

**CAMERON ESTATES  
COMMUNITY SERVICES DISTRICT**

**Deubel Property Annexation  
Initial Study/Mitigated Negative Declaration**

**October 2017**



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***INITIAL STUDY / MITIGATED NEGATIVE DECLARATION***

***October 2017***

**A. BACKGROUND**

1. Project Title: Deubel Property Annexation
2. Lead Agency Name and Address: Cameron Estates Community Services District  
P.O. Box 171  
Shingle Springs, CA 95682
3. Contact Person and Phone Number: Karen Moonitz  
General Manager  
(530) 677-5889  
cecsd@att.net
4. Project Location: South of Native Lane, West of Deer Creek Road  
El Dorado County, CA  
Assessor's Parcel Number 109-010-03
5. Project Sponsor's Name and Address: George Deubel  
Deubel Enterprises  
P.O. Box 4257  
El Dorado Hills, CA 95762
6. Existing General Plan Designation: Low Density Residential (LDR)
7. Existing Zoning Designation: Residential Estate, 5-acre (RE-5)
8. Project Description Summary:

The Deubel Property Annexation project (proposed project) consists of annexation of a 40-acre property into the Cameron Estates Community Services District (CECSD). The proposed project site is located in unincorporated El Dorado County, California, approximately one mile south of the Cameron Park community. Access to the property is provided by Native Lane. The proposed project does not include a specific development proposal at this time. Any future residential development would require discretionary approvals from El Dorado County. The proposed annexation would maintain the existing County General Plan land use designation and zoning designation for the site. Annexation of the project site into the CECSD would be subject to approval by the El Dorado Local Agency Formation Commission (El Dorado LAFCo).

**B. SOURCES**

It should be noted that all the technical reports and modeling results used for the purposes of this analysis are available upon request from the CECSO at the contact information listed above under Item A.3. The following documents are referenced information sources utilized for the analysis within this Initial Study/Mitigated Negative Declaration (IS/MND):

1. CAL FIRE. El Dorado County Fire Hazard Severity Zone Map. March 12, 2009.
2. California Air Pollution Control Officers Association. *California Emissions Estimator Model Version 2016.3.1*. September 2016.
3. California Department of Conservation. *Mineral Lands Classification Data Portal*. Available at: <http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>. Accessed August 7, 2017.
4. California Department of Toxic Substances Control. Hazardous Waste and Substances Site List. Available at: [http://www.dtsc.ca.gov/SiteCleanup/Cortese\\_List.cfm](http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm). Accessed August 7, 2017.
5. California Geological Survey. *Earthquake Shaking Potential for California*. 2008. Available at: [http://www.conservation.ca.gov/cgs/information/publications/ms/Documents/MS48\\_revised.pdf](http://www.conservation.ca.gov/cgs/information/publications/ms/Documents/MS48_revised.pdf). Accessed August 7, 2017.
6. California Geological Survey. *Information Warehouse: Landslides*. Available at: <http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>. Accessed August 7, 2017.
7. Department of Conservation. *El Dorado County Important Farmland Map 2014*. May 2016.
8. El Dorado County Air Pollution Control District. *Guide to Air Quality Assessment*. February 2002.
9. El Dorado County Air Pollution Control District. *Guide to Air Quality Assessment: Determining Significance of Air Quality Impacts Under the California Environmental Quality Act*. February 2002.
10. El Dorado County Airport Land Use Commission. El Dorado County Airport Land Use Compatibility Plan, Cameron Airpark Airport, Georgetown Airport, Placerville Airport. Adopted June 28, 2012.
11. El Dorado County. *Code of Ordinances*. Updated August 31, 2016.
12. El Dorado County. *El Dorado County General Plan Environmental Impact Report*. July 2004.

13. El Dorado County. *El Dorado County General Plan*. Adopted July 2004.
14. El Dorado County. *El Dorado County Multi-Jurisdictional Hazard Mitigation Plan*. November 2004.
15. El Dorado County. *Integrated Natural Resources Management Plan – Phase I, Final Wildlife Movement and Corridors Report*. December 7, 2010.
16. El Dorado County Local Agency Formation Commission. *Policies and Guidelines*. Revised June 28, 2017.
17. El Dorado Irrigation District. 2015 Urban Water Management Plan. Adopted June 27, 2016.
18. El Dorado Transit. *System Map*. Available at: <http://eldoradotransit.com/>. Accessed August 7, 2017.
19. FEMA. Flood Insurance Rate Map, Map Number 06017C0750E. Effective September 26, 2008.
20. Native American Heritage Commission. *Deubel Property Annexation, Shingle Springs, El Dorado County*. August 18, 2017.
21. Sacramento Metropolitan Air Quality Management District. *CEQA Guide December 2009, SMAQMD Operational Screening Levels*. Revised December 2016.
22. State Water Resources Control Board. GeoTracker. Available at: <http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=shingle+springs>. Accessed August 7, 2017.

**C. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is “Less Than Significant with Mitigation Incorporated” as indicated by the checklist on the following pages.

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Aesthetics                                | <input type="checkbox"/> Agriculture and Forest Resources     | <input type="checkbox"/> Air Quality                   |
| <input checked="" type="checkbox"/> Biological Resources           | <input checked="" type="checkbox"/> Cultural Resources        | <input checked="" type="checkbox"/> Geology and Soils  |
| <input type="checkbox"/> Greenhouse Gas Emissions                  | <input type="checkbox"/> Hazards and Hazardous Materials      | <input type="checkbox"/> Hydrology and Water Quality   |
| <input type="checkbox"/> Land Use and Planning                     | <input type="checkbox"/> Mineral Resources                    | <input type="checkbox"/> Noise                         |
| <input type="checkbox"/> Population and Housing                    | <input type="checkbox"/> Public Services                      | <input type="checkbox"/> Recreation                    |
| <input checked="" type="checkbox"/> Transportation and Circulation | <input checked="" type="checkbox"/> Tribal Cultural Resources | <input type="checkbox"/> Utilities and Service Systems |
| <input type="checkbox"/> Mandatory Findings of Significance        |   |  |

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**D. DETERMINATION**

On the basis of this initial study:

- 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 applicant. 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” on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Karen Moonitz  
Signature

Karen Moonitz, General Manager  
Printed Name

November 16, 2017  
Date

Cameron Estates Community Services District  
For

## E. INTRODUCTION AND BACKGROUND

This IS/MND identifies and analyzes the potential environmental impacts of the proposed project. The information and analysis presented in this document are organized in accordance with the order of the California Environmental Quality Act (CEQA) checklist in Appendix G of the CEQA Guidelines. If the analysis provided in this document identifies potentially significant environmental effects of the project, mitigation measures that shall be applied to the project are prescribed.

The mitigation measures prescribed for environmental effects described in this Initial Study will be implemented in conjunction future tentative map approvals should such approvals be subsequently obtained through El Dorado County. The mitigation measures will be incorporated into any future project through project conditions of approval.

On July 19, 2004, the El Dorado County Board of Supervisors adopted a General Plan<sup>1</sup> and General Plan Environmental Impact Report (EIR)<sup>2</sup> for the County. The General Plan EIR is a program EIR, prepared pursuant to Section 15168 of the CEQA Guidelines (Title 14, California Code of Regulations, Sections 15000 *et seq.*). The General Plan EIR analyzed full implementation of the General Plan and identified measures to mitigate the significant adverse impacts associated with the General Plan. This IS/MND evaluates the potential annexation of the project site into the CECSO and potential future residential development consistent with the site's General Plan land use and zoning designations. Therefore, in accordance with Section 15152 of the CEQA Guidelines (Section 21083.3 of the Public Resources Code), this IS/MND will tier from the previously certified EIR (SCH# 2001082030) prepared for the County's General Plan. The County's General Plan and General Plan EIR are available for review on the County's website.<sup>3</sup>

The following discussions provide background information related to the CECSO and the circumstances of the proposed annexation.

### Cameron Estates Community Services District

The CECSO was formed on August 26, 1969 by authorization of the El Dorado County Board of Supervisors (Resolution # 309-69). Initial boundaries of the CECSO have been amended since the initial formation of the CECSO, most recently by the El Dorado LAFCo in 1989. Originally formulated under the 1911-13 Land Improvement Assessment Bond Act, the CECSO is currently operated under State regulations designated as the Community Service District Law, Sections 61000 through 61936 of the Government Code of the State of California.

Pursuant to Government Code Section 61060(b), the CECSO has the authority to adopt and enforce rules and regulations for the administration, operation, use, and maintenance of the CECSO's facilities, including roads. Per Government Code Sections 61100(l) and 61103(a), the CECSO has the same authority as a county to acquire, construct, improve and maintain such roads. In addition, the CECSO has the authority to establish fees for the use of roadways within the CECSO.

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<sup>1</sup> El Dorado County. *El Dorado County General Plan*. Adopted July 2004.

<sup>2</sup> El Dorado County. *El Dorado County General Plan Environmental Impact Report*. July 2004.

<sup>3</sup> El Dorado County. *Planning Services: County of El Dorado Adopted General Plan*. Available at [https://www.edcgov.us/Government/Planning/pages/Adopted\\_General\\_Plan.aspx](https://www.edcgov.us/Government/Planning/pages/Adopted_General_Plan.aspx). Accessed August 2017.

### Pre-Annexation Agreement

The proposed project site is owned by Deubel Enterprises, LP (Deubel) and is located adjacent to the southern boundary of the CECSD. As a result of land divisions by predecessors in interest to Deubel, the project site does not currently have access to any improved roads, and Deubel has been advised by El Dorado County that provision of adequate access roads would be a condition of approval for future subdivision or development of the site. Consequently, Deubel entered into conversations with CECSD related to the use of roads within the CECSD to access the project site. Government Code Section 61105 provides that CECSD may limit, by ordinance, vehicular travel on roads within the CECSD to landowners and residents of CECSD. In 2014, Deubel filed an Application for Annexation with the El Dorado LAFCo; the application is currently pending.

On the July 21, 2017, the CECSD entered into a pre-annexation agreement with Deubel with respect to the 40-acre proposed project site. The pre-annexation agreement established limits on development for the project site, limits on access to CECSD-maintained roads, the agreed-upon process for future annexation of the project site, and various other related provisions. Specifically, the pre-annexation agreement maintains the existing RE-5 zoning of the project site and limits development to a maximum of four parcels with two units each for a maximum development potential of eight units.

## **F. PROJECT DESCRIPTION**

The following provides a description of the proposed project location, current environmental setting, as well as the discretionary actions required for the proposed project and the proposed project components.

### **Project Location and Setting**

The proposed project site consists of a 40-acre parcel located in unincorporated El Dorado County, California, approximately one mile south of U.S. Route 50 (US 50) and the Cameron Park community (see Figure 1 and Figure 2). The nearest incorporated city is the City of Placerville, located approximately 10 miles east of the project site along US 50. The site is identified by APN 109-010-03 and is located just outside the southwestern boundary of the CECSD service area.

Currently, the proposed project site is vacant and undeveloped. The site consists of gently rolling hills populated with low-lying chaparral shrubs and a small number of scattered trees. The nearest paved roadway is Native Lane, located approximately 500 feet from the northern site boundary. A primitive dirt access road extends southward from Native Lane to the project site.

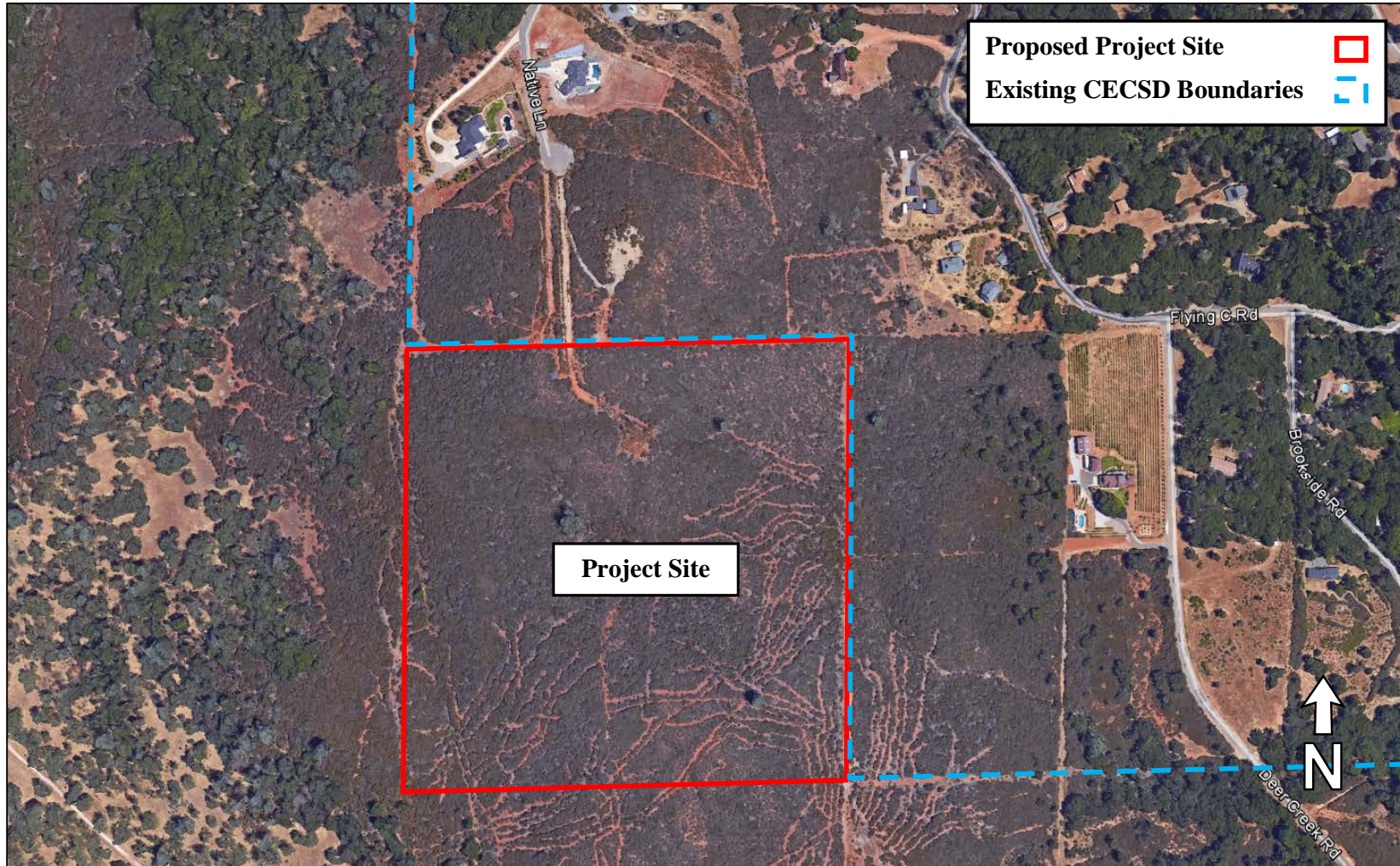


**Figure 1**  
**Regional Project Location**





Figure 2  
Project Boundaries



Surrounding land uses consist of scattered rural single-family homes located to the north, northeast, and east of the proposed project site; however, the areas directly adjacent to the site boundaries are currently undeveloped and absent of any permanent structures. The nearest existing residence is located approximately 350 feet to the northeast of the project site. Grading for a single-family lot is currently being conducted immediately north of the project site, atop the adjacent hill.

### **Proposed Project Components**

The proposed project would include annexation of the 40-acre project site into the CECSD in order to provide roadway access to the property in the event that the property is subsequently developed with residences, subject to future approval of a tentative map by El Dorado County. At this time, the applicant is only seeking the CECSD's approval of a resolution supporting and endorsing the annexation by the CECSD, after which formal annexation would be sought from El Dorado County LAFCo. Upon such annexation, the subject site would be granted access to roads within the CECSD boundaries. In addition, the limitations included within the pre-annexation agreement would be memorialized in a written agreement. As discussed above, the pre-annexation agreement maintains the existing RE-5 zoning of the project site and limits future subdivision to four lots, with the development of up to eight residential units, among other provisions.

In the absence of a specific development proposal at this time, this IS/MND programmatically evaluates the buildout of the project site with a maximum of eight residential units on four lots, pursuant to the pre-annexation agreement.

### Discretionary Actions

- Adoption of the IS/MND and Mitigation Monitoring and Reporting Program; and
- CECSD approval of an annexation agreement and a resolution supporting and endorsing the proposed annexation of the 40-acre project site into the CECSD district boundaries.

El Dorado County LAFCo is a responsible agency, who would rely upon the adopted IS/MND to consider the request to annex the property into the CECSD.

## **G. ENVIRONMENTAL CHECKLIST**

The following Checklist contains the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the impacts of the proposed project. A discussion follows each environmental issue identified in the checklist. Included in each discussion are project-specific mitigation measures recommended, as appropriate, as part of the proposed project.

For this checklist, the following designations are used:

**Potentially Significant Impact:** An impact that could be significant, and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.

**Less Than Significant with Mitigation Incorporated:** An impact that requires mitigation to reduce the impact to a less-than-significant level.

**Less-Than-Significant Impact:** Any impact that would not be considered significant under CEQA relative to existing standards.

**No Impact:** The project would not have any impact.

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

**Discussion**

- a. Examples of typical scenic vistas would include mountain ranges, ridgelines, or bodies of water as viewed from a highway, or other public space designated for the express purpose of viewing and sightseeing. The El Dorado County General Plan EIR identifies a number of public scenic viewpoints within the project region, including views from US 50 north of the project site looking south. However, the proposed project site is located approximately one mile south of US 50 and is not visible to motorists on the roadway. The proposed project consists of annexation of the project site into the CECSO, which would not result in any direct physical environmental impacts. Nevertheless, based on the above, future residential development of the property with up to eight units would not have a substantial adverse effect on a scenic vista. Therefore, a *less-than-significant* impact would occur.
  
- b. The nearest State scenic highway is Highway 49, located approximately 11 miles to the east of the proposed project site. Due to the substantial distance between the proposed project and Highway 49, the project would not be visible from the roadway. Therefore, while the proposed project involves annexation of the project site, which would not result in any direct physical environmental impact, potential future development of the site, subsequent to annexation, would not have a substantial adverse effect on a scenic vista and would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic highway, and *no impact* would occur.
  
- c. The analysis of this section focuses on the potential for the proposed project to substantially degrade the existing visual character or quality of the project site from public view points near the project site. The only public areas affording views of the proposed project site and surrounding environs are the existing terminus of Native Lane to the north of the site and Deer Creek Road to the east of the site.

The proposed project site is currently vacant and undeveloped. The site consists primarily of chaparral, with a small number of trees scattered throughout (see Figure 3 through Figure 6).

Surrounding land uses are composed of rural residential developments of single family residences on large lots. Several nearby residences feature small agricultural activities such as garden plots and vineyards. Considering the current undeveloped nature of the project site, future single-family residential development on the proposed project site would potentially change the existing visual character of the site.

However, the proposed project only includes annexation of the project site into the CECSO, and development of the site is not proposed at this time. Nevertheless, potential future development of the site would consist of a maximum of eight units, which would be consistent with the existing General Plan land use and zoning designations for the site. Consequently, changes to visual character and quality associated with buildout of the project site have been previously anticipated in the General Plan EIR. Furthermore, future development on the 40-acre site with eight single-family residences would be subject to all applicable development regulations contained within the El Dorado County Code of Ordinances. As such, the type and intensity of such development would be consistent with the existing rural residential development to the north and east of the proposed project site, as well as what was anticipated for the project site in the GP EIR. Therefore, the proposed project would not substantially degrade the existing visual character or quality of the site and its surroundings, and a *less-than-significant* impact would occur.

- d. The proposed project site is currently vacant and undeveloped, and, thus, potential future development occurring within the project site would introduce new sources of light and glare where none currently exist. Sources of nighttime light would include, but not necessarily be limited to, exterior lighting on residential buildings, light spillage from building interiors, and light associated with automobile traffic on the site. Sources of glare could include reflection off of building windows or other reflective surfaces.

The proposed project only includes annexation of the project site into the CECSO, and development of the site is not proposed at this time. Nonetheless, potential future development within the proposed project site would be consistent with the site's existing General Plan land use designation and zoning designation. The proposed annexation does not include land use or policy changes that would alter the type or intensity of development on the project site from what was previously analyzed in the General Plan EIR. Furthermore, potential future development would be subject to existing regulations within the County Code of Ordinances related to light and glare. Specifically, Section 130.14.070 includes policies to ensure that the creation of light and glare is controlled to the extent that unnecessary and unwarranted illumination of an adjacent property would not occur. Compliance with the County Code of Ordinances would help to reduce long-range visibility of nighttime lighting. Such compliance would be ensured by the County during the application and approval process of tentative maps and other documents related to potential future development.



**Figure 3**  
**Existing Views Across Project Site from North to South**





**Figure 4**  
**Views from Project Site Looking Southeast**





**Figure 5  
View of Existing Site Access from Native Lane**



**Figure 6  
View of Existing Gray Pines Near Ephemeral Drainage**



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Based on the above, the proposed project would not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area. As such, a *less-than-significant* impact would occur.

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<b>II. AGRICULTURE AND FOREST RESOURCES.</b> <i>Would the project:</i>	Potentially Significant Impact	Less-Than- Significant with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>	<input type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
e. Involve other changes in the existing environment which, due to their location or nature, could individually or cumulatively result in loss of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>

**Discussion**

- a,e. According to the California Department of Conservation Farmland Mapping and Monitoring Program, the proposed project site is designated as Grazing Land and does not include land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.<sup>4</sup> In addition, the proposed annexation would not involve changes in the existing environment which, due to their location or nature, could individually or cumulatively result in loss of Farmland to non-agricultural use. Therefore, ***no impact*** would occur.
- b. The project site is currently zoned for residential uses (RE-5), and is not under a Williamson Act contract. Per the El Dorado Code of Ordinances, a variety of agricultural uses are permitted within the RE-5 zoning district. The proposed annexation would not alter the site’s existing zoning designation. Therefore, the proposed project would not conflict with existing zoning for agricultural use, or a Williamson Act contract, and a ***less-than-significant*** impact would occur.
- c,d. The project site is not considered forest land (as defined in Public Resources Code section 12220[g]), timberland (as defined by Public Resources Code section 4526), and is not zoned Timberland Production (as defined by Government Code section 51104[g]). Therefore, the proposed project would have ***no impact*** with regard to the conversion of

<sup>4</sup> Department of Conservation. *El Dorado County Important Farmland Map 2014*. May 2016.

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forest land or any potential conflict with existing zoning for forest land, timberland, or Timberland Production.

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

**Discussion**

a,b,c. The project site is located within the El Dorado County portion of the Mountain Counties Air Basin (MCAB), which is under the jurisdiction of the El Dorado County Air Quality Management District (EDCAQMD). Under State and federal law, the California Air Resources Board (CARB) is required to designate areas of the State as attainment, nonattainment, or unclassified with respect to the State and national ambient air quality standards (AAQS). The El Dorado County portion of the MCAB is designated as nonattainment for the State and federal ozone, State particulate matter 10 microns in diameter (PM<sub>10</sub>), and federal particulate matter 2.5 microns in diameter (PM<sub>2.5</sub>) standards, and attainment or unclassified for all other AAQS. The U.S. Environmental Protection Agency (USEPA) requires states with areas designated as nonattainment for national AAQS to prepare State Implementation Plans (SIP) that demonstrate attainment and maintenance of the national AAQS. The SIP contains the strategies and control measures for states to use to attain the national AAQS. The SIP is periodically modified to reflect the latest emissions inventories, planning documents, rules, and regulations of air basins as reported by the agencies with jurisdiction over them.

Due to the nonattainment designations, the EDCAQMD, along with the other air districts in the nonattainment areas, is required to develop plans to attain the federal and State standards for ozone and particulate matter. According to the EDCAQMD, the applicable attainment plan is the *Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan* (Ozone Attainment Plan), adopted September 26, 2013. The USEPA determined the motor vehicle emission budgets in the Plan to be adequate and made such findings effective August 25, 2014. On January 9, 2015, the USEPA approved the 2013 Ozone Attainment Plan.

The 2013 Ozone Attainment Plan demonstrates how existing and new control strategies would provide the necessary future emission reductions to meet the CAA requirements, including the NAAQS. It should be noted that in addition to strengthening the 8-hour ozone NAAQS, the USEPA also strengthened the secondary 8-hour ozone NAAQS, making the secondary standard identical to the primary standard. The MCAB remains classified as a nonattainment area with an attainment deadline of 2027. On October 26, 2015, the USEPA released a final implementation rule for the revised NAAQS for ozone to address the requirements for reasonable further progress, modeling and attainment demonstrations, and reasonably available control measures (RACM) and reasonably available control technology (RACT). With the publication of the new NAAQS ozone rules, areas in nonattainment must update their ozone attainment plans and submit new plans by 2020/2021.

According to the EDCAQMD, if a project can demonstrate consistency with the 2013 Ozone Attainment Plan, the project would not be considered to have a significant cumulative air quality impact with respect to ozone. Per the EDCAQMD's Guide to Air Quality Assessment, development projects within the MCAB portion of the County are considered consistent with the Attainment Plan if:

- The project does not require a change in existing land use designation, and project emissions of ROG and NO<sub>x</sub> from the project are equal to or less than the emissions anticipated for the site if developed under the existing land use designation;
- The project does not exceed the EDCAQMD's thresholds of significance for ROG and NO<sub>x</sub>;
- The lead agency requires the project to implement any applicable emission reduction measures contained in and/or derived from the 2013 Ozone Attainment Plan; and
- The project complies with all applicable EDCAQMD rules and regulations.<sup>5</sup>

The proposed annexation does not include land use or policy changes that would conflict with the existing land use designations or zoning designations for the site. Furthermore, the proposed project consists of annexation of the property into the CECSD, which would not result in any direct physical environmental impacts. Nevertheless, potential future development of the project site could occur following the proposed project. Such future development would be limited by the pre-annexation agreement to the development of only four parcels, which is less than that allowed under current land use and zoning designations. Consequently, the project would not require a change in land use designations, and project emissions of ROG and NO<sub>x</sub> from the project would be equal to or less than the emissions anticipated for the site if developed under the existing land use designation.

In order to evaluate ozone and other criteria air pollutant emissions and support attainment goals for those pollutants designated as nonattainment in the area, the EDCAQMD has established significance thresholds associated with development projects for emissions of reactive organic gases (ROG) and nitrogen oxide (NO<sub>x</sub>) emissions. If a project would result in mass emissions in excess of the thresholds of significance, the project could affect

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<sup>5</sup> El Dorado County Air Pollution Control District. *Guide to Air Quality Assessment*. February 2002.



the EDCAQMD’s commitment to attainment of the federal AAQS for ozone and, thus, could result in a significant adverse impact on air quality in the region.

Thresholds for PM<sub>10</sub> or other pollutants, including CO, PM, SO<sub>2</sub>, NO<sub>2</sub>, sulfates, lead, and H<sub>2</sub>S, have not yet been established by the EDCAQMD. However, a project could be considered to have a significant impact on air quality if it would cause or contribute significantly to a violation of the applicable AAQS. According to the EDCAQMD CEQA Guide, if construction-related ROG and NO<sub>x</sub> mass emissions are determined to be less than significant, the assumption could be made that construction-related exhaust emissions of other air pollutants from the operation of equipment and worker commute vehicles would also be less than significant.<sup>6</sup> Similarly, according to EDCAQMD’s operational screening levels for CO and PM<sub>10</sub>, if a project is anticipated to be below significance for ROG and NO<sub>x</sub>, the project’s CO and PM<sub>10</sub> emissions are expected to be insignificant as well.

The significance thresholds, expressed in pounds per day (lbs/day), are listed in Table 1. The CECSD, as the lead agency, utilizes the EDCAQMD’s recommended thresholds of significance for CEQA evaluation purposes. While the proposed project consists of annexation, which would not result in direct emissions, if future development of the site results in emissions that exceed the pollutant thresholds presented in Table 1, the project could have a significant effect on air quality.

<b>Table 1</b>	
<b>EDCAQMD Thresholds of Significance</b>	
<b>Pollutant</b>	<b>Construction/Operational Threshold (pounds/day)</b>
ROG	82
NO <sub>x</sub>	82
<i>Source: El Dorado County Air Quality Management District. Guide to Air Quality Assessment: Determining Significance of Air Quality Impacts Under the California Environmental Quality Act. February 2002.</i>	

Chapters 4, 5, and 6 of the EDCAQMD’s Guide to Air Quality Assessment identify screening levels of emissions that may allow smaller projects, or projects with minimal emissions, to be classified as not significant without undergoing site-specific modeling and analysis. Screening thresholds are provided separately for construction emissions, ROG and NO<sub>x</sub> emissions from operation, and other pollutants emitted during operation, such as carbon monoxide (CO) and PM<sub>10</sub>.

Construction Emissions

During future construction activities occurring on the project site, various types of equipment and vehicles would temporarily operate on the site. Construction exhaust emissions would be generated from construction equipment, vegetation clearing and earth movement activities, construction workers’ commute, and construction material hauling for the entire construction period. The aforementioned activities would likely involve the

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<sup>6</sup> El Dorado County Air Quality Management District. *Guide to Air Quality Assessment: Determining Significance of Air Quality Impacts Under the California Environmental Quality Act*. February 2002.

use of diesel- and gasoline-powered equipment that would generate emissions of criteria pollutants. Project construction activities also represent sources of fugitive dust, which includes particulate matter (PM) emissions. As such, future development of the site would generate air pollutant emissions intermittently within the site, and in the vicinity of the site, until all construction has been completed, construction is a potential concern because the proposed project is in a nonattainment area for ozone and PM.

Potential future development occurring within the proposed project site would be required to comply with all EDCAQMD rules and regulations for construction, including, but not limited to, the following, which would be noted on County-approved construction plans:

- Rule 202 related to visible emissions;
- Rule 215 related to architectural coatings;
- Rule 223 related to fugitive dust; and
- Rule 224 related to cutback asphalt paving material.

The emissions from potential construction activity related to future development of the site were quantified using the California Emissions Estimator Model (CalEEMod) software version 2016.2.1 – a statewide model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify air quality emissions, including GHG emissions, from land use projects. The model applies inherent default values for various land uses, including required construction equipment, duration of construction phases, etc. CalEEMod inherently accounts for applicable EDCAQMD rules, with the exception of Rule 215 related to architectural coatings. Where project-specific information is available, such information should be applied in the model. The proposed project includes annexation of the site into CECSO, but does not include a specific development proposal at this time; however, the land use “single-family residential” was applied to the model based on the existing land use and zoning designations. Buildout was assumed to include eight residential units based on the existing pre-annexation agreement. Given that details related to construction phasing were not available, construction was assumed to begin in April of 2018 in order to provide a conservative estimate of emissions.

As shown in Table 1 above, the EDCAQMD threshold of significance for construction is 82 lbs/day for ROG and NO<sub>x</sub>. Table 2 below presents the estimated construction-related emissions of ROG and NO<sub>x</sub> that would result from potential future development of the project site.

As shown in Table 2 below, short-term construction-related emissions of ROG and NO<sub>x</sub> from potential future development of the site would be below the thresholds of significance. According to the EDCAQMD, if ROG and NO<sub>x</sub> mass emissions are determined not to be significant, then the assumption could be made that exhaust emissions of other air pollutants during construction would also not be significant.



<b>Table 2</b>		
<b>Maximum Unmitigated Construction-Related Emissions</b>		
<b>Pollutant</b>	<b>Project Emissions (lbs/day)</b>	<b>EDCAQMD Significance Threshold (lbs/day)</b>
ROG	11.21	82.0
NO <sub>x</sub>	59.65	82.0
<i>Source: CalEEMod, August 2017 (see appendix).</i>		

The EDCAQMD screening approach for fugitive dust (PM<sub>10</sub>) emissions is based on dust suppression measures that would prevent visible emissions beyond the boundaries of the project site. If such measures are incorporated into the design of the project, then further calculation to determine PM<sub>10</sub> emissions is not necessary. All construction activities that would result in the disturbance of soil occurring within El Dorado County are subject to EDCAQMD Rule 223-1 related to fugitive dust. Rule 223-1 includes requirements related to visible emissions, vehicle speed limits on unpaved roads, and cessation of certain construction activities during times of sustained, wind caused dust emissions. Compliance with the requirements of Rule 223-1 would ensure that measures sufficient to prevent visible emissions beyond the boundaries of the project site would be implemented. Accordingly, fugitive dust emissions are not anticipated to result in visible emissions beyond the boundaries of the project site and further calculation to determine PM<sub>10</sub> emissions is not necessary.

Future development of the project site would comply with all applicable EDCAQMD rules and regulations related to construction, would be consistent with the type and scale of development anticipated for the site by applicable planning documents, and would result in construction-related emissions below EDCAQMD's thresholds of significance. Accordingly, future construction of residences on the project site would not be anticipated to violate an air quality standard or contribute to an existing or projected air quality violation, and construction activities would result in a less-than-significant impact.

Operational Emissions

As stated above, potential future development within the project site would be required to comply with all EDCAQMD rules and regulations, such as those listed previously for construction, as well as the following for operations:

- Rule 205 related to nuisance;
- Rule 207 related to particulate matter; and
- Rule 502 related to general conformity.

The EDCAQMD maintains operational screening thresholds to assess potential air emissions from proposed projects. Projects below the size limits for the screening thresholds would not be anticipated to result in the emission of air pollutants in excess of the District's thresholds. For single-family home developments, the EDCAQMD assumes that projects that include the operation of less than 230 dwelling units, where wood burning fireplaces are not included in the project, or 48 dwelling units, where wood burning fireplaces are included, would not result in the operational emission of air quality

contaminants in excess of the District's thresholds of significance.<sup>7</sup> Given that potential future development within the 40-acre proposed project site would be limited to a total of eight single-family homes, such development would not exceed EDCAQMD's established screening levels for operational ROG and NO<sub>x</sub> emissions. According to the EDCAQMD, if ROG and NO<sub>x</sub> mass emissions are determined not to be significant, then the assumption could be made that exhaust emissions of other air pollutants during project operation would also not be significant. Based on the above, should future development occur on the project site, operation of such development would not violate an air quality standard or contribute to an existing or projected air quality violation, and a less-than-significant impact would occur.

### Conclusion

The proposed project consists of annexation, which would not result in any direct physical environmental impacts, including the emission of air quality pollutants. Moreover, potential future development occurring within the proposed project site would not result in construction-related or operational emissions of air pollutants in excess of the EDCAQMD's thresholds of significance. Thus, the proposed project would not be considered to conflict with or obstruct the implementation of any regional air quality plans. Therefore, the proposed project would not contribute to the region's nonattainment status for ozone or PM or contribute substantially to the violation of an air quality standard, and a *less-than-significant* impact would occur.

- d. Some land uses are considered more sensitive to air pollution than others, due to the types of population groups or activities involved. Heightened sensitivity may be caused by health problems, proximity to the emissions source, and/or duration of exposure to air pollutants. Children, pregnant women, the elderly, and those with existing health problems are especially vulnerable to the effects of air pollution. Accordingly, land uses that are typically considered to be sensitive receptors include residences, schools, childcare centers, playgrounds, retirement homes, convalescent homes, hospitals, and medical clinics. The nearest existing sensitive receptor would be the single-family residence located 350 feet northeast of the project site.

The proposed project consists of annexation, which would not result in any direct physical environmental impacts. Although development plans for the project are not currently proposed, the project site could be developed with up to eight residences in the future. The major pollutant concentrations of concern are localized Carbon Monoxide (CO) emissions and toxic air contaminant (TAC) emissions, which are addressed in further detail below.

### Localized CO Emissions

Localized concentrations of CO are related to the levels of traffic and congestion along streets and at intersections. High levels of localized CO concentrations are only expected where background levels are high, and traffic volumes and congestion levels are high. The

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<sup>7</sup> El Dorado County Air Quality Management District. *Guide to Air Quality Assessment: Determining Significance of Air Quality Impacts Under the California Environmental Quality Act* [Table 5.2]. February 2002.

proposed project site is located in a rural area. As such, streets and/or intersections with high levels of congestion do not occur within the project site vicinity. Furthermore, per the existing pre-annexation agreement, potential future development within the project site would be limited to a maximum of eight single-family residential units. Therefore, the proposed project would not significantly impact local roadways or intersections, and, thus, the project would not be anticipated to lead to a significant increase in CO concentrations in the project area.

### TAC Emissions

Another category of environmental concern is TACs. The California Air Resources Board's (CARB) *Air Quality and Land Use Handbook: A Community Health Perspective* (Handbook) provides recommended setback distances for sensitive land uses from major sources of TACs, including, but not limited to, gasoline stations, freeways and high traffic roads, distribution centers, and rail yards.

Because existing development in the project vicinity consists solely of single-family residential development, potential future development of the project site with residential uses would not involve siting a new sensitive receptor within any recommended setback distance of existing sources of TACs. However, construction activities associated with potential future development on the proposed project site are analyzed to determine whether the proposed project would expose nearby sensitive receptors to TAC emissions.

The CARB identifies diesel particulate matter (DPM) from diesel-fueled engines as a TAC. Future residential development within the proposed project site would not be anticipated to involve long-term operation of any stationary diesel engine or other major on-site stationary source of TACs. Construction activities associated with potential future development would have the potential to generate DPM emissions associated with off-road heavy-duty diesel equipment used for site grading, paving, and other construction activities. However, construction activities would be temporary and occur over a relatively short duration in comparison to the operational lifetime of typical residential structures. Operation of construction equipment would be regulated through the EDCAQMD's rules and regulations, and would likely occur intermittently throughout the course of a day. Thus, the likelihood that any one sensitive receptor would be exposed to high concentrations of DPM associated with construction of the proposed project for any extended period of time would be low. Because health risks associated with exposure to DPM or any TAC are correlated with high concentrations over a long period of exposure, the temporary, intermittent construction-related DPM emissions would not be expected to cause any health risks to nearby sensitive receptors.

### Conclusion

In conclusion, the proposed project consists of annexation which would not result in any direct environmental impacts, and potential future development of the property would not expose any nearby sensitive receptors to substantial concentrations of any pollutants.

Therefore, impacts related to exposing sensitive receptors to substantial pollutant concentrations would be *less than significant*.

- e. The proposed annexation would not alter the existing General Plan land use designations or zoning designations for the project site. As such, potential future development occurring within the project site would consist of rural single-family residential development, which is not typically associated with objectionable odors. The proposed project consists of annexation which would not result in any direct environmental impacts, and potential future development of the property would not create objectionable odors that would affect a substantial number of people, and a *less-than-significant* impact would occur.

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**IV. BIOLOGICAL RESOURCES.**

*Would the project:*

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion**

- a. Currently, the proposed project site is vacant and undeveloped. The site consists of gently rolling hills populated with low-lying chaparral and a small number of scattered trees. An ephemeral drainage feature extends from the approximate center of the site downslope towards the eastern site boundary; however, the drainage only contains water during rainfall events. With the exception of the ephemeral drainage, the project site is absent of any aquatic features, and the on-site trees do not provide substantial canopy cover. Surrounding land uses consist of scattered rural single-family homes located to the north and east of the proposed project site; however, the areas directly adjacent to the site boundaries are currently undeveloped and absent of any permanent structures.

A query of the California Natural Diversity Database (CNDDDB) was performed in order to determine the potential special-status plant and wildlife species that could occur within the

project area. The Shingle Springs Quadrangle and the eight surrounding quadrangles were used as the search area. The CNDDDB query results indicate 48 special-status plant and wildlife species could potentially occur in the aforementioned search area. However, only a small number of the species have habitat requirements that could potentially be represented on the project site. The majority of the species require aquatic, riparian, or cismontane woodland habitat. Of the species with habitat requirements that could be provided by the project site, none have been recorded within the proposed project site or vicinity. The nearest recorded occurrence of any of the 48 species is a 2014 record of tricolored blackbird, located approximately 0.83-mile north of the project site boundary.

Because of the lack of suitable on-site habitat, the special-status species recorded in the project region per the CNDDDB would not be expected to occur on the project site, including all species specific to aquatic, riparian, and cismontane woodland habitats. However, the proposed project site contains a limited number of trees that could potentially provide habitat for nesting raptors and migratory birds. Furthermore, the chaparral habitat on the project site may provide habitat for nesting migratory birds as well. Birds and their nests are protected under California Fish and Wildlife Code (Sections 3503, 3503.5, 3513), and the Migratory Bird Treaty Act (MBTA). While the proposed project consists of annexation of the property into the CECSD, which would not result in any direct physical environmental impacts, potential future development of the project site could include removal of trees and shrubs during construction, and, thus, could result in impacts to nesting birds. Without implementation of the following mitigation measures, which require pre-construction raptor and nesting surveys as well as measures to avoid impacts to any birds found during such surveys, future development could have a substantial adverse effect, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special-status in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Therefore, the proposed project could result in a *potentially significant* impact.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above impact to a *less-than-significant* level.

- IV-1(a). *Prior to initiation of ground disturbing activities associated with future development on the proposed project site, if construction would occur during the raptor nesting season (February 1 to August 31), a pre-construction raptor survey shall be performed to determine if active raptor nests are present in trees on, or directly adjacent to, the project site. The survey shall be conducted by a qualified biologist not more than ten days prior to the onset of construction activities. If construction activities cease for longer than two weeks, a subsequent pre-construction survey shall be conducted. If active raptor nests are not found on or within 500 feet of the project site, further mitigation is not necessary. In addition, if construction activities are proposed to occur during the non-breeding season (September 1 to January 31), a survey is not required and further studies are not necessary. However, if active raptor nests are found on or within 500 feet*

*of the site, the project applicant shall implement Mitigation Measure IV-1b. The pre-construction raptor survey(s) shall be submitted to the El Dorado County Community Development Agency.*

*IV-1(b). During construction activities associated with future development, ground disturbing activities shall not occur within 500 feet of the active raptor nest(s) until the young have fledged or until the biologist has determined that the nest is not active any longer. If construction activities cause the nesting bird(s) to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then the exclusionary buffer shall be increased, as determined by the qualified biologist, such that activities are far enough from the nest to stop the agitated behavior. The exclusionary buffer shall remain in place until the young have fledged or as otherwise determined by a qualified biologist.*

*IV-1(c). Prior to initiation of ground disturbing activities, if any vegetation removal is expected to occur as a result of any future development during the typical avian nesting season (February 1 to August 31), a pre-construction survey shall be performed to determine if active migratory bird nests are present in the vegetation on or adjacent to the project site. The survey shall be conducted by a qualified biologist not more than ten days prior to the onset of vegetation removal. If construction activities cease for longer than two weeks, a subsequent pre-construction survey shall be conducted. The pre-construction survey shall be submitted to the El Dorado County Community Development Agency.*

*If active migratory bird nests are found on-site, disturbance or removal of the nest shall be avoided until the young have fledged and the nest is not active any longer.*

*It should be noted that extensive buffers, such as those recommended for nesting raptors, are not necessary for nesting avian species protected solely by the Migratory Bird Treaty Act. Depending on the bird species, site conditions, and the proposed construction activities near an active nest, a smaller buffer could be prescribed, as determined by the biologist, but in no case less than 25 feet. However, if construction activities cause the nesting bird(s) to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then an exclusionary buffer shall be increased, as determined by the qualified biologist, such that activities are far enough from the nest to stop the agitated behavior. The exclusionary buffer shall remain in place until the chicks have fledged or as otherwise determined by a qualified biologist.*

*Alternatively, vegetation removal could be scheduled to avoid all potential impacts. Vegetation removal conducted between September 1 and January 31 will prevent impacts to nesting birds and unfledged young.*

- b,c. Riparian habitats are described as the land and vegetation that is situated along the bank of a stream or river. Wetlands are areas where water covers the soil, or is present either at or near the surface of the soil all year or for varying periods of time during the year. As noted above, an ephemeral drainage feature extends from the approximate center of the site downslope towards the eastern site boundary. While the drainage only contains water during rainfall events, the ephemeral drainage does ultimately flow to Deer Creek, east of the project site. Deer Creek flows south of the project area, adjacent to El Dorado Irrigation District's (EID's) Deer Creek Wastewater Treatment Plant (WWTP), and ultimately to the Cosumnes River. The slopes adjacent to the drainage are devoid of any riparian vegetation, consisting only of chaparral vegetation; however, the drainage bottom is defined by rocky substrate, which is evidence of scouring during stormwater runoff. With the exception of the ephemeral drainage, the project site is absent of any substantial aquatic features. Because the ephemeral drainage is tributary to Deer Creek, the drainage would be considered a jurisdictional water of the U.S. Development plans for the project site have not yet been prepared, as such, potential future development of the site could include disturbance of the ephemeral stream. Thus, while the proposed project only includes annexation, which would not result in any direct physical environmental impacts, future residential development of the site could result in an adverse effect on a sensitive natural community; and a **potentially significant** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above impact to a *less-than-significant* level.

- IV-2(a) To the extent feasible, the project shall be designed to avoid and minimize adverse effects to the ephemeral drainage within the project site. If impacts to the ephemeral drainage will occur as a result of implementation of the proposed project, then prior to issuance of any grading permits for lots on which construction could affect the ephemeral drainage, the project applicant shall acquire a Section 404 permit for fill of jurisdictional wetlands, and mitigation for impacts to jurisdictional waters that cannot be avoided shall be provided in conformance with the USACE "no-net-loss" policy.*
- IV-2(b) If a Section 404 permit is obtained, the applicant must also obtain a water quality certification from the RWQCB under Section 401 of the Clean Water Act (CWA) prior to issuance of any grading permits for lots on which construction could affect the ephemeral drainage.*
- IV-2(c) Prior to issuance of any grading permits for lots on which construction would affect the ephemeral drainage, the applicant shall enter into a 1602 Streambed Alteration Agreement with CDFW. To avoid or minimize adverse impacts to downstream fish and wildlife resources, the applicant shall implement avoidance and minimization measures, which may include but not necessarily be limited to:*



- *Prior to construction, the authorized construction limits shall be marked in coordination with a qualified biologist. No vegetation shall be removed outside of this marked area and no construction debris, equipment, or soils shall be placed outside of the marked area.*
  - *Throughout construction, all equipment storage, equipment maintenance, lighting, and staging, shall occur outside of CDFW jurisdictional habitat except for any work authorized through a 1602 Agreement.*
  - *No debris, soil, silt, sand, bark, slash, sawdust, rubbish, construction waste, cement or concrete or washings thereof, asphalt, paint, oil or other petroleum products or any other substances which could be hazardous to aquatic life, or other organic or earthen material from any logging, construction, or other associated project-related activity shall be allowed to contaminate the soil and/or enter into or placed where it may be washed by rainfall or runoff into, waters of the State.*
- d. In December 2009, El Dorado County approved a contract with Sierra Ecosystems Associates, Inc. to prepare the first phase of the El Dorado County Integrated Natural Resource Management Plan (INRMP). The INRMP is intended to preserve and enhance native habitats that support endangered and sensitive species. While the INRMP has not been finalized, the County has released a Wildlife Movement and Corridors Report as part of Phase I of the plan's implementation.<sup>8</sup>
- The proposed project site is located near existing residential development and would not obstruct any wildlife corridors identified in the INRMP. Although the site contains an ephemeral drainage, the site does not contain significant riverine habitat, and, thus, would not support resident or migratory fish species. The project site is bordered to the south, west, and east by open scrub and woodland, which would facilitate wildlife movement in the project area. Moreover, current zoning for the project site would allow low density development in compliance with the RE zoning designation. Such low-density development would ensure that portions of the project site remain minimally developed, which could allow for some continued movement of wildlife across the site following development. Therefore, the proposed project would not interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites, and a *less-than-significant* impact would occur.
- e. The project site is primarily characterized by low-lying shrubs and scattered gray pines (*Pinus sabiniana*). In addition, a few oak trees are located along the property's western boundary. Section 120.68 of the County's Code of Ordinances requires that project applicants submit a tree preservation plan as part of the application for a vesting tentative map. The tree preservation plan is required to include a disclosure of the number and

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<sup>8</sup> El Dorado County. *Integrated Natural Resources Management Plan – Phase I, Final Wildlife Movement and Corridors Report*. December 7, 2010.

species of existing trees on site as well as identifying potential areas where development would encroach into tree canopies or driplines. Trees identified for removal must be disclosed in the tree preservation plan and any preservation, transplanting or replacement shall be noted. At the time of application for a vesting tentative map for development of the project site, a tree preservation plan for the proposed project would be completed and submitted to the County for review. Therefore, while several trees exist on the project site, if potential future development of the project site would involve removal of or encroachment on existing trees, such activity would be disclosed in the tree preservation plan and requirements for replacement or protection would be imposed by the County during tentative map approval. Considering that potential future development of the project site would comply with Section 120.68 of the County's Code of Ordinances, and that the proposed project consists of annexation, which would not result in any direct physical environmental impacts, the proposed project would not conflict with any local policies or ordinances protecting biological resources, and a *less-than-significant* would occur.

- f. The project site is not located within an area that is subject to an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan. Therefore, the proposed project would have *no impact* related to a conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan.

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<b>V. CULTURAL RESOURCES.</b> <i>Would the project:</i>	Potentially Significant Impact	Less-Than- Significant with Mitigation Incorporated	Less- Than- Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<b>✘</b>	<input type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource on site or unique geologic features?	<input type="checkbox"/>	<b>✘</b>	<input type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries.	<input type="checkbox"/>	<b>✘</b>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion**

The following discussion is based, in part, on a records search conducted by the North Central Information Center of the California Historical Resources Information System (CHRIS).<sup>9</sup>

- a. Historical resources are typically features that are associated with the lives of historically important persons and/or historically significant events, or that embody the distinctive characteristics of a type, period, region or method of construction. Examples of typical historical resources include, but are not limited to, buildings, farmsteads, rail lines, bridges, and trash scatters containing objects such as colored glass and ceramics. The proposed project site does not contain any existing permanent structures or any other resources that could be considered historic resources. Furthermore, per the CHRIS records search, the potential for locating historic-period cultural resources in the immediate vicinity of the proposed project area is relatively low. The proposed project consists of annexation, which would not result in any direct physical environmental impacts. Considering the nature of the proposed project and the above discussion, potential future development occurring within the project site would not cause a substantial adverse change in the significance of a historical resource, and a *less-than-significant* impact would occur.
  
- b-d. In the portion of El Dorado County in which the proposed project site is situated, archaeologists typically locate prehistoric-period habitation sites along streams or on ridges or knolls, especially those with southern exposure. The region is known as the ethnographic-period territory of the Nisenan, also called the Southern Maidu. The Nisenan maintained permanent settlements along major rivers in the Sacramento Valley and foothills; they also periodically traveled to higher elevations. The proposed project area is situated in the Sierra Nevada foothills, approximately 0.33-mile west of Deer Creek. According to the records search conducted for the proposed project site, given the extent of known cultural resources and the environmental setting of the project area, the potential

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<sup>9</sup> North Central Information Center. *Records Search Results for Deubel Property Annexation*. August 8, 2017.

for locating prehistoric-period cultural resources in the vicinity of the proposed project area is relatively low. In addition, a record search of the NAHC Sacred Lands File for the area of potential project effect (APE) yielded negative results.<sup>10</sup>

The proposed project consists of annexation of the project site into the CECSO. Annexation of the project site would not result in any direct physical environmental impacts; however, annexation would allow for future development of the project site with up to eight single-family residences if additional discretionary approvals are sought and obtained from El Dorado County. Overall, due to the possibility that ground-disturbing activities could uncover previously unknown buried archaeological or paleontological materials, potential future development within the project site could cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5, directly or indirectly destroy a unique paleontological resource on site or unique geologic features, or disturb human remains, including those interred outside of formal cemeteries. Thus, a **potentially significant** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above impact to a *less-than-significant* level.

V-1(a). *If any prehistoric artifacts or other indications of archaeological resources are found during grading and construction activities, all work within 100 feet of the find shall cease and the applicant shall retain a qualified archaeologist to evaluate the find(s). If the resource is determined to be eligible for inclusion in the California Register of Historical Resources and project impacts cannot be avoided, data recovery shall be undertaken. Pursuant to CEQA Guidelines Section 15126.4(b)(3)(C), a data recovery plan, which makes provisions for adequately recovering the scientifically consequential information from and about the resource, shall be prepared and adopted prior to any excavation being undertaken. Such studies shall be deposited with the California Historical Resources Regional Information Center. Archeological sites known to contain human remains shall be treated in accordance with the provisions of Section 7050.5 Health and Safety Code. If an artifact must be removed during project excavation or testing, curation may be an appropriate mitigation. This language of this mitigation measure shall be included on any future grading plans and/or utility plans approved by the County for future development on the proposed project site.*

V-1(b). *If human remains of Native American origin are discovered during future construction activities occurring on the proposed project site, further disturbance shall not occur within 100 feet of the vicinity of the find(s) until the El Dorado County Coroner has made the necessary findings as to origin. (California Health and Safety Code Section 7050.5) Further,*

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<sup>10</sup> Native American Heritage Commission. *Deubel Property Annexation, Shingle Springs, El Dorado County.* August 18, 2017.

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*pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the El Dorado County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) must be contacted within 24 hours. The NAHC must then identify the “most likely descendant(s)” (MLD). The landowner shall engage in consultations with the MLD. The MLD will make recommendations concerning the treatment of the remains within 48 hours, as provided in Public Resources Code 5097.98. This language of this mitigation measure shall be included on any future grading plans and/or utility plans approved by the County for future development on the proposed project site.*

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**VI. GEOLOGY AND SOILS.**

*Would the project:*

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion**

- a. According to the California Geological Survey (CGS) Alquist-Priolo Earthquake Fault Zone Maps, the proposed project site is not located within the vicinity of an Alquist-Priolo Earthquake Fault Zone.<sup>11</sup> The El Dorado County General Plan EIR concludes that the County is considered to have a relatively low potential for seismic activity.<sup>12</sup>

**Fault Rupture**

The nearest Alquist-Priolo Earthquake Fault Zone is approximately 60 miles east of the proposed project site, and the site is not near any known active faults. Therefore, potential

<sup>11</sup> California Department of Conservation. *Regulatory Maps portal*. Available at: <http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>. Accessed August 7, 2017.

<sup>12</sup> El Dorado County. *El Dorado County General Plan Environmental Impact Report* [pg. 5.9-5]. July 2004.



future development within the proposed project site would not be at risk for fault rupture impacts.

### Seismic Ground Shaking

According to the CGS, El Dorado County is located in an area of low earthquake hazard potential.<sup>13</sup> Consequently, the proposed project site would experience infrequent low levels of shaking. Most earthquakes in the area would only damage weaker masonry buildings. Potential future development within the proposed project site would be designed to comply with all applicable state and local regulations, including the most recent California Building Code (CBC). Should development of the project site be proposed in the future, compliance with applicable state and local regulations would be ensured through the County approval process for project plans. Therefore, potential future development of the site would not be impacted by the levels of seismic ground shaking anticipated for the site.

### Liquefaction

Liquefaction is a type of seismic-related ground failure in which the strength and stiffness of a soil is reduced by earthquake shaking or other rapid loading. Liquefaction is most likely to occur in water-saturated silts, sands, and gravels having low to medium density. When such soils are subjected to vibration, they tend to compact and decrease in volume. If groundwater is unable to drain from the soils during vibration, the tendency of the soils to decrease in volume results in an increase in pore-water pressure. Under such conditions, the soils may lose their sheer strength and assume the properties of a heavy liquid. As noted above, the proposed project site is located in an area of low earthquake hazard potential and is not located in an Alquist-Priolo Earthquake Fault Zone. In addition, the County General Plan EIR has already determined that the County is not at risk from liquefaction hazards.<sup>14</sup> The proposed project includes annexation of the project site into the CECSO, which would not result in any direct environmental impacts. Furthermore, considering the foregoing analysis, potential future development of the project site with up to eight residential units would not be anticipated to be affected by liquefaction or seismic-related ground failure.

### Landslides

CGS maintains a record of areas mapped for landslide hazards. The proposed project site is not located in such an area.<sup>15</sup> In addition, the project site is not located near any other steep slope or topographic feature (such as a road cut) that would be considered to be at risk of landslide occurrence.

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<sup>13</sup> California Geological Survey. *Earthquake Shaking Potential for California*. 2008. Available at: [http://www.conservation.ca.gov/cgs/information/publications/ms/Documents/MS48\\_revised.pdf](http://www.conservation.ca.gov/cgs/information/publications/ms/Documents/MS48_revised.pdf). Accessed August 7, 2017.

<sup>14</sup> El Dorado County. *El Dorado County General Plan Environmental Impact Report* [pg. 5.9-6]. July 2004.

<sup>15</sup> California Geological Survey. *Information Warehouse: Landslides*. Available at: <http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>. Accessed August 7, 2017.

### Conclusion

Based on the above analysis, the proposed annexation and potential future development of the project site would not expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure and/or liquefaction, or landslides. Therefore, a *less-than-significant* impact would result.

- b. The proposed project consists of annexation, which would not result in any direct physical environmental impacts. However, potential future development occurring within the proposed project site would require excavation and grading of the site during construction. During such early stages of construction, topsoil would be exposed. Topsoil exposure would be temporary during site preparation and would cease once the project site is landscaped and overlain with impervious surfaces. However, after grading and leveling and prior to overlaying the ground surface with structures, the potential exists for wind erosion to occur.

Due to the potential for future on-site development to expose topsoil during construction activities, future development within the project site could result in substantial erosion or the loss of topsoil. Therefore, a *potentially significant* impact could occur.

### Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above impact to a *less-than-significant* level.

VI-1. *Prior to the issuance of a grading permit for any future development occurring on the proposed project site, the project applicant shall prepare to the satisfaction of the El Dorado County Community Development Agency, an erosion control plan that utilizes standard construction practices to limit the erosion effects during construction of the proposed project. Actions should include, but are not limited to, the following:*

- *Hydro-seeding;*
- *Placement of erosion control measures within drainage ways and ahead of drop inlets;*
- *The temporary lining (during construction activities) of drop inlets with “filter fabric”;*
- *The placement of straw wattles along slope contours;*
- *Use of a designated equipment and vehicle “wash-out” location;*
- *Use of siltation fences;*
- *Use of on-site rock/gravel road at construction access points; and*
- *Use of sediment basins and dust palliatives.*

- c. As discussed above, the proposed project site is not located near a steep slope or other topographical feature that would be considered to be at risk of landslide occurrence. The proposed project consists of annexation, which would not have the potential to result in

any direct physical environmental impacts. Furthermore, future potential residential development of the project site would not be at risk from landslides.

Lateral spreading, subsidence, liquefaction, and collapse are all related to seismic activity. Lateral spreading occurs when soils move toward unsupported surfaces or slopes during earthquake shaking. Subsidence occurs when loose, sandy soils settle during earthquake shaking. Because potential future residential development on the project site, subsequent to the currently proposed annexation, would not be at risk for strong seismic ground shaking, future development would not 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. In addition, all future development occurring within the proposed project site would be designed in accordance with the most recent CBC. As such, a *less-than-significant* impact would occur.

- d. Expansive soils increase in volume when they absorb water and have the potential to crack or otherwise compromise the integrity of building foundations. The El Dorado County General Plan EIR states that expansive soils are spatially limited within the County, and such soils are not anticipated to result in significant impacts on potential future developments. The proposed project consists of annexation, which would not have the potential to result in physical environmental impacts related to expansive soils. Potential future residential development of the project site would be consistent with the County's General Plan, and such development would, thus, result in similar impacts related to development on expansive soils as previously analyzed in the County's General Plan EIR. The CBC includes specific design guidelines to mitigate potential impacts from expansive soils, where such hazards exist. Potential future development occurring within the proposed project site would be constructed in conformance with the applicable CBC requirements, and, if expansive soils exist on the project site, conformance with the CBC would ensure that such development would not be impacted by expansive soils. Therefore, impacts related to expansive soils would be *less-than-significant*.
- e. As discussed throughout this IS/MND, the proposed project consists of an annexation only, and does not include specific development plans at this time. However, future development could potentially require the use of septic tanks. Potential future development including septic tanks would be subject to Section 13.12.070, Septic tank and drain standards, of the County Code of Ordinances. Specifically, Section 13.12.070 contains specific requirements related to the issuance of sanitation permits that would ensure that any future septic systems would be properly designed to suit on-site soils. However, because a site-specific study of the feasibility of the use of septic systems has not been completed, the suitability of on-site soils cannot currently be determined. Therefore, a *potentially significant* impact would occur related to having soils incapable of adequately supporting the use of septic tanks or alternate waste water disposal systems.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above impact to a *less-than-significant* level.

- VI-2. *In conjunction with submittal of a tentative map application to El Dorado County, the project applicant must provide the County's Environmental Management Division with a Septic System Feasibility Study, demonstrating that the project site can support such a system. The Septic System Feasibility Study shall include soil percolation tests and other relevant tests to determine the suitability of the on-site soils for operation of a septic system. The Environmental Management Division shall review and approve the Septic System Feasibility Study prior to the County's approval of any tentative map for development of the project site.*

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<b>VII. GREENHOUSE GAS EMISSIONS.</b> <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>	<input type="checkbox"/>

**Discussion**

- a,b. Emissions of greenhouse gases (GHGs) contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on Earth. A project’s GHG emissions are at a micro-scale relative to global emissions, but could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact.

The proposed project would consist of annexation, which would not have the potential to result in physical environmental impacts related to the emission of GHGs. However, implementation of potential future residential development of the project site would cumulatively contribute to increases of GHG emissions. Estimated GHG emissions attributable to future development would be primarily associated with increases of carbon dioxide (CO<sub>2</sub>) and, to a lesser extent, other GHG pollutants, such as methane (CH<sub>4</sub>) and nitrous oxide (N<sub>2</sub>O) associated with area sources, mobile sources or vehicles, utilities (electricity and natural gas), water usage, wastewater generation, and the generation of solid waste. The common unit of measurement for GHG is expressed in terms of annual metric tons of CO<sub>2</sub> equivalents (MTCO<sub>2e</sub>/yr).

The EDCAQMD, has not formally adopted thresholds for evaluating GHG emissions, but has recommended the use of thresholds adopted by the SMAQMD. The SMAQMD’s approach to developing a threshold of significance for GHG emissions is to identify the emissions level for which a project would not be expected to substantially conflict with existing California legislation adopted to reduce statewide GHG emissions needed to move towards climate stabilization. If a project would generate GHG emissions above the threshold level, the project would be considered to generate significant GHG emissions and conflict with applicable GHG regulations. By using the SMAQMD thresholds of significance for GHG, the CECSO would comply with Section 15064.4(b)(3) of the CEQA Guidelines, which suggests that lead agencies consider the extent that the project would comply with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction of GHG emissions. The SMAQMD adopted the following CEQA thresholds of significance for GHG emissions on October 23, 2014:

- 1,100 MTCO<sub>2e</sub> per year for construction and operational GHG emissions; and
- 10,000 direct MTCO<sub>2e</sub> per year for stationary sources.

The thresholds of significance established by SMAQMD, and used by EDCAQMD, were developed to identify emissions levels for which a project would not be expected to substantially conflict with existing California legislation adopted to reduce statewide GHG emissions needed to move towards climate stabilization.

Potential future development occurring within the proposed project site would contribute to increases of GHG emissions that are associated with global climate change during construction and operations. Short-term construction-related and long-term operational GHG emissions associated with such development are presented below.

Short-Term Construction GHG Emissions

Construction-related GHG emissions are a one-time release and are, therefore, not typically expected to generate a significant contribution to global climate change, as global climate change is inherently a cumulative effect that occurs over a long period of time and is quantified on a yearly basis. However, GHG emissions associated with potential future construction activities have been estimated and compared to the threshold of significance. The proposed project’s maximum annual construction-related GHG emissions are presented in Table 3. The construction modeling assumptions are described in the Air Quality section of this IS/MND.

<b>Table 3</b>		
<b>Maximum Unmitigated Potential Future Construction GHG Emissions</b>		
	<b>Annual GHG Emissions (MTCO<sub>2e</sub>/yr)</b>	<b>Threshold of Significance (MTCO<sub>2e</sub>/yr)</b>
Maximum Annual Construction-related GHG Emissions	388.61	1,100
<i>Source: CalEEMod, August 2017 (see appendix).</i>		

As shown in the table, the maximum annual unmitigated construction-related GHG emissions associated with potential future development of the site would be well below the applicable threshold of significance. Accordingly, potential future development would not be expected to have a cumulatively considerable contribution to a significant cumulative GHG impact during construction.

Long-Term Operational GHG Emissions

SMAQMD uses CalEEMod to estimate potential project sizes corresponding to the established 1,100 MTCO<sub>2e</sub> threshold for operational GHG emissions. Specifically, single-family housing developments including 53 dwelling units or less would result in GHG emissions below the 1,100 MTCO<sub>2e</sub> threshold.<sup>16</sup> Potential future development occurring within the project site would be limited to a maximum of eight single-family units. As such, annual unmitigated operational GHG emissions from potential future development of the project site would be below the applicable threshold of significance, and the project would

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<sup>16</sup> Sacramento Metropolitan Air Quality Management District. *CEQA Guide December 2009, SMAQMD Operational Screening Levels*. Revised December 2016.

not be expected to have a cumulatively considerable contribution to a significant cumulative GHG impact during operation.

Conclusion

The proposed project consists of annexation, which would not have the potential to result in physical environmental impacts related to GHG Emissions. Moreover, because potential future development within the proposed project site would result in GHG emissions below the applicable thresholds of significance during both construction and operation, the proposed project would not be considered to conflict with applicable plans or policies related to the reduction of GHG emissions. Therefore, future GHG emissions associated with the proposed project would not be considered to have a significant impact on the environment or conflict with an applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of GHGs, and impacts would be *less than significant*.



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**VIII. HAZARDS AND HAZARDOUS MATERIALS.**

*Would the project:*

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Expose people or structures to the risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion**

- a. The proposed project consists of annexation, which would not result in any direct physical environmental impacts. Residential land uses are not typically associated with the routine transport, use, disposal, or generation of substantial amounts of hazardous materials. Potential future single-family development within the proposed project site could involve the use common household cleaning products, fertilizers, and herbicides on-site, any of which could contain potentially hazardous chemicals; however, such products would be expected to be used in accordance with label instructions. Due to the regulations governing use of such products and the relatively small amount that would be expected to be used on the site, routine use of such products would not represent a substantial risk to public health

or the environment. Therefore, the project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, and a *less-than-significant* impact would occur.

- b,d. The proposed project site is currently undeveloped. The project site does not contain existing habitable structures, and, thus, asbestos-containing materials (ACMs) or lead-based paints do not occur on-site. Features such as septic systems, wells, above-ground storage tanks (ASTs), underground storage tanks (USTs), or other features related to uses of environmental concern have not been identified on the site. In addition, given that the site has not been subject to previous development, the presence of such features on the site is unlikely. Furthermore, the project site is not included in the California Department of Toxic Substances Control EnviroStor Database.<sup>17</sup> The Envirostor Database includes information provided by the Department of Toxic Substances Control (DTSC) and included in the State's Hazardous Waste and Substances Sites (Cortese) List, which is compiled pursuant to Government Code section 65962.5. Per the GeoTracker data management system maintained by the SWRCB, the project is not located within the vicinity of a site that impacts, or has the potential to impact, water quality.<sup>18</sup>

Construction activities associated with potential future development would involve the use of heavy-duty equipment, which would contain fuels, oils, and hydraulic fluid. In addition, various other products commonly associated with construction such as concrete, paints, and adhesives would likely be used on-site. Small quantities of potentially toxic substances (e.g., petroleum and other chemicals used to operate and maintain construction equipment) would likely be used at the project site and transported to and from the site during construction. However, contractors would be required to comply with all California Health and Safety Codes and local County ordinances regulating the handling, storage, and transportation of hazardous and toxic materials. Significant risks to the public or workers are not expected with the assumption that such products would be used, transported, and disposed of properly in accordance with the handling instructions on their labels and in accordance with all applicable regulations.

Existing development to the north and east of the project site consists of residential land uses, which are not typically associated with the use of significant quantities of hazardous materials. Thus, the project site would not be subjected to any upset or accident conditions involving release of hazardous materials associated with nearby uses.

Based on the above, potential future development occurring within the proposed project site would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment. In addition, the project site is not located on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Thus, a *less-than-significant* impact would occur.

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<sup>17</sup> California Department of Toxic Substances Control. *Hazardous Waste and Substances Site List*. Available at: [http://www.dtsc.ca.gov/SiteCleanup/Cortese\\_List.cfm](http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm). Accessed August 7, 2017.

<sup>18</sup> State Water Resources Control Board. *GeoTracker*. Available at: <http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=shingle+springs>. Accessed August 7, 2017.

- c. The proposed project site is not located within 0.25-mile of an existing school. The nearest school, Cameron Springs Middle School, is located 1.15 mile away from the site. Therefore, the proposed project would have a *less-than-significant* impact related to the emission of hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste within 0.25-mile of an existing or proposed school.
- e,f. Cameron Airpark, a public airport, is located approximately 2.7 miles north of the proposed project site. The project would not be within the Airport Influence Area specified by the El Dorado County Airport Land Use Compatibility Plan (ALUCP), and, thus, would not be addressed by policies and goals of the ALUCP.<sup>19</sup> Therefore, the proposed project would not result in a safety hazard for people residing or working in the project site, and a *less-than-significant* impact would occur.
- g. The County's principal emergency planning document is the *El Dorado County Multi-Jurisdictional Hazard Mitigation Plan*.<sup>20</sup> The County's Hazard Mitigation Plan was developed using the buildout assumptions of the County's General Plan. As a result, the project's consistency with the General Plan would ensure that the project is consistent with the County's Hazard Mitigation Plan as well. Section 120.48 of the County's Code of Ordinances requires that tentative maps for new development projects demonstrate that the proposed project would connect to public roadways, and provide sufficient emergency access. Therefore, future development of the project site would be required to provide adequate emergency access.

In conclusion, the proposed project would be consistent with the County's General Plan and Hazard Mitigation Plan. Additionally, future development of the project site would be required to provide adequate emergency access, per the County's Code of Ordinances and design manual. Consequently, implementation of the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and a *less-than-significant* impact would occur.

- h. The California Department of Forestry and Fire (CAL FIRE) has mapped fire hazard severity zones throughout El Dorado County, including within the proposed project site, which is located in a State Responsibility Area (SRA). Mapped areas within SRAs are either classified as Moderate, High, or Very High Fire Hazard Severity Zones (FHSZ), and depends on several factors including vegetation, topography, weather, crown fire potential, ember production, and likelihood of fire. The proposed project site is located in an area designated by CAL FIRE as a High FHSZ.<sup>21</sup>

The proposed project consists of annexation, which would not have the potential to result in direct environmental impacts related to fire hazards. Nevertheless, the proposed annexation would enable future residential development to occur within the 40-acre project

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<sup>19</sup> El Dorado County Airport Land Use Commission. *El Dorado County Airport Land Use Compatibility Plan, Cameron Airpark Airport, Georgetown Airport, Placerville Airport* [Figure CAM-5]. Adopted June 28, 2012.

<sup>20</sup> El Dorado County. *El Dorado County Multi-Jurisdictional Hazard Mitigation Plan*. November 2004.

<sup>21</sup> CAL FIRE. *El Dorado County Fire Hazard Severity Zone Map*. March 12, 2009.

site; buildout of the site with residential uses has been previously analyzed in the County's General Plan EIR. The General Plan EIR provides an overview of a wide variety of State and local regulations and guidelines that have been established to reduce wildland fire hazard risk. For example, Chapter 8.08, Fire Hazard Ordinance, of the County Code of Ordinances requires the incorporation of a 30-foot fire break or clearing around all structures. The County's requirements on emergency access, signing and numbering, and emergency water are more stringent than those required by State law.<sup>22</sup> Furthermore, Chapter 13.20 of the County Code of Ordinances requires developers to pay a Fire District Improvement Fee that is used to finance public improvements and equipment for fire protection purposes. Each developer pays a fair share of the total cost of the improvements and equipment for the fire district within which the project occurs. Future development within the proposed project site would be subject to all applicable sections of the County Code of Ordinances related to wildland fire hazards.

In addition, future development within the proposed project site would be required to comply with all relevant Fire Safe Regulations adopted by the El Dorado County Building Inspection Division as well as all current Fire and Building Code regulations. Should future development be proposed for the project site, compliance with County regulations would be ensured by the County during the plan approval process. Based on the above, the proposed project would not expose people or structures to the risk of loss, injury or death involving wildland fires, and a *less-than-significant* impact would occur.

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<sup>22</sup> El Dorado County. *El Dorado County General Plan Environmental Impact Report, Human Health and Safety* [pg. 5.8-120 to -121]. May 2003.<sup>23</sup> El Dorado Irrigation District. *2015 Urban Water Management Plan* [pg. 1-1]. Adopted June 27, 2016.

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**IX. HYDROLOGY AND WATER QUALITY.**

*Would the project:*

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>	<input type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>	<input type="checkbox"/>
g. Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>	<input type="checkbox"/>
h. Place within a 100-year floodplain structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>	<input type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>	<input type="checkbox"/>
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>	<input type="checkbox"/>

**Discussion**

a,c-f. The unincorporated portion of El Dorado County's west slope is covered under a Phase II Small Municipal Separate Storm Sewer System (MS4) General National Pollutant Discharge Elimination System (NPDES) permit, which became effective on July 1, 2013. As of July 1, 2015, the state-mandated NPDES permit requires the County to address stormwater runoff from new development and redevelopment projects, both during

construction and after construction occurs. Projects subject to the requirements of the Phase II MS4 NPDES permit must submit the appropriate Post-Construction Storm Water Plan based on the project type. Regulated projects include projects that create or replace 5,000 sf or more of impervious surface.

The proposed project consists of annexation, and does not include a specific development proposal at this time; however, potential future development occurring within the project site could potentially create impervious areas in excess of 5,000 sf, thus triggering Phase II MS4 NPDES permit post-construction stormwater treatment requirements.

Regulated Projects are required to divide the project area into Drainage Management Areas (DMAs) and implement and direct water to appropriately-sized Site Design Measures (SDMs) and Baseline Hydromodification Measures to each DMA to the Maximum Extent Practicable (MEP). SDMs and Baseline Hydromodification Measures for Regulated Projects shall be based on volumetric and/or flow-based sizing criteria for the objective of achieving infiltration, evapotranspiration, and/or harvesting/reuse of the 85<sup>th</sup> percentile 24-hour storm runoff event. Regulated Projects must additionally include Source Control Best Management Practices (BMPs) where possible. SDMs and Baseline Hydromodification Measures include, but are not limited to:

- Rooftop and impervious area disconnection;
- Porous pavement;
- Rain barrels and cisterns;
- Vegetated swales;
- Bio-retention facilities;
- Green roofs; or
- Other equivalent measures, as proposed by the County.

Furthermore, Section 8.79 of the County's Code of Ordinances requires development projects to comply with all relevant stormwater requirements, and, where applicable, incorporate BMPs into project design. Such BMPs would serve to control stormwater discharge during construction and operation of future development. Consequently, with implementation of the appropriate stormwater treatment elements, future development within the proposed project site would not be anticipated to violate water quality standards and/or waste discharge requirements, substantially alter the existing drainage pattern of the site such that erosion or siltation on- or off-site, substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, or otherwise substantially degrade water quality. Therefore, a *less-than-significant* impact would occur.

- b. As discussed in Section XVII, Utilities and Service Systems, of this IS/MND, water supply for future development within the proposed project site would be provided by the EID. According to the EID's 2015 Urban Water Management Plan, the EID does not rely on groundwater for water supply.<sup>23</sup> As such, any increased water demand associated with

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<sup>23</sup> El Dorado Irrigation District. 2015 Urban Water Management Plan [pg. 1-1]. Adopted June 27, 2016.

future development on the proposed project site would not affect existing groundwater resources within the project area.

Potential future development of the 40-acre proposed project site with up to eight single-family homes would result in the creation of impervious surfaces that could potentially reduce groundwater recharge. In the absence of the proposed project, development under the current General Plan land use designation for the project site would allow for more intense development of the project site, which would involve a greater amount of impervious surfaces. However, given the relatively modest level of development that may occur on the site following implementation of the proposed project, associated increases in impervious areas would be minor relative to both the expansive undeveloped areas within the project region and the potential buildout density that could occur under land use designations for the site. Furthermore, the proposed project site is not located in an area where considerable groundwater recharge typically occurs, such as a stream bank or other riparian area.

It should be noted that the proposed project consists of annexation, which would not have the potential to directly physically affect groundwater supplies. Based on the above, the proposed project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, and a *less-than-significant* impact would occur.

- g-i. According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Program, the proposed project site is not located within a defined 100-year flood zone.<sup>24</sup> Therefore, the proposed annexation would not result in the placement of housing or structures within a 100-year floodplain, as mapped on a Flood Insurance Rate Map, or expose people or structures to a significant risk of loss, injury or death involving flooding, and a *less-than-significant* impact would occur.
  
- j. Tsunamis are defined as sea waves created by undersea fault movement. A seiche is a long-wavelength, large-scale wave action set up in a closed body of water such as a lake or reservoir, with destructive capacity that is not as great as that of a tsunami. Both tsunamis and seiches are associated with seismic events. The proposed project site is not located near an ocean or a large body of water and is not located in a seismically active area. Thus, the project site would not be subject to inundation due to tsunamis or seiche. Furthermore, the project site is not located downhill from a steep slope, and, thus, mudflows are not expected to impact the proposed project site. Therefore, impacts associated with inundation by seiche, tsunami, or mudflow would be considered *less than significant*.

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<sup>24</sup> FEMA. *Flood Insurance Rate Map, Map Number 06017C0750E*. Effective September 26, 2008.

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<b>X. LAND USE AND PLANNING.</b> <i>Would the project:</i>	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
b. Conflict with any applicable land use plans, policies, or regulations of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>	<input type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural communities conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>

**Discussion**

- a. The proposed project consists of the annexation of the 40-acre project site into the southern portion of the CECSO. Potential future development within the proposed project site would be restricted to rural single-family residential development, and, thus, such development would essentially act as an extension of the existing residential land uses to the north and east of the project site. Furthermore, per the existing pre-annexation agreement, future development of the project site would be consistent with the site’s existing zoning designation. Therefore, the proposed project would not physically divide an established community, and **no impact** would occur.
- b. The proposed project site is designated LDR per the El Dorado County General Plan and zoned RE-5. The proposed annexation would not alter the site’s existing land use or zoning designations. Potential future development of the project site could include development of up to four parcels, with a maximum of eight total residential units. Such development would comply with the El Dorado County General Plan land use designations for the project site, and future development applications would require discretionary approval by El Dorado County.

The El Dorado County LAFCo maintains specific policies relating to the annexation of land into special districts. Policy 6.2.1 of the El Dorado County LAFCo’s *Policies and Guidelines* states that annexation of land into special districts should only occur when such annexations would provide for the most efficient delivery of services.<sup>25</sup> Furthermore, as discussed in policies 6.2.2 through 6.2.4, annexations should not occur when such annexations would result in the degradation of services to existing members of the district, or increases in the price of such services, unless the annexing agency provides proper justification. The principal service provided by CECSO is the construction and maintenance of roadways, easements and riding trails. The CECSO area is adjacent to the northern and eastern borders of the proposed project site, and Native Lane currently terminates approximately 490 feet to the north of the project site. As such, annexation of the project site into the CECSO area would extend CECSO services to an adjacent area,

<sup>25</sup> El Dorado County Local Agency Formation Commission. *Policies and Guidelines*. Revised June 28, 2017.



and would be considered the most efficient means of providing services to the project site. As further discussed Section XVI, Transportation and Circulation, of this IS/MND, if tentative maps for future development of the project site are submitted to El Dorado County, Mitigation Measure XVI-1, of this IS/MND, would require the applicant to assess the existing roadways and provide for any improvements necessary to maintain the condition of affected roadways during potential future construction activity. Consequently, annexation of the project site into the CECSD would allow for the efficient provision of services, in compliance with El Dorado County LAFCo policy 6.2.1, and Mitigation Measure XVI-1 would ensure that potential future development of the project site does not conflict with El Dorado County LAFCo policies 6.2.2 through 6.2.4.

Considering the project's consistency with the El Dorado County General Plan and applicable policies of the El Dorado County LAFCo, the proposed project would not conflict with any applicable land use plans, policies, or regulations of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect, and a *less-than-significant* impact would occur.

- c. The project site is not located within an area that is subject to an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan. Therefore, the proposed project would not conflict with any applicable habitat conservation plan or natural communities conservation plan, and *no impact* would occur.

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<b>XI. MINERAL RESOURCES.</b> <i>Would the project:</i>	Potentially Significant Impact	Less-Than- Significant with Mitigation Incorporated	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>

**Discussion**

- a,b. The County General Plan includes a Mineral Resource (MR) land use overlay for areas with economically significant mineral deposits. In addition, the California Department of Conservation provides Mineral Resource Zone maps of the County for various mineral resources such as gold, industrial limestone, and construction materials.<sup>26</sup> The Mineral Resource Zone maps classify mapped areas based on the likelihood of mineral resource occurrence. MRZ-2a and -2b zones are areas underlain by mineral deposits where geologic data indicate that significant measured, indicated, or inferred resources are present.

The proposed project site is not located within a MR overlay. Furthermore, per the Mineral Resource Zone maps, the project site is not located within an MRZ-2a or -2b zone. Therefore, the proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the state and would not 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, and a *no impact* would occur.

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<sup>26</sup> California Department of Conservation. *Mineral Lands Classification Data Portal*. Available at: <http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>. Accessed August 7, 2017.

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

**Discussion**

- a, c. The proposed annexation would not alter the project site’s existing LDR land use designation or RE-5 zoning designation, and the existing pre-annexation agreement would limit development of the site to a maximum of eight single-family homes. Furthermore, considering that the proposed project consists solely of annexation of the project site, the proposed project would not have the potential to result in direct environmental impacts related to noise.

The proposed project site is not located adjacent to a high-volume roadway or intersection, and existing land uses in the surrounding area consist solely of rural single-family residences. The nearest single-family home is located approximately 350 feet northeast of the project site. As such, future residents at the project site would not be subject to excess noise levels. Furthermore, given that potential future development of the project site would be limited to eight single-family units, ambient noise level increases associated with such development would be relatively modest, and would not likely be perceptible to noise-sensitive receptors in the project area. Per Chapter 130.37, Noise Standards, in the County Code of Ordinances, existing and new single-unit residential dwellings on legal lots that are not within areas governed by an ALUCP are exempt from the County’s established noise standards.

Therefore, the proposed project would not involve the exposure of persons to or generation of noise levels in excess of established standards, nor would the project result in a substantial permanent increase in ambient noise levels in the project vicinity. Considering the above, the proposed project would have a *less-than-significant* impact.

- b. The proposed project consists of annexation, which would not have the potential to result in direct environmental impacts related to the generation of excessive noise or vibrations. However, potential future construction activities occurring under buildout of the project site would have the potential to introduce sources of temporary ground vibration to the site. Levels of vibration include imperceptible vibrations at low levels, low rumbling and minor vibration at moderate levels, and structural or architectural damage at high levels. For structural damage, the California Department of Transportation (Caltrans) uses a vibration limit of 0.5 inches/second, peak particle velocity (in/sec, PPV), for buildings structurally sound and designed to modern engineering standards and 0.2 in/sec PPV for buildings that are found to be structurally sound but where structural damage is a major concern. The threshold of 0.2 in/sec PPV is also used by Caltrans as the threshold for human annoyance caused by vibration. Although the nearby residence to the northeast is assumed to be structurally sound, the 0.2 in/sec PPV threshold offers a conservative value with regards to structural damage and is used as the threshold of significance for the analysis in this IS/MND. Table 4 presents typical vibration levels that could be expected from construction equipment at a distance of 25 feet.

<b>Table 4</b>	
<b>Vibration Source Levels for Construction Equipment</b>	
<b>Equipment</b>	<b>PPV at 25 ft (in/sec)</b>
Vibratory Roller	0.210
Large Bulldozer	0.089
Caisson drilling	0.089
Loaded trucks	0.076
Small bulldozer	0.003

*Source: Caltrans, Transportation and Construction Vibration: Guidance Manual, September 2013.*

The nearest existing building is located approximately 350 feet away from the project site boundary. At a distance of 350 feet, the PPV from even the most vibration-intensive equipment would be substantially diminished. Due to the distance between the proposed project site and the nearest building, perceptible off-site vibration is not expected. Therefore, persons are not predicted to be exposed to excessive vibration or groundborne noise levels associated with the proposed project, and a *less-than-significant* impact would occur.

- d. The proposed project consists of annexation, which would not have the potential to result in direct environmental impacts related to the generation of excessive construction-related noise. Construction activities associated with potential future residential development on the proposed project site would result in temporarily increased noise levels from demolition, grading, and construction activities. However, construction activity would likely only occur over portions of the improvement area at a time. Because noise levels dissipate with distance from the source, noise levels received by the nearest sensitive

receptor, considered to be the existing single-family residence located approximately 350 feet to the northeast of the project site boundary, would fluctuate depending on the distance of the noise source on the project site from the fixed location of the receptor.

According to the El Dorado County General Plan Policy 6.5.1.11, the standards outlined in the noise tables of the General Plan (Tables 6-3, 6-4, and 6-5) shall not apply to those activities associated with actual construction of a project as long as such construction occurs between the hours of 7:00 AM and 7:00 PM, Monday through Friday, and 8:00 AM and 5:00 PM on weekends. Construction noise is not exempted on federally-recognized holidays. Such exemptions are typical of City and County Noise Ordinances and reflect the recognition that construction-related noise is temporary in character, and is generally acceptable when limited to daylight hours.

Construction activities would be temporary in nature, would occur during normal daytime working hours listed above, and would comply with all relevant requirements. Therefore, the proposed project, and potential future development of the project site, would not be anticipated to result in the creation of a substantial temporary or periodic increase in ambient noise levels, and a *less-than-significant* impact would result.

- e.f. Cameron Airpark, a public airport, is located approximately 2.7 miles north of the proposed project site. The project site is not located within the associated Airport Influence Area specified by the El Dorado County ALUCP, and, thus, future development within the proposed project site would not be subject to excessive air traffic-related noise. Therefore, *no impact* would occur.

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<b>XIII. POPULATION AND HOUSING.</b> <i>Would the project:</i>	Potentially Significant Impact	Less-Than- Significant with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>	<input type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>

**Discussion**

- a. As discussed throughout this IS/MND, the existing pre-annexation agreement maintains the existing RE-5 zoning of the project site and limits development to a maximum of four parcels, among other provisions. The proposed project does not include a parcel map, a tentative subdivision map, or other specific proposal for development at this time; however, the proposed project would allow for future development (up to eight residential units) to occur on the project site. Therefore, this IS/MND assumes buildout of the project site under the proposed annexation agreement, which would result in a maximum development potential of eight single-family units.

Upon annexation, the proposed project site would act as an extension of the existing single-family land uses to the north and east of the site. Furthermore, buildout of the proposed project would be less intense than development under the existing General Plan land use and zoning designations for the project site. Considering that the project would involve fewer residential units being developed at the project site, the proposed project would result in less population growth than anticipated by the County’s General Plan. Given the relatively modest level of development allowable within the site, the proposed annexation would not indirectly or directly induce substantial growth in the project area. Therefore, a *less-than-significant* impact would occur.

- b,c. The proposed project site is currently undeveloped and absent of any habitable structures. As such, the proposed project would not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere, and *no impact* would occur.

**XIV. PUBLIC SERVICES.**

*Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion**

a,b. The El Dorado County Fire District (EDCFD) provides fire protection services to unincorporated El Dorado County, including the proposed project area. Upon annexation of the proposed project site into the CECSO, the site would continue to be served by the EDCFD. Given that the proposed project would not alter the site’s existing land use designation or zoning designation, buildout of the project site with residential uses and associated increases in demand for fire protection services have been previously anticipated by the County. Thus, future development within the proposed project site would not result in substantial adverse effects to fire protection services beyond what has been previously analyzed in the County’s General Plan EIR. In addition, such development would be subject to payment of a Fire District Improvement Fee, consistent with Section 13.20.020 of the County Code of Ordinances, which would help pay for EDCFD improvements and fire equipment.

The El Dorado County Sheriff’s Department would continue to provide police protection services to the proposed project site. The proposed project consists of annexation, which would not have the potential to result in direct environmental impacts related to Sheriff Department’s services. Given that potential future buildout of the project site would be constrained to a maximum of eight single-family homes, the proposed project would not be anticipated to substantially increase demand on the Sheriff’s Department. Based on the above, the project would result in a *less-than-significant* impact with respect to substantial adverse effects to fire and police protection services.

c. The proposed annexation would allow for future residential development to occur within the proposed project site, thus increase demand for school services in the project area. It should be noted that the annexation would not change the school district that the project site is located within, and annexation would not result in any direct physical environmental impacts that could affect school services. Potential future development would be subject to payment of developer fees to the El Dorado County Office of Education, to be collected with the issuance of building permits. The developer fees would be based on the square footage of residential development proposed, and would fund construction of school

facilities. Proposition 1A/Senate Bill No. 50 prohibits local agencies from using the inadequacy of school facilities as a basis for denying or conditioning approvals of any “[...] legislative or adjudicative act...involving ...the planning, use, or development of real property” (Government Code 65996(b)). Satisfaction of the Proposition 1A/Senate Bill No. 50 statutory requirements by a developer is deemed to be “full and complete mitigation.” Because the proposed project would comply with Proposition 1A/Senate Bill No. 50 through the payment of school impact fees, the proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities. Therefore, a *less-than-significant* impact would occur.

- d.e. Future development within the 40-acre proposed project site would be limited to a maximum of eight single-family residences on four parcels. Although the CECSO would be responsible for maintaining roads to the project site, El Dorado County would remain responsible for providing other public services to future development of the site. Considering the relatively modest intensity of development that could occur as a result of the proposed annexation, the proposed project would not substantially increase demand for parks or other public facilities. Therefore, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for parks or other public facilities. Thus, a *less-than-significant* impact would occur.



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<b>XV. RECREATION.</b> <i>Would the project:</i>	Potentially Significant Impact	Less-Than- Significant with Mitigation Incorporated	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion**

- a,b. The nearest park relative to the proposed project site is the Christa McAuliffe Park, located approximately 1.5 miles north of the site. As discussed previously, the proposed project consists of annexation, which would not result in physical environmental impacts to recreation facilities. Potential future development within the 40-acre proposed project site would be limited to a maximum of eight single-family residences on four parcels. Given the relatively modest intensity of development that could occur as a result of the proposed annexation, and that such development would be consistent with the existing County General Plan land use designation and zoning designation, the proposed project would not substantially increase use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. At the time of development, future projects would be required to pay the appropriate County Park fee as required by the County’s Code of Ordinances. In addition, the project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Based on the above, a *less-than-significant* impact would occur.

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**XVI. TRANSPORTATION AND CIRCULATION.**

*Would the project:*

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion**

a,b. The proposed project consists of annexation, which would not have the potential to result in direct environmental impacts related to transportation and circulation. However, future residential development occurring within the proposed project site would generate traffic on local roadways. The 9<sup>th</sup> edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual provides trip generation rates for a wide variety of land uses, including single-family residential. Based on a worst-case scenario of buildout of the project site with eight single-family units, future development would generate an estimated 76 average daily trips (ADT), with six trips occurring during the AM peak hour and eight trips during the PM peak hour.

The County's Transportation Impact Study Guidelines identify that a full traffic study is required if a project has the potential to generate more than ten trips during the weekday

AM or PM peak periods. As discussed above, worst-case future development within the proposed project site would not result in the generation of more than eight trips during AM or PM peak periods. Consequently, a full traffic study would not be required for the proposed project. The addition of eight peak hour trips during the PM peak hour would not have a measurable effect on the operation of existing circulation systems in the surrounding area. Therefore, the proposed project would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system and would not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. Thus, a *less-than-significant* impact would occur.

- c. Cameron Airpark, a public airport, is located approximately 2.7 miles north of the proposed project site. The project site is not within the Airport Influence Area specified by the El Dorado County ALUCP.<sup>27</sup> Therefore, because the proposed project would not result in a change in air traffic patterns, including either an increase in air traffic levels or a change in location that results in substantial safety risks, *no impact* would occur.
- d,e. Although development plans for the project site have not yet been prepared, the proposed project would allow for future development of the project site with up to eight residences, subject to additional discretionary approvals by El Dorado County. Any proposed roadways providing access to future residential development on the project site would be required to conform with the CECSO's road design standards, as adopted by the CECSO.<sup>28</sup> Furthermore, development of the site for residential uses was previously analyzed in the County's General Plan EIR, and because the project would be consistent with the County's General Plan, the project would not result in impacts in excess of what was previously analyzed.

Future residential development of a maximum of eight units would generate a relatively minor amount of additional traffic on the street system within the CECSO's boundaries. This minor increase would not adversely affect the roads maintained by the CECSO. However, the existing roadway infrastructure may be affected by construction traffic associated with development of the project site. Use of the local roadways to transport heavy-duty construction equipment could lead to a degradation of road surfaces. Such degradation could impact emergency access to the project site and surrounding areas. Therefore, the proposed project could result in a *potentially significant* impact regarding the creation of roadway hazards or the provision of inadequate emergency access.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above impact to a *less-than-significant* level.

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<sup>27</sup> El Dorado County Airport Land Use Commission. *El Dorado County Airport Land Use Compatibility Plan, Cameron Airpark Airport, Georgetown Airport, Placerville Airport* [Figure CAM-5]. Adopted June 28, 2012.

<sup>28</sup> Cameron Estates Community Services District. *Resolution No. 2014-1 Of the Cameron Estates Community Services District Adopting Road Standards*. March 20, 2014.

*XVI-1 Prior to commencement of any construction activity on the project site, the developer of the project (or any portion thereof) shall prepare a roadway condition assessment that describes the then-current condition of the roads to be used for construction traffic to access the site. The roadway condition assessment will include an evaluation of (a) roadway width, (b) pavement surface condition, (c) pavement structural condition, and (d) sub-base soil conditions. The roadway condition assessment will provide an evaluation of the ability of the roads to support heavy construction equipment, including both roadway centers and edges. The roads to be included in the roadway condition assessment are Flying C Road from Deer Creek Road to Native Lane, then Native Lane to the project site. The roadway condition assessment will identify (1) any existing deficiencies of the identified roadway sections based upon a comparison to the applicable Cameron Estates Community Services District Road Design Policies and Standards (adopted March 20, 2014) and any amendments thereto and (2) required improvements as a condition of development of the project site (or any portion thereof).*

- f. El Dorado Transit currently provides public transit access throughout western El Dorado County, including along US 50 to the north of the proposed project site. The nearest stop is the Cambridge Road Park and Ride, located approximately 1.2 miles north of the project site by way of Flying C Road.<sup>29</sup> The project site is located in a rural area, and, thus, existing roadways in the project site vicinity do not include bike lanes or sidewalks. Given that the proposed annexation would not alter the project site's existing General Plan land use designation or zoning designation, buildout of the proposed project site and associated increases in demand for transit, bicycle, and pedestrian infrastructure has been previously considered in the General Plan EIR. Furthermore, the County General Plan does not contain specific policies requiring bicycle facilities or other alternative transportation options for new projects. Therefore, the proposed project would result in a *less-than-significant* impact related to adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities.

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<sup>29</sup> El Dorado Transit. *System Map*. Available at: <http://eldoradotransit.com/>. Accessed August 7, 2017.

**XVII. TRIBAL CULTURAL RESOURCES.**

*Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:*

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion**

a,b. As discussed in Section V, Cultural Resources, of this IS/MND, the proposed project site does not contain any existing permanent structures or any other known resources 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), and does not contain known resources that could be considered historic pursuant to the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. The records search of the CHRIS database for cultural resource site records and survey reports within the proposed project area did not provide any indication of the possibility of historic-period activity within the proposed project site.<sup>30</sup> In addition, a record search of the NAHC Sacred Lands File for the APE yielded negative results.<sup>31</sup>

As also discussed in Section V, Cultural Resources, of this IS/MND, the potential for unrecorded Native American resources to exist within the project site is relatively low based on existing environmental conditions, and Native American resources have not been identified within the vicinity of the project site. Nevertheless, the possibility exists that future development occurring on the proposed project site could result in a substantial adverse change in the significance of a tribal cultural resource if previously unknown cultural resources are uncovered during grading or other ground-disturbing activities. Thus, a **potentially significant** impact to tribal cultural resources could occur.

<sup>30</sup> North Central Information Center. *Records Search Results for Deubel Property Annexation*. August 8, 2017.

<sup>31</sup> Native American Heritage Commission. *Deubel Property Annexation, Shingle Springs, El Dorado County*. August 18, 2017.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above impact to a *less-than-significant* level.

*XVII-1. Implement Mitigation Measures V-1(a) and V-1(b).*

Deubel Property Annexation  
Initial Study/Mitigated Negative Declaration

<b>XVIII. UTILITIES AND SERVICE SYSTEMS.</b> <i>Would the project:</i>	Potentially Significant Impact	Less-Than- Significant with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion**

a-e. The EID currently provides water supply and wastewater service to unincorporated El Dorado County, including the proposed project area. The proposed project site would remain within the EID service area boundaries upon completion of the proposed annexation process.

As discussed throughout this IS/MND, the proposed project would retain the project site's existing General Plan land use designation and zoning designation. The proposed project includes annexation, which would not have the potential to result in any physical environmental impacts related to utilities. However, potential future residential development of the project site could occur. The existing pre-annexation agreement would limit future subdivision of the 40-acre proposed project site to four parcels, resulting in maximum of eight total single-family dwelling units. As such, any increases in water demand associated with potential future development have been previously analyzed in the County's General Plan EIR, and would be relatively small.

Future residential development of the project site is anticipated to use a septic system for on-site wastewater. Mitigation Measure VI-2 requires that a Septic System Feasibility Study be prepared and subsequently approved by the County's Environmental Management Division prior to approval of any future tentative maps for development of the area. Because the feasibility study would be reviewed by the County's Environmental Management Division and the plans for any septic systems would be approved by the County's Environmental Management Division, future development would be properly designed to provide on-site waste management. Consequently, wastewater from operation of potential future developments would not have the potential to affect wastewater facilities in the area.

With the implementation of Mitigation Measure IX-1 above, the proposed project would include an appropriate stormwater management system meeting the requirements of the State Water Resources Control Board, as well as the EDC Drainage Manual Requirements, and would not require the construction of new or expanded wastewater treatment or storm drainage facilities. Therefore, the proposed project would have a *less-than-significant* impact with regard to water and wastewater facilities and would have sufficient water supplies available to serve the project without new or expanded entitlements.

- f.g. The proposed project consists of annexation, which would not have the potential to result in the generation of solid waste. However, potential future development within the proposed project site would generate solid waste associated with construction activities and long-term operations. Construction debris would be disposed of in accordance with applicable federal, State, and local regulations and standards. Per Chapter 8.43 of the El Dorado County Code of Ordinances, Construction and Demolition Debris Recycling Within the County, the project would be required to recycle at least 50 percent of the debris from construction so as to divert waste from landfills.

El Dorado Disposal provides solid waste collection, disposal, recycling, and yard waste services to the County, including the proposed project site. El Dorado Disposal would remain the waste disposal service for the project site, following annexation of the project site into the CECSD. Given that the proposed project site has been previously considered for buildout with low-density residential uses, and the proposed annexation would maintain the site's existing General Plan land use designation and zoning, associated increases in solid waste demand have been previously analyzed in the General Plan EIR. Therefore, the proposed project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs and would comply with federal, state, and local statutes and regulations related to solid waste. As such, a *less-than-significant* impact would occur.



**XIX. MANDATORY FINDINGS OF SIGNIFICANCE.**

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion**

- a. As discussed throughout this IS/MND, the proposed project consists of annexation, which would not have the potential to result in any direct environmental impacts. However, the project site could potentially be developed for up to eight single-family residential units following the necessary County approvals. Development of the project site for residential uses has been anticipated by the County's General Plan and potential impacts have been analyzed in the County's General Plan EIR. Although the project area is relatively small, an ephemeral drainage exists within the project site, and the project site may provide habitat for MBTA protected species. In addition, the proposed project site does not contain permanent structures that would be considered cultural or historic resources. As previously discussed, the project site is considered to have a low potential of containing tribal cultural resources. In recognition of the existence of the ephemeral drainage, and the potential for biological or unknown tribal cultural resources to exist on-site this IS/MND includes mitigation measures that would mitigate any potential impacts to biological and cultural resources. Therefore, the proposed project would have a *less-than-significant* impact related to degradation of the quality of the environment, reduction of habitat or plant and wildlife species, and elimination of important examples of California history or prehistory.
- b. Development of previously undeveloped land may be regarded as achieving short-term goals to the disadvantage of long-term environmental goals. However, the inevitable

impacts resulting from population and economic growth are mitigated by long-range planning to establish policies, programs, and measures for the efficient and economical use of resources. Long-term environmental goals, both broad and specific, have been addressed previously in several environmental documents, the most comprehensive being the County General Plan EIR. As discussed throughout this IS/MND, the proposed project would comply with all applicable goals and policies set forth in the General Plan. Therefore, the cumulative impact of the proposed project would be *less than significant*.

- c. Potential future development occurring within the proposed project site, in conjunction with other development within the CECSO could incrementally contribute to cumulative impacts in the area. However, mitigation measures for all potentially significant project-level impacts identified for the proposed project in this IS/MND have been included that would reduce impacts to less-than-significant levels. As such, the project's incremental contribution towards cumulative impacts would not be considered significant. In addition, all future discretionary development projects in the area would be required to undergo the same environmental analysis and mitigate any potential impacts, as necessary. Therefore, the proposed project would not have any impacts that would be cumulatively considerable, and impacts would be *less than significant*
  
- d. Potential future residential development occurring within the proposed project site would be subject to applicable building standards and codes to ensure adequate safety is provided for the future residents. Furthermore, Mitigation Measure XVI-I has been incorporated into this IS/MND to ensure that the proposed project does not result in the creation of any hazards or conditions causing inadequate emergency access. Therefore, impacts related to environmental effects that could cause substantial adverse effects on human beings would be *less than significant*.

**Deubel Property Annexation  
Initial Study/Mitigated Negative Declaration**

**Errata Sheet  
November 2017**

**Introduction**

This errata sheet presents, in ~~strike-through~~ and double-underline format, the revisions to the Deubel Property Annexation Initial Study/Mitigated Negative Declaration (IS/MND) based upon public comment and the CEQA Resolution 2017-05 approved by the District Board of Directors at the November 16, 2017 hearing. The revisions reflected in this errata sheet do not affect the adequacy of the previous environmental analysis contained in the IS/MND. Because the changes presented below are for clarification purposes and would not result in any new significant impacts, recirculation of the IS/MND is not required.

**Changes to the IS/MND**

To provide clarification regarding the annexation of the project site into the Cameron Estates Community Services District (CECSD) and the CECSD's Sphere of Influence, the Project Description Summary, on page 1 of the IS/MND has been revised as follows:

The Deubel Property Annexation project (proposed project) consists of annexation of a 40-acre property into the Cameron Estates Community Services District (CECSD), which will also require an amendment to the CECSD sphere of influence to include the Deubel property. The proposed project site is located in unincorporated El Dorado County, California, approximately one mile south of the Cameron Park community. Access to the property is provided by Native Lane. The proposed project does not include a specific development proposal at this time. Any future residential development would require discretionary approvals from El Dorado County. The proposed annexation would maintain the existing County General Plan land use designation and zoning designation for the site. Annexation of the project site into the CECSD would be subject to approval by the El Dorado Local Agency Formation Commission (El Dorado LAFCo).

The foregoing revision is for clarification purposes only and does not affect the conclusions of the IS/MND.

In addition to the above clarification, the Discretionary Actions section of the Project Description, on page 4 of the IS/MND, has been revised as follows:

Discretionary Actions

- Adoption of the IS/MND and Mitigation Monitoring and Reporting Program; and
- CECSD approval of an annexation agreement and a resolution supporting and endorsing the proposed annexation of the 40-acre project site into the CECSD district boundaries.

El Dorado County LAFCo is a responsible agency, who would rely upon the adopted IS/MND to consider the request to annex the property into the CECSD, and also to amend to the CECSD Sphere of Influence to include the Deubel property.

The foregoing revision is for clarification purposes only and does not affect the conclusions of the IS/MND.

Mitigation Measure XVI-1 on page 58 of the IS/MND is hereby revised to clarify the roadways that will be subject to the roadway condition assessment prior to commencement of any on-site construction.

*XVI-1 Prior to commencement of any construction activity on the project site, the developer of the project (or any portion thereof) shall prepare a roadway condition assessment that describes the then-current condition of the roads to be used for construction traffic to access the site. The roadway condition assessment will include an evaluation of (a) roadway width, (b) pavement surface condition, (c) pavement structural condition, and (d) sub-base soil conditions. The roadway condition assessment will provide an evaluation of the ability of the roads to support heavy construction equipment, including both roadway centers and edges. The roads to be included in the roadway condition assessment are Flying C Road ~~from Deer Creek Road to~~, Flying C Court, Native Lane, then Native Lane to the project site. The roadway condition assessment will identify (1) any existing deficiencies of the identified roadway sections based upon a comparison to the applicable Cameron Estates Community Services District Road Design Policies and Standards (adopted March 20, 2014) and any amendments thereto and (2) required improvements as a condition of development of the project site (or any portion thereof).*

The foregoing revision is for clarification purposes only and does not affect the conclusions of the IS/MND.

## Deubel Property Annexation Mitigation Monitoring and Reporting Program

November 2017

The California Environmental Quality Act (CEQA) and CEQA Guidelines require Lead Agencies to adopt a program for monitoring the mitigation measures required to avoid the significant environmental impacts of a project. The Mitigation Monitoring and Reporting Program (MMRP) ensures that mitigation measures imposed by the Cameron Estates Community Services District (CECSD) are completed at the appropriate time in the development process.

The mitigation measures identified in the Initial Study/Mitigated Negative Declaration for the Deubel Property Annexation are listed in the MMRP along with the party responsible for monitoring implementation of the mitigation measure, the milestones for implementation and monitoring, and a sign-off that the mitigation measure has been implemented.

<b>MITIGATION MONITORING AND REPORTING PROGRAM DEUBEL PROPERTY ANNEXATION</b>			
<b>Mitigation Measure</b>	<b>Implementation Schedule</b>	<b>Monitoring Agency</b>	<b>Sign-Off</b>
<p><i>IV-1(a). Prior to initiation of ground disturbing activities associated with future development on the proposed project site, if construction would occur during the raptor nesting season (February 1 to August 31), a pre-construction raptor survey shall be performed to determine if active raptor nests are present in trees on, or directly adjacent to, the project site. The survey shall be conducted by a qualified biologist not more than ten days prior to the onset of construction activities. If construction activities cease for longer than two weeks, a subsequent pre-construction survey shall be conducted. If active raptor nests are not found on or within 500 feet of the project site, further mitigation is not necessary. In addition, if construction activities are proposed to occur during the non-breeding season (September 1 to January 31), a survey is not required and further studies are not necessary. However, if active raptor nests are found on or within 500 feet of the site, the project applicant shall implement Mitigation Measure IV-1b. The pre-construction raptor survey(s) shall be submitted to the El Dorado County Community Development Agency.</i></p>	<p>Prior to initiation of ground disturbing activities occurring between February 1 to August 31</p>	<p>El Dorado County Community Development Agency</p>	
<p><i>IV-1(b). During construction activities associated with future development, ground disturbing activities shall not occur within 500 feet of the active raptor nest(s) until the young have fledged or until the biologist has determined that the nest is not active any longer. If construction activities cause the nesting bird(s) to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then the exclusionary buffer shall be increased, as determined by the qualified biologist, such that activities are far enough from the nest to stop the agitated behavior. The exclusionary buffer shall remain in place until the young have fledged or as otherwise determined by a qualified biologist.</i></p>	<p>During construction, if active nests are present</p>	<p>El Dorado County Community Development Agency</p>	

MITIGATION MONITORING AND REPORTING PROGRAM DEUBEL PROPERTY ANNEXATION			
Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
<p><i>IV-1(c). Prior to initiation of ground disturbing activities, if any vegetation removal is expected to occur as a result of the project during the typical avian nesting season (February 1 to August 31), a pre-construction survey shall be performed to determine if active migratory bird nests are present in the trees adjacent to the site. The survey shall be conducted by a qualified biologist not more than ten days prior to the onset of vegetation removal. If construction activities cease for longer than two weeks, a subsequent pre-construction survey shall be conducted. The pre-construction survey shall be submitted to the Community Development Agency.</i></p> <p><i>If active migratory bird nests are found on-site, disturbance or removal of the nest shall be avoided until the young have fledged and the nest is not active any longer.</i></p> <p><i>It should be noted that extensive buffers, such as those recommended for nesting raptors, are not necessary for nesting avian species protected solely by the Migratory Bird Treaty Act. Depending on the bird species, site conditions, and the proposed construction activities near an active nest, a smaller buffer could be prescribed, as determined by the biologist, but in no case less than 25 feet. However, if construction activities cause the nesting bird(s) to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then an exclusionary buffer shall be increased, as determined by the qualified biologist, such that activities are far enough from the nest to stop the agitated behavior. The exclusionary buffer shall remain in place until the chicks have fledged or as otherwise determined by a qualified biologist.</i></p> <p><i>Alternatively, vegetation removal could be scheduled to avoid all potential impacts. Vegetation removal conducted between September 1 and January 31 will prevent impacts to nesting birds and unfledged young.</i></p>	<p>Prior to initiation of ground disturbing activities occurring between February 1 to August 31</p>	<p>El Dorado County Community Development Agency</p>	
<p><i>IV-2(a) To the extent feasible, the project shall be designed to avoid and minimize adverse effects to the ephemeral drainage within the</i></p>	<p>Prior to issuance of grading permits</p>	<p>El Dorado County Community</p>	

<b>MITIGATION MONITORING AND REPORTING PROGRAM DEUBEL PROPERTY ANNEXATION</b>			
<b>Mitigation Measure</b>	<b>Implementation Schedule</b>	<b>Monitoring Agency</b>	<b>Sign-Off</b>
<p><i>project site. If impacts to the ephemeral drainage will occur as a result of implementation of the proposed project, then prior to issuance of any grading permits for lots on which construction could affect the ephemeral drainage, the project applicant shall acquire a Section 404 permit for fill of jurisdictional wetlands, and mitigation for impacts to jurisdictional waters that cannot be avoided shall be provided in conformance with the USACE “no-net-loss” policy.</i></p>		Development Agency	
<p><i>IV-2(b) If a Section 404 permit is obtained, the applicant must also obtain a water quality certification from the RWQCB under Section 401 of the Clean Water Act (CWA) prior to issuance of any grading permits for lots on which construction could affect the ephemeral drainage.</i></p>	Prior to issuance of grading permits	El Dorado County Community Development Agency	
<p><i>IV-2(c) Prior to issuance of any grading permits for lots on which construction would affect the ephemeral drainage, the applicant shall enter into a 1602 Streambed Alteration Agreement with CDFW. To avoid or minimize adverse impacts to downstream fish and wildlife resources, the applicant shall implement avoidance and minimization measures, which may include but not necessarily be limited to:</i></p> <ul style="list-style-type: none"> <li>• <i>Prior to construction, the authorized construction limits shall be marked in coordination with a qualified biologist. No vegetation shall be removed outside of this marked area and no construction debris, equipment, or soils shall be placed outside of the marked area.</i></li> <li>• <i>Throughout construction, all equipment storage, equipment maintenance, lighting, and staging, shall occur outside of CDFW jurisdictional habitat except for any work authorized through a 1602 Agreement.</i></li> <li>• <i>No debris, soil, silt, sand, bark, slash, sawdust, rubbish, construction waste, cement or concrete or washings thereof, asphalt, paint, oil or other petroleum products or any other substances which could be hazardous to aquatic life, or other organic or earthen material from any</i></li> </ul>	Prior to issuance of grading permits and during construction activity	El Dorado County Community Development Agency	



<b>MITIGATION MONITORING AND REPORTING PROGRAM DEUBEL PROPERTY ANNEXATION</b>			
<b>Mitigation Measure</b>	<b>Implementation Schedule</b>	<b>Monitoring Agency</b>	<b>Sign-Off</b>
<i>logging, construction, or other associated project-related activity shall be allowed to contaminate the soil and/or enter into or placed where it may be washed by rainfall or runoff into, waters of the State.</i>			
<p>V-1(a). <i>If any prehistoric artifacts or other indications of archaeological resources are found during grading and construction activities, all work within 100 feet of the find shall cease and the applicant shall retain a qualified archaeologist to evaluate the find(s). If the resource is determined to be eligible for inclusion in the California Register of Historical Resources and project impacts cannot be avoided, data recovery shall be undertaken. Pursuant to CEQA Guidelines Section 15126.4(b)(3)(C), a data recovery plan, which makes provisions for adequately recovering the scientifically consequential information from and about the resource, shall be prepared and adopted prior to any excavation being undertaken. Such studies shall be deposited with the California Historical Resources Regional Information Center. Archeological sites known to contain human remains shall be treated in accordance with the provisions of Section 7050.5 Health and Safety Code. If an artifact must be removed during project excavation or testing, curation may be an appropriate mitigation. This language of this mitigation measure shall be included on any future grading plans and utility plans approved by the County for the Jail Expansion site.</i></p>	<p>Mitigation language shall be included on grading and utility plans prior to their approval</p>	<p>El Dorado County Community Development Agency</p>	
<p>V-1(b). <i>If human remains of Native American origin are discovered during project construction, further disturbance shall not occur within 100 feet of the vicinity of the find(s) until the El Dorado County Coroner has made the necessary findings as to origin. (California Health and Safety Code Section 7050.5) Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the El Dorado County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) must be contacted within 24 hours. The NAHC must then identify the “most likely descendant(s)” (MLD). The landowner</i></p>	<p>During construction activity</p>	<p>El Dorado County Coroner</p> <p>Native American Heritage Commission</p>	

<b>MITIGATION MONITORING AND REPORTING PROGRAM DEUBEL PROPERTY ANNEXATION</b>			
<b>Mitigation Measure</b>	<b>Implementation Schedule</b>	<b>Monitoring Agency</b>	<b>Sign-Off</b>
<i>shall engage in consultations with the MLD. The MLD will make recommendations concerning the treatment of the remains within 48 hours, as provided in Public Resources Code 5097.98.</i>			
VI-1. <i>Prior to the issuance of a grading permit, the project applicant shall prepare to the satisfaction of the Community Development Agency, an erosion control plan that utilizes standard construction practices to limit the erosion effects during construction of the proposed project. Actions should include, but are not limited to, the following:</i> <ul style="list-style-type: none"> <li>• <i>Hydro-seeding;</i></li> <li>• <i>Placement of erosion control measures within drainage ways and ahead of drop inlets;</i></li> <li>• <i>The temporary lining (during construction activities) of drop inlets with “filter fabric”;</i></li> <li>• <i>The placement of straw wattles along slope contours;</i></li> <li>• <i>Use of a designated equipment and vehicle “wash-out” location;</i></li> <li>• <i>Use of siltation fences;</i></li> <li>• <i>Use of on-site rock/gravel road at construction access points; and</i></li> <li>• <i>Use of sediment basins and dust palliatives.</i></li> </ul>	Prior to grading permit issuance	El Dorado County Community Development Agency	
VI-2. <i>In conjunction with submittal of a tentative map application to El Dorado County, the project applicant must provide the County’s Environmental Management Division with a Septic System Feasibility Study, demonstrating that the project site can support such a system. The Septic System Feasibility Study shall include soil percolation tests and other relevant tests to determine the suitability of the on-site soils for operation of a septic system. The Environmental Management Division shall review and approve the Septic System Feasibility Study prior to the County’s approval of any tentative map for development of the project site.</i>	In conjunction with submittal of a tentative map application	El Dorado County Environmental Management Division	
XVI-1 <i>Prior to commencement of any construction activity on the project site, the developer of the project (or any portion thereof) shall prepare a roadway condition assessment that describes the then-current condition of the roads to be used for construction traffic to</i>	Prior to commencement of any construction activity on the project site	Cameron Estates Community Services District	

<b>MITIGATION MONITORING AND REPORTING PROGRAM DEUBEL PROPERTY ANNEXATION</b>			
<b>Mitigation Measure</b>	<b>Implementation Schedule</b>	<b>Monitoring Agency</b>	<b>Sign-Off</b>
<p><i>access the site. The roadway condition assessment will include an evaluation of (a) roadway width, (b) pavement surface condition, (c) pavement structural condition, and (d) sub-base soil conditions. The roadway condition assessment will provide an evaluation of the ability of the roads to support heavy construction equipment, including both roadway centers and edges. The roads to be included in the roadway condition assessment are Flying C Road from Deer Creek Road to Native Lane, then Native Lane to the project site. The roadway condition assessment will identify (1) any existing deficiencies of the identified roadway sections based upon a comparison to the applicable Cameron Estates Community Services District Road Design Policies and Standards (adopted March 20, 2014) and any amendments thereto and (2) required improvements as a condition of development of the project site (or any portion thereof).</i></p>			
<p><b>XVII-1. Implement Mitigation Measures V-1(a) and V-1(b).</b></p>	<p>See Section V-1(a) and V-1(b)</p>	<p>See Section V-1(a) and V-1(b)</p>	