact.

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

Introduction:

Cumulative greenhouse gases (GHG) emissions are believed to contribute to an increased greenhouse effect and global climate change, which may result in sea level rise, changes in precipitation, habitat, temperature, wildfires, air pollution levels, and changes in the frequency and intensity of weather-related events. While criteria air pollutants and TACs are pollutants of regional and local concern (see Section III. Air Quality above); GHG are global pollutants. The primary land-use related GHG are carbon dioxide (CO₂), methane (CH₄) and nitrous oxides (N₂O). The individual pollutant's ability to retain infrared radiation represents its "global warming potential" and is expressed in terms of CO₂ equivalents; therefore, CO₂ is the benchmark having a global warming potential of 1. CH₄ has a global warming potential of 25 and thus has a 25 times greater global warming effect per metric ton of CH₄ than CO₂. N₂O has a global warming potential of 298. Emissions are expressed in annual metric tons of CO₂ equivalent units of measure (i.e., MT CO₂e per year). Other GHGs include hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF₆), and nitrogen trifluoride (NF₃). While these compounds have significantly higher global warming potentials (ranging in the thousands), these typically are not a concern in land-use development projects and are usually only used in specific industrial processes.

GHG Sources

The primary man-made source of CO₂ is the burning of fossil fuels; the two largest sources being coal burning to produce electricity and petroleum burning in combustion engines. The primary sources of man-made CH₄ are natural gas systems losses (during production, processing, storage, transmission and distribution), enteric fermentation (digestion from livestock) and landfill off-gassing. The primary source of man-made N₂O is agricultural soil management (fertilizers), with fossil fuel combustion a very distant second. In El Dorado County, the primary source of GHG is fossil fuel combustion mainly in the transportation sector (estimated at 70% of countywide GHG emissions). A distant second are residential sources (approximately 20%), and commercial/industrial sources are third (approximately 7%). The remaining sources are waste/landfill (approximately 3%) and agricultural (<1%) (EDCAQMD n.d.).

Regulatory Setting:

Federal Laws, Regulations, and Policies

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

State Laws, Regulations, and Policies

Executive Order (EO) S-3-05 (June 2005) established California's GHG emissions reduction targets and laid out responsibilities among the state agencies for implementing the EO and for reporting on progress toward the targets. This EO established the following targets:

- By 2010, reduce GHG emissions to 2000 levels
- By 2020, reduce GHG emissions to 1990 levels
- By 2050, reduce GHG emissions to 80% below 1990 levels

In September 2006, Governor Arnold Schwarzenegger signed Assembly Bill (AB) 32, the *California Climate Solutions Act of 2006* (Stats. 2006, ch. 488) (Health & Safety Code, Section 38500 et seq.). AB 32 provided initial direction on creating a comprehensive multiyear program to limit California's GHG emissions at 1990 levels by 2020 and initiate the transformations required to achieve the state's long-range climate objectives. One specific requirement of AB 32 is for CARB to prepare a "scoping plan" for achieving the maximum technologically feasible and cost-effective GHG emission reductions by 2020 (Health and Safety Code, Section 38561(a)), and to update the plan at least once every 5 years.

EO B-30-15 (April 2015) identified an interim GHG reduction target in support of targets previously identified under EO S-3-05 and AB 32. EO B-30-15 set an interim target goal of reducing GHG emissions to 40% below 1990 levels by 2030 to keep California on its trajectory toward meeting or exceeding the long-term goal of reducing GHG emissions to

80% below 1990 levels by 2050 as set forth in EO S-3-05. Senate Bill (SB) 32 was adopted in 2016, which codified the 2030 emissions reduction goal of EO B-30-15 by requiring CARB to ensure that statewide GHG emissions are reduced to 40% below 1990 levels by 2030.

In June 2008, the California Governor’s Office of Planning and Research’s (OPR) issued a Technical Advisory (OPR 2008) providing interim guidance regarding a proposed project’s GHG emissions and contribution to global climate change. In the absence of adopted local or statewide thresholds, OPR recommends the following approach for analyzing GHG emissions: Identify and quantify the project’s GHG emissions, assess the significance of the impact on climate change; and if the impact is found to be significant, identify alternatives and/or Mitigation Measures that would reduce the impact to less than significant levels.

Discussion:

Impact Significance Criteria

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

On September 8, 2016, Governor Brown signed Senate Bill 32 (SB 32) into law which codified the mandate to reduce emissions by 40 percent below 1990 levels by 2030. The El Dorado County Air Quality Management District (EDCAQMD) recognizes that although there is no known level of emissions that determines if a single project will substantially impact the environment, a threshold must be set to trigger review and to assess the need for mitigation. Unlike thresholds of significance established for criteria air pollutants in EDCAQMD’s *Guide to Air Quality Assessment* (February 2002) (“CEQA Guide”)¹, the EDCAQMD has not adopted GHG emissions thresholds for land use development projects, the lack of thresholds does not relieve the Lead Agency from complying with the CEQA mandate to analyze all potentially significant impacts, including GHG emissions, and applying appropriate and feasible mitigation measures. Sacramento Metropolitan AQMD adopted the Sacramento Regional GHG Thresholds on October 23, 2014. EDCAQMD along with Yolo-Solano, Placer, and Feather River Air Districts, collaborated on the development of these regional thresholds, and data specific to El Dorado County was used as the basis for the threshold. While EDCAQMD has not officially adopted these thresholds, EDCAQMD suggests using these Sacramento Regional GHG Thresholds and corresponding screening table. Projects exceeding these thresholds would have a potentially significant impact and be required to mitigate those impacts to a less than significant level. These thresholds are summarized below:

Significance Determination Thresholds	
GHG Emission Source Category	Operational Emissions*
Short-Term (Construction) phase	1,100 MTCO ₂ e/yr
Long-Term (Operational) phase	1,100 MTCO ₂ e/yr
Stationary Sources	10,000 MTCO ₂ e/yr

*metric tons of CO₂ equivalents per year

1 EDCAQMD CEQA Guide:
<http://edcgov.us/Government/AirQualityManagement/Guide to Air Quality Assessment.aspx>

The GHG Analysis for the proposed project used the most recent version of CalEEMod (Version 2016.3.2). As shown in the project GHG analysis, operation of the project would generate 953.6012 MTCO₂e, these emissions, along with the one time emissions of 453.0347 MTCO₂e associated with project construction. Short-term construction GHG

emissions are a one-time release of GHG and are not expected to significantly contribute to global climate change over the lifetime of the proposed project. AQMD concludes that the proposed project would result in less than significant construction and operational GHG emissions as the potential emissions are less than the 1,100 Metric tons of CO₂ equivalent.

Impact Discussion:

- a. **GHG Emissions. (Less Than Significant)** The project would result in GHG emissions associated with short-term construction and long-term operations.

Construction

Construction of the proposed project would result in GHG emissions, which are primarily associated with use of off-road construction equipment, vendor and haul trucks, and worker vehicles. CalEEMod was used to calculate the annual GHG emissions. A detailed depiction of the construction schedule—including information regarding phasing, equipment utilized during each phase, trucks, and worker vehicles—is included in Appendix A. The estimated project-generated GHG emissions from construction activities are shown in Table 8-1.

**Table 8-1
 Estimated Annual Construction GHG Emissions**

Year	CO ₂	CH ₄	N ₂ O	CO ₂ e
	metric tons per year			
2020	248.89	0.0323	0.00	249.6979
2021	451.2266	0.0723	0.00	453.0347
2022	0.5505	3.0000e-005	0.00	0.5512
Total Annual GHG Emissions				453.0347

Notes: See Appendix A for detailed results.
 MT = metric tons; CO₂ = carbon dioxide; CH₄ = methane; N₂O = nitrous oxide; CO₂e = carbon dioxide equivalent.

As shown in Table 8-1, estimated total annual construction GHG emissions would be approximately 453 MT CO₂e. Construction GHG emissions are a one-time release and, therefore, typically not expected to generate a significant contribution to global climate change.

Operation

Operation of the project would generate GHG emissions through motor vehicle trips to and from the project site; landscape maintenance equipment operation; energy use (generation of electricity consumed by the project); solid waste disposal; and generation of electricity associated with water supply, treatment, and distribution and wastewater treatment. As discussed in the transportation section, it is expected that most of the trips would replace existing longer trips to retail establishments. The estimated project-generated GHG emissions from operational activities were estimated using CalEEMod and are shown in Table 8-2.

**Table 8-2
 Estimated Annual Operational GHG Emissions**

Year	CO ₂	CH ₄	N ₂ O	CO ₂ e
	metric tons per year			

**Table 8-2
 Estimated Annual Operational GHG Emissions**

Year	CO2	CH4	N2O	CO2e
	metric tons per year			
Area	6.2000e-004	0.00	0.00	6.6000e-004
Energy	148.9904	5.9100e-003	1.6800e-003	149.6388
Waste	67.0845	3.9646	0.00	166.1989
Water	8.0070	0.1254	3.0200e-003	12.0419
Maximum Annual Emissions				953.6012

Notes: See Appendix A for detailed results.

MT = metric tons; CO₂ = carbon dioxide; CH₄ = methane; N₂O = nitrous oxide; CO₂e = carbon dioxide equivalent.

As shown in Table 8-2, estimated annual project-generated GHG emissions would be approximately 954 MT CO₂e per year as a result of project operations only. As such, annual operational GHG emissions would not exceed the applied threshold of 1,150 MT CO₂e per year. Therefore, the project’s GHG contribution would be **less than significant** and would not be cumulatively considerable.

- b. **GHG Reduction Plans. (Less Than Significant)** The CARB Scoping Plan, approved by CARB in 2008 and updated in 2014 and 2017, provides a framework for actions to reduce California’s GHG emissions and requires CARB and other state agencies to adopt regulations and other initiatives to reduce GHGs. The Scoping Plan is not directly applicable to specific projects, nor is it intended to be used for project-level evaluations.¹ Under the Scoping Plan, however, there are several state regulatory measures aimed at the identification and reduction of GHG emissions. CARB and other state agencies have adopted many of the measures identified in the Scoping Plan. Most of these measures focus on area source emissions (e.g., energy usage, high-GWP GHGs in consumer products) and changes to the vehicle fleet (i.e., hybrid, electric, and more fuel-efficient vehicles) and associated fuels (e.g., Low Carbon Fuel Standard), among others. The Scoping Plan recommends strategies for implementation at the statewide level to meet the goals of AB 32 and establishes an overall framework for the measures that will be adopted to reduce California’s GHG emissions. To the extent that these regulations are applicable to the project or its uses, the project would comply with all regulations adopted in furtherance of the Scoping Plan to the extent required by law.

The project would also not impede the attainment of the GHG reduction goals for 2030 or 2050 identified in SB 32 and EO S-3-05, respectively. EO S-3-05 establishes the following goals: GHG emissions should be reduced to 2000 levels by 2010, to 1990 levels by 2020, and to 80% below 1990 levels by 2050. SB 32 establishes for a statewide GHG emissions reduction target whereby CARB, in adopting rules and regulations to achieve the maximum technologically feasible and cost-effective GHG emissions reductions, shall ensure that statewide GHG emissions are reduced to at least 40% below 1990 levels by December 31, 2030. While there are no established protocols or thresholds of significance for that future year analysis; CARB forecasts that compliance with the current Scoping Plan puts the state on a trajectory of meeting these long-term GHG goals, although the specific path to compliance is unknown (CARB 2014).

CARB has expressed optimism with regard to both the 2030 and 2050 goals. It states in the First Update to the Climate Change Scoping Plan that “California is on track to meet the near-term 2020 GHG emissions limit and is well positioned to maintain and continue reductions beyond 2020 as required by AB 32” (CARB 2014).

¹ The Final Statement of Reasons for the amendments to the CEQA Guidelines reiterates the statement in the Initial Statement of Reasons that “[t]he Scoping Plan may not be appropriate for use in determining the significance of individual projects because it is conceptual at this stage and relies on the future development of regulations to implement the strategies identified in the Scoping Plan” (CNRA 2009).

With regard to the 2050 target for reducing GHG emissions to 80% below 1990 levels, the First Update states the following (CARB 2014):

This level of reduction is achievable in California. In fact, if California realizes the expected benefits of existing policy goals (such as 12,000 megawatts of renewable distributed generation by 2020, net zero energy homes after 2020, existing building retrofits under AB 758, and others) it could reduce emissions by 2030 to levels squarely in line with those needed in the developed world and to stay on track to reduce emissions to 80% below 1990 levels by 2050. Additional measures, including locally driven measures and those necessary to meet federal air quality standards in 2032, could lead to even greater emission reductions.

In other words, CARB believes that the state is on a trajectory to meet the 2030 and 2050 GHG reduction targets set forth in AB 32, SB 32, and EO S-3-05. This is confirmed in the Second Update, which states (CARB 2017):

The Proposed Plan builds upon the successful framework established by the Initial Scoping Plan and First Update, while also identifying new, technologically feasibility and cost-effective strategies to ensure that California meets its GHG reduction targets in a way that promotes and rewards innovation, continues to foster economic growth, and delivers improvements to the environment and public health, including in disadvantaged communities. The Proposed Plan is developed to be consistent with requirements set forth in AB 32, SB 32, and AB 197.

The project would be consistent with the applicable strategies and measures in the Scoping Plan and is consistent with, and would not impede, the state’s trajectory toward the above-described statewide GHG reduction goals for 2030 or 2050. In addition, since the specific path to compliance for the state in regard to the long-term goals will likely require development of technology or other changes that are not currently known or available, specific additional mitigation measures for the project would be speculative and cannot be identified at this time. With respect to future GHG targets under SB 32 and EO S-3-05, CARB has also made clear its legal interpretation that it has the requisite authority to adopt whatever regulations are necessary, beyond the AB 32 horizon year of 2020, to meet SB 32’s 40% reduction target by 2030 and EO S-3-05’s 80% reduction target by 2050; this legal interpretation by an expert agency provides evidence that future regulations will be adopted to continue the state on its trajectory toward meeting these future GHG targets.

Based on the above considerations, the project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs, and no mitigation is required. This impact would be **less than significant**.

Mitigation Measures: None Required.

FINDING: The project would result in less than significant impacts to GHG emissions. For this Greenhouse Gas Emissions category, there would be no significant adverse environmental effect as a result of the project.

IX. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact

IX. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	

Regulatory Setting:

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

Federal Laws, Regulations, and Policies

Comprehensive Environmental Response, Compensation, and Liability Act

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

Resource Conservation and Recovery Act

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

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

Energy Policy Act of 2005

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

Spill Prevention, Control, and Countermeasure Rule

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

Occupational Safety and Health Administration

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

Federal Communications Commission Requirements

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

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

The FCC exposure limits generally apply to all FCC-licensed facilities (47 CFR Section 1.1307[b][1]). Unless exemptions apply, as a condition of obtaining a license to transmit, applicants must certify that they comply with FCC

environmental rules, including those that are designed to prevent exposing persons to radiation above FCC RF limits (47 CFR Section 1.1307[b]). Licensees at co-located sites (e.g., towers supporting multiple antennas, including antennas under separate ownerships) must take the necessary actions to bring the accessible areas that exceed the FCC exposure limits into compliance. This is a shared responsibility of all licensees whose transmission power density levels account for 5.0 or more percent of the applicable FCC exposure limits (47 CFR 1.1307[b][3]).

Code of Federal Regulations (14 CFR) Part 77

14 CFR Part 77.9 is designed to promote air safety and the efficient use of navigable airspace. Implementation of the code is administered by the Federal Aviation Administration (FAA). If an organization plans to sponsor any construction or alterations that might affect navigable airspace, a Notice of Proposed Construction or Alteration (FAA Form 7460-1) must be filed. The code provides specific guidance regarding FAA notification requirements.

State Laws, Regulations, and Policies

Safe Drinking Water and Toxic Enforcement Act of 1986 – Proposition 65

The Safe Drinking Water and Toxic Enforcement Act of 1986, more commonly known as Proposition 65, protects the state's drinking water sources from contamination with chemicals known to cause cancer, birth defects, or other reproductive harm. Proposition 65 also requires businesses to inform the public of exposure to such chemicals in the products they purchase, in their homes or workplaces, or that are released into the environment. In accordance with Proposition 65, the California Governor's Office publishes, at least annually, a list of such chemicals. OEHHA, an agency under the California Environmental Protection Agency (CalEPA), is the lead agency for implementation of the Proposition 65 program. Proposition 65 is enforced through the California Attorney General's Office; however, district and city attorneys and any individual acting in the public interest may also file a lawsuit against a business alleged to be in violation of Proposition 65 regulations.

The Unified Program

The Unified Program consolidates, coordinates, and makes consistent the administrative requirements, permits, inspections, and enforcement activities of six environmental and emergency response programs. CalEPA and other state agencies set the standards for their programs, while local governments (CUPAs) implement the standards. For each county, the CUPA regulates/oversees the following:

- Hazardous materials business plans;
- California accidental release prevention plans or federal risk management plans;
- The operation of USTs and ASTs;
- Universal waste and hazardous waste generators and handlers;
- On-site hazardous waste treatment;
- Inspections, permitting, and enforcement;
- Proposition 65 reporting; and
- Emergency response.

Hazardous Materials Business Plans

Hazardous materials business plans are required for businesses that handle hazardous materials in quantities greater than or equal to 55 gallons of a liquid, 500 pounds of a solid, or 200 cubic feet (cf) of compressed gas, or extremely hazardous substances above the threshold planning quantity (40 CFR, Part 355, Appendix A) (Cal OES, 2015). Business plans are required to include an inventory of the hazardous materials used/stored by the business, a site map, an emergency plan, and a training program for employees (Cal OES, 2015). In addition, business plan information is provided electronically to a statewide information management system, verified by the applicable CUPA, and transmitted to agencies responsible for the protection of public health and safety (i.e., local fire department, hazardous material response team, and local environmental regulatory groups) (Cal OES, 2015).

California Occupational Safety and Health Administration

Cal/OSHA assumes primary responsibility for developing and enforcing workplace safety regulations in California. Cal/OSHA regulations pertaining to the use of hazardous materials in the workplace (CCR Title 8) include requirements for safety training, availability of safety equipment, accident and illness prevention programs, warnings about exposure to hazardous substances, and preparation of emergency action and fire prevention plans.

Hazard communication program regulations that are enforced by Cal/OSHA require workplaces to maintain procedures for identifying and labeling hazardous substances, inform workers about the hazards associated with hazardous substances and their handling, and prepare health and safety plans to protect workers at hazardous waste sites. Employers must also make material safety data sheets available to employees and document employee information and training programs. In addition, Cal/OSHA has established maximum permissible RF radiation exposure limits for workers (Title 8 CCR Section 5085[b]), and requires warning signs where RF radiation might exceed the specified limits (Title 8 CCR Section 5085 [c]).

California Accidental Release Prevention

The purpose of the California Accidental Release Prevention (CalARP) program is to prevent accidental releases of substances that can cause serious harm to the public and the environment, to minimize the damage if releases do occur, and to satisfy community right-to-know laws. In accordance with this program, businesses that handle more than a threshold quantity of regulated substance are required to develop a risk management plan (RMP). This RMP must provide a detailed analysis of potential risk factors and associated mitigation measures that can be implemented to reduce accident potential. CUPAs implement the CalARP program through review of RMPs, facility inspections, and public access to information that is not confidential or a trade secret.

California Department of Forestry and Fire Protection Wildland Fire Management

The Office of the State Fire Marshal and the California Department of Forestry and Fire Protection (CAL FIRE) administer state policies regarding wildland fire safety. Construction contractors must comply with the following requirements in the Public Resources Code during construction activities at any sites with forest-, brush-, or grass-covered land:

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

California Highway Patrol

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

Local Laws, Regulations, and Policies

A map of the fuel loading in the County (General Plan Figure HS-1) shows the fire hazard severity classifications of the SRAs in El Dorado County, as established by CDF. The classification system provides three classes of fire hazards: Moderate, High, and Very High. Fire Hazard Ordinance (Chapter 8.08) requires defensible space as described by the State Public Resources Code, including the incorporation and maintenance of a 30-foot fire break or vegetation fuel clearance around structures in fire hazard zones. The County's requirements on emergency access, signing and numbering, and emergency water are more stringent than those required by state law (Patton 2002). The Fire Hazard Ordinance also establishes limits on campfires, fireworks, smoking, and incinerators for all discretionary and ministerial developments. In addition, the County Vegetation Management and Defensible Space Ordinance (Chapter 8.09 of the

County Ordinance Code) also requires site-specific vegetation clearance measures as well as removal of hazardous vegetation and combustible material on improved parcels to protect life and property.

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

- Expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials where the risk of such exposure could not be reduced through implementation of Federal, State, and local laws and regulations;
 - Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or
 - Expose people to safety hazards as a result of former on-site mining operations.
- a-c. **Hazardous Materials. (Less Than Significant)** The project site is located adjacent to an existing school. Although the project would require occasional transport, use, and disposal of hazardous materials during construction and operation, any significant hazards to the public or the environment would be reduced to a less than significant level through adherence to stringent existing regulations and compliance with the safety procedures mandated by applicable federal, state, and local laws and regulations as described in the regulatory setting. This impact would be less than significant.
- d. **Hazardous Sites. (No Impact)** The project site is not included on a list of or near any hazardous materials sites pursuant to Government Code Section 65962.5 (DTSC, 2020). There would be no impact.
- e. **Aircraft Hazards. (No Impact)** The project is not located within an airport land use plan or within two miles of a public airport or public use airport. For this aircraft hazards category, there would be no impact.
- f. **Emergency Plan. (Less Than Significant)** The project was reviewed by the Diamond Springs and El Dorado Fire Protection District (Fire District) and Department of Transportation (DOT) for circulation. The project would not impair implementation of any emergency response plan or emergency evacuation plan. The proposed site and access improvements will be constructed to the satisfaction of the Fire District and DOT. Impacts would be less than significant.
- g. **Wildland Fire Hazards. (Less Than Significant)** The project site is in an area of high fire hazard for wildland fire pursuant to Figure 5.8-4 of the 2004 General Plan Draft EIR. The El Dorado County General Plan Safety Element precludes development in areas of high wildland fire hazard unless such development can be adequately protected from wildland fire hazards as demonstrated in a Fire Safe Plan prepared by a Registered Professional Forester (RPF) and approved by the local Fire Protection District and/or California Department of Forestry and Fire Protection. The Fire District reviewed the project plans and had no significant site-specific concerns regarding wildland fire hazards. However, due to the project's location within a high fire hazard area, the Fire District recommended a District-approved Fire Safe Plan be developed, implemented and maintained as a condition of approval to ensure both long-term and short-term protection from wildland fire hazards. Further, to ensure ongoing compliance with all applicable fire safe regulations, the Fire District recommended additional standard conditions of approval to ensure the proposed structures and improvements will comply with all current codes, standards, ordinances and laws regarding wildland fire safety and prevention. With incorporation of the above conditions of approval, impacts associated with wildland fire hazards would be less than significant.

FINDING: The project would not expose the public to significant hazards relating to the use, storage, transport, or disposal of hazardous materials. The project would not expose residents to aircraft hazards and would not impair implementation of an emergency response plan or emergency evacuation plan. The project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. For this Hazards and Hazardous Materials category, impacts would be less than significant or no impact.

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

Regulatory Setting:

Federal Laws, Regulations, and Policies

Clean Water Act

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

Section 303(d) — Listing of Impaired Water Bodies

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

Section 402—NPDES Permits for Stormwater Discharge

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

The NPDES program provides for both general (those that cover a number of similar or related activities) and individual (activity- or project-specific) permits. General Permit for Construction Activities: Most construction projects that disturb 1.0 or more acre of land are required to obtain coverage under SWRCB's General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order 2009-0009-DWQ as amended by 2010-0014-DWQ and 2012-0006-DWQ). The general permit requires that the applicant file a public notice of intent to discharge stormwater and prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). SWPPP must include a site map and a description of the proposed construction activities, demonstrate compliance with relevant local ordinances and regulations, and present a list of Best Management Practices (BMPs) that will be implemented to prevent soil erosion and protect against discharge of sediment and other construction-related pollutants to surface waters. Permittees are further required to monitor construction activities and report compliance to ensure that BMPs are correctly implemented and are effective in controlling the discharge of construction-related pollutants.

Municipal Stormwater Permitting Program

SWRCB regulates stormwater discharges from municipal separate storm sewer systems (MS4s) through its Municipal Storm Water Permitting Program (SWRCB, 2013). Permits are issued under two phases depending on the size of the urbanized area/municipality. Phase I MS4 permits are issued for medium (population between 100,000 and 250,000 people) and large (population of 250,000 or more people) municipalities, and are often issued to a group of co-permittees within a metropolitan area. Phase I permits have been issued since 1990. Beginning in 2003, SWRCB began issuing Phase II MS4 permits for smaller municipalities (population less than 100,000).

El Dorado County is covered under two SWRCB Regional Boards. The West Slope Phase II Municipal Separate Storm Sewer Systems (MS4) NPDES Permit is administered by the Central Valley Regional Water Quality Control Board (CVRWQCB) (Region Five). The Lake Tahoe Phase I MS4 NPDES Permit is administered by the Lahontan RWQCB (LRWQCB) (Region Six). The current West Slope MS4 NPDES Permit was adopted by the SWRCB on February 5, 2013. This permit became effective on July 1, 2013 for a term of five years, and is valid until superseded by a new permit. This permit focuses on the enhancement of surface water quality within high priority urbanized areas. The current Lake Tahoe MS4 NPDES Permit was adopted and took effect on March 9, 2017. This permit incorporated the Lake Tahoe Total Maximum Daily Load (TMDL) and the Lake Clarity Crediting Program (LCCP) to account for the reduction of fine sediment particles and nutrients discharged to Lake Tahoe.

The West Slope of the County is also subject the state of California Phase II MS4 Permit and thus the County's post construction water quality requirements follow those outlined in that permit. Projects typically qualify as a "regulated" project under the MS4 Permit/West Slope Development and Redevelopment Standards and Post Construction Stormwater Plan Requirements if improvements (e.g. parking lots, rooftops, driveways, etc.) create or replace 5,000 square feet or more of impervious surface. Regulated projects subject to this permit are required to provide treatment of stormwater from the 85th percentile/24-hour storm event prior to the water leaving the site or entering a water body. Additional hydromodification requirements may also be required to achieve the above permit standards.

On May 19, 2015 the El Dorado County Board of Supervisors formally adopted revisions to the Storm Water Quality Ordinance (Ordinance 5022). Previously applicable only to the Lake Tahoe Basin, the ordinance establishes legal authority for the entire unincorporated portion of the County. The purpose of the ordinance is to 1) protect health, safety, and general welfare, 2) enhance and protect the quality of Waters of the State by reducing pollutants in storm water discharges to the maximum extent practicable and controlling non-storm water discharges to the storm drain system, and 3) cause the use of Best Management Practices (BMPs) to reduce the adverse effects of polluted runoff discharges on Waters of the State.

National Flood Insurance Program

The Federal Emergency Management Agency (FEMA) administers the National Flood Insurance Program (NFIP) to provide subsidized flood insurance to communities complying with FEMA regulations that limit development in floodplains. The NFIP regulations permit development within special flood hazard zones provided that residential structures are raised above the base flood elevation of a 100-year flood event. Non-residential structures are required either to provide flood proofing construction techniques for that portion of structures below the 100-year flood elevation or to elevate above the 100-year flood elevation. The regulations also apply to substantial improvements of existing structures. The 100-year flood refers to the flood resulting from a storm event which has a probability of occurring once every 100 years, or a 1 percent chance of occurring in any given year. Areas mapped in the 100-year floodplain area are subject to inundation during a 100-year storm event. The project site lies outside of the designated 100-year floodplain. In addition, according to the FEMA flood insurance rate map (FIRM), the project site is not located within or adjacent to the 100-year or 500-year floodplain.

State Laws, Regulations, and Policies

Porter-Cologne Water Quality Control Act

The Porter-Cologne Water Quality Control Act (known as the Porter-Cologne Act), passed in 1969, dovetails with the CWA (see discussion of the CWA above). It established the SWRCB and divided the state into nine regions, each overseen by an RWQCB. SWRCB is the primary State agency responsible for protecting the quality of the state's surface water and groundwater supplies; however, much of the SWRCB's daily implementation authority is delegated to the nine RWQCBs, which are responsible for implementing CWA Sections 401, 402, and 303[d]. In general, SWRCB manages water rights and regulates statewide water quality, whereas RWQCBs focus on water quality within their respective regions.

The Porter-Cologne Act requires RWQCBs to develop water quality control plans (also known as basin plans) that designate beneficial uses of California's major surface-water bodies and groundwater basins and establish specific narrative and numerical water quality objectives for those waters. Beneficial uses represent the services and qualities of a waterbody (i.e., the reasons that the waterbody is considered valuable). Water quality objectives reflect the standards necessary to protect and support those beneficial uses. Basin plan standards are primarily implemented by regulating waste discharges so that water quality objectives are met. Under the Porter-Cologne Act, basin plans must be updated every 3 years.

Sustainable Groundwater Management Act

On September 16, 2014, Governor Edmund G. Brown, Jr. signed into law a three-bill legislative package, composed of AB 1739 (Dickinson), SB 1168 (Pavley), and SB 1319 (Pavley), collectively known as the Sustainable Groundwater Management Act (SGMA). The SGMA provides a framework for sustainable ground water management in California and strengthens local management and monitoring of groundwater basins most critical to the state's water needs. The SGMA establishes phased requirements for high- and medium-priority groundwater basins to adopt groundwater sustainability plans, depending on whether or not a basin is in critical overdraft. The SGMA also requires local governments to adopt groundwater sustainability plans by January 31, 2020, for all high or medium-priority basins in overdraft condition and by January 31, 2022, for all other high- and medium-priority basins unless legally adjudicated or otherwise managed sustainably. The SGMA does not apply to this project because western El Dorado County has no groundwater basins.

Discussion: A substantial adverse effect on Hydrology and Water Quality would occur if the implementation of the project would:

- Expose residents to flood hazards by being located within the 100-year floodplain as defined by the Federal Emergency Management Agency;
- Cause substantial change in the rate and amount of surface runoff leaving the project site ultimately causing a substantial change in the amount of water in a stream, river or other waterway;
- Substantially interfere with groundwater recharge;
- Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical stormwater pollutants) in the project area; or
- Cause degradation of groundwater quality in the vicinity of the project site.

- a. **Water Quality Standards. (Less Than Significant)** No waste discharge will occur as part of this project. Future site development would require appropriate grading permits and would undergo review to determine if any further actions or approvals are needed, including any measures for soil and sediment control in compliance with the County SWPPP. Erosion control would be required as part of any future building or grading permits. Stormwater runoff from potential development would contain water quality protection features in accordance with the applicable National Pollutant Discharge Elimination System (NPDES) stormwater permit, and would be consistent with the County Storm Water Quality Ordinance. The project is not anticipated to violate water quality standards. Impacts would be less than significant.
- b. **Groundwater Supplies. (Less Than Significant)** The project will utilize public water or other off-site water sources (e.g. water trucks) for construction and operation, as applicable, and groundwater will not be utilized for any aspect of the project. The local water purveyor (the El Dorado Irrigation District) has reviewed the project development plans and determined there will be sufficient public water supply available to serve the needs of the project. There are no identified groundwater basins in western El Dorado County, and therefore, the project site is not subject to a sustainable groundwater management plan, including groundwater recharge requirements. The project is not anticipated to significantly affect potential groundwater supplies above pre-project levels. Impacts would be less than significant.
- c. **Drainage Patterns and Flooding. (Less Than Significant)** Missouri Flat Road and Forni Road are paved roadways with established stormwater drainage facilities. Grading permits reviewed by both the County Building Division and Department of Transportation would be required for all grading and site improvements related to the project. Such permit(s) would be required to address any issues or concerns regarding erosion, sediment or stormwater runoff, as needed, consistent with the codes, statutes, policies and regulations described in the regulatory setting. Construction activities would be required to adhere to the El Dorado County Grading, Erosion Control and Sediment Ordinance. This includes the use of BMPs to minimize degradation of water quality during construction. Impacts would be less than significant.
- d. **Pollutant Risk Due To Flood, Tsunami, or Seiche. (No Impact)** The project site is not located in a flood hazard, tsunami, or seiche zone and therefore, there would be no risk of pollutants due to project inundation. There would be no impact.
- e. **Water Quality or Sustainable Groundwater Plans. (Less Than Significant)** There are no identified groundwater basins in western El Dorado County. Therefore, the project site is not subject to a sustainable groundwater management plan. The project site is not subject to any local water quality control plan and not located in proximity to any impaired water bodies regulated under CWA Section 303(d) as described in the regulatory setting. Future development activities would be subject to existing stringent stormwater and water quality regulations as also described in the regulatory setting. For this water quality and sustainable groundwater management category, impacts would be less than significant.

FINDING: The project would be required to address any potential erosion and sediment control. No significant hydrological, water quality or flooding impacts are expected with future development of the project site either directly or indirectly. For this hydrology and water quality category, impacts are anticipated to be less than significant or no impact.

XI. LAND USE PLANNING. <i>Would the project:</i>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact

XI. LAND USE PLANNING. <i>Would the project:</i>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Physically divide an established community?				X
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?				X

Regulatory Setting:

California state law requires that each city and county adopt a general plan "for the physical development of the city and any land outside its boundaries which bears relation to its planning." Typically, a general plan is designed to address the issues facing the city or county for the next 15-20 years. The general plan expresses the community's development goals and incorporates public policies relative to the distribution of future public and private land uses. The El Dorado County General Plan was adopted in 2004. The 2013-2021 Housing Element was adopted in 2013.

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

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

a. **Established Community. (No Impact)** The project site is located within the Diamond Springs and El Dorado Community Region as identified in the General Plan. With the exception of an existing wireless telecommunication facility located to the west of the project site, the project parcel is undeveloped. The project site adjoins existing or proposed commercial uses on commercially-zoned lands along the south and east project boundaries and the project would be compatible with those uses. To the north and west, the project adjoins single-family residential uses. To ensure compatibility with adjacent residential uses, the project has included several architectural and site design features to minimize impacts including building setbacks, landscape screening, earth tone colors, community-compatible building design and downward-directed lighting. Development of the site, including the proposed structure, access driveways and parking would not conflict with the existing land use pattern in the area or physically divide an established community. There would be no impact.

b. **Land Use Consistency. (No Impact)** The project site is located in the General Plan Commercial (C) Land Use Designation. The purpose of the Commercial land use designation is to provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County. The proposed use is consistent with the Commercial land use designation and has been located and designed to be compatible with adjoining land uses. The project is consistent with all General Plan policies applicable to commercial development, including policies adopted for purposes of avoiding or mitigating an environmental effect. The project is also consistent with all applicable Zoning Ordinance regulations and adopted community development standards. There would be no impact.

FINDING: The proposed use is consistent with all applicable General Plan policies, Zoning Ordinance regulations and adopted community development standards, including policies or regulations adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, the project would not conflict with adopted plans, policies or regulations adopted for the purpose of avoiding or mitigating an environmental effect. There would be no impact.

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

Regulatory Setting:

Federal Laws, Regulations, and Policies

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

State Laws, Regulations, and Policies

Surface Mining and Reclamation Act

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

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

Local Laws, Regulations, and Policies

El Dorado County in general is considered a mining region capable of producing a wide variety of mineral resources. Metallic mineral deposits, including gold, are considered the most significant extractive mineral resources. Figure CO-1 in the General Plan (Important Mineral Resource Areas) shows the MRZ-2 areas within the County based on designated Mineral Resource (-MR) overlay areas. The -MR overlay areas are based on mineral resource mapping published in the mineral land classification reports referenced above. The majority of the County’s important mineral resource deposits are concentrated in the western third of the County.

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

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

Discussion: A substantial adverse effect on Mineral Resources would occur if the implementation of the project would: Result in obstruction of access to, and extraction of mineral resources classified MRZ-2x, or result in land use compatibility conflicts with mineral extraction operations.

a-b **Mineral Resources. (No Impact)** The project site has not been delineated in the El Dorado County General Plan as a locally important mineral resource recovery site (2003, Exhibits 5.9-6 and 5.9-7). Review of the California Department of Conservation Geologic Map data showed that the project site is not within a mineral resource zone district. There would be no impact.

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

XIII. NOISE. <i>Would the project result in:</i>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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 applicable standards of other agencies?		X		
b. Generation of excessive groundborne vibration or groundborne noise levels?			X	
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?				X

Regulatory Setting:

State Laws, Regulations, and Policies

California Department of Transportation (Caltrans):

El Dorado County does not currently have adopted standards for groundborne vibration. As a result, the vibration impact criteria developed by the California Department of Transportation (Caltrans) was applied to the project. The Caltrans criteria applicable to damage and annoyance from transient and continuous vibration typically associated with construction activities are presented in Caltrans Tables 1 and 2. Equipment or activities typical of continuous vibration include: excavation equipment, static compaction equipment, tracked vehicles, traffic on a highway, vibratory pile drivers, pile-extraction equipment, and vibratory compaction equipment. Equipment or activities typical of single-impact (transient) or low-rate repeated impact vibration include impact pile drivers, blasting, drop balls, “pogo stick” compactors, and crack-and-seat equipment (California Department of Transportation 2013).

**Caltrans Table 1
 Guideline Vibration Damage Potential Threshold Criteria**

Structure and Condition	Maximum PPV (inches/second)	
	Transient Sources	Continuous/Frequent Intermittent Sources
Extremely fragile historic buildings, ruins, ancient monuments	0.12	0.08
Fragile buildings	0.20	0.10
Historic and some old buildings	0.50	0.25
Older residential structures	0.50	0.30
New residential structures	1.00	0.50
Modern industrial/commercial buildings	2.00	0.50

Note: Transient sources create a single isolated vibration event, such as blasting or drop balls. Continuous/frequent intermittent sources include pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.
 PPV = Peak Particle Velocity
 Source: California Department of Transportation, Transportation and Construction Vibration Guidance Manual (2013).

**Caltrans Table 2
 Guideline Vibration Annoyance Potential Criteria**

Human Response	Maximum PPV (inches/second)	
	Transient Sources	Continuous/Frequent Intermittent Sources
Barely perceptible	0.40	0.01
Distinctly perceptible	0.25	0.04
Strongly perceptible	0.90	0.10
Severe	2.00	0.40

Note: Transient sources create a single isolated vibration event, such as blasting or drop balls. Continuous/frequent intermittent sources include pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.
 PPV = Peak Particle Velocity
 Source: California Department of Transportation, Transportation and Construction Vibration Guidance Manual (2013).

Local Laws, Regulations, and Policies

El Dorado County Zoning Ordinance Noise Thresholds:

In 2015, El Dorado County incorporated General Plan noise level thresholds for both transportation and non-transportation noise sources (El Dorado County General Plan, Public Health, Safety and Noise Element, Tables 6-1 and 6-2) into the Zoning Ordinance (Title 130). These General Plan noise level thresholds were codified as Zoning Ordinance Tables 130.37.060.1 (Noise Level Performance Standards for Noise Sensitive Land Uses Affected by Non-Transportation Sources) and 130.37.060.2 (Noise Level Standards for Noise-Sensitive Land Uses Affected by Transportation Noise Sources). These tables provide maximum allowed noise levels based on time of day, type of sensitive receptor and location within a Community Region, Rural Center or Rural Region as defined in the General Plan.

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

- Result in short-term construction noise that creates noise exposures to surrounding noise sensitive land uses in excess of 60dBA CNEL;
- Result in long-term operational noise that creates noise exposures in excess of 60 dBA CNEL at the adjoining property line of a noise sensitive land use and the background noise level is increased by 3dBA, or more;
- Result in noise levels inconsistent with the performance standards contained in Table 130.37.060.1 and Table 130.37.060.2 of the El Dorado County Zoning Ordinance; or
- Result in project construction activities or proposed onsite operations exposing noise-sensitive receptors to excessive groundborne vibration levels in excess of Caltrans vibration impact criteria;

Table 130.37.060.1 – Noise Level Performance Standards for Noise Sensitive Land Uses Affected by Non-Transportation Sources

Noise Level Descriptor	Daytime 7 a.m. - 7 p.m.		Evening 7 p.m. - 10 p.m.		Night 10 p.m. - 7 a.m.	
	Community Rural Centers	Rural Regions	Community Rural Centers	Rural Regions	Community Rural Centers	Rural Regions
Hourly Leq, dBA	55	50	50	45	45	40
Maximum level, dBA	70	60	60	55	55	50

Table 130.37.060.2 – Noise Level Standards for Noise-Sensitive Land Uses Affected by Transportation Noise Sources

Sensitive Receptor	Outdoor Activity Areas	Interior Spaces	
	Ldn/CNEL, dB	Ldn/CNEL, dB	Leq, dB ¹
Residential	60	45	–
Transient Lodging	60	45	–
Hospitals, Nursing Homes	60	45	–
Theaters, Auditoriums, Music Halls	–	–	35
Churches, Meeting Halls, Schools	60	–	40
Office Buildings	–	–	45
Libraries, Museums	–	–	45
Playgrounds, Neighborhood Parks	70	–	–

Notes

¹ As determined for a typical worst-case hour during periods of use.

- a. **Noise Exposures. (Less Than Significant With Mitigation Incorporated)** With the exception of temporary noise increases resulting from site grading and construction activities, the project will not expose people residing or working in the project area to noise levels in excess of standards established in the General Plan, Zoning Ordinance or applicable thresholds established by other agencies. During project construction, heavy equipment would be used for grading excavation, paving and building construction, which could temporarily increase ambient noise levels at sensitive receptors in excess of established standards. To avoid future impacts resulting from temporary short-term construction noise, implementation of Mitigation Measure NOI-1 (Construction Noise Control Measures), included below, would ensure impacts to noise would be reduced to a less than significant level.

Mitigation Measure NOI-1 (Construction Noise Control Measures):

The following measures shall be incorporated into all project construction activities and shall be noted on all building, grading and improvement plans:

- (1) Noise-generating construction activities shall be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday, and 8:00 a.m. to 5:00 p.m. on weekends and federally-recognized holidays, as required by General Plan Policy 6.5.1.11.
- (2) All noise-producing project equipment and vehicles using internal-combustion engines shall be equipped with manufacturers-recommended mufflers and be maintained in good working condition.
- (3) All mobile or fixed noise-producing equipment used on the project site that are regulated for noise output by a federal, state, or local agency shall comply with such regulations while in the course of project activity.
- (4) Electrically powered equipment shall be used instead of pneumatic or internal combustion-powered equipment, where feasible.
- (5) Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive uses.

- (6) Project area and site access road speed limits shall be established and enforced during the construction period.
- (7) Nearby residences shall be notified of construction schedules so that arrangements can be made, if desired, to limit their exposure to short-term increases in ambient noise levels.

Monitoring Requirement: The Planning Division shall verify Mitigation Measure NOI-1 is noted on all building, grading and improvement plans prior to issuance of building, grading or improvement permits.

Monitoring Responsibility: El Dorado County Planning and Building Department.

- b. **Groundborne Vibration or Groundborne Noise Levels. (Less Than Significant)** Future development construction activities may generate minor short-term groundborne vibration or short-term groundborne noise during project construction. Impacts are anticipated to be less than significant.
- c. **Aircraft Noise. (No Impact)** The project is not located in the vicinity of a private airstrip, public use airport, or lands subject to an airport land use plan. There would be no impact.

FINDING: Short-term construction noise could create a substantial temporary increase in ambient noise levels in the vicinity of the project in excess of standards established in the local General plan, Zoning Ordinance or applicable standards of other agencies. However, incorporation of Mitigation Measure NOI-1 would ensure overall noise exposures are reduced to a less than significant level. Groundborne noise/vibration impacts and impacts resulting from aircraft noise would be less than significant or no impact.

XIV. POPULATION AND HOUSING. <i>Would the project:</i>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Induce substantial unplanned population growth in an area, either directly (i.e., by proposing new homes and businesses) or indirectly (i.e., through extension of roads or other infrastructure)?			X	
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

Regulatory Setting:

No federal or state laws, regulations, or policies apply to population and housing and the proposed project.

Discussion: A substantial adverse effect on Population and Housing would occur if the implementation of the project would:

- Create substantial growth or concentration in population;
- Create a more substantial imbalance in the County’s current jobs to housing ratio; or
- Conflict with adopted goals and policies set forth in applicable planning documents.

- a. **Population Growth (Less Than Significant)** The project site is located in the Diamond Springs and El Dorado Community Region. Community Regions are defined in the General Plan as areas which are appropriate for the highest intensity of self-sustaining compact urban-type development or suburban type

development within the County based on criteria including locations of municipal spheres of influence, availability of infrastructure and public services, major transportation corridors and local travel patterns. The proposed use will be served by existing roads/infrastructure and existing public services. The project site is located adjacent to a major transportation corridor (Missouri Flat Road) and the proposed use will not extend roads or other infrastructure. Therefore, the project would not directly or indirectly induce population growth not previously contemplated under the General Plan. Impacts would be less than significant.

- b. **Housing Displacement. (No Impact)** The project site is zoned for commercial, nonresidential use. No existing persons or housing stock would be displaced by the project. There would be no impact.

FINDING: The project would not directly or indirectly induce population growth not previously contemplated under the General Plan. No existing persons or housing stock would be displaced by the project. For the population and housing category, impacts would be less than significant and no impact.

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

Regulatory Setting:

Federal Laws, Regulations, and Policies

California Fire Code

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

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

- Substantially increase or expand the demand for fire protection and emergency medical services without increasing staffing and equipment to meet the Department’s/District’s goal of 1.5 firefighters per 1,000 residents and 2 firefighters per 1,000 residents, respectively;
- Substantially increase or expand the demand for public law enforcement protection without increasing staffing and equipment to maintain the Sheriff’s Department goal of one sworn officer per 1,000 residents;
- Substantially increase the public school student population exceeding current school capacity without also including provisions to adequately accommodate the increased demand in services;

- Place a demand for library services in excess of available resources;
 - Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
 - Be inconsistent with County adopted goals, objectives or policies.
- a. **Fire Protection. (Less Than Significant)** The Diamond Springs and El Dorado Fire Protection District (Fire District) provides fire protection services to the project area. The project must prepare and adhere to an approved Wildland Fire Safe Plan for emergency vehicle access including roadway widths and turning radii, fire flow and sprinkler requirements, and vehicle ingress/egress. Future development of the project site would result in a minor increase in the demand for fire protection services, but would not prevent the Fire District from meeting its response times for the project or its designated service area. The Fire District would review the project building and grading plans and would only approve such plans if they are in conformance with Fire District conditions of approval. Therefore, impacts would be anticipated to be less than significant.
- b. **Police Protection. (Less Than Significant)** The project site would be served by the El Dorado County Sheriff’s Department (Sheriff’s Department). The nearest sheriff’s station is approximately 1.0 miles from the project site, resulting in minimal response times for service depending on the location of the nearest patrol vehicle. Development of the project may result in a small increase in calls for service but would not be anticipated to significantly impact the Sheriff’s Department’s response times any more than was previously required for other properties in the project vicinity. Impacts would be less than significant.
- c. **Schools. (Less Than Significant)** Due to the nature of the project, the project will not result in a need for significant additional public school services and would not be expected to significantly impact existing school services within the Diamond Springs and El Dorado Community Region. This impact would be less than significant.
- d. **Parks. (Less Than Significant)** Due to the nature of the project, the project would not result in significant increased demands for park facilities and would not be expected to significantly impact existing parks within the vicinity of the project site. This impact would be less than significant.
- e. **Other Government Services. (Less Than Significant)** Due to the scope and nature of the project, the project could create minor increases in demand for some specific government services (e.g. ambulance, County health services, etc.). However, due to the project’s location near U.S. Highway 50 and within close proximity to local government agencies, including the County Health and Human Services Agency, the project is not anticipated to significantly affect existing levels of service for other government services. This impact is anticipated to be less than significant.

FINDING: The project would not result in a significant increase in demand for public services. For this Public Services category, impacts would be less than significant.

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

Regulatory Setting:

National Trails System

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

The National Trails System includes four classes of trails:

1. National Scenic Trails (NST) provide outdoor recreation and the conservation and enjoyment of significant scenic, historic, natural, or cultural qualities. The Pacific Coast Trail falls under this category. The PCT passes through the Desolation Wilderness area along the western plan area boundary.
2. National Historic Trails (NHT) follow travel routes of national historic significance. The National Park Service has designated two National Historic Trail (NHT) alignments that pass through El Dorado County, the California National Historic Trail and the Pony Express National Historic Trail. The California Historic Trail is a route of approximately 5,700 miles including multiple routes and cutoffs, extending from Independence and Saint Joseph, Missouri, and Council Bluffs, Iowa, to various points in California and Oregon. The Pony Express NHT commemorates the route used to relay mail via horseback from Missouri to California before the advent of the telegraph.
3. National Recreation Trails (NRT) are in, or reasonably accessible to, urban areas on federal, state, or private lands. In El Dorado County there are 5 NRTs.

State Laws, Regulations, and Policies

The California Parklands Act

The California Parklands Act of 1980 (Public Resources Code Section 5096.141-5096.143) recognizes the public interest for the state to acquire, develop, and restore areas for recreation and to aid local governments to do the same. The California Parklands Act also identifies the necessity of local agencies to exercise vigilance to see that the parks, recreation areas, and recreational facilities they now have are not lost to other uses.

The California state legislature approved the California Recreational Trail Act of 1974 (Public Resources Code Section 2070-5077.8) requiring that the Department of Parks and Recreation prepare a comprehensive plan for California trails. The California Recreational Trails Plan is produced for all California agencies and recreation providers that manage trails. The Plan includes information on the benefits of trails, how to acquire funding, effective stewardship, and how to encourage cooperation among different trail users.

The 1975 Quimby Act (California Government Code Section 66477) requires residential subdivision developers to help mitigate the impacts of property improvements by requiring them to set aside land, donate conservation easements, or pay fees for park improvements. The Quimby Act gave authority for passage of land dedication ordinances to cities and counties for parkland dedication or in-lieu fees paid to the local jurisdiction. Quimby exactions must be roughly proportional and closely tied (nexus) to a project's impacts as identified through traffic studies required by CEQA. The exactions only apply to the acquisition of new parkland; they do not apply to the physical development of new park facilities or associated operations and maintenance costs.

The County implements the Quimby Act through §16.12.090 of the County Code. The County Code sets standards for the acquisition of land for parks and recreational purposes, or payments of fees in lieu thereof, on any land subdivision. Other projects, such as ministerial residential or commercial development, could contribute to the demand for park and recreation facilities without providing land or funding for such facilities.

Local Laws, Regulations, and Policies

The 2004 El Dorado County General Plan Parks and Recreation Element establishes goals and policies that address needs for the provision and maintenance of parks and recreation facilities in the county, with a focus on providing recreational opportunities and facilities on a regional scale, securing adequate funding sources, and increasing tourism

and recreation-based businesses. The Recreation Element describes the need for 1.5 acres of regional parkland, 1.5 acres of community parkland, and 2 acres of neighborhood parkland per 1,000 residents. Another 95 acres of park land are needed to meet the General Plan guidelines.

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

- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents;
- Substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur, or
- Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

a-b. **Parks and Recreational Services:** The project does not include any increase in permanent population that would contribute to increased demand on recreation facilities or contribute to increased use of existing facilities such that physical deterioration of the facility would occur. Impacts to recreation would be less than significant.

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

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

Regulatory Setting:

Federal Laws, Regulations, and Policies

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

State Laws, Regulations, and Policies

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

Local Laws, Regulations, and Policies

According to the transportation element of the County General Plan, and as specified in Policy TC-Xd (traffic levels of service), Level of Service (LOS) for County-maintained roads and state highways within the unincorporated areas of

the county shall not be worse than LOS E in the Community Regions or LOS D in the Rural Centers and Rural Regions. Level of Service is defined in the latest edition of the Highway Capacity Manual (Transportation Research Board, National Research Council). There are some roadway segments that are excepted from these standards and are allowed to operate at LOS F, although none of these are located in the Lake Tahoe Basin. According to Policy TC-Xe, “worsen” is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project:

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

Further, according to Policy TC-Xa (planning and implementation of roadway improvements with new development), traffic from residential development projects of five or more units or parcels of land shall not result in, or worsen, Level of Service F (gridlock, stop-and-go) traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county. This policy also requires that, prior to approval of a residential development project of five or more units or parcels of land, the County make a finding of consistency with this policy. If this finding cannot be made, then the County shall not approve the project in order to protect the public’s health and safety as provided by state law to assure that safe and adequate roads and highways are in place as such development occurs.

Note that pursuant to Public Resources Code Section 21099 and CEQA Guidelines Section 15064.3, LOS may not be used to determine a significant transportation impact under CEQA. Beginning on July 1, 2020, vehicle miles travelled (VMT) shall be the preferred methodology for determining the transportation effects of a project. Therefore, LOS analysis is provided below, and this analysis includes an interim qualitative discussion of VMT, pending the formal adoption of VMT guidelines by El Dorado County.

Discussion: The Transportation and Circulation Policies contained in the County General Plan establish a framework for review of thresholds of significance and identification of potential impacts of new development on the County’s road system. These policies are enforced by the application of the Transportation Impact Study (TIS) Guidelines, the County Design and Improvements Standards Manual, and the County Encroachment Ordinance, with review of individual development projects by the Department of Transportation. An adverse effect to transportation would occur if the implementation of the project would:

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

a. **Consistency With Applicable Circulation Programs, Plans, Policies or Ordinances. (Less Than Significant)** The project would be consistent with all applicable transportation-related General Plan policies, including policies addressing traffic Levels Of Service (LOS), as described above in the Regulatory Setting. Based on a March, 2020 Traffic Impact Study (TIS) completed by Kear Transportation Planning and Management (Appendix C), the project would not reduce traffic LOS in the project vicinity below the thresholds established by General Plan policy. Impacts would be less than significant.

b. **CEQA Guidelines Section 15064.3, Subdivision (b). (Less Than Significant)** Current direction regarding methods to identify VMT and comply with state requirements is provided by the California Governor’s Office of Planning and Research (OPR) December 2018 publication, Technical Advisory on Evaluating Transportation Impacts in CEQA. This advisory contains technical recommendations regarding assessment of VMT, thresholds of significance, and mitigation measures. On March 2, 2020, the Kear Transportation Planning and Management Incorporated consulting firm (Kear Incorporated) conducted a qualitative VMT analysis of the project (Appendix D). The qualitative analysis supports a finding that project VMT impacts are anticipated to be less-than-significant, and that a technical study should not be required.

The less-than-significant finding is based on two qualitative assessments:

Test 1 –Evidence that the project is anticipated to shorten trips and thereby reduce VMT.

EDCHC is an existing 501(c)(3) clinic non-profit health center serving Placerville, and El Dorado County. The proposed project consolidates and expands existing offices.

- The proposed EDCHC project is anticipated to “capture” trips that would otherwise be anticipated to be longer, likely accessing Sacramento rather than Diamond Springs.
- The proposed EDCHC project is within 1000 feet of the Missouri Flat Transit Center, the most significant transit center in El Dorado County. The proposed project has excellent access to transit.

Based on the shorter trip lengths and transit access, the EDCHC project is anticipated to reduce VMT and have a less-than-significant impact

Test 2 – OPR Presumption of Less-Than-Significant Impacts Near Transit Stations

Proposed CEQA Guideline Section 15064.3, subdivision (b)(1), states that lead agencies generally should presume that certain projects (including residential, retail, and office projects, as well as projects that are a mix of these uses) proposed within a half mile of an existing major transit stop

1 or an existing stop along a high-quality transit corridor² will have a less-than-significant impact on VMT. The Missouri Flat Transit Center, located less than 1000 feet from the project, accommodates five or more fixed route buses per hour between 6AM and 7PM and would qualify Missouri Flat Road as a high-quality transit corridor.

Lacking other reasons to think that the project would produce significant amounts of VMT it is reasonable to presume the EDCHC project would have a less-than-significant impact.

Finding

THE EDCHC Project is located on a high-quality transit corridor and is anticipated to reduce VMT. Based on OPR guidance and evidence that the project is anticipated to shorten trips and thereby reduce VMT, it is anticipated to have a less-than-significant VMT impact.

- c. **Design Hazards. (Less Than Significant)** The project is not anticipated to increase traffic hazards due to design features or incompatible uses. Primary access would be provided via a 60-foot long, 25-foot wide driveway from the east parcel boundary through an existing commercial shopping center, currently occupied by Walgreens and Goodwill stores. Secondary access would be provided by a 150 foot-long, 25-foot wide access driveway from the south side of Missouri Flat Road. Emergency vehicular access would be provided via a 25-foot wide gated driveway on the south side of Missouri Flat Road, approximately 120 feet west of the primary access driveway. On-site circulation will be provided via internal driveways to access the proposed structure. Both The Diamond Springs and El Dorado Fire Protection District (Fire District) and the Department of Transportation reviewed the project plans for access issues or concerns and determined, with incorporation of standard conditions of approval, that the project would not present any roadway hazards or affect road safety. Impacts would be less than significant.
- d. **Emergency Access. (Less Than Significant)** The project was reviewed by the Department of Transportation and the Fire District to ensure that adequate access would be provided to meet Fire Safe Standards and that all on-site and off-site access conforms to the County Design Improvement Standards Manual. With the inclusion of standard conditions of approval from DOT and the Fire Department, impacts would be less than significant.

FINDING: The project would not conflict with applicable General Plan policies regarding effective operation of the County circulation system. The project would not conflict with the requirements of CEQA Guidelines Section 15064.3, Subdivision (b) regarding project-related VMT. Further, the project would not create any road hazards or affect road safety and would not result in inadequate emergency access. For this Transportation category, the threshold of significance would not be exceeded and impacts would be less than significant.

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

Regulatory Setting:

Federal Laws, Regulations, and Policies

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

State Laws, Regulations, and Policies

Assembly Bill (AB) 52

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

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

- a. Sites, features, places, cultural landscapes, sacred places and objects with cultural value to a California Native American tribe that are either of the following:
 - a. Included or determined to be eligible for inclusion in the California Register of Historical Resources; or
 - b. Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
- 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 Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

TCRs are further defined under Section 21074 as follows:

- b. A cultural landscape that meets the criteria of subdivision (a) is a TCR to the extent that the landscape is geographically defined in terms of the size and scope of the landscape; and

- c. A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a “nonunique archaeological resource” as defined in subdivision (h) of Section 21083.2 may also be a TCR if it conforms with the criteria of subdivision (a).

Mitigation measures for TCRs must be developed in consultation with the affected California Native American tribe pursuant to newly chaptered Section 21080.3.2, or according to Section 21084.3. Section 21084.3 identifies mitigation measures that include avoidance and preservation of TCRs and treating TRCs with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource.

Discussion:

In general, significant impacts are those that diminish the integrity, research potential, or other characteristics that make a TCR significant or important. To be considered a TCR, a resource must be either: (1) listed, or determined to be eligible for listing, on the national, state, or local register of historic resources, or: (2) a resource that the lead agency chooses, in its discretion, to treat as a TCR and meets the criteria for listing in the state register of historic resources pursuant to the criteria set forth in Public Resources Code Section 5024.1(c). A substantial adverse change to a TCR would occur if the implementation of the project would:

- Disrupt, alter, or adversely affect a TCR such that the significance of the resource would be materially impaired

a,b. **Tribal Cultural Resources. (Less than Significant)**

Cultural resources analysis includes the potential for discovery and disturbance of tribal cultural resources.

The United Auburn Indian Community of the Auburn Rancheria (UAIC), the El Dorado County Wopumnes Nisenan-Mewuk Nation, the Colfax-Todds Valley Consolidated Tribe, the Wilton Rancheria, the Washoe Tribe of Nevada and California, the Ione Band of Miwok Indians, the Nashville-El Dorado Miwok, and the Shingle Springs Band of Miwok Indians (SSBMI) were notified of the proposed project and given access to all project documents.

No other tribe had requested to be notified of the proposed projects for consultation in the project area at the time. In response to a consultation request from the SSBMI on January 13, 2020, the project’s cultural resources study was electronically submitted to the SSBMI on January 31, 2020.

In July, 2019, an intensive cultural resources study was conducted on the project site by Historic Resource Associates for significant prehistoric or historic archaeological sites, features, or artifacts and the study found no evidence of tribal cultural resources on or adjacent to the project site. Further, the geographic area of the project site is not known to contain any resources listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as designed in Public Resources Code section 5020.1(k), or considered significant by a California Native American tribe. According to the North Central Information Center (NCIC), there have been four previous cultural resource surveys conducted within 0.25 miles of the project parcel. Review of these previous surveys indicates no prehistoric-period resources were previously identified within 0.25 miles of the project parcel. Impacts to tribal cultural resources would be less than significant.

FINDING: The project would not cause a substantial adverse change to a TCR and impacts to this Tribal Cultural Resources category would be less than significant.

XIX. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
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?			X	
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				X

Regulatory Setting:

Federal Laws, Regulations, and Policies

Energy Policy Act of 2005

The Energy Policy Act of 2005, intended to reduce reliance on fossil fuels, provides loan guarantees or tax credits for entities that develop or use fuel-efficient and/or energy efficient technologies (USEPA, 2014). The act also increases the amount of biofuel that must be mixed with gasoline sold in the United States (USEPA, 2014).

State Laws, Regulations, and Policies

California Integrated Waste Management Act of 1989

The California Integrated Waste Management Act of 1989 (Public Resources Code, Division 30) requires all California cities and counties to implement programs to reduce, recycle, and compost wastes by at least 50 percent by 2000 (Public Resources Code Section 41780). The state, acting through the California Integrated Waste Management Board (CIWMB), determines compliance with this mandate. Per-capita disposal rates are used to determine whether a jurisdiction's efforts are meeting the intent of the act.

California Medical Waste Management Act (1990)

The California Medical Waste Management Act (WWMA) was adopted in 1990 to regulate the generation, handling, storage, treatment and disposal of medical waste. The WWMA provides the authority for the California Department of Environmental Health (DEH) to issue permits and enforce regulations at facilities such as hospitals, skilled nursing facilities, biotech facilities and medical clinics and offices that generate medical waste.

California Solid Waste Reuse and Recycling Access Act of 1991

The California Solid Waste Reuse and Recycling Access Act of 1991 (Public Resources Code Sections 42900-42911) requires that all development projects applying for building permits include adequate, accessible areas for collecting and loading recyclable materials.

California Integrated Energy Policy

Senate Bill 1389, passed in 2002, requires the California Energy Commission (CEC) to prepare an Integrated Energy Policy Report for the governor and legislature every 2 years (CEC 2015a). The report analyzes data and provides policy recommendations on trends and issues concerning electricity and natural gas, transportation, energy efficiency, renewable energy, and public interest energy research (CEC 2015a). The 2014 Draft Integrated Energy Policy Report Update includes policy recommendations, such as increasing investments in electric vehicle charging infrastructure at workplaces, multi-unit dwellings, and public sites (CEC 2015b).

Title 24–Building Energy Efficiency Standards

Title 24 Building Energy Efficiency Standards of the California Building Code are intended to ensure that building construction, system design, and installation achieve energy efficiency and preserve outdoor and indoor environmental quality (CEC 2012). The standards are updated on an approximately 3-year cycle. The 2013 standards went into effect on July 1, 2014.

Urban Water Management Planning Act

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

Other Standards and Guidelines

Leadership in Energy & Environmental Design

Leadership in Energy & Environmental Design (LEED) is a green building certification program, operated by the U.S. Green Building Council (USGBC) that recognizes energy efficient and/or environmentally friendly (green) components of building design (USGBC, 2015). To receive LEED certification, a building project must satisfy prerequisites and earn points related to different aspects of green building and environmental design (USGBC, 2015). The four levels of LEED certification are related to the number of points a project earns: (1) certified (40–49 points), (2) silver (50–59 points), (3) gold (60–79 points), and (4) platinum (80+ points) (USGBC, 2015). Points or credits may be obtained for various criteria, such as indoor and outdoor water use reduction, and construction and demolition (C&D) waste management planning. Indoor water use reduction entails reducing consumption of building fixtures and fittings by at least 20% from the calculated baseline and requires all newly installed toilets, urinals, private lavatory faucets, and showerheads that are eligible for labeling to be WaterSense labeled (USGBC, 2014). Outdoor water use reduction may be achieved by showing that the landscape does not require a permanent irrigation system beyond a maximum 2.0-year establishment period, or by reducing the project's landscape water requirement by at least 30% from the calculated baseline for the site's peak watering month (USGBC, 2014). C&D waste management points may be obtained by diverting at least 50% of C&D material and three material streams, or generating less than 2.5 pounds of construction waste per square foot of the building's floor area (USGBC, 2014).

Discussion: A substantial adverse effect on Utilities and Service Systems would occur if the implementation of the project would:

- Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects;
- Demonstrate insufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years;

- Result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments;
 - 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; or
 - Not comply with federal, state, and local management and reduction statutes and regulations related to solid waste.
- a. **New, Relocated or Expanded Utility and Stormwater Infrastructure. (Less Than Significant)** The project will be served by public water and sewer and the service provider, the El Dorado Irrigation District (EID), has provided a “will serve” letter documenting sufficient existing capacity to serve the project. Electricity would be provided by Pacific Gas and Electric (PG&E) and PG&E has determined there would be adequate existing infrastructure and facilities to serve the project. The project would connect to the existing stormwater collection system, and would include an on-site retention basin to the northeast of the parking lot. Impacts to utilities and service systems would be less than significant.
- b-c. **Sufficient Water and Wastewater Capacity. (No Impact)** EID will provide water and wastewater service to the project. EID has determined there will be adequate water supply and wastewater capacity to serve the project. There would be no impact.
- d. **Solid Waste Disposal and Requirements. (Less Than Significant)** El Dorado Disposal distributes municipal solid waste to the Potrero Hills Landfill, located at 3675 Potrero Hills Lane in Suisun City. This landfill handles several different types of waste including agricultural, ash, construction and demolition, industrial, mixed municipal, sludge, and tires. Pursuant to EMD Solid Waste Division staff, this facility has sufficient capacity to serve the County. Recyclable materials are distributed to a facility in Benicia and green wastes are sent to a facility in Sacramento. County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting and loading of solid waste and recyclables Onsite solid waste collection would be handled through the local waste management contractor. The project proposes a covered trash enclosure, located adjacent to the easternmost parking lot. The proposed trash enclosure would be used for both solid waste disposal and for storage and collection of paper, cardboard, glass, plastics, and metals. Impacts would be less than significant.
- e. **Compliance with federal, state, and local solid waste statutes and regulations. (No Impact)** The project would generate solid waste primarily associated with office and medical uses as well as temporary construction-related waste from grading, clearing, and erecting buildings. Future development and construction activities related to project approval would follow all relevant federal, state, and local statutes and regulations associated with collection and disposal of waste generated at the site. Medical waste generated at the site would be required to comply with the stringent standards of the California Medical Waste Management Act as described in the regulatory setting. Therefore, there would be no impact related to violation of applicable solid waste laws and regulations.

FINDING: No significant utility and service system impacts would be expected with the project, either directly or indirectly. For this Utilities and Service Systems category, impacts would be less than significant or no impact.

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

Regulatory Setting

Federal Laws, Regulations and Policies

State Laws, Regulations and Policies

California Department of Forestry and Fire Protection Wildland Fire Management

The Office of the State Fire Marshal and the California Department of Forestry and Fire Protection (CAL FIRE) administer state policies regarding wildland fire safety. Construction contractors must comply with the following requirements in the Public Resources Code during construction activities at any sites with forest-, brush-, or grass-covered land:

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

Local Laws, Regulations and Policies

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

Ordinance also establishes limits on campfires, fireworks, smoking, and incinerators for all discretionary and ministerial developments.

El Dorado County General Plan

The General Plan includes standards intended to minimize the risk of wildfire. They are found under Objective 6.2.3 and include the following policies:

- Policy 6.2.2.1: Fire Hazard Severity Zone Maps shall be consulted in the review of all projects so that standards and mitigation measures appropriate to each hazard classification can be applied. Land use densities and intensities shall be determined by mitigation measures in areas designated as high or very high fire hazard:
- Policy 6.2.2.2: The County shall preclude development in areas of high and very high wildland fire hazard or in areas identified as “urban wildland interface communities within the vicinity of Federal lands that are a high risk for wildfire,” as listed in the Federal Register of August 17, 2001, unless such development can be adequately protected from wildland fire hazard, as demonstrated in a Fire Safe Plan prepared by a Registered Professional Forester (RPF) and approved by the local Fire Protection District and/or California Department of Forestry and Fire Protection:
- Policy 6.2.3.1: As a requirement for approving new development, the County must find, based on information provided by the applicant and the responsible fire protection district that, concurrent with development, adequate emergency water flow, fire access, and firefighting personnel and equipment will be available in accordance with applicable State and local fire district standards:
- Policy 6.2.3.2: As a requirement of new development, the applicant must demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area:
- Policy 6.2.3.4: All new development and public works projects shall be consistent with applicable State Wildland Fire Standards and other relevant State and federal fire requirements:
- Policy 6.2.4.1: Discretionary development within high and very high fire hazard areas shall be conditioned to designate fuel break zones that comply with fire safe requirements to benefit the new and, where possible, existing development:
- Policy 6.2.4.2: The County shall cooperate with the California Department of Forestry and Fire Protection and local fire protection districts to identify opportunities for fuel breaks in zones of high and very high fire hazard either prior to or as a component of project review: and
- Policy 6.2.5.1: The County shall cooperate with the U.S. Forest Service, California Department of Forestry and Fire Protection, and local fire districts in fire prevention education programs.

El Dorado County Grading, Erosion and Sediment Control Ordinance (Chapter 110.14 of the County Ordinance Code)

Chapter 110.14 is enacted to regulate grading within the unincorporated area of El Dorado County to safeguard life, limb, health, property and public welfare; to avoid pollution of watercourses; and to ensure that the intended use of a graded site is consistent with the El Dorado County General Plan, any Specific Plans adopted thereto, the adopted Storm Water Management Plan, California Fire Safe Standards and applicable El Dorado County ordinances including the Zoning Ordinance (Title 130 of the County Ordinance Code) and the California Building Code. In addition to standard permitting requirements for grading/soil disturbance activities, this Chapter also provides allowances for emergency work, including grading activities to protect life or property or to implement necessary erosion control measures as a result of emergency situations. The Chapter also provides for approval of plans and inspection of grading construction. This ordinance does not supersede or otherwise preempt any applicable local, state, or federal law or regulation, but provides for additional regulation of soil disturbance at a local level.

Discussion: A substantial adverse effect from wildfire-related hazards would occur if implementation of the project would:

- Substantially impair an adopted emergency response plan or emergency evacuation plan;
- 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;

- Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or
 - 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.
- a. **Emergency Response Planning. (Less Than Significant)** Construction and use of the project site resulting from project approval would not impair implementation of, or interfere with, the County Multi-Jurisdictional Hazard Mitigation Plan. Adequate road design for emergency vehicle access and private vehicle evacuation would be provided as required under General Plan Policy 6.2.3.2 and Diamond Springs and El Dorado Fire Protection District (Fire District) standard conditions of approval. This impact would be less than significant.
- b. **Site-Specific Wildfire Risks. (Less Than Significant)** The project site is in an area of high fire hazard for wildland fire pursuant to Figure 5.8-4 of the 2004 General Plan Draft EIR. The El Dorado County General Plan Safety Element precludes development in areas of high wildland fire hazard unless such development can be adequately protected from wildland fire hazards as demonstrated in a site-specific Fire Safe Plan prepared by a Registered Professional Forester (RPF) and approved by the local Fire Protection District and/or California Department of Forestry and Fire Protection. The Fire District reviewed the project plans and had no significant site-specific concerns regarding wildland fire hazards. However, due to the project's location within a high fire hazard area, the Fire District recommended a District-approved Fire Safe Plan be developed, implemented and maintained as a condition of approval to ensure both long-term and short-term protection from wildland fire hazards. As proposed and conditioned, impacts to site-specific wildfire risks would be less than significant.
- c. **Fire Safety Infrastructure Impacts. (Less Than Significant)** The Fire District reviewed the project and determined that, as proposed and conditioned, the project would not require installation or maintenance of fire safety infrastructure that could exacerbate fire risk. Impacts would be less than significant.
- d. **Exposure to Post-Fire Risks Including Drainage/Hydrologic Changes, Runoff or Slope Instability. (Less Than Significant)** The project site consists of gently sloping lands with well drained soils with low potential for significant post-fire erosion, hydrologic changes, or slope instability. Future development resulting from project approval, including residential building and grading permits, would be required to comply with the County Grading, Erosion and Sediment Control Ordinance as described in the Regulatory Setting. Therefore, it is not expected that the project would expose people or structures to post-fire risks including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Impacts would be less than significant.

Findings: For categories a-d, existing state and local regulations for emergency response planning, site-specific fire-safe planning, and erosion and sediment control would ensure that impacts remain less than significant.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Have the potential to 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 a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			X	
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Discussion:

- a. **Significant Irreversible Environmental Changes. (Less Than Significant)** No substantial evidence contained in the project record has been found that would indicate that this project would have the potential to significantly degrade the quality of the environment. As conditioned or mitigated, and with adherence to County permit requirements, this project would not have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of California history, pre-history, or tribal cultural resources. Any impacts from the project would be less than significant due to the design of the project and required standards that would be implemented with the grading and building permit process and/or any required project specific improvements on or off the project site.
- b. **Cumulative Impacts. (Less Than Significant)** Cumulative impacts are defined in Section 15355 of the California Environmental Quality Act (CEQA) Guidelines as *two or more individual effects, which when considered together, would be considerable or which would compound or increase other environmental impacts.*

The project would not involve development or changes in land use that would result in an excessive increase in population growth. The project would not result in increased demand for schools, parks or other infrastructure services. The project is not anticipated to contribute substantially to increased traffic in the area and the project would not require an increase in the wastewater treatment capacity of the County. Due to the location of the project, proposed uses, and/or site-specific environmental conditions which have been disclosed in the Project Description and analyzed in Items I through XXI, there would be no significant impacts anticipated related to agriculture resources, air quality, biological resources, cultural resources, geology/soils, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, traffic/transportation, or utilities/service systems that would combine with similar effects

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

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

- c. **Significant and Unavoidable Impacts Which Cannot Be Avoided. (Less Than Significant)** Based on the discussion contained in this document, no potentially significant impacts to human beings are anticipated to occur with respect to potential project impacts. Anticipated site development or physical changes would require review and permitting through the County. Adherence to standard conditions of approval would be expected to reduce potential impacts to a less than significant level.

FINDINGS: The project would not result in significant environmental impacts. The project would not exceed applicable environmental standards, nor significantly contribute to cumulative environmental impacts.

INITIAL STUDY ATTACHMENTS

Attachment 1Project Figures
.....**Figure 1** Project Location Map
.....**Figure 2** Project Site Plan
.....**Figure 3** Project Architectural Elevations
.....**Figure 4** Project Signage Plan

Appendix A Air Quality/GHG Data

Appendix A1 El Dorado County AQMD Review of Project GHG Data

Appendix B Environmental Noise and Vibration Assessment

Appendix C El Dorado County Community Health Center Traffic Impact Study (TIS)

Appendix C1 El Dorado County Community Health Center TIS Technical Appendices

Appendix D El Dorado County Community Health Center Qualitative VMT Memorandum

SUPPORTING INFORMATION SOURCE LIST

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ATTACHMENT 1 FIGURES