DRAFT NEGATIVE DECLARATION

FILE: CUP23-0009

PROJECT NAME Bowman Telecommunications Facility

NAME OF APPLICANT: Jared Kearsley

ASSESSOR'S PARCEL NO.: 121-040-026 **SECTION:** 35 **TOWNSHIP:** 10N **RANGE:** 8E

LOCATION: East side of El Dorado Hills Boulevard, approximately 1,000 feet southeast of the intersection with Olson Lane, in the El Dorado Hills Community Region, Supervisorial District 1

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

☐ **REZONING: FROM: TO:**

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

SUBDIVISION (NAME):

☒ **CONDITIONAL USE PERMIT TO ALLOW:** The construction and ongoing operation of a new 110-foot-tall faux water tower telecommunications facility and accessory items within a 31-foot by 35-foot lease area. The telecommunications facility is proposed to include one (1) 110-foot tall faux water tower, nine (9) AT&T antennas- with six (6) future AT&T antennas, 12 RRU, one (1) GPS unit, one (1) 30kW AC Diesel standby generator attached to a 190-gallon capacity belly tank, an equipment shelter, eight (8) 190Ah batteries, nine (9) power trunks, three (3) fiber trunks, surge suppressors, ice bridge, 16 precast foundation blocks for above ground foundation, and seven (7) foot chain link with earth tone privacy slats with barbed wire topped fencing surrounding the lease areas. No water or sewer service would be required for the proposed project as it is an unmanned facility.

☐ **OTHER:**

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

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

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

☐ **OTHER:**

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

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

_____

Executive Secretary

EL DORADO COUNTY PLANNING DIVISION
2850 FAIRLANE COURT
PLACERVILLE, CA 95667

INITIAL STUDY
ENVIRONMENTAL CHECKLIST

Project Title: CUP23-0009/Bowman Telecommunications Facility

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

Contact Person: Jon Philip Mijat, Associate Planner | **Phone Number:** (530) 621-5993

Applicant's Name and Address: 51 Wireless- Jared Kearsley, 4930 Pacific Street, Rocklin, CA 95677

Owner's Name and Address: El Dorado Hills Community Service District – Mark Hornstra 1021 Harvard Way El Dorado Hills, CA 95762

Project Engineer's Name and Address: Precision Design and Drafting, Inc. 11765 Atwood Road Suite 20 Auburn, CA 95603

Project Location: East side of El Dorado Hills BLVD., 50 feet east of the intersection with Olson Lane in the El Dorado Hills area.

Assessor's Parcel Number: 121-040-026-000 **Acres:** 45.00-acres

Sections: 35 **T:** 10N **R:** 8E

General Plan Designation: Adopted Plan (AP)

Zoning: Open Space (OS)

Summary Description of Project: A request for a Conditional Use Permit for the construction and ongoing operation of a new 110-foot-tall faux water tower telecommunications facility and accessory items within a 31-foot by 35-foot lease area. The telecommunications facility is proposed to include one (1) 110-foot tall faux water tower. Inside the faux water tower would be nine (9) AT&T antennas- with space for six (6) future AT&T antennas, twelve (12) remote radio units (RRU), and one (1) GPS unit, one. At the base of the tower would be an equipment shelter, (1) 30KW AC Diesel standby generator attached to a 190 gallon capacity fuel tank underneath the generator, and eight (8) 190 amp hour (AH) batteries. A 6-7 foot tall chain link fence would surround the lease area. The project also includes installation of nine (9) underground power trunk lines and three (3) underground fiberoptic trunk lines (all power lines and fiberoptic lines to be collocated in the same trench). No water or sewer service would be required for the proposed project as it is an unmanned facility. Electricity will be provided by Pacific Gas & Electric Company (PG&E). The project is proposing to use an existing 15-foot wide gravel roadway to access the site off of El Dorado Hills Blvd which is on the west side of the property. No trees are proposed for trimming or removal, no oak resource impacts are proposed, and the proposed project would require minimal grading.

Surrounding Land Uses and Setting:

	Zoning	General Plan	Land Use/Improvements
Site	Open Space (OS)	Adopted Plan (AP)	Open space easement with archery range
North	Single-Unit Residential (R1)	High - Density Residential (HDR)	Single-Family Dwelling
South	Open Space (OS)	Adopted Plan (AP)	Open Space
East	Single-Unit Residential	Adopted Plan (AP)	Open Space

	Planned Development (R1-PD)		
West	Single-Unit Residential (R1); Residential Multi-unit (RM); Residential Multi-unit Design Review - Community Combining–(RM-DC); Residential Multi-unit - Planned Development–(RM-PD)	High - Density Residential (HDR) Multifamily Residential (MFR)	Single-Family Dwelling Multi-Unit Residential

Briefly describe the environmental setting: The project site's 1,085 square foot lease area is within the boundaries of a 45-acre property. The property is located in the Southwest ¼ of Section 35, Township 10 North, Range 8 East M.D.M with moderately sloped hills with elevations ranging from 720 feet to 900 feet above mean sea level. The project site is occupied with Blue Oak Woodland and nonnative grasses as well as an archery range. The site is surrounded by open space, residential development, and public facilities. There are no rare plant or special-status species known to be on the site. The subject property/parcel is on the east side of El Dorado Hills Blvd in the El Dorado Hills area. The site is currently developed with an archery range, trails, and various outbuildings associated with the archery range such as clubhouse and storage structures. According to the USDA Natural Resources Conservation Service Web Soil Survey Map, there are three (3) soil types underlaying the subject parcel; Argonaut gravelly loam, 2 to 15 percent slopes; Auburn very rocky silt loam, 2 to 30 percent slopes; and Auburn very rocky silt loam, 30 to 50 percent slopes.

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

1. Planning and Building Department – Building Services (Building and Grading Permits)
2. El Dorado Hills County Water District Fire Protection District EDH CWD FPD (Building and Grading Permits)
3. El Dorado County Air Quality Management District (Building and Grading Permits)
4. El Dorado County Department of Transportation (Encroachment Permit)

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

At the time of the application request, seven tribes had requested to be notified of proposed projects for consultation in the project area: Ione Band of Miwok Indians, Nashville-El Dorado Miwok-Maidu-Nishinam Tribe, Shingle Springs Band of Miwok Indians, T'si-Akim Maidu, United Auburn Indian Community of the Auburn Rancheria, Washoe Tribe of California and Nevada, and Wilton Rancheria. Certified letters were mailed to these seven tribes on April 24, 2023. The United Auburn Indian Community of the Auburn Rancheria responded with the request to consult on the project. Further information is contained in the Tribal Cultural Resources section of this Initial Study.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

	Aesthetics		Agriculture and Forestry Resources		Air Quality
	Biological Resources		Cultural Resources		Energy
	Geology and Soils		Greenhouse Gas Emissions		Hazards and Hazardous Materials

	Hydrology and Water Quality		Land Use and Planning		Mineral Resources
	Noise		Population and Housing		Public Services
	Recreation		Transportation		Tribal Cultural Resources
	Utilities and Service Systems		Wildfire		Mandatory Findings of Significance

DETERMINATION

On the basis of this initial evaluation:

☒ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

☐ I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards; and 2) has been addressed by Mitigation Measures based on the earlier analysis as described in attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

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

Signature: _____ Date: 9/6/2024

Printed Name: Jon Philip Mijat, Associate Planner For: El Dorado County

Signature: _____ Date: 9/3/2024

Printed Name: Ande Flower, Planning Manager For: El Dorado County

PROJECT DESCRIPTION

Throughout this Initial Study, please reference the following Attachments:

Attachment 1: Location Map
Attachment 2: Aerial Photo
Attachment 3: Assessor's Plat Map
Attachment 4: General Plan Land Use Map
Attachment 5: Zoning Map
Attachment 6: Site Plan
Attachment 7: Photo simulations
Attachment 8: Radio Frequency (RF) Report
Attachment 9: Application Packet
Attachment 10: Biological Resources Report

Introduction

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from the proposed project.

Project Description

The applicant, 51 Wireless, has submitted a request for a Conditional Use Permit for the construction and ongoing operation of a new 110-foot-tall faux water tower telecommunications facility and accessory items within a 31-foot by 35-foot (1,085 square feet) lease area. The telecommunications facility is proposed to include one (1) 110-foot tall faux water tower; and inside the faux water tower would be nine (9) AT&T antennas with space for six (6) additional future AT&T antennas, twelve (12) RRUs, and one (1) GPS unit. At the base of the tower would be an equipment shelter, eight (8) 190 AH batteries in the shelter, and one (1) 30KW AC Diesel standby generator attached to a 190 gallon capacity fuel tank underneath the generator. A 6-7 foot tall chain link fence would surround the lease area. The project also includes installation of nine (9) underground power trunk lines and three (3) underground fiberoptic trunk lines. All power lines and fiberoptic would be collocated in the same trench. No water or sewer service would be required for the proposed project as it is an unmanned facility. However, electricity will be provided by PG&E and fiberoptic telecommunications connection services will be provided by AT&T. There will be underground conduit for the electric and fiberoptics services installed both on the project parcel and in the Right of Way (ROW) of El Dorado Hills Blvd and Olson Lane. During installation of these underground utility lines for the project, an empty conduit will also be installed for the Archery tenant for delivery of electrical service at some time in the future. No water or sewer service would be required for the proposed project as it is an unmanned facility. A utility easement for the electrical and fiberoptic lines will be located on the subject property/parcel up to the property line where it meets the Public ROW. No easements are required on the Public ROW, but encroachment permits will be required for all work done on or near the Public ROW. The trench within the 10' wide utility easement on the subject property will have both power and fiberoptic, subject to separation requirements by both utility providers. The same co-location approach will be applied in the Public ROW.

The power run on the subject property and within the utility easement is approximately 940' from the equipment area to the meter and then another 45' from the meter to the PG&E transformer at the Public ROW, totaling 985' on the subject property. The fiberoptic run on the subject property from the equipment area to the public right of way is approximately 985', same as the power route. In the Public ROW, a total of approximately 815 feet of power line would be installed in the El Dorado Hills Blvd. and Olson Lane ROWs to reach a "point of feed transformer" and complete the electrical service connection. For the fiberoptic lines, approximately 545 feet of line would be installed in the El Dorado Hills and Olson Lane ROWs to reach an existing point of feed and complete the fiberoptic service connection.

The project would use an existing 15-foot wide gravel roadway to access the site off of El Dorado Hills Blvd which is west of the property. No trees are proposed for removal and the proposed project would require minimal grading.

Project Location and Surrounding Land Uses

The project site's 1,085 square foot lease area (31 feet X 35 feet) is within the boundaries of a 45-acre property. The property is located in the Southwest ¼ of Section 35, Township 10 North, Range 8 East M.D.M with moderately sloped hills with elevations ranging from 720 feet to 900 feet above mean sea level. The project site is occupied with Blue Oak Woodland and nonnative grasses as well as an archery range. The site is surrounded by open space, residential development and public facilities. The subject property is on the east side of El Dorado Hills Blvd in the El Dorado Hills area. The site is currently developed with an archery range, trails, and various outbuildings associated with the archery range such as a clubhouse and storage structures.

As noted above, the property is located on the east side of El Dorado Hills Boulevard between Woedee Drive and Wilson Boulevard. The parcels to the north and east are zoned R1 and R1-PD, south is zoned Open Space, and the western parcels are zoned RM, RM-DC and RM-PD. However, portions of the parcels to the east, south, and west are not developed at this time.

Project Characteristics

1. Transportation/Circulation/Parking

   Vehicle access to the proposed project site for both construction and operation would be from an existing gravel roadway used by the archery range that takes access from El Dorado Hills Boulevard just north of the intersection of El Dorado Hills Boulevard and Olson Lane.

2. Utilities and Infrastructure

   See the Project Description section above.

3. Construction Considerations

   Construction would require conformance with all applicable agency requirements, such as El Dorado County Air Quality Management District (AQMD) construction standards, and would be subject to building permits from El Dorado County Building Services. Encroachments and construction activities into the El Dorado Hills Boulevard and Olson Lane ROWs would be required to implement El Dorado County Department of Transportation standards for construction in roadways. The proposed development is designed to be in conformance with the development standards for Communications Facilities. .

Project Schedule and Approvals

This Initial Study and proposed Negative Declaration (IS/ND) is being circulated for public and agency review for a minimum 20-day period. Written comments on the IS/ND should be submitted to the project planner indicated in the Summary section, above. Following the close of the written comment period, the IS/ND will be considered by the Lead Agency, El Dorado County, in a public meeting and will be adopted if it is determined to be in compliance with CEQA. The Lead Agency will also determine whether to approve the project.

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. If the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is a fair argument that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of Mitigation Measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the Mitigation Measures, and briefly explain how they reduce the effect to a less than significant level.

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:

    a. Earlier Analysis Used. Identify and state where they are available for review.

    b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

    c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9. The explanation of each issue should identify:

    a. the significance criteria or threshold, if any, used to evaluate each question; and
    b. the mitigation measure identified, if any, to reduce the impact to less than significant.

ENVIRONMENTAL IMPACTS

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

Environmental and Regulatory Setting:

Federal Laws, Regulations, and Policies

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

State Laws, Regulations, and Policies

In 1963, the California State Legislature established the California Scenic Highway Program, a provision of the Streets and Highways Code, to preserve and enhance the natural beauty of California (Caltrans 2015). The state highway system includes designated scenic highways and those that are eligible for designation as scenic highways. Several highways in El Dorado County have been designated by the California Department of Transportation (Caltrans) as State Scenic Highways or are eligible for such designation. These include U.S. 50 from the eastern limits of the Government Center interchange (Placerville Drive/Forni Road) in Placerville to South Lake Tahoe, all of State Route (SR) 89 within the county, and those portions of SR 88 along the southern border of the county. While a portion of U.S. 50 is a designated State Scenic Highway, the project site is located approximately 17 miles west of the western boundary of the designated stretch. There are no scenic highways or segments of scenic highways near the project site or that can be seen from the project site. The project site cannot be seen from any scenic highways or segments of scenic highways.

Local Laws, Regulations, and Policies

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

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

A list of the county's scenic views and resources is presented in Table 5.3-1 of the *El Dorado County General Plan Draft EIR* (p. 5.3-3). This table is reproduced below. This list includes areas along highways where viewers can see large water bodies (e.g., Lake Tahoe and Folsom Reservoir), river canyons, rolling hills, forests, or historic structures or districts that are reminiscent of El Dorado County's heritage. None of the scenic views or resources identified in Table 5.3-1 can be seen from the project site, and the project site is not part of any of these scenic views.

Table 5.3-1
Important Public Scenic Viewpoints

Viewpoint	Location No.[1]	Location	Direction	Scenic View or Resource[2]
Highways				
U.S. 50 westbound	1a	East of Bass Lake Road	South	Marble Valley (V)
	1b	Between South Shingle Road/ Ponderosa Road interchange and Greenstone Road	East	Crystal Range (V)
	1c	East of Placerville, various locations (state-designated scenic highway)	East, north, and south	Sierra Nevada peaks (V), American River canyon (V,R), lower Sierra Nevada ridgelines (V)
	1d	Echo Summit	East	Christmas Valley (V), Lake Tahoe (V,R)
U.S. 50 eastbound	2a	Between Echo Summit and Placerville (state-designated scenic highway)	West, north, and south	American River canyon (V,R), Sacramento Valley (V), lower Sierra Nevada ridgelines (V), Horsetail Falls (R)
	2b	Camino Heights	West	Sacramento Valley (V)
	2c	Bass Lake Grade	West	Sacramento Valley (V)
U.S. 49 northbound	3a	Coloma	All	Historic townsite of Coloma (Marshall Gold Discovery State Historic Park) (R)
	3b	Marshall Grade Road to Cool	East and west	Coloma Valley (V), American River (V,R), ridgelines (V), rolling hills (V)
	3c	North of Cool Quarry	North	Middle Fork American River Canyon (V,R)
U.S. 49 southbound	4a	Pedro Hill Road to Coloma	East and west	Coloma Valley (V), American River (V,R), Mt. Murphy (V,R), rolling hills (V)
	4b	Coloma	All	Historic townsite of Coloma (Marshall Gold Discovery State Historic Park) (R)
	4c	South of Crystal Boulevard	East and south	Cosumnes River canyon (V), ridgelines (V)

Table 5.3-1
Important Public Scenic Viewpoints

Viewpoint	Location No.[1]	Location	Direction	Scenic View or Resource[2]
U.S. 89 northbound	5	Emerald Bay to Sugar Pine Point	East	Lake Tahoe (R)
U.S. 89 southbound	6	Sugar Pine Point to Emerald Bay	East	Lake Tahoe (R)
U.S. 193 northbound (from Placerville to Georgetown)	7	Intersection with U.S. 49 to Kelsey	North, east, and west	American River canyon (V,R), ridgelines (V)
U.S. 193 southbound (from Georgetown to Placerville)	8	Kelsey to intersection with U.S. 49	South, east, and west	American River canyon (V,R), ridgelines (V)
U.S. 88 westbound	9	Kirkwood to Omo Ranch Road	North and west, south into Amador County	Lower Sierra Nevada ridgelines (V)
U.S. 88 eastbound	10	Omo Ranch Road to Kirkwood	North and west, south into Amador County	Sierra Nevada peaks (V), lower Sierra Nevada ridgelines (V)
Other Major Roadways				
Mormon Emigrant Trail (Iron Mountain Road)	11	Intersection with U.S. 88 to approximately 10 miles west of intersection	North	Sierra Nevada peaks (V), South Fork of the American River canyon (V,R), ridgelines (V)
Mt. Aukum Road (E16)	12	Crossings of the North and Middle forks of the Cosumnes River, road section north of South Fork of the Cosumnes River	All	Cosumnes River canyon(s) (V,R)
Omo Ranch Road	13	Between Omo Ranch and U.S. 88	Various	Ridgelines (V), canyons (V,R)

EDAW
May 2003

Table 5.3-1
Important Public Scenic Viewpoints

Viewpoint	Location No.[1]	Location	Direction	Scenic View or Resource[2]
Icehouse Road	14	Peavine Road to U.S. 50	South	American River canyon (V,R)
Salmon Falls Road Southbound	15	South of U.S. 49 to Folsom Reservoir	South and west	American River canyon (V,R), Folsom Reservoir (V,R)
Latrobe Road	18	From White Rock Road south to County Line	All	Rolling hills (V), occasional vistas of Sacramento Valley (V)
Wentworth Springs Road	19	East of Georgetown	All	Intermittent forest and ridge views (V), views of water bodies (Rubicon River, Stumpy Meadows Reservoir) (V)
Cold Springs Road	20	Gold Hill area	All	Rolling hills (V), ridgelines (V)
River Corridors				
American River	N/A	Middle Fork forms the western part of the northern county boundary; South Fork meanders through the central part of the county	N/A	Middle Fork (V), South Fork (V, R)
Cosumnes River	N/A	North, Middle, and South Forks pass through south-central portion of the county to the southern boundary	N/A	North, Middle, and South Forks (V)
Rubicon River	N/A	Northern boundary in the central portion of the county	N/A	(V)
Truckee River	N/A	Upper Truckee River flows into Lake Tahoe at South Lake Tahoe	N/A	(V, R)

[1] Location numbers correlate to location numbers in Exhibit 5.3-1.
[2] V=scenic view, R=scenic resource
Source: EDAW 2003

Discussion:

a-b. The project site is not located near a scenic vista, nor is the site visible from an officially designated State Scenic Highway. The existing visual character of the site is that of a gentle slope blue oak woodland with an archery range, picnic tables, benches, clubhouse, and a storage building surrounded by primarily residential uses and other non-developed land. There would be **no impact** to scenic vistas or scenic resources as a result of the project.

c. **Visual Character:** Photo simulations of the proposed 110-foot tall faux water tower (Attachment 7) have been included with the project application. The proposed tower includes an 18-foot diameter x 22-foot tall faux water tank surrounding the cell antennas and equipment. The lease area will be surrounded by chain-link fencing with privacy slats and is further concealed by existing blue oak woodland located on the proposed site. The elevation of the proposed structure above the road and tree canopy level while visible from traffic in the immediate vicinity, the muted colors and faux water tower do blend into the existing hillside better than a standard telecommunications tower. Based on the visual simulations the residential parcels to the east of the project site would not be able to see the tower as the ridge blocks their view. The residential properties to the north and west have their view of the tower diminished or blocked as there are houses and trees blocking their view. This tower is most visible when coming from the south driving north on El Dorado Hills Blvd as the tower will be above the tree canopy. However, there is not an expectation of high quality scenic views on this roadway and the faux water tank would not be inconsistent with the existing visual character of the area. Any potential impacts would be **less than significant**.

d. **Light and Glare:** The proposed project include two (2) motion sensor activated LED security lights on the ground level structure in the lease area. Any potential light sources would be required to comply with the County lighting ordinance, including the shielding of lights to avoid potential glare, during the building permit process. Lighting would also be obscured by the privacy slats on the chainlink fence surrounding the lease area. This would not be a substantial new source of light or glare. There would be **less than significant** impacts associated with light and glare as a result of project approval.

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

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

	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				**X**
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				**X**
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				**X**
d. Result in the loss of forest land or conversion of forest land to non-forest use?				**X**
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				**X**

Environmental and Regulatory Setting:

Federal Laws, Regulations, and Policies

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

State Laws, Regulations, and Policies

Farmland Mapping and Monitoring Program

The Farmland Mapping and Monitoring Program (FMMP), administered by the California Department of Conservation (CDC), produces maps and statistical data for use in analyzing impacts on California's agricultural resources (CDC 2008). FMMP rates and classifies agricultural land according to soil quality, irrigation status, and other criteria. Important Farmland categories are Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance (CDC 2013a).

The FMMP maps available on the CDC website show no important farmland affected by the proposed project. The parcel has been delineated "Other Land" and there is no Important Farmland the adjacent parcels or in the project vicinity.

California Land Conservation Act of 1965 (Williamson Act)

The California Land Conservation Act of 1965 (commonly referred to as the Williamson Act) allows local governments to enter into contracts with private landowners for the purpose of preventing conversion of agricultural land to non-agricultural uses (CDC 2013b). In exchange for restricting their property to agricultural or related open space use, landowners who enroll in Williamson Act contracts receive property tax assessments that are substantially lower than the market rate. There are no Williamson Act contracts on the project site, on any of the surrounding parcels, or are proposed as a part of this project.

Discussion:

a. **Farmland Mapping and Monitoring Program:** The site is zoned as Open Space-(OS) and currently does not support any agricultural uses. The subject parcel is not located in, or adjacent to, any agricultural district. The subject parcel is mapped as "Other Land" and the surrounding parcels are not mapped as any of the Important Farmland categories. The proposed 1,085-square-foot area for the project on a non-agricultural use on a property zoned Open Space and a farmlands mapping designation as "Other Lands" not located within an agricultural district would not result in the conversion of Important Farmland and therefore **no impacts** would occur.

b. **Agricultural Uses:** The site is not located within a Williamson Act Contract and is not adjacent to any agricultural districts. Currently, the site contains an outdoor archery range and trails which are not agricultural uses. There would be **no impact** as a result of project approval.

c-d. **Loss of Forest land or Conversion of Forest land:** The site is not designated as Timberland Preserve Zone (TPZ) or other forestland according to the General Plan and Zoning Ordinance. No trees are proposed for removal as part of the project. There would be **no impact** as a result of project approval.

e. **Indirect Conversion of Prime Farmland or Forest Land:** The project is not within an agricultural district or located on forest land and would not convert farmland or forest land to non-agriculture use as this parcel is already being used as open space and an archery range. None of the adjacent parcels are used for agriculture. The site and surrounding parcels dos not have any of the designated Farmland categories or Forest Land. Since project activities have no mechanism to affect Farmland or Forest Lands on the project site, or outside the project site, there would be **no impact** as a result of project approval.

FINDING: For this Agriculture category, there would be **no impacts** as a result of the project.

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

III. AIR QUALITY. *Would the project:*				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
e. Create objectionable odors affecting a substantial number of people?			**X**	

Environmental and Regulatory Setting:

Federal Laws, Regulations, and Policies

The Clean Air Act is implemented by the U.S. Environmental Protection Agency (USEPA) and sets ambient air limits, the National Ambient Air Quality Standards (NAAQS), for six criteria pollutants: particulate matter of aerodynamic radius of 10 micrometers or less (PM_{10}), particulate matter of aerodynamic radius of 2.5 micrometers or less ($PM_{2.5}$), carbon monoxide (CO), nitrogen dioxide (NO_2), ground-level ozone, and lead. The Environmental Protection Agency and each State designate regions as "attainment" (within standards) or "nonattainment" (exceeds standards) based on the ambient air quality. El Dorado County is in non-attainment with NAAQS for ozone and $PM_{2.5}$.

State Laws, Regulations, and Policies

The California Air Resources Board (CARB) sets standards for criteria pollutants in California (California Ambient Air Quality Standards [CAAQS]). The CAAQS are more stringent than the NAAQS and include the following additional contaminants: visibility-reducing particles, hydrogen sulfide, sulfates, and vinyl chloride. The proposed project is located within the Mountain Counties Air Basin, which is comprised of seven air districts: the Northern Sierra Air Quality Management District (AQMD), Placer County Air Pollution Control District (APCD), Amador County APCD, Calaveras County APCD, the Tuolumne County APCD, the Mariposa County APCD, and a portion of the El Dorado County AQMD, The El Dorado County AQMD manages air quality for attainment and permitting purposes within the west slope portion of El Dorado County. El Dorado County is in non-attainment with CAAQS for ozone and PM_{10}.

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

Air quality in the project area is regulated by the El Dorado County AQMD. CARB and local air districts are responsible for overseeing stationary source emissions, approving permits, maintaining emissions inventories, maintaining air quality monitoring stations, overseeing agricultural burning permits, and reviewing air quality-related sections of environmental documents required to comply with CEQA. The AQMD regulates air quality through the federal and state Clean Air Acts, district rules, and its permit authority.

As stated above, the County is in nonattainment status for both federal and state ozone standards, for the state PM_{10} standard, and for the federal $PM_{2.5}$ standard. The County is in attainment or unclassified status for other pollutants.

El Dorado County AQMD's guide to air quality assessment provides thresholds and standards for operational emissions. Emissions of ROG and NOx below the levels indicated in the chart below, or emissions that do not result in air quality conditions exceeding the standards for CO, PM_{10}, $PM_{2.5}$, and ozone shown in the chart below, would result in a less than significant CEQA impact.

Criteria Pollutant	**El Dorado County Threshold**

Reactive Organic Gasses (ROG)	82 lbs/day	
Nitrogen Oxides (NO_X)	82 lbs/day	
Carbon Monoxide (CO)	8-hour average: 6 parts per million (ppm)	1-hour average: 20 ppm
Particulate Matter (PM_{10}):	Annual geometric mean: 30 $\mu g/m^3$	24-hour average: 50 $\mu g/m^3$
Particulate Matter ($PM_{2.5}$):	Annual arithmetic mean: 15 $\mu g/m^3$	24-hour average: 65 $\mu g/m^3$
Ozone	8-hour average: 0.12 ppm	1-hour average: .09

The El Dorado County AQMD's guide to air quality assessment also includes a table addressing construction emissions (El Dorado County AQMD 2002:Table 5.2). ROG and NOx emissions from construction activities may be assumed to not be significant if:

- The project encompasses 12 acres or less of ground that is being worked at one time during construction;
- At least one of the recommended mitigation measures related to construction emissions controls is incorporated into the construction of the project;
- The project proponent commits to pay mitigation fees in accordance with the provisions of an established mitigation fee program in the district (or such program in another air pollution control district that is acceptable to District); or
- Daily average fuel use is less than 337 gallons per day for equipment from 1995 or earlier, or 402 gallons per day for equipment from 1996 or later

If the project meets one of the conditions above, El Dorado County AQMD assumes that construction emissions of other air pollutants beyond ROG and NOx are also not significant.

For fugitive dust (PM_{10}), if dust suppression measures will prevent visible emissions beyond the boundaries of the project, further calculations to determine PM emissions are not necessary. For the other criteria pollutants, including CO, $PM_{2.5}$, SO_2, NO_2, sulfates, lead, and H_2S, a project is considered to have a significant impact on air quality if it will cause or contribute significantly to a violation of the applicable national or state ambient air quality standard(s).

Naturally occurring asbestos (NOA) is also a concern in El Dorado County because it is known to be present in certain soils and can pose a health risk if released into the air. The AQMD has adopted an El Dorado County Naturally Occurring Asbestos Review Area Map that identifies those areas more likely to contain NOA (El Dorado County 2005). Parcels identified as Asbestos Review Parcels and that require a grading permit must prepare and implement an Asbestos Dust Mitigation Plan. The parcel containing the proposed project site is identified as an Asbestos Review Parcel. The parcel also contains lands designated as "Quarter Mile Buffer for Found Area of NOA" and "More Likely to Contain Asbestos." An area designated as "Found Area of NOA," likely associated with encountering NOA during development of Oak Ridge Highschool as identified in the DTSC EnviroStor database, is located to the north of the subject parcel, resulting in the "Quarter Mile Buffer for Found Area of NOA" designation on the subject parcel.

Discussion:

a. **Air Quality Plan:** El Dorado County has adopted the Rules and Regulations of the El Dorado County AQMD (2000) establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NOx, and O3). The EDC/State Clean Air Act Plan has set a schedule for implementing and funding transportation contract measures to limit mobile source emissions. The project would not conflict with or obstruct implementation of either plan. Per standard County requirements, any activities associated with plans for grading and/or construction would require a Fugitive Dust Mitigation Plan (FDMP) for grading and construction activities. Such a plan would address grading measures and operation of equipment to minimize and reduce the level of defined particulate matter exposure and/or emissions to a less than significant level. This plan is a requirement for all developments. For this project site an Asbestos Dust Mitigation Plan will also be required to minimize dust generated by soils potentially containing NOA. The proposed project would not conflict with or obstruct implementation of an applicable air quality plan and any potential impacts would be **less than significant**.

b-c. **Air Quality Standards and Cumulative Impacts:** The proposed project consists of the development and ongoing operation of a 110-foot-tall faux water tower telecommunications facility. Although this project would contribute air pollutants due to construction, and possible additional vehicle trips to and from the site during operation, these impacts would be minimal. Existing regulations implemented at issuance of building and grading permits would ensure that any construction related PM10 dust emissions would be reduced to acceptable levels. The ground disturbance area is far smaller than the El Dorado County AQMD criteria of less than 12-acres for less than significant emissions of ROG and NOx during construction. Infrequent vehicle trips during project operations for facility inspections, maintenance, and repairs and occasional testing of the emergency backup generator would result in insufficient emissions to exceed established thresholds. Any potential impacts would be **less than significant**.

d. **Sensitive Receptors:** The CEQA Guidelines (14 CCR 15000) identify sensitive receptors as facilities that house or attract children, the elderly, people with illnesses, or others that are especially sensitive to the effects of air pollutants. Hospitals, schools, and convalescent hospitals are examples of sensitive receptors. No sources of substantial pollutant concentrations that would be anticipated to affect sensitive receptors would be emitted by the proposed project during construction or following construction. Any potential impacts would be **less than significant**.

e. **Objectionable Odors:** Table 3-1 of the Guide to Air Quality Assessment (AQMD, 2002) does not list the proposed use of the parcel for a telecommunications facility as a use known to create objectionable odors. The request to construct and operate a 110-foot-tall faux water tower would not be a source of objectionable odors; however the diesel emergency generator may be a source of objectionable odor. The generator will only be operated during emergencies, such as power outages, and for periodic maintenance. There would be **less than significant impact** for objectionable odors as a result of project approval.

FINDING: The proposed project would not affect the implementation of regional air quality regulations or management plans. The proposed project would not cause substantial adverse effects to air quality, nor exceed established significance thresholds for air quality impacts. For this Air Quality category any potential impacts would be **less than significant**.

IV. BIOLOGICAL RESOURCES. *Would the project:*				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			**X**	
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				**X**
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				**X**
d. Interfere substantially with the movement of any native resident or migratory				**X**

IV. BIOLOGICAL RESOURCES. *Would the project:*				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				**X**
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				**X**

Environmental and Regulatory Setting:

Federal Laws, Regulations, and Policies

Endangered Species Act

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

Section 9 of the ESA and its implementing regulations prohibit the "take" of any fish or wildlife species listed under the ESA as endangered or threatened, unless otherwise authorized by federal regulations. The ESA defines the term "take" to mean "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct" (16 USC Section 1532).

No species listed as threatened or endangered under the ESA occur on the project site. See the Biological Resources Report provided as Attachment 10 for more details on the presence/absence of biological resources at the project site.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) (16 USC, Chapter 7, Subchapter II) protects migratory birds. Most actions that result in take, or the permanent or temporary possession of, a migratory bird constitute violations of the MBTA. The MBTA also prohibits destruction of occupied nests. USFWS is responsible for overseeing compliance with the MBTA. Vegetation communities on the project site could be used for nesting by various common migratory bird species.

Clean Water Act

Clean Water Act (CWA) Section 404 regulates the discharge of dredged and fill materials into waters of the U.S., which include all navigable waters, their tributaries, and some isolated waters, as well as some wetlands adjacent to the aforementioned waters (33 CFR Section 328.3). Areas meeting the regulatory definition of waters of the U.S. are subject to the jurisdiction of U.S. Army Corps of Engineers (USACE) under the provisions of CWA Section 404. Section 401 of the CWA requires an evaluation of water quality when a proposed activity requiring a federal license or permit could result in a discharge to waters of the U.S. In California, the State Water Resources Control Board (SWRCB) and its nine Regional Water Quality Control Boards (RWQCBs) issue water quality certifications. There are no habitats or vegetation communities on the project site that fall within the jurisdiction of the CWA.

State Laws, Regulations, and Policies

California Fish and Game Code

The California Fish and Game Code includes various statutes that protect biological resources, including the California Endangered Species Act (CESA). CESA (California Fish and Game Code Section 2050–2098) prohibits state agencies from approving a project that would jeopardize the continued existence of a species listed under CESA as endangered or threatened. Section 2080 of the California Fish and Game Code prohibits the take of any species that is state listed as endangered or threatened, or designated as a candidate for such listing. In addition, Sections 3511, 4700, 5050, and 5515 of the Fish and Game Code identify species that are fully protected from all forms of take. There are no plant or animal species known to occur on the project site that fall under CESA jurisdiction. The white-tailed kite (*Elanus leucurus*), a fully protected species, has the potential to nest in oak trees in the subject parcel and forage in annual grasslands.

Similar to the MBTA, California Fish and Game Code Sections 3503, 3513, and 3800 protect native and migratory birds, including their active or inactive nests and eggs, from all forms of take. As stated above, vegetation communities on the project site could be used for nesting by various common migratory bird species. Two uncommon bird species that are not sufficiently rare to be listed under the CESA or federal ESA, but are of concern to CDFW, Cooper's hawk (*Accipiter cooperii*) and purple martin (*Progne subis*), have the potential to nest and forage in the subject parcel.

Streambed Alteration Agreement

Sections 1601 to 1606 of the California Fish and Game Code require that a Streambed Alteration Application be submitted to CDFW for any activity that may substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake. There are no habitats on the project site that fall within the jurisdiction of Sections 1601 or 1606.

California Native Plant Protection Act

The California Native Plan Protection Act (NPPA) (California Fish and Game Code Section 1900-1913) authorizes the Fish and Game Commission to designate plants as endangered or rare and prohibits take of any such plants, except as authorized in limited circumstances. The California Native Plant Protection Act (California Fish and Game Code Section 1900–1913) prohibits the taking, possessing, or sale of any plants with a state designation of rare, threatened, or endangered (as defined by CDFW). The California Native Plant Society (CNPS) maintains a list of plant species native to California that have low population numbers, limited distribution, or are otherwise threatened with extinction. Plants are given one of four rankings, with Rank 1 being the rarest and Rank 4 including plants of the least rarity. This information is published in the Inventory of Rare and Endangered Plants of California (CNPS 2001). Potential impacts to populations of CNPS-listed plants in the Rank 1 and Rank 2 categories receive consideration under CEQA review. No plants under the jurisdiction of the NPPA or CNPS Rank 1 or Rank 2 listed plant species are known to occur on the project site.

Local Laws, Regulations, and Policies

The El Dorado County General Plan includes policies that contain specific, enforceable requirements and/or restrictions and corresponding performance standards that address potential impacts on special-status plant species or create opportunities for habitat improvement. The General Plan also designates Important Biological Corridors (IBCs) and Priority Conservation Areas (PCAs). The Draft EIR for the General Plan also identifies locations of sensitive habitats, special-status species, and other important biological resources (e.g., Exhibits 5.12-5, 5.12-7 and 5.12-14) (El Dorado County, 2003). The project site does not occur within an IBC or PCA and does not have any sensitive biological resources identified in the General Plan Draft EIR.

Lands located within the overlay district are subject to the following provisions, given that they do not interfere with agricultural practices:

- Increased minimum parcel size;

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

Discussion:

a. **Special Status Species:** the project site is not located within an El Dorado County IBC, PCA, or Rare Plant Mitigation Areas, nor any other sensitive natural community of the County, State, or Federal agency, including but not limited to an Ecological preserve, or USFWS Recovery Plan boundary. Based on a review of the California Natural Diversity Database (CNDDB) and of the County Geographic Information System (GIS), there is no occurrence of protected, special status, or species of concern in the project area. The project site is a 1,085-square-foot lease area within a parcel totaling 45.0-acres located on the western foothills of the Sierra Nevada Mountains at an elevation of approximately 825-feet above mean sea level. There are no documented finds of protected or special-status species in the area of the subject parcel. The potential to find such species on the project site or in the area immediately surrounding the project site is low due to the disturbance of the natural environment, and the lack of undisturbed habitat. The vegetation the subject parcel consists of annual grassland, oak savannah, and oak woodland; however, vegetation on the lands that would house project facilities is largely ruderal and disturbed by archery facilities used by the EDHB. No trees would be removed as part of the proposed project.

There is the potential for protected raptor species to nest in oak trees on the subject parcel. If this occurs, noise and activity associated with project construction could possibly cause abandonment of the nest. El Dorado County has a standard condition of approval imposed on projects where this scenario occurs. If project construction is to occur during the typical nesting season for a range of bird species (February 1 to August 31), this condition of approval calls for nesting bird surveys within 500 feet of the construction area during the appropriate season to identify whether target bird species are nesting in the survey area. Surveys must also occur close enough to initiation/occurrence of construction activities to prevent a scenario where surveys show no nesting birds, but birds then nest in the area between the time of the survey and the initiation/occurrence of construction. If target bird species are found nesting in the survey area, further evaluation by a qualified biologist, and CDFW personnel if necessary, is conducted to determine whether limitations or adjustments to construction activities are needed to prevent nest abandonment. Implementation of this standard condition of approval would prevent adverse effects on protected raptor species, as well as other protected bird species, if they were to nest in the vicinity of project construction activities. Based on the conditions at the project site, the absence of habitat for special-status species, and the implementation of the existing standard condition of approval for nesting birds, any potential impacts would be **less than significant**.

b-c. **Riparian Habitat and Wetlands:** According to the U.S. Fish and Wildlife Service National Wetlands Inventory, there are no wetlands or aquatic habitats on the subject parcel. There is no riparian habitat or other sensitive habitats on the project site. Project implementation would have **no impact** on these resources.

d. **Migration Corridors:** Migratory Deer Herd Habitats occur within some areas of El Dorado County. The project site does not include, nor is it adjacent to, any migratory deer herd habitats as shown in the El Dorado County General Plan. The subject parcel is used regularly as an archery range and is located adjacent to roadways and residential development. The parcel and project site do not provide a pathway to wildlife between important habitats and does not provide native wildlife nursery sites. Project implementation would have **no impact** on these resources.

e. **Local Policies:** Local protection of biological resources includes oak woodland preservation, rare plants and special-status species, and wetland preservation with the goal to preserve and protect sensitive natural resources within the County. The project is not located in an IBC, PCA, or Rare Plan Mitigation Area; does not support any sensitive habitats or known occurrences of special-status species, and no trees would be removed as part of project implementation. The project would not conflict with any local policies or ordinances protecting biological resources and would have **no impact** for this category.

f. **Adopted Plans:** There are no adopted Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan that apply to the project site. There would be **no impact**.

FINDING: No significant impacts to protected species, habitat, wetlands, oak trees, or other biological resources were identified for this project. For this Biological Resources category, any potential impacts would be **less than significant**.

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

Environmental and Regulatory Setting:

Federal Laws, Regulations, and Policies

The National Register of Historic Places

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

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

There are no NRHP listed resources on the project site or in the vicinity.

State Laws, Regulations, and Policies

California Register of Historical Resources

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

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

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

There are no CRHR listed resources on the project site or in the vicinity.

The State Office of Historic Preservation sponsors the California Historical Resources Information System (CHRIS), a statewide system for managing information on the full range of historical resources identified in California. CHRIS provides an integrated database of site-specific archaeological and historical resources information. The State Office of Historic Preservation also maintains the CRHR, which identifies the State's architectural, historical, archeological and cultural resources.

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

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

CEQA and CEQA Guidelines

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

- Contains information needed to answer important scientific research questions, and there is demonstrable public interest in that information;
- Has a special or particular quality, such as being the oldest of its type or the best available example of its type; or
- Is directly associated with a scientifically recognized important prehistoric or historic event or person.

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

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

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

There are no known historic resources on the project site

Discussion:

a-b. **Historic or Archeological Resources:** A complete records search of the California Historic Resources Information System (CHRIS) and an archaeological field survey of the project area showed that the project site has very low potential for locating indigenous-period/ethnographic-period cultural resources within the area and is not potentially sensitive for cultural resources. The study and survey conducted by Environmental Assessment Specialists citing the NRHP and CRHR, coupled with the field surveys, did not identify any extant historic properties or archaeological resources in the survey area. Further, Environmental Assessment Specialists submitted a project description to nine (9) nationally recognized tribes along with additional requested information and received clearance from all interested tribes and no sensitive resources were identified on the project site by any tribes. Any potential impacts would be **less than significant**.

c. **Human Remains:** No human remains are known to exist within the project site. However, there is the possibility that subsurface construction activities associated with the proposed project, such as grading, could potentially damage or destroy previously uncovered human remains. However, if human remains should be discovered, implementation of standard conditions of approval to address discovery of human remains consistent with California Health and Safety Code Section 7050.5 would ensure that impacts on previously undiscovered human remains would be **less than significant**.

FINDING: With standard conditions of approval related to the accidental discovery of human remains during any future construction, any potential impacts related to this Cultural Resources category would be **less than significant.**

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

Environmental and Regulatory Setting

Federal Energy Policy Act of 2005

No federal regulations related to energy are applicable to the evaluation of the proposed project.

State Laws, Regulations, and Policies

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

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

CEQA and CEQA Guidelines

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

CEQA Guidelines, Appendix F: Energy Conservation

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

Local Laws, Regulations, and Policies

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

> Policy 5.6.2.1: Requires energy conserving landscaping plans for all projects requiring design review or other discretionary approval.

Policy 5.6.2.2: All new subdivisions should include design components that take advantage of passive or natural summer cooling and/or winter solar access, or both, when possible.

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

Discussion:

a. **Unnecessary Consumption:** Project-related construction and operation would be consistent with applicable energy legislation, policies, and standards for the purpose of reducing energy consumption and improving efficiency (i.e., reducing wasteful and inefficient use of energy) as described in the Regulatory Setting. The proposed project would conform to building codes and other state and local energy conservation measures described in the Regulatory Setting. Wireless telecommunications facilities like the proposed project are common and are not considered an inefficient, wasteful, or unnecessary consumer of energy. With adherence to the above-mentioned codes and regulations, any potential impacts would be **less than significant**.

b. **Conflict with Energy Plans:** Development of the project will be consistent with all applicable state and local plans for renewable energy or energy efficiency and will not obstruct implementation of applicable energy plans. Any potential impacts would be **less than significant**.

FINDING: The project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. For this Energy category, any potential impacts would be anticipated to be **less than significant**.

VII. GEOLOGY AND SOILS. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				**X**
ii) Strong seismic ground shaking?			**X**	
iii) Seismic-related ground failure, including liquefaction?				**X**
iv) Landslides?				**X**
b. Result in substantial soil erosion or the loss of topsoil?			**X**	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			**X**	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?			**X**	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the				**X**

VII. GEOLOGY AND SOILS. *Would the project:*				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
disposal of waste water?				
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			**X**	

Environmental and Regulatory Setting:

Federal Laws, Regulations, and Policies

No federal regulations related to geology and soils are applicable to the evaluation of the proposed project.

State Laws, Regulations, and Policies

Alquist–Priolo Earthquake Fault Zoning Act

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

Historical seismic activity and fault and seismic hazards mapping in the project vicinity indicate that the area has relatively low potential for seismic activity (El Dorado County 2003). Although there are identified faults in the project vicinity, none are considered active faults. None of the known faults have been designated as an Alquist-Priolo Earthquake Fault Zone.

Seismic Hazards Mapping Act

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

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

geotechnical investigations have been carried out and measures to reduce potential damage have been incorporated into the development plans.

California Building Standards Code

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

Paleontological Resources

The lead agency having jurisdiction over a project is also responsible for ensuring that paleontological resources are protected in compliance with CEQA and other applicable statutes.

El Dorado County prepared a section on Paleontological Resources for the General Plan EIR (May 2003). Paleontological resources are predominately found in sedimentary rock formations, while El Dorado County's geology is predominately volcanic (igneous rock type). Sedimentary formations are virtually nonexistent in El Dorado County; therefore, the potential to encounter paleontological resources anywhere in the County is very low.

According to the USDA Natural Resources Conservation Service Web Soil Survey Map, the predominant soil type for the subject parcel is Auburn very rocky silt loam, 30 to 50 percent slopes. This is not a soil type known to contain fossils or support the formation of fossils.

Discussion:

a. Seismic Hazards:

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

ii. The potential for seismic ground shaking in the project area would be considered remote for the reason stated in the Environmental and Regulatory Setting and Section i) above. Any potential impacts due to seismic ground shaking would be addressed through compliance with the UBC. All structures would be built to meet the construction standards of the UBC for the appropriate seismic zone. Any potential impacts would be **less than significant**.

iii. El Dorado County is considered an area with low potential for seismic activity. There are no landslide, liquefaction, or active fault zones on, or around, the project site (California Geological Survey 2007). There would be **no impact**.

iv. All grading activities onsite would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. As stated above, there are no landslide zones (California Geological Survey 2007) on or around the project site. There would be **no impact**.

b. Soil Erosion: For development proposals, all grading activities onsite would comply with the El Dorado County Grading, Erosion and Sediment Control Ordinance including the implementation of pre- and post-construction Best Management Practices (BMPs). Implemented BMPs are required to be consistent with the County's California Stormwater Pollution Prevention Plan (SWPPP) issued by the State Water Resources Control Board to eliminate run-off and erosion and sediment controls. Any grading activities exceeding 250 cubic yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the County of El Dorado Grading, Erosion, and Sediment Control Ordinance. As conditioned, any potential project impacts would be **less than significant**.

c. Geologic Hazards: Based on the Seismic Hazards Mapping Program administered by the California Geological Survey, no portion of El Dorado County is located in a Seismic Hazard Zone or those areas prone

to liquefaction and earthquake-induced landslides (California Geological Survey 2013). Therefore, El Dorado County is not considered to be at risk from liquefaction hazards. Lateral spreading is typically associated with areas experiencing liquefaction. Because liquefaction hazards are not present in El Dorado County, the county is not at risk for lateral spreading. In addition, the predominant soil type on the project site, Auburn very rocky silt loam, 30 to 50 percent slopes, is not prone to liquefaction or lateral spreading. All grading activities would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Project impacts would be **less than significant**.

d. **Expansive Soils:** Expansive soils are those that greatly increase in volume when they absorb water and shrink when they dry out. When buildings are placed on expansive soils, foundations may rise each wet season and fall each dry season. This movement may result in cracking foundations, distortion of structures, and warping of doors and windows. The predominant soil type on the project site, Auburn very rocky silt loam, 30 to 50 percent slopes, has moderate expansiveness rating. The issue can be addressed through standard engineering and design methods for this type of soil. Any potential impact would be **less than significant**.

e. **Septic Capability:** No septic system is proposed as part of the project. There would be **no impact**.

f. **Paleontological Resources:** The proposed project area is not located in an area that is considered likely to have paleontological resources present. Fossils of plants, animals, or other organisms of paleontological significance have not been discovered within the project area. In this context, the project would not result in impacts to paleontological resources or unique geologic features. In the event subsurface paleontological sites are disturbed during grading activities in the site, standard conditions of approval requiring that all work activities shall be stopped in the event of an unanticipated discovery would ensure that impacts are **less than significant**.

FINDING: All grading activities would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance which would address potential impacts related to soil erosion, landslides and other geologic impacts. Development would be required to comply with the Uniform Building Code which would address potential seismic-related impacts. For this Geology and Soils category, any potential impacts would be **less than significant**.

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

Environmental and Regulatory Setting:

Background /Science

Cumulative greenhouse gases (GHG) emissions are believed to contribute to an increased greenhouse effect and global climate change, which may result in sea level rise, changes in precipitation, habitat, temperature, wildfires, air pollution levels, and changes in the frequency and intensity of weather-related events. While criteria pollutants and toxic air contaminants are pollutants of regional and local concern (see Section III. Air Quality above); GHG are global pollutants. The primary land-use related GHG are carbon dioxide (CO_2), methane (CH_4) and nitrous oxides (N_2O). The individual pollutant's ability to retain infrared radiation represents its "global warming potential" and is expressed in terms of CO_2 equivalents; therefore, CO_2 is the benchmark having a global warming potential of 1. Methane has a

global warming potential of 21 and thus has a 21 times greater global warming effect per metric ton of CH_4 than CO_2. Nitrous Oxide has a global warming potential of 310. Emissions are expressed in annual metric tons of CO_2 equivalent units of measure (i.e., $MTCO_2e/yr$).

GHG Sources

The primary man-made source of CO_2 is the burning of fossil fuels; the two largest sources being coal burning to produce electricity and petroleum burning in combustion engines. The primary sources of man-made CH_4 are natural gas systems losses (during production, processing, storage, transmission and distribution), enteric fermentation (digestion from livestock) and landfill off-gassing. In El Dorado County, the primary source of GHG is fossil fuel combustion mainly in the transportation sector (estimated at 70% of countywide GHG emissions). A distant second are residential sources (approximately 20%), and commercial/industrial sources are third (approximately 7%). The remaining sources are waste/landfill (approximately 3%) and agricultural (<1%).

Regulatory Setting:

Federal Laws, Regulations, and Policies

No federal regulations related to GHG emissions are applicable to the evaluation of the proposed project.

State Laws, Regulations, and Policies

Executive Order (EO) S-3-5 (June 2005) established California's GHG emissions reductions targets and laid out responsibilities among the state agencies for implementing the EO and for reporting on progress toward the targets. This EO established the following targets:

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

Discussion

Impact Significance Criteria

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

Unlike thresholds of significance established for criteria air pollutants in El Dorado County AQMD's *Guide to Air Quality Assessment* (February 2002) ("CEQA Guide"), the District has not adopted GHG emissions thresholds for land use development projects. In the absence of County adopted thresholds, El Dorado County AQMD recommends using the adopted thresholds of other lead agencies which are based on consistency with the goals of AB 32. Since climate change is a global problem and the location of the individual source of GHG emissions is somewhat irrelevant, it's appropriate to use thresholds established by other jurisdictions as a basis for impact significance determinations. Projects exceeding these thresholds would have a potentially significant impact and be required to mitigate those impacts to a less than significant level. Until the County adopts a CAP consistent with CEQA Guidelines Section 15183.5, and/or establishes GHG thresholds, the El Dorado County AQMD has recommended the use of thresholds adopted by the Sacramento Metropolitan Air Quality Management District (SMAQMD). The thresholds of significance established by SMAQMD, and used by EDCAQMD, were developed to identify emissions levels for which a project would not be expected to substantially conflict with existing California legislation adopted to reduce statewide GHG emissions needed to move towards climate stabilization. Per the SMAQMD Thresholds of Significance Table, updated

April 2020, if a proposed project results in emissions less than 1,100 $MTCO_2e$/yr during both construction and operation, the proposed project would result in a less-than-significant impact related to GHG emissions.

a-b. **GHG Emissions:** As stated above, the El Dorado AQMD recommends the use of thresholds adopted by the SMAQMD for assessing the significance of GHG emissions from individual projects. The SMAQMD thresholds were developed to identify emissions levels for which a project would not be expected to substantially conflict with existing California legislation adopted to reduce statewide GHG emissions needed to move towards climate stabilization. Within these thresholds is the criteria that if a proposed project results in emissions less than 1,100 $MTCO_2e$/yr during both construction and operation, the proposed project would result in a less-than-significant impact related to GHG emissions. Although specific GHG emissions have not been calculated for the Bowman Project, it can still be confirmed that emissions from project construction and operation would be below the 1,100 $MTCO_2e$/yr threshold. The Draft EIR for the Dorado Oaks Tentative Subdivision Map Project includes GHG emissions modelling and estimates of project generated GHG emissions. The Draft EIR is available on the County Website at Dorado Oaks Tentative Subdivision Map | Engage El Dorado (engagementhq.com). The Dorado Oaks project includes 157 single-family residential lots and 225 multi-family lots covering approximately 48 acres, approximately 18 acres of roadway and intersection improvements, roughly 3 acres of public parks, and installation of utility connections to serve these uses. Construction is anticipated to occur over 5 construction seasons, with the most activity during the first year. During the first year, construction GHG emissions were modelled at 1,044 $MTCO_2e$, below the threshold of 1,100 $MTCO_2e$. If construction at this scale would result in GHG emissions below the 1,100 $MTCO_2e$ threshold, then the relatively modest level of construction activity associated with the Bowman Telecommunications Facility would also generate GHG emissions below this threshold. Total annual operational GHG emissions for the Dorado Oaks project were estimated to be 1,906 $MTCO_2e$/yr. Although these emissions are above the 1,100 $MTCO_2e$ threshold, the 1,906 $MTCO_2e$ are generated by utility usage, vehicle trips, and other activities from over 300 residential units. Operation of the Bowman Telecommunications facility, involving electricity usage for this one facility and only occasional vehicle trips for inspection and maintenance as well as occasional backup generator testing and use, would result in GHG emissions substantially less the Dorado Oaks project and below the 1,100 $MTCO_2e$ threshold.

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

FINDING: For this Greenhouse Gas emissions category, there would be **less than significant** environmental effects as a result of the project.

IX. HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			**X**	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			**X**	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials,			**X**	

IX. HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
substances, or waste within one-quarter mile of an existing or proposed school?				
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			**X**	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				**X**
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				**X**
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				**X**
h. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			**X**	

Environmental and Regulatory Setting:

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

Federal Laws, Regulations, and Policies

Comprehensive Environmental Response, Compensation, and Liability Act

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

Resource Conservation and Recovery Act

The Resource Conservation and Recovery Act of 1976 (RCRA; 42 USC Section 6901 *et seq.*), as amended by the Hazardous and Solid Waste Amendments of 1984, is the primary federal law for the regulation of solid waste and

hazardous waste in the United States. These laws provide for the "cradle-to-grave" regulation of hazardous wastes, including generation, transportation, treatment, storage, and disposal. Any business, institution, or other entity that generates hazardous waste is required to identify and track its hazardous waste from the point of generation until it is recycled, reused, or disposed of.

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

Occupational Safety and Health Administration

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

Federal Communications Commission Requirements

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

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

The FCC exposure limits generally apply to all FCC-licensed facilities (47 CFR Section 1.1307[b][1]). Unless exemptions apply, as a condition of obtaining a license to transmit, applicants must certify that they comply with FCC environmental rules, including those that are designed to prevent exposing persons to radiation above FCC RF limits (47 CFR Section1.1307[b]). Licensees at co-located sites (e.g., towers supporting multiple antennas, including antennas under separate ownerships) must take the necessary actions to bring the accessible areas that exceed the FCC exposure limits into compliance. This is a shared responsibility of all licensees whose transmission power density levels account for 5.0 or more percent of the applicable FCC exposure limits (47CFR 1.1307[b][3]).

Code of Federal Regulations (14 CFR) Part 77

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

State Laws, Regulations, and Policies

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

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

and city attorneys and any individual acting in the public interest may also file a lawsuit against a business alleged to be in violation of Proposition 65 regulations.

The Unified Program

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

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

Hazardous Materials Business Plans

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

California Occupational Safety and Health Administration

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

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

California Accidental Release Prevention

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

California Department of Forestry and Fire Protection Wildland Fire Management

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

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

California Highway Patrol

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

Local Laws, Regulations, and Policies

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

As discussed above in Section III. Air Quality, NOA is a concern in El Dorado County because it is known to be present in certain soils and can pose a health risk if released into the air. The El Dorado County AQMD has adopted an El Dorado County Naturally Occurring Asbestos Review Area Map that identifies those areas more likely to contain NOA (El Dorado County 2005). Parcels identified as Asbestos Review Parcels and that require a grading permit must prepare and implement an Asbestos Dust Mitigation Plan. The parcel containing the proposed project site is identified as an Asbestos Review Parcel. The parcel also contains lands designated as "Quarter Mile Buffer for Found Area of NOA" and "More Likely to Contain Asbestos." An area designated as "Found Area of NOA," likely associated with encountering NOA during development of Oak Ridge Highschool as identified in the DTSC EnviroStor database, is located to the north of the subject parcel, resulting in the "Quarter Mile Buffer for Found Area of NOA" designation on the subject parcel.

Discussion: There are no public schools within 0.25-miles of the project site. Sports fields associated with Oak Ridge High School are approximately 0.30-miles to the northeast of the project site and school buildings are on the other side of the sports fields. Silva Valley Elementary School is approximately 0.35-miles east of the project site. There are two private pre-school facilities within 0.25-miles of project site. Froggie Frontier Preschool is approximately 0.2 miles to the northwest of the proposed tower location and has an address on Olson Lane near where utility connections will be installed. The farthest extent of the utility installation within Olson Lane is 0.25 miles from El Dorado Hills Preschool. There are no public use airports/airstrips or private airstrips within 2-mile of the project facility. The closest aviation facility is the Cameron Airpark approximately 4-miles east of the project site.

a-c. **Hazardous Materials:** The project would not involve the routine transportation, use, or disposal of hazardous materials. Project construction may involve transport, storage, and use of small quantities of some hazardous materials on a temporary basis. Beyond the small amounts of hazardous materials used, compliance with existing laws, as identified above, would further limit the potential for a significant hazard to the public to

occur. This conclusion includes the two private pre-schools within 0.25-miles of portions of the project footprint. The proposed project does include an emergency diesel-fuel generator with a 190 gallon above ground fuel storage tank directly under the generator. Applicable leak prevention and spill containment regulations would be applied to the installation, inspection, and maintenance of this tank. Any potential impacts would be **less than significant**.

d. **Hazardous Sites:** The SWRCB GeoTracker website identifies a leaking UST at Oak Ridge Highschool that is outside the Bowman Telecommunications Facility project site and cleanup has been completed. The DTCS EnviroStor database identifies encountering naturally occurring asbestos during the development of Oak Ridge Highschool. This is consistent with the El Dorado County AQMD's El Dorado County Naturally Occurring Asbestos Review Area Map that identifies the project parcel as being inside a "Quarter Mile Buffer for Found Area of NOA." Risks associated with encountering NOA during construction of the proposed project would be addressed through implementation of an Asbestos Dust Mitigation Plan as required by the El Dorado Count AQMD. Therefore, the project site is not included on a list of or near any hazardous material sites pursuant to Government Code section 65962.5 (DTSC 2015) that would result in significant hazard to the public or the environment. Any potential impacts would be **less than significant**.

e-f. **Aircraft Hazards, Private Airstrips:** As shown on the El Dorado County Zoning Map, the project is not located within an Airport Safety District combining zone or near a public airport or private airstrip. As stated above, there are no airports or airstrips within 2-miles of the project site. There would be **no impact**.

g. **Emergency Plan:** The project was reviewed by the County Department of Transportation (DOT) and the El Dorado Hills Fire Department (EHDFD) for emergency circulation planning. The Traffic Impact Study (TIS), On-site Transportation review was waived. The Fire Safe Plan is not required for this project but EDHFD will review all improvements plan permits and determine if one is required, and no further studies were required by either agency. The project does not generate any residents that would require evacuation, and add vehicles to evacuation routes, during an emergency. The proposed project would not impair implementation of any emergency response plan or emergency evacuation plan. There would be **no impact**.

h. **Wildfire Hazards:** According to the CAL FIRE FHSZ map, the subject parcel is designated as a Moderate FHSZ, the lowest risk designation. The majority of the subject parcel is undeveloped open space parcel with an archery range and trails. Vegetation is actively maintained to reduce wildfire risk. The project site is not exposed to, nor generates a significant risk of wildfire. The El Dorado Hills Fire Department has reviewed the project plans and has determined the design of the project site and access to the site are sufficient for fire protection needs as conditioned. Any potential impacts would be **less than significant**.

FINDING: The proposed project would not expose the area to hazards relating to the use, storage, transport, or disposal of hazardous materials. As conditioned and with compliance with applicant laws and regulations, any potential impacts in the Hazards and Hazardous Materials category would be **less than significant**.

X. HYDROLOGY AND WATER QUALITY. Would the project:				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?				**X**
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing				**X**

X. **HYDROLOGY AND WATER QUALITY.** Would the project:	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
land uses or planned uses for which permits have been granted)?				
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or -off-site?			**X**	
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			**X**	
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			**X**	
f. Otherwise substantially degrade water quality?			**X**	
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				**X**
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				**X**
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				**X**
j. Inundation by seiche, tsunami, or mudflow?				**X**

Environmental and Regulatory Setting:

Federal Laws, Regulations, and Policies

Clean Water Act

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

Section 303(d) — Listing of Impaired Water Bodies

Under CWA Section 303(d), states are required to identify "impaired water bodies" (those not meeting established water quality standards), identify the pollutants causing the impairment, establish priority rankings for waters on the list, and develop a schedule for the development of control plans to improve water quality. USEPA then approves the State's recommended list of impaired waters or adds and/or removes waterbodies. There are no 303(d) listed water bodies on the subject parcel. As indicated in Section IV. Biological Resources, there are no water bodies on the subject

parcel. The nearest 303(d) listed water body is Folsom Lake, approximately 2.5 miles northwest of the project site. Folsom Lake is 303(d) listed due to mercury contamination.

Section 402—NPDES Permits for Stormwater Discharge

CWA Section 402 regulates construction-related stormwater discharges to surface waters through the National Pollutant Discharge Elimination System (NPDES), which is officially administered by USEPA. In California, USEPA has delegated its authority to the State Water Resources Control Board (SWRCB), which, in turn, delegates implementation responsibility to the nine Regional Water Quality Control Boards (RWQCBs), in the case of this project, the Central Valley RWQCB.

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

Municipal Stormwater Permitting Program

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

El Dorado County is covered under two SWRCB Regional Boards. The West Slope Phase II Municipal Separate Storm Sewer Systems (MS4) NPDES Permit is administered by the Central Valley Regional Water Quality Control Board (CVRWQCB) (Region Five). The Lake Tahoe Phase I MS4 NPDES Permit is administered by the Lahontan RWQCB (Region Six).

On May 19, 2015, the El Dorado County Board of Supervisors formally adopted revisions to the Storm Water Quality Ordinance (Ordinance 4992). Previously applicable only to the Lake Tahoe Basin, the ordinance establishes legal authority for the entire unincorporated portion of the County. The purpose of the ordinance is to 1) protect health, safety, and general welfare, 2) enhance and protect the quality of Waters of the State by reducing pollutants in storm water discharges to the maximum extent practicable and controlling non-storm water discharges to the storm drain system, and 3) cause the use of Best Management Practices to reduce the adverse effects of polluted runoff discharges on Waters of the State.

National Flood Insurance Program

The Federal Emergency Management Agency (FEMA) administers the National Flood Insurance Program (NFIP) to provide subsidized flood insurance to communities complying with FEMA regulations that limit development in floodplains. The NFIP regulations permit development within special flood hazard zones provided that residential structures are raised above the base flood elevation of a 100-year flood event. Non-residential structures are required either to provide flood proofing construction techniques for that portion of structures below the 100-year flood elevation or to elevate above the 100-year flood elevation. The regulations also apply to substantial improvements of existing structures.

State Laws, Regulations, and Policies

Porter–Cologne Water Quality Control Act

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

Discussion:

a. **Water Quality Standards:** No waste discharge would occur as part of the proposed telecommunications project. Erosion control would be required as part of any future building or grading permit. Stormwater runoff from potential development would contain water quality protection features in accordance with a potential NPDES stormwater permit, as deemed applicable. The project would comply with County ordinances and standards regarding waste discharge. The project would not use groundwater or release materials into groundwater or surface waters. Therefore, the project would not be expected to violate water quality standards or substantially degrade surface water or groundwater quality. There would be **no impact**.

b. **Groundwater Supplies:** The geology of the Western Slope portion of El Dorado County is principally hard, crystalline, igneous, or metamorphic rock overlain with a thin mantle of sediment or soil. Groundwater in this region is found in fractures, joints, cracks, and fault zones within the bedrock mass. These discrete fracture areas are typically vertical in orientation rather than horizontal as in sedimentary or alluvial aquifers. Recharge is predominantly through rainfall infiltrating into the fractures. Movement of this groundwater is very limited due to the lack of porosity in the bedrock. Wells are typically drilled to depths ranging from 80 to 300 feet in depth. There is no evidence that the project will substantially reduce or alter the quantity of groundwater in the vicinity, or materially interfere with groundwater recharge in the area of the proposed project. The project itself would not require any water for operational purposes and would not affect potential groundwater supplies. There would be **no impact**.

c-f. **Drainage Patterns:** The proposed project would create less than 1,500 square feet of new impervious surface, and runoff and potential erosion would be managed per the regulations and policies described above. As stated previously, there are no existing streams or other water bodies on the subject parcel that could be altered or otherwise affected by the project. In addition, the subject parcel is outside any floodplains. The project would be required to conform to the El Dorado County Grading, Erosion Control, and Sediment Ordinance County Code Section 110.14. This includes the use of BMPs to minimize degradation of water quality during construction. Any potential impacts related to drainage and drainage patterns would be **less than significant**.

g-j. **Flood-related Hazards:** The project site is not located within any mapped 100-year flood areas and would not result in the construction of any structures that would impede or redirect flood flows. No dams that would result in potential hazards related to dam failures are located in the project area. There are no water bodies in the project vicinity that could generate a risk of exposure to seiche, tsunami, or mudflows. There would be **no impact**.

FINDING: For this project, no significant hydrological impacts are expected with the development of the project either directly or indirectly. For this Hydrology and Water Quality category, any potential impacts would be **less than significant**.

XI. LAND USE AND PLANNING. *Would the project:*				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Physically divide an established community?				**X**
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			**X**	

Environmental and Regulatory Setting:

California State law requires that each City and County adopt a general plan "for the physical development of the City and any land outside its boundaries which bears relation to its planning." Typically, a general plan is designed to address the issues facing the City or County for the next 15-20 years. The general plan expresses the community's development goals and incorporates public policies relative to the distribution of future public and private land uses. The El Dorado County General Plan was adopted in 2004 with amendments occurring several times since. The 2021-2029 Housing Element was adopted in 2021.

Discussion:

a. **Established Community:** The project is located within the El Dorado Hills Community Region. Community regions are defined as those areas which are appropriate for the highest intensity of self-sustaining compact urban-type development or suburban type development within the County based on the municipal spheres of influence, availability of infrastructure, public services, major transportation corridors and travel patterns, the location of major topographic patterns and features, and the ability to provide and maintain appropriate transitions at Community Region boundaries. The project site is surrounded by existing residential and open space development and would not result in the physical division of an established community or conflict with existing land use patterns. In addition, the parcel containing the project site is currently used as an archery range with limited access, largely for safety reasons. The project site is not a pathway connecting one part of the community to another. The project proposes a use that is compatible with surrounding uses and with the site's General Plan land use designation. There would be **no impact**.

b. **Land Use Consistency:** The subject parcel has a General Plan land use designation of Adopted Plan (AP) and is zoned Open Space (OS). The OS Zone is applied to set aside for primarily open space purposes including, but not limited to, the protection of rare and endangered plant or animal habitat; wildlife habitat, such as critical winter deer range and migration corridors; sensitive riparian areas; oak woodlands; visual resources as a part of a development plan or along a designated scenic corridor; and watersheds and groundwater recharge areas. Recreational uses that have little impact and do not require substantial permanent structures or facilities are also compatible. This is the existing use on the subject parcel. The construction of a telecommunications facility has been determined to be consistent in the OS zone with the approval of a Conditional Use Permit. There would be a **less than significant** impact.

FINDING: The proposed use of the land would be consistent with the Zoning Ordinance and General Plan with approval of a Conditional Use Permit. For this Land Use and Planning category impacts would be **less than significant**.

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

Environmental and Regulatory Setting:

Federal Laws, Regulations, and Policies

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

State Laws, Regulations, and Policies

Surface Mining and Reclamation Act

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

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

Local Laws, Regulations, and Policies

El Dorado County in general is considered a mining region capable of producing a wide variety of mineral resources. Metallic mineral deposits, including gold, are considered the most significant extractive mineral resources. Exhibit 5.9-6 of the *El Dorado County General Plan Draft EIR* (2003) shows the MRZ-2 areas within the county based on designated Mineral Resource (-MR) overlay areas. The -MR overlay areas are based on mineral resource mapping published in the mineral land classification reports referenced above. The majority of the county's important mineral resource deposits are concentrated in the western third of the county. However, the proposed project site does not occur in, and is not near, any of the designated -MR overlay areas.

Discussion:

a-b. **Mineral Resources:** The project site is not mapped as being within a Mineral Resource Zone (MRZ) by the State of California Division of Mines and Geology or in the El Dorado County General Plan. **No impact** would occur related to mineral resources.

FINDING: No impacts to mineral resources would occur either directly or indirectly. For this Mineral Resources category, there would be **no impact**.

XIII. NOISE. *Would the project result in:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			**X**	
b. Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?			**X**	
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			**X**	
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			**X**	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise level?				**X**
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				**X**

Environmental and Regulatory Setting:

The sole land use in the subject parcel where the proposed project is located is the EDHB archery facility. This use does not generate high levels of noise, although individual users of this recreational facility for archery practice could be disrupted by loud, erratic, and unexpected bursts of noise. The primary noise source at the project site would be vehicle noise from El Dorado Hills Boulevard. Noise sensitive land uses in the vicinity of the project site consist of single-family and multi-family residences. The nearest residences are over 600-feet from the project site.

No federal or state laws, regulations, or policies for construction-related noise and vibration that apply to the Proposed Project. However, the Federal Transit Administration (FTA) Guidelines for Construction Vibration in Transit Noise and Vibration Impact Assessment state that for evaluating daytime construction noise impacts in outdoor areas, a noise threshold of 90 dBA Leq and 100 dBA Leq should be used for residential and commercial/industrial areas, respectively (FTA 2006).

For construction vibration impacts, the FTA guidelines use an annoyance threshold of 80 VdB for infrequent events (fewer than 30 vibration events per day) and a damage threshold of 0.12 inches per second (in/sec) PPV for buildings susceptible to vibration damage (FTA 2006).

The El Dorado County General Plan provides maximum allowable noise exposure levels and noise level performance standards in Tables 6-1 through Table 6-5. Table 6-1 addresses transportation noise sources. Because the proposed project will generate a very small number of vehicle trips that would not appreciably increase transportation noise, and does not include uses that would be sensitive to noise from El Dorado Hills Boulevard, Table 6-1 is not provided here.

Table 6-2 provides noise level performance protection standards for noise sensitive land uses affected by non-transportation sources and is reproduced below.

TABLE 6-2
NOISE LEVEL PERFORMANCE PROTECTION STANDARDS
FOR NOISE SENSITIVE LAND USES
AFFECTED BY NON-TRANSPORTATION* SOURCES

Noise Level Descriptor	Daytime 7 a.m. - 7 p.m.		Evening 7 p.m. - 10 p.m.		Night 10 p.m. - 7 a.m.	
	Community	**Rural**	**Community**	**Rural**	**Community**	**Rural**
Hourly L_{eq}, dB	55	50	50	45	45	40
Maximum level, dB	70	60	60	55	55	**50**

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

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

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

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

Source: El Dorado County 2003.

The proposed project is located in an area that falls within the Community category in Table 6-2.

General Plan tables 6-3 through 6-5 address construction noise standards, with Table 6-3 providing maximum allowable noise levels for Community Regions, Table 6-4 providing the same data for Rural Centers, and Table 6-5 addressing Rural Regions. The proposed project is located in an area that falls within the Community Regions category and Table 6-3 is reproduced below.

TABLE 6-3
MAXIMUM ALLOWABLE NOISE EXPOSURE FOR NONTRANSPORTATION NOISE SOURCES IN COMMUNITY REGIONS AND ADOPTED PLAN AREAS–CONSTRUCTION NOISE

Land Use Designation[1]	Time Period	Noise Level (dB)	
		L_{eq}	L_{max}
Higher-Density Residential (MFR, HDR, MDR)	7 am–7 pm	55	75
	7 pm–10 pm	50	65
	10 pm–7 am	45	60
Commercial and Public Facilities (C, R&D, PF)	7 am–7 pm	70	90
	7 pm–7 am	65	75
Industrial (I)	Any Time	80	90

Note:
[1] Adopted Plan areas should refer to those land use designations that most closely correspond to the similar General Plan land use designations for similar development.

Discussion:

a. **Noise Exposures:** The proposed project will not expose people to noise levels in excess of standards established in the General Plan or Zoning Ordinance. Project construction may require the use of heavy trucks and other equipment, which may result in short-term noise impacts to surrounding neighbors. These activities would require grading and building permits and would be restricted to construction hours pursuant to the General Plan. Therefore, construction noise would fall within the exemption provided by General Plan Policy 6.5.1.11. The project, an unmanned telecommunications facility, would not generate noise levels exceeding the performance standards outlined in the General Plan or County Zoning Ordinance. Any potential impacts would be **less than significant**.

b. **Groundborne Vibration:** The closest land uses potentially impacted from ground borne vibration and noise (primarily from the use of heavy equipment during construction) are the residential structures located on the adjacent parcels. These impacts would be intermittent and would only occur during the construction phase of the project and would not be an ongoing impact. The project would be implemented using standard construction practices that do not generate excessive groundborne vibration. Any potential impacts would be **less than significant**.

c. **Permanent Noise Increases:** Any noise generated by the proposed project would be intermittent and temporary associated with staff visits for facility inspection, maintenance and repair, and period operational testing for the emergency diesel-powered backup generator. As such, the long-term noise associated with the communications facility would not exceed the noise standards outlined in the County General Plan and would not generate a substantial permanent increase in ambient noise levels. This impact would be **less than significant**.

d. **Short Term Noise:** Construction activities would increase noise levels temporarily in the vicinity of the project. Actual noise levels would depend on the type of construction equipment involved, distance to the source of the noise, weather, time of day, and other factors. However, these increases would be temporary. Construction activity would comply with noise standards for construction activities outlined in General Plan Policy 6.5.1.11. These activities would be restricted to construction hours. All construction and grading operations would be required to comply with the noise performance standards contained in the General Plan. As discussed in Item c. above, operation of the proposed project does not involve any outdoor activities or uses that would result in a substantial increase in ambient noise levels on a temporary or periodic basis. Any potential impacts from short term noise would be **less than significant**.

e-f. **Aircraft Noise:** The project site is not located within an airport land use plan or within two miles of a public airport or public use airport. There would be **no impact**.

FINDING: With adherence to County Code, no significant direct or indirect impacts to noise levels would occur. For this Noise category any potential impacts would be **less than significant**.

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

Environmental and Regulatory Setting:

There are no housing units on the parcel, or at the site, for the proposed project. The project site is designated in the General Plan as Adopted Plan (AP) and zoned as Open Space (OS). There are no plans for development of housing on the project parcel.

Discussion:

a. **Population Growth:** The proposed project is an unmanned facility with limited periodic need for inspection, maintenance, and repair. Project operation would not result in new employment that could lead to substantial population growth. Similarly, construction of project facilities would provide temporary work for a small number of construction personnel, which would not induce substantial population growth. Provision of improved wireless communication services in an area where wireless communication services are already available would not indirectly induce population growth. There would be **no impact**.

b. **Housing Displacement:** The proposed telecommunications facility would not cause the demolition or displacement of any existing housing stock as the proposed project site contains no housing and is not zoned for future development or housing. There would be **no impact**.

c. **Replacement Housing:** The project site does not have dwellings units, thus would not involve the displacement of any people. Therefore, the project would not necessitate the construction of any replacement housing. **No impact** would occur.

FINDING: The project would not displace housing or limit planned future development of housing. There would be no potential for impacts due to substantial growth either directly or indirectly. For this Population and Housing category there would be **no impact**.

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

Environmental and Regulatory Setting:

The project site is within the State Responsibility Area (SRA) where CAL FIRE is the primary emergency response agency responsible for fire suppression and prevention. The project site also falls within the boundary of the El Dorado Hills Fire Department service area.

Police services at the project site are provided by the El Dorado County Sheriff's Office.

The project site is on property owned by the El Dorado Hills Community Services District (EDHCSD) and is used by the El Dorado Hills Bowman (EDHB) as an archery range with a circuit of targets. While not a public park, the facility does provide a unique recreational opportunity for the community.

A bicycle and pedestrian paths runs along the western edge of the subject parcel parallelling El Dorado Hills Boulevard.

Discussion:

a. **Fire Protection:** The project was distributed to and reviewed by the El Dorado Hills Fire Department. Although the project site is located in the community of El Dorado Hills where fire protection services are provided by the El Dorado Hills Fire Department, the project parcel is within the SRA in a designated Moderate FHSZ. While a new telecommunication facility could potentially require fire suppression services, the potential demand is not sufficient to require the addition of new fire personnel or facilities. The El Dorado Hills Fire Department would review improvement plans again at the time of grading and/or building permit submittal to ensure compliance with applicable fire safety requirements. With future review of improvement plans at time of building permit and/or grading permit submittal, and the type of facility proposed, any potential impacts would be **less than significant**.

b. **Police Protection:** Police protection services would be provided by the El Dorado County Sheriff's Office. The proposed project would not create a significant increase in demand of law enforcement protection. No additional law enforcement personnel or facilities would be needed to serve the project. Any potential impacts would be **less than significant**.

c-e. **Schools, Parks, and Other Public Facilities**: There are no components of operating the proposed project that would include any permanent population-related increases that would substantially contribute to increased

demand on schools, parks, or other public facilities that would result in the need for new or expanded facilities. The proposed project would not conflict with continued use of the subject parcel by EDHB. Other than potential temporary disturbance and access restrictions during installation of underground utilities, the project would not affect the existing bicycle and pedestrian trail parallelling El Dorado Hills Boulevard. Any potential impacts would be **less than significant**.

FINDING: The project would not result in a significant increase of public services to the project or conflict with the ongoing provision of existing services. For this Public Services category, any potential impacts would be **less than significant**.

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

Environmental and Regulatory Setting:

The project site is on property owned by the EDHCSD and is used by the EDHB as an archery range with a circuit of targets. While not a public park, the facility does provide a unique recreational opportunity for the community.

A bicycle and pedestrian path runs along the western edge of the subject parcel parallelling El Dorado Hills Boulevard.

Discussion:

a-b. **Parks and Recreational Services:** The proposed project consists of a telecommunications facility on an open Space -OS zoned parcel and would not increase the local population such that it would increase the use of existing neighborhood or regional parks causing substantial physical deterioration of those facilities. The proposed project would not conflict with continued use of the subject parcel by EDHB requiring the need for replacement facilities. Other than potential temporary disturbance and access restrictions during installation of underground utilities, the project would not affect the existing bicycle and pedestrian trail parallelling El Dorado Hills Boulevard. The proposed project would not require the construction of new or expansion of existing recreational facilities that could potentially have an adverse physical effect on the environment. There would be **no impact**.

FINDING: No changes in demand for, or provision of, recreational facilities would occur as part of the proposed project. For this Recreation category, there would be **no impact**.

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

Environmental and Regulatory Setting:

The project site would be accessed for construction and operation using an existing road leading to the EDHB facilities. This road connects to El Dorado Hills Boulevard at a driveway just north of the El Dorado Hills Boulevard/Olson Lane intersection. There are no transit stops or transit routes in the project vicinity. Underground utility installations would occur in portions of the El Dorado Hills Boulevard and Olson Lane rights of way. The underground utility installation may also cross the existing bicycle and pedestrian trail paralleling El Dorado Hills Boulevard on the west side of the subject parcel.

Although CEQA does not consider traffic congestion as an environmental impact, Policy TC-Xd in the Transportation Element of the County General Plan, Level of Service (LOS) for County-maintained roads and state highways within the unincorporated areas of the county shall not be worse than LOS E in the Community Regions or LOS D in the Rural Centers and Rural Regions. The proposed project is in a Community Region. Level of Service is defined in the latest edition of the Highway Capacity Manual (Transportation Research Board, National Research Council). There are some roadway segments that are excepted from these standards and are allowed to operate at LOS F. According to Policy TC-Xe, "worsen" is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project:

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

Discussion:

a. **Conflicts with a Transportation Plan, Policy or Ordinance:** No substantial traffic increases would result from the proposed unmanned telecommunications tower. Access to the proposed tower would be from an existing encroachment from El Dorado Hills Blvd. County DOT reviewed the project and determined that a Transportation Impact Study (TIS) and On-Site Transportation review (OSTR) were not required and waived both components for this project. Trip generation for the subject parcel with a single-family residence using the ITE Trip Generation Manual, 11th Edition is less than 100 trips daily. This is presumed to have less than significant transportation impacts, per El Dorado County Resolution 141-2020. Project operations would generate far fewer daily trips than a single-family residence as personnel will only intermittently visit the site for inspection, maintenance, and repairs. There would be no effects on transit as there are no transit facilities or routes in the project area. The project may result in temporary lane closures on El Dorado Hills Boulevard and Olson Lane during installation of underground utilities in these rights of way. However, temporary construction activities in roadways is a common activity and addressed through construction traffic control

plans required by the County DOT. Other than potential temporary disturbance and access restrictions during installation of underground utilities, the project would not affect the existing bicycle and pedestrian trail parallelling El Dorado Hills Boulevard. The project would not conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Any potential impacts would be **less than significant**.

b. **Vehicle Miles Traveled:** The proposed project would develop a single telecommunications facility. Trip generation from the property using the ITE Trip Generation Manual, 0th Edition is less than 100 trips daily. The telecommunications facility would result in regular trips for inspection and maintenance; however, these trips would be minimal and would have a less than significant impact on vehicle miles travelled, per El Dorado County Resolution 141-2020. Any potential impacts would be **less than significant**.

c. **Design Hazards:** The proposed project site will include access which is anticipated to accommodate the circulation needs of all vehicle types, including fire and emergency vehicles. The project would utilize the proposed access encroachment from El Dorado Hills Blvd. No sharp curves or dangerous intersections exist on the subject parcel or in the vicinity of the proposed project. Any potential impacts would be **less than significant**.

d. **Emergency Access:** Fire Safe Regulations state that on-site roadways shall "provide for safe access for emergency wildland fire equipment and civilian evacuation concurrently and shall provide unobstructed traffic circulation during wildfire emergency". As shown on the project site plan (Attachment 6), the project would accommodate the required fire access. As such, the proposed project is considered to allow for adequate access and on-site circulation for emergency vehicles. Any potential impacts would be **less than significant**.

FINDING: The proposed project does not alter the provision of, or demand for, transportation facilities. For this Transportation category any potential impacts would be **less than significant**.

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

Environmental and Regulatory Setting:

Federal Laws, Regulations, and Policies

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

State Laws, Regulations, and Policies

Assembly Bill (AB) 52

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

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

1. Sites, features, places, cultural landscapes, sacred places and objects with cultural value to a California Native American tribe that are either of the following:
    - **a.** Included or determined to be eligible for inclusion in the California Register of Historical Resources; or
    - **b.** Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

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

TCRs are further defined under Section 21074 as follows:

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

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

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

Discussion:

a-b. **Tribal Cultural Resources.** In accordance with the provisions of Assembly Bill 52, on April 24, 2023, El Dorado County dispatched letters via certified mail to the seven (7) Tribes that have previously requested to be notified of projects within the County. These Tribes include: Ione Band of Miwok Indians, Nashville-El Dorado Miwok-Maidu-Nishinam Tribe, Shingle Springs Band of Miwok Indians, United Auburn Indian Community of the Auburn Rancheria, Washoe Tribe of California and Nevada, Wilton Rancheria, and T'si-Akim Maidu. Staff did receive a response from the United Auburn Indian Community of the Auburn Rancheria. El Dorado County has coordinated with the United Auburn Indian Community regarding this project and AB52 consultation has been closed. Pursuant to the records search conducted by the North Central Information Center (NCIC) on December 16, 2022, NCIC File No.:ELD-22-129, the proposed project area contains zero recorded indigenous-period/ethnographic-period resource(s) and 1 recorded historic-period cultural resource(s): historic rock wall. However, based on a field survey conducted by Environmental Assessment Specialists, this rock wall is no longer present. Three cultural resources study reports on file at the NCIC cover a portion of the proposed project area. In the study provided by Environmental Assessment Specialists, Inc., nine (9) native tribes were consulted, and a project description and additional information was submitted to the tribes. After review, the project received clearance from all interested tribes. There is potential for discovering unknown resources, including human remains, during all project construction activities. The project has been conditioned with standard County conditions concerning the finding of tribal cultural resources, including human remains. As conditioned, any potential impacts would be **less than significant**.

FINDING: No TCRs are known to exist on the project site and conditions of approval have been included to ensure protection of TCRs if discovered during project construction activities. As a result, the proposed project would not cause a substantial adverse change to a TCR, and any potential impacts related to this TCR category would be **less than significant**.

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

Environmental and Regulatory Setting:

The proposed project would not hook into, or otherwise connect to any utilities currently available on the project site. PG&E provides electrical service in the project area. Further information is not provided here because the proposed project will not require additional utility services beyond electricity and fiberoptic communications, with connections to these utilities included as part of the proposed project.

Discussion:

a. **Wastewater Requirements**: The proposed project is an unmanned telecommunications facility and would not require wastewater service. There would be **no impact**.

b. **Construction of New Facilities:** Construction of the proposed telecommunications facility would not require the construction of new utility facilities beyond those identified as part of the proposed project and evaluated in this document. The proposed project is unmanned and requires no water, wastewater, or natural gas service. Electrical and telecommunications connections are included as part of the proposed project. There would be **no impact** as utility connections associated with the proposed project do not result in any significant impacts.,

c. **New Stormwater Facilities:** The project does not propose any new drainage facilities beyond those needed to manage stormwater caused by project impervious surfaces. These drainage facilities serving the proposed project would be built in conformance with the County of El Dorado Drainage Manual, as determined by The Planning & Building Department during associated grading and building permit review. Any potential impacts would be **less than significant**.

d. **Sufficient Water Supply:** The proposed telecommunication facility does not require water for ongoing operations. There would be **no impact**.

e. **Adequate Wastewater Capacity:** The proposed project does not require wastewater service. As such, on the project does not affect existing wastewater provider commitments. There would be **no impact**.

f-g. **Solid Waste Disposal and Requirements:** El Dorado Disposal distributes municipal solid waste to Forward Landfill in Stockton and Kiefer Landfill in Sacramento. Pursuant to El Dorado County Environmental Management Solid Waste Division staff, both facilities have sufficient capacity to serve the County. Recyclable materials are distributed to a facility in Benicia and green wastes are sent to a processing facility in Sacramento. County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting and loading of solid waste and recyclables. This project does not propose to add any activities that would generate additional solid waste. Any potential project impacts would be **less than significant**.

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

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

Environmental and Regulatory Setting

The project site is within a SRA and is in an area designated as a Moderate FHSZ. Roads and fuel breaks are already on the project site as part of the EDHB facility. The project site is sloped, but not excessively steep, with an elevation of approximately 1000-feet on the eastern boundary of the subject parcel and an elevation of approximately 750-feet on the western boundary. The project site is not prone to landslide or other forms of slope instability.

Discussion:

a. **Emergency Response or Evacuation Plans:** Implementation of the proposed project would not alter any roadways, access points, or otherwise substantially hinder access to the area in such a way that would interfere

with an emergency response or evacuation plan. There are no proposed residences associated with the project and would not contribute vehicles or persons to an evacuation if one occurred. There would be **no impact** to any adopted emergency response plan or emergency evacuation plan.

b. **Exacerbate Wildfire Risks**: With underground utility service and personnel only present at the project site for inspections, maintenance, and repairs, the project would not appreciably increase the risk of wildfire ignitions. With the project facilities unmanned, implementation of the proposed project would not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. The project is required to adhere to all fire prevention and protection requirements and regulations of El Dorado County including the El Dorado County Fire Hazard Ordinance and the Uniform Fire Code, as applicable. Pertinent measures include, but are not limited to, the use of equipment with spark arrestors and non-sparking tools during project activities. The project applicant would also be required to develop the project structures to meet 'defensible space' requirements as specified under Objective 6.2.1 of the Safety Element of the El Dorado County General Plan. Because the project would be required to adhere to all requirements regarding fire prevention, the project would not exacerbate wildfire risk and there would be **no impact**.

c. **Installation or Maintenance of Associated Infrastructure**: There are currently roads and firebreaks on the project site associated with EDHB facilities. Activities associated with the establishment and maintenance of defensible space for the proposed project would be contained within the fenced lease area. Connections to electrical and wired telecommunications facilities would be underground and the impacts of these connections are addressed in this IS/ND. There are no elements of the project, or needed project activities, that are not included in the description of the proposed project and analyzed in this IS/ND. No elements of the proposed project appreciably increase wildfire risk. Any potential impacts would be **less than significant**.

d. **Runoff, Post-Fire Slope Instability, or Drainage Changes**: The proposed project would construct a 110-foot tall faux water tower telecommunication facility in a 1,085 square foot lease area. The project has been reviewed by the El Dorado Hills Fire Department and is not anticipated to exacerbate wildfire risks. The project site itself is flat, although the subject parcel sloped, but not excessively steep. The project site is not prone to landslide or other forms of slope instability. There are no streams or drainages on the parcel and no areas prone to flooding on the project site or in the project vicinity. The proposed project does not expose people or structures to significant risk from potential post wildfire conditions. This impact is **less than significant.**

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

XIX. MANDATORY FINDINGS OF SIGNIFICANCE. *Does the project:*				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact

XIX. MANDATORY FINDINGS OF SIGNIFICANCE. *Does the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			**X**	
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			**X**	
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			**X**	

Discussion:

a. No substantial evidence contained in the project record has been found that would indicate that this project would have the potential to significantly degrade the quality of the environment. As conditioned or mitigated, and with adherence to established laws, regulations, and County permit requirements, this project would not have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of California history, pre-history, or tribal cultural resources. Any potential impacts from the project would be less than significant due to the design of the project and required standards that would be implemented prior to issuance of a building permit and/or any required project specific improvements on the property. Impacts associated with these resources would be **less than significant**.

b. Cumulative impacts are defined in Section 15355 of the California Environmental Quality Act (CEQA) Guidelines as *two or more individual effects, which when considered together, would be considerable or which would compound or increase other environmental impacts.*

The project would not involve development or changes in land use that would result in an excessive increase in population growth or demand for public services. Impacts due to increased demand for public services associated with the project would be offset by the payment of fees as required by service providers to extend the necessary infrastructure services. The project would not contribute substantially to increased traffic in the area and the project would not require an increase in the wastewater treatment capacity of the County. Due to the small size of the proposed project, types of activities proposed, and site-specific environmental conditions, which have been disclosed in the Project Description and analyzed in Items I through XX, there would be no significant impacts anticipated related to aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation, tribal cultural resources, utilities and service systems, or wildfire that would combine with similar

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

c. Based on the discussion contained in this document, the proposed project would not result in any significant adverse environmental impacts, which leads to a lack of substantial adverse effects on human beings. The "environment" as considered and evaluated in this document, includes the "human environment," and where impacts occur, they would be **less than significant**.

FINDINGS: It has been determined that the proposed project would not result in significant environmental impacts. The project would not exceed applicable environmental standards, nor significantly contribute to cumulative environmental impacts. Any potential impacts related to this Mandatory Findings of Significance category would be **less than significant**.

INITIAL STUDY ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Aerial Map
Attachment 3: Assessor's Plat Map
Attachment 4: General Plan Map
Attachment 5: Zoning Map
Attachment 6: Site Plan
Attachment 7: Photosimulations
Attachment 8: Radio Frequency (RF) Report
Attachment 9: Application Packet
Attachment 10: Biological Resources Report

SUPPORTING INFORMATION SOURCE LIST

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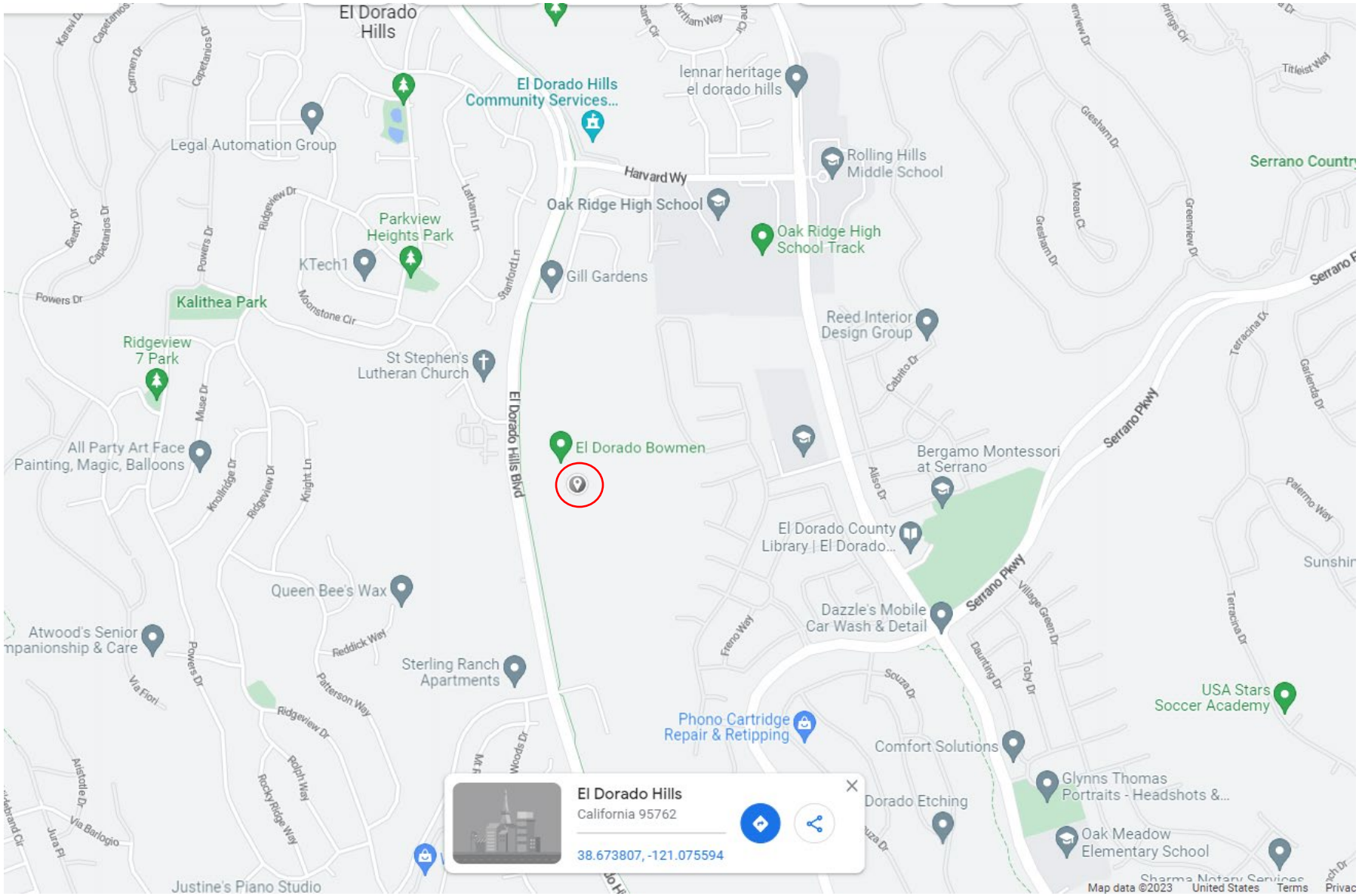
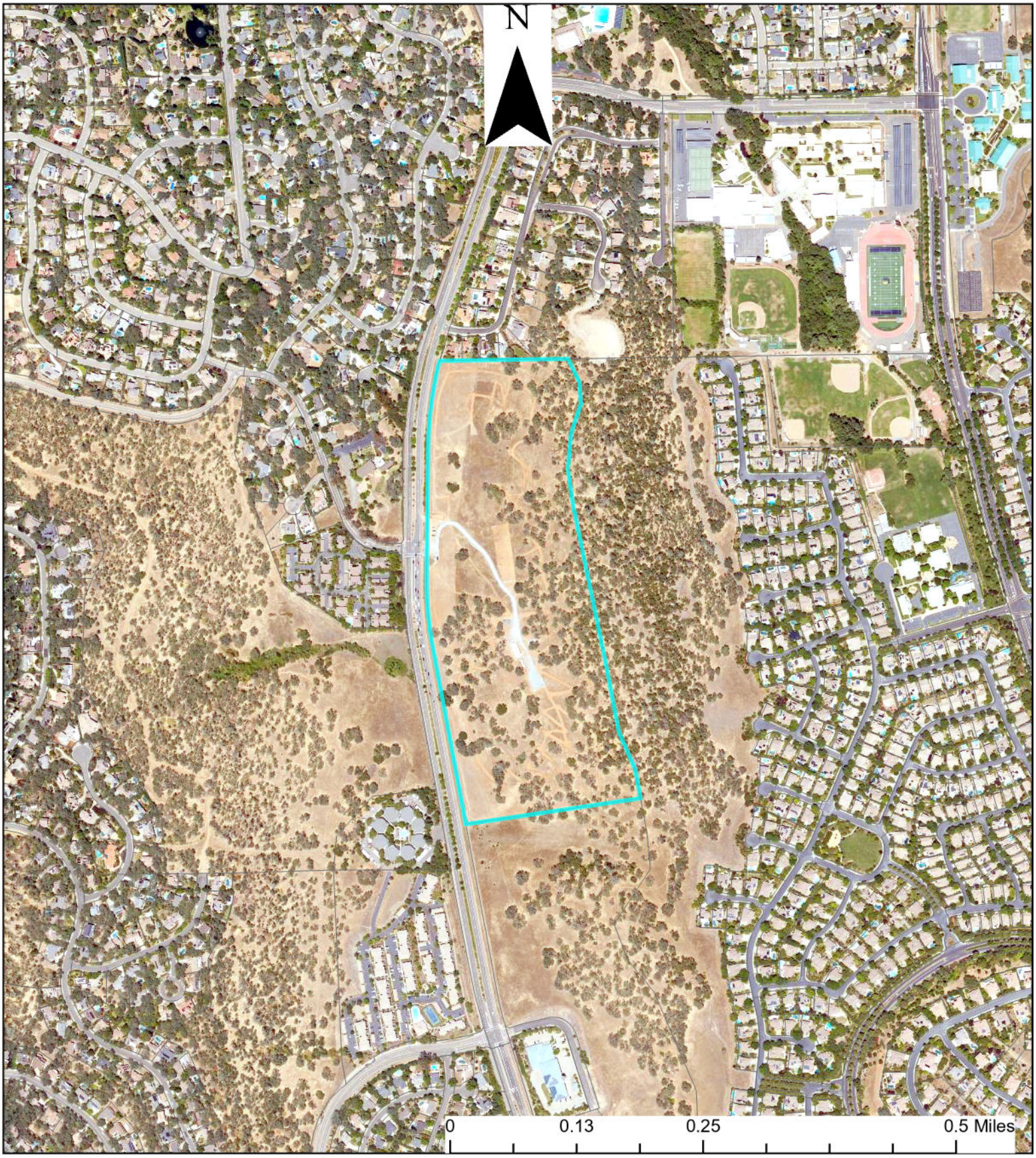
CUP23-0009 Bowman Telecommunications Facility Initial Study
Attachment 1: Location Map



CUP23-0009 Bowman Telecommunications Facility Initial Study
Attachment 2: Aerial Map



First American

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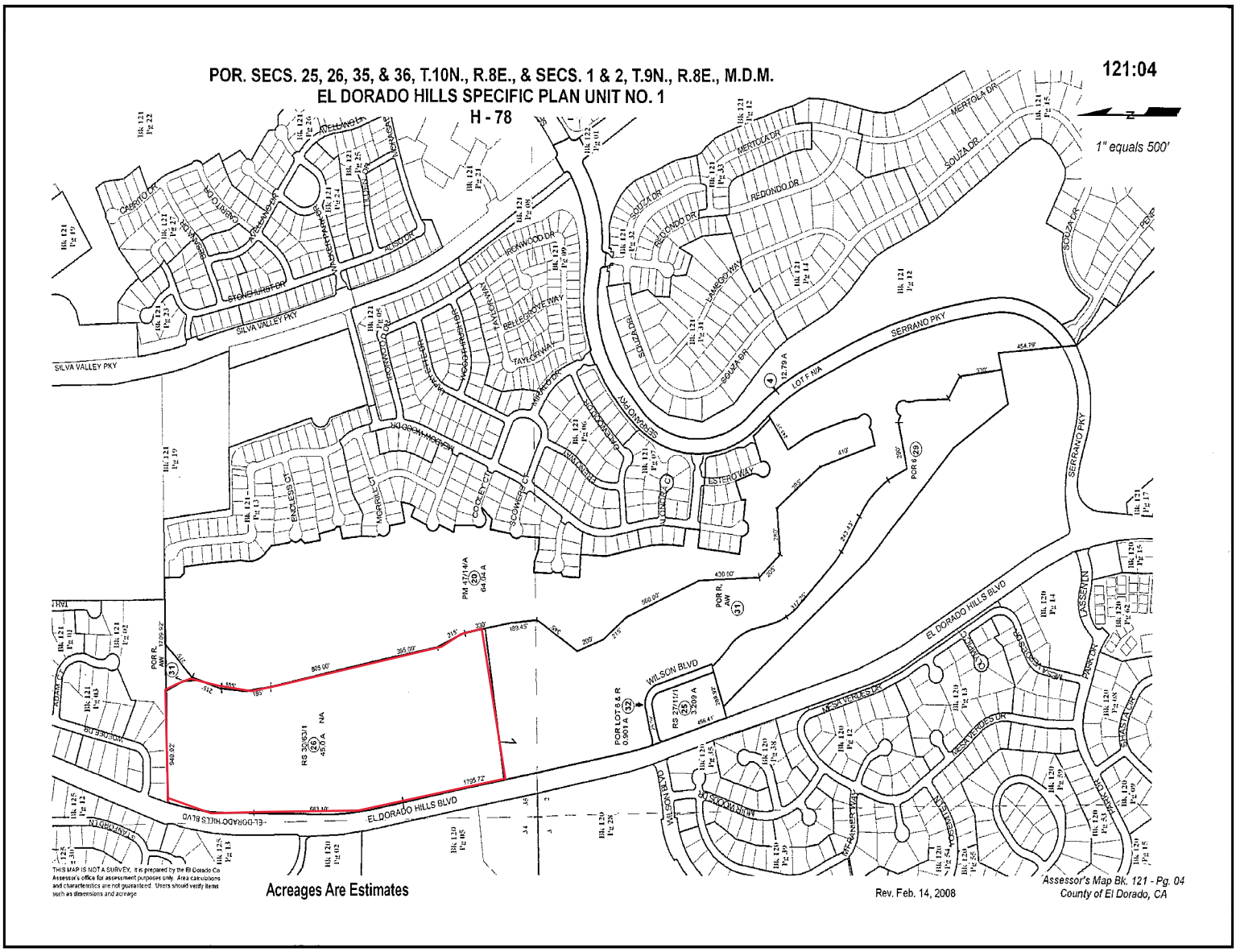
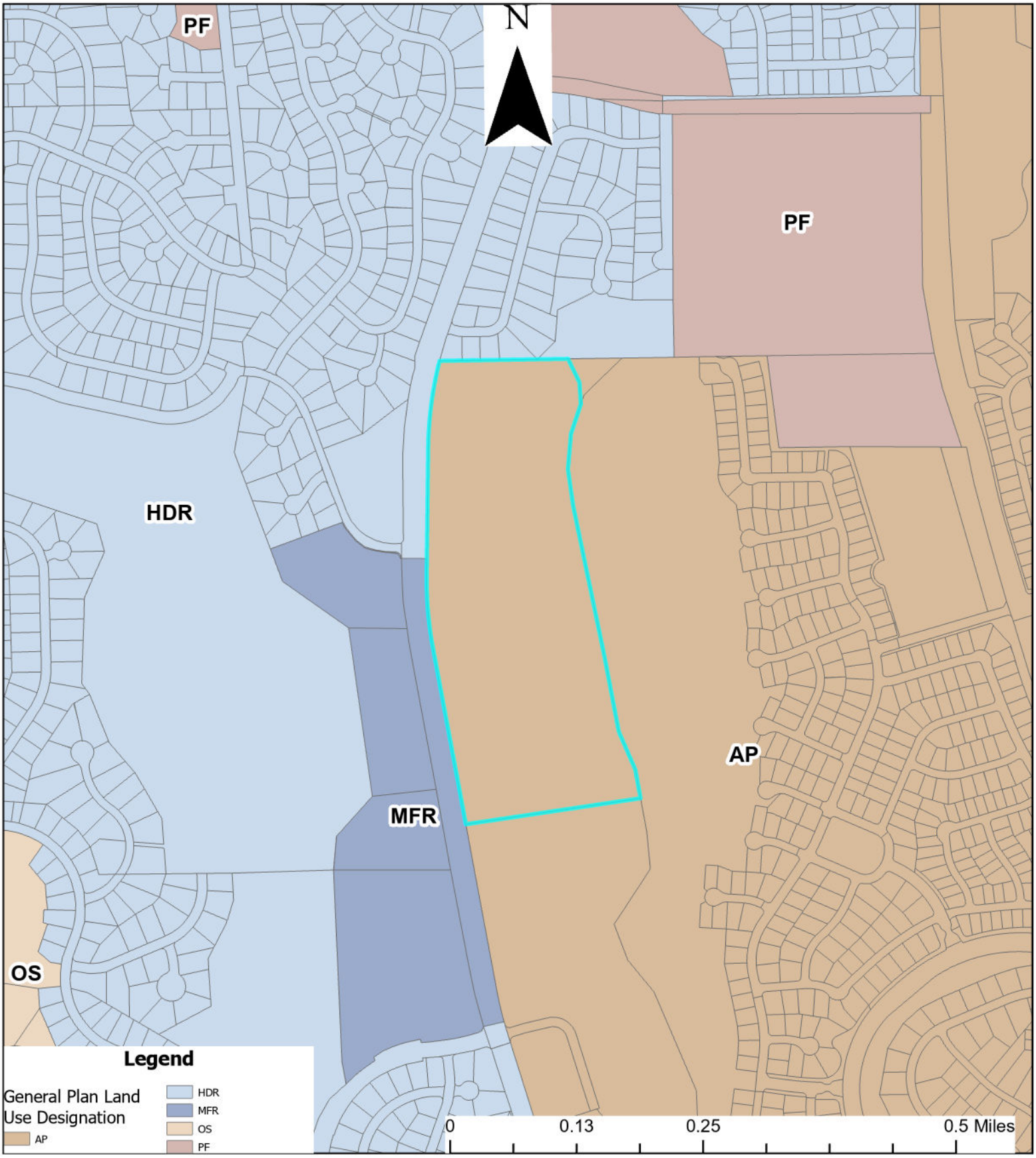
Tax Map

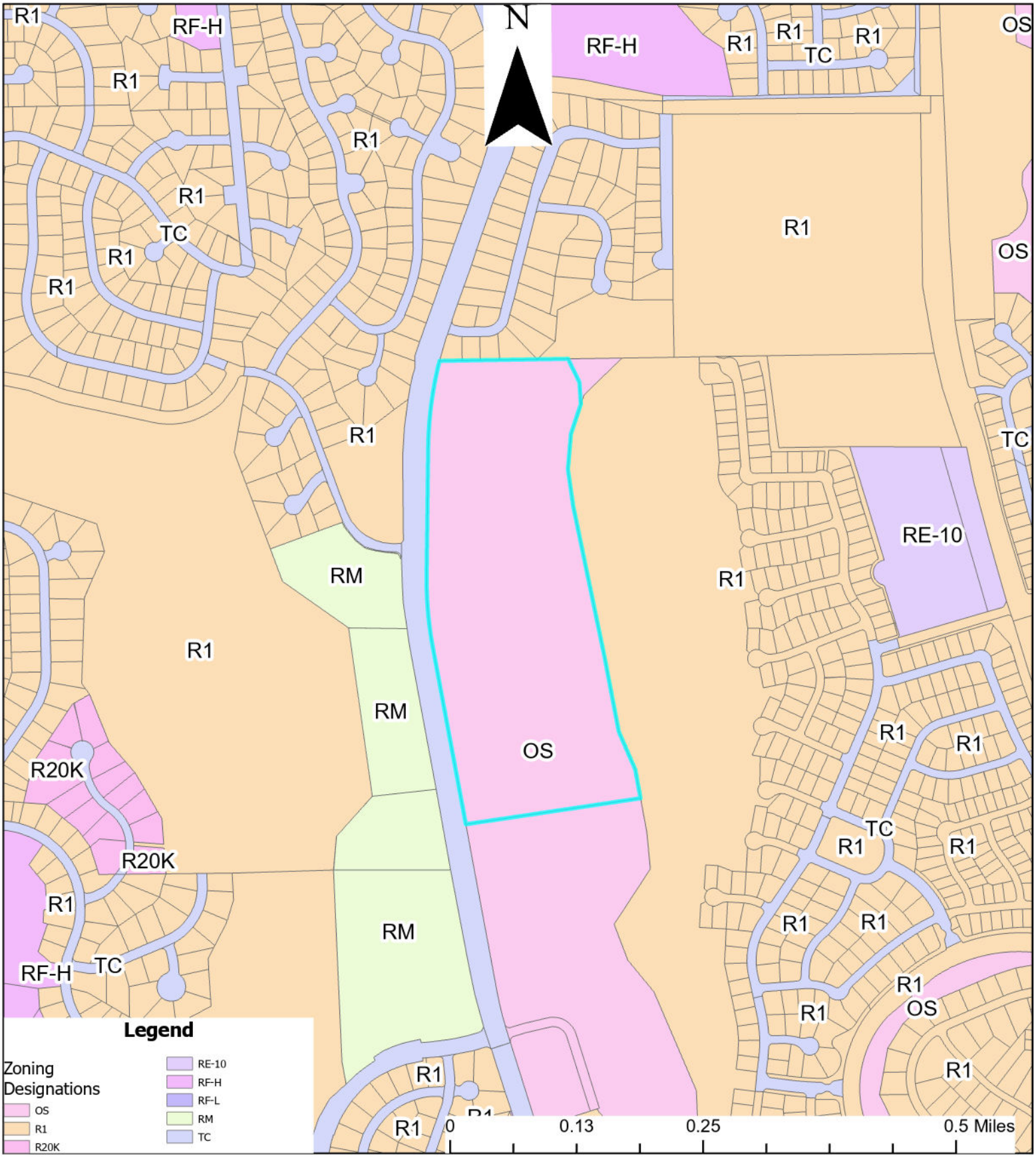
3321 El Dorado Hills Blvd, El Dorado Hills, CA 95762



CUP23-0009 Bowman Telecommunications Facility Initial Study
Attachment 4: General Plan Map

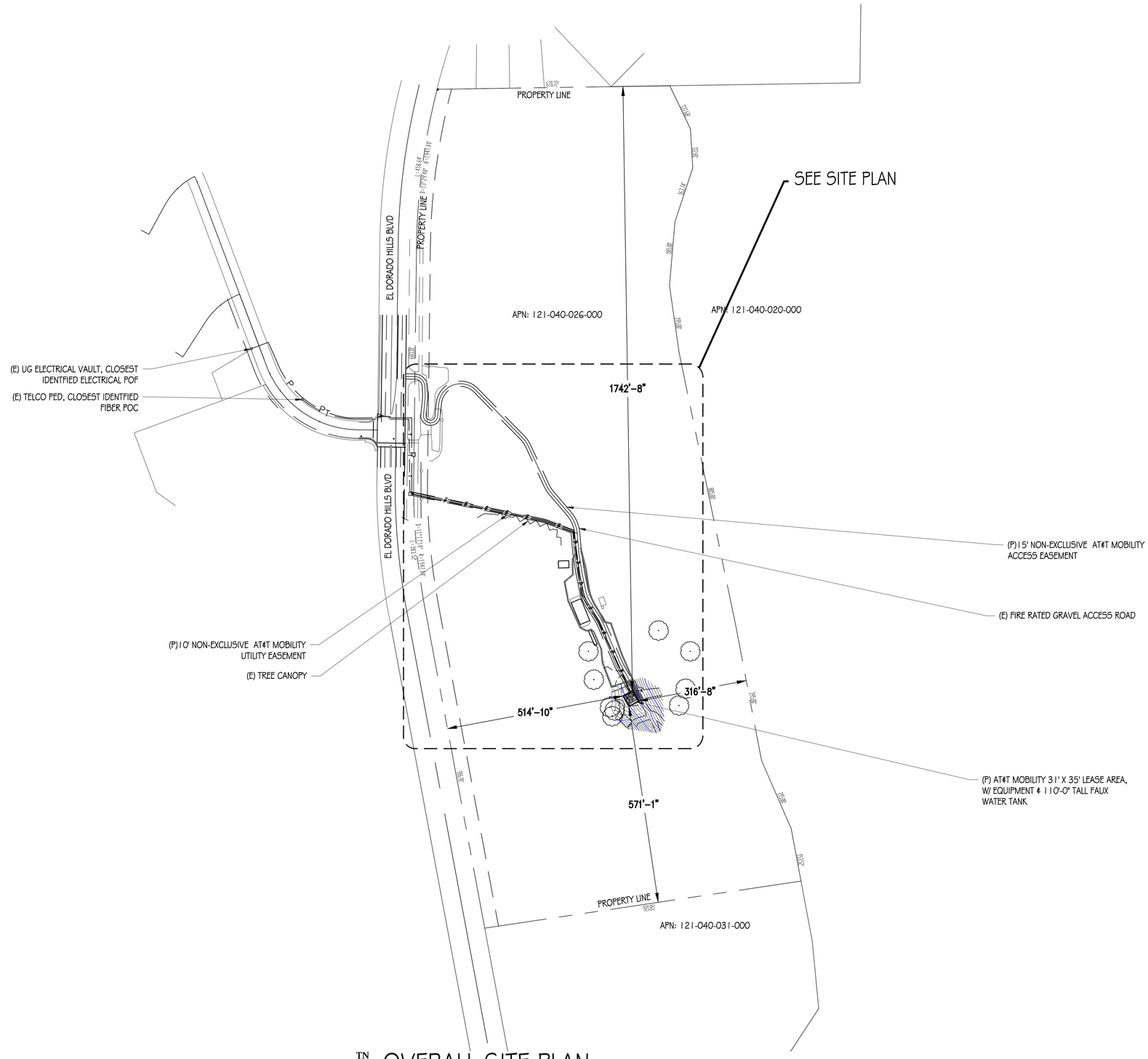


CUP23-0009 Bowman Telecommunications Facility Initial Study
Attachment 5: Zoning Map



PROJECT GENERAL NOTES

1. THIS FACILITY IS AN UNOCCUPIED WIRELESS TELECOMMUNICATION FACILITY.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS NOTED OTHERWISE.
3. THE SCOPE OF WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
4. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS, AND CONFIRM THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PAY FOR PERMIT FEES AND TO OBTAIN SAID PERMITS AND TO COORDINATE INSPECTIONS.
6. THE CONTRACTOR SHALL RECEIVE, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
7. CALL BEFORE YOU DIG. CONTRACTOR IS REQUIRED TO CALL 811 (NATIONWIDE "CALL BEFORE YOU DIG" HOTLINE) AT LEAST 72 HOURS BEFORE DIGGING.
8. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.
9. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. CONTRACTOR SHALL ALSO COORDINATE ALL PORTIONS OF THE WORK UNDER THE CONTRACT; INCLUDING CONTACT AND COORDINATION WITH THE CONSTRUCTION MANAGER AND WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE.
10. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK, REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF THE PROJECT MANAGER.
11. KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY, LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
12. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED, OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
13. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND ALL OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK SHALL BE PROTECTED AT ALL TIMES.
14. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
15. CONTRACTOR SHALL PROVIDE A TOILET FACILITY DURING ALL PHASES OF CONSTRUCTION.
16. SUFFICIENT MONUMENTATION WAS NOT RECOVERED TO ESTABLISH THE POSITION OF THE BOUNDARY LINES SHOWN HEREON. THE BOUNDARY REPRESENTED ON THIS MAP IS BASED ON COMPILED RECORD DATA AND BEST FIT ONTO EXISTING IMPROVEMENTS. IT IS POSSIBLE FOR THE LOCATION OF THE SUBJECT PROPERTY TO SHIFT FROM THE PLACEMENT SHOWN HEREON WITH ADDITIONAL FIELD WORK AND RESEARCH. THEREFORE ANY SPATIAL REFERENCE MADE OR SHOWN BETWEEN THE RELATIONSHIP OF THE BOUNDARY LINES SHOWN HEREON AND EXISTING GROUND FEATURES, EASEMENTS OR LEASE AREA IS INTENDED TO BE APPROXIMATE AND IS SUBJECT TO VERIFICATION BY RESOLVING THE POSITION OF THE BOUNDARY LINES.
17. CONTRACTOR TO VERIFY THE LATEST/CURRENT RF DESIGN.



TN

OVERALL SITE PLAN

1"=150'

0 100' 200' 400' 600' 1,000'

Issued For:

BOWMAN

3321 EL DORADO BLVD

EL DORADO HILLS, CA 95762

PREPARED FOR

at&t

5001 Executive Parkway
San Ramon, California 94583

Vendor:

EPIC WIRELESS GROUP LLC
Connecting a Wireless World

605 COOLIDGE DRIVE,
SUITE 100
FOLSOM, CA 95630

AT&T SITE NO:	CVL05830
PROJECT NO:	PROJ #
DRAWN BY:	SR
CHECKED BY:	JR

REV	DATE	DESCRIPTION
	10/07/2022	ZD 90%
	11/16/2022	ZD 100%
A	12/13/2022	ZD 100%
B	12/20/2022	ZD 100%
C	12/22/2022	ZD 100%
D	1/27/2023	ZD 100%
E	2/06/2023	ZD 100%
F	3/16/2023	ZD 100%
G	4/10/2023	ZD 100%

Licensor:

REGISTERED PROFESSIONAL ENGINEER
BRET A. McCOMB
C 69891
CIVIL
STATE OF CALIFORNIA

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

Engineer:

PRECISION DESIGN & Drafting, INC.
Phone: (530) 823-8546
11768 Atwood Rd, Suite 20 Auburn, CA 95603

SHEET TITLE:

OVERALL SITE PLAN

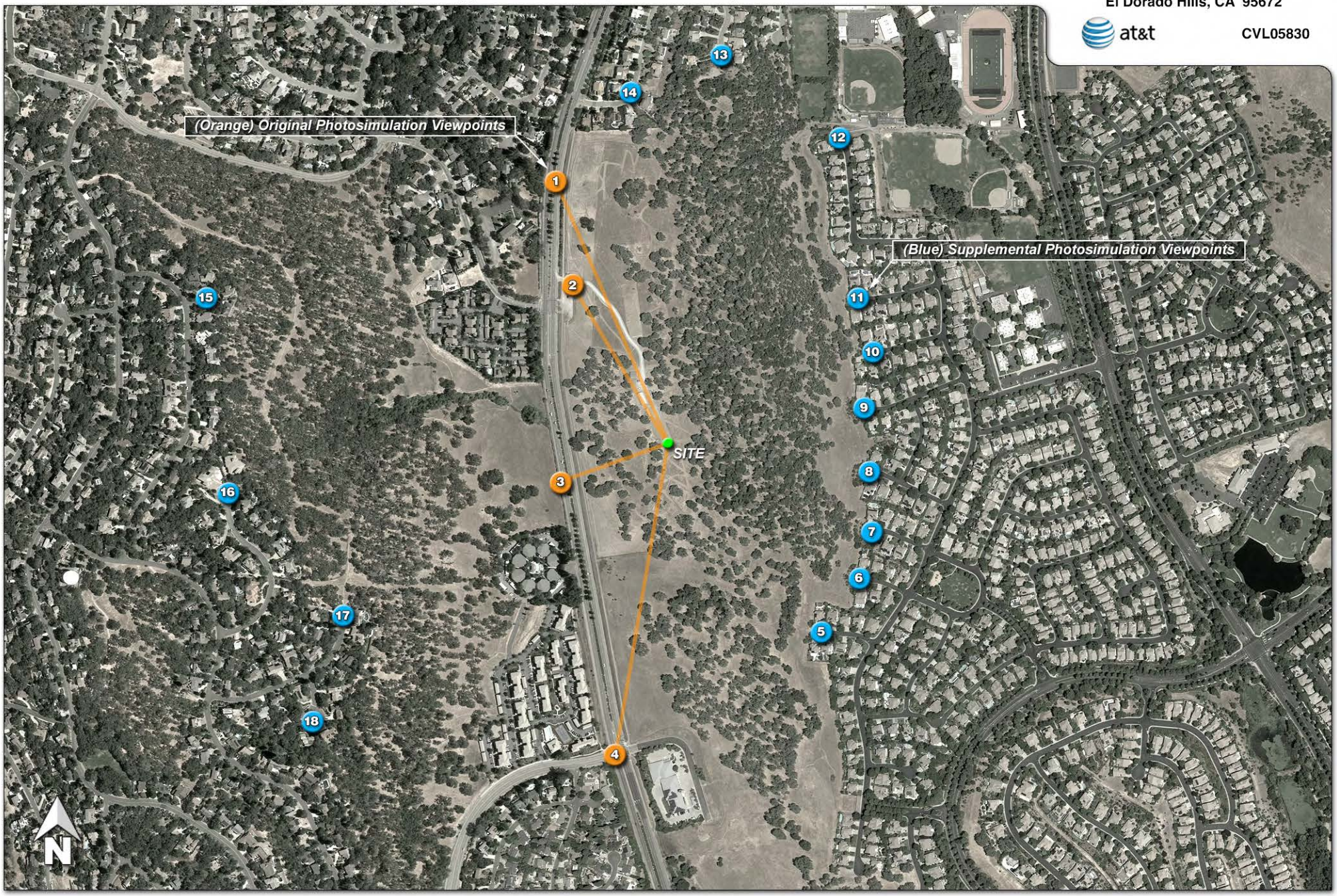
SHEET NUMBER:

A-1

CUP23-0009 Bowman Telecommunications Facility Initial Study
Attachment 7: Photosimulations

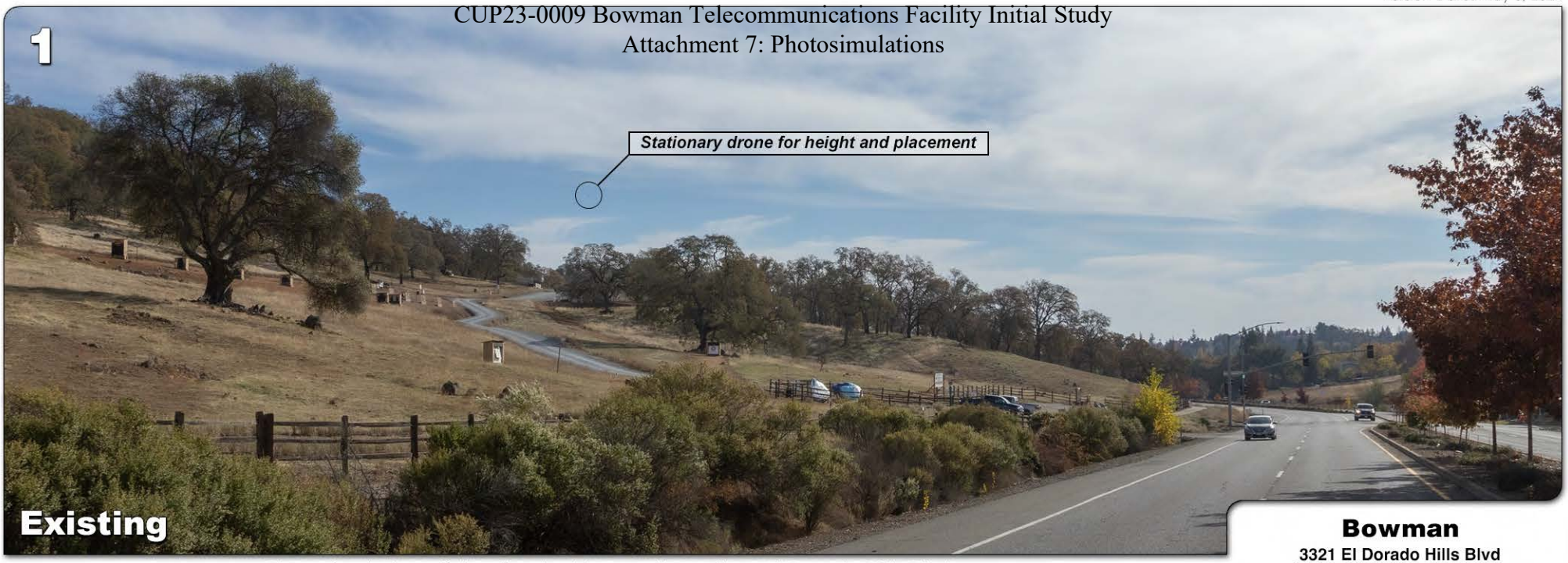
Aerial photograph showing the supplemental viewpoints for the photosimulations.

Bowman
3321 El Dorado Hills Blvd
El Dorado Hills, CA 95672
at&t
CVL05830



CUP23-0009 Bowman Telecommunications Facility Initial Study
Attachment 7: Photosimulations

1



Photosimulation of the view looking southeast from El Dorado Hills Blvd.

Bowman
3321 El Dorado Hills Blvd
El Dorado Hills, CA 95672

at&t

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CUP23-0009 Bowman Telecommunications Facility Initial Study

Attachment 7: Photosimulations

Photosimulation of the view looking southeast, up the hill, from the access gate and parking area for the Archery Range.

Bowman
3321 El Dorado Hills Blvd
El Dorado Hills, CA 95672

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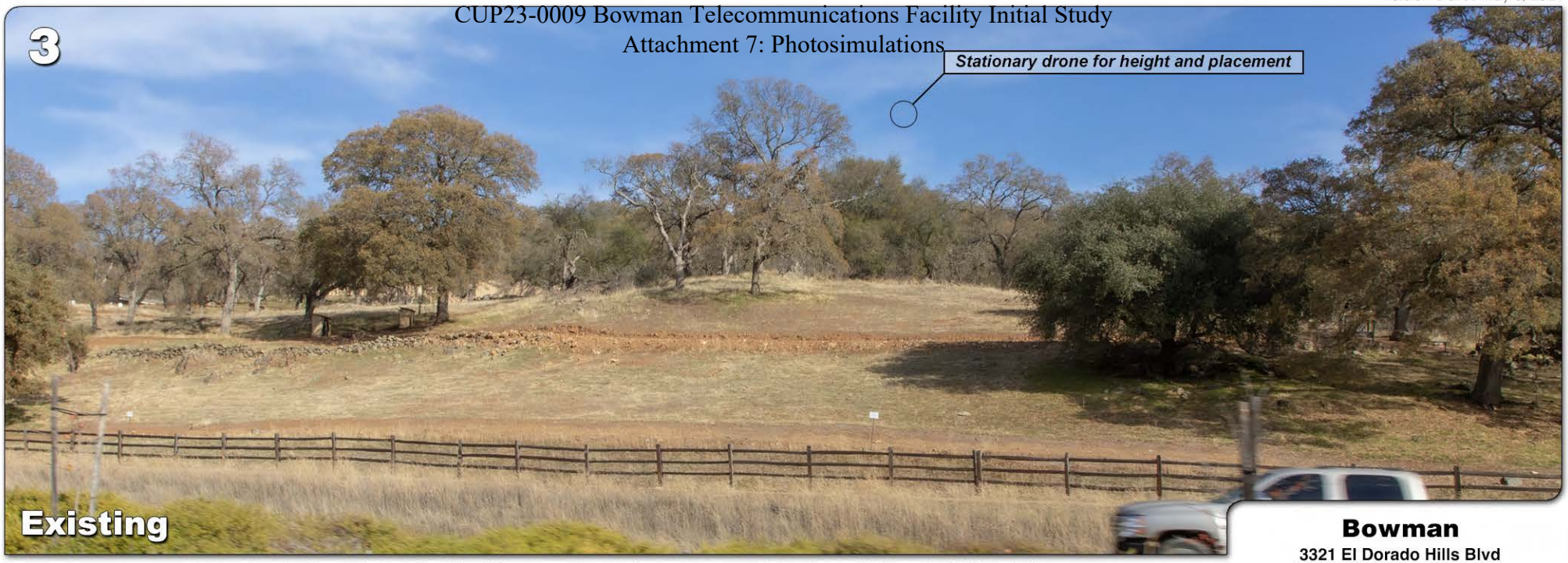
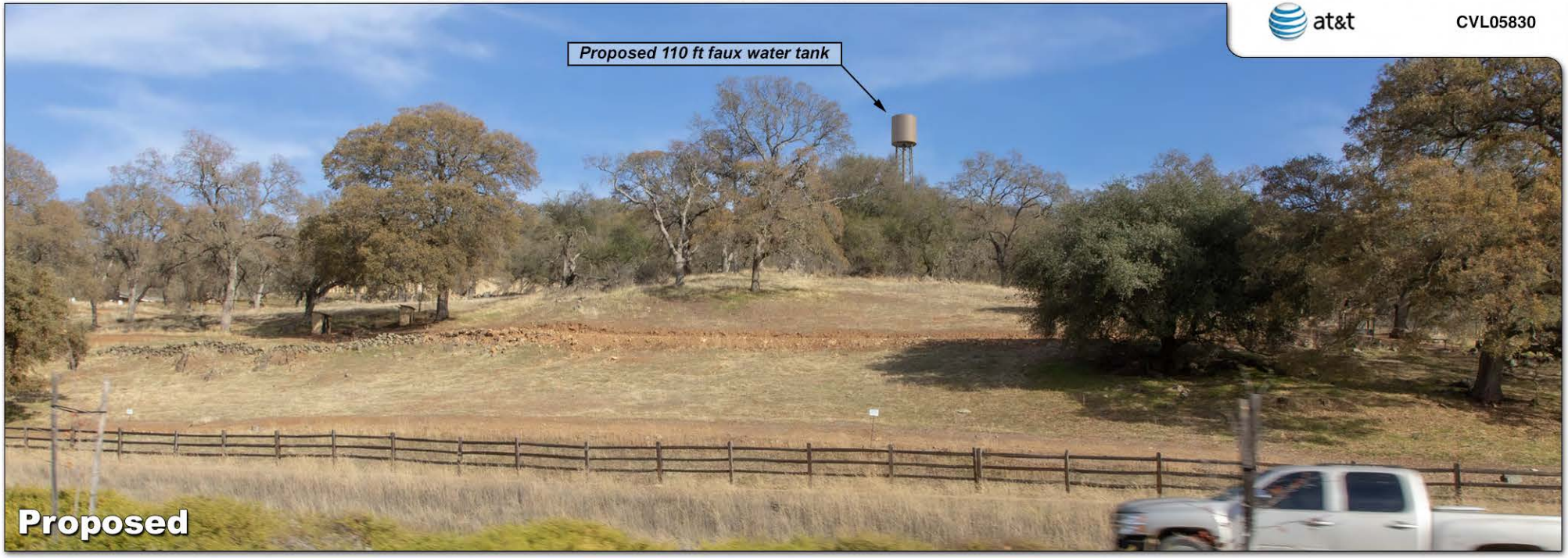
CUP23-0009 Bowman Telecommunications Facility Initial Study
Attachment 7: Photosimulations

3

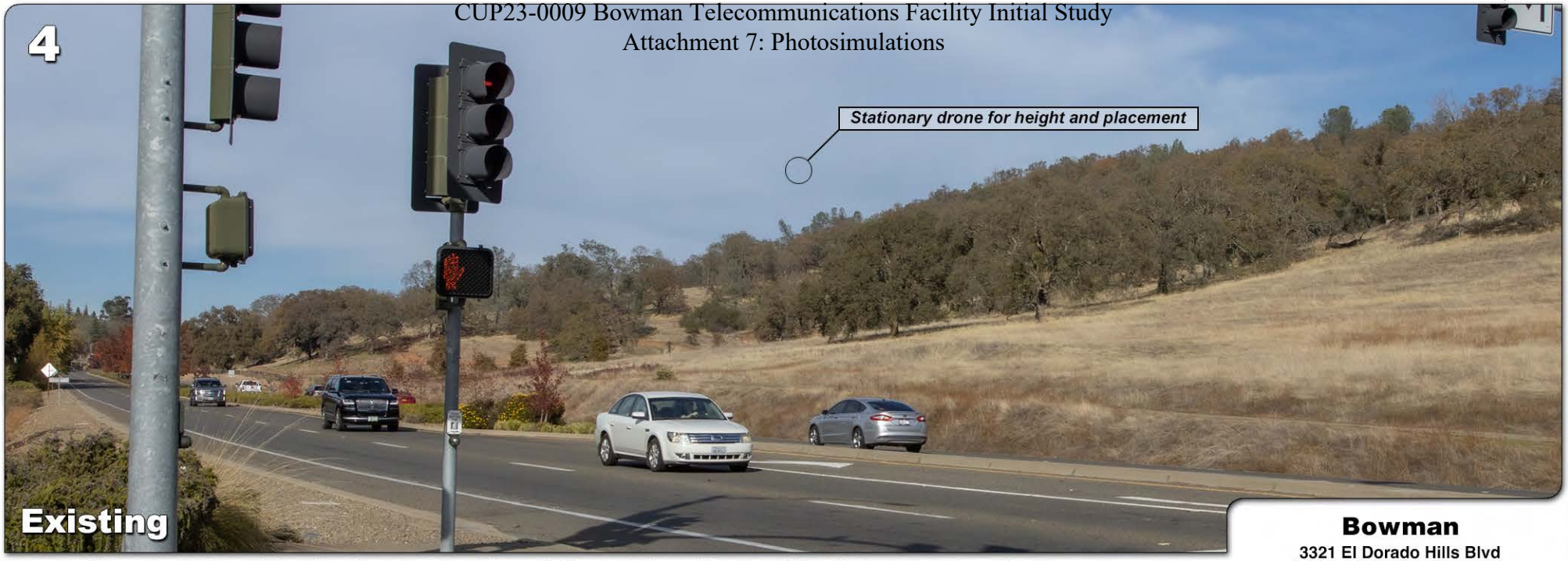


Photosimulation of the view looking east from the nearest point along El Dorado Hills Blvd.

Bowman
3321 El Dorado Hills Blvd
El Dorado Hills, CA 95672
at&t
CVL05830



CUP23-0009 Bowman Telecommunications Facility Initial Study
Attachment 7: Photosimulations



Photosimulation of the view looking north from Wilson Blvd at El Dorado Hills Blvd, across from the fire station.

Bowman
3321 El Dorado Hills Blvd
El Dorado Hills, CA 95672

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CVL05830

CUP23-0009 Bowman Telecommunications Facility Initial Study
Attachment 7: Photosimulations

Supplemental photosimulation by special request looking northwest from Van Cortlandt Ct.

Bowman
3321 El Dorado Hills Blvd
El Dorado Hills, CA 95672
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CUP23-0009 Bowman Telecommunications Facility Initial Study
Attachment 7: Photosimulations

Supplemental photosimulation by special request looking northwest from Scowers Ct.

Bowman
3321 El Dorado Hills Blvd
El Dorado Hills, CA 95672

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CUP23-0009 Bowman Telecommunications Facility Initial Study
Attachment 7: Photosimulations

Supplemental photosimulation by special request looking northwest from Cooley Ct.

Bowman
3321 El Dorado Hills Blvd
El Dorado Hills, CA 95672

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CUP23-0009 Bowman Telecommunications Facility Initial Study
Attachment 7: Photosimulations

Supplemental photosimulation by special request looking west from Macpheadris Ct.

Bowman
3321 El Dorado Hills Blvd
El Dorado Hills, CA 95672

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CUP23-0009 Bowman Telecommunications Facility Initial Study
Attachment 7: Photosimulations

Supplemental photosimulation by special request looking west from Morrill Ct.

Bowman
3321 El Dorado Hills Blvd
El Dorado Hills, CA 95672

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CUP23-0009 Bowman Telecommunications Facility Initial Study
Attachment 7: Photosimulations

Supplemental photosimulation by special request looking west from Knapp Ct.

Bowman
3321 El Dorado Hills Blvd
El Dorado Hills, CA 95672

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CUP23-0009 Bowman Telecommunications Facility Initial Study
Attachment 7: Photosimulations

Supplemental photosimulation by special request looking southwest from Endless Ct.

Bowman
3321 El Dorado Hills Blvd
El Dorado Hills, CA 95672

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CUP23-0009 Bowman Telecommunications Facility Initial Study
Attachment 7: Photosimulations

Supplemental photosimulation by special request looking southwest from Meadow Wood Dr.

Bowman
3321 El Dorado Hills Blvd
El Dorado Hills, CA 95672
at&t
CVL05830

CUP23-0009 Bowman Telecommunications Facility Initial Study
Attachment 7: Photosimulations

Supplemental photosimulation by special request looking south from Adam Ct.

Bowman
3321 El Dorado Hills Blvd
El Dorado Hills, CA 95672

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13

Existing and Proposed (no visible change)

CUP23-0009 Bowman Telecommunications Facility Initial Study
Attachment 7: Photosimulations

Supplemental photosimulation by special request looking south from Woedee Dr.

Bowman
3321 El Dorado Hills Blvd
El Dorado Hills, CA 95672

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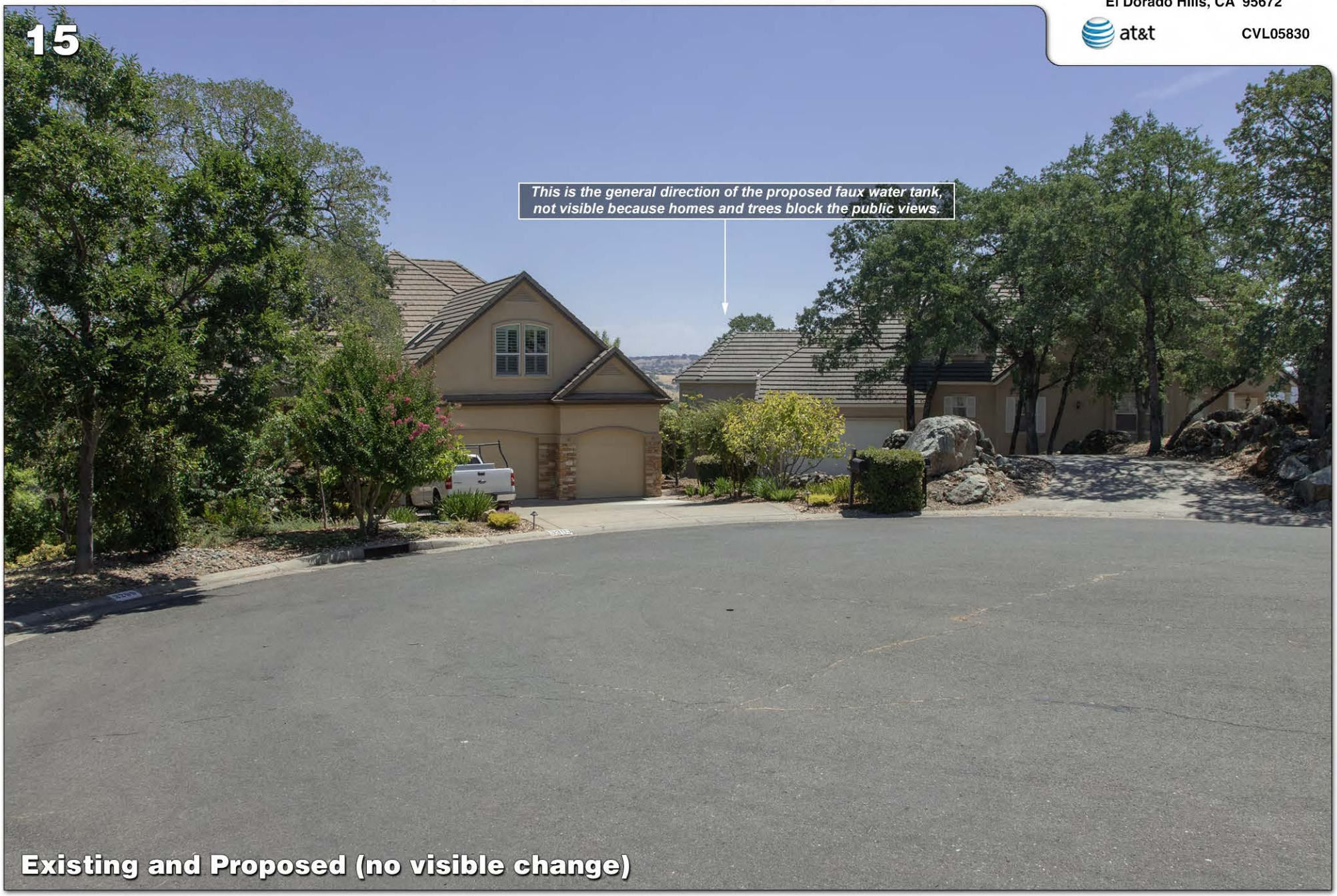
CUP23-0009 Bowman Telecommunications Facility Initial Study
Attachment 7: Photosimulations

Supplemental photosimulation by special request looking east-southeast from Knights Ct.

Bowman
3321 El Dorado Hills Blvd
El Dorado Hills, CA 95672
at&t
CVL05830



CUP23-0009 Bowman Telecommunications Facility Initial Study
Attachment 7: Photosimulations

Supplemental photosimulation by special request looking east from the end of Brown Dr.

Bowman
3321 El Dorado Hills Blvd
El Dorado Hills, CA 95672

at&t CVL05830

CUP23-0009 Bowman Telecommunications Facility Initial Study
Attachment 7: Photosimulations

Supplemental photosimulation by special request looking northeast from the end of Reddick Way.

Bowman
3321 El Dorado Hills Blvd
El Dorado Hills, CA 95672

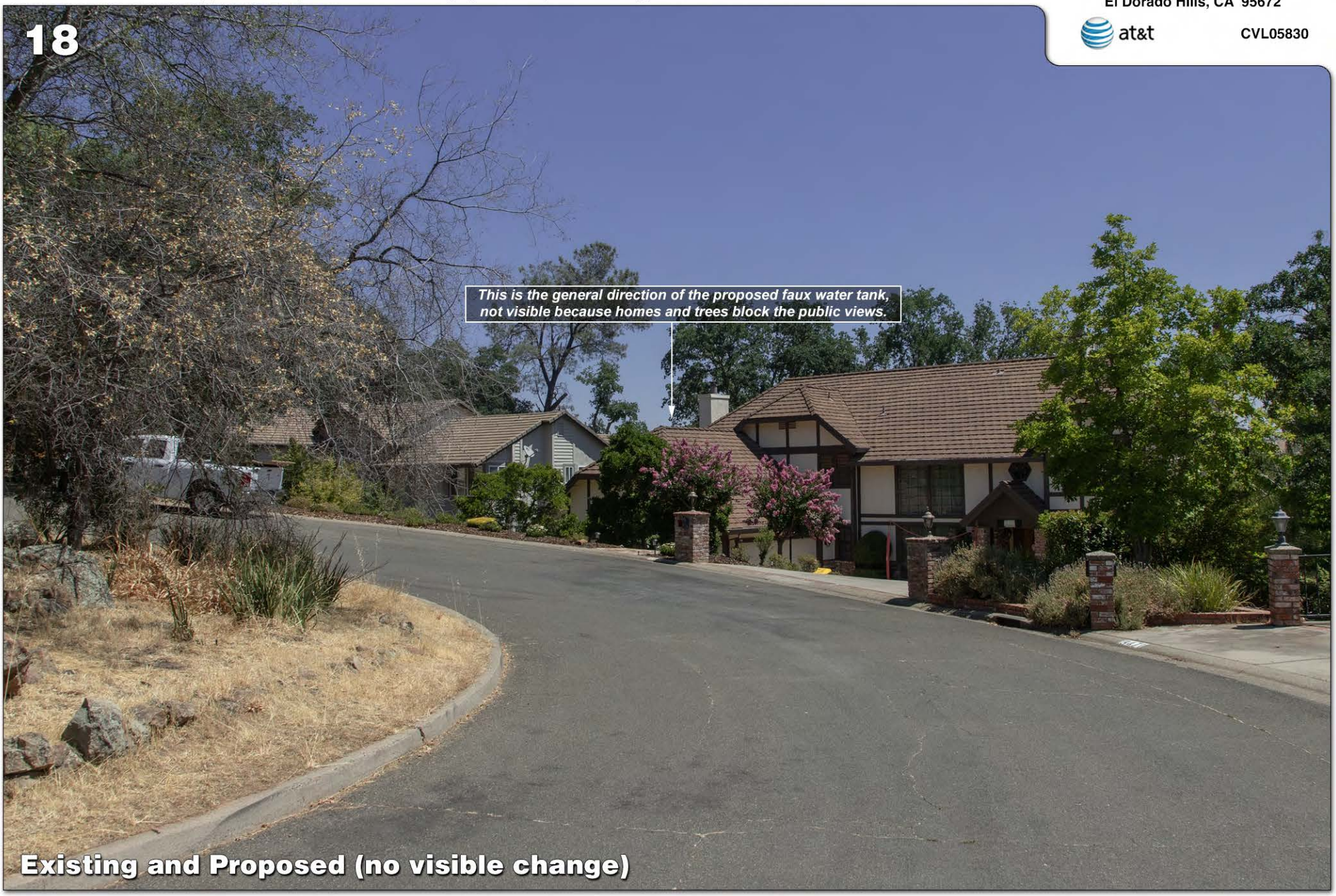
at&t CVL05830

CUP23-0009 Bowman Telecommunications Facility Initial Study
Attachment 7: Photosimulations

Supplemental photosimulation by special request looking northeast from Reddick Ct.

Bowman
3321 El Dorado Hills Blvd
El Dorado Hills, CA 95672

at&t CVL05830



WATERFORD

Radio Frequency Emissions Compliance Report For AT&T Mobility

Site Name:	**Bowman**	**Site Structure Type:**	**Faux Water Tank**
Address:	**3321 El Dorado Hills Boulevard**	**Latitude:**	**38.673491**
	El Dorado Hills, CA 95762	**Longitude:**	**-121.075341**
Report Date:	**July 8, 2024**	**Project:**	**New Build**

Compliance Statement

Based on information provided by AT&T Mobility and predictive modeling, the Bowman installation proposed by AT&T Mobility will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. §§ 1.1307(b)(3) and 1.1310. RF alerting signage at the base of the Faux Water Tank and restricting access to authorized climbers that have completed RF safety training is required for Occupational environment compliance. The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings.

Certification

I, David C. Cotton, Jr., am the reviewer and approver of this report and am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation, specifically in accordance with FCC's OET Bulletin 65. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.

David Charles Cotton, Jr.
Registered Professional Engineer (Electrical)
State of California, 18838

General Summary

The compliance framework is derived from the Federal Communications Commission (FCC) Rules and Regulations for preventing human exposure in excess of the applicable Maximum Permissible Exposure ("MPE") limits. At any location at this site, the power density resulting from each transmitter may be expressed as a percentage of the frequency-specific limits and added to determine if 100% of the exposure limit has been exceeded. The FCC Rules define two tiers of permissible exposure differentiated by the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. General Population / Uncontrolled exposure limits apply to those situations in which persons may not be aware of the presence of electromagnetic energy, where exposure is not employment-related, or where persons cannot exercise control over their exposure. Occupational / Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment, have been made fully aware of the potential for exposure, and can exercise control over their exposure. Based on the criteria for these classifications, the FCC General Population limit is considered to be a level that is safe for continuous exposure time. The FCC General Population limit is 5 times more restrictive than the Occupational limits.

In situations where the predicted MPE exceeds the General Population threshold in an accessible area as a result of emissions from multiple transmitters, FCC licensees that contribute greater than 5% of the aggregate MPE share responsibility for mitigation.

7430 New Technology Way, Suite 150 Frederick, Maryland 21703 (703) 596-1022 Phone www.waterfordconsultants.com

Table 1: FCC Limits

Frequency (MHz)	*Limits for General Population/ Uncontrolled Exposure*		*Limits for Occupational/ Controlled Exposure*	
	Power Density (mW/cm^2)	**Averaging Time (minutes)**	**Power Density (mW/cm^2)**	**Averaging Time (minutes)**
30-300	0.2	30	1	6
300-1500	f/1500	30	f/300	6
1500-100,000	1.0	30	5.0	6

f=Frequency (MHz)

Based on the computational guidelines set forth in FCC OET Bulletin 65, Waterford Consultants, LLC has developed software to predict the overall Maximum Permissible Exposure possible at any location given the spatial orientation and operating parameters of multiple RF sources. The power density in the Far Field of an RF source is specified by OET-65 Equation 5 as follows:

$$S = \frac{EIRP}{4 \cdot \pi \cdot R^2} \ (\mathrm{mW/cm^2})$$

where EIRP is the Effective Radiated Power relative to an isotropic antenna and R is the distance between the antenna and point of study. Additionally, consideration is given to the manufacturers' horizontal and vertical antenna patterns as well as radiation reflection. At any location, the predicted power density in the Far Field is the spatial average of points within a 0 to 6-foot vertical profile that a person would occupy. Near field power density is based on OET-65 Equation 20 stated as

$$S = \left(\frac{180}{\theta_{BW}}\right) \cdot \frac{100 \cdot P_{in}}{\pi \cdot R \cdot h} \ (\mathrm{mW/cm^2})$$

where P_{in} is the power input to the antenna, θ_{BW} is the horizontal pattern beamwidth and h is the aperture length.

Some antennas employ beamforming technology where RF energy allocated to each customer device is dynamically directed toward their location. This analysis includes a statistical factor reducing the actual power of the antenna system to 32% of maximum theoretical power to account for spatial distribution of users, network utilization, time division duplexing, and scheduling time. AT&T recommends the use of this factor based on a combination of guidance from its antenna system manufacturers, supporting international industry standards, industry publications, and its extensive experience.

Analysis

AT&T Mobility proposes the following installation at this location:

- INSTALL (9) PROPOSED AT&T ANTENNAS, (6) FUTURE AT&T ANTENNAS & (12) RRUS

The antennas will be mounted on a 110-foot faux water tank with centerlines 103, 105, & 106.83 feet above ground level. Proposed antenna operating parameters are listed in Appendix A. Other appurtenances such as GPS antennas, RRUs and hybrid cable below the antennas are not sources of RF emissions. No other antennas are known to be operating in the vicinity of this site.

Figure 1: Antenna Locations

Power density decreases significantly with distance from any antenna. The panel-type antennas to be employed at this site are highly directional by design and the orientation in azimuth and mounting elevation, as documented, serves to reduce the potential to exceed MPE limits at any location other than directly in front

of the antennas. For accessible areas at ground level, the maximum predicted power density level resulting from all AT&T Mobility operations is 7.70% of the FCC General Population limits. Incident at adjacent buildings depicted in Figure 1, the maximum predicted power density level resulting from all AT&T Mobility operations is 6.9125% of the FCC General Population limits. The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings.

Waterford Consultants, LLC recommends posting RF alerting signage with contact information (Caution 2) at the base of the Faux Water Tank to inform authorized climbers of potential conditions near the antennas. These recommendations are depicted in Figure 2.

Figure 2: Mitigation Recommendations
Caution 2 sign required on the base of the Faux Water Tank at the access location

Appendix A: Operating Parameters Considered in this Analysis

Antenna #:	Carrier:	Manufacturer	Pattern:	Band (MHz):	Mech Az (deg):	Mech DT (deg):	H BW (deg):	Length (ft):	TPO (W):	Channels:	Loss (dB):	Gain (dBd):	ERP (W):	EIRP (W):	Rad Center (ft):
1	AT&T	CCI	TPA45R-KU8A 02DT	700	330	0	51	8.2	40	4	0	12.95	3156	5177	105
1	AT&T	CCI	TPA45R-KU8A 02DT	850	330	0	46	8.2	40	4	0	13.45	3541	5809	105
1	AT&T	CCI	TPA45R-KU8A 02DT	1900	330	0	46	8.2	40	4	0	14.75	4777	7836	105
1	AT&T	CCI	TPA45R-KU8A 02DT	2100	330	0	44	8.2	40	4	0	15.05	5118	8397	105
2	AT&T	Ericsson	SON_AIR6419 TB 05.17.22 3500 AT&T	3500	330	0	13	2.4	54.2	1	0	23.45	11995	19679	103
3	AT&T	Ericsson	SON_AIR6449 NR TB 05.17.22 3700 AT&T	3700	330	0	11.7	2.8	108.4	1	0	23.45	23999	39372	106.83
4	AT&T	COMMSCOPE	NNHH-45C-R4 02DT	700	330	0	44	8	40	4	0	13.52	3598	5904	105
4	AT&T	COMMSCOPE	NNHH-45C-R4 02DT	1900	330	0	48	8	40	4	0	16.84	7729	12680	105
5	AT&T	CCI	TPA45R-KU8A 02DT	700	250	0	51	8.2	40	4	0	12.95	3156	5177	105
5	AT&T	CCI	TPA45R-KU8A 02DT	850	250	0	46	8.2	40	4	0	13.45	3541	5809	105
5	AT&T	CCI	TPA45R-KU8A 02DT	1900	250	0	46	8.2	40	4	0	14.75	4777	7836	105
5	AT&T	CCI	TPA45R-KU8A 02DT	2100	250	0	44	8.2	40	4	0	15.05	5118	8397	105
6	AT&T	Ericsson	SON_AIR6419 TB 05.17.22 3500 AT&T	3500	250	0	13	2.4	54.2	1	0	23.45	11995	19679	103
7	AT&T	Ericsson	SON_AIR6449 NR TB 05.17.22 3700 AT&T	3700	250	0	11.7	2.8	108.4	1	0	23.45	23990	39358	106.83
8	AT&T	COMMSCOPE	NNHH-45C-R4 02DT	700	250	0	44	8	40	4	0	13.52	3598	5904	105
8	AT&T	COMMSCOPE	NNHH-45C-R4 02DT	1900	250	0	48	8	40	4	0	16.84	7729	12680	105
9	AT&T	CCI	TPA45R-KU8A 02DT	700	170	0	51	8.2	40	4	0	12.95	3156	5177	105
9	AT&T	CCI	TPA45R-KU8A 02DT	850	170	0	46	8.2	40	4	0	13.45	3541	5809	105
9	AT&T	CCI	TPA45R-KU8A 02DT	1900	170	0	46	8.2	40	4	0	14.75	4777	7836	105
9	AT&T	CCI	TPA45R-KU8A 02DT	2100	170	0	44	8.2	40	4	0	15.05	5118	8397	105
10	AT&T	Ericsson	SON_AIR6419 TB 05.17.22 3500 AT&T	3500	170	0	13	2.4	54.2	1	0	23.45	11995	19679	103
11	AT&T	Ericsson	SON_AIR6449 NR TB 05.17.22 3700 AT&T	3700	170	0	11.7	2.8	108.4	1	0	23.45	23990	39358	106.83
12	AT&T	COMMSCOPE	NNHH-45C-R4 02DT	700	170	0	44	8	40	4	0	13.52	3598	5904	105
12	AT&T	COMMSCOPE	NNHH-45C-R4 02DT	1900	170	0	48	8	40	4	0	16.84	7729	12680	105

Notes: Table depicts recommended operating parameters for AT&T Mobility proposed operations.

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2023 MAR 29 PM 1:53
RECEIVED
PLANNING DEPARTMENT

COMMUNITY DEVELOPMENT SERVICES
PLANNING AND BUILDING DEPARTMENT

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

APPLICATION FOR: **CONDITIONAL/MINOR USE PERMIT** **FILE #** CUP23-0009

ASSESSOR'S PARCEL NO.(s) 121-040-026-000

PROJECT NAME/REQUEST: (Describe proposed use) New Site Build Unmanned Telecommunications Facility

Install New 110' Faux Water Tank Wireless Facility within 31'x35' Lease Area. Install Shelter, Generator, and associated equipment inside Lease Area. Install Antennas, RRU's, and Surge Supressors on Tower (inside Water Tank enclosure). ~~Add CSD's logo on outside of Faux Water Tank.~~

APPLICANT/AGENT Jared Kearsleyc/co 51 Wireless.net c/o AT&T Wireless

Mailing Address 4930 Pacific Street, Rocklin, CA 95677
P.O. Box or Street / City / State & Zip

Phone (209) 968-4315 EMAIL: Jared.Kearsley@51wireless.net

PROPERTY OWNER El Dorado Hills Community Service District / Attn: Mark Hornstra

Mailing Address 1021 Harvard Way, El Dorado Hills, CA 95762
P.O. Box or Street / City / State & Zip

Phone ( ) 916-643-4372 EMAIL: mhornstra@edhcsd.org

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Precision Design & Drafting, Inc.

Mailing Address 11765 Atwood Rd, Suite 20, Auburn, CA 95603
P.O. Box or Street / City / State & Zip

Phone (530) 823-6546 EMAIL: Bret@PDND.com

LOCATION: The property is located on the East (N / E / W / S) side of El Dorado Hills Blvd (street or road)

50 (feet/miles) East (N / E / W / S) of the intersection with Olson Ln (major street or road)

in the El Dorado Hills area. PROPERTY SIZE 45 acres (acreage / square footage)

X Jared Kearsley Date 12/12/2022 3/29/23
signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 3.29.23 Fee $ 2883 Receipt # 45815 Rec'd by [illegible] Census ____

Zoning OS GPD AP Supervisor Dist 1 Sec 35 Twn 10N Rng 8E

ACTION BY ____ PLANNING COMMISSION ____ ZONING ADMINISTRATOR

Hearing Date ____

Approved ____ Denied ____
findings and/or conditions attached

____
Executive Secretary

ACTION BY BOARD OF SUPERVISORS

Hearing Date ____

Approved ____ Denied ____
findings and/or conditions attached

APPEAL:
Approved ____ Denied ____

Revised 11/2017

CUP23-0009

Bowman Cell Tower Project

Biological Resources Assessment

Prepared for:

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Updated August 2023 | 04331.00038.001

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ACRONYMS AND ABBREVIATIONS

BRA	Biological Resources Assessment
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CSA	California Special Animals
CWA	Clean Water Act
DBH	diameter at breast height
FESA	Federal Endangered Species Act
HCP	Habitat Conservation Plan
HELIX	HELIX Environmental Planning, Inc.
IPaC	Information for Planning and Consultation
MBTA	Migratory Bird Treaty Act
amsl	above mean sea level
NCCP	Natural Community Conservation Plan
NEPA	National Environmental Policy Act
NPPA	Native Plant Protection Act
NRCS	Natural Resource Conservation Service
ORMP	Oak Resources Management Plan
RWQCB	Regional Water Quality Control Board
SAA	Streambed Alteration Agreement
SSC	Species of Special Concern
SWRCB	State Water Resources Control Board
USACE	U.S. Army Corps of Engineers
USDA	U.S. Department of Agriculture
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
WQC	Water Quality Certification

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EXECUTIVE SUMMARY

HELIX Environmental Planning, Inc. (HELIX) conducted a Biological Resources Assessment (BRA) for the ±18.78-acre Bowman Cell Tower Project (Study Area) on November 21, 2022. The Study Area is located at 3321 El Dorado Hills Boulevard, in El Dorado Hills, California, and is situated in Section 35 of Township 10 North and Range 08 East, as depicted on the U.S. Geological Survey (USGS) *Clarksville, CA* 7.5-minute quadrangle map. The approximate center of the Study Area is at latitude 38.674557 and longitude -121.076126, NAD 83, and is located at an elevation between 750 feet and 885 feet above mean sea level (amsl). For the purpose of this report, the Study Area is comprised of the proposed impact area and a surrounding 250-foot buffer.

The purpose of this BRA is to assess the general biological resources on the Study Area, assess the suitability of the Study Area to support special-status species and sensitive vegetation communities or habitats, analyze any potential impacts to biological resources that could occur as a result of the proposed project and provide suggested mitigation measures to avoid and/or reduce any such impacts to less than significant.

The ±18.78-acre Study Area is located in a mostly undeveloped area and is currently used as an archery club. The Study Area is comprised of blue oak woodland (14.15 acres) and developed/disturbed areas (4.63 acres). Surrounding land uses include open space, residential housing, Oak Ridge High School, and El Dorado Hills Boulevard.

Known or potential biological constraints in the Study Area include:

- Potential habitat for special-status and nesting migratory birds including Cooper's hawk (*Accipiter cooperii*), white-tailed kite (*Elanus leucurus*), and purple martin (*Progne subis*).

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1.0 INTRODUCTION

This report summarizes the findings of a Biological Resources Assessment (BRA) completed by HELIX Environmental Planning, Inc. (HELIX) for the ±18.78-acre Bowman Cell Tower Project (Study Area) located at 3321 El Dorado Hills Boulevard in El Dorado Hills, California. For the purpose of this report the Study Area is comprised of the proposed impact area and a surrounding 250-foot buffer. This document addresses the on-site physical features, plant communities present, and the common plant and wildlife species occurring or potentially occurring in the Study Area. In addition, the suitability of habitats to support special-status species and sensitive habitats are analyzed, as well as any potential impacts to biological resources that could occur as a result of development of the proposed project. Where applicable, mitigation measures are provided to avoid and/or reduce any such impacts to less than significant.

1.1 PROJECT DESCRIPTION

Under the proposed project, a 110-foot tall faux water tank tower, a pre-manufactured equipment shelter and associated equipment, a standby generator, and other associated equipment will be installed within a 31-foot by 35-foot fenced lease area. An existing gravel road is proposed to be used as part of the project with some improvements proposed to a portion of the road for realignment to El Dorado Hills Boulevard, and an extension of the road to the lease area. A utility easement is also proposed from El Dorado Hills Boulevard to the existing gravel road and lease area. No trees are proposed to be removed or trimmed as part of the project, and no oak trees are proposed to be impacted.

2.0 REGULATORY FRAMEWORK

Federal, State, and local environmental laws, regulations, and policies relevant to the California Environmental Quality Act (CEQA) review process are summarized below. Applicable CEQA significance criteria are also addressed in this section.

2.1 FEDERAL REGULATIONS

2.1.1 Federal Endangered Species Act

The U.S. Congress passed the Federal Endangered Species Act (FESA) in 1973 to protect species that are endangered or threatened with extinction. FESA is intended to operate in conjunction with the National Environmental Policy Act (NEPA) to help protect the ecosystems upon which endangered and threatened species depend.

FESA prohibits the “take” of endangered or threatened wildlife species. “Take” is defined to include harassing, harming, pursuing, hunting, shooting, wounding, killing, trapping, capturing, or collecting wildlife species or any attempt to engage in such conduct (FESA Section 3 [(3) (19)]). Harm is further defined to include significant habitat modification or degradation that results in death or injury to listed species by significantly impairing behavioral patterns (50 CFR §17.3). Harass is defined as actions that create the likelihood of injury to listed species to such an extent as to significantly disrupt normal behavior patterns (50 CFR §17.3). Actions that result in take can result in civil or criminal penalties.

In the context of the proposed Project, FESA consultation with the U.S. Fish and Wildlife Service (USFWS) and/or the National Marine Fisheries Service (NMFS) would be initiated if development resulted in the potential for take of a threatened or endangered species or if issuance of a Section 404 permit or other federal agency action could result in take of an endangered species or adversely modify critical habitat of such a species.

2.1.2 Migratory Bird Treaty Act

Raptors, migratory birds, and other avian species are protected by a number of State and federal laws. The federal Migratory Bird Treaty Act (MBTA) prohibits the killing, possessing, or trading of migratory birds except in accordance with regulations prescribed by the Secretary of Interior.

2.1.3 The Bald and Golden Eagle Protection Act

The Bald and Golden Eagle Protection Act (Eagle Act) prohibits the taking or possession of and commerce in bald and golden eagles with limited exceptions. Under the Eagle Act, it is a violation to "*take, possess, sell, purchase, barter, offer to sell, transport, export or import, at any time or in any manner, any bald eagle commonly known as the American eagle, or golden eagle, alive or dead, or any part, nest, or egg, thereof.*" Take is defined to include pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, destroy, molest, and disturb. Disturb is further defined in 50 CFR Part 22.3 as "*to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available (1) injury to an eagle, (2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or (3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior.*"

2.2 STATE JURISDICTION

2.2.1 California Endangered Species Act

The State of California enacted the California Endangered Species Act (CESA) in 1984. CESA is similar to the FESA but pertains to State-listed endangered and threatened species. CESA requires state agencies to consult with the California Department of Fish and Wildlife (CDFW), when preparing CEQA documents. The purpose is to ensure that the State lead agency actions do not jeopardize the continued existence of a listed species or result in the destruction, or adverse modification of habitat essential to the continued existence of those species, if there are reasonable and prudent alternatives available (Fish and Game Code §2080). CESA directs agencies to consult with CDFW on projects or actions that could affect listed species. It also directs CDFW to determine whether jeopardy would occur and allows CDFW to identify "reasonable and prudent alternatives" to the project consistent with conserving the species. CESA allows CDFW to authorize exceptions to the State's prohibition against take of a listed species if the "take" of a listed species is incidental to carrying out an otherwise lawful project that has been approved under CEQA (Fish & Game Code § 2081).

2.2.2 California Department of Fish and Game Codes

A number of species have been designated as "fully protected" species under Sections 5515, 5050, 3511, and 4700 of the Fish and Game Code, but are not listed as endangered (Section 2062) or threatened (Section 2067) species under CESA. Except for take related to scientific research, all take of fully protected species is prohibited. The California Fish and Game Code defines take as "*hunt, pursue, catch,*

capture, or kill, or attempt to hunt, pursue, catch, capture, or kill." Additionally, Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibits the killing of birds or the destruction of bird nests.

2.2.3 Native Plant Protection Act

The Native Plant Protection Act (NPPA), enacted in 1977, allows the Fish and Game Commission to designate plants as rare or endangered. The NPPA prohibits take of endangered or rare native plants, with some exceptions for agricultural and nursery operations and emergencies. Vegetation removal from canals, roads, and other sites, changes in land use, and certain other situations require proper advance notification to CDFW.

2.3 JURISDICTIONAL WATERS

2.3.1 Federal Jurisdiction

On May 25, 2023, the United States Supreme Court issued a decision in the case of *Sackett v. Environmental Protection Agency* (Supreme Court of the United States, 2023) which will ultimately influence how federal waters are defined. The May 25, 2023, Supreme Court decision in *Sackett v. Environmental Protection Agency* determined that "the CWA extends to only those 'wetlands with a continuous surface connection to bodies that are "waters of the United States" in their own right,' so that they are 'indistinguishable' from those waters." The United States Environmental Protection Agency and the United States Army Corps of Engineers are reviewing the decision to determine next steps.

Unless considered an exempt activity under Section 404(f) of the Federal Clean Water Act, any person, firm, or agency planning to alter or work in "waters of the U.S.," including the discharge of dredged or fill material, must first obtain authorization from the USACE under Section 404 of the Clean Water Act (CWA; 33 USC 1344). Permits, licenses, variances, or similar authorization may also be required by other federal, state, and local statutes. Section 10 of the Rivers and Harbors Act prohibits the obstruction or alteration of navigable waters of the U.S. without a permit from USACE (33 USC 403). Activities exempted under Section 404(f) are not exempted within navigable waters under Section 10.

The Clean Water Act (33 United States Code (USC) 1251-1376) provides guidance for the restoration and maintenance of the chemical, physical, and biological integrity of the nation's waters.

Section 401 requires that an applicant for a federal license or permit that allows activities resulting in a discharge to waters of the U.S. obtain a state certification that the discharge complies with other provisions of CWA. The Regional Water Quality Control Board (RWQCB) administers the certification program in California and may require State Water Quality Certification before other permits are issued.

Section 402 establishes a permitting system for the discharge of any pollutant (except dredged or fill material) into waters of the U.S.

Section 404 establishes a permit program administered by USACE that regulates the discharge of dredged or fill material into waters of the U.S. (including wetlands). Implementing regulations by USACE are found at 33 CFR Parts 320-332. The Section 404 (b)(1) Guidelines were developed by the USEPA in conjunction with USACE (40 CFR Part 230), allowing the discharge of dredged or fill material for non-water dependent uses into special aquatic sites only if there were no practicable alternative that would have less adverse impacts.

2.3.2 State Jurisdiction

Regional Water Quality Control Board

Any action requiring a CWA Section 404 permit, or a Rivers and Harbors Act Section 10 permit, must also obtain a CWA Section 401 Water Quality Certification. The State of California Water Quality Certification (WQC) Program was formally initiated by the State Water Resources Control Board (SWRCB) in 1990 under the requirements stipulated by Section 401 of the Federal Clean Water Act. Although the Clean Water Act is a Federal law, Section 401 of the CWA recognizes that states have the primary authority and responsibility for setting water quality standards. In California, under Section 401, the State and Regional Water Boards are the authorities that certify that issuance of a federal license or permit does not violate California's water quality standards (i.e., that they do not violate Porter-Cologne and the Water Code). The WQC Program currently issues the WQC for discharges requiring USACE permits for fill and dredge discharges within Waters of the United States, and now also implements the State's wetland protection and hydromodification regulation program under the Porter Cologne Water Quality Control Act.

On May 28, 2020, the SWRCB implemented the State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State (Procedures) for inclusion in the forthcoming Water Quality Control Plan for Inland Surface Waters and Enclosed Bays and Estuaries and Ocean Waters of California (SWRCB 2019). The Procedures consist of four major elements:

I. A wetland definition;
II. A framework for determining if a feature that meets the wetland definition is a water of the state;
III. Wetland delineation procedures; and
IV. Procedures for the submittal, review, and approval of applications for Water Quality Certifications and Waste Discharge Requirements for dredge or fill activities.

Under the Procedures and the State Water Code (Water Code §13050(e)), "Waters of the State" are defined as "any surface water or groundwater, including saline waters, within the boundaries of the state." "Waters of the State" includes all "Waters of the U.S."

More specifically, a wetland is defined as: "*An area is wetland if, under normal circumstances, (1) the area has continuous or recurrent saturation of the upper substrate caused by groundwater, or shallow surface water, or both; (2) the duration of such saturation is sufficient to cause anaerobic conditions in the upper substrate; and (3) the area's vegetation is dominated by hydrophytes or the area lacks vegetation*." The wetland definition encompasses the full range of wetland types commonly recognized in California, including some features not protected under federal law, and reflects current scientific understanding of the formation and functioning of wetlands (SWRCB 2019).

Unless excluded by the Procedures, any activity that could result in discharge of dredged or fill material to Waters of the State, which includes Waters of the U.S. and non-federal Waters of the State, requires filing of an application under the Procedures.

California Department of Fish and Wildlife

The CDFW is a trustee agency that has jurisdiction under Section 1600 et seq. of the California Fish and Game Code. Under Sections 1602 and 1603, a private party must notify CDFW if a proposed project will

"substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake designated by the department, or use any material from the streambeds…except when the department has been notified pursuant to Section 1601." Additionally, CDFW asserts jurisdiction over native riparian habitat adjacent to aquatic features, including native trees over four inches in diameter at breast height (DBH). If an existing fish or wildlife resource may be substantially adversely affected by the activity, CDFW may propose reasonable measures that will allow protection of those resources. If these measures are agreeable to the parties involved, they may enter into an agreement with CDFW identifying the approved activities and associated mitigation measures. Generally, CDFW recommends submitting an application for a Streambed Alteration Agreement (SAA) for any work done within the lateral limit of water flow or the edge of riparian vegetation, whichever is greater.

2.4 CEQA SIGNIFICANCE

Section 15064.7 of the State CEQA Guidelines encourages local agencies to develop and publish the thresholds that the agency uses in determining the significance of environmental effects caused by projects under its review. However, agencies may also rely upon the guidance provided by the expanded Initial Study Checklist included in Appendix G of the State CEQA Guidelines. Appendix G provides examples of impacts that would normally be considered significant. Based on these examples, impacts to biological resources would normally be considered significant if the project would:

- 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 CDFW or USFWS;

- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFW or USFWS;

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

- Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites;

- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; and

- Conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or state habitat conservation plan.

An evaluation of whether an impact on biological resources would be substantial must consider the resource itself and how that resource fits into a regional or local context. Substantial impacts would be those that would diminish or result in the loss of an important biological resource, or those that would obviously conflict with local, State, or federal resource conservation plans, goals, or regulations. Impacts are sometimes locally important but not significant according to CEQA. The reason for this is that although the impacts would result in an adverse alteration of existing conditions, they would not

substantially diminish, or result in the permanent loss of, an important resource on a population-wide or region-wide basis.

2.4.1 California Native Plant Society

The California Native Plant Society (CNPS) maintains a rank of plant species native to California that have low population numbers, limited distribution, or are otherwise threatened with extinction. This information is published in the *Inventory of Rare and Endangered Vascular Plants of California*. Potential impacts to populations of CNPS-ranked plants receive consideration under CEQA review. The following identifies the definitions of the CNPS Rare Plant Ranking System:

- Rank 1A: Plants presumed Extinct in California and either rare or extinct elsewhere
- Rank 1B: Plants Rare, Threatened, or Endangered in California and elsewhere
- Rank 2A: Plants presumed extirpated in California but common elsewhere
- Rank 2B: Plants Rare, Threatened, or Endangered in California, but more common elsewhere
- Rank 3: Plants about which we need more information – A Review List
- Rank 4: Plants of limited distribution – A Watch List

All plants appearing on CNPS Rank 1 or 2 are considered to meet CEQA Guidelines Section 15380 criteria. While only some of the plants ranked 3 and 4 meet the definitions of threatened or endangered species, the CNPS recommends that all Rank 3 and Rank 4 plants be evaluated for consideration under CEQA. Furthermore, the CNPS Rare Plant Rankings include levels of threat for each species. These threat ranks include the following:

- 0.1 - Seriously threatened in California (over 80 percent of occurrences threatened/high degree and immediacy of threat);
- 0.2 - Moderately threatened in California (20-80 percent occurrences threatened/moderate degree and immediacy of threat); and
- 0.3 - Not very threatened in California (less than 20 percent of occurrences threatened/low degree and immediacy of threat or no current threats known).

Threat ranks do not designate a change of environmental protections, so that each species (i.e., CRPR 1B.1, CRPR 1B.2, CRPR 1B.3, etc.), be fully considered during preparation of environmental documents under CEQA.

2.4.2 California Department of Fish and Wildlife Species of Concern

Additional fish, amphibian, reptile, bird, and mammal species may receive consideration by CDFW and lead agencies during the CEQA process, in addition to species that are formally listed under FESA and CESA or listed as fully protected. These species are included on the *Special Animals List*, which is maintained by CDFW. This list tracks species in California whose numbers, reproductive success, or habitat may be in decline. In addition to “Species of Special Concern” (SSC), the *Special Animals List* includes species that are tracked in the California Natural Diversity Database (CNDDB) but warrant no legal protection. These species are identified as “California Special Animals” (CSA).

2.5 EL DORADO COUNTY POLICIES AND REGULATIONS

2.5.1 General Plan

In addition to federal and State regulations described above, the *El Dorado County Adopted General Plan* (General Plan) includes goals, objectives, and policies regarding biological resources within the County limits (El Dorado County 2018). Sections of the General Plan regarding biological resources can be found under the Conservation and Open Space Element and applicable sections to the Project are included below:

CONSERVATION OF BIOLOGICAL RESOURCES

Goal 7.4: Wildlife and Vegetation Resources

Identify, conserve, and manage wildlife, wildlife habitat, fisheries, and vegetation resources of significant biological, ecological, and recreational value.

Objective 7.4.2: Identify and Protect Resources

Identification and protection, where feasible, of critical fish and wildlife habitat including deer winter, summer, and fawning ranges; deer migration routes; stream and river riparian habitat; lake shore habitat; fish spawning areas; wetlands; wildlife corridors; and diverse wildlife habitat.

- **Policy 7.4.2.1:** The County will coordinate wildlife and vegetation protection programs with appropriate Federal and State agencies.

- **Policy 7.4.2.2:** The County shall continue to support the Noxious Weed Management Group in its efforts to reduce and eliminate noxious weed infestations to protect native habitats and to reduce fire hazards.

- **Policy 7.4.2.3:** Consistent with Policy 9.1.3.1 of the Parks and Recreation Element, low impact uses such as trails and linear parks may be provided within river and stream buffers if all applicable mitigation measures are incorporated into the design.

- **Policy 7.4.2.4:** Protect and preserve wildlife habitat corridors within public parks and natural resource protection areas to allow for wildlife use. Recreational uses within these areas shall be limited to those activities that do not require grading or vegetation removal.

- **Policy 7.4.2.5:** Setbacks from all rivers, streams, and lakes shall be included in the Zoning Ordinance for all ministerial and discretionary development projects.

- **Policy 7.4.2.8:** Conserve contiguous blocks of important habitat to offset the effects of increased habitat loss and fragmentation elsewhere in the County through a Biological Resource Mitigation Program (Program). The Program will result in the conservation of:

    1. Habitats that support special status species;
    2. Aquatic environments including streams, rivers, and lakes;

3. Wetland and riparian habitat;
4. Important habitat for migratory deer herds; and
5. Large expanses of native vegetation.

2.5.2 Oak Resources Management Plan

The County of El Dorado (County) adopted the Oak Resources Management Plan (ORMP) on October 24, 2017, and the ORMP went into effect on November 24, 2017. The ORMP designates three classes of protected oak resources:

1. Oak stands with a greater than 10 percent canopy cover or that may have historically supported greater than 10 percent canopy cover;

2. Heritage Trees, defined as any live native oak tree of the genus *Quercus* (including blue oak [*Quercus douglasii*], valley oak [*Quercus lobata*], California black oak [*Quercus kelloggii*], interior live oak [*Quercus wislizeni*], canyon live oak [*Quercus chrysolepis*], Oregon oak [*Quercus garryana*], oracle oak [*Quercus x morehus*], or hybrids thereof) with a single main trunk measuring 36 inches DBH or greater, or with a multiple trunk with an aggregate trunk diameter measuring 36 inches or greater (a tree removal permit shall be required for removal of any Heritage Tree, regardless of location within or outside of an oak woodland); and

3. Individual oak trees, defined as native oak trees with a single main trunk measuring greater than six but less than 36 inches DBH or with a multiple trunk with an aggregate trunk diameter measuring greater than ten inches DBH and is not a Heritage Tree.

The ORMP recognizes six oak woodland types: blue oak woodland, blue oak-foothill pine, coastal oak woodland, montane hardwood, montane hardwood-conifer, and valley oak woodland. An oak woodland removal permit is required prior to removal of oak trees that are part of an oak woodland and an oak tree removal permit is required prior to removal of Heritage Trees and individual oak trees. Mitigation for impacts to oak woodlands is based on the total area impacted, mitigation ratios are outlined in Table 1, *Oak Woodland Mitigation*.

Table 1
OAK WOODLAND MITIGATION

Percent of Oak Woodland Impact	Oak Woodland Mitigation Ratio
0-50 %	1:1
50.1-75%	1.5:1
75.1-100%	2:1

Mitigation for removal of Heritage Trees or individual oak trees requires on- or off-site replacement planting or payment of in-lieu fees, respectively, to the number of trunk inches removed. Replacement requirements are outlined in Table 2, *Oak Tree Replacement Quantities,* for impacts to individual oak trees.

Table 2
OAK TREE REPLACEMENT QUANTITIES

Replacement Tree Size	# of Trees Required Per Inch of Trunk Diameter Removed
Acorn	3
1-gallon/Tree Pot 4	2
5-gallon	1.5
15-gallon	1

Mitigation may be completed with a combination of the following options: acquisition of an off-site conservation easement, payment of in-lieu fees, or either on- or off-site replacement planting of up to 50 percent of the required mitigation area. Any oak woodland preserved on-site and all mitigation planting areas must be protected in perpetuity through deed restrictions or a conservation easement.

3.0 METHODS

Available information pertaining to the natural resources of the region was reviewed prior to conducting the field survey. The following published information was reviewed for this BRA:

- California Department of Fish and Wildlife (CDFW). 2023. *California Natural Diversity Database* (CNDDB); For: *Latrobe, Shingle Springs, Coloma, Folsom SE, Folsom, Clarksville, Pilot Hill, Rocklin,* and *Buffalo Creek* USGS 7.5-minute series quadrangles, Sacramento, CA. Accessed [August 1, 2023];

- California Native Plant Society (CNPS). 2023. *Inventory of Rare and Endangered Plants* (online edition, v8-03 0.45) For: *Latrobe, Shingle Springs, Coloma, Folsom SE, Folsom, Clarksville, Pilot Hill, Rocklin,* and *Buffalo Creek* USGS 7.5-minute series quadrangles, Sacramento, CA. Accessed [August 1, 2023];

- U.S. Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS). 1993. *Placer County, California*. USDA, NRCS, in cooperation with the Regents of the University of California (Agricultural Experiment Station);

- USDA, NRCS. 2023. *Web Soil Survey*. Available at: http://websoilsurvey.sc.egov.usda.gov. Accessed [August 1, 2023];

- U.S. Fish and Wildlife Service (USFWS). 2023. *Information for Planning and Consultation* (IPaC) *Bowman Cell Tower.* Accessed [August 1, 2023]; and

- USGS. 2021 *Clarksville, California*. 7.5-minute series topographic quadrangle. United States Department of Interior.

Prior to conducting the biological field survey, existing information concerning known habitats and special-status species that may occur in the Study Area was reviewed. Databases were reviewed again following a revision to the project description and update to this report in August 2023. The results of the updated database query and a five-mile radius CNDDB query for the Study Area are included in Appendix A, *CNDDB, CNPS, and USFWS Lists of Regionally Occurring Special-Status Species*. The

biological field survey was conducted on November 21, 2022, by HELIX biologist, Christine Heckler. The weather during the field survey was mostly sunny with an average temperature of 55°F. The Study Area was systematically surveyed on foot to ensure total search coverage, with special attention given to portions of the Study Area with the potential to support special-status species and sensitive habitats. Binoculars were used to further extend site coverage and identify species observed. All plant and animal species observed were recorded, and all biological communities occurring on-site were characterized. All resources of interest were mapped with Global Positioning System (GPS)-capable tablets equipped with GPS receivers running ESRI Field Maps for ArcGIS with sub-meter accuracy.

Following the field survey and review of updated database queries, the potential for each species identified in the database query to occur within the Study Area was determined based on the site survey, soils, habitats present within the Study Area, and species-specific information, as shown in Appendix B, *Special-Status Species to Occur in the Study Area*. Species observed within the Study Area during the survey are included in Appendix C, *Plant and Wildlife Species Observed in the Study Area* and photographs taken during the survey are included in Appendix D, *Representative Site Photographs*.

4.0 RESULTS

4.1 SITE LOCATION AND DESCRIPTION

The ±18.78-acre Study Area is located at 3321 El Dorado Hills Boulevard, in El Dorado Hills, California. The site is situated in Section 35 of Township 10 North and Range 08 East, and is depicted on the USGS *Clarksville, CA* 7.5-minute quadrangle map (Figure 1, *Site and Vicinity Map*). The Study Area is currently used as an archery club that has been open to the public since 1963. Various ranges with fixed targets occur throughout the Study Area as part of the club as well as benches, picnic tables, a clubhouse, and a storage building. The club is situated in a blue oak woodland, and targets and cleared dirt trails are weaved throughout the understory of the oak trees. An existing gravel road occurs from El Dorado Hills Boulevard to the clubhouse and storage building parking lot. The approximate center of the Study Area is at latitude, 38.674557 and longitude -121.076126, NAD 83. A topographic map of the Study Area is included as Figure 2, *USGS Topographic Map* and an aerial image of the Study Area is included as Figure 3, *Aerial Map*.

4.2 PHYSICAL FEATURES

4.2.1 Topography and Drainage

The terrain in the majority of the Study Area is gently sloped with various undulating microtopography. Topography is generally level in the portion of the Study Area surrounding the club house and storage building, and in the proposed lease area. Elevations range from approximately 876 feet amsl in the east to 734 feet amsl in the west.

The Study Area is located on the border of the Upper Consumnes watershed (USGS Hydrologic Unit Code [HUC8] 18040013) and the South Fork American watershed (USGS Hydrologic Unit Code [HUC8] 18020129). The site appears to drain downslope to the west towards El Dorado Hills Boulevard. A small roadside ditch occurs along the existing gravel access road and exists the site via a culvert to El Dorado Hills Boulevard. No aquatic resources were observed within the Study Area and the site has no apparent natural source of water other than direct precipitation.

4.2.2 Soils

Three soil map units are mapped within the Study Area: Argonaut gravelly loam, 2 to 15 percent slopes, Auburn very rocky silt loam, 2 to 30 percent slopes, and Auburn very rocky silt loam, 30 to 50 percent slopes (Figure 4, *Soils Map*). The general characteristics and properties of these soil map units are described below.

Argonaut gravelly loam, 2 to 15 percent slopes has a parent material derived from residuum weathered from andesite and/or residuum weathered from metasedimentary rock. It is typical of ridges and is found from 120 to 2,500 feet amsl. A typical soil profile is gravelly loam, clay, and weathered bedrock. This soil unit is well drained, has a medium runoff class, and no frequency of flooding or ponding. Minor components of this soil are considered hydric (NRCS 2022).

Auburn very rocky silt loam, 2 to 30 percent slopes has a parent material derived from residuum weathered from basic igneous rock and/or basic residuum weathered from metamorphic rock. It is typical of hills and is found from 120 to 3,000 feet amsl. A typical soil profile is silt loam and unweathered bedrock. This soil unit is well drained, has a medium runoff class, and no frequency of flooding or ponding. This soil unit is not considered hydric (NRCS 2022).

Auburn very rocky silt loam, 30 to 50 percent slopes has a parent material derived from residuum weathered from basic igneous rock and/or basic residuum weathered from metamorphic rock. It is typical of hills and is found from 120 to 3,000 feet amsl. A typical soil profile is silt loam and unweathered bedrock. This soil unit is well drained, has a high runoff class, and no frequency of flooding or ponding. This soil unit is not considered hydric (NRCS 2022).

4.3 BIOLOGICAL COMMUNITIES

Two biological communities occur within the Study Area: blue oak woodland and developed/disturbed. These habitat types are discussed below. A comprehensive list of all plant and wildlife species observed within the Study Area in these habitats is provided in Appendix C. Representative site photographs are included in Appendix D.

4.3.1 Blue Oak Woodland

Blue oak woodland dominates the Study Area and is the only natural habitat type observed. This habitat is common in the local region and is typically dominated by blue oaks (*Quercus douglasii*), with other species such as interior live oak (*Quercus wislizeni*) and valley oak (*Quercus lobata*) also occurring. Shrubs are often present but are rarely extensive, often occurring on rock outcrops. The understory of this community is an extension of annual grassland habitat (Mayer and Laudenslayer 1988). Open areas of the blue oak woodland habitat within the Study Area are best described as an annual grassland understory. Some portions of the understory appear to be mowed in association with the archery range and are visible on aerial imagery. These sections would likely revert back to an annual grassland understory if maintenance stopped. Approximately 14.15 acres of blue oak woodland occurs within the Study Area (Figure 5, *Biological Communities*).

Blue oak trees dominate the canopy of this habitat within the Study Area with very few interior live oaks also present. The understory is comprised of annual grassland species including slim oats (*Avena*

barbata), medusa head (*Elymus caput-medusae*), common ripgut grass (*Bromus diandrus*), narrow tarplant (*Holocarpha virgata*), and brodiaea (*Brodiaea* spp.).

4.3.2 Developed/Disturbed

Developed habitat is often comprised of little to no vegetation and typically contains built structures and/or maintained surfaces such as roads or parking lots. Vegetation that does occur within this habitat type is often ornamental, rather than invasive or noxious weeds such as in ruderal habitat types. Disturbed habitats typically retain a soil substrate, but the vegetation communities are either lacking or are comprised of mostly ruderal plant species. Approximately 4.63 acres of developed/disturbed habitat occurs within the Study Area and is made up of the gravel access road and parking lots, on-site buildings, and cleared target ranges and dirt roads. (Figure 5).

Few plant species were observed within the developed/disturbed areas within the Study Area; plant species observed include yellow star thistle (*Centaurea solstitialis*) and stinkwort (*Dittrichia graveolens*) along the shoulder of the access roads, and medusa head, common ripgut grass, and slim oats near the cleared target ranges.

4.4 AQUATIC RESOURCES

No aquatic resources were observed within or adjacent to the Study Area.

4.5 SPECIAL-STATUS SPECIES

Special-status species are plant and wildlife species that have been afforded special recognition by federal, State, or local resource agencies or organizations. They are generally of relatively limited distribution and may require specialized habitat conditions. Special-status species are defined as meeting one or more of the following criteria:

- Listed or proposed for listing under CESA or FESA;
- Protected under other regulations (e.g., the PCCP, MBTA);
- Included on the CDFW Special Animals List or Watch List;
- Identified as Rare Plant Rank 1 to 4 by CNPS; or
- Receive consideration during environmental review under CEQA.

Special-status species considered for this analysis are based on queries of the CNDDB, the USFWS, and CNPS ranked species (online versions) for the *Clarksville, CA* USGS quadrangle and eight surrounding quadrangles (Appendix A). Appendix B includes the common name and scientific name for each species, regulatory status (federal, State, local, CNPS), habitat descriptions, and potential for occurrence within the Study Area. The following set of criteria has been used to determine each species' potential for occurrence within the Study Area:

- **Will Not Occur:** Species is either sessile (i.e., plants) or so limited to a particular habitat that it cannot disperse on its own and/or habitat suitable for its establishment and survival does not occur on the Study Area;

- **Not Expected:** Species moves freely and might disperse through or across the Study Area, but suitable habitat for residence or breeding does not occur in the Study Area, potential for an individual of the species to disperse through or forage in the site cannot be excluded with 100 percent certainty;

- **Presumed Absent:** Habitat suitable for residence and breeding occurs in the Study Area; however, focused surveys conducted for the current project were negative;

- **May Occur:** Species was not observed on the site and breeding habitat is not present, but the species has the potential to utilize the site for dispersal;

- **High:** Habitat suitable for residence and breeding occurs in the Study Area and the species has been recorded recently in or near the Study Area, but was not observed during surveys for the current project; and

- **Present:** The species was observed during biological surveys for the current project and is assumed to occupy the Study Area or utilize the Study Area during some portion of its life cycle.

Only those species that are known to be present, have a high potential to occur, or may occur are discussed further in the following sections. Species that are not expected to occur or will not occur are included in Appendix B.

4.5.1 Listed and Special-Status Plants

According to the database query, 21 listed and/or special-status plants have the potential to occur on-site or in the vicinity of the Study Area (CDFW 2023; CNPS 2023). Based on field observations, published information, and literature review, only one special-status plant, Brandegee's clarkia (*Clarkia biloba* ssp. *brandegeeae*), has potential to occur within the Study Area. The majority of the regional special-status plants identified in the query occur on serpentine or gabbro soils, within vernal pools, or within other habitats which do not occur in the Study Area.

Special-Status Plants with Potential for Occurrence

Brandegee's Clarkia

Brandegee's clarkia is an annual herb that is rated 4.2 by CNPS. This rating describes plants that are of limited distribution or infrequent throughout a broader area in California, and their status should be monitored regularly but they are not listed under State or federal regulation. Brandegee's clarkia is often found in roadcuts within chaparral, foothill woodland, and lower montane coniferous forests from 246 to 3,002 feet amsl. This species appears to prefer areas with minimal grassy cover and is often found on slopes. The blooming period is May through July (CNPS 2023).

The blue oak woodland within the Study Area provides suitable habitat for Brandegee's clarkia. The road cut and archery course contain ideal habitat characteristics for this species as well as the varying slopes within the Study Area. There is one documented occurrence of this species within five miles of the Study Area, approximately 2.92 miles away (CDFW 2022). Based on suitable habitat within the Study Area as well as nearby documented occurrences, Brandegee's clarkia has a high potential to occur.

4.5.2 Listed and Special-Status Wildlife

According to the database query, 33 listed and/or special-status wildlife species have the potential to occur on-site or in the vicinity of the Study Area (CDFW 2023; USFWS 2023). Based on field observations, published information, and literature review, three special-status wildlife species have the potential to occur within the Study Area. These include Cooper's hawk (*Accipiter cooperii*), white-tailed kite (*Elanus leucurus*), and purple martin (*Progne subis*). These species are discussed in more detail below. In addition to these special-status wildlife species, other birds and raptors protected under federal, State, and local laws/policies also have potential to occur within the Study Area.

The following species may pass through the Study Area, but are not expected to use the Study Area in any significant way and are not discussed further in this report: crotch bumblebee (*Bombus crotchii*), western bumblebee (*Bombus occidentalis*), Monarch butterfly (*Danaus plexippus*), Blainville's horned lizard (*Phrynosoma blainvillii*), golden eagle (*Aquila chrysaetos*), burrowing owl (*Athene cunicularia*), ferruginous hawk (*Buteo regalis*), Swainson's hawk (*Buteo swainsoni*), merlin (*Falco columbarius*), bald eagle (*Haliaeetus leucocephalus*), osprey (*Pandion haliaetus*), and pallid bat (*Antrozous pallidus*).

Special-Status Wildlife with Potential for Occurrence

Cooper's Hawk

The Cooper's hawk is included on CDFW's Watch List. This species occurs in open woodlands, riparian forests, montane coniferous forests, and other open woodland habitats. It is also known to occur in wooded suburban habitats. Nests are built in a variety of trees, often in a crotch or on a horizontal branch, and are typically 25 to 50 feet high.

The entire Study Area provides suitable habitat for this species. Trees suitable for nesting are located in the blue oak woodland and suitable foraging habitat occurs throughout the Study Area. This species is not regularly tracked by the CNDDB, but it is a common species within El Dorado County and the vicinity of the Study Area (eBird 2023). Because suitable nesting and foraging habitat is present in the Study Area and it is a common species in the area, Cooper's hawk has a high potential to occur.

White-Tailed Kite

The white-tailed kite is classified as Fully Protected by CDFW. This species occurs in a variety of habitats including grasslands, savannah, oak woodland, riparian woodland, open suburban areas, and agriculture fields. Nesting generally occurs within riparian or edge habitats or in lone trees that are adjacent to foraging habitat. Foraging habitat consists of a variety of open habitats that contain a high rodent population; especially grasslands, pastures, alfalfa fields, and other agricultural crops/fields.

The entire Study Area provides suitable habitat for this species. Trees suitable for nesting are located in the blue oak woodland and suitable foraging habitat occurs throughout the Study Area, especially in open areas. There are two documented occurrences within five miles of the Study Area, with the nearest occurring approximately 1.51 miles from the Study Area (CDFW 2023). Based on suitable habitat within the Study Area and nearby documented occurrences, white-tailed kite has a high potential to occur.

Purple Martin

The purple martin is designated as a CDFW Species of Special Concern. This species is an uncommon California migrant that breeds in low to mid-elevation wooded habitats. They typically occur in oak woodland, coniferous forest, riparian woodland, and suburban areas. Purple martins nest in natural tree cavities, abandoned woodpecker holes, rock crevices, within bridges, or in other artificial structures. This species tends to prefer nest sites with low canopy cover and hilly or mountainous terrain.

The entire Study Area provides suitable habitat for this species. Trees suitable for nesting are located in the blue oak woodland and suitable foraging habitat occurs throughout the Study Area. There are no documented occurrences within five miles of the Study Area by the CNDDB; however, this species has been documented in the vicinity of the Study Area by other resources (eBird 2023). Purple martin, although an uncommon migrant in California, may occur within the Study Area during spring or summer.

Nesting Migratory Birds and Raptors

Migratory birds are protected under the MBTA of 1918 (16 U.S.C. 703-711). The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed under 50 CFR 10; this also includes feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21). Additionally, Section 3503 of the California Fish and Game Code states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird. Section 3503.5 specifically states that it is unlawful to take, possess, or destroy any raptors (i.e., hawks, owls, eagles, and falcons), including their nests or eggs; and Section 3513 specifically states that it is unlawful to take or possess any migratory nongame bird as designated in the MBTA or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA.

A number of migratory birds and raptors have the potential to nest in or adjacent to the Study Area. Suitable nest locations include trees, shrubs, grass, artificial structures, and bare ground.

4.6 SENSITIVE HABITATS

Sensitive habitats include those that are of special concern to resource agencies or those that are protected under CEQA; Section 1600 of the California Fish and Game Code, which includes riparian areas; and/or Sections 401 and 404 of the Clean Water Act, which include wetlands and other waters of the U.S. Sensitive habitats or resource types within the Study Area are discussed below.

4.6.1 Wildlife Migration Corridors

Wildlife corridors link areas of suitable wildlife habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance. This fragmentation of habitat can also occur when a portion of one or more habitats is converted into another habitat; for instance, when woodland or scrub habitat is altered or converted into grasslands after a disturbance such as fire, mudslide, or construction activities. Wildlife corridors mitigate the effects of this fragmentation by: (1) allowing animals to move between remaining habitats thereby permitting depleted populations to be replenished and promoting genetic exchange; (2) providing escape routes from fire, predators, and human disturbances, thus reducing the risk of catastrophic events (such as fire or disease) on population or local species

extinction; and (3) serving as travel routes for individual animals as they move within their home ranges in search of food, water, mates, and other needs.

The Study Area is located within an open space area that is surrounded by residential properties and streets. Although wildlife may disperse through the Study Area on a local level, the Study Area is not considered a wildlife migration or movement corridor.

4.6.2 Oak Trees and Oak Woodland

A total of 14.15 acres of blue oak woodland habitat has been mapped within the Study Area (Figure 5). Impacts to oak trees are not expected as part of the proposed project as the project design will avoid all oak trees. However, approximately 0.103-acre of impacts are anticipated to the understory of the blue oak woodland habitat in areas that lack any trees or tree canopy and are best classified as an annual grassland understory (Figure 6, *Impacts to Biological Communities*). Blue oak woodland understory is not regulated by the County if impacts to oak trees are not expected. If impacts to individual oak trees or oak woodland habitat (multiple oak trees) are anticipated, the County will require mitigation for impacts to oak resources under the ORMP as described in Section 2.5.2.

5.0 CONCLUSIONS AND RECOMMENDATIONS

The Study Area contains 14.15 acres of blue oak woodland habitat and 4.63 acres developed/disturbed habitat. Based on the current site plan, the proposed Project is expected to result in permanent impacts to ±0.103 acre of blue oak woodland and ±0.513 acre of developed/disturbed habitat (Figure 6). Impacts in the understory of the blue oak woodland community are expected to be confined to an area that lacks any trees or tree canopy and no trees are expected to be impacted.

No special-status plants or special-status wildlife species were observed within the Study Area during the field survey on November 21, 2022. However, suitable habitat is present for several special-status species and there is potential these species may occur within the Study Area. Recommendations, including avoidance and minimization measures to limit or avoid impacts to special-status species and sensitive aquatic habitats are included in Section 5.1.

Known or potential biological constraints in the Study Area include:

- Potential habitat for special-status and nesting migratory birds including Cooper's hawk (*Accipiter cooperii*), white-tailed kite (*Elanus leucurus*), and purple martin (*Progne subis*).

5.1 RECOMMENDATIONS

5.1.1 Special-Status Plants

Special-status plants with potential to occur in the Study Area include Brandegee's clarkia. This species has a CRPR ranking of 4.2; CRPR 4 taxa do not clearly meet CEQA standards and thresholds for impact considerations and are not typically addressed in CEQA documents. These species may be locally uncommon or of limited distribution but do not hold any legal protection. Therefore, impact considerations or surveys for Brandegee's clarkia are not required for any CEQA analysis and no measures are recommended for this species.

5.1.2 Special-Status Birds and Nesting Migratory Birds and Raptors

Special-status birds and migratory birds and raptors protected under federal, State, and/or local laws and policies have potential to nest and forage within the Study Area, including Cooper's hawk, white-tailed kite, and purple martin. Although no active nests were observed during the field survey, the Study Area and adjacent land contain suitable habitat to support a variety of nesting birds within trees, shrubs, structures, and on bare ground.

Active nests and nesting birds are protected by the California Fish and Game Code Sections 3503 and 3503.5, 3513 and the MBTA. Ground-disturbing and other development activities including grading, vegetation clearing, tree removal/trim, and construction could impact nesting birds if these activities occur during the nesting season (generally February 1 to August 31). To avoid impacts to nesting birds, all ground disturbing activity should be completed between September 1 and January 31, if feasible. If construction cannot occur outside of the nesting season, the following measures are recommended:

- If construction activities occur during the nesting season, a qualified biologist should conduct a nesting bird survey to determine the presence of any active nests within the Study Area. Additionally, the surrounding 500 feet of the Study Area should be surveyed for active raptor nests, where accessible. The nesting bird survey should be conducted within 14 days prior to commencement of ground-disturbing or other development activities. If the nesting bird survey shows that there is no evidence of active nests, then a letter report should be prepared to document the survey and be provided to the project proponent and no additional measures are recommended. If development does not commence within 14 days of the nesting bird survey, or halts for more than 14 days, then an additional survey is required prior to starting or resuming work within the nesting season.

    - If active nests are found, then the qualified biologist should establish a species-specific buffer to prohibit development activities near the nest to and minimize nest disturbance until the young have successfully fledged or the biologist determines that the nest is no longer active. Buffer distances may range from 30 feet for some songbirds and 0.5 miles for some raptors. Nest monitoring may also be warranted during certain phases of construction to ensure nesting birds are not adversely impacted. If active nests are found within any trees slated for removal, then an appropriate buffer should be established around the tree and all trees within the buffer should not be removed until a qualified biologist determines that the nest has successfully fledged and/or is no longer active.

- A qualified biologist should conduct an environmental awareness training to all project-related personnel prior to the initiation of work. The training shall follow the same outline described above for special-status plants and may be combined with other training, as applicable.

- If construction occurs outside of the nesting bird season (September 1 to January 31) a nesting bird survey and environmental training for nesting birds would not be required.

6.0 REFERENCES

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