COUNTY OF EL DORADO DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT

Agenda of: January 27, 2011

Item No.: 8

Staff: Mel Pabalinas

REZONE/PARCEL MAP

FILE NUMBERS: Z06-0020/P05-0004/Harrington Business Park

APPLICANT: Patricia Harrington and Michael Quigley

AGENT: Gene E. Thorne & Associates, Inc.

REQUEST: The project consists of the following requests:

1. Rezone of APN 329-280-15 and portions of APN 329-280-16 north of State Route 49/Pleasant Valley Road from Estate Residential/ Commercial-Design Community (RE-10/C-DC) to Industrial-Design Community (I-DC);
2. Industrial and commercial tentative parcel map to create seven commercial parcels and 36 industrial parcels, for a total of 43 parcels ranging in size from 0.34 to 10.65 acres on the 76.59 acre site; and
3. Design Waiver request for reduction of standard sidewalk width in accordance with DISM Standard Plan 101A (Commercial and Industrial Roadways) from 8 feet to 6 feet.

LOCATION: Along the north and south side of State Route 49/Pleasant Valley Road, approximately 0.25 mile west of the intersection with Missouri Flat Road, in the El Dorado-Diamond Springs area, Supervisorial District III. (Exhibit A)

APN: 329-280-15 and 329-280-16 (Exhibit B)

ACREAGE: 76.59 acres

GENERAL PLAN: Industrial (I) and Commercial (C) (Exhibit C)

ZONING: Estate Residential (RE-10) District and Commercial– Design Community (C-DC) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration (Exhibit O)

RECOMMENDATION:

Staff recommends the Planning Commission recommend that the Board of Supervisors take the following actions:

1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;

2. Adopt the mitigation monitoring program in accordance with CEQA Guidelines, Section 15074(d), as incorporated in the Conditions of Approval and mitigation measures in Attachment 1;

3. Approve Rezone Z06-0020 based on the Findings in Attachment 2;

4. Approve tentative Parcel Map application P05-0004 subject to the Conditions of Approval in Attachment 1 and based on the Findings in Attachment 2; and

5. Approve Design Waiver request for reduction of standard sidewalk width in accordance with Standard Plan 101A (Commercial and Industrial Roadways) from 8 feet to 6 feet.

BACKGROUND

The project was originally considered the Planning Commission on November 18, 2010. With a 3-0 vote, the Commission moved to continue the project to a later date in order to provide staff time to make necessary revisions to the staff report and environmental review checklist related to wetland delineation calculation.

STAFF ANALYSIS

Staff has reviewed the project for compliance with the County's regulations and requirements. An analysis of the proposal and issues for Planning Commission consideration are provided in the following sections.

Project Description

The proposed project consists of the following requests:

1. Rezone of APN 329-280-15 and portions of APN 329-280-16 north of State Route 49/Pleasant Valley Road from Estate Residential /Commercial-Design Community (RE-10/C-DC) to Industrial-Design Community (I-DC) (Exhibit P). The rezone would bring affected areas of the project site into conformance with the underlying Industrial land use designation. The addition of the –DC overlay would facilitate further review of future

commercial and industrial development of the site though the Design Review process. The portion of APN 329-280-16 south of State Route 49/Pleasant Valley Road would maintain its current Commercial zoning and land use designation.

2. Industrial and commercial tentative parcel map to create seven commercial parcels, 36 industrial parcels, including one parcel labeled Parcel "A" for a total of 43 parcels ranging in size from 0.34 to 10.65 acres (Exhibit E). Parcel "A" is being created as part of a land exchange with an adjacent property to the north in order to extend and connect proposed Road "A" to Commerce Way. The tentative parcel map would be phased, occurring in three phases. No buildings would be constructed as part of the parcel map.
3. Design Waiver request for reduction of standard sidewalk width in accordance with DISM Standard Plan 101A (Commercial and Industrial Roadways) from 8 feet to 6 feet.
4. Dedication of right-of-way to Caltrans of 120 feet as measured 60 feet on either side of State Route 49 centerline where the alignment runs through the project, and only 60 feet from centerline where the project fronts SR-49, and improvement of State Route 49/Pleasant Valley Road to a width of 56 feet. The project would also include the construction of proposed Road "A"/Commerce Way to a width of 40 feet with 60 foot wide right-of-way to connect to the Park West Industrial Park to the north of the subject site. Off-site road improvements would include left-turn pocket improvements at the intersection of Commerce Way and Missouri Flat Road, left-turn pocket improvements at the intersection of Commerce Way and Pleasant Valley Road, and the installation of a traffic signal at the intersection of Patterson Drive and Pleasant Valley Road.
5. Annexation into the El Dorado Irrigation District to receive water and wastewater services.

Site Description

The project site is bound by commercial and industrial businesses to the north, single-family residences to the east, a commercial business and single-family residences to the south, and undeveloped land and single-family residences to the west. The elevation of the project site ranges from approximately 1,750 feet to 1,810 feet above sea level. Approximately 10.12 acres of jurisdictional wetlands are located on the project site. This site is covered with grasses, brush, and trees with slopes up to 30 percent. The existing oak tree canopy coverage at the project site is 32 percent. The existing improvements within the property consist of a single-family residence, barn, reservoirs, cross-fencing, small orchard, old placer tailings, and pastures. Most of the property has been grazed for many years. The project would be served by public sewer and water provided by the El Dorado Irrigation District.

Adjacent Land Uses

	Zoning	General Plan	Land Use/Improvements
Site	RE-10/C-DC	I/C	Residential/Single-family residence
North	I	I/C	Industrial/Commercial businesses
South	R1/CP/R2	HDR/C/MFR	Residential/Commercial/Single-family

			residences/condominiums/commercial businesses
East	C/R2	C/MFR	Residential/Single-family residences/undeveloped
West	R20K-PD/R1/R1A	HDR/MDR/PF	Residential/Utility/Single-family residences/utility structure/undeveloped

Discussion: The subject site is surrounded by a mix of existing and planned industrial, commercial, and residential uses. While the proposed project would be very compatible with the existing industrial and commercial uses to the north of the subject site, it is potentially incompatible with the existing residential uses to the west and south of the site. Land use compatibility issues with the proposed industrial and commercial uses adjacent to existing residential uses include lighting, odor, noise, grading, and visual impacts. In order to address these potential land use compatibility issues, each parcel would be required to undergo a discretionary design review process prior to building permit issuance. The design review application process would allow staff and decision-makers an opportunity to review design, noise, lighting, grading, and traffic issues when specific industrial and/or commercial uses for the proposed parcels are known.

Access

Proposed project access to the north would be from proposed Road "A" via a connection to Commerce Way while proposed Road "A" would also connect to State Route 49 to the south. Proposed Road "C" would also provide site access to the east. The Diamond Springs - El Dorado Fire Protection District reviewed the project proposal and concluded that the project would not result in inadequate emergency access to any proposed parcel with the implementation of the conditions of approval included in Attachment 1 of the staff report. Three points of access to the business park are proposed as identified above.

Traffic and Circulation

A preliminary traffic study was completed on June 17, 2005 and reviewed by the Department of Transportation (DOT) which concluded that the "2004 General Plan allocated more total development than proposed by the Harrington project alone in the general project area. Therefore, this project would not be anticipated to affect the planned roadway improvements for 2025 identified in the circulation element" *(Harrington Traffic Impact Study, Fehr & Peers Transportation Consultants, June 17, 2005).* The Traffic Impact Study recommendations are incorporated as conditions of approval in Attachment 1including payment of traffic impact mitigation (TIM) fees, construction of onsite roadways to DOT standards, and dedication of necessary right-of-way to Caltrans.

The project would also include the construction of proposed Road "A"/Commerce Way to a width of 40 feet within a 60-foot wide right-of-way to connect to the Park West Industrial Park to the north of the subject site. Off-site road improvements would include left-turn pocket improvements at the intersection of Commerce Way and Missouri Flat Road, left-turn pocket improvements at the intersection of Commerce Way and Pleasant Valley Road, and the installation of a traffic signal at the intersection of Patterson Drive and Pleasant Valley Road.

The 2004 General Plan Policies TC-Xe and TX-Xf (which reflect Measure Y) require that projects that "worsen" traffic by 2 percent, or 10 peak hour trips, or 100 average daily trips must construct (or ensure funding and programming) of any improvements required to meet Level of Service standards in the General Plan Transportation and Circulation Element. DOT has conditioned the project to address this General Plan consistency issue by requiring payment of traffic impact mitigation fees with each building permit as well as satisfaction of the conditions of approval in Attachment 1. With the identified CIP project and other road improvements required by DOT to area roadways (State Route 49/Pleasant Valley Road) included as conditions of approval, impacts to the existing environmental setting, capacity, and level of service are considered less than significant.

The roads fronting the project site are maintained by the County Department of Transportation (DOT) (Commerce Way) and by the State of California Department of Transportation (Caltrans) (Pleasant Valley Road/State Highway 49). DOT approved the Traffic Impact Study on August 29th, 2006 resulting in the recommended conditions detailed in Attachment 1; however, this Traffic Impact Study was not approved by Caltrans. The applicant has been informed that Caltrans will require an approved traffic study to obtain encroachments as shown on their map, as well to determine the required mitigations along State Highway 49. These improvements could include but not limited to the widening of the roadways.

Design Waiver

In accordance with Section 16.08.020 of the El Dorado County Subdivision Ordinance, the project includes a design waiver request to reduce the standard sidewalk width required in accordance with El Dorado County Design and Improvement Standard Manual (DISM) Standard Plan 101A (Commercial and Industrial Roadways). Specifically, the modified sidewalk width of 6-foot wide, which deviates from the typical width of 8 feet, would be a part of the proposed roadway infrastructure that would serve the development. As further discussed below, this design waiver request has been reviewed and is determined to be consistent with specific findings in the ordinance.

Drainage/Grading

According to the submitted drainage report *(Post-Development Drainage Report for Harrington Business Park Diamond Springs, CA, Gene E. Thorne & Associates, Inc., March 2006)*, "the majority of the site's watershed will be handled on-site through culvert systems and v-ditches that will release the water flow into designated areas for detention which will detain approximately 94 percent of the water runoff. The remaining six percent will be released into an established drainage swale offsite." Therefore, substantial drainage pattern alteration or runoff would not occur with the construction of the above-described detention basin. A preliminary grading and drainage plan is attached as Exhibit F-H. A master grading plan would be required to be submitted to DOT for review and approval prior to filing of the parcel map as identified in Attachment 1. Proposed grading and ground disturbances associated with the project would not substantially alter the existing drainage patterns on or off the site. The *Grading Erosion and Sediment Control Ordinance* contains specific requirements that limit the impacts to a drainage system (Section 15.14.440 & Section 15.14.590). The standards apply to this project. Additionally, build-out of each proposed parcel would require the submittal of a design review application at which time drainage and grading impacts for each specific use would be further analyzed.

Fire

The Diamond Springs - El Dorado Fire Protection District reviewed the project proposal and concluded that the project would not expose people to a significant risk of loss, injury or death involving wildland fires or wildland fires adjacent to or located in an urbanized area with the implementation of the conditions of approval included in Attachment 1 of the staff report. Conditions of approval include the submittal of

Land Use Compatibility

As discussed above, the subject site is surrounded by a mix of existing and planned industrial, commercial, and residential uses. While the proposed project would be complementary and compatible with the existing industrial and commercial uses to the north of the subject site, it is potentially incompatible with the existing residential uses to the west and south of the site. Land use compatibility issues with the proposed industrial and commercial uses adjacent to existing residential uses include lighting, odor, noise, grading, and visual impacts. In order to address these potential land use compatibility issues, each parcel would be required to undergo a discretionary design review process prior to building permit issuance. The design review application process would allow the County an opportunity to review design, noise, lighting, grading, and traffic issues when specific industrial and/or commercial uses for the proposed parcels are known. Based on the mitigation measure in Attachment 1, the proposed project is compatible within the context of the surrounding land uses pursuant to General Plan Policy 2.2.5.21.

Local Agency Formation Commission (LAFCO)

As the subject parcels lie outside of the current El Dorado Irrigation District (EID) service boundary, the applicant would need to submit an application to LAFCO for consideration of annexation into EID's service boundary for public water and sewer service.

Oak Tree Canopy

The existing project oak tree canopy coverage is estimated at 32 percent. (*Arborist Report for Harrington Business Park APNs 329:280:15 & 16 El Dorado County, California, Philip R. Mosbacher, March 15, 2006)* Under General Plan Policy 7.4.4.4, Option A, 85 percent of the existing canopy must be retained. After road construction, the project would retain 89 percent of the oak tree canopy at the site consistent with General Plan Policy 7.4.4.4, Option A. Future development of each of the proposed parcels would require a discretionary design review application with further CEQA review and would have the option of complying with either Option A or Option B of Policy 7.4.4.4. A tree location and preservation plan is attached as Exhibit K.

Pacific Gas & Electric Company (PG & E)

PG&E reviewed the project and noted that building would be prohibited within the tower line easement on the site. Additionally, all weather access routes would need to be created and maintained to each tower location. The planting of new landscape trees would also be prohibited within the tower line easement. Conditions of approval are included within Attachment 1 that address PG&E comments.

Public Transit

The El Dorado County Transit Authority (EDCTA) reviewed the proposal and expressed concerns regarding potential traffic impacts from the proposed development on existing transit operations located within the existing Diamond Springs Business Park. EDCTA also expressed concerns regarding the design of the intersection with proposed Road "A" and Commerce Way. EDCTA would also like to explore opportunities for transit service to serve the proposed project. The issues identified by EDCTA have been addressed in DOT's standard conditions of approval in Attachment 1 of the staff report which require road improvements.

Sewer

The El Dorado Irrigation District provided a letter dated February 3, 2005 stating that a 24-inch sewer line abutting the property in Pleasant Valley Road has adequate capacity to serve the proposed project (*Facility Improvement Letter Harrington Project, El Dorado Irrigation District, February 3, 2005).* According to the Facility Improvement Letter, there are six sewer service stubs on three manholes inside the project boundary. In order to receive service from this line, an extension of facilities of adequate size would need to be constructed. Based on the connection to the sewer line, the proposal would be consistent with General Plan Policy 5.3.1.1 regarding commercial and industrial projects connecting to public wastewater collection facilities.

Water

El Dorado Irrigation District provided a letter dated February 3, 2005 indicating that it has adequate water supplies to serve the project. Based on this information, the project would be consistent with General Plan Policies 5.2.1.2 and 5.2.1.4 regarding sufficient water for fire protection purposes and availability of reliable water supply.

Wetlands

The project site includes a total of 10.12 acres of wetlands located on both the north and south side of State Route 49 as described and surveyed in accordance with the *Wetland Delineation for 78.9 Acres on the Harrington/Quigley Property of El Dorado County on April 17, 24, 30, 1997 June 1997* study prepared by Wymer and Associates (Exhibit M). As depicted in Exhibit E, this amount of wetland has been verified and determined by the U.S. Army Corp of Engineers to be of jurisdictional status given its adjacency and tributary to Deadman Creek located south of the project site. To the extent feasible, the tentative parcel map would be subject to consistency with applicable General Plan policies involving wetland preservation through incorporation of development buffers. Additional discussion is provided below.

Diamond Springs-El Dorado Community Advisory Committee (CAC)

The CAC formally reviewed the project on November 18, 2010 (Exhibit N). Upon review, the committee voted 4 to 1 (two committee members were absent) recommending approval of the project. The committee's comments include addressing potential parking issue, noise impacts to adjacent residential neighborhood, and completion of an expanded traffic study. The committee also noted that future development of the site be verified for conformance to historic design in the area.

As discussed above, a subsequent development proposal of the site shall be subject to a Design Review process during which the CAC would have an opportunity to review and comment.

GENERAL PLAN

This project is consistent with the applicable policies of the adopted 2004 El Dorado County General Plan. Findings for consistency with the General Plan are provided in Attachment 2. The policies and issues that affect this project are discussed below:

Policy 2.1.1.7 directs that *development be limited in some cases until such time as adequate roadways, utilities, and other public service infrastructure becomes available and wildfire hazards are mitigated.*

Discussion: As discussed above, the existing and proposed improvements would be adequate to serve the proposed business park.

Policy 2.2.1.2: states that the purpose of the commercial land use designation *is to provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County.* The purpose of the industrial land use designation *is to provide a full range of light and heavy industrial uses. Types of uses that would be permitted include manufacturing, processing, distribution, and storage.*

Discussion: Potential commercial and industrial uses for the proposed parcels would be consistent with the purpose of the Commercial and Industrial land use designations described above.

Policy 2.2.5.3 includes 19 specific criteria to be considered in evaluating zone change requests.

Discussion: Staff has reviewed the zone change request against the 19 specific criteria under policy 2.2.5.3 and found that the proposal is consistent with applicable criteria such as availability and capacity of public treated water system, capacity of the transportation system serving the area and existing land use pattern.

Policy 2.2.5.21 directs that new development be compatible with the surrounding land uses.

Discussion: As discussed under the land use compatibility section above, the subject site is surrounded by a mix of existing and planned industrial, commercial, and residential uses. While the proposed project would be compatible with the existing industrial and commercial uses to the north of the subject site, it is potentially incompatible with the existing residential uses to the west and south of the site. Land use compatibility issues with the proposed industrial and commercial uses adjacent to existing residential uses include lighting, odor, noise, grading, and visual impacts. In order to address these potential land use compatibility issues, each parcel would be required to undergo a discretionary design review process prior to building permit issuance. The design review application process would allow staff and decision-makers an opportunity to review site and architectural design, noise, lighting, grading, and traffic issues when specific industrial and/or commercial uses for the proposed parcels are known. Based on the mitigation measure in Attachment 1, the proposed project is compatible within the context of the surrounding land uses pursuant to General Plan Policy 2.2.5.21.

Policy 5.2.1.4 directs that *rezoning and subdivision approvals in Community Regions or other areas dependent on public water supply shall be subject to the availability of a permanent and reliable water supply.*

Discussion: As discussed above, public water service would be provided to the project site by EID. EID provided a letter dated February 3, 2005 indicating that it has adequate water supplies to serve the project. Based on this information, the project would be consistent with General Plan Policy 5.2.1.4 regarding availability of reliable water supply.

Policy 5.3.1.1 directs that *high-density and multi-family residential, commercial, and industrial projects shall be required to connect to public wastewater collection facilities as a condition of approval except in Rural Centers and areas designated as Platted Lands (-PL).*

Discussion: As discussed above, EID provided a letter dated February 3, 2005 indicating that it has adequate sewer capacity to serve the project.

Policy 5.4.1.1 requires *storm drainage systems for discretionary development that protect public health and safety, preserve natural resources, prevent erosion of adjacent and downstream lands, prevent the increase in potential for flood hazard or damage on either adjacent, upstream or downstream properties, minimize impacts to existing facilities, meet the National Pollution Discharge Elimination System (NPDES) requirements, and preserve natural resources such as wetlands and riparian areas.*

Discussion: Proposed grading and ground disturbances associated with the project would not substantially alter the existing drainage patterns on or off the site. The *Grading Erosion and Sediment Control Ordinance* contains specific requirements that limit the impacts to a drainage system (Section 15.14.440 & Section 15.14.590). The standards apply to this project. Additionally, build-out of each proposed parcel would require the submittal of a design review application at which time drainage and grading impacts for each specific use could be analyzed. No impacts to the identified wetland areas would occur.

Policy 5.7.1.1 directs that the applicant demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection either are or would be provided concurrent with development.

Discussion: The project would be conditioned by the El Dorado County Department of Transportation to meet the minimum State Responsibility Area (SRA) Fire Safe Regulations for road surface and road width. The project would be required to meet the required minimum fire flow requirements of the Diamond Springs - El Dorado Fire Protection District which would be reviewed and approved by them prior to filing the parcel map and all the water conveyance facilities would further need to meet the approval of EID.

Policy 6.2.3.2 directs that the applicant demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Discussion: As conditioned, and discussed under Access section above, the project would meet the intent of this policy. Fire issues are addressed within the project's conditions of approval.

Policy 6.5.1.2 states *where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table 6-2 at existing or planned noise-sensitive uses, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.*

Discussion: Many of the proposed parcels are adjacent to areas designated for high-density residential uses. High-density residential areas are deemed noise sensitive developments in the General Plan. With the addition of the Design Community (-DC) overlay zone, future industrial and commercial development of the proposed parcels shall be subject to a Design Review in which noise and other issues would be further analyzed and, if deemed significant, would require specific mitigation measures to minimize impacts to less than significant.

Policy 7.1.2.1 directs that *development or disturbance shall be prohibited on slopes exceeding 30 percent unless necessary for access.*

Although several proposed parcels would require disturbance of slopes exceeding 30 percent, the majority of the proposed parcels and roadways have been designed in a manner which minimizes grading of such slopes. As such, the proposed project would be substantially consistent with Policy 7.1.2.1.

Policy 7.3.3.4 requires a 50-foot setback from intermittent streams and wetlands.

Discussion: The site includes a total of 10.12 acres of jurisdictional wetlands within the project site. These features, which compose of 4.85 acres to the north and 5.27 acres south of State Highway 49, primarily consist of seasonal drainage swales and pond areas (Exhibit M). Though no specific development project is proposed, the tentative parcel map would be conditioned to incorporate a 50-foot development buffer (from edge of hydric soils) from specific identified wetland areas consistent with the policy. Most of the wetland features that would be buffered are located within proposed parcels including portions of Parcels 3, 20, 21, and 36. Compliance to this development buffer shall be verified during review of Parcel Map filing which would ultimately be shown on the affected recorded parcel(s). Other wetland areas could be impacted by proposed construction of Road "C" and anticipated improvements on State Highway 49/Pleasant Valley Road. Impacts to these features would be required to obtain a Section 404 Permit from the U.S Army Corp of Engineer prior to issuance of grading permit for site development.

Policy 7.4.4.4 establishes the native oak tree canopy retention and replacement standards.

Discussion: Existing project oak tree canopy coverage is estimated at 32 percent. (*Arborist Report for Harrington Business Park APNs 329:280:15 & 16 El Dorado County, California, Philip R. Mosbacher, March 15, 2006)* Under General Plan Policy 7.4.4.4, Option A, 85 percent of the existing canopy must be retained. After road construction, the project would retain 89 percent of the oak tree canopy at the site consistent with General Plan Policy 7.4.4.4, Option A. Future development of each of the proposed parcels would require a discretionary design review application

with further CEQA review and would have the option of complying with either Option A or Option B of Policy 7.4.4.4.

Policy 10.1.9.3 directs that *the County shall actively promote job generating land uses, while de-emphasizing residential development unless it is tied to a strategy that is necessary to attract job generating land uses.*

Discussion: The proposed business park project would provide 43 parcels which would support industrial and commercial job generating land uses. No residential development is proposed as part of the project.

ZONING

The zone change to Industrial-Design Community is consistent with the Industrial land use designation. The proposed industrial parcels, which range 0.34 to 9.72 acre in size, would conform to the development standards in Section 17.34.040 for minimum parcel area of 10,000 square feet and minimum lot width of 60 feet. The proposed commercial parcels range from 0.92 to 10.65 acre in size consistent with the development standards in Section 17.32.040 for minimum parcel area of 5,000 square feet and minimum lot width of 50 feet. Compliance with setbacks, building coverage, building height, and parking development standards would be reviewed at time of design review application submittal for each future parcel and related use.

ENVIRONMENTAL REVIEW

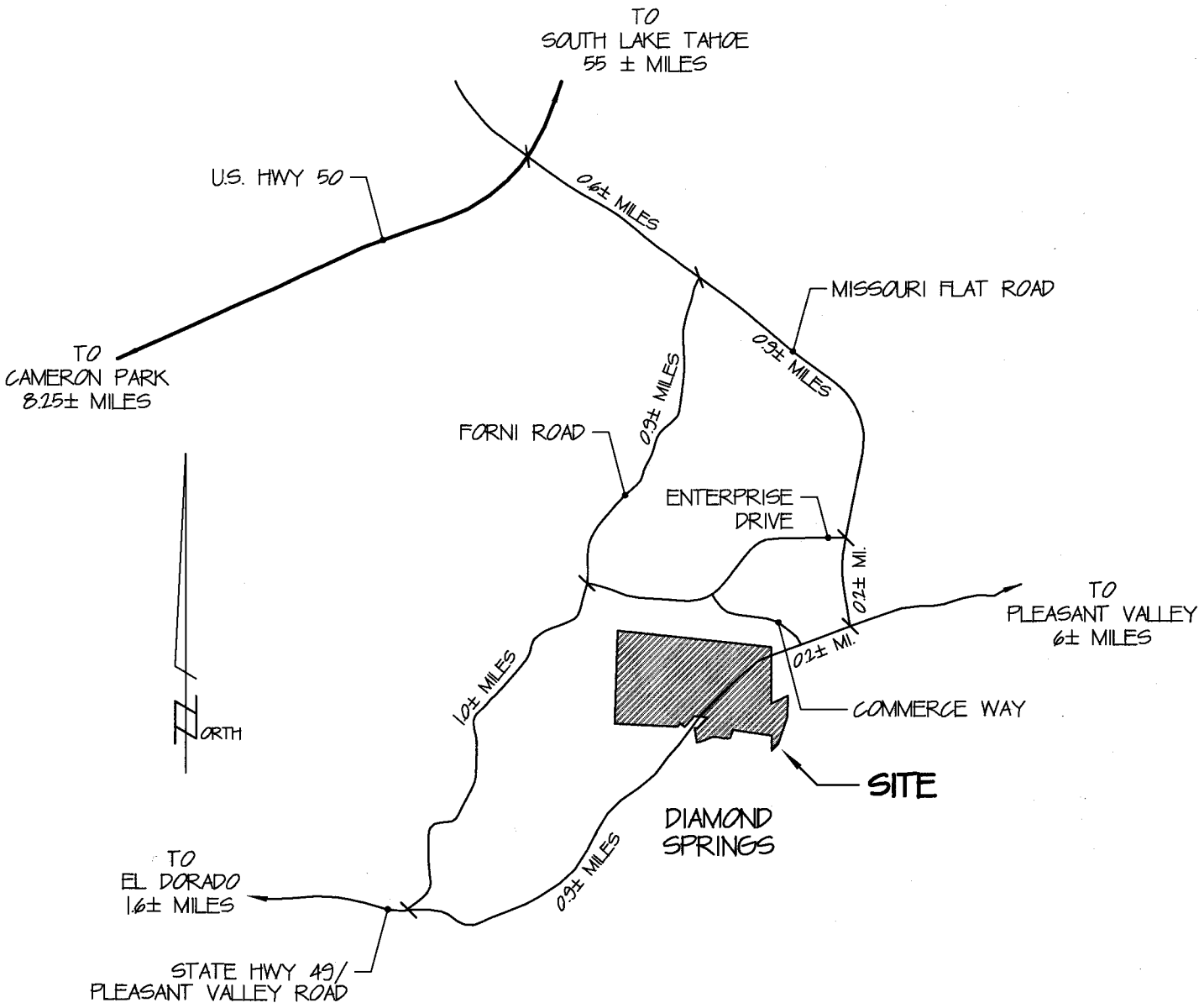
Staff has prepared an Initial Study (Exhibit O) to assess project-related environmental impacts. Based on the Initial Study, staff finds that the project could have a significant effect on air quality and biological resources. However, the project has been modified to incorporate the mitigation measures identified in the Initial Study which will reduce the impacts to a level considered to be less than significant. Therefore, a Mitigated Negative Declaration has been prepared

This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of $2,044.00 after approval, but prior to the County filing the Notice of Determination on the project. This fee, plus a $50.00 recording fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The $2,044.00 shall be forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the States fish and wildlife resources.

SUPPORT INFORMATION

Attachment 1 ..... Conditions of Approval
Attachment 2 ..... Findings

Exhibit A ..... Location Map
Exhibit B ..... Assessor's Parcel Map
Exhibit C ..... General Plan Land Use Map
Exhibit D ..... Zoning Map
Exhibit E ..... Tentative Parcel Map
Exhibit F ..... Preliminary Grading and Drainage Plan
Exhibit G ..... Drainage Study – Pre-Development
Exhibit H ..... Drainage Study – Post-Development
Exhibit I ..... Slope Study
Exhibit J ..... Preliminary Water and Sewer Plan
Exhibit K ..... Tree Location and Preservation Plan
Exhibit L ..... Development Constraints Map
Exhibit M ..... Wetland Study and related documents
Exhibit N ..... Diamond Springs-El Dorado Community Advisory Committee (CAC) Comment Letter
Exhibit O ..... Environmental Checklist & Discussion of Impacts
Exhibit P ..... Rezone Exhibit



LOCATION MAP

NOT TO SCALE

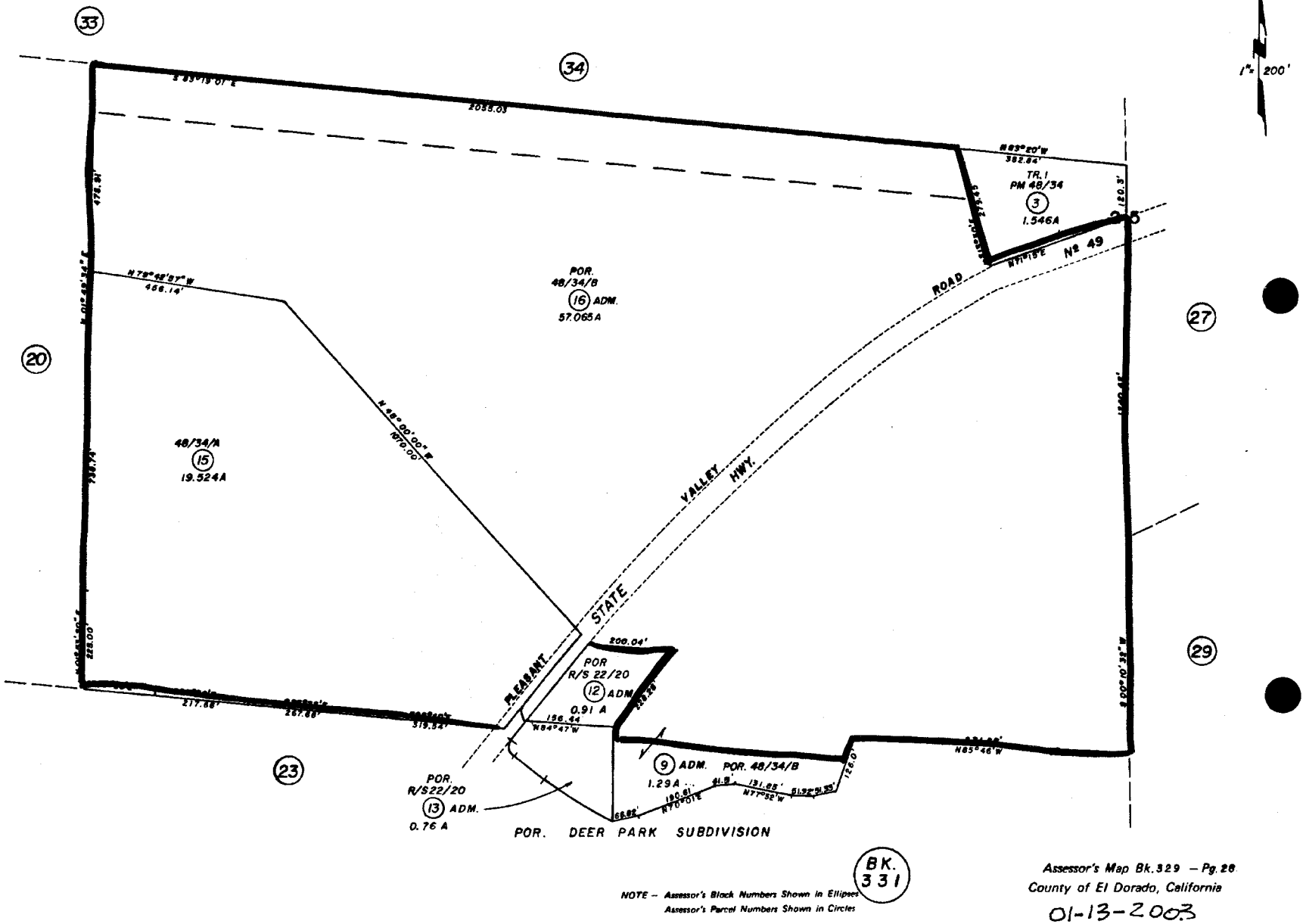
EXHIBIT A

P 05-0004

11-0138.C.13

POR. W. 1/2 SEC. 25, T.10N., R.10E., M.D.M.

Tax Area Code 329-28

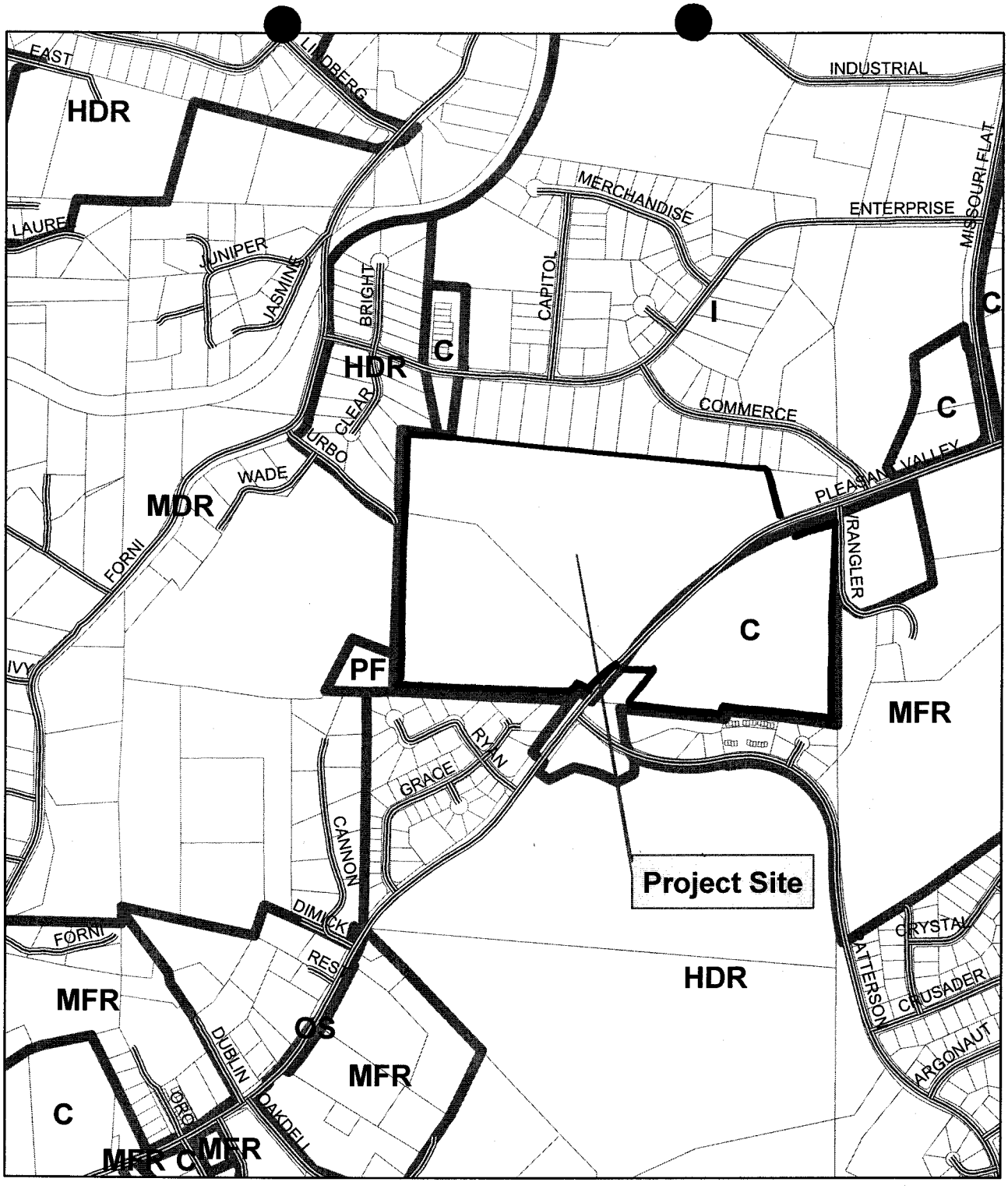


NOTE – Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 329 – Pg. 28
County of El Dorado, California
01-13-2003

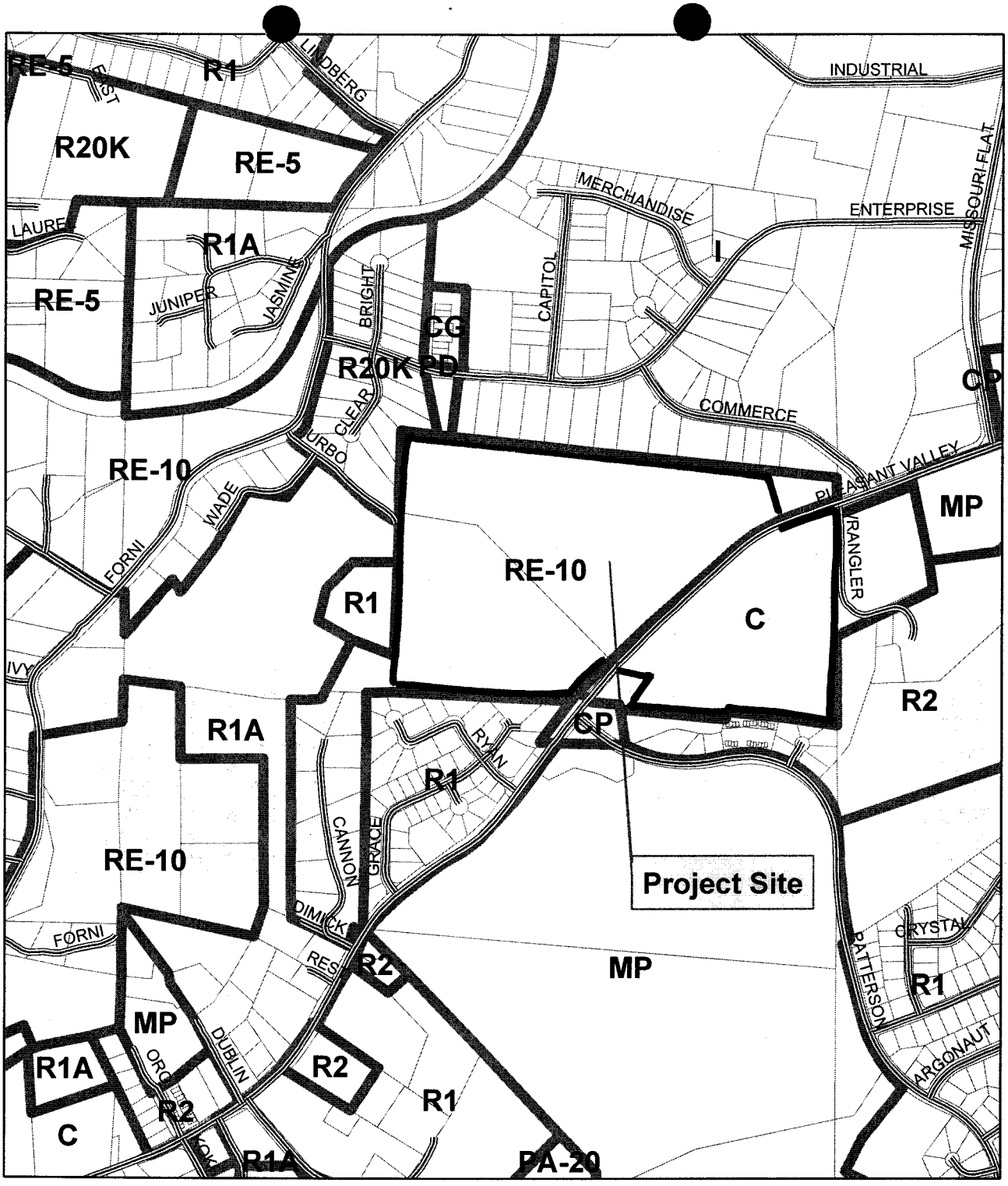
EXHIBIT B

11-0138.C.14



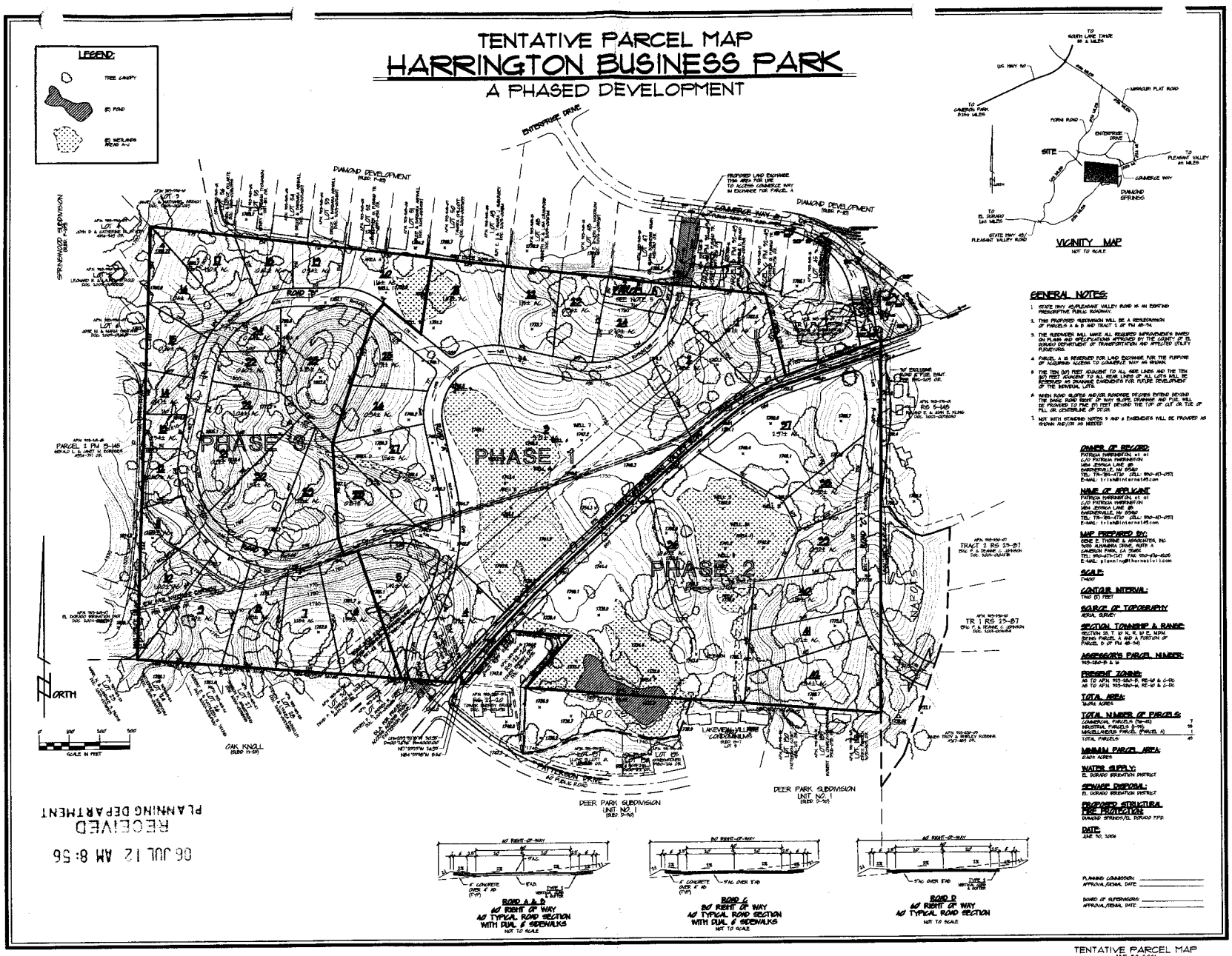
Case No. Z06-0020 & P05-0004
General Plan Land Use Map

EXHIBIT C



Case No. Z06-0020 & P05-0004
Zoning Map

EXHIBIT D



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PLANNING DEPARTMENT
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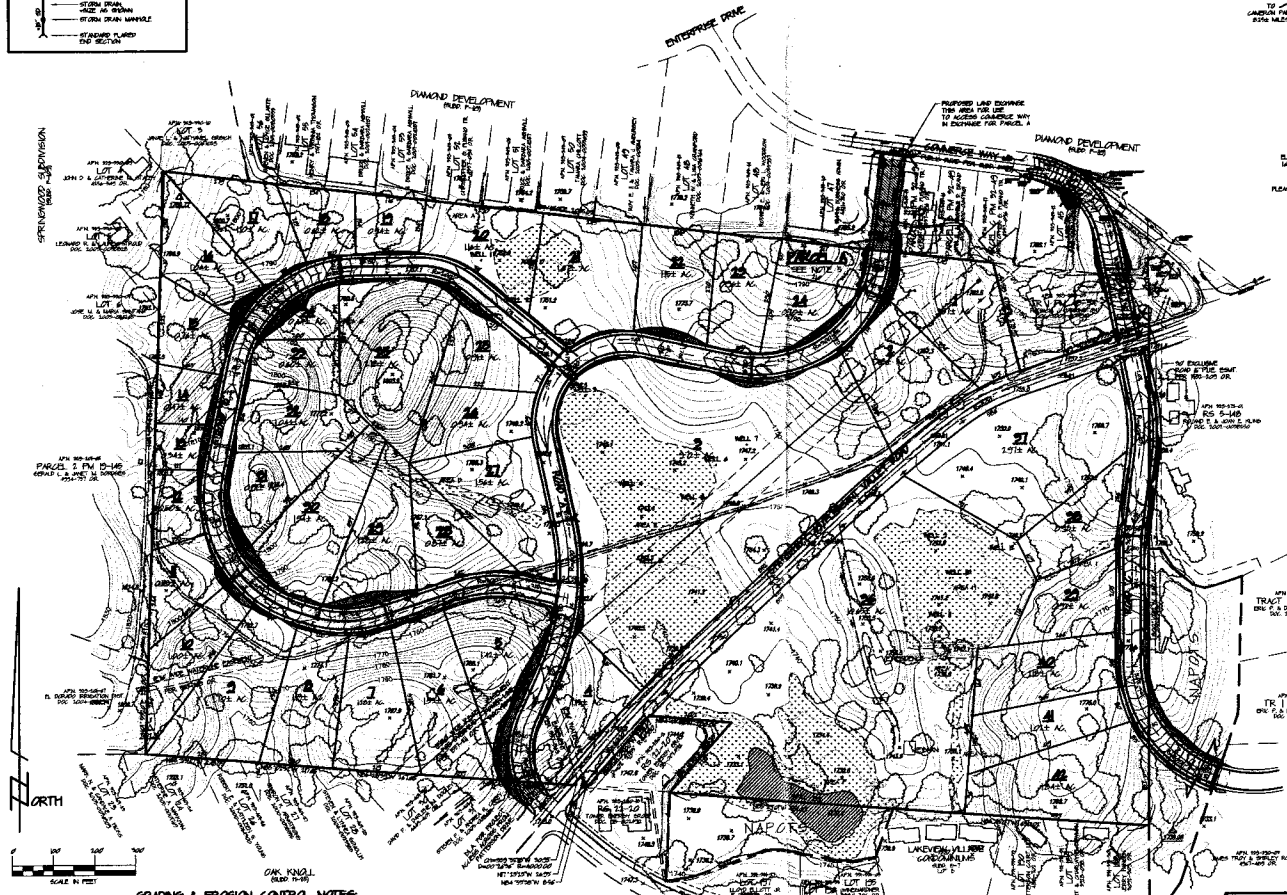
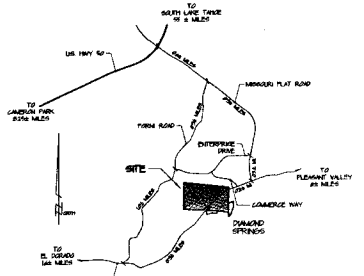
11-0138.C.17

EXHIBIT E

PRELIMINARY GRADING & DRAINAGE PLAN
HARRINGTON BUSINESS PARK
A PHASED DEVELOPMENT





VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. STATE HWY 49/PLEASANT VALLEY ROAD IS AN EXISTING PRESCRIPTIVE PUBLIC ROADWAY.
2. THIS PROPOSED SUBDIVISION WILL BE A RESUBDIVISION OF PARCELS 1, & 2 AND TRACT 1 OF PM 48-94
3. THE SUBDIVIDER WILL MAKE ALL REQUIRED IMPROVEMENTS BASED ON PLANS AND SPECIFICATIONS APPROVED BY THE COUNTY OF EL DORADO DEPARTMENT OF TRANSPORTATION AND AFFECTED UTILITY PURVEYORS.
4. PARCEL A IS RESERVED FOR LAND EXCHANGE FOR THE PURPOSE OF ACQUIRING ACCESS TO COMMERCE WAY AS SHOWN.
5. THE TEN (10) FEET ADJACENT TO ALL SIDE LINES AND THE TEN (10) FEET ADJACENT TO ALL REAR LINES OF ALL LOTS WILL BE RESERVED AS DRAINAGE EASEMENTS FOR FUTURE DEVELOPMENT OF THE INDIVIDUAL LOTS.
6. WHERE ROAD CUTTES AND/OR ROADSIDE FITLLES EXTEND BEYOND THE ROAD RIGHT OF WAY SLOPE, DRAINAGE AND PUE WILL BE REQUIRED TO FIVE (5) FEET BEYOND THE TOP OF CUT OR TOE OF FILL OR CENTERLINE OF DITCH
7. NOT WITH STANDING NOTES 5 AND 6 EASEMENTS WILL BE REQUIRED AS SHOWN AND/OR AS NEEDED.

OWNER OF RECORD:
PATRICIA HARRINGTON, ET AL
C/O PATRICIA HARRINGTON
1604 JESSICA LANE #B
GARDNERVILLE, NV 89460
TEL: 775-782-1720 CELL: 530-417-0573
E-MAIL: iris@internet48.com

NAME OF APPLICANT
PATRICIA HARRINGTON, ET AL
C/O PATRICIA HARRINGTON
1604 JESSICA LANE #B
GARDNERVILLE, NV 89460
TEL: 775-782-1720 CELL: 530-417-0573
E-MAIL: iris@internet48.com

MAP PREPARED BY:
ROSE E. THORNE & ASSOCIATES INC.
3068 ALHAMBRA DRIVE, SUITE A
CAMERON PARK, CA 95682
TEL: 530-677-1347 FAX: 530-676-8109
E-MAIL: planning@thornecivil.com

SCALE:
1"=100'

CONTOUR INTERVAL:
TWO (2) FEET

SOURCE OF TOPOGRAPHY
AERIAL SURVEY

SECTION, TOWNSHIP & RANGE:
SECTION 19, T. 9 N., R. 9 E., M.D.M.
BEING PARCEL 1 AND A PORTION OF PARCEL 2 OF PM 48-94

ASSESSOR'S PARCEL NUMBER:
105-280-15 & 16

PRESENT ZONING:
AS TO APN 105-280-15: RE-10 & C-OC
AS TO APN 105-280-16: RE-10 & C-OC

TOTAL AREA:
30.04± ACRES

TOTAL NUMBER OF PARCELS:

COMMERCIAL PARCELS (14-42)	7
INDUSTRIAL PARCELS (1-9)	9
LANDSCAPE/OPEN PARCEL (PARCEL A)	1
TOTAL PARCELS	17

MINIMUM PARCEL AREA:
2.0± ACRES

WATER SUPPLY:
EL DORADO IRRIGATION DISTRICT

SEWAGE DISPOSAL:
EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION:
DIAMOND SPRINGS/EL DORADO F.P.D.

DATE:
MARCH 19, 2006

PLANNING COMMISSION APPROVAL/DENIAL DATE: _____

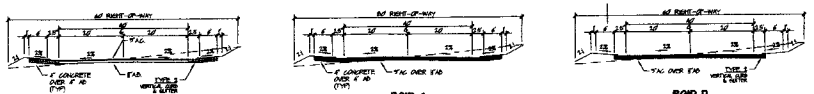
BOARD OF SUPERVISORS APPROVAL/DENIAL DATE: _____

GRADING & EROSION CONTROL NOTES:

1. MATERIALS, CONSTRUCTION QUALITY, AND METHODS FOR THIS PROJECT ARE SUBJECT TO THE COUNTY OF EL DORADO GRADING AND IMPROVEMENT STANDARDS MANUAL, STANDARD PLANS, AND THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD PLANS AND STANDARD SPECIFICATIONS.
2. CLEARING AND GRUBBING SHALL CONFORM TO THE PROVISIONS OF SECTION 16 "CLEARING AND GRUBBING" OF THE STANDARD SPECIFICATIONS. PLANTS, RETAINED TREES, ROCKS, OR OTHER DELETERIOUS SUBSTANCES SHALL BE DISPOSED OF OFF-SITE AND IN A LAWFUL MANNER.
3. ALL WORK SHALL BE ACCOMPLISHED TO THE SATISFACTION OF THE DIRECTOR, COUNTY OF EL DORADO DEPARTMENT OF TRANSPORTATION OR THE AUTHORIZED REPRESENTATIVE.
4. PERMITS TO ENTER AND CONSTRUCT SHALL BE OBTAINED PRIOR TO CONSTRUCTION FOR ANY OFF-SITE WORK SHOWN IN THESE PLANS. COPIES OF SUCH DOCUMENTS SHALL BE KEPT ON-SITE AT ALL TIMES DURING THE PERFORMANCE OF OFF-SITE WORK.
5. THE CONTRACTOR'S ATTENTION IS DIRECTED TO COUNTY OF EL DORADO RESOLUTION NO. 205-95, WHICH CONTAINS SPECIFIC REQUIREMENTS FOR THE PROTECTION AND PRESERVATION OF OAK TREES AND WETLANDS. THE CONTRACTOR SHALL REMOVE ONLY THOSE TREES SHOWN ON THE PLANS TO BE REMOVED. THE CONTRACTOR SHALL INSTALL PROTECTIVE FENCING AT THE DRIP LINE OF ALL REMAINING TREES WITHIN 50 FEET OF ANY GRADING.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING CONSTRUCTION. AT LEAST ONE WATER TRUCK SHALL BE AVAILABLE AT ALL TIMES. ADDITIONAL EQUIPMENT MAY BE REQUIRED AS DETERMINED BY DOT.
7. IF UNUSUAL AMOUNTS OF STONE, BONE OR ARTIFACTS ARE UNCOVERED DURING CONSTRUCTION, ALL WORK SHALL BE STOPPED WITHIN ONE HUNDRED FEET (MAY OF THE FIND AND A QUALIFIED ARCHAEOLOGIST CONSULTED FOR AN ON-SITE EVALUATION. IF THE BONE APPEARS TO BE HUMAN, THE EL DORADO COUNTY CORONER AND THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE 916-653-4082) MUST BE CONTACTED.
8. ADEQUATE EROSION CONTROL PRACTICES WILL BE INSTALLED TO ENSURE THAT SEDIMENT IN EXCESS OF PRE-PROJECT SITE CONDITIONS WILL NOT LEAVE THE PROJECT SITE.
9. EASEMENTS FOR DRAINAGE SHALL BE PROVIDED ALONG ALL NATURAL DRAINAGE COURSES UNTIL SUCH TIME AS MAN MADE NATURAL DRAINAGE COURSES ARE MODIFIED AS PART OF THE SITE IMPROVEMENTS FOR INDIVIDUAL LOTS.

EARTHWORK QUANTITY

CUT	95,685 C.Y.
FILL	9,410 C.Y.

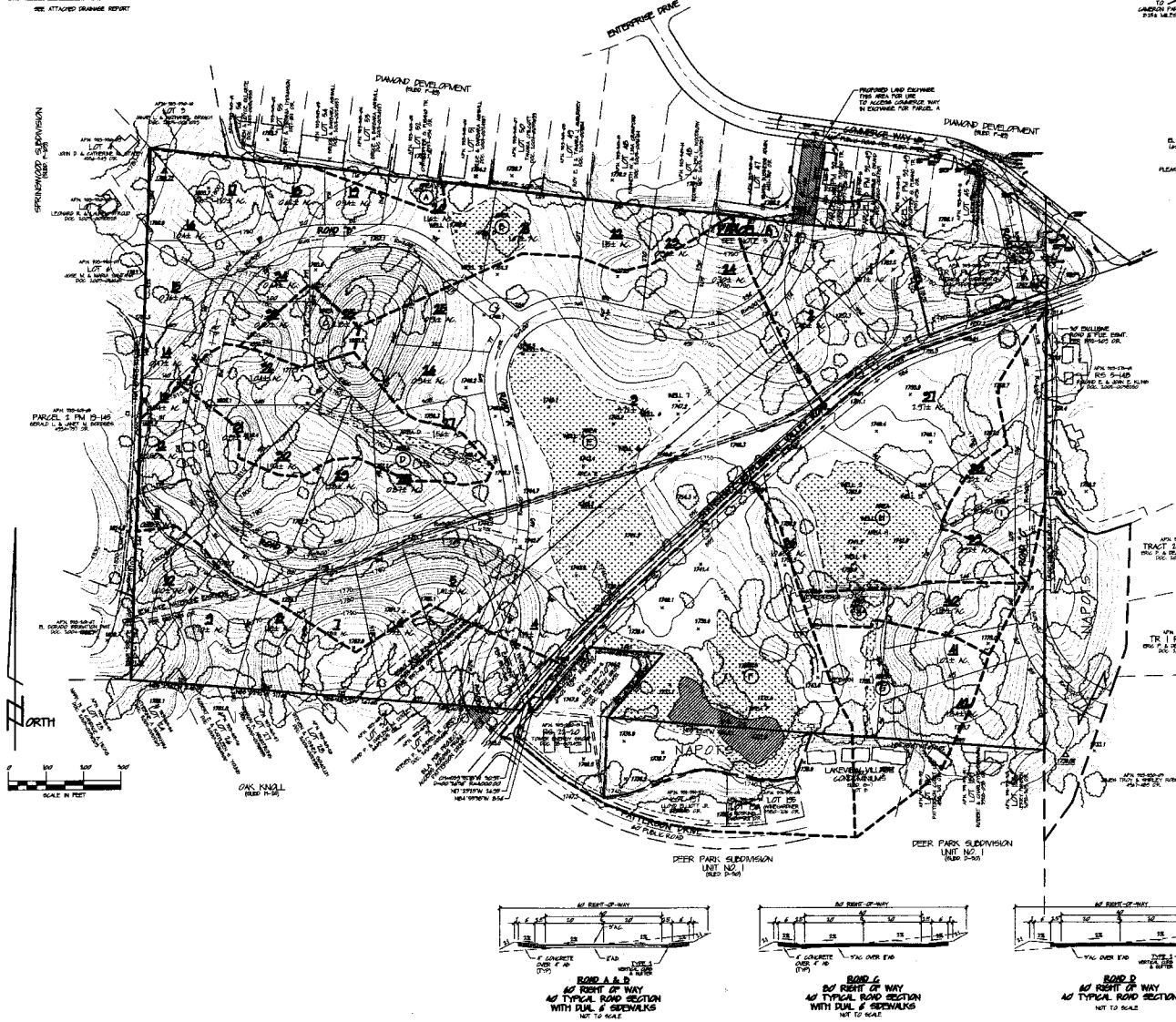


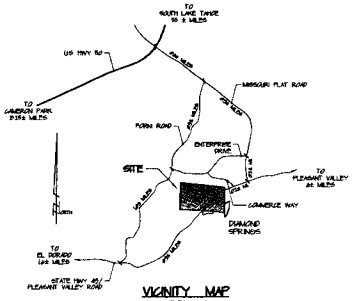
PRELIMINARY GRADING & DRAINAGE PLAN
MARCH 19, 2006

11-0138.C.18

EXHIBIT F

DRAINAGE STUDY - PRE DEVELOPMENT
HARRINGTON BUSINESS PARK
A PHASED DEVELOPMENT





VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. STATE HWY 49/PLEASANT VALLEY ROAD IS AN EXISTING PRESCRIPTIVE PUBLIC ROADWAY.
2. THIS PROPOSED SUBDIVISION WILL BE A RESUBDIVISION OF PARCELS A & B AND TRACT 1 OF PM 48-94.
3. THE SUBDIVIDER WILL MAKE ALL REQUIRED IMPROVEMENTS BASED ON PLANS AND SPECIFICATIONS APPROVED BY THE COUNTY OF EL DORADO DEPARTMENT OF TRANSPORTATION AND AFFECTED UTILITY PURVEYORS.
4. PARCEL 'A' IS RESERVED FOR LAND EXCHANGE FOR THE PURPOSE OF ACQUIRING ACCESS TO COMMERCE WAY AS SHOWN.
5. THE TEN (10) FEET ADJACENT TO ALL SIDE LINES AND THE TEN (10) FEET ADJACENT TO ALL REAR LINES OF ALL LOTS WILL BE RESERVED AS DRAINAGE EASEMENTS FOR FUTURE DEVELOPMENT OF THE NATURAL FLOW.
6. WHERE ROAD SLOPES AND/OR ROADSIDE DITCHES EXTEND BEYOND THE ROAD RIGHT OF WAY SLOPE EASEMENTS AND FILE WILL BE PROVIDED TO FOR 6FT FIRST BEYOND THE TOE OF CUT OR TOE OF FILL OR CENTERLINE OF DITCH.
7. NOT WITH STANDING NOTES 5 AND 6 EASEMENTS WILL BE PROVIDED AS SHOWN AND/OR AS NEEDED

OWNER OF RECORD:
PATRICIA HARRINGTON, et al
C/O PATRICIA HARRINGTON
1484 JESSICA LANE #B
GARDNERVILLE, NV 89460
TEL: 775-392-4730 CELL: 530-417-0573
E-MAIL: trishh@internetdis.com

NAME OF APPLICANT
PATRICIA HARRINGTON, et al
C/O PATRICIA HARRINGTON
1484 JESSICA LANE #B
GARDNERVILLE, NV 89460
TEL: 775-392-4730 CELL: 530-417-0573
E-MAIL: trishh@internetdis.com

MAP PREPARED BY:
NEIL E. THORN & ASSOCIATES, INC.
3233 ALHAMBRA DRIVE, SUITE A
CAMERON PARK, CA 95682
TEL: 530-677-0747 FAX: 530-676-4505
E-MAIL: planning@internetdis.com

SCALE:
1"=400'

CONTOUR INTERVAL:
TWO (2) FEET

SOURCE OF TOPOGRAPHY
AERIAL SURVEY

SECTION TOWNSHIP & RANGE:
SECTION 28, T. 10 N., R. 9 E., M.D.M.
BEING PARCEL A AND A PORTION OF PARCEL B OF PM 48-94

ASSESSOR'S PARCEL NUMBER:
105-180-15 & 16

PRESENT ZONING:
AS TO APN 105-180-15: RE-10 & C-2PD
AS TO APN 105-180-16: RE-10 & C-2PD

TOTAL AREA:
34.01± ACRES

TOTAL NUMBER OF PARCELS:

RESIDENTIAL PARCELS (LOTS)	3
INDUSTRIAL PARCELS (LOTS)	39
MISCELLANEOUS PARCEL (PARCEL A)	1
TOTAL PARCELS	43

MINIMUM PARCEL AREA:
0.42± ACRES

WATER SUPPLY:
EL DORADO IRRIGATION DISTRICT

SEWAGE DISPOSAL:
EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION:
DIAMOND SPRINGS/EL DORADO FPD

DATE:
MARCH 8, 2006

PLANNING COMMISSION APPROVAL/DENIAL DATE: _____

BOARD OF SUPERVISORS APPROVAL/DENIAL DATE: _____

ROAD A & B
60' RIGHT OF WAY
40' TYPICAL ROAD SECTION
WITH DUAL 6' SIDEWALKS
NOT TO SCALE

ROAD C
60' RIGHT OF WAY
40' TYPICAL ROAD SECTION
WITH DUAL 6' SIDEWALKS
NOT TO SCALE

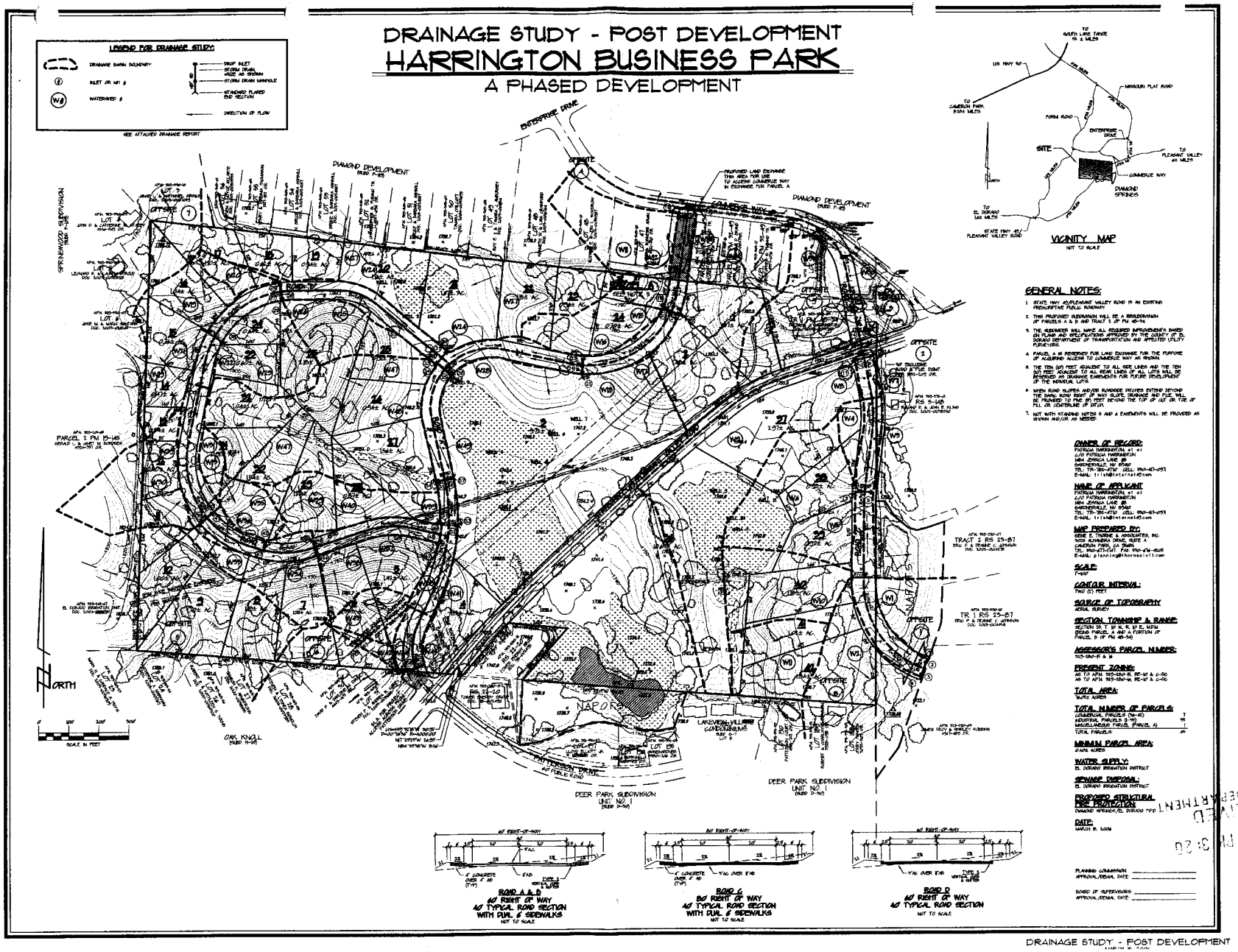
ROAD D
60' RIGHT-OF-WAY
40' TYPICAL ROAD SECTION
NOT TO SCALE

DRAINAGE STUDY - PRE DEVELOPMENT

PLANNING DEPARTMENT RECEIVED 06 JUN -1 PM 3:20

11-0138.C.19

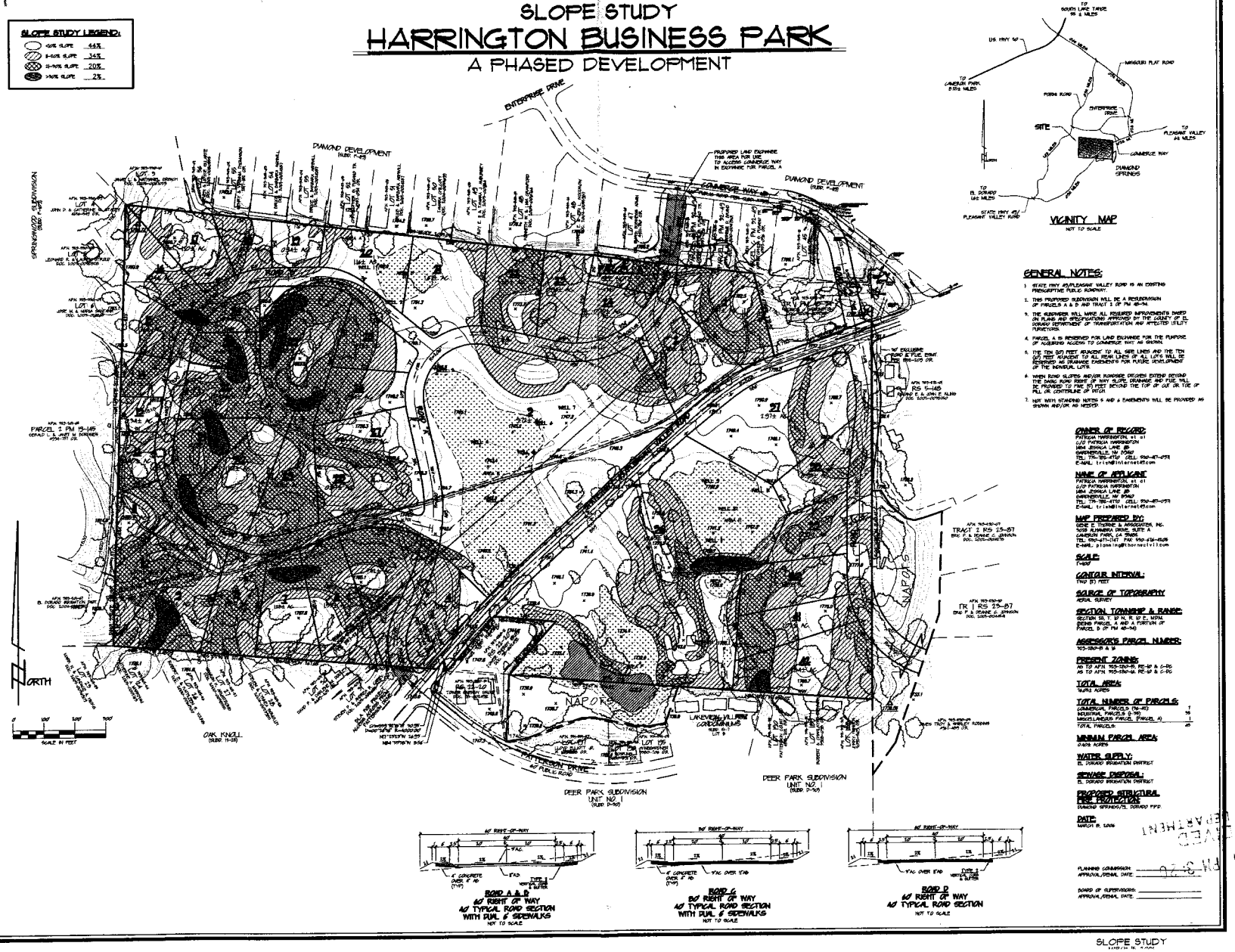
EXHIBIT G



11-0138.C.20

EXHIBIT H

SLOPE STUDY
HARRINGTON BUSINESS PARK
A PHASED DEVELOPMENT



SLOPE STUDY

PLANNING DEPARTMENT RECEIVED DEC 2011

11-0138.C.21

EXHIBIT I

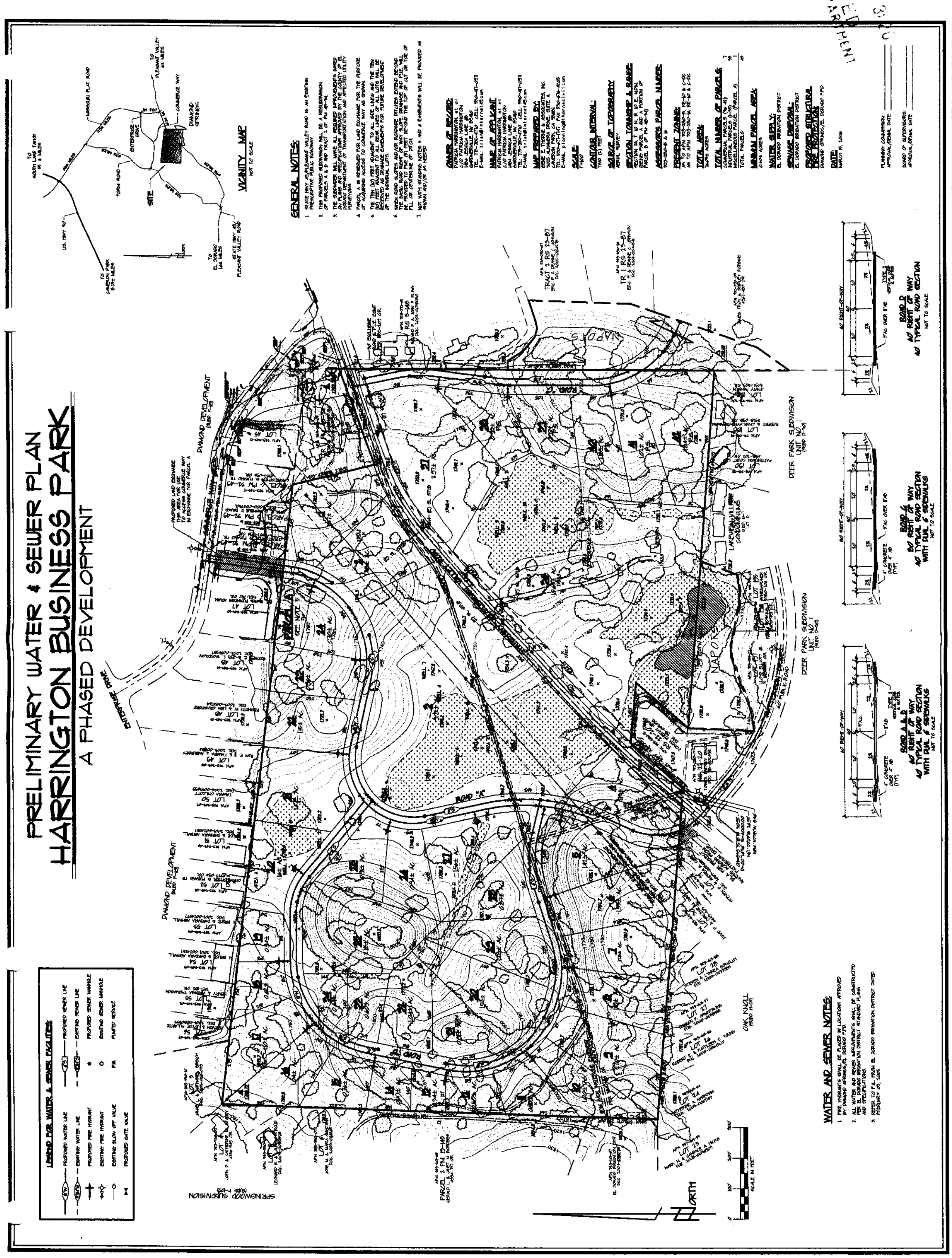
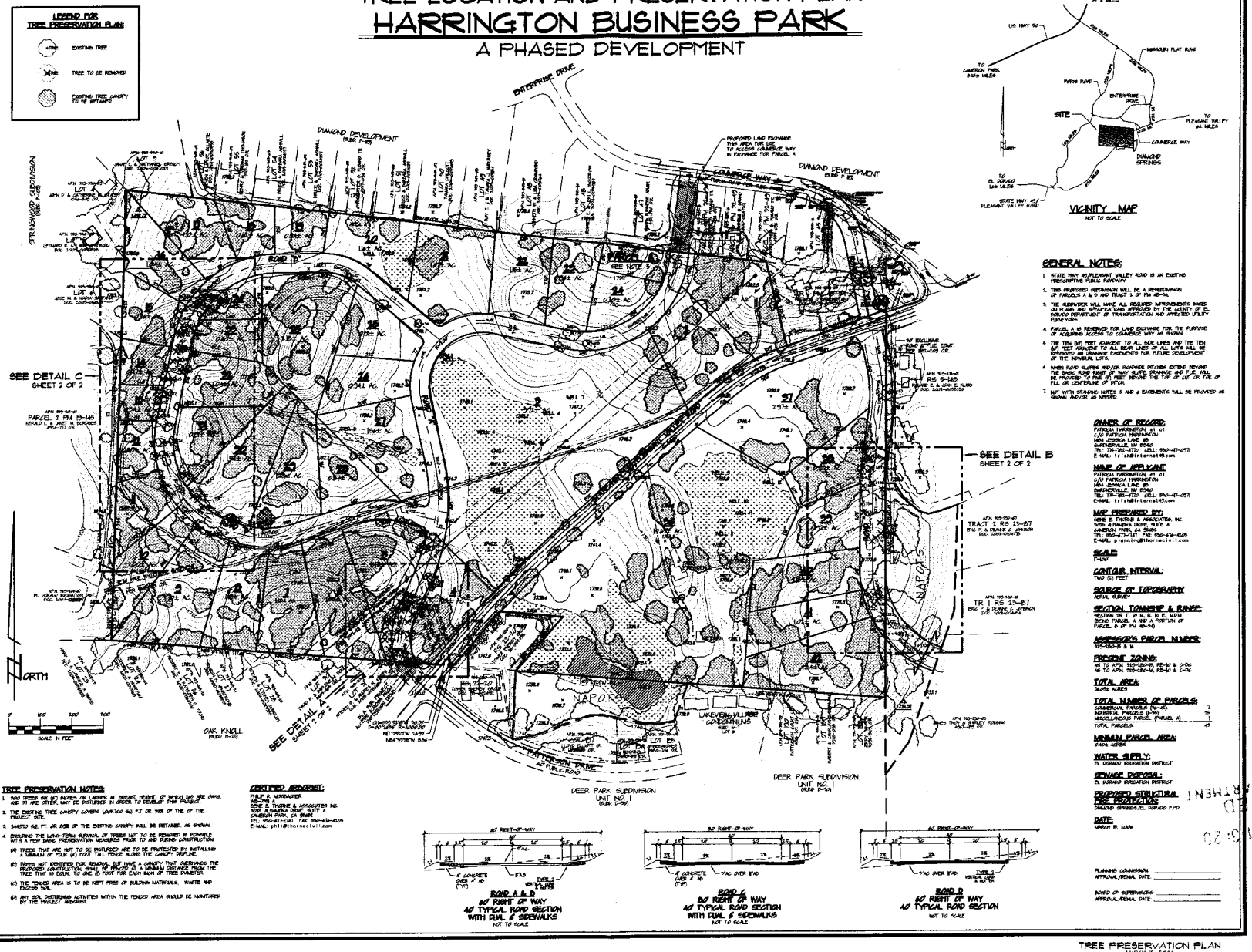
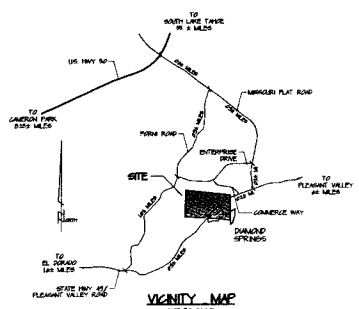

PRELIMINARY WATER & SEWER PLAN
HARRINGTON BUSINESS PARK
A PHASED DEVELOPMENT
VICINITY MAP
GENERAL NOTES:
WATER AND SEWER NOTES:
LEGEND FOR WATER & SEWER FACILITIES
DEER PARK SUBDIVISION
DIAMOND DEVELOPMENT
OAK KNOLL
NORTH
PRELIMINARY WATER & SEWER PLAN

EXHIBIT J

TREE LOCATION AND PRESERVATION PLAN
HARRINGTON BUSINESS PARK
A PHASED DEVELOPMENT





VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. STATE HWY 49/PLEASANT VALLEY ROAD IS AN EXISTING PRESCRIPTIVE PUBLIC ROADWAY.
2. THIS PROPOSED SUBDIVISION WILL BE A RESUBDIVISION OF PARCELS A & B AND TRACT 1 OF PM 48-94.
3. THE SURVEYOR WILL MAKE ALL REQUIRED IMPROVEMENTS SHOWN ON PLANS AND SPECIFICATIONS APPROVED BY THE COUNTY OF EL DORADO DEPARTMENT OF TRANSPORTATION AND AFFECTED UTILITY PURVEYORS.
4. PARCEL A IS RESERVED FOR LAND EXCHANGE FOR THE PURPOSE OF ACQUIRING ACCESS TO COMMERCE WAY AS SHOWN.
5. THE TEN (10) FOOT WIDE AREA ADJACENT TO ALL SIDE LINES AND THE TEN (10) FOOT WIDE ADJACENT TO ALL REAR LINES OF ALL LOTS WILL BE RESERVED AS DRAINAGE EASEMENTS FOR FUTURE DEVELOPMENT OF THE INDIVIDUAL LOTS.
6. WHEN ROAD CUTTERS AND/OR RUNOFFS REQUIRE EXTEND BEYOND THE BASIC ROAD RIGHT OF WAY SLOPE, DRAINAGE AND P.U.E. WILL BE PROVIDED TO ONE (1) FOOT BEYOND THE TOP OF CUT OR TOE OF FILL OR CENTERLINE OF DITCH.
7. NOT WITH STANDING NOTES 5 AND 6 EASEMENTS WILL BE PROVIDED AS SHOWN AND/OR AS NEEDED

TREE PRESERVATION NOTES:

1. 1000 TREES AND 60 INCHES OR LARGER AT BREAST HEIGHT OF WHICH 540 ARE OAKS, AND 91 ARE OTHER, MAY BE DISTURBED IN ORDER TO DEVELOP THIS PROJECT.
2. THE EXISTING TREE CANOPY COVERS 1,049,100 SQ. FT. OR 76% OF THE OF THE PROJECT SITE.
3. 344,850 SQ. FT. OR 33% OF THE EXISTING CANOPY WILL BE RETAINED AS SHOWN.
4. ENSURING THE LONG-TERM SURVIVAL OF TREES NOT TO BE REMOVED IS POSSIBLE WITH A FEW BASIC PRESERVATION MEASURES PRIOR TO AND DURING CONSTRUCTION.
   (A) TREES THAT ARE NOT TO BE DISTURBED ARE TO BE PROTECTED BY INSTALLING A MINIMUM OF FOUR (4) FOOT TALL FENCE ALONG THE CANOPY DRIPLINE.
   (B) TREES NOT IDENTIFIED FOR REMOVAL, BUT HAVE A CANOPY THAT OVERHANGS THE PROPOSED CONSTRUCTION, SHALL BE FENCED AT A MINIMUM DISTANCE FROM THE TREE TRUNK EQUAL TO ONE (1) FOOT FOR EACH INCH OF TREE DIAMETER.
   (C) THE FENCED AREA IS TO BE KEPT FREE OF BUILDING MATERIALS, WASTE AND EXCESS SOIL.
   (D) ANY SOIL DISTURBING ACTIVITIES WITHIN THE FENCED AREA SHOULD BE MONITORED BY THE PROJECT ARBORIST.

CERTIFIED ARBORIST:
PHILIP E. MARKWATER
WESTERN
BRUCE E. THORNE & ASSOCIATES INC
3234 EL DORADO HILLS BLVD. SUITE A
EL DORADO HILLS, CA. 95762
TEL. 916-673-1345 FAX. 916-934-4105
E-MAIL: philt@thornecivil.com

OWNER OF RECORD:
PATRICIA THERRINGTON, et al
c/o PATRICIA THERRINGTON
1484 GIANNA LANE #8
GARDNERVILLE, NV 89460
TEL. 775-782-4730 CELL. 916-47-0571
E-MAIL: trland@internet1.com

NAME OF APPLICANT:
PATRICIA THERRINGTON, et al
c/o PATRICIA THERRINGTON
1484 GIANNA LANE #8
GARDNERVILLE, NV 89460
TEL. 775-782-4730 CELL. 916-47-0571
E-MAIL: trland@internet1.com

MAP PREPARED BY:
BRUCE E. THORNE & ASSOCIATES, INC
3234 EL DORADO HILLS, SUITE A
CAMERON PARK, CA. 95682
TEL. 530-677-1345 FAX. 530-934-4105
E-MAIL: planning@thornecivil.com

SCALE:
1"=400'

CONTOUR INTERVAL:
TWO (2) FEET

SOURCE OF TOPOGRAPHY:
AERIAL SURVEY

SECTION, TOWNSHIP & RANGE:
SECTION 28, T. 10 N., R. 10 E., M.D.M.
BEING PARCEL A AND A PORTION OF PARCEL B OF PM 48-94

ASSESSOR'S PARCEL NUMBER:
105-150-9 & 16

PRESENT ZONING:
AS TO APN 105-150-9: RE-10 & C-OC
AS TO APN 105-150-16: RE-10 & C-OC

TOTAL AREA:
34.0± ACRES

TOTAL NUMBER OF PARCELS:

COMMERCIAL PARCELS (1-7)	7
INDUSTRIAL PARCELS (8-39)	32
MISCELLANEOUS PARCEL (PARCEL A)	1
TOTAL PARCELS	40

MINIMUM PARCEL AREA:
0.40± ACRES

WATER SUPPLY:
EL DORADO IRRIGATION DISTRICT

SEWAGE DISPOSAL:
EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION:
DIAMOND SPRINGS/EL DORADO FPD

DATE:
MARCH 18, 2004

PLANNING COMMISSION APPROVAL/DENIAL DATE: _____

BOARD OF SUPERVISORS APPROVAL/DENIAL DATE: _____

TREE PRESERVATION PLAN
SHEET 1 OF 2 SHEETS

EXHIBIT K

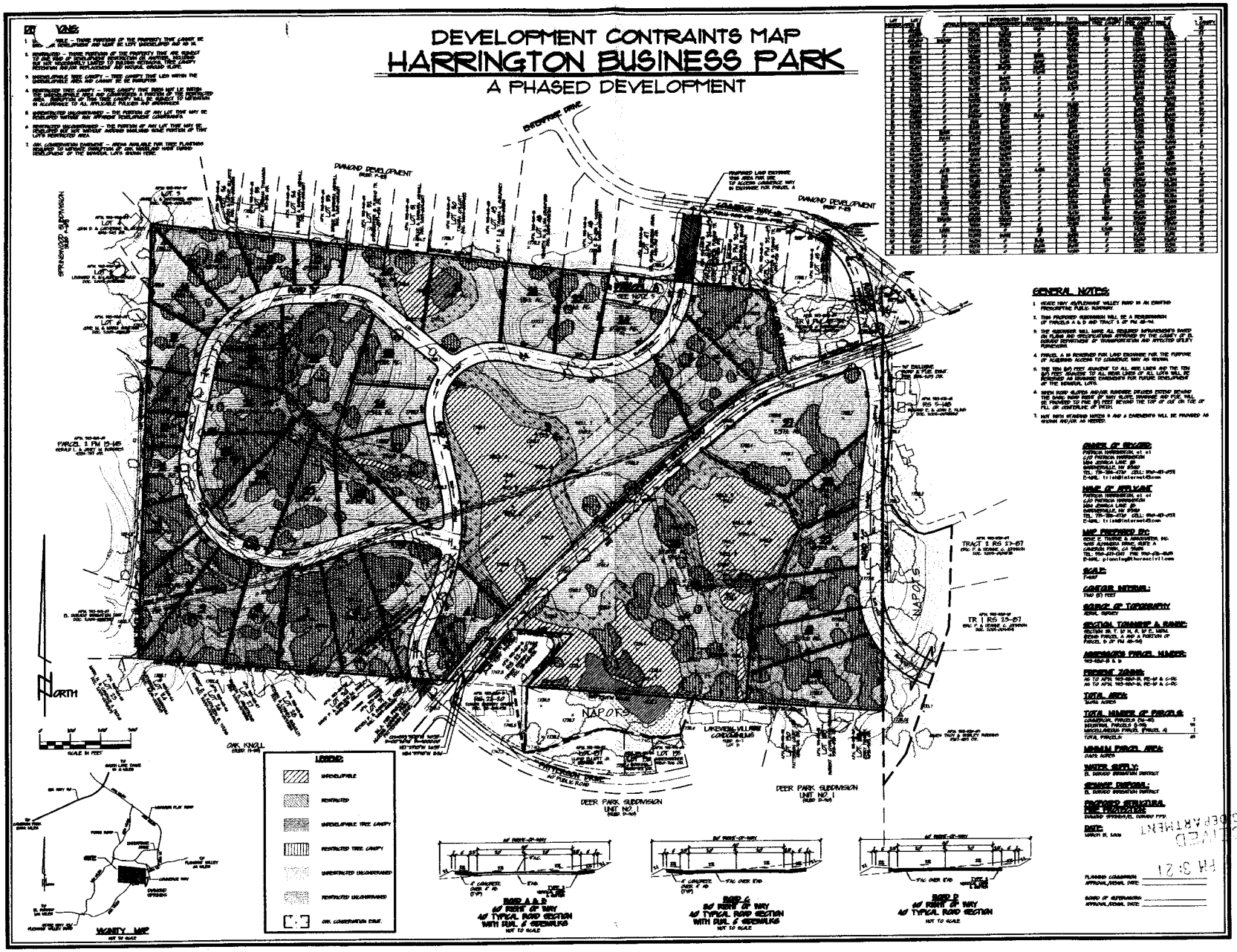


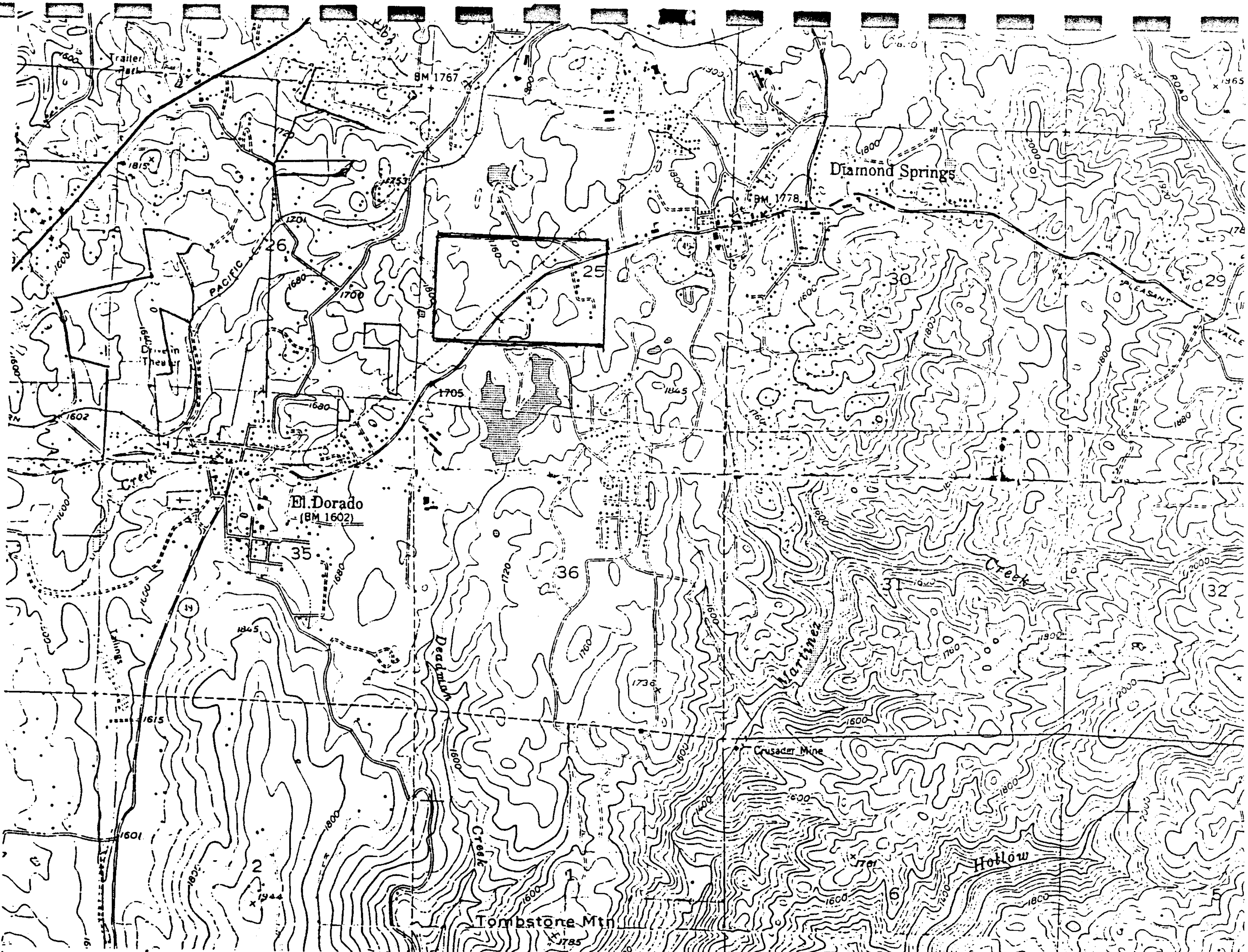
EXHIBIT L

WETLAND DELINEATION FOR 78.9 ACRES ON THE HARRINGTON/QUIGLEY PROPERTY OF EL DORADO COUNTY ON APRIL 17, 24, and 30, 1997

JUNE 2, 1997

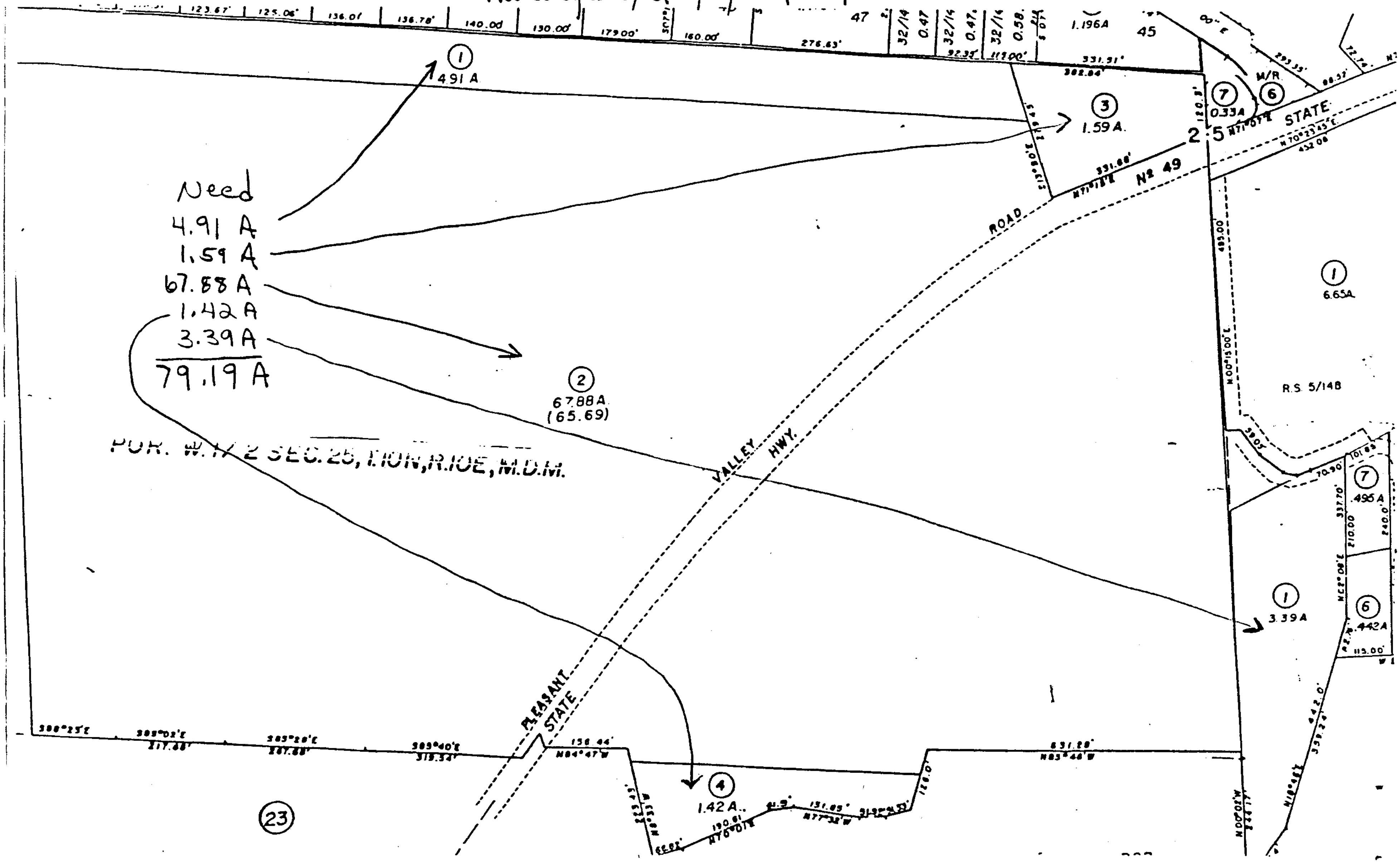
PREPARED BY: WYMER AND ASSOCIATES

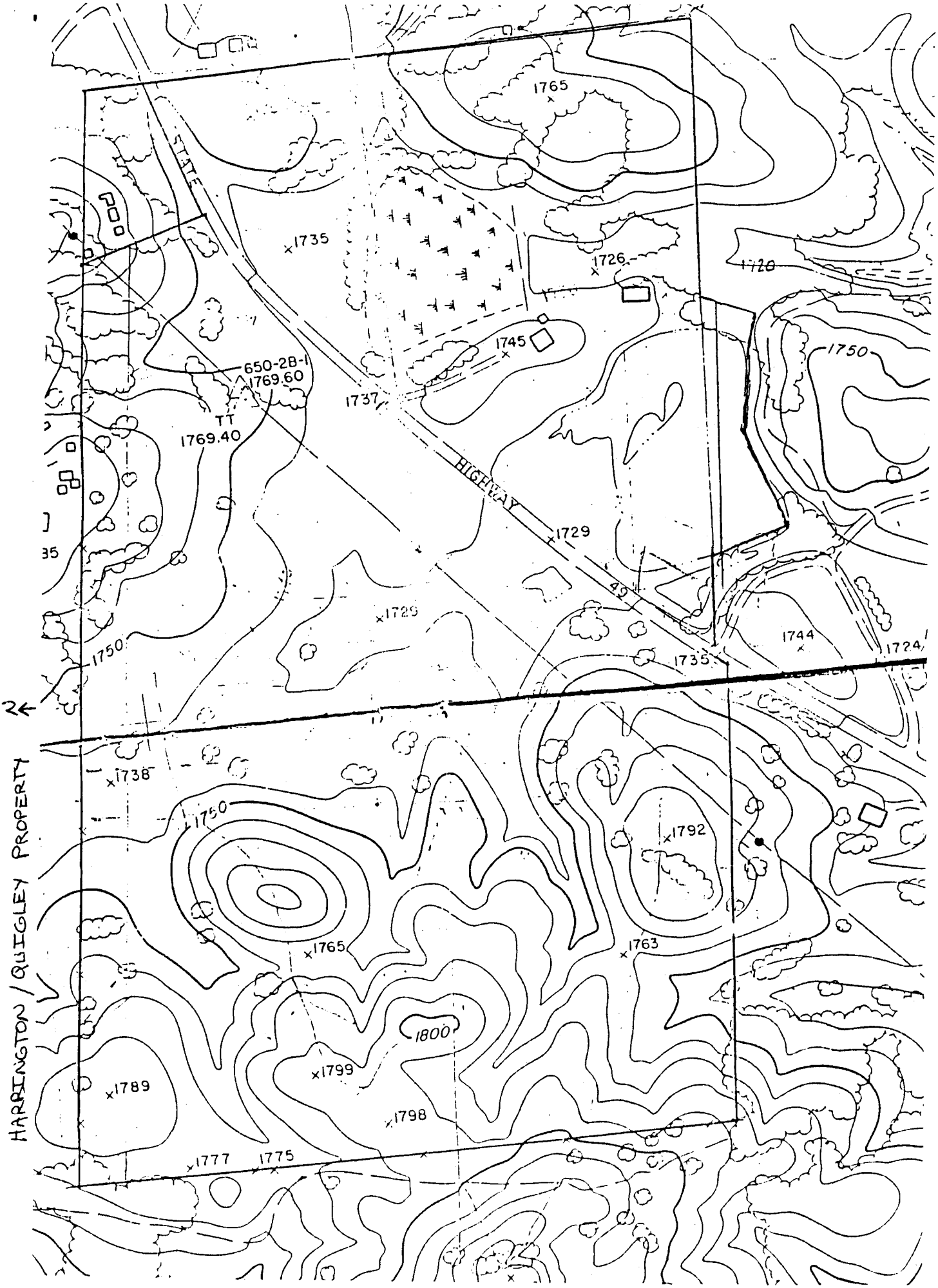
PRINCIPAL INVESTIGATOR: NANCY E. WYMER
P.O. BOX 2018
Citrus Heights, CA 95611
(916) 726-9567



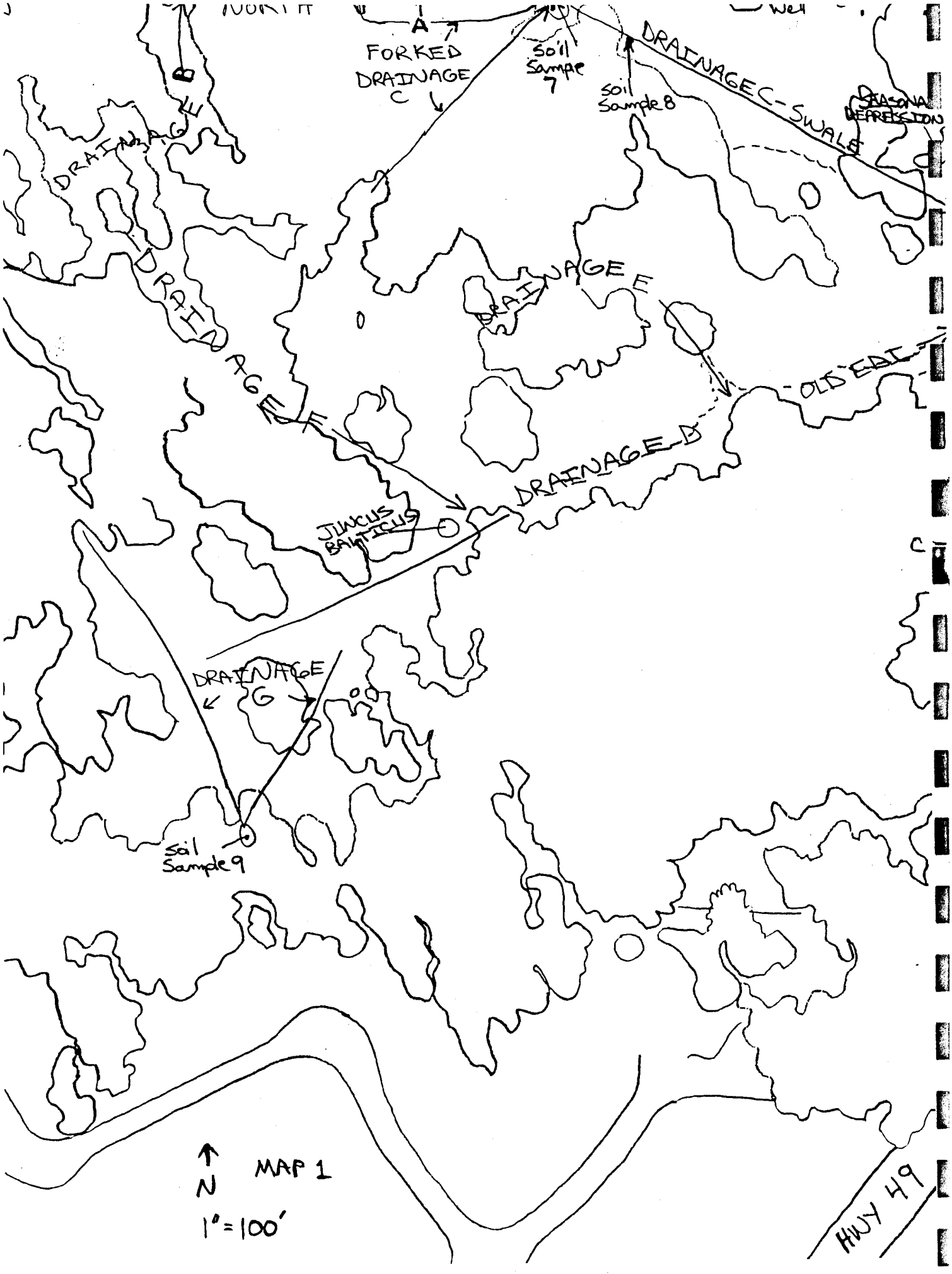
Wymer Harvnal
sec. (916) 726-9567
Avalon Property
Placerville Quadrangle 7 acres ±

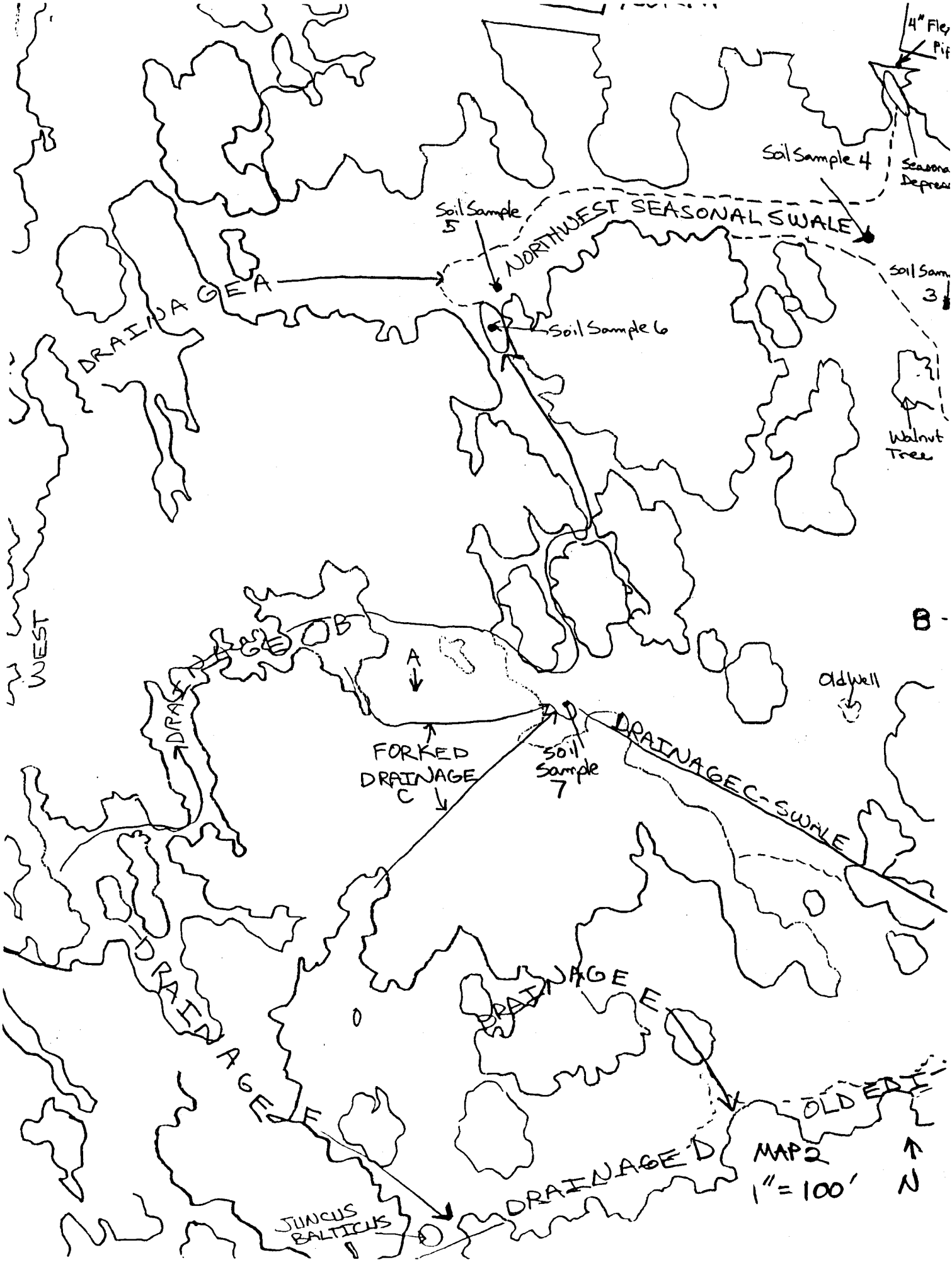
Nancy E Wymer 726-9567 Placerville Quad
Harrington/Quigley Property



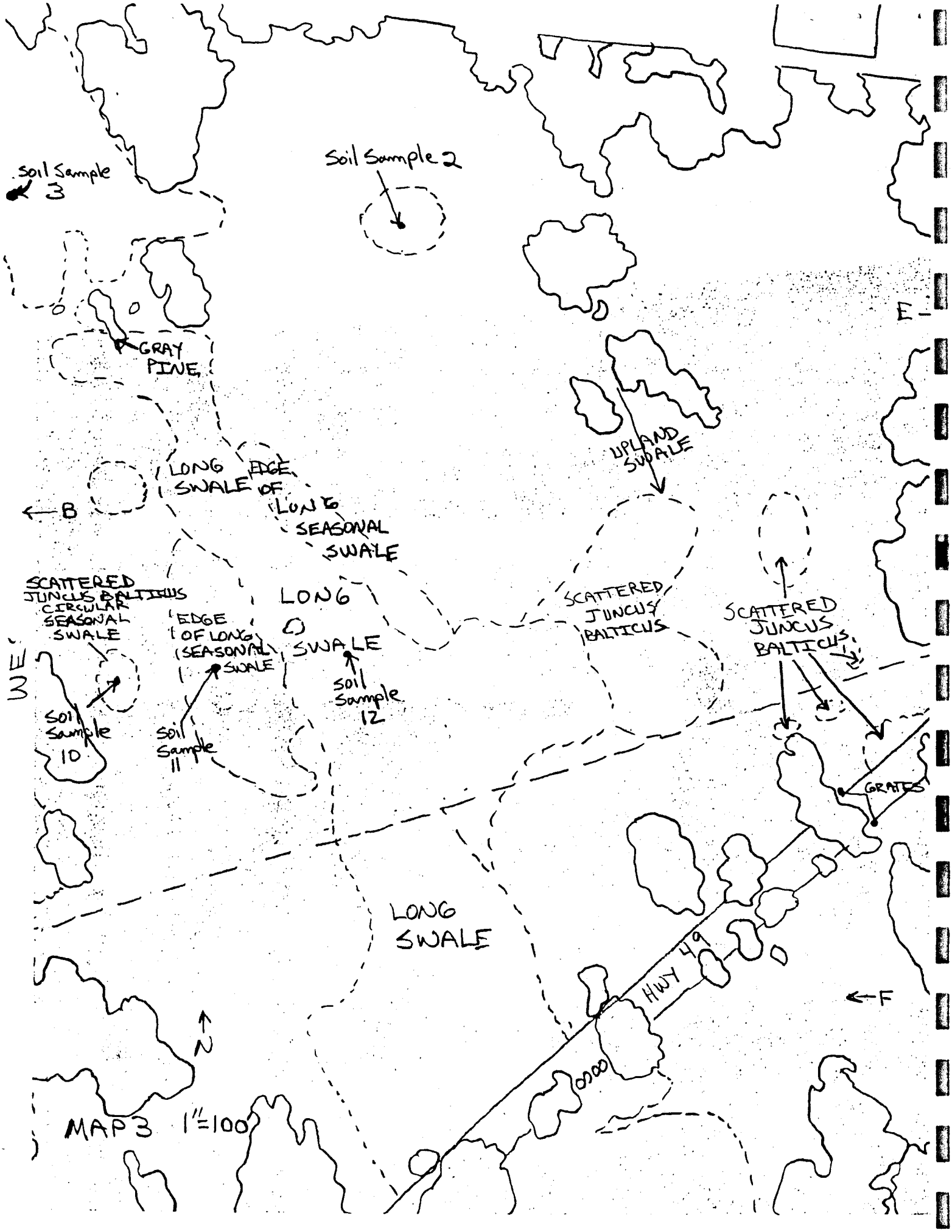

1765
STATE
1735
1726
1720
1745
1750
650-2B-1
1769.60
TT
1769.40
1737
HIGHWAY
1729
49
1729
1744
1724
1735
1750
2
1738
1750
1792
1765
1763
1800
1799
1789
1798
1777
1775
HARRINGTON / QUIGLEY PROPERTY

11-0138.C.28

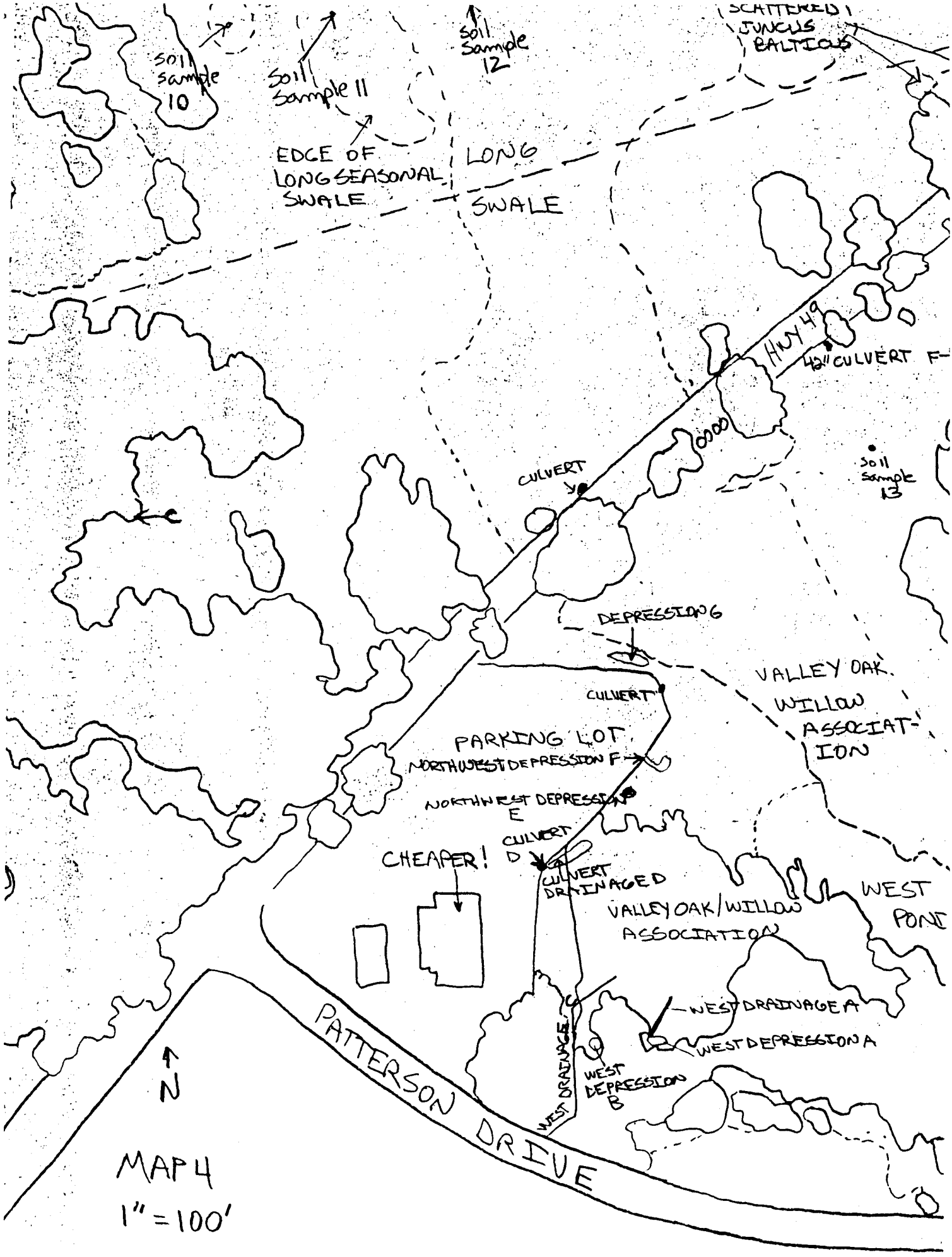

A
FORKED
DRAINAGE
C
Soil
Sample
7
Soil
Sample 8
DRAINAGE C - SWALE
SEASONAL
DEPRESSION
DRAINAGE
DRAINAGE E
OLD EDI
DRAINAGE D
JUNCUS
BALTICUS
DRAINAGE
G
Soil
Sample 9
MAP 1
N
1" = 100'
HWY 49

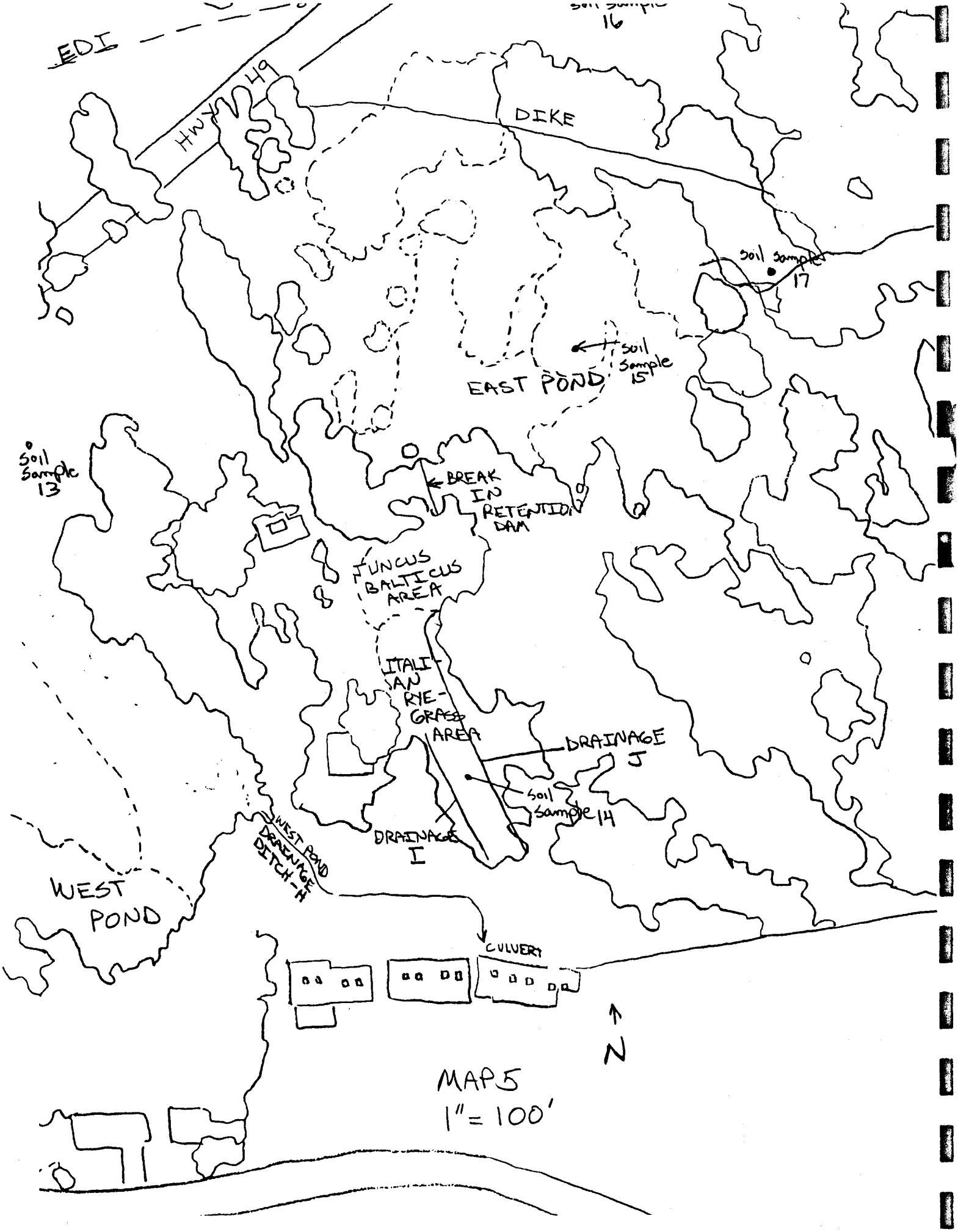

4" Flex Pit
Soil Sample 4
Seasonal Depression
NORTHWEST SEASONAL SWALE
Soil Sample 5
Soil Sample 3
DRAINAGE A
Soil Sample 6
Walnut Tree
WEST
DRAINAGE B
A
Old Well
FORKED DRAINAGE C
Soil Sample 7
DRAINAGE C - SWALE
DRAINAGE E
DRAINAGE E
OLD ERT
DRAINAGE D
JUNCUS BALTICUS
MAP 2
1" = 100'
N

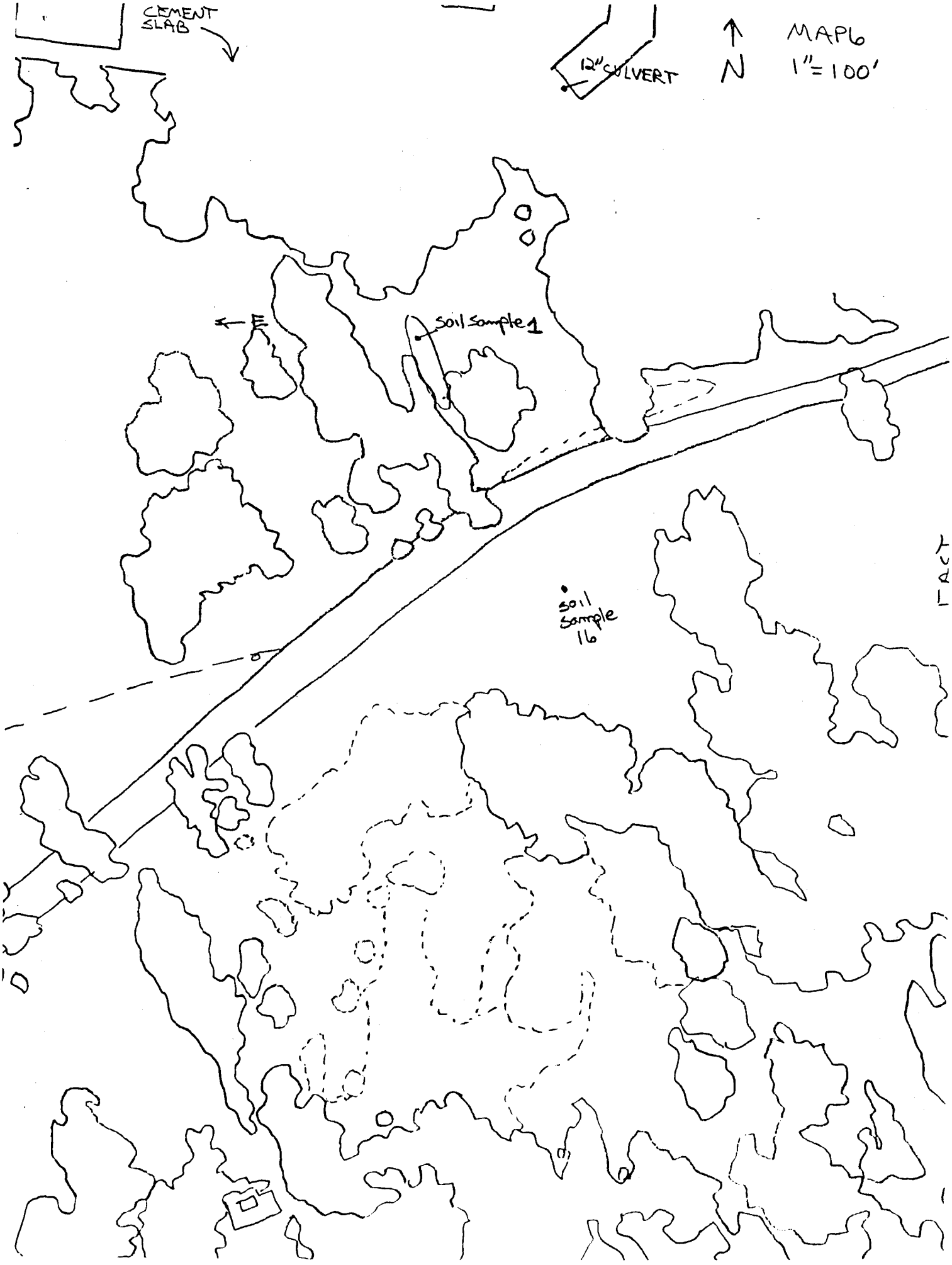
11-0138.C.30


Soil Sample 3
Soil Sample 2
GRAY PINE
LONG SWALE
EDGE OF LONG SEASONAL SWALE
B
E
UPLAND SWALE
SCATTERED JUNCUS BALTICUS CIRCULAR SEASONAL SWALE
LONG SWALE
EDGE OF LONG SEASONAL SWALE
SCATTERED JUNCUS BALTICUS
SCATTERED JUNCUS BALTICUS
Soil Sample 10
Soil Sample 11
Soil Sample 12
GRATES
LONG SWALE
HWY 49
F
N
MAP 3 1"=100'

11-0138.C.31


SCATTERED JUNCUS BALTICUS
soil sample 10
soil sample 11
soil sample 12
EDGE OF LONG SEASONAL SWALE
LONG SWALE
HWY 49
42" CULVERT F
CULVERT
soil sample 13
DEPRESSION G
VALLEY OAK WILLOW ASSOCIATION
CULVERT
PARKING LOT
NORTHWEST DEPRESSION F
NORTHWEST DEPRESSION E
CULVERT D
CHEAPER!
CULVERT DRAINAGED
VALLEY OAK/WILLOW ASSOCIATION
WEST POND
WEST DRAINAGE A
WEST DEPRESSION A
WEST DRAINAGE B
WEST DEPRESSION B
PATTERSON DRIVE
N
MAP 4
1" = 100'


EDI
HWY 49
DIKE
soil sample 16
soil sample 17
soil sample 15
EAST POND
soil sample 13
BREAK IN RETENTION DAM
JUNCUS BALTICUS AREA
ITALIAN RYE-GRASS AREA
DRAINAGE J
soil sample 14
DRAINAGE I
WEST POND DRAINAGE DITCH-H
WEST POND
CULVERT
N
MAP 5
1" = 100'


CEMENT SLAB
12" CULVERT
N
MAP 6
1" = 100'
E
soil sample 1
soil sample 16
FACT

From the surveys conducted on 4/17, 24, and 30/1997, the conclusion reached Wymer and Associates is as follows:

The 79.19 acre site has a total of 29,500 square feet = .67 acres of wetlands. These wetlands are all located in the area south of Highway 49. There are no wetlands in the area north of Highway 49.

NORTH OF HIGHWAY 49

CLASSIFICATION	SQUARE FEET	WETLAND ACRES	ACRES NONWETLAND WITH POTENTIAL WETLAND FEATURES
Seasonal Swale Soil Sample #1	3,956	NONE	.09
Seasonal Circular Swale Soil Sample #2	2,641	NONE	.06
Seasonal Swale Soil Sample #3	42,500	NONE	.98
Seasonal Depression in above Seasonal Swale	1,116	NONE	.03
Northwest Seasonal Swale Soil Sample #4	12,250	NONE	.28
rthwest Seasonal Swale oil Sample #5	9,450	NONE	.22
Northwest Seasonal Drainage A flows into Soil Sample site #5	2,800	NONE	.06
Seasonal Drainage B to Soil Sample #6	6,600	NONE	.15
Seasonal Depression Soil Sample #6	512	NONE	.01
Seasonal Drainage C-Forked	1,400	NONE	.03
Seasonal Drainage C Soil Sample #7	300	NONE	.01
Seasonal Swale Soil Sample #8	14,000	NONE	.32
Seasonal Depression within above Seasonal Swale C	393	NONE	.01
Seasonal Drainage D Old EDI Ditch	25,000	NONE	.57
easonal Drainage E	1,200	NONE	.03
Seasonal Drainage F	1,600	NONE	.04

SSIFICATION	SQUARE FEET	WETLAND ACRES	ACRES NONWETLANDS WITH POTENTIAL WETLAND FEATURES
Circular Juncus balticus Patch at intersection of Seasonal Drainages D and F	No Measurement	NONE	No Measurement
Seasonal Drainage G to Soil Sample #9	4,000	NONE	.09
Seasonal Drainage Soil Sample #9	220	NONE	.005
Seasonal Circular Swale Soil Sample #10	4,416	NONE	.10
Edge of Long Seasonal Swale Soil Sample #11	29,750	NONE	.69
Seasonal Long Swale Soil Sample #12	139,875	NONE	3.2
Total North of Highway 49	303,979	NONE	6.975

SOUTH OF HIGHWAY 49

CLASSIFICATION	SQUARE FEET	WETLAND ACRES	ACRES NONWETLANDS WITH POTENTIAL WETLAND FEATURES
Valley Oak/Willow Association with West Depressions & Drainages A-C	35,000	NONE	.80
West Pond	25,000	.57	NONE
Cheaper ! Culvert Drainage D	412	NONE	.009
Northwest Depression E	128	NONE	.003
Northwest Depression F	114	NONE	.003
Cheaper ! East Wall Depression G	266	NONE	.006
West Pond Deep Drainage Ditch- H	1,600	NONE	.04
and Soil Sample #13	No Measurement	NONE	No Measurement
Overall Italian Ryegrass Area with 2-1 footwide man-made drainage Soil Sample #14	16,250	NONE	.37

SSIFICATION	SQUARE FEET	WETLAND ACRES	ACRES NONWETLAND WITH POTENTIAL WETLAND FEATURES
Juncus balticus Area south of break in retention dam & north of Italian Ryegrass Area	10,000	NONE	.23
East Pond Soil Sample #15	45,000	NONE	1.03
Italian Ryegrass/Baltic Rush Area Soil Sample #16	45,000	NONE	1.03
Seasonal Drainage Soil Sample #17	4,500	.10	NONE
Seasonal Drainage L on 3.39 acres	200	NONE	.005
Seasonal Drainage M on 3.39 acres	700	NONE	.02
al South of Highway 49	184,170	.67	3.546

DEFINITIONS OF INDICATOR CATEGORIES

INDICATOR CATEGORIES

Obligate Wetland (OBL). Occur almost always (estimated probability greater than 99%) under natural conditions in wetlands.

Facultative Wetland (FACW). Usually occur in wetlands (estimated probability 67%-99%), but occasionally found in nonwetlands.

Facultative (FAC). Equally likely to occur in wetlands or nonwetlands (estimated propability 34%-66%).

Facultative Upland (FACU). Usually occur in nonwetlands (estimated probability 67%-99%), but occasionally found in wetlands (estimated probability 1%-33%).

Obligate Upland (UPL). Occur in wetlands in another region, but occur almost always (estimated propability greater than 99%) under natural conditions in nonwetlands in the region specified.

R_IND (REGIONAL INDICATOR)

The estimated probability (liklihood) of a species occurring in wetlands versus nonwetlands in the region. Regional Indicators reflect the unanimous agreement of the Regional Interagency Review Panel. If a regional panel was not able to reach a unanimous decision on a species, NA (no agreement) was recorded in the regional indicator (R_IND) field An NI (no indicator) was recorded for those species for which insufficient information was available to determine an indicator status. An asterisk (*) following a regional Indicator identifies tentative assignments based on limited information from which to determine the indicator status.

A positive (+) or negative (-) sign is used with the Facultative Indicato categories to more specifically define the regional frequency of occurenc in wetlands. The positive sign indicates a frequency toward the higher end of the category (more frequently found in wetlands), and a negative sign indicates a frequency toward the lower end of the category (less frequently found in wetlands.)

ABOVE DEFINITIONS ARE FROM NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: CALIFORNIA (REGION 0), U.S. DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE, BIOLOGICAL REPORT 88(26.10) May 1988

A PARTIAL LIST OF PLANT SPECIES FOR 78.9 ACRES ON THE HARRINGTON/QUIGLEY PROPERTY OF EL DORADO COUNTY ON APRIL 17, 24, AND 30, 1997

ENTIFIC NAME	COMMON NAME	NATIVE OR INTRODUCED	REGIONAL INDICATORS 1988	1997
hillea millefolium	Yarrow	N	FACU	FACU
oseris grandiflora	Large-flowered Agoseris	N	UPL	UPL
ra caryophyllea	Silver European Fireweed	I	UPL	NI
isma plantago-uatica	Broad-leaf Water Plantain	N	OBL	NOT LISTED
sinckia menziesii	Rancher's Fireweed	N	UPL	UPL
hanes arvensis	Dew-Cup	N	UPL	UPL
ctostaphyllus viscida p. viscida	White-leaved Manzanita	N	UPL	UPL
ndo donax	Giant Reed	I	FACW	FAC+
hysanus pusillus	Athysanus	N	UPL	UPL
ena barbata	Slender Wild Oat	I	UPL	UPL
ena fatua	Wild Oat	I	UPL	UPL
ccharis pilularis	Coyote Brush	N	UPL	UPL
iza minor	Little Quaking Grass	I	FACW-	FACU
omus arenarius	Australian Brome Grass	I	UPL	UPL
omus diandrus	Ripgut Grass	I	UPL	UPL
omus hordeaceus p. hordeaceus	Soft Brome	I	FACU-	FACU-
drinia ciliata	Red Maids	N	FACU*	FACU*
itriche heterophylla	Larger Water-starwort	N	OBL	OBL
lochortus monophyllus	Yellow Star Tulip	N	UPL	UPL
bsella bursa-pastoris	Shepherd's Purse	I	FAC-	FAC-
rdamine oligosperma	Few-Seed Bitter-cress	N	FACW	FACW
rduus pycnocephala	Italian Thistle	I	UPL	UPL
rex attrostachya	Slender-beak Sedge	N	FACW	**FACW**
rex densa	Dense Sedge	N	OBL	OBL
rex douglasii	Douglas'Sedge	N	FACU	FACU
rex feta	Green-sheath Sedge	N	OBL	OBL
rex praegracilis	Clustered Field Sedge	N	FACW-	FACW-
stilleja attenuata	Valley Tassels	N	UPL	UPL
anothus cuneatus p. cuneatus	Buck Brush	N	UPL	UPL
ntaurea solstitialis	Yellow Star-thistle	I	UPL	UPL
rastium glomeratum	Mouse-ear Chickweed	I	FACU	FACU
amomilla suaveolens	Pineapple Weed	I	FACU	FACU
enopodium album	Lamb's Quarters	I	FAC	FAC
lorogalum pomeridia-m var. pomeridianum	Soap Plant	N	UPL	UPL
chorum intybus	Chicory	I	UPL	NI
rsium vulgare	Bull Thistle	I	FACU	FAC
arkia purpurea ssp. quadrivulnera	Four-spotted Godetia	N	UPL	UPL
tonia perfoliata	Miner's Lettuce	N	FAC	FACU

SCIENTIFIC NAME	COMMON NAME	NATIVE OR INTRODUCED	REGIONAL INDICATOR 1988	1997
Convolvulus arvensis	Bindweed	I	UPL	UPL
Conyza canadensis	Canada Horseweed	N	FAC	FAC
Croton setigerus	Turkey Mullein	N	UPL	UPL
Cynosurus echinatus	Hedgehog Dogtail	I	UPL	UPL
Cyperus eragrostis	Tall Flatsedge	N	FACW	FACW
Cytisus scoparius	Scotch Broom	I	UPL	UPL
Daucus pusillus	Rattlesnake Weed	N	UPL	UPL
Deschampsia danthonoides	Annual Hairgrass	N	FACW	FACW
Dichelostemma capitatum	Blue Dicks	N	UPL	UPL
Dichelostemma multiflorum	Wild Hyacinth	N	UPL	UPL
Eleocharis acicularis var. acicularis	Least Spikerush	N	OBL	OBL
Eleocharis palustris	Creeping Spikerush	N	OBL	OBL
Elymus glaucus ssp. glaucus	Blue Wild-rye	N	FACU	FACU
Epilobium brachycarpum	Panicled Willow-herb	N	UPL	UPL
Eragrostis mexicana ssp. virescens	Mexican Love grass	N	FAC	FAC
Erigeron philadelphicus	Philadelphia Fleabane	N	FAC	FAC
Erodium botrys	Long-beaked Filaree	I	UPL	FACU*
Eschscholzia lobbii	Frying Pans	N	UPL	UPL
Foeniculum vulgare	Sweet Fennel	I	FACU	FACU-
Galium aparine	Goose Grass	N	FACU	FACU
Galium parisiense	Wall Bedstraw	I	FACU	FACU
Geranium carolinianum	Carolina Geranium	N	UPL	UPL
Geranium dissectum	Cut-leaved Geranium	I	UPL	UPL
Glyceria declinata	Manna Grass	I	NOT LISTED	NOT LISTED
Heliotropium europaeum	Heliotrope	I	UPL	UPL
Hemizonia fitchii	Fitch's Spikeweed	N	UPL	FACU
Hirschfeldia incana	Mediterranean Mustard	I	UPL	UPL
Holocarpha virgata	Virgate Tarweed	N	UPL	UPL
Hordeum depressium	Low Barley	N	NI	FACW
Hordeum marinum ssp. gussonianum	Mediterraneuan Barley	I	FAC	FAC+
Hordeum murinum ssp. leporinum	Wall Barley	I	NI	UPL
Hypericum perforatum	Klamathweed	I	UPL	UPL
Hypochoeris glabra	Smooth Cat's Ear	I	UPL	UPL
Juglans hindsii	Northern California Black Walnut	N	FAC	FAC
Juncus balticus	Baltic Rush	N	OBL	FACW+
Juncus bufonius var. bufonius	Toad Rush	N	FACW+	FACW+
Juncus bufonius var. occidentalis	Round-fruited Toad Rush	N	FACW+	FACW
Juncus capitatus	Capped Rush	I	FACU	FACU
Juncus tenuis	Slender Rush	N	FACW	FACW
Juncus xiphioides	Iris-leaved Rush	N	OBL	OBL

SCIENTIFIC NAME	COMMON NAME	NATIVE OR INTRODUCED	REGIONAL INDICAT(1988	1997
Lactuca serriola	Prickly Lettuce	I	FAC	FAC
ontodon taraxacoides	Hairy Hawkbit	I	FACU	FACU
epidium virginicum var. virginicum	Poor-man's Pepper-grass	I	FACU	FACU
Lilaea scilloides	Flowering Quillwort	N	OBL	OBL
Limnanthes striata	Foothill Meadow-foam	N	OBL	FACW
Linanthus bicolor	Bicolored Linanthus	N	UPL	NI
Linanthus parviflorus	Common Linanthus	N	UPL	UPL
Lolium perenne	Perennial Ryegrass	I	FAC*	FAC*
Lolium perenne ssp. multiflorum	Annual Italian Ryegrass	I	NOT LISTED	NOT LISTE
Lonicera interrupta	Chaparral Honeysuckle	N	UPL	UPL
Lotus purshianus	Spanish Clover	N	UPL	UPL
Lotus micranthus	Lotus	N	UPL	UPL
Ludwigia peploides ssp. peploides	Floating Seedbox	N	OBL	OBL
Lupinus bicolor	Miniature Lupine	N	UPL	UPL
Luzula comosa	Hairy Woodrush	N	NI	FAC*
Lythrum hyssopifolia	Hyssop Loosestrife	I	FACW	FACW
Madia rammii	Ramm's Madia	N	UPL	UPL
Madia subspicata	Slender Tarweed	N	UPL	UPL
Marrubium vulgare	Horehound	I	FAC	FACU
Marsilea vestita ssp. vestita	Hairy Water Fern	N	OBL	OBL
Medicago polymorpha	California Burclover	I	UPL	FACU-
Mimulus guttatus	Common Large Monkey-Flower	N	OBL	FACW+
ntia fontana	Water Chickweed	N	OBL	FACW
Navarretia intertexta ssp. intertexta	Needle-leaved Navarretia	N	OBL	FACW
Navarretia intertexta ssp. propinqua	Great Basin Navarretia	N	FAC*	FAC*
Phalaris minor	Littleseed Canary Grass	I	UPL	UPL
Picris echioides	Bristly Ox-tongue	I	FAC*	FAC
Pinus ponderosa	Pacific Ponderosa Pine	N	FACU	UPL
Pinus sabiniana	Gray Pine	N	UPL	UPL
Plagiobothrys nothofulvus	Popcornflower	N	FAC	FAC
Plagiobothrys stipitatus var. micranthus	Slender Popcornflower	N	OBL	OBL
Plantago lanceolata	English Plantain	I	FAC-	FAC-
Plectritis ciliosa ssp. ciliosa	Long-Spur Plectritis	N	FACU	FACU
Poa annua	Annual Bluegrass	I	FACW-	FAC
Poa bulbosa	Bulbous Bluegrass	I	UPL	UPL
Polygonum amphibian var. stipulaceum	Water Smartweed	N	OBL	OBL
Polygonum arenastrum	Common Knotweed	I	FAC	FAC
Polypogon monspeliensis	Annual Beard Grass	I	FACW+	FACW+
Populus fremontii	Fremont's Cottonwood	N	FACW	FAC+*

SCIENTIFIC NAME	COMMON NAME	NATIVE OR INTRODUCED	REGIONAL INDICATOR 1988	1997
·unus cerasifera	Cherry Plum	I	UPL	UPL
ɔilocarphus oreganus	Oregon Woolly-heads	N	OBL	OBL
Quercus douglasii	Blue Oak	N	UPL	UPL
Quercus kelloggii	California Black Oak	N	UPL	UPL
Quercus lobata	Valley Oak	N	FAC*	FACU
Quercus wizlizenii var. wizlizenii	Interior Live Oak	N	UPL	UPL
Ranunculus bonariensis var. trisepalus	Carter's Butter-cup	N	OBL	OBL
Ranunculus muricatus	Spiny-fruit Butter-cup	I	FACW+	FACW+
Ranunculus occidentalis	Western Butter-cup	N	FACW	FACW
Raphanus sativus	Wild Radish	I	UPL	UPL
Rhamnus tomentella ssp. tomentella	Hoary Coffeeberry	N	UPL	UPL
Rorippa curvisiliqua	Curve-pod Yellow-cress	N	OBL	OBL
Rubus discolor	Himalayan Berry	I	FACW*	FAC+
Rumex acetosella	Sheep Sorrel	I	FAC-	FAC-
Rumex crispus	Curly Dock	I	FACW-	FACW-
Rumex obtusifolius	Bitter Dock	I	FACW	FACW
Rumex pulcher	Fiddle Dock	I	FAC+	FAC+
Salix gooddinggii	Goodding Willow	N	OBL	FACW
Sanicula bipinnatifida	Purple Sanicle	N	UPL	UPL
Sanicula crassicaulis	Pacific Sanicle	N	UPL	UPL
Sidalcea malviflora ssp. asprella	Harsh Sidalcea	N	UPL	UPL
ɔilybum marianum	Milk Thistle	I	UPL	UPL
ɔlanum xantii	Purple Nightshade	N	UPL	UPL
ɔonchus asper	Prickly Sowthistle	I	FAC	FAC
Sonchus oleraceus	Common Sowthistle	I	NI*	NI*
Spergularia rubra	Purple Sandspurry	I	FAC-	FAC-
Stellaria media	Common Chickweed	I	FACU	FACU
Sysimbrium officinale	Hedge Mustard	I	UPL	UPL
Taeniatherum caput-medusae	Medusa Head	I	UPL	UPL
Taraxacum officinale	Common Dandelion	I	FACU	FACU
Torilis arvensis	Japanese Hedge-parsley	I	UPL	UPL
Torilis nodosa	Knotted Hedge-parsley	I	UPL	UPL
Toxicodendron diversilobum	Poison Oak	N	UPL	UPL
Trichostema lanceolatum	Vinegar Weed	N	UPL	UPL
Trifolium dubium	Little Hop Clover	I	FACU*	FACU*
Trifolium microcephalum	Small-head Clover	N	FACU*	FACU*
Trifolium pratense	Red Clover	I	FACU+	FACU+
Trifolium subterranean	Subterranean Clover	I	UPL	UPL
Trifolium variegatum	White-tip Clover	N	FACW-	FACW-
Trifolium willdenowii	Tomcat Clover	N	UPL	NI
Triteleia hyacinthina	White Brodiaea	N	FACW*	FACW*
Triticum aestivum	Cultivated Wheat	I	UPL	UPL
Typha latifolia	Broad-leaved Cattail	N	OBL	OBL
Verbascum blattaria	Moth Mullein	I	FACW	FACU*
Verbascum thapsus	Woolly Mullein	I	UPL	NI
Veronica peregrina ssp. xalapensis	Purslane Speedwell	N	OBL	OBL
ɔicia sativa ssp. nigra	Narrow-leaved Vetch	I	FACU	UPL
ɔicia sativa ssp. sativa	Spring Vetch	I	FACU	UPL

SCIENTIFIC NAME	COMMON NAME	NATIVE OR INTRODUCED	REGIONAL INDICATO 1988	1997
ia villosa ssp. varia	Vetch	I	UPL	UPL
..ca major	Periwinkle	I	UPL	UPL
Vulpia bromoides	Six-weeks Brome Grass	I	FACW	FACU*
Vulpia myurus	Foxtail Fescue	I	FACU*	FACU*
Yabea microcarpa	California Hedge-parsley	N	UPL	UPL

All scientific names are from A Synonymized Checklist of the Vascular Flora of the United States, Canada, and Greenland Vol 1 and Vol 2 by John T. Kartesz. The indicator category is from the National List of Plant Species That Occur in Wetlands: California (Region 0).

SUMMARY OF 1988 REGIONAL INDICATORS FOR 170 PLANT SPECIES

OBL	FACW	FAC	FACU	UPL	NI	NOT LISTED
23	23	21	24	73	4	2
(14%)	(14%)	(12%)	(14%)	(43%)	(2%)	(1%)

SUMMARY OF 1997 REGIONAL INDICATORS FOR 170 PLANT SPECIES

OBL	FACW	FAC	FACU	UPL	NI	NOT LISTED
16	23	24	29	69	6	3
(9%)	(14%)	(14%)	(17%)	(41%)	(4%)	(2%)

SUMMARY OF 1988 REGIONAL INDICATORS FOR 117 PLANT SPECIES NORTH OF HWY 49

OBL	FACW	FAC	FACU	UPL	NI	NOT LISTED
15	16	14	16	51	3	2
(13%)	(14%)	(12%)	(14%)	(44%)	(3%)	(2%)

SUMMARY OF 1997 REGIONAL INDICATORS FOR 117 PLANT SPECIES NORTH OF HWY 49

OBL	FACW	FAC	FACU	UPL	NI	NOT LISTED
10	18	14	20	50	3	2
(9%)	(15%)	(12%)	(17%)	(43%)	(3%)	(2%)

UMMARY OF 1988 REGIONAL INDICATORS FOR 124 PLANT SPECIES SOUTH OF HWY 49

OBL	FACW	FAC	FACU	UPL	NI	NOT LISTED
19	20	18	18	45	2	2
(15%)	(16%)	(15%)	(15%)	(36%)	(2%)	(2%)

UMMARY OF 1997 REGIONAL INDICATORS FOR 124 PLANT SPECIES SOUTH OF HWY 49

OBL	FACW	FAC	FACU	UPL	NI	NOT LISTED
14	17	20	22	43	4	3
(11%)	(14%)	(16%)	(18%)	(35%)	(3%)	(2%)

Property of El Dorado County on April 17, 24 and 30, 1997 - North of Hwy 49

Scientific Name	Regional Indicator 1997, 1988	UPLAND SS=SOIL SAMPLE SWALE-SS1	SWALE-SS1	CIRCULAR SWALE-SS2	OVERALL LONG SWALE	LONG SWALE-SS3	DEPRESSION IN LONG SWALE	CIRCULAR SWALE-SS10	EDGE OF LONG SWALE-SS11	LONG SWALE-SS12	NORTHWEST SWALE-SS4	Northwest Swale-SS5	DRAINAGE A	DRAINAGE B TO SS6	DRAINAGE B-SS6	DRAINAGE C FORKED	DRAINAGE C-SS7	DRAINAGE C-SWALE	DRAINAGE C-SWALE-SS8	DRAINAGE-SWALE C-DEPRESSION IN SWA
Achillea millefolium	FACU	✓												✓						
Agoseris grandiflora	UPL																			
Aira caryophyllea	ANI, UPL				✓				✓	✓			✓				✓			
Alisma plantago-aquatica	Not Listed, OBL																			
Amsinckia menziesii	UPL												✓	✓						
Aphanes arvensis	UPL																			
Arctostaphyllus viscida ssp. viscida	UPL	✓																		
Arundo donax	FAC+, FACW																			
Athysanus pusillus	UPL												✓							
Avena barbata	UPL																			
Avena fatua	UPL																			
Baccharis pilularis	UPL	✓																		
Briza minor	FACU, FACW-			✓	✓				✓	✓										
Bromus arenarius	UPL																			
Bromus diandrus	UPL	✓											✓	✓						
Bromus hordeaceus ssp. hordeaceus	FACU-	✓	✓	>50%	✓			✓	✓	✓			>50%	✓	✓	✓		✓		
Calandrinia ciliata	FACU*	✓																		
Callitriche heterophylla	OBL						✓													
Calochortus monophyllus	UPL	✓												✓		✓				
Capsella bursa-pastoris	FAC-																			
Cardamine oligosperma	FACW																			
Carduus pycnocephala	UPL													✓						
Carex athrostachya	FACW				✓															
Carex densa	OBL				✓															
Carex douglasii	FACU				Present ✓		✓													
Carex feta	OBL				✓	✓				✓										
Carex praegracilis	FACW-				✓				✓	✓							✓			
Castilleja attenuata	UPL	✓			✓	✓												✓		
Ceanothus cuneatus ssp. cuneatus	UPL	✓														✓				
Centaurea solstitialis	UPL	✓																		
Cerastium glomeratum	FACU			✓	✓								✓				✓			
Chamomilla suaveolens	FACU																			

Scientific Name	Regional Indicator 1997, 1988	UPLAND	SWALE-SS1	CIRCULAR SWALE-SS2	OVERALL LONG SWALE	LONG SWALE-SS3	DEPRESSION IN LONG SWALE	CIRCULAR SWALE-SS10	EDGE OF LONG SWALE-SS11	LONG SWALE-SS12 NORTHWEST	SWALE-SS4 Northwest	Swale-SS5	DRAINAGE A	DRAINAGE B TO SS6	DRAINAGE B-SS6	DRAINAGE C FORMED	DRAINAGE C-SS7	DRAINAGE C-SWALE	DRAINAGE C-SWALE-SS8	DRAINAGE-Swale C-DEPRESSION IN SW
Chenopodium album	FAC																			
Chloragalum pomeridianum var. pomeridianum	UPL	✓																		
Cichorium intybus	NI, UPL																			
Cirsium vulgare	FAC, FACU																			
Clarkia purpurea ssp. quadrivulnera	UPL												✓	✓						
Claytonia perfoliata	FACU, FAC	✓											✓			✓	✓			
Convolvulus arvensis	UPL																			
Conyza canadensis	FAC	✓																		
Croton setigerus	UPL																✓			
Cynosurus echinatus	UPL	✓											✓	✓			✓	✓		
Cyperus eragrostis	FACW																			
Cytisus scoparius	UPL	✓																		
Daucus pusillus	UPL																			
Deschampsia danthonioides	FACW				✓	✓		✓	FREQUENT ✓								✓	✓		
Dichelostemma capitatum	UPL												✓	✓						
Dichelostemma multiflorum	UPL																			
Eleocharis acicularis var. acicularis	OBL																			
Eleocharis palustris	OBL				✓				✓								✓			✓
Elymus glaucus ssp. glaucus	FACU																			
Epilobium brachycarpum	UPL																			
Eragrostis mexicana ssp. virescens	FAC				✓								✓							
Erigeron philadelphicus	FAC				✓															
Erodium botrys	FACU*, UPL	✓	✓	✓	✓	✓			✓				✓	✓						
Eschscholzia lobbii	UPL	✓																		
Foeniculum vulgare	FACU-, FACU																			
Galium aparine	FACU													✓		✓				
Galium parisiense	FACU												✓				✓			
Geranium carolinianum	UPL	✓	✓	✓	✓	✓		✓				✓		✓	✓	✓		✓	✓	
Geranium dissectum	UPL		✓		✓								✓	✓	✓			✓	✓	
Glyceria declinata	Not Listed				✓		✓													
Hellotimplum europaeum	UPL																			

Scientific Name	Regional Indicator 1997, 1988	UPLAND	SWALE-SS1	CIRCULAR SWALE-SS2	OVERALL LONG SWALE	LONG SWALE-SS3	DEPRESSION IN LONG SWALE	CIRCULAR SWALE-SS10	EDGE OF LONG SWALE-SS11	LONG SWALE-SS12	NORTHWEST SWALE-SS4	NORTHWEST SWALE-SS5	DRAINAGE A	DRAINAGE B TO SS6	DRAINAGE B-SS6	DRAINAGE C-FORKED	DRAINAGE C-SS7	DRAINAGE C-SWALE	DRAINAGE C-SWALE-SS8	DRAINAGE-SWALE C-DEPRESSION IN SWA
Hemizonia fitchii	FACU, UPL																			
Hirschfeldia incana	UPL																			
Holocarpha virgata	UPL	✓																		
Hordeum depressum	FACW, NI				✓															
Hordeum marinum ssp gussonianum	FACT, FAC	✓			✓		✓	✓	✓				✓	✓	>50		✓	✓		✓
Hordeum murinum ssp leporinum	UPL, NI	✓											✓	✓		✓				
Hypericum perforatum	UPL													✓						
Hypochaeris glabra	UPL	✓	✓										✓					✓		
Juglans hindsii	FAC	✓																		
Juncus balticus	FACW+, OBL	✓	✓	✓	PRES LEAST ✓	PRES LEAST ✓	✓	ACCS DOM ✓		PRES LEAST ✓	✓	✓	✓		✓			✓	✓	
Juncus bufonius var. bufonius	FACW+		✓				✓					✓					✓	✓	✓	
Juncus bufonius var. occidentalis	FACW, FACW+				✓				✓	✓										
Juncus capitatus	FACU																			
Juncus tenuis	FACW																			
Juncus xiphioides	OBL				✓			✓												
Lactuca serriola	FAC	✓																		
Leontodon taraxacoides	FACU																			
Lepidium virginicum var. virginicum	FACU																			
Lilaea scilloides	OBL																			
Limnanthes striata	FACW, OBL				✓															
Linanthus bicolor	NI, UPL	✓											✓	✓						
Linanthus parviflorus	UPL	✓																		
Lolium perenne	FAC*																			
Lolium perenne ssp multiflorum	Not listed	✓	>50%		✓				✓	✓		✓			✓		✓	✓	✓	✓
Lonicera interrupta	UPL													✓						
Lotus purshianus	UPL																			
Lotus micranthus	UPL												✓	✓						
Ludwigia peploides ssp peploides	OBL																			
Lupinus bicolor	UPL	✓		✓	✓	✓						✓	✓							
Luzula comosa	FAC*, NI																			
Lythrum hyssopifolia	FACW		✓		✓	✓	✓					✓				✓				
Madia ramosii	UPL	✓																		

Scientific Name	Regional Indicator 1997, 1988	UPLAND	SWALE-SS1	CIRCULAR SWALE-SS2	OBERAL LONG SWALE	LONG SWALE-SS3	DEPRESSION IN LONG SWALE	CIRCULAR SWALE-SS10	EDGE OF LONG SWALE-SS11	LONG SWALE-SS12	NORTHWEST SWALE-SS4	NORTHWEST SWALE-SS5	DRAINAGE A	DRAINAGE B TO SS6	DRAINAGE B-SS6	DRAINAGE C-FORKED	DRAINAGE C-SS7	DRAINAGE C-SWALE	DRAINAGE C-SWALE-SS8	DRAINAGE-SWALE C-DEPRESSION IN SWA
Madia subspicata	UPL																			
Marrubium vulgare	FACU, FAC	✓																		
Massilea Vestita ssp. Vestita	OBL																			
Medicago polymorpha	FACU-, UPL	✓					✓													
Mimulus guttatus	FACW+, OBL				✓												✓	✓	✓	
Montia fontana	FACW, OBL		✓		✓	✓					✓	✓			✓		✓	✓	✓	
Navarretia intertexta ssp. intertexta	FACW, OBL	✓																		
Navarretia intertexta ssp. propinqua	FAC*																			
Phalaris minor	UPL																			
Picris echioides	FAC, FAC*																			
Pinus ponderosa	UPL, FACU	✓																		
Pinus sabiniana	UPL	✓											✓	✓		✓		✓		
Plagiobothrys nothofulvus	FAC	✓			✓	✓							✓							
Plagiobothrys stipitatus var. micranthus	OBL		✓	✓	✓	✓	✓	✓							✓					✓
Plantago lanceolata	FAC-																			
Plectritis ciliosa ssp. ciliosa	FACU	✓											✓	✓				✓	✓	
Poa annua	FAC, FACW-		✓		✓		✓				✓		✓		✓		✓			
Poa bulbosa	UPL																			
Polygonum amphibium var. stipulaceum	OBL																			
Polygonum arenastrum	FAC						✓													
Polypogon monspeliensis	FACW+						✓													
Populus fremontii	FAC+*, FACW																			
Prunus cerasifera	UPL																			
Psilocarphus oregonus	OBL						✓													
Quercus douglasii	UPL	✓					✓						✓	✓			✓			
Quercus kelloggii	UPL	✓																		
Quercus lobata	FACU, FAC*	✓																		
Quercus wislizenii var. wislizenii	UPL	✓											✓	✓		✓	✓	✓	✓	
Ranunculus hebecarpus var. triscaphus	OBL		✓		✓	✓		✓							✓			✓	✓	✓
Ranunculus muricatus	FACW+		✓		✓	✓				✓		✓	✓				✓	✓	✓	

Scientific Name	Regional Indicator 1997, 1988	UPLAND	SWALE-SS1	CIRCULAR SWALE-SS2	OVERALL LONG SWALE	LONG SWALE-SS3	DEPRESSION IN LONG SWALE	CIRCULAR SWALE-SS10	EDGE OF LONG SWALE-SS11	LONG SWALE-SS12	NORTHWEST SWALE-SS4	Northwest Swale-SS5	DRAINAGE A	DRAINAGE B TO SS6	DRAINAGE B-SS6	DRAINAGE C-FORKED DRAINAGE	C-SS7 DRAINAGE	C-SWALE DRAINAGE	C-SWALE-SS8 DRAINAGE-Swale C-DEPRESSION IN SW
Ranunculus occidentalis	FACW		✓	✓	✓	✓		✓	✓	✓		✓					✓	✓	✓	✓
Raphanus sativus	UPL																			
Rhamnus tomentella ssp tomentella	UPL	✓																		
Rorippa curvisilqua	OBL						✓													
Rubus discolor	FACt, FACW*				✓															
Rumex acetosella	FAC-						✓													
Rumex crispus	FACW-				✓	✓						✓			✓		✓	✓	✓	✓
Rumex obtusifolius	FACW																			
Rumex pulcher	FAC*				✓			✓		✓				✓						
Salix goodingii	FACW, OBL																			
Sanicula bipinnatifida	UPL													✓						
Sanicula crassicaulis	UPL	✓											✓	✓		✓		✓	✓	
Sidalcea malviflora ssp asprella	UPL																			
Silybum marianum	UPL													✓						
Solanum xantii	UPL	✓																		
Sonchus asper	FAC-																			
Sonchus oleraceus	NI*																			
Spergularia rubra	FAC-						✓													
Stellaria media	FACU											✓	✓			✓	✓	✓	✓	
Sysimbrium officinale	UPL	✓																		
Taeniatherum caput-medusae	UPL	✓																		
Taraxacum officinale	FACU																			
Torilis arvensis	UPL	✓											✓	✓		✓	✓			
Torilis nodosa	UPL																			
Toxicodendron diversilobum	UPL	✓												✓		✓				
Trichostema lanceolatum	UPL																			
Trifolium dubium	FACU*	✓	✓	✓	✓	✓		✓	✓	✓			✓	✓						
Trifolium microcephalum	FACU*																			
Trifolium pratense	FACU+	✓		✓	✓		✓	✓	✓	✓			✓	✓		✓	✓			
Trifolium subterraneum	UPL		✓	✓	FREQUENT ✓	FREQUENT ✓		✓		✓	%50	✓			✓					
Trifolium variegatum	FACW-				✓			✓	✓	✓	✓						✓	✓		
Trifolium willdenovii	NI, UPL																			

Scientific Name	Regional Indicator 1997, 1988	UPLAND	SWALE-SS1	CIRCULAR SWALE-SS2	OVERALL LONG SWALE	LONG SWALE-SS3	DEPRESSION IN LONG SWALE	CIRCULAR SWALE-SS10	EDGE OF LONG SWALE-SS11	LONG SWALE-SS12	NORTHWEST SWALE-SS4	Northwest Swale-SS6	DRAINAGE A	DRAINAGE D TD SS6	DRAINAGE B-SS5	DRAINAGE C-FORKED	DRAINAGE C-SS7	DRAINAGE C-SWALE	DRAINAGE C-SWALE-SS8	DRAINAGE-Swale C-DEPRESSION IN SW
Triteleia hyacinthina	FACW*																			
Triticum aestivum	UPL																			
Typha latifolia	OBL																			
Verbascum blattaria	FACU*, FACW																			
Verbascum thapsus	NI, UPL	✓																		
Veronica peregrina ssp. xalapensis	OBL				✓	✓	✓													
Vicia sativa ssp. nigra	UPL, FACU				✓			✓		✓										
Vicia sativa ssp. sativa	UPL, FACU	✓			✓	✓									✓					
Vicia villosa ssp. varia	UPL	✓																		
Vinca major	UPL																			
Vulpia bromoides	FACU*, FACW				✓			✓												
Vulpia myuros	FACU*				✓									✓						
Yabea microcarpa	UPL																			
Total Number of Species = 117		53	17	12	47	19	19	16	13	17	5	12	33	32	13	14	24	24	15	7
Area Dominant Plant Species		No	Yes	Yes	No	No	90% Bare	No	No	No	Yes	No	Yes	No	Yes	No	No	No	No	No
Algae Matting		No	No	No	No	No	No	No	No	No	No	No	No	No	LOW-EST AREA	No	No	No	No	Yes
Soil Saturation		No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Standing Water		No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Total Numbers of 1988 OBL Species		2	4	2	11	6	6	4	0	3	2	2	1	0	4	0	3	4	4	3
" " " 1997 " "		0	2	1	7	4	5	3	0	2	0	0	0	0	2	0	1	3	1	3
" " " 1988 FACW "		0	5	2	13	5	4	4	6	6	2	5	2	0	2	0	8	6	4	2
" " " 1997 " "		2	6	2	14	7	4	4	5	6	3	7	2	0	3	0	10	9	7	2
" " " 1988 FAC "		8	0	0	5	1	4	2	1	1	0	0	4	2	1	1	2	1	0	1
" " " 1997 " "		5	1	0	7	1	5	2	1	1	1	0	4	2	2	0	2	1	0	1
" " " 1988 FACU "		8	2	4	8	1	2	4	3	3	0	1	6	7	2	4	4	3	2	0
" " " 1997 " "		11	3	6	9	2	3	4	5	4	0	1	9	8	1	5	5	3	2	0
" " " 1988 UPL "		33	5	4	7	6	2	2	2	3	1	3	18	22	3	8	5	9	4	0
" " " 1997 " "		32	4	3	7	5	1	3	0	2	1	3	16	21	4	9	5	8	4	0
" " " 1988 NI "		1	0	0	1	0	0	0	0	0	0	0	1	1	0	1	0	0	0	0
" " " 1997 " "		2	0	0	1	0	0	0	1	1	0	0	2	1	0	0	0	1	0	0
" " " 1988 Not Listed "		1	1	0	2	0	1	0	1	1	0	1	0	0	1	0	1	1	1	1
" " " 1997 " " "		1	1	0	2	0	1	0	1	1	0	1	0	0	1	0	1	1	1	1

Property of El Dorado County on April 17, 24 and 30, 1997 - North of Hwy 49

Scientific Name	Regional Indicator 1997, 1988	DRAINAGE D-OLD EDITION	DRAINAGE E	JUNCUS BALTICUS FREE AT DRAINAGE DAM F	DRAINAGE G	DRAINAGE G TO SS9	DRAINAGE G-SS9
Achillea millefolium	FACU						
Agoseris grandiflora	UPL						
Aira caryophyllea	NI, UPL	✓	✓	✓			
Alisma plantago-aquatica	Not Listed, OBL						
Amsinckia menziesii	UPL						
Aphanes arvensis	UPL						
Arctostaphylos viscida ssp. viscida	UPL						
Arundo donax	FACW, FACW						
Athysanus pusillus	UPL						
Avena barbata	UPL						
Avena fatua	UPL		✓		✓		
Bacchasis pilularis	UPL						
Briza minor	FACU, FACW-				✓		
Bromus arenarius	UPL						
Bromus diandrus	UPL				✓		
Bromus hordeaceus ssp. hordeaceus	FACU-	✓	>50%	✓	✓	>50%	✓
Calandrinia ciliata	FACU*	✓		✓	✓	✓	
Callitriche heterophylla	OBL						
Calochortus monophyllus	UPL		✓				
Capsella bursa-pastoris	FAC-						
Cardamine oligosperma	FACW						
Carduus pycnocephala	UPL						
Carex athrostachya	FACW						
Carex densa	OBL						
Carex douglasii	FACU						
Carex feta	OBL						
Carex praegracilis	FACW-						
Castilleja attenuata	UPL	✓	✓	✓	✓		
Ceanothus cuneatus ssp. cuneatus	UPL				✓		
Centaurea solstitialis	UPL						
Cerastium glomeratum	FACU						
Chamomilla suaveolens	FACU						

Scientific Name	Regional Indicator 1997, 1988	DRAINAGE D-OLD EDI DITCH	DRAINAGE DE	JURISDICTIONAL WETLAND DRAINAGES D AND F	DRAINAGE DF	DRAINAGE G TO SS9	DRAINAGE G-SS9
Chenopodium album	FAC						
Chloragalum pomeridianum var. pomeridianum	UPL						
Cichorium intybus	NI, UPL						
Cirsium vulgare	FAC, FACU						
Clarkia purpurea ssp. quadrivulnera	UPL		✓				
Claytonia perfoliata	FACU, FAC				✓		✓
Convolvulus arvensis	UPL						
Conyza canadensis	FAC						
Croton setigerus	UPL						✓
Cyperus echinatus	UPL	✓	✓	✓		✓	
Cyperus eragrostis	FACW						
Cytisus scoparius	UPL						
Daucus pusillus	UPL					✓	
Deschampsia danthonioides	FACW	✓					
Dichelostemma capitatum	UPL						
Dichelostemma multiflorum	UPL						
Eleocharis acicularis var. acicularis	OBL						
Eleocharis palustris	OBL						
Elymus glaucus ssp. glaucus	FACU						
Epilobium brachycarpum	UPL						
Eragrostis mexicana ssp. virescens	FAC						
Erigeron philadelphicus	FAC						
Erodium botrys	FACU*, UPL			✓		✓	
Eschscholzia lobbii	UPL						
Foeniculum vulgare	FACU-, FACU						
Galium aparine	FACU				✓		
Galium parisiense	FACU						
Geranium dissectum	UPL				✓		
Geranium molle	UPL		✓	✓	✓		✓
Glyceria declinata	Not Listed						
Heliotropium europaeum	UPL						

Scientific Name	Regional Indicator 1997, 1988	DRAINAGE D-OLD ENI DITCH	DRAINAGE D/W	JUNCUS BALTICUS PATCH AT DRAINAGES D AND F	DRAINAGE D/L	DRAINAGE 6 TO 559	DRAINAGE 6-559
Hemizonia fitchii	FACU, UPL						
Hirschfeldia incana	UPL						
Holocarpha virgata	UPL						
Hordeum depressum	FACW, NI						
Hordeum marinum ssp gussonianum	FAC+, FAC		✓	✓	✓	✓	✓
Hordeum murinum ssp leporinum	UPL, NI		✓		✓		✓
Hypericum perforatum	UPL						
Hypochoeris glabra	UPL		✓			✓	
Juglans hindsii	FAC	✓					
Juncus balticus	FACW+, OBL	✓		✓			✓
Juncus bufonius var. bufonius	FACW+	✓					
Juncus bufonius var. occidentalis	FACW, FACW+						✓
Juncus capitatus	FACU						
Juncus tenuis	FACW						
[J]uncus xiphioides	OBL						
Lactuca serriola	FAC						
Leontodon taraxacoides	FACU						
Lepidium virginicum var. virginicum	FACU	✓		✓			
Lilaea scilloides	OBL						
Limnanthes striata	FACW, OBL						
Linanthus bicolor	NI, UPL	✓					
Linanthus parviflorus	UPL						
Lolium perenne	FAC*						
Lolium perenne ssp multiflorum	Not listed		✓			✓	✓
Lonicera interrupta	UPL						
Lotus purshianus	UPL					✓	
Lotus micranthus	UPL						
Ludwigia peploides ssp. peploides	OBL						
Lupinus bicolor	UPL	✓		✓	✓	✓	
[L]uzula comosa	FAC*, NI					✓	
Lythrum hyssopifolia	FACW						
Madia rammii	UPL						

Scientific Name	Regional Indicator 1997, 1988	DRAINAGE D-OLD EDIC DITCH	DRAINAGE E	JUNCUS BALTICUS PATCH AT DRAINAGES D AND F	DRAINAGE F	DRAINAGE G TO SS9	DRAINAGE G-SS9
Madia subspicata	UPL			✓			
Marrubium vulgare	FACU, FAC						
Massilea Vestita ssp. Vestita	OBL						
Medicago polymorpha	FACU-, UPL						
Mimulus guttatus	FACW+, OBL	✓					
Montia fontana	FACW, OBL						✓
Navarretia intertexta ssp. intertexta	FACW, OBL						
Navarretia intertexta ssp. propinqua	FAC*						
Phalaris minor	UPL						
Picris echioides	FAC, FAC*						
Pinus ponderosa	UPL, FACU						
Pinus sabiniana	UPL	✓			✓		
Plagiobothrys nothofulvus	FAC	✓	✓	✓			
Plagiobothrys stipitatus var. micranthus	OBL						✓
Plantago lanceolata	FAC-						
Plectritis ciliosa ssp. ciliosa	FACU						
Poa annua	FAC, FACW-	✓					
Poa bulbosa	UPL						
Polygonum amphibium var. stipulaceum	OBL						
Polygonum arenastrum	FAC						
Polypogon monspeliensis	FACW+						
Populus fremontii	FAC+*, FACW						
Prunus cerasifera	UPL						
Psilocarphus oregonus	OBL	✓					
Quercus douglasii	UPL						
Quercus kelloggii	UPL						
Quercus lobata	FACU, FAC*						
Quercus wislizenii var. wislizenii	UPL	✓	✓		✓	✓	✓
Ranunculus hamasiensis var. trisepalus	OBL						
Ranunculus muricatus	FACW+						✓

Scientific Name	Regional Indicator 1997, 1988	D DRAINAGE / D-OLD END DITCH	D DRAINAGE / D E	JUNCUS BALTICUS PATCH AT DRAINAGE D AND F	D DRAINAGE / D F	G DRAINAGE / G TO SS9	D DRAINAGE / G-SS9
Ranunculus occidentalis	FACW	✓				✓	%>50
Raphanus sativus	UPL						
Rhamnus tomentella ssp. tomentella	UPL						
Rorippa curvisilqua	OBL						
Rubus discolor	FAC+, FACW*						
Rumex acetosella	FAC-					✓	
Rumex crispus	FACW-	✓		✓	✓		
Rumex obtusifolius	FACW						✓
Rumex pulcher	FAC*						
Salix gooddingii	FACW, OBL						
Sanicula bipinnatifida	UPL						
Sanicula crassicaulis	UPL				✓		
Sidalcea malviflora ssp. asprella	UPL						
Silybum marianum	UPL						
olanum xantii	UPL					✓	
Sonchus asper	FAC						
Sonchus oleraceus	NI*						
Spergularia rubra	FAC-						
Stellaria media	FACU				✓		✓
Sysimbrium officinale	UPL		✓				
Taeniatherum caput-medusae	UPL						
Taraxacum officinale	FACU						
Torilis arvensis	UPL		✓		✓		✓
Torilis nodosa	UPL						
Toxicodendron diversilobum	UPL						
Trichostema lanceolatum	UPL						
Trifolium dubium	FACU*	✓	✓	✓	✓	✓	✓
Trifolium microcephalum	FACU*						
Trifolium pratense	FACU+	✓	✓	✓	✓	✓	✓
rifolium subterranean	UPL			✓	✓	✓	
Trifolium variegatum	FACW-	✓					
Trifolium willdenowii	NI, UPL						

Scientific Name	Regional Indicator 1997, 1988	DRAINAGE A OLD EDIT DITCH	DRAINAGE D4	JUNCUS EFFUSUS PATCH AT DRAINAGE	DRAINAGE D4	DRAINAGE G POSS 9	DRAINAGE G -SS 9
Triteleia hyacinthina	FACW*						
Triticum aestivum	UPL						
Typha latifolia	OBL						
Verbascum blattaria	FACU*, FACW						
Verbascum thapsus	NI, UPL						
Veronica peregrina ssp. xalapensis	OBL						
Vicia sativa ssp. nigra	UPL, FACU	✓		✓	✓		
Vicia sativa ssp. sativa	UPL, FACU						
Vicia villosa ssp. varia	UPL						
Vinca major	UPL						
Vulpia bromoides	FACU*, FACW	✓					✓
Vulpia myuros	FACU*						
Yabea microcarpa	UPL						
North of Hwy 49 Total Number of Species = 117		25	18	18	23	19	20
Area Dominant Plant Species		No	Yes	No	No	Yes	Yes
Algae Matting		No	No	No	No	No	No
Soil Saturation		No	No	No	No	No	No
Standing Water		No	No	No	No	No	No
Total Number of 1988 OBL Species		3	0	1	0	0	3
" " " 1997 " "		1	0	0	0	0	1
" " " 1988 FACW "		7	0	1	2	1	5
" " " 1997 " "		7	0	2	1	1	6
" " " 1988 FAC "		2	2	2	2	2	2
" " " 1997 " "		3	2	2	1	3	1
" " " 1988 FACU "		6	3	6	7	4	4
" " " 1997 " "		6	3	6	8	5	6
" " " 1988 UPL "		7	11	8	11	10	4
" " " 1997 " "		6	11	7	13	9	5
" " " 1988 NI "		0	1	0	1	1	1
" " " 1997 " "		2	1	1	0	0	0
" " " 1988 Not Listed "		0	1	0	0	1	1
" " " 1997 " " "		0	1	0	0	1	1

Property of El Dorado County on April 17, 24 and 30, 1997 - South of Hwy 49

Scientific Name	Regional Indicator 1997	1988	UPLAND	WEST DEPRESSION A	WEST DRAINAGE EAST FROM DEPRESSION A	WEST DEPRESSION B	WEST DRAINAGE C	VALLEY OAK/WILLOW ASSOCIATION	WEST POND CENTER+EDGE	CHEAPER CULVERT DRAINAGE	D NORTHWEST DEPRESSION E	NORTHWEST DEPRESSION F	CHEAPER WALL AREA	CHEAPER EAST WALL DEPRESSION G	WEST POND DRAINAGE DITCH-H	UPLAND-SS13	OVERALL ITALIAN RYEGRASS AREA	ITALIAN RYEGRASS AREA-SS14	FOOTWIDE MAN-MADE DRAINAGE-I	FOOTWIDE MAN-MADE DRAINAGE-J	EAST POND
Achillea millefolium		FACU																			
Agoseris grandiflora		UPL	✓																		
Aira caryophyllea	NI	UPL																			
Alisma plantago-aquatica	Not Listed	OBL							✓	✓					✓						✓
Amsinckia menziesii		UPL																			
Aphanes arvensis		UPL																			✓
Arctostaphyllus viscida ssp. viscida		UPL																			
Arundo donax	FAC+	FACW													✓						
Athysanus pusillus		UPL																			
Avena barbata		UPL	✓		✓			✓													
Avena fatua		UPL	✓		✓								✓								
Baccharis pilularis		UPL	✓	✓	✓	✓		✓													
Briza minor	FACU	FACW-														✓					✓
Bromus arenarius		UPL																			✓
omus diandrus		UPL	✓	✓	✓		✓	✓					✓								
Bromus hordeaceus ssp. hordeaceus		FACU-	✓		✓			✓				✓	✓			% >50					✓
Calandrinia ciliata		FACU*																			
Callitriche heterophylla		OBL								✓										✓	
Calochortus monophyllus		UPL																			
Capsella bursa-pastoris		FAC-	✓																		
Cardamine oligosperma		FACW																			✓
Carduus pycnocephala		UPL																			
Carex athrostachya		FACW																			
Carex densa		OBL																			
Carex douglasii		FACU		✓	✓			✓	✓								✓	✓			FREQUENT ✓
Carex feta		OBL						✓													
Carex praegracilis		FACW-		✓	✓			✓	✓												OCCASIONAL ✓
Castilleja attenuata		UPL																			
Ceanothus cuneatus ssp. cuneatus		UPL																			
entaurea solstitialis		UPL																			
Cerastium glomeratum		FACU	✓					✓									✓	✓			✓
Chamomilla suaveolens		FACU	✓																		

Scientific Name	Regional Indicator 1997, 1988	UPLAND	WEST DEPRESSION	WEST DRAINAGE FROM DEPRESSION	WEST DEPRESSIONS	WEST DRAINAGE	VALLEY OAK/WILLOW ASSOCIATION	WEST POND CENTER + EDGE	CHEAPER CULVERT DRAINAGE	NORTHWEST DEPRESSION E	NORTHWEST DEPRESSION F	CHEAPER WALL AREA	CHEAPER EAST WALL DEPRESSION G	WEST POND DRAINAGE DITCH-H	UPLAND - SS13	OVERALL FINAL RIPARIAN AREA	FINAL RIPARIAN AREA - SS14	FOOT WIDE MANMADE DRAINAGE-I	FOOT WIDE MANMADE DRAINAGES EAST POND
Chenopodium album	FAC	✓																	
Chlorogalum pomeridianum																			
var. pomeridianum	UPL																		
Cichorium intybus	NI, UPL	✓																	
Cirsium vulgare	FAC, FACU	✓					✓												
Clarkia purpurea ssp. quadrivulnera	UPL																		
Claytonia perfoliata	FACU, FAC	✓				✓													
Convolvulus arvensis	UPL						✓												✓
Conyza canadensis	FAC	✓																	
Croton setigerus	UPL										✓								✓
Cynosurus echinatus	UPL	✓					✓									✓			✓
Cyperus eragrostis	FACW													✓					
Cytisus scoparius	UPL																		
Daucus pusillus	UPL																		
Deschampsia danthonioides	FACW									✓	✓								✓
Dichelostemma capitatum	UPL																		
Dichelostemma multiflorum	UPL																		
Eleocharis acicularis var. acicularis	OBL		✓					✓		✓	✓								✓
Eleocharis palustris	OBL							✓	✓	✓				✓		✓	✓	✓	✓
Elymus glaucus ssp. glaucus	FACU	✓																	
Epilobium brachycarpum	UPL	✓		✓							✓	✓							✓
Eragrostis mexicana ssp. virescens	FAC	✓	✓	✓			✓												✓
Erigeron philadelphicus	FAC						✓	✓											
Erodium botrys	FACU*, UPL																		
Eschscholzia lobbii	UPL																		
Foeniculum vulgare	FACU-, FACU											✓							
Galium aparine	FACU	✓																	
Galium parisiense	FACU																		
Geranium dissectum	UPL	✓		✓			✓	✓		✓		✓				✓			✓
Geranium dissectum	UPL	✓		✓		✓		✓							✓	✓	✓	✓	✓
Glycyrrhiza declinata	Not Listed							✓					✓	✓					
Heliotropium europaeum	UPL																		✓

Scientific Name	Regional Indicator 1997	1988	UPLAND	WEST DEPRESSION A	WEST DRAINAGE A FROM DEPRESSION A	WEST DEPRESSION B	WEST DRAINAGE C	VALLEY OAK/WILD ASSOCIATION	WEST POND CENTER+EDGE	CHEAPER CULVERT DRAINAGE D	NORTHWEST DEPRESSION E	NORTHWEST DEPRESSION F	CHEAPER WALL AREA	CHEAPER EAST WALL-DEPRESSION G	WEST POND DRAINAGE DITCH-H	UPLAND-SS13	OVERALL ITALIAN RYEGRASS AREA	ITALIAN RYEGRASS AREA-SS14	1FOOT WIDE MAN-MADE DRAINAGE-H	1FOOT WIDE MAN-MADE DRAINAGE-I	EAST POND
Hemizonia fitchii	FACU	UPL																			✓
Hirschfeldia incana		UPL											✓								
Holocarpha virgata		UPL																			
Hordeum depressum	FACW	NI																			
Hordeum marinum ssp gussonianum	FAC+	FAC	✓					✓			✓	✓					✓		✓		✓
Hordeum murinum ssp leporinum	UPL	NI	✓		✓		✓						✓								
Hypericum perforatum		UPL	✓	✓		✓		✓	✓												
Hypochoeris glabra		UPL																			
Juglans hindsii		FAC	✓																		
Juncus balticus	FACW+	OBL						✓	✓		✓	✓		✓	✓	✓	✓		✓	✓	FREQ LESS ✓
Juncus bufonius var. bufonius		FACW+								✓			✓	✓							✓
Juncus bufonius var. occidentalis	FACW	FACW+																			✓
Juncus capitatus		FACU																			
Juncus tenuis		FACW																			
cus xiphioides		OBL																			
Lactuca serriola		FAC	✓					✓					✓								✓
Leontodon taraxacoides		FACU									✓	✓									
Lepidium virginicum var. virginicum		FACU																			
Lilaea scilloides		OBL								✓											
Limnanthes striata	FACW	OBL																			
Linanthus bicolor	NI	UPL																			
Linanthus parviflorus		UPL																			
Lolium perenne		FAC*	✓																		
Lolium perenne ssp multiflorum		Not listed	✓		✓		✓	✓	✓	✓	✓	✓	✓	✓		✓	90%	% >50	✓	✓	FREQ LESS ✓
Lonicera interrupta		UPL																			
Lotus purshianus		UPL																			
Lotus micranthus		UPL																			
Ludwigia peploides ssp. peploides		OBL								✓											
Lupinus bicolor		UPL	✓										✓								
zula comosa	FAC*	NI																			
Lythrum hyssopifolia		FACW							✓	✓	✓	✓		✓			✓		✓	✓	✓
Madia rammii		UPL																			

Scientific Name	Regional Indicator 1997, 1988	UPLAND	WEST DEPRESSION/WEST DRAINAGE FROM DEPRESSION	WEST DEPRESSION/WEST DRAINAGE	VALLEY OAK/WILLOW ASSOCIATION	WEST POND CENTER EDGE	CHEAPER CULVERT DRAINAGE	NORTHWEST DEPRESSION E	NORTHWEST DEPRESSION F	CHEAPER WALNUT AREA	CHEAPER WALNUT DEPRESSION	WEST POND DRAINAGE DITCH-H	UPLAND - SS13	OVERALL ITALIAN RYEGRASS AREA	ITALIAN RYEGRASS AREA - SS14	IFDOR WIDE AND WIDE DRAINAGE-I	IFDOR WIDE AND WIDE DRAINAGE-J	EAST POND
Madia subspicata	UPL	✓																
Marrubium vulgare	FACU, FAC	✓															✓	
Marsilea vestita ssp. vestita	OBL									✓				✓				
Medicago polymorpha	FACU-, UPL	✓																
Mimulus guttatus	FACW+, OBL																✓	✓
Montia fontana	FACW, OBL																	✓
Navarretia intertexta ssp. intertexta	FACW, OBL																	✓
Navarretia intertexta ssp. propinqua	FAC*							✓		✓								
Phalaris minor	UPL									✓	✓							
Picris echioides	FAC, FAC*																	
Pinus ponderosa	UPL, FACU																	
Pinus sabiniana	UPL	✓				✓												
Plagiobothrys nothofulvus	FAC																	
Plagiobothrys stipitatus var. micranthus	OBL							✓	>50%	>50%		>50%					✓	
Plantago lanceolata	FAC-	✓	✓	✓	✓		✓	✓										
Plectritis ciliosa ssp. ciliosa	FACU																	
Poa annua	FAC, FACW-	✓												✓				✓
Poa bulbosa	UPL	✓																
Polygonum amphibium var. stipulaceum	OBL							✓										
Polygonum arenastrum	FAC																	
Polypogon monspeliensis	FACW+							✓			✓							
Populus fremontii	FAC*, FACW																	
Prunus cerasifera	UPL	✓			✓	✓	✓							✓				
Psilocarphus oregonus	OBL								✓									✓
Quercus douglasii	UPL	✓	✓															
Quercus kelloggii	UPL							FREQUENT							SEED LING			
Quercus lobata	FACU, FAC*	✓		✓	✓		✓	✓						✓	✓		✓	
Quercus wislizenii var. wislizenii	UPL	✓			✓	✓	✓	✓										
Ranunculus hebecarpus var. triscopalus	OBL							✓	✓	✓							✓	✓
Ranunculus muricatus	FACW+													✓				

Scientific Name	Regional Indicator 1997, 1988	UPLAND	WEST DEPRESSION A	WEST DRAINAGE FROM DEPRESSION A	WEST DEPRESSION B	WEST DRAINAGE C	VALLEY OAK/WILLOW ASSOCIATION	WEST POND CENTER + EDGE	CHEAPER CULVERT DRAINAGE D	NORTHWEST DEPRESSION E	NORTHWEST DEPRESSION F	CHEAPER WALLAREA	CHEAPER EAST WALL DEPRESSION G	WEST POND DRAIN-AGE DITCH-H	UPLAND-SS13	QUEAN-LITNIN RYEGRASS AREA	ITALIAN RYEGRASS AREA-SSIH	FOOTSIDE MAN-MADE DRAINAGE-I	FOOT SIDE MAN-MADE DRAINAGE-J	EASTPOND
Ranunculus occidentalis	FACW											✓								
Raphanus sativus	UPL																			
Rhamnus tomentella ssp. tomentella	UPL																			
Rorippa curvisilqua	OBL							✓	✓		✓		✓							
Rubus discolor	FAC+, FACW*	✓	✓	✓	✓		✓	✓						✓		✓				
Rumex acetosella	FAC-	✓					✓													
Rumex crispus	FACW-	✓					✓	✓	✓		✓							✓	✓	✓
Rumex obtusifolius	FACW							✓						✓						
Rumex pulcher	FAC+	✓	✓	✓							✓	✓	✓			✓				
Salix goodingii	FACW, OBL						✓	✓												
Sanicula bipinnatifida	UPL																			
Sanicula crassicaulis	UPL	✓																		
Sidalcea malviflora ssp. asprella	UPL	✓																		
Silybum marianum	UPL	✓																		
Solanum xantii	UPL																			
Sonchus asper	FAC	✓					✓												✓	
Sonchus oleraceus	NI*	✓					✓					✓								✓
Spergularia rubra	FAC-																			
Stellaria media	FACU																			
Sysimbrium officinale	UPL																			
Taeniatherum caput-medusae	UPL														✓					
Taraxacum officinale	FACU						✓	✓												
Torilis arvensis	UPL	✓				✓	✓													
Torilis nodosa	UPL	✓																		
Toxicodendron diversilobum	UPL	✓																		
Trichostema lanceolatum	UPL									✓										
Trifolium dubium	FACU*						✓				✓					✓	✓	✓		✓
Trifolium microcephalum	FACU*	✓																		
Trifolium pratense	FACU+	✓					✓					✓				✓	✓			
Trifolium subterraneum	UPL																			
Trifolium variegatum	FACW-									✓	✓		✓							✓
Trifolium willdenovii	NI, UPL											✓								

Scientific Name	Regional Indicator 1997, 1988	UPLAND	WEST DEPRESSION A WEST DRAINAGE FROM DEPRESSION A	WEST DEPRESSION B	WEST DRAINAGE C	VALLEY OAK/WILLOW ASSOCIATION	WEST POND CENTER + EDGE	CREEPER CULVERT DRAINAGE D	NORTHWEST DEPRESSION E	NORTHWEST DEPRESSION F	CREEPER EAST	CREEPER VALLAREA	MILL DEPRESSION	WEST POUR DRAINAGE DITCH - H	UPLAND - SS13	OVERMULTIWAY RYEGRASS AREA	ITALIAN RYEGRASS AREA - SS14	1 FOOT WIDE MAN-MADE DRAINAGE - I	1 FOOT WIDE MAN-MADE DRAINAGE - J	EAST POND
Triteleia hyacinthina	FACW*																			
Triticum aestivum	UPL	✓				✓	✓			✓		✓								
Typha latifolia	OBL							✓						✓						
Verbascum blattaria	FACU*, FACW						✓													
Verbascum thapsus	NI, UPL	✓					✓													
Veronica peregrina ssp. xalapensis	OBL								✓	✓										
Vicia sativa ssp. nigra	UPL, FACU	✓																		
Vicia sativa ssp. sativa	UPL, FACU	✓				✓														
Vicia villosa ssp. varia	UPL	✓										✓								
Vinca major	UPL	✓																		
Vulpia bromoides	FACU*, FACW														✓					✓
Vulpia myuros	FACU*	✓																		
Yabea microcarpa	UPL																			
Total Number of Species = 124		61	11	17	7	10	37	24	14	17	17	23	10	9	7	19	8	7	12	39
Area Dominant Plant Species		No	>50% Bare	>50% Bare	<50% Bare	No	No	No	No	Yes	Yes	NO	Yes	No	Yes	Yes	Yes	>50% BARE	>50% BARE	No
Algae Matting		No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Soil Saturation		No	No	No	No	No	No	Yes	Yes	No	No	No	No	Yes	No	No	No	No	No	South End
Standing Water		No	No	No	No	No	No	75%	Yes	No	No	No	No	Yes	No	No	No	No	No	Yes in the middle east end
Total Number of 1988 OBL species		0	1	0	0	0	3	8	9	7	5	0	3	4	1	2	1	1	7	8
" "	" 1997 " "	0	1	0	0	0	1	5	8	6	4	0	2	2	0	1	1	0	5	4
" "	" 1988 FACW "	3	2	2	1	0	4	5	4	3	4	2	3	4	2	4	0	2	2	11
" "	" 1997 " "	1	1	1	0	0	4	6	4	4	5	2	4	3	1	3	0	3	4	11
" "	" 1988 FAC "	15	3	4	2	1	8	3	0	1	2	3	2	0	0	3	1	1	2	4
" "	" 1997 " "	15	4	4	2	0	9	3	0	1	2	3	2	2	0	4	0	1	1	5
" "	" 1988 FACU "	11	1	2	0	1	7	2	0	1	3	4	0	0	1	4	4	1	0	4
" "	" 1997 " "	12	1	3	1	1	8	3	0	1	3	3	0	0	3	6	5	1	1	7
" "	" 1988 UPL "	29	4	7	4	6	13	4	0	4	2	11	0	0	2	5	1	1	0	10
" "	" 1997 " "	29	4	8	4	8	12	4	0	4	2	12	0	0	2	4	1	1	0	9
" "	" 1988 NI "	2	0	1	0	1	1	0	0	0	0	2	0	0	0	0	0	0	0	1
" "	" 1997 " "	3	0	0	0	0	2	0	0	0	0	1	0	0	0	0	0	0	0	1
" "	" 1988 Not listed "	1	0	1	0	1	1	2	1	1	1	1	2	1	1	1	1	1	1	1
" "	" 1997 " " "	1	0	1	0	1	1	3	2	1	1	1	2	2	1	1	1	1	1	2

Property of El Dorado County on April 17, 24 and 30, 1997 - South of Hwy 49

Scientific Name	Regional Indicator 1997, 1988	OVERALL TOLLY... SWALES/BALTIC RUSH AREA	ITALIAN RYE-GRASS AREA-S16	SEASONAL DRAINAGE K-S17	EAST DRAINAGE L ON 3.39 ACRES	EAST DRAINAGE M ON 3.39 ACRES
Achillea millefolium	FACU					
Agoseris grandiflora	UPL					
Aira caryophyllea	NI, UPL					
Alisma plantago-aquatica	Not Listed, OBL					
Amsinckia menziesii	UPL					
Aphanes arvensis	UPL					
Arctostaphylos viscida ssp. viscida	UPL					
Arundo donax	FACW, FACW					
Athysanus pusillus	UPL					
Avena barbata	UPL					
Avena fatua	UPL				✓	
Baccharis pilularis	UPL					
Briza minor	FACU, FACW-	✓	✓			
Bromus arenarius	UPL				✓	
Bromus diandrus	UPL				FREQUENT ✓	
Bromus hordeaceus ssp. hordeaceus	FACU-	✓	✓			
Calandrinia ciliata	FACU*					
Callitriche heterophylla	OBL					
Calochortus monophyllus	UPL				✓	
Capsella bursa-pastoris	FAC-					
Cardamine oligosperma	FACW					
Carduus pycnocephala	UPL					
Carex athrostachya	FACW					
Carex densa	OBL					
Carex douglasii	FACU	✓				
Carex feta	OBL					
Carex praegracilis	FACW-					
Castilleja attenuata	UPL	✓				
Ceanothus cuneatus ssp. cuneatus	UPL					
Centaurea solstitialis	UPL					
Cerastium glomeratum	FACU	✓				
Chamomilla suaveolens	FACU					

Scientific Name	Regional Indicator 1997, 1988	OVERALL INLAND RYEGRASS/EXOTIC RUSH AREA (TAYLOR RYEGRASS AREA 3516 SEASONAL DRAINAGE K-5517)	EAST DRAINAGE L ON 3.39 ACRES	EAST DRAINAGE M ON 3.39 ACRES
Chenopodium album	FAC			
Chloragalum pomeridianum var. pomeridianum	UPL			
Cichorium intybus	NI, UPL			
Cirsium vulgare	FAC, FACU			
Clarkia purpurea ssp. quadrivulnera	UPL			
Claytonia perfoliata	FACU, FAC		✓	
Convolvulus arvensis	UPL			
Conyza canadensis	FAC			
Croton setigerus	UPL	✓		
Cynosurus echinatus	UPL		FREQUENT ✓	
Cyperus eragrostis	FACW			
Cytisus scoparius	UPL			
Daucus pusillus	UPL			
Deschampsia danthonioides	FACW			
Dichelostemma capitatum	UPL			
Dichelostemma multiflorum	UPL		✓	
Eleocharis acicularis var. acicularis	OBL			
Eleocharis palustris	OBL			
Elymus glaucus ssp. glaucus	FACU			
Epilobium brachycarpum	UPL	✓		
Eragrostis mexicana ssp. virescens	FAC	✓		✓
Erigeron philadelphicus	FAC			
Erodium botrys	FACU?, UPL			
Eschscholzia lobbii	UPL			
Foeniculum vulgare	FACU-, FACU			
Galium aparine	FACU		✓	
Galium parisiense	FACU			
Geranium carolinianum	UPL	✓ ✓		✓
Geranium dissectum	UPL	✓		✓
Glyceria declinata	Not Listed			
Heliotropium europaeum	UPL	✓		

Scientific Name	Regional Indicator 1997, 1988	VERNAL ITALIAN RYEGRASS/BALTIC RUSH AREA	ITALIAN RYEGRASS AREA 5516	SEASONAL DRAINAGE K-5517	EAST DRAINAGE L ON 3.59 ACRES	EAST DRAINAGE M ON 3.39 ACRES
Hemizonia fitchii	FACU, UPL					
Hirschfeldia incana	UPL					
Holocarpha virgata	UPL					
Hordeum depressum	FACW, NI					
Hordeum marinum ssp gussonianum	FAC+, FAC					
Hordeum murinum ssp leporinum	UPL, NI				✓	
Hypericum perforatum	UPL					
Hypochoeris glabra	UPL					
Juglans hindsii	FAC					
Juncus balticus	FACW+, OBL	FREQUENT ✓				
Juncus bufonius var. bufonius	FACW+	✓	✓			
Juncus bufonius var. occidentalis	FACW, FACW+					
Juncus capitatus	FACU	✓				
Juncus tenuis	FACW	✓				
Juncus xiphioides	OBL					
Lactuca serriola	FAC					
Leontodon taraxacoides	FACU					
Lepidium virginicum var. virginicum	FACU					
Lilaea scilloides	OBL					
Limnanthes striata	FACW, OBL					
Linanthus bicolor	NI, UPL					
Linanthus parviflorus	UPL					
Lolium perenne	FAC*					
Lolium perenne ssp multiflorum	Not listed	FREQUENT ✓	90% ✓	99% ✓	✓	% >75
Lonicera interrupta	UPL					
Lotus purshianus	UPL					
Lotus micranthus	UPL					
Ludwigia peploides ssp. peploides	OBL					
Lupinus bicolor	UPL					
Luzula comosa	FAC*, NI					
Lythrum hyssopifolia	FACW					
Madia ramonii	UPL					

Scientific Name	Regional Indicators 1997, 1988	VERNAL ITALIAN OVERFLOW/BALTIC RUSH AREA ITALIAN/NEGRAS AREA-SS1b	SEASONAL DRAINAGE K-SS17	EAST DRAINAGE LON 3.39 ACRES	EAST DRAINAGE AL ON 3.39 ACRES
Madia subspicata	UPL				
Marrubium vulgare	FACU, FAC				
Massilea vestita ssp. vestita	OBL				
Medicago polymorpha	FACU, UPL				
Mimulus guttatus	FACW, OBL				
Montia fontana	FACW, OBL	✓			
Navarretia intertexta ssp. intertexta	FACW, OBL				
Navarretia intertexta ssp. propinqua	FAC*				
Phalaris minor	UPL				
Picris echioides	FAC, FAC*				
Pinus ponderosa	UPL, FACU				
Pinus sabiniana	UPL				
Plagiobothrys nothofulvus	FAC				
Plagiobothrys stipitatus var. micranthus	OBL				
Plantago lanceolata	FAC-				
Plectritis ciliosa ssp. ciliosa	FACU				
Poa annua	FAC, FACW-				✓
Poa bulbosa	UPL				
Polygonum amphibium var. stipulaceum	OBL				
Polygonum arenastrum	FAC				
Polypogon monspeliensis	FACW+				
Populus fremontii	FAC+*, FACW	✓			
Prunus cerasifera	UPL	✓			
Psilocarphus oregonus	OBL				
Quercus douglasii	UPL	✓	✓		
Quercus kelloggii	UPL				
Quercus lobata	FACU, FAC*	✓	✓	✓	✓
Quercus wislizenii var. wislizenii	UPL		✓	✓	
Ranunculus bonariensis var. trisepalus	OBL				
Ranunculus muricatus	FACW+				

Scientific Name	Regional Indicator 1997, 1988	OVERALL ITALIAN RYEGRASS/BALTIC RUSH AREA	ITALIAN RYEGRASS AREA-5516	SEASONAL DRAINAGE K-5517	EAST DRAINAGE L ON 3.39 ACRES	EAST DRAINAGE M ON 3.39 ACRES
Ranunculus occidentalis	FACW					
Raphanus sativus	UPL					
Rhamnus tomentella ssp. tomentella	UPL					
Rorippa curvisilqua	OBL				✓	
Rubus discolor	FAC+, FACW*	✓				✓
Rumex acetosella	FAC-	✓				
Rumex crispus	FACW-	✓		✓		
Rumex obtusifolius	FACW					
Rumex pulcher	FAC+					✓
Salix gooddingii	FACW, OBL					
Sanicula bipinnatifida	UPL					
Sanicula crassicaulis	UPL				✓	
Sidalcea malviflora ssp. asprella	UPL					
Silybum marianum	UPL					
Solanum xantii	UPL					
Sonchus asper	FAC					
Sonchus oleraceus	NI*	✓				
Spergularia rubra	FAC-					
Stellaria media	FACU				✓	
Sysimbrium officinale	UPL					
Taeniatherum caput-medusae	UPL					
Taraxacum officinale	FACU					
Torilis arvensis	UPL	✓				
Torilis nodosa	UPL					
Toxicodendron diversilobum	UPL					
Trichostema lanceolatum	UPL					
Trifolium dubium	FACU*	✓	✓			
Trifolium microcephalum	FACU*					
Trifolium pratense	FACU+	✓	✓		✓	
Trifolium subterranean	UPL					
Trifolium variegatum	FACW-					
Trifolium willdenowii	NI, UPL					

Scientific Name	Regional Indicator 1997, 1988	OVERALL ITALIAN RYEGRASS/BALTIC RUSH AREA	ITALIAN RYEGRASS AREA-SSI6	SEASONAL DRAINAGE X-SSI7	EAST DRAINAGE LOW 3.39 ACRES	EAST DRAINAGE ON 3.39 ACRES
Triteleia hyacinthina	FACW*	✓				
Triticum aestivum	UPL					
Typha latifolia	OBL					
Verbascum blattaria	FACU*, FACW					
Verbascum thapsus	NI, UPL					
Veronica peregrina ssp. xalapensis	OBL					
Vicia sativa ssp. nigra	UPL, FACU					
Vicia sativa ssp. sativa	UPL, FACU	✓		✓	✓	
Vicia villosa ssp. varia	UPL					
Vinca major	UPL					
Vulpia bromoides	FACU*, FACW	✓				
Vulpia myuros	FACU*					
Yabea microcarpa	UPL				✓	
Total Number of Species = 124		31	8	6	17	8
~~tree~~ Dominant Plant Species		No	Yes	Yes	No	Yes
Algae Matting		No	No	No	No	No
Soil Saturation		No	No	Yes	No	Yes
Standing Water		No	No	Yes	No	Yes
Total Number of 1988 OBL Species		2	0	0	1	0
" " " 1997 " "		0	0	0	1	0
" " " 1988 FACW "		8	2	1	0	2
" " " 1997 " "		6	1	1	0	0
" " " 1988 FAC "		3	1	1	1	3
" " " 1997 " "		4	1	0	0	4
" " " 1988 FACU "		7	3	1	4	0
" " " 1997 " "		9	5	1	4	1
" " " 1988 UPL "		9	1	2	9	2
" " " 1997 " "		10	1	3	11	2
" " " 1988 NI "		1	0	0	1	0
" " " 1997 " "		1	0	0	0	0
" " " 1988 Not Listed "		1	1	1	1	1
" " " 1997 " " "		1	1	1	1	1

DATA FORM
ROUTINE ONSITE DETERMINATION METHOD[1]

Field Investigator(s): Nancy E. Wymer Date: 4/17/97
Project/Site: Hannington/Quigley State: CA. County: El Dorado
Applicant/Owner: Mike Quigley Plant Community #/Name: Seasonal Swale #1
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

Do normal environmental conditions exist at the plant community? Excessive late Dec. 1996 and Jan. 1997 rains caused flooding.
Yes ____ No ✓ (If no, explain on back)
Has the vegetation, soils, and/or hydrology been significantly disturbed? North of Quigley property developed. A 12" culvert and concave cement slab drains water onto the Quigley property. The culvert & slab are not on the Quigley property. Debris from water caught on barbed wire fence by culvert
Yes ✓ No ____ (If yes, explain on back)

VEGETATION

See Plant List for 1997 Regional Indicators

	Dominant Plant Species	Indicator Status	Stratum		Associated Dominant Plant Species	Indicator Status	Stratum
>50%	1. Lolium perenne ssp. multiflorum	Not Listed	Herb	11.	Ranunculus bonariensis		
	2. Associated Plant Species			12.	var. trisepalus	OBL	Herb
	3. Montia fontana	OBL	Herb	13.	Trifolium dubium	FACU*	Herb
	4. Juncus balticus	OBL	Herb	14.	Bromus hordeaceus		
	5. Trifolium subterraneum	UPL	Herb	15.	ssp. hordeaceus	FACU-	Herb
	6. Ranunculus occidentalis	FACW	Herb	16.	Lythrum hyssopifolia	FACW	Herb
	7. Plagiobothrys stipitatus			17.	Erodium botrys	UPL	Herb
	8. var. micranthus	OBL	Herb	18.	Geranium carolinianum	UPL	Herb
	9. Ranunculus muricatus	FACW+	Herb	19.	Juncus bufonius var. bufonius	FACW+	Herb
	10. Geranium dissectum	UPL	Herb	20.	Hypochoeris glabra	UPL	Herb

Percent of dominant species that are OBL, FACW, and/or FAC None
Is the hydrophytic vegetation criterion met? Yes ____ No ✓
Rationale: Dominant species not found on Nat'l List of Plant Species that occur in Wetlands.

SOILS

Series/phase: Diamond Springs very fine sandy loam, 9-15% slopes Subgroup:[2]
Is the soil on the hydric soils list? Yes ____ No ✓ Undetermined ____
Is the soil a Histosol? Yes ____ No ✓ Histic epipedon present? Yes ____ No ✓
Is the soil: Mottled? Yes ____ No ✓ Gleyed? Yes ____ No ✓
Matrix Color: 10 YR 5/4 Moist Mottle Colors: Maybe obscured
Other hydric soil indicators: None, No manganese or streaks on clay films
Is the hydric soil criterion met? Yes ____ No ✓
Rationale: Soil Series not found on the Hydric Soils List for El Dorado County. Not a low chroma to indicate it's hydric.

HYDROLOGY

Is the ground surface inundated? Yes ____ No ✓ Surface water depth: N/A
Is the soil saturated? Yes ____ No ✓
Depth to free-standing water in pit/soil probe hole: None
List other field evidence of surface inundation or soil saturation.
No algae matting. Leaf litter accumulated in swale
Is the wetland hydrology criterion met? Yes ____ No ✓
Rationale: Doesn't appear to be inundated or saturated > 12.5% of the growing season = 16 days
Growing Season 200 days

JURISDICTIONAL DETERMINATION AND RATIONALE

Is the plant community a wetland? Yes ____ No ✓
Rationale for jurisdictional decision: None of the 3 criteria met for a wetland

[1] This data form can be used for the Hydric Soil Assessment Procedure and the Plant Community Assessment Procedure.
[2] Classification according to "Soil Taxonomy."

Used 1987 Manual Area 86' long x 46' wide = 3,956 sq.ft. = .09 Acres

DATA FORM
ROUTINE ONSITE DETERMINATION METHOD[1]

Field Investigator(s): Nancy E Wymer Date: 4/17/97
Project/Site: Harrington/Quigley State: CA County: El Dorado
Applicant/Owner: Mike Quigley Plant Community #/Name: Seasonal Circular Swale #2
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

Do normal environmental conditions exist at the plant community?
Yes ____ No ✓ (If no, explain on back) Excessive late Dec. 1996 and Jan. 1997 rains caused flooding
Has the vegetation, soils, and/or hydrology been significantly disturbed?
Yes ____ No ✓ (If yes, explain on back) From the aerial photos (1962 & 1996) the area appears to have been plowed and may have been part of an old pear orchard that was removed around 1962 due to peal decline in 1969. If this area was a part of the pear orchard, it was irrigated.

See Plant List for 1997 Regional Indicators

VEGETATION

Dominant Plant Species	Indicator Status	Stratum	Associated Dominant Plant Species	Indicator Status	Stratum
>50% 1. Bromus hordeaceus			11. Briza minor	FACW-	Herb
2. ssp. hordeaceus	FACU-	Herb	12. Trifolium polyanthum	FACU+	Herb
3. Associated Plant Species			13. Cerastium glomeratum	FACU	Herb
4. Trifolium subterraneum	UPL	Herb	14. Geranium carolinianum	UPL	Herb
5. Plagiobothrys stipitatus			15. Lupinus bicolor	UPL	Herb
6. var. micranthus	OBL	Herb	16.		
7. Ranunculus occidentalis	FACW	Herb	17.		
8. Trifolium dubium	FACU*	Herb	18.		
9. Juncus balticus	OBL	Herb	19.		
10. Erodium botrys	UPL	Herb	20.		

Percent of dominant species that are OBL, FACW, and/or FAC None
Is the hydrophytic vegetation criterion met? Yes ____ No ✓
Rationale: Dominant species not FAC or wetter.

SOILS 9-15 % slopes

Series/phase: Diamond Spring very fine sandy loam Subgroup:[2]
Is the soil on the hydric soils list? Yes ____ No ✓ Undetermined ____
Is the soil a Histosol? Yes ____ No ✓ Histic epipedon present? Yes ____ No ✓
Is the soil: Mottled? Yes ✓ No ____ Gleyed? Yes ____ No ✓
Matrix Color: 10YR 4/4 Moist Mottle Colors: 7.5YR 6/6 Moist infrequently found
Other hydric soil indicators: None, No manganese streaks
Is the hydric soil criterion met? Yes ____ No ✓
Rationale: Soil Series not found on the Hydric Soils List for El Dorado County. Not a low chroma to indicate it is hydric.

HYDROLOGY

Is the ground surface inundated? Yes ____ No ✓ Surface water depth: N/A
Is the soil saturated? Yes ____ No ✓
Depth to free-standing water in pit/soil probe hole: None
List other field evidence of surface inundation or soil saturation.
No algae matting
Is the wetland hydrology criterion met? Yes ____ No ✓
Rationale: Does not appear to be inundated or saturated >12.5% of the growing season = 16 days. Growing season 200 days

JURISDICTIONAL DETERMINATION AND RATIONALE

Is the plant community a wetland? Yes ____ No ✓
Rationale for jurisdictional decision: None of the 3 criteria met for a wetland

[1] This data form can be used for the Hydric Soil Assessment Procedure and the Plant Community Assessment Procedure.
[2] Classification according to "Soil Taxonomy."

Used 1987 Manual Radius .58 ft (πr^2) = 2,641 sq ft = .06 Acres

DATA FORM
ROUTINE ONSITE DETERMINATION METHOD[1]

Field Investigator(s): Nancy E Wymer Date: 4/17/97
Project/Site: Harrington/Quigley State: CA County: El Dorado
Applicant/Owner: Mike Quigley Plant Community #/Name: Seasonal Swale #3
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

Do normal environmental conditions exist at the plant community? caused Flooding Excessive late Dec. 1996 and Jan. 1997 rains
Yes ____ No ✓ (If no, explain on back) Water flowed over Hwy 49 in Jan 1997 according to Mike Quigley.
Has the vegetation, soils, and/or hydrology been significantly disturbed? North of Quigley property developed. 4" black flex pipe
Yes ✓ No ____ (If yes, explain on back) draining into swale. Developed parking elevated above Quigley property. Hwy
49 has only one culvert to funnel water under the highway. The aerial photos
1996 & 1963) appears to have been plowed and/or a part of an old pear orchard that was removed as around 1960 due to
a decline in 1959. An old well is nearby. The orchard was probably irrigated. El Dorado Irrigation ditch traverses southern
grazed & swale. EDI ditch has been filled in, but a manhole is near the EDI Ditch.

VEGETATION

see Plant List for 1997 Report Indicator Associated

Dominant Plant Species	Indicator Status	Stratum	Dominant Plant Species	Indicator Status	Stratum
1. None			11. Rumex crispus	FACW-	Herb
2. Associated Plant Species			12. Veronica peregrina ssp. xalapensis	OBL	Herb
3. Juncus balticus	OBL	Herb	13. Lythrum hyssopifolia	FACW	Herb
4. Trifolium subterraneum	UPL	Herb	14. Ranunculus muricatus	FACW+	Herb
5. Ranunculus occidentalis	FACW	Herb	15. Trifolium dubium	FACU*	Herb
6. Deschampsia danthonioides	FACW	Herb	16. Montia fontana	OBL	Herb
7. Carex feta	OBL	Herb	17. Geranium carolinianum	UPL	Herb
8. Ranunculus bonariensis var. trisepalus			18. Vicia sativa ssp. sativa	FACU	Herb
9.	OBL	Herb	19. Castilleja attenuata	UPL	Herb
10. Plagiobothrys stipitatus var. micranthus	OBL	Herb	20.		

see Plant List for additional species

Percent of dominant species that are OBL, FACW, and/or FAC None, but 11 of 19 species OBL + FACW (or 50% or more of species)
Is the hydrophytic vegetation criterion met? Yes ✓ No ____ A wide variety of species are present.
Rationale: Species are discontinuous. Juncus balticus can be found in moist and to some extent dry areas. No dominant species FAC or wetter. Introduced grasses emerging but not yet taxonomically recognizable. Grasses will probably become more abundant. Trifolium hobbernodum has higher % cover than Juncus balticus. Both occupy different vegetation layers in Herb layer.

SOILS

3-9% slopes
Series/phase: Diamond Springs very fine sandy loam Subgroup:[2] ____
Is the soil on the hydric soils list? Yes ____ No ✓ Undetermined ____
Is the soil a Histosol? Yes ____ No ✓ Histic epipedon present? Yes ____ No ✓
Is the soil: Mottled? Yes ✓ No ____ Gleyed? Yes ____ No ✓
Matrix Color: 10YR 4/4 Moist Mottle Colors: 2.5YR 5/8 Moist
Other hydric soil indicators: clay films and manganese streaks
Is the hydric soil criterion met? Yes ____ No ✓
Rationale: Soil Series not found on the Hydric Soils List for El Dorado County. Not a low chroma to indicate it's hydric.

HYDROLOGY

Is the ground surface inundated? Yes ____ No ✓ Surface water depth: N/A
Is the soil saturated? Yes ____ No ✓
Depth to free-standing water in pit/soil probe hole: None
List other field evidence of surface inundation or soil saturation.
No algae matting, leaf litter near trees.
Is the wetland hydrology criterion met? Yes ____ No ✓ Water started backing up 1 1/2 years ago due to development to north
Rationale: Water drained northward, but now is blocked by development & water draining into area from development (4" black flex pipe). Water now accumulates & goes south. A pear orchard needs moist conditions not wet conditions. Soils need a heavy loam for the orchard to prosper

JURISDICTIONAL DETERMINATION AND RATIONALE

Doesn't appear to be inundated or saturated > 12.5% of the growing season = 16 days. Growing season 3
Is the plant community a wetland? Yes ____ No ✓
Rationale for jurisdictional decision: One of the 3 criteria met for a wetland.

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[1] This data form can be used for the Hydric Soil Assessment Procedure and the Plant Community Assessment Procedure.
[2] Classification according to "Soil Taxonomy."

Used 1987 Manual Area = 42,500 ☐ = .98 Acres ** Seasonal Depression by Fence Area = 1116 ☐ = .03 Acres

B-2A* A depression 90% bare but contains 19 species (see plant list) in long swale. These species represent a wetter condition. The depression appears to be saturated or inundated > 12.5% of growing season. No soil sample taken. 4" black flex pipe drains into this depression. Area is 62' x 18' = 1116 ☐ = .03 Acre. Has hydrology requirement. Doesn't have all the criteria for a wetland. Had Callitriche growing on ground. Not saturated & no algae matting.

DATA FORM
ROUTINE ONSITE DETERMINATION METHOD[1]

Field Investigator(s): Nancy S Wymer Date: 4/17/97
Project/Site: Harrington/Quigley State: CA County: El Dorado
Applicant/Owner: Mike Quigley Plant Community #/Name: Seasonal Swale #4 Northwest side of property Interior live oak Woodland
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

Do normal environmental conditions exist at the plant community? Excessive late Dec 1996 and Jan. 1997 rains caused flooding
Yes ____ No ✓ (If no, explain on back)
Has the vegetation, soils, and/or hydrology been significantly disturbed?
Yes ____ No ✓ (If yes, explain on back)

VEGETATION

See Plant List for 1997 Regional Indicators

	Dominant Plant Species	Indicator Status	Stratum		Dominant Plant Species	Indicator Status	Stratum
>50%	1. Trifolium subterraneum	UPL	Herb	11.			
	2. Associated Plant Species			12.			
	3. Juncus balticus	OBL	Herb	13.			
	4. Montia fontana	OBL	Herb	14.			
	5. Poa annua	FACW-	Herb	15.			
	6. Trifolium variegatum	FACW-	Herb	16.			
	7.			17.			
	8.			18.			
	9.			19.			
	10.			20.			

Percent of dominant species that are OBL, FACW, and/or FAC: None
Is the hydrophytic vegetation criterion met? Yes ____ No ✓
Rationale: Dominant species not FAC or wetter. Introduced grasses just emerging & will probably become more abundant.

SOILS

Series/phase: Diamond Springs very fine sandy loam 3-9% slopes Subgroup:[2]
Is the soil on the hydric soils list? Yes ____ No ✓ Undetermined ____
Is the soil a Histosol? Yes ____ No ✓ Histic epipedon present? Yes ____ No ✓
Is the soil: Mottled? Yes ✓ No ____ Gleyed? Yes ____ No ✓
Matrix Color: 10YR 4/4 Moist Mottle Colprs: 2.5YR 4/8 Moist infrequently found
Other hydric soil indicators: Manganese grains rarely found, no manganese streaks
Is the hydric soil criterion met? Yes ____ No ✓
Rationale: Soil Series not found on the Hydric Soils List for El Dorado County. Data low chroma to indicate it's hydric.

HYDROLOGY

Is the ground surface inundated? Yes ____ No ✓ Surface water depth: N/A
Is the soil saturated? Yes ____ No ✓
Depth to free-standing water in pit/soil probe hole: None
List other field evidence of surface inundation or soil saturation.
No algal matting
Is the wetland hydrology criterion met? Yes ____ No ✓
Rationale: Doesn't appear to be inundated or saturated > 12.5% of the growing season = 16 days. Growing Season 200 days.

JURISDICTIONAL DETERMINATION AND RATIONALE

Is the plant community a wetland? Yes ____ No ✓
Rationale for jurisdictional decision: None of the 3 criteria met for a wetland.

[1] This data form can be used for the Hydric Soil Assessment Procedure and the Plant Community Assessment Procedure.
[2] Classification according to "Soil Taxonomy."

Used 1987 Manual 250' long x ave. width 49' = 12,250' = .28 Acres
width ranged from 32' to 66'

DATA FORM
ROUTINE ONSITE DETERMINATION METHOD[1]

Field Investigator(s): Nancy E Wymer Date: 4/30/97
Project/Site: Hassington/Quigley State: CA County: El Dorado
Applicant/Owner: Mike Quigley Plant Community #/Name: Upland Introduced Annual Grassland #13
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

Do normal environmental conditions exist at the plant community? Excessive late Dec. 1996 + Jan. 1997 rain. Caused Flooding
Yes ____ No ✓ (If no, explain on back)
Has the vegetation, soils, and/or hydrology been significantly disturbed?
Yes ____ No ✓ (If yes, explain on back)

VEGETATION

See Plant List for 1997 Regional Indicators

Dominant Plant Species	Indicator Status	Stratum	Dominant Plant Species	Indicator Status	Stratum
>50% 1. Bromus hordeaceus			11.		
2. ssp. hordeaceus	FACU-	Herb	12.		
3. Associated Plant Species			13.		
4. Lolium perenne ssp. multiflorum	Not listed	Herb	14.		
5. Taeniatherum caput-medusae	UPL	Herb	15.		
6. Juncus balticus	OBL	Herb	16.		
7. Vulpia bromoides	FACU	Herb	17.		
8. Briza minor	FACW-	Herb	18.		
9. Geranium carolinianum	UPL	Herb	19.		
10.			20.		

Percent of dominant species that are OBL, FACW, and/or FAC None
Is the hydrophytic vegetation criterion met? Yes ____ No ✓
Rationale: No dominant species FAC or wetter.

SOILS

Series/phase: Diamond Springs very fine sandy loam 9-15% slopes Subgroup:[2]
Is the soil on the hydric soils list? Yes ____ No ✓ Undetermined ____
Is the soil a Histosol? Yes ____ No ✓ Histic epipedon present? Yes ____ No ✓
Is the soil: Mottled? Yes ✓ No ____ Gleyed? Yes ____ No ✓
Matrix Color: 10YR 5/4 Moist Mottle Colors: 7.5YR 5/8 Moist very few + difficult to see in soil sample
Other hydric soil indicators: ____
Is the hydric soil criterion met? Yes ____ No ✓
Rationale: Soil Series not found on the Hydric Soils List for El Dorado County. Not a low chroma to indicate its hydric.

HYDROLOGY

Is the ground surface inundated? Yes ____ No ✓ Surface water depth: N/A
Is the soil saturated? Yes ____ No ✓
Depth to free-standing water in pit/soil probe hole: None
List other field evidence of surface inundation or soil saturation.
No algae matting
Is the wetland hydrology criterion met? Yes ____ No ✓
Rationale: Does not appear to be inundated or saturated >12.5% of growing season
Growing Season = 200 days

JURISDICTIONAL DETERMINATION AND RATIONALE

Is the plant community a wetland? Yes ____ No ✓
Rationale for jurisdictional decision: None of the 3 criteria met for a wetland

[1] This data form can be used for the Hydric Soil Assessment Procedure and the Plant Community Assessment Procedure.
[2] Classification according to "Soil Taxonomy."

Used 1987 Manual

DATA FORM
ROUTINE ONSITE DETERMINATION METHOD[1]

Field Investigator(s): Nancy E Wymer Date: 4/30/97
Project/Site: Hassington/Quigley State: CA County: El Dorado
Applicant/Owner: Mike Quigley Plant Community #/Name: Italian Ryegrass Grassland #14
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

Do normal environmental conditions exist at the plant community? Excessive late Dec 1996 & Jan 1997 rains caused flooding
Yes ____ No ✓ (If no, explain on back) water comes from 42" culvert on east side of property. water drains from Diamond Springs soil
Has the vegetation, soils, and/or hydrology been significantly disturbed? standing water in break in retention dam.
Yes ✓ No ____ (If yes, explain on back) 2- one foot wide drainages were constructed to move water from the break in the retention dam to the culvert on south side of property. Juncus balticus drainage is the wettest of the two drainages. Area drains through culvert to south

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VEGETATION

See Plant List for 1997 Regional Indicators

Dominant Plant Species	Indicator Status	Stratum	Dominant Plant Species	Indicator Status	Stratum
>50% 1. Lolium perenne ssp. multiflorum	Not listed	Herb	11.		
2. Associated Plant Species			12.		
3. Carex davyi	FACU	Herb	13.		
4. Trifolium hybium	FACU*	Herb	14.		
5. Trifolium pratense	FACU+	Herb	15.		
6. Eleocharis palustris	OBL	Herb	16.		
7. Cerastium glomeratum	FACU	Herb	17.		
8. Gerranium carolinianum	UPL	Herb	18.		
9. Quercus lobata (seedling)	FAC*	Herb	19.		
10.			20.		

Percent of dominant species that are OBL, FACW, and/or FAC None
Is the hydrophytic vegetation criterion met? Yes ____ No ✓
Rationale: No dominant species FAC or wetter

SOILS

Series/phase: Diamond Springs very fine sandy loam, 9-15% slopes Subgroup:[2]
Is the soil on the hydric soils list? Yes ____ No ✓ Undetermined ____
Is the soil a Histosol? Yes ____ No ✓ Histic epipedon present? Yes ____ No ✓
Is the soil: Mottled? Yes ✓ No ____ Gleyed? Yes ____ No ✓
Matrix Color: 10YR 4/4 Moist Mottle Colors: 2.5YR 5/8 Moist difficult to see in soil sample
Other hydric soil indicators: No manganese streaks
Is the hydric soil criterion met? Yes ____ No ✓
Rationale: Soil series not found on the Hydric Soils List for El Dorado County. No a low chroma to indicate its hydric.

HYDROLOGY

Is the ground surface inundated? Yes ____ No ✓ Surface water depth: N/A
Is the soil saturated? Yes ____ No ✓
Depth to free-standing water in pit/soil probe hole: None
List other field evidence of surface inundation or soil saturation.
No algal matting
Is the wetland hydrology criterion met? Yes ✓ No ____
Rationale: Does appears to be inundated or saturated >12.5% of the growing season (16 days) Growing season is 200 days.

JURISDICTIONAL DETERMINATION AND RATIONALE

Is the plant community a wetland? Yes ____ No ✓
Rationale for jurisdictional decision: One of the 3 criteria met for a wetland

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[1] This data form can be used for the Hydric Soil Assessment Procedure and the Plant Community Assessment Procedure.
[2] Classification according to "Soil Taxonomy."

Used 1987 Manual Area 250' x 65' = 16,250 sq ft. = .37 acres including 2 man-made 1 foot wide drainages

B-2 West 1 foot wide drainage = 250' x 1' = 250 sq ft. = .005 Acres drainage J
East 1 foot wide drainage = 150' x 1' = 150 sq ft. = .003 Acres drainage I

** A Juncus balticus area 100' x 100' = 10,000 sq ft = .23 Acres is located just south of the break in the retention dam but north of the Italian Ryegrass Area. This area is almost exclusively Juncus balticus with a few areas of Eleocharis acicularis & Rumex crispus. The area appears to meet the hydrology requirement. No soil sample was taken but it is probably the Diamond Springs soil. Water from Diamond Springs drains to the area & only one culvert to south drains the east & west side of the property. 2 of 3 criteria met for a wetland

DATA FORM
ROUTINE ONSITE DETERMINATION METHOD[1]

Field Investigator(s): Nancy E Wyman Date: 4/30/97
Project/Site: Harrington/Quigley State: CA County: El Dorado
Applicant/Owner: Mike Quigley Plant Community #/Name: Seasonal Ponded Area #15
Note: If a more detailed site description is necessary, use the back of data form or a field notebook. (East Pond on Plant List)

Do normal environmental conditions exist at the plant community? Excessive late Dec. 1996 + Jan. 1997 rains caused flooding
Yes ____ No ✓ (If no, explain on back)
Has the vegetation, soils, and/or hydrology been significantly disturbed? water comes from Diamond Springs thru culvert to the east. A retention dam backs up water into the area. A break in the dam allows the area to drain to culvert on the southside of the property. A small dike is in the north and east of the ponded area.
Yes ✓ No ____ (If yes, explain on back)

See Plant List for 1997 Regional Indicators

VEGETATION

	Dominant Plant Species	Indicator Status	Stratum		Dominant Plant Species	Indicator Status	Stratum
>50%	1. Lolium perenne ssp. multiflorum	Not listed	Herb	11.			
	2. Associated Plant Species			12.			
>40%	3. Eleocharis palustris	OBL	Herb	13.			
	4. Lythrum hyssopifolia	FACW	Herb	14.			
	5. Juncus bufonius ssp. bufonius	FACW+	Herb	15.			
	6. Rorippa curvisiliqua	OBL	Herb	16.			
	7. Eleocharis acicularis	OBL	Herb	17.			
	8. Vasiaciatasis			18.			
	9.			19.			
	10. See Plant List for East Pond			20.			

Percent of dominant species that are OBL, FACW, and/or FAC None, but 19 out of 39 species are FACW or OBL on list
Is the hydrophytic vegetation criterion met? Yes ____ No ✓ List of 1997 list 15 species are FACW or OBL.
Rationale: No dominant species FAC or wetter. Plants are growing in response to excess water from Diamond Springs urban area. A wide variety of species are present. Species are discontinuous + in different associations throughout the area making a patchwork appearance.

SOILS

Series/phase: Diamond Springs very fine sandy loam 9-15% slopes Subgroup:[2]
Is the soil on the hydric soils list? Yes ____ No ✓ Undetermined ____
Is the soil a Histosol? Yes ____ No ✓ Histic epipedon present? Yes ____ No ✓
Is the soil: Mottled? Yes ✓ No ____ Gleyed? Yes ____ No ✓
Matrix Color: 10YR 4/3 Moist Mottle Colors: 7.5YR 5/8 Moist
Other hydric soil indicators: No manganese stronks, clay films present
Is the hydric soil criterion met? Yes ____ No ✓
Rationale: Soil Series not found on the Hydric Soils List for El Dorado County, not a low chroma to indicate its hydric. Soil sample was taken as close to the area of the original swale as possible.

HYDROLOGY

Is the ground surface inundated? Yes ____ No ✓ Surface water depth: N/A
Is the soil saturated? Yes ____ No ✓ Soil moist
Depth to free-standing water in pit/soil probe hole: None
List other field evidence of surface inundation or soil saturation.
No algae matting
Is the wetland hydrology criterion met? Yes ✓ No ____ natural hydrology obscured by water from Diamond Springs urban areas.
Rationale: Water drains into the area from Diamond Springs urban areas. A seasonal natural swale appears to have traversed the area. The retention dam impeded the seasonal water flow. As Diamond Springs developed, water input becomes more frequent. It's unknown how much water the original natural swale had in it. It appears to have been seasonal, causing no erosion or very little through this area. It was probably dry most of the year, but subject to the influences of winter rains. Water is currently coming into the area through tree has not been much rain. The area appears to be inundated or saturated >12.5% of the growing season due to excess water from Diamond Springs urban areas.

JURISDICTIONAL DETERMINATION AND RATIONALE

Is the plant community a wetland? Yes ____ No ✓
Rationale for jurisdictional decision: One of the 3 criteria met for a wetland

[1] This data form can be used for the Hydric Soil Assessment Procedure and the Plant Community Assessment Procedure.
[2] Classification according to "Soil Taxonomy."

Used 1987 Manual Area = 45,000 sq ft = 1.03 Acres

B-2 ** Original swale estimated 300 ft long x 50 ft wide = 15,000 sq ft. = .34 Acres
Includes overflow area

DATA FORM
ROUTINE ONSITE DETERMINATION METHOD[1]

Field Investigator(s): Nancy E Wymer Date: 4/30/97
Project/Site: Hassington/Quigley State: CA County: El Dorado
Applicant/Owner: Mike Quigley Plant Community #/Name: Italian Ryegrass/Baltic Rush Area #16
Note: If a more detailed site description is necessary, use the back of data form or a field notebook!

Do normal environmental conditions exist at the plant community? Excessive rain Dec. 1996 + Jan 1997 rains caused flooding.
Yes ____ No ✓ (If no, explain on back)
Has the vegetation, soils, and/or hydrology been significantly disturbed? Soil sample taken near sewerline. Crushed gravel present.
Yes ✓ No ____ (If yes, explain on back)

VEGETATION

See Plant List for 1997 Regional Indicators

Dominant Plant Species	Indicator Status	Stratum	Dominant Plant Species	Indicator Status	Stratum
>90% 1. Lolium perenne ssp. multiflorum	Not listed	Herb	11.		
2. Associated Plant Species			12.		
3. Quercus lobata	FAC*	Sapling	13.		
4. Bromus hordeaceus			14.		
5. ssp. hordeaceus	FACU-	Herb	15.		
6. Trifolium dubium	FACU*	Herb	16.		
7. Briza minor	FACW-	Herb	17.		
8. Trifolium praetense	FACU+	Herb	18.		
9. Geranium carolinianum	UPL	Herb	19.		
10. Juncus bufonius ssp. bufonius	FACW+	Herb	20.		

Percent of dominant species that are OBL, FACW, and/or FAC None
Is the hydrophytic vegetation criterion met? Yes ____ No ✓
Rationale: No dominant species FAC or wetter

SOILS

Series/phase: Diamond Springs very fine sandy loam 9-15% slopes Subgroup:[2]
Is the soil on the hydric soils list? Yes ____ No ✓ Undetermined ____
Is the soil a Histosol? Yes ____ No ✓ Histic epipedon present? Yes ____ No ✓
Is the soil: Mottled? Yes ✓ No ____ Gleyed? Yes ____ No ✓
Matrix Color: 10YR 5/4 Moist Mottle Colors: 5YR 5/8 very few & difficult to see in soil sample
Other hydric soil indicators: No manganese streaks
Is the hydric soil criterion met? Yes ____ No ✓
Rationale: Soil Series not found on the Hydric Soils List for El Dorado County. Not a low chroma to indicate it's hydric

HYDROLOGY

Is the ground surface inundated? Yes ____ No ✓ Surface water depth: N/A
Is the soil saturated? Yes ____ No ✓
Depth to free-standing water in pit/soil probe hole: None
List other field evidence of surface inundation or soil saturation.
No algae matting
Is the wetland hydrology criterion met? Yes ____ No ✓
Rationale: Doesn't appears to be inundated or saturated >12.5% of the growing season = 11e days. Growing season 200 days.

JURISDICTIONAL DETERMINATION AND RATIONALE

Is the plant community a wetland? Yes ____ No ✓
Rationale for jurisdictional decision: None of the 3 criteria met for a wetland

[1] This data form can be used for the Hydric Soil Assessment Procedure and the Plant Community Assessment Procedure.
[2] Classification according to "Soil Taxonomy."

Used 1987 Manual Triangle 200 / 300 ½bh = 45,000 sq ft. = 1.03 Acres

DATA FORM
ROUTINE ONSITE DETERMINATION METHOD[1]

Field Investigator(s): Nancy E Wymer Date: 4/30/97
Project/Site: Harrington/Quigley State: CA County: El Dorado
Applicant/Owner: Mike Quigley Plant Community #/Name: Seasonal Drainage in Mixed Oak Woodland #17
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

Drainage K

Do normal environmental conditions exist at the plant community? Excessive late Dec. 1996 & Jan. 1997 rains caused flooding.
Yes ____ No ✓ (If no, explain on back) Water comes from Diamond springs through a 42" culvert to the east. A retention dam backs up water to form a seasonally ponded
Has the vegetation, soils, and/or hydrology been significantly disturbed? area to the west. A break in the dam allows
Yes ✓ No ____ (If yes, explain on back) the area to drain to a culvert south of the property. A small dike to the north east of the seasonally ponded area helps to retain the water

See Plantlist for 1997 Regional Indicators

VEGETATION

Dominant Plant Species	Indicator Status	Stratum	Dominant Plant Species	Indicator Status	Stratum
1. Quercus lobata	FAC*	Tree	11.		
9962. Lolium perenne ssp multiflorum	Not listed	Herb	12.		
3. Associated Plant Species			13.		
4. Quercus wislizenii var.	UPL	Tree	14.		
5. wislizenii			15.		
6. Quercus douglasii	UPL	Tree	16.		
7. Rumex crispus	FACW-	Herb	17.		
8. Vicia sativa ssp sativa	FACU	Herb	18.		
9.			19.		
10.			20.		

Percent of dominant species that are OBL, FACW, and/or FAC FAC* large tree. Soil sample taken under this tree.
Is the hydrophytic vegetation criterion met? Yes ✓ No ____
Rationale: Dominant Species FAC or Wetter.

SOILS

Series/phase: Loamy Alluvial Land Subgroup:[2] ____
Is the soil on the hydric soils list? Yes ✓ No ____ Undetermined ____
Is the soil a Histosol? Yes ____ No ✓ Histic epipedon present? Yes ____ No ✓
Is the soil: Mottled? Yes ✓ No ____ Gleyed? Yes ____ No ✓
Matrix Color: 10YR 4/2 Moist Mottle Colors: 7.5YR 5/6 Moist
Other hydric soil indicators: A few manganese streaks. clayish.
Is the hydric soil criterion met? Yes ✓ No ____
Rationale: Soil Series found on the Hydric Soils List for El Dorado County. Has a low Chroma to indicate it's hydric.

HYDROLOGY

Is the ground surface inundated? Yes ____ No ✓ Surface water depth: N/A
Is the soil saturated? Yes ____ No ✓ soil moist
Depth to free-standing water in pit/soil probe hole: None
List other field evidence of surface inundation or soil saturation.
No algae growth, but standing water in drainage under Interior Live Oak trees & further east patches of standing water
Is the wetland hydrology criterion met? Yes ✓ No ____
Rationale: Does appear to be inundated & saturated >12.5% of the growing season = 16 days. Growing season 200 days. Water is added to the area from Diamond Springs urban areas.

JURISDICTIONAL DETERMINATION AND RATIONALE

Is the plant community a wetland? Yes ✓ No ____
Rationale for jurisdictional decision: All 3 criteria met for a wetland

[1] This data form can be used for the Hydric Soil Assessment Procedure and the Plant Community Assessment Procedure.
[2] Classification according to "Soil Taxonomy."

Used 1987 Manual 150' long x 25' wide = 3750 sq ft = .09 Acres
(to steep incline)
(level area

Steep incline to 42" culvert under dirt road
150 ft x 5 ft wide = 750 sq ft = .02 Acres

DATA FORM
ROUTINE ONSITE DETERMINATION METHOD[1]

Field Investigator(s): Nancy E Wymer   Date: 4/30/97
Project/Site: Harrington/Quigley   State: CA   County: El Dorado
Applicant/Owner: Mike Quigley   Plant Community #/Name: Seasonal Drainage in Mixed Oak Woodland #18 Drainage
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

Do normal environmental conditions exist at the plant community? Excessive late Dec. 1996 & Jan. 1997 rains caused flooding
Yes _____ No ✓ (If no, explain on back)
Has the vegetation, soils, and/or hydrology been significantly disturbed? Water comes from property east of the Quigley property. Urban runoff adds to seasonal runoff.
Yes ✓ No _____ (If yes, explain on back)

See Plant List for 1997 Regional Indicators

VEGETATION

	Dominant Plant Species	Indicator Status	Stratum		Dominant Plant Species	Indicator Status	Stratum
>75% 1.	Lolium perenne ssp. multiflorum	NotListed	Herb	11.			
2.	Quercus lobata	FAC*	Tree	12.			
3.	Associated Plant Species			13.			
4.	Eragrostis mexicana			14.			
5.	ssp. virescens	FAC	Herb	15.			
6.	Rubus discolor	FACW*	Shrub	16.			
7.	Rumex pulcher	FAC+	Herb	17.			
8.	Geranium carolinianum	UPL	Herb	18.			
9.	Geranium dissectum	UPL	Herb	19.			
10.	Poa annua	FACW-	Herb	20.			

Percent of dominant species that are OBL, FACW, and/or FAC FAC* trees
Is the hydrophytic vegetation criterion met? Yes ✓ No _____
Rationale: Dominant species FAC or wetter

SOILS

Series/phase: Diamond Springs very fine sandy loam 9-15% slopes   Subgroup:[2] _____
Is the soil on the hydric soils list? Yes _____ No ✓ Undetermined _____
Is the soil a Histosol? Yes _____ No ✓ Histic epipedon present? Yes _____ No ✓
Is the soil: Mottled? Yes ✓ No _____ Gleyed? Yes _____ No ✓
Matrix Color: 10YR 4/4 Moist   Mottle Colors: 7.5YR 5/6 Moist
Other hydric soil indicators: Few manganese streaks, clay texture
Is the hydric soil criterion met? Yes _____ No ✓
Rationale: Soil Series not found on the Hydric Soils List for El Dorado County. Not a low chroma to indicate its hydric.

HYDROLOGY

Is the ground surface inundated? Yes _____ No ✓ Surface water depth: N/A
Is the soil saturated? Yes ✓ No _____
Depth to free-standing water in pit/soil probe hole: 1 inch
List other field evidence of surface inundation or soil saturation.
The area has a man-made drainage ditch along the fence with water from east property.
Is the wetland hydrology criterion met? Yes ✓ No _____
Rationale: Does appear to be inundated or saturated >12.5% of the growing season = 14 days
Growing Season = 200 days

JURISDICTIONAL DETERMINATION AND RATIONALE

Is the plant community a wetland? Yes _____ No ✓
Rationale for jurisdictional decision: 2 out of 3 criteria met for a wetland

[1] This data form can be used for the Hydric Soil Assessment Procedure and the Plant Community Assessment Procedure.
[2] Classification according to "Soil Taxonomy."

Used 1987 Manual Triangle 200' ▷ 70' ½bh = 700 sq. ft. = .004 Acres

DATA FORM
ROUTINE ONSITE DETERMINATION METHOD[1]

Field Investigator(s): Nancy E Wymer Date: 4/17/97
Project/Site: Hassington/Quigley State: CA County: El Dorado
Applicant/Owner: Mike Quigley Plant Community #/Name: Seasonal Swale #5
Note: If a more detailed site description is necessary, use the back of data form or a field notebook. Northwest side of property Interior live oak Woodland

Do normal environmental conditions exist at the plant community? Excessive late Dec 1996 and Jan. 1997 rains. Caused flooding
Yes ____ No ✓ (If no, explain on back)
Has the vegetation, soils, and/or hydrology been significantly disturbed?
Yes ____ No ✓ (If yes, explain on back)

See Plant List for 1997 Regional Indicators.

VEGETATION

Dominant Plant Species	Indicator Status	Stratum	Associated Dominant Plant Species	Indicator Status	Stratum
1. None			11. Lythrum hyssopifolia	FACW	Herb
2. Associated Plant Species			12. Juncus bufonius ssp bufonius	FACWT	Herb
3. Juncus balticus	OBL	Herb	13. Stellaria media	FACU	Herb
4. Ranunculus occidentalis	FACW	Herb	14. Lupinus bicolor	UPL	Herb
5. Lolium perenne ssp multiflorum	Not listed	Herb	15.		
6. Trifolium subterraneum	UPL	Herb	16.		
7. Montia fontana	OBL	Herb	17.		
8. Rumex crispus	FACW	Herb	18.		
9. Ranunculus muricatus	FACWT	Herb	19.		
10. Geranium carolinianum	UPL	Herb	20.		

Percent of dominant species that are OBL, FACW, and/or FAC None
Is the hydrophytic vegetation criterion met? Yes ____ No ✓
Rationale: Species are discontinuous. Juncus balticus can be found in moist & to some extent dry areas. No dominant species FAC or wetter. Introduced grasses emerging but not yet totally taxonomically recognizable. Grasses will probably become more abundant. Trifolium subterraneum has higher % cover than Juncus balticus. Both occupy different vegetation layers in Herb layer.

SOILS

Series/phase: Auburn Silt Loam 2 to 30% slopes Subgroup:[2] ____
Is the soil on the hydric soils list? Yes ____ No ✓ Undetermined ____
Is the soil a Histosol? Yes ____ No ✓ Histic epipedon present? Yes ____ No ✓
Is the soil: Mottled? Yes ✓ No ____ Gleyed? Yes ____ No ✓
Matrix Color: 5YR 4/4 Moist Mottle Colors: 2.5YR 4/8 moist very few & difficult to see in soil sample
Other hydric soil indicators: No manganese streaks
Is the hydric soil criterion met? Yes ____ No ✓
Rationale: Soil Series not found on the Hydric Soils List for El Dorado County, Not a low chroma to indicate it is hydric.

HYDROLOGY

Is the ground surface inundated? Yes ____ No ✓ Surface water depth: N/A
Is the soil saturated? Yes ____ No ✓
Depth to free-standing water in pit/soil probe hole: None
List other field evidence of surface inundation or soil saturation.
No algae matting
Is the wetland hydrology criterion met? Yes ____ No ✓
Rationale: Does not appear to be inundated or saturated > 12.5% of the growing season. Growing Season = 200 days

JURISDICTIONAL DETERMINATION AND RATIONALE

Is the plant community a wetland? Yes ____ No ✓
Rationale for jurisdictional decision: None of the 3 criteria met for a wetland

[1] This data form can be used for the Hydric Soil Assessment Procedure and the Plant Community Assessment Procedure.
[2] Classification according to "Soil Taxonomy."

Used 1987 Manual Area is 150' x 63' = 9450 sq. ft. = .22 Acres

DATA FORM
ROUTINE ONSITE DETERMINATION METHOD[1]

Field Investigator(s): Nancy E Wymer Date: 4/17/97
Project/Site: Harrington/Quigley State: CA County: El Dorado
Applicant/Owner: Mike Quigley Plant Community #/Name: Drainage "B" in Interior Live Oak #6
Note: If a more detailed site description is necessary, use the back of data form or a field notebook. Woodland (Drainage is seasonal)

Do normal environmental conditions exist at the plant community? Excessive late Dec. 1996 & Jan. 1997 rains, Caused flooding
Yes ____ No ✓ (If no, explain on back)
Has the vegetation, soils, and/or hydrology been significantly disturbed?
Yes ____ No ✓ (If yes, explain on back) Lowest part of drainage dug out creating a depression.

VEGETATION

See Plant List for 1997 Regional Indicators

Dominant Plant Species	Indicator Status	Stratum	Associated Dominant Plant Species	Indicator Status	Stratum
>50% 1. Hordeum marinum	FAC	Herb	11. Juncus balticus	OBL	Herb
2. ssp. gussoneanum			12. Geranium carolinianum	UPL	Herb
3. Associated Plant Species			13. Geranium dissectum	UPL	Herb
4. Bromus hordeaceus			14. Rumex crispus	FACW-	Herb
5. ssp. hordeaceus	FACU-	Herb	15. Vicia sativa ssp. sativa	FACU	Herb
6. Lolium perenne ssp. multiflorum	Not Listed	Herb	16. Montia fontana	OBL	Herb
7. Trifolium subterraneum	UPL	Herb	17. Poa annua	FACW-	Herb
8. Plagiobothrys stipitatus			18.		
9. var. micranthus	OBL	Herb	19.		
10. Ranunculus bonariensis var. trisepalus	OBL	Herb	20.		

Percent of dominant species that are OBL, FACW, and/or FAC FAC: >50%
Is the hydrophytic vegetation criterion met? Yes ✓ No
Rationale: Dominant species FAC. on Nat'l List of Plant Species that occur in Wetlands. Introduced grasses emerging.

SOILS

Series/phase: Diamond Springs very fine sandy loam 3-9% slopes Subgroup:[2]
Is the soil on the hydric soils list? Yes ____ No ✓ Undetermined ____
Is the soil a Histosol? Yes ____ No ✓ Histic epipedon present? Yes ____ No ✓
Is the soil: Mottled? Yes ✓ No ____ Gleyed? Yes ____ No ✓
Matrix Color: 10YR 4/3 Moist Mottle Colors: 5YR 5/8 Moist
Other hydric soil indicators: Manganese streaks
Is the hydric soil criterion met? Yes ____ No ✓
Rationale: Soil Series not found on the Hydric Soils List for El Dorado County. Note low chroma to indicate it is hydric.

HYDROLOGY

Is the ground surface inundated? Yes ____ No ✓ Surface water depth: N/A
Is the soil saturated? Yes ____ No ✓
Depth to free-standing water in pit/soil probe hole: None
List other field evidence of surface inundation or soil saturation.
Algae matting in the bottom dug out depression.
Is the wetland hydrology criterion met? Yes ____ No ✓
Rationale: Does not appear to be inundated or saturated >12.5% of the growing season. = 16 days Growing Season 200 days.

JURISDICTIONAL DETERMINATION AND RATIONALE

Is the plant community a wetland? Yes ____ No ✓
Rationale for jurisdictional decision: only 1 criteria out of 3 met for a wetland.

[1] This data form can be used for the Hydric Soil Assessment Procedure and the Plant Community Assessment Procedure.
[2] Classification according to "Soil Taxonomy."

Used 1987 Manual Area is 64' x 8' = 512 Sq. ft. = .01 Acres

DATA FORM
ROUTINE ONSITE DETERMINATION METHOD[1]

Field Investigator(s): Nancy E Wymer Date: 4/24/97
Project/Site: Harrington/Quigley State: CA County: El Dorado
Applicant/Owner: Mike Quigley Plant Community #/Name: Edge of Seasonal Swale #1
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

Do normal environmental conditions exist at the plant community? Excessive late Dec. 1996 & Jan. 1997 rain caused flooding. Water flowed over Hwy 49 in Jan according to Mike Quigley.
Yes ____ No ✓ (If no, explain on back)
Has the vegetation, soils, and/or hydrology been significantly disturbed? Northof quigley property developed. 4" black flex pipe drains into swale. Developed area elevated above Quigley
Yes ✓ No ____ (If yes, explain on back) property. Hwy 49 has only 1 culvert to tunnel water from entire area in the highway. Hwy 49 impeds water flow south. The aerial photos 1962 & 1996 appears to have been plowed & graded. It was part of a field parcel and the trees removed around 1960 due to poor decline in 1969. The orchard was probably irrigated. El Dorado Irrigation ditch traverses south near the EDI ditch. EDI ditch has been filled in, but a manhole is

See Plant List for 1997 Regional Indicators

VEGETATION

Dominant Plant Species	Indicator Status	Stratum	Associated Dominant Plant Species	Indicator Status	Stratum
1. None			11. Trifolium dubium	FACU*	Herb
2. Associated Plant Species			12. Trifolium pratense	FACU*	Herb
3. Deschampsia danthonoides	FACW	Herb	13. Trifolium variegatum	FACW-	Herb
4. Ranunculus occidentalis	FACW	Herb	14. Briza minor	FACW-	Herb
5. Bromus hordeaceus			15. Aira caryophyllea	UPL	Herb
6. ssp. hordeaceus	FACU-	Herb	16. Erodium botrys	UPL	Herb
7. Lolium perenne ssp. multiflorum	Omitted	Herb	17. Juncus bufonius		
8. Carex praegracilis	FACW-	Herb	18. var. occidentalis	FACW+	Herb
9. Hordeum marinum			19.		
10. ssp. gussoneanum	FAC	Herb	20.		

Percent of dominant species that are OBL, FACW, and/or FAC None
Is the hydrophytic vegetation criterion met? Yes ____ No ✓
Rationale: Species are discontinuous. No OBL species were found. Introduced grasses emerging. Grasses will probably become more abundant.

SOILS

3-9% slopes
Series/phase: Diamond Springs very fine sandy loam Subgroup:[2]
Is the soil on the hydric soils list? Yes ____ No ✓ Undetermined ____
Is the soil a Histosol? Yes ____ No ✓ Histic epipedon present? Yes ____ No ✓
Is the soil: Mottled? Yes ✓ No ____ Gleyed? Yes ____ No ✓
Matrix Color: 10YR 4/4 Moist Mottle Colors: 7.5YR 5/8 Moist
Other hydric soil indicators: few manganese streaks
Is the hydric soil criterion met? Yes ____ No ✓
Rationale: Soil Series not found on the Hydric Soils list for El Dorado County. Not a low chroma to indicate it's hydric.

HYDROLOGY

Is the ground surface inundated? Yes ____ No ✓ Surface water depth: N/A
Is the soil saturated? Yes ____ No ✓
Depth to free-standing water in pit/soil probe hole: None
List other field evidence of surface inundation or soil saturation.
No algae matting
Is the wetland hydrology criterion met? Yes ____ No ✓
Rationale: Does not appear to be inundated or saturated >12.5% of the growing season = 16 days
Growing Season 200 days

JURISDICTIONAL DETERMINATION AND RATIONALE

Is the plant community a wetland? Yes ____ No ✓
Rationale for jurisdictional decision: None of the criteria met for a wetland

[1] This data form can be used for the Hydric Soil Assessment Procedure and the Plant Community Assessment Procedure.
[2] Classification according to "Soil Taxonomy."

Used 1987 Manual Eastside of swale 250' x 34' = 8500 sq ft = .20 Acres
Westside of swale 250' x 85' = 21,250 sq. ft = .49 Acres
.69 Acres

DATA FORM
ROUTINE ONSITE DETERMINATION METHOD[1]

Field Investigator(s): Nancy E Wymer Date: 4/24/97
Project/Site: Harrington / Quigley State: CA County: El Dorado
Applicant/Owner: Mike Quigley Plant Community #/Name: Seasonal Swale #12
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

Do normal environmental conditions exist at the plant community? Excessive late Dec. 1996 and Jan. 1997 rains caused flooding. water flowed over Hwy 49 in swale according to Mike Quigley. Hwy 49 higher elevation than Quigley property.
Yes ___ No ✓ (If no, explain on back)
Has the vegetation, soils, and/or hydrology been significantly disturbed? One culvert funnels water south side of Hwy 49. The aerial photos 1962 & 1996 show the long swale appears to have been plowed & graded. Part or all of this long swale was a pear orchard that was removed around 1960 due to pear decline in 1959. The orchard probably was irrigated. El Dorado Irrigation Ditch traverses this part of the swale. EDI ditch has been filled in, but a manhole is near the EDI ditch.
Yes ✓ No ___ (If yes, explain on back)
See Plant List for 1997 Regional Indicators

VEGETATION

Dominant Plant Species	Indicator Status	Stratum	Associated Dominant Plant Species	Indicator Status	Stratum
1. None			11. Ranunculus muricatus	FACW+	Herb
2. Associated Plant Species			12. Rumex pulcher	FAC+	Herb
3. Juncus balticus	OBL	Herb	13. Eleocharis palustris	OBL	Herb
4. Carex feta	OBL	Herb	14. Briza minor	FACW-	Herb
5. Carex praegracilis	FACW-	Herb	15. Trifolium dubium	FACU*	Herb
6. Ranunculus occidentalis	FACW	Herb	16. Aira caryophyllea	UPL	Herb
7. Lolium perenne ssp. multiflorum	Not listed	Herb	17. Trifolium variegatum	FACW-	Herb
8. Bromus hordeaceus			18. Trifolium pratense	FACU+	Herb
9. ssp. hordeaceus	FACU-	Herb	19. Vicia sativa ssp. nigra	FACU	Herb
10. Trifolium subterranean	UPL	Herb	20. Juncus bufonius var. occidentalis	FACW+	Herb

Percent of dominant species that are OBL, FACW, and/or FAC None
Is the hydrophytic vegetation criterion met? Yes ___ No ✓ A wide variety of species are present.
Rationale: Species are discontinuous. Juncus balticus can be found in moist and to some extent dry areas. No dominant species FAC or wetter. Introduced grasses emerging. Grasses will probably become more abundant. Trifolium subterranean has higher % cover than Juncus balticus. Both occupy different vegetation layers in Herb layer in many areas of this long swale.

SOILS

Series/phase: Diamond Springs very fine sandy loam 3-9% slopes Subgroup:[2]
Is the soil on the hydric soils list? Yes ___ No ✓ Undetermined ___
Is the soil a Histosol? Yes ___ No ✓ Histic epipedon present? Yes ___ No ✓
Is the soil: Mottled? Yes ✓ No ___ Gleyed? Yes ___ No ✓
Matrix Color: 10YR 4/3 Moist Mottle Colors: 2.5YR 4/8 Moist
Other hydric soil indicators: Clay films, no manganese streaks
Is the hydric soil criterion met? Yes ___ No ✓
Rationale: Soil Series not found on the Hydric Soils List for El Dorado County. Not a low chroma to indicate it's hydric.

HYDROLOGY

Is the ground surface inundated? Yes ___ No ✓ Surface water depth: N/A
Is the soil saturated? Yes ___ No ✓
Depth to free-standing water in pit/soil probe hole: None
List other field evidence of surface inundation or soil saturation.
No algae matting
Is the wetland hydrology criterion met? Yes ✓ No ___
Rationale: It does appear to be inundated or saturated >12.5% of the growing season, =16 days. Growing Season 200 days. Standing water in culvert under Hwy. 49.

JURISDICTIONAL DETERMINATION AND RATIONALE

Is the plant community a wetland? Yes ___ No ✓
Rationale for jurisdictional decision: Only one criteria met for a wetland

[1] This data form can be used for the Hydric Soil Assessment Procedure and the Plant Community Assessment Procedure.
[2] Classification according to "Soil Taxonomy."

Used 1987 Manual Area 139,875 sq. ft. = 3.2 Acres

DATA FORM
ROUTINE ONSITE DETERMINATION METHOD[1]

Field Investigator(s): Nancy E Wymer Date: 4/24/97
Project/Site: Hassington/Quigley State: CA County: El Dorado
Applicant/Owner: Mike Quigley Plant Community #/Name: Seasonal Drainage "C" in Interior Live Oak Woodland #7
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

Do normal environmental conditions exist at the plant community? Excessive late Dec. 1996 & Jan. 1997 rains. Caused flooding
Yes ____ No ✓ (If no, explain on back)
Has the vegetation, soils, and/or hydrology been significantly disturbed?
Yes ____ No ✓ (If yes, explain on back)

VEGETATION

See Plantlist for 1997 Regional Indicators

Dominant Plant Species	Indicator Status	Stratum	Associated Dominant Plant Species	Indicator Status	Stratum
1. None			11. Montia fontana	OBL	Herb
2. Associated Plant Species			12. Rumex crispus	FACW-	Herb
3. Hordeum marinum			13. Ranunculus muricatus	FACWT	Herb
4. ssp. gussoneanum	FAC	Herb	14. Lythrum hyssopifolia	FACW	Herb
5. Lolium perenne ssp multiflorum	Not listed	Herb	15. Trifolium gratense	FACUT	Herb
6. Ranunculus occidentalis	FACW	Herb	16. Claytonia perfoliata	FAC	Herb
7. Carex praegracilis	FACW-	Herb	17. Poa annua	FACW-	Herb
8. Eleocharis palustris	OBL	Herb	18. Juncus bufonius var bufonius	FACWT	Herb
9. Mimulus guttatus	OBL	Herb	19. Crocken setigerus	UPL	Herb
10. Deschampsia danthonioides	FACW	Herb	20. Stellaria media	FACU	Herb

See Plant List for additional species

Percent of dominant species that are OBL, FACW, and/or FAC None
Is the hydrophytic vegetation criterion met? Yes ____ No ✓
Rationale: No dominant species FAC or wetter. Introduced grasses emerging will probably become more abundant.

SOILS

Series/phase: Diamond Springs very fine sandy loam 3-9% slopes Subgroup:[2]
Is the soil on the hydric soils list? Yes ____ No ✓ Undetermined ____
Is the soil a Histosol? Yes ____ No ✓ Histic epipedon present? Yes ____ No ✓
Is the soil: Mottled? Yes ✓ No ____ Gleyed? Yes ____ No ✓
Matrix Color: 10YR 4/4 Moist Mottle Colors: 5YR 5/8 Moist, Few found
Other hydric soil indicators: Few manganese streaks
Is the hydric soil criterion met? Yes ____ No ✓
Rationale: Soil Series not found on the Hydric Soils List for El Dorado County. Note low chroma to indicate its hydric.

HYDROLOGY

Is the ground surface inundated? Yes ____ No ✓ Surface water depth: N/A
Is the soil saturated? Yes ____ No ✓
Depth to free-standing water in pit/soil probe hole: None
List other field evidence of surface inundation or soil saturation.
No algal matting
Is the wetland hydrology criterion met? Yes ____ No ✓
Rationale: Doesn't appear to be inundated or saturated > 12.5% of the growing season = 16 days Growing Season 200 days.

JURISDICTIONAL DETERMINATION AND RATIONALE

Is the plant community a wetland? Yes ____ No ✓
Rationale for jurisdictional decision: None of the 3 criteria met for a wetland.

[1] This data form can be used for the Hydric Soil Assessment Procedure and the Plant Community Assessment Procedure.
[2] Classification according to "Soil Taxonomy."

Used 1987 Manual 50ft x 6ft = 300sq.ft = .01 Acres

DATA FORM
ROUTINE ONSITE DETERMINATION METHOD[1]

Field Investigator(s): Nancy E Wymer Date: 4/24/97
Project/Site: Harrington/Quigley State: CA County: El Dorado
Applicant/Owner: Mike Quigley Plant Community #/Name: Seasonal Swale #8 in Interior Live Oak Woodland See Drainage "C"
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

Do normal environmental conditions exist at the plant community? Excessive late Dec 1996 and Jan 1997 rains. Caused flooding
Yes ___ No ✓ (If no, explain on back)
Has the vegetation, soils, and/or hydrology been significantly disturbed?
Yes ___ No ✓ (If yes, explain on back)

See Plant List for 1997 Regional Indicators

VEGETATION

Dominant Plant Species	Indicator Status	Stratum	Associated Dominant Plant Species	Indicator Status	Stratum
1. None			11. Montia fontana	OBL	Herb
2. Associated Plant Species			12. Stellaria media	FACU	Herb
3. Lolium perenne ssp multiflorum	Not Listed	Herb	13. Geranium carolinianum	UPL	Herb
4. Mimulus guttatus	OBL	Herb	14. Geranium dissectum	UPL	Herb
5. Ranunculus muricatus	FACW+	Herb	15. Sanicula crassicaulis	UPL	Herb
6. Rumex crispus	FACW-	Herb	16. Juncus bufonius var bufonius	FACW+	Herb
7. Ranunculus occidentalis	FACW	Herb	17. Plectritis ciliosa ssp ciliosa	FACU	Herb
8. Juncus balticus	OBL	Herb	18.		
9. Ranunculus bonariensis			19.		
10. var. trisepalus	OBL	Herb	20.		

Percent of dominant species that are OBL, FACW, and/or FAC None
Is the hydrophytic vegetation criterion met? Yes ___ No ✓
Rationale: No dominant species FAC or wetter. Introduced grasses emerging & will probably become more abundant

SOILS

Series/phase: Diamond Springs very fine sandy loam 3-9% slopes Subgroup:[2]
Is the soil on the hydric soils list? Yes ___ No ✓ Undetermined ___
Is the soil a Histosol? Yes ___ No ✓ Histic epipedon present? Yes ___ No ✓
Is the soil: Mottled? Yes ✓ No ___ Gleyed? Yes ___ No ___
Matrix Color: 10YR 5/4 Moist Mottle Colors: 5YR 5/8
Other hydric soil indicators: Clay films & many manganese streaks
Is the hydric soil criterion met? Yes ___ No ✓
Rationale: Soil Series not found on the Hydric Soils List for El Dorado County, not a low chroma to indicate it's hydric

HYDROLOGY

Is the ground surface inundated? Yes ___ No ✓ Surface water depth: N/A
Is the soil saturated? Yes ___ No ✓
Depth to free-standing water in pit/soil probe hole: None
List other field evidence of surface inundation or soil saturation.
No algae matting
Is the wetland hydrology criterion met? Yes ___ No ✓
Rationale: Doesn't appear to be inundated or saturated > 12.5% of the growing season = 16 days
Growing season 200 days.

JURISDICTIONAL DETERMINATION AND RATIONALE

Is the plant community a wetland? Yes ___ No ✓
Rationale for jurisdictional decision: None of the 3 criteria met for a wetland.

[1] This data form can be used for the Hydric Soil Assessment Procedure and the Plant Community Assessment Procedure.
[2] Classification according to "Soil Taxonomy."

Used 1987 Manual Area 400 ft x 35 ft = 14,000 sq ft = .32 Acres ** L-shaped Depression in Seasonal swale - see Drainage "C" Area = 393 sq ft = .01 Acres

B-2 ** This L-shaped depression didn't have a dominant species. 7 species were found (see plant list). These species represent a wetter condition. The depression appears to be saturated or inundated >12.5% of the growing season. No soil sample taken. Has algae matting. Vegetation cover discontinuous. Not saturated. Only 1 criteria met for a wet land. Introduced grasses emerging & will probably become more abundant,

DATA FORM
ROUTINE ONSITE DETERMINATION METHOD[1]

Field Investigator(s): Nancy E Wymer Date: 4/24/97
Project/Site: Harrington / Quigley State: CA County: El Dorado
Applicant/Owner: ______ Plant Community #/Name: Seasonal drainage in Drainage "6" in Interior Live Oak Woodland #9
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

Do normal environmental conditions exist at the plant community? Excessive late Dec. 1996 & Jan. 1997 rains Caused flooding.
Yes ____ No ✓ (If no, explain on back)
Has the vegetation, soils, and/or hydrology been significantly disturbed?
Yes ____ No ✓ (If yes, explain on back)

VEGETATION

See plant List for 1997 Regional Indicators

	Dominant Plant Species	Indicator Status	Stratum		Associated Dominant Plant Species	Indicator Status	Stratum
>50% 1.	Ranunculus occidentalis	FACW	Herb	11.	Plagiobothrys stipitatus	OBL	Herb
2.	Associated Plant Species			12.	var. micranthus		
3.	Juncus balticus	OBL	Herb	13.	Rumex obtusifolius	FACW	Herb
4.	Hordeum marinum			14.	Ranunculus muricatus	FACW+	Herb
5.	ssp. gussonianum	FAC	Herb	15.	Claytonia perfoliata	FAC	Herb
6.	Trifolium dubium	FACU*	Herb	16.	Montia fontana	OBL	Herb
7.	Bromus hordeaceus			17.	Stellaria media	FACU	Herb
8.	ssp. hordeaceus	FACU-	Herb	18.	Torilis arvensis	UPL	Herb
9.	Lolium perenne ssp. multiflorum	Not listed	Herb	19.	Geranium dissectum	UPL	Herb
10.	Vulpia bromoides	FACW	Herb	20.	Juncus bufonius var. occidentalis	FACW+	Herb

See plant list for additional species

Percent of dominant species that are OBL, FACW, and/or FAC FACW >50%
Is the hydrophytic vegetation criterion met? Yes ✓ No ____
Rationale: Dominant species FACW on Nat'l List of Plant Species that occur in Wetlands. Juncus balticus can be found in moist & to some extent dry areas. Introduced grasses will probably become more abundant.

SOILS

3-9 % Slopes
Series/phase: Diamond Springs very fine sandy loam Subgroup:[2] ______
Is the soil on the hydric soils list? Yes ____ No ✓ Undetermined ______
Is the soil a Histosol? Yes ____ No ✓ Histic epipedon present? Yes ____ No ✓
Is the soil: Mottled? Yes ✓ No ____ Gleyed? Yes ____ No ____
Matrix Color: 10YR 5/4 Moist Mottle Colors: 7.5YR 5/8 moist
Other hydric soil indicators: Manganese streaks
Is the hydric soil criterion met? Yes ____ No ✓
Rationale: Soil Series not found on the Hydric Soils List for El Dorado County. Not a low chroma to indicate it's hydric.

HYDROLOGY

Is the ground surface inundated? Yes ____ No ✓ Surface water depth: N/A
Is the soil saturated? Yes ____ No ✓
Depth to free-standing water in pit/soil probe hole: None
List other field evidence of surface inundation or soil saturation.
No Algae matting
Is the wetland hydrology criterion met? Yes ____ No ✓
Rationale: Doesn't appear to be inundated or saturated >12.5% of the growing season = 16 days Growing Season 200 days

JURISDICTIONAL DETERMINATION AND RATIONALE

Is the plant community a wetland? Yes ____ No ✓
Rationale for jurisdictional decision: Only 1 criteria out of 3 met for a wetland

[1] This data form can be used for the Hydric Soil Assessment Procedure and the Plant Community Assessment Procedure.
[2] Classification according to "Soil Taxonomy."

Used 1987 Manual Area 20ft x 11ft = 220 sq. ft. = .005 Acre

DATA FORM
ROUTINE ONSITE DETERMINATION METHOD[1]

Field Investigator(s): Nancy E Wymer Date: 4/24/97
Project/Site: Harrington/Quigley State: CA County: El Dorado
Applicant/Owner: Mike Quigley Plant Community #/Name: Circular Seasonal Swale #10
Note: If a more detailed site description is necessary, use the back of data form or a field notebook.

Do normal environmental conditions exist at the plant community? Excessive late Dec 1996 & Jan 1997 rains caused flooding
Yes ____ No ✓ (If no, explain on back)
Has the vegetation, soils, and/or hydrology been significantly disturbed?
Yes ____ No ✓ (If yes, explain on back)

VEGETATION

See Plant List for 1997 Regional Indicators

Dominant Plant Species	Indicator Status	Stratum	Dominant Plant Species	Indicator Status	Stratum
1. None			11. Ranunculus bonariensis		
2. Associated Plant Species			12. var trisepalus	OBL	Herb
3. Juncus balticus	OBL	Herb	13. Trifolium dubium	FACU*	Herb
4. Deschampsia danthonioides	FACW	Herb	14. Trifolium variegatum	FACW-	Herb
5. Ranunculus occidentalis	FACW	Herb	15. Trifolium portense	FACU+	Herb
6. Hordeum marinum			16. Rumex pulcher	FAC+	Herb
7. ssp. gussoneanum	FAC	Herb	17. Bromus hordeaceus		
8. Trifolium subterraneum	UPL	Herb	18. ssp hordeaceus	FACU-	Herb
9. Plagiobothrys stipitatus			19. Geranium carolinianum	UPL	Herb
10. var. micranthus	OBL	Herb	20. Vulpia bromoides	FACW	Herb

Percent of dominant species that are OBL, FACW, and/or FAC None
Is the hydrophytic vegetation criterion met? Yes ____ No ✓
Rationale: Species are discontinuous. Juncus balticus can be found in moist and to some extent dry areas. No dominant species FAC or wetter. Introduced grasses emerging. Grasses will probably become more abundant. Trifolium subterraneum has higher % cover than Juncus balticus. Both occupy different vegetation layers in Herb layer.

SOILS 3-9% slopes

Series/phase: Diamond Springs very fine sandy loam Subgroup:[2]
Is the soil on the hydric soils list? Yes ____ No ✓ Undetermined ____
Is the soil a Histosol? Yes ____ No ✓ Histic epipedon present? Yes ____ No ✓
Is the soil: Mottled? Yes ✓ No ____ Gleyed? Yes ____ No ✓
Matrix Color: 10YR 5/4 Moist Mottle Colors: 7.5YR 5/8 Moist
Other hydric soil indicators: few manganese streaks
Is the hydric soil criterion met? Yes ____ No ✓
Rationale: Soil Series not found on the Hydric Soils List for El Dorado County. Not a low chroma to indicate it is dominant.

HYDROLOGY

Is the ground surface inundated? Yes ____ No ✓ Surface water depth: N/A
Is the soil saturated? Yes ____ No ✓
Depth to free-standing water in pit/soil probe hole: None.
List other field evidence of surface inundation or soil saturation.
No algae matting
Is the wetland hydrology criterion met? Yes ____ No ✓
Rationale: Doesn't appear to be inundated or saturated > 12.5% of the growing season = 16 days
Growing Season 200 days

JURISDICTIONAL DETERMINATION AND RATIONALE

Is the plant community a wetland? Yes ____ No ✓
Rationale for jurisdictional decision: None of the 3 criteria met for a wetland

[1] This data form can be used for the Hydric Soil Assessment Procedure and the Plant Community Assessment Procedure.
[2] Classification according to "Soil Taxonomy."

Used 1987 Manual. Radius 75ft (πr^2) = 44116 sq ft = 1.0 Acres.

WYMER & ASSOCIATES
"TODAY'S EDUCATION - TOMORROW'S DREAM"

June 2, 1997

Corps of Engineers:

This is a request for verification of the wetland delineation on the 78.9 acres on the Harrington/Quigley property in El Dorado County, California.

The acreage for the wetland area is listed below:

West Pond	25,000 Sq. Ft.	=	.57 acres
Seasonal Drainage Soil Sample #17	4,500 Sq. Ft.	=	.10 acres
TOTAL	29,500 Sq. Ft.	=	.67 acres

Please mail the verification to the address listed below.

Sincerely,

Nancy E Wymer

NANCY E. WYMER
Principal Investigator

P.O. Box 2018 • Citrus Heights, California 95611 • (916) 726-9567

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO
CORPS OF ENGINEERS
1325 J STREET
SACRAMENTO, CALIFORNIA 95814-2922

REPLY TO
ATTENTION OF

January 28, 1998

Regulatory Branch (199700775)

Ms. Nancy Wymer
Wymer and Associates
P.O. Box 2018
Citrus Heights, California 95611

Dear Ms. Wymer:

This letter concerns the delineation of waters of the United States, including wetlands, you have provided for the Harrington/Quigley Property. This property is located in Section 25, Township 10 North, Range 10 East, MDB&M, El Dorado County, California.

We have reviewed and verified the wetland delineation map of the project site. We verify that there are 6.76 acres of waters of the United States, including wetlands, within the surveyed area. Our jurisdiction in this area is under Section 404 of the Clean Water Act. A Department of the Army permit is required prior to discharging dredged or fill materials, or excavating in, waters of the United States. Accordingly, a permit will be required prior to filling or excavating in any of the waters present on the property. The type of permit required will depend on the type and amount of waters which would be lost or adversely modified by fill or excavation activities. The enclosed list identifies the jurisdictional waters on this property.

This verification is valid for five years from the date of this letter unless new information warrants revision of the determination before the expiration date. Please refer to identification number 199700775 in any correspondence concerning this project. If you have any questions, please write to Kathy Norton, Room 1480 at the letterhead address, or telephone (916)557-5260.

Sincerely,

Larry Vinzant
Chief,
San Joaquin Valley Office

Enclosure

James R. "Jack" Sweeney

Land Surveyor ~ Land Use Consultant

tele 530-622-5653
fax 530-295-9202

e-mail jacktoni@innercite.com

P.O. Box 409
Diamond Springs, CA 95619

April 21, 2003

U.S.Army Corps of Engineers
Sacramento District, Regulatory Branch
1325 J Street Room 1480
Sacramento, CA 95814-2922

Attn: Paul Maniccia

re: Corp application 97-00775 Harrington-Quigley
Highway 49 Diamond Springs, CA
County of El Dorado APNs 329:280:01,03,09,11 &329:290:01
Portions of South Half Section 25, T10N, R10E, MDM

Paul:

Thank you and Kathy Norton for meeting with my clients and me on March 25, 2003 and reviewing the potential wetlands on their property.

Herewith is a copy of the topographic map of the property showing the current boundaries, the well locations, the soil sample locations, and a delineation of the wetlands you determined are of significance. The wetlands were delineated by using my field observations, the highlighted plat you provided and the various reports by Wymer and Associates. We have not made an accurate field survey yet; we wanted to be certain that we understood your direction and to have some preliminary discussions between my clients and our engineer as to what design constraints the current wetlands delineation might engender.

On the map we have number the wells as w-1..., the soil samples as SS-1..., and the wetlands as Area A... and enclosed those areas with a solid line with periodic dots. The wells were located by standard survey methods and the soil sample points are my best estimate from the aerial photographs provided. The wetlands delineation is from my field map and an office

interpolation of the markings of Wymer on the various documents in my files. Those documents include the two reports by Wymer and Associates dated April/June 1997 and April/June 1998.

We must make the following observations: First, the acreage you judge to be wetlands is significantly larger than that of Wymer and Associates; Second, because of your field directions a number of areas have been combined on the map. Also, when will we have your response as to the area near the market in the Southwest corner of the property?

We will be looking forward to receiving your comments regarding the attached map and the questionable area in the Southwest corner.

Respectfully,

James R. Sweeney

Copy: Clients
Gene Thorne & Assoc.

James R. "Jack" Sweeney

Land Surveyor ~ Land Use Consultant

tele 530-622-5653
fax 530-295-9202

e-mail jacktoni@innercite.com

P.O. Box 409
Diamond Springs, CA 95619

September 7, 2003

Pat Harrington
Mike Quigley
P.O. Box 567
Diamond Springs, CA 95619

re: Wetlands Mapping First Revision
Subdivision Highway 49 Diamond Springs, CA
County of El Dorado APNs 329:280:01,03,09,11 &329:290:01
Portions of South Half Section 25, T10N, R10E, MDM

Pat & Mike:

On Wednesday September 3, 2003 I received from you an envelope with a return address for the Corps of Engineers and which had a postage meter stamp dated Sep o2'o3 and which contained a copy of my topo map that was marked up with green color and had a sticky with some notes on it. The sticky was signed by Paul Maniccia known to me to be with the Corps of Engineers. I presume this package was the Corp response to my April 21, 2003 letter and map. Unless you wish otherwise, I will keep the map and note in my files.

Enclosed are ten copies of the revised map which includes the requested revisions. Also, following is a table listing the various areas with their location and acreage.

Northwest of Highway 49		
Area A	0.03 acre	drainage at North Boundary
Area B	0.66 acre	Wet Area North Center
Area C	0.05 acre	Swale Northwest Corner
Area D	0.22 acre	Swale West side
Area E	3.89 Acres	Central Wet Area North of Highway
Total North of Highway	4.85 acres	

Southeast of Highway 49

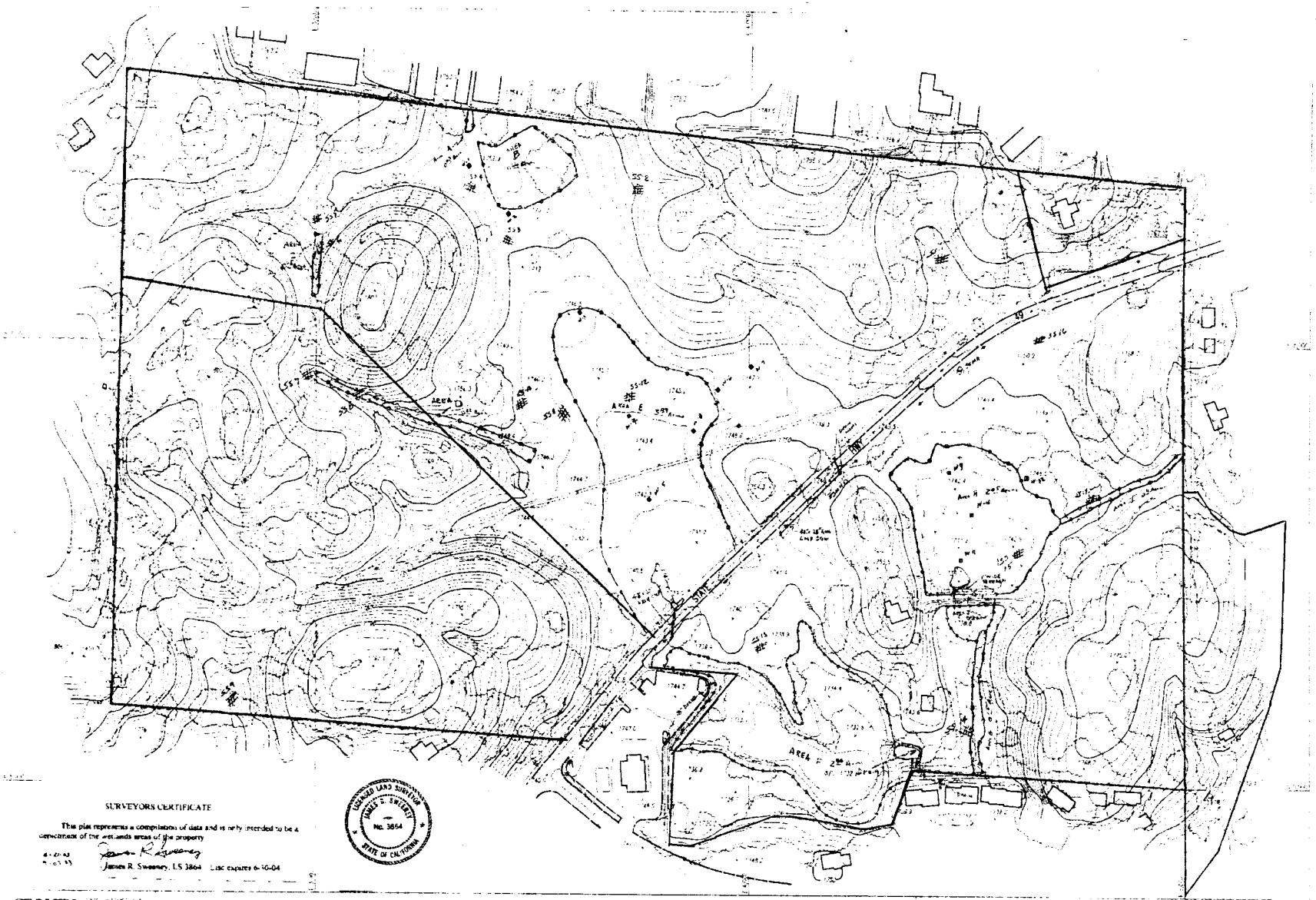
Area F	2.80 acres	pond area East of store
Area G	0.15 acre	drainage below central pond
Area H	2.05 acres	area behind central pond
Area I	0.11 acre	drainage from road to pond
Area J	0.16 acre	wetlands below central pond
Area South of Highway	5.27 acres	

Total wetlands 10.12 acres

This is certainly a substantial change from the 0.49 acres you believed were agreed to by the Corp and your consultant. It is a shame that you were not told this during your previous contacts with the Corps over two years ago! I hope we receive a prompt response illustrating the Corps approval or concurrence with theis revised submittal.

Respectfully,

James R. Sweeney



SURVEYORS CERTIFICATE

This plat represents a compilation of data and is only intended to be a delineation of the wetlands areas of the property

James R. Sweeney, LS 3864 Lisc expires 6-30-04

LICENSED LAND SURVEYOR
JAMES R. SWEENEY
No. 3864
STATE OF CALIFORNIA

GEONEX

11-0138.C.92

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO
CORPS OF ENGINEERS
1325 J STREET
SACRAMENTO, CALIFORNIA 95814-2922

REPLY TO
ATTENTION OF

September 10, 2003

Regulatory Branch (199700775)

Ms. Pat Harrington
P.O. Box 567
Diamond Springs, California 95619

Dear Ms. Harrington:

This letter concerns the March 25, 2003, wetland delineation for the proposed project on the Harrington/Quigley Property submitted to this office for verification. This 78 acres site is located in Section 25, Township 10 North, Range 10 East, MDB&M, Diamond Springs, El Dorado County, California.

Based on a site inspection conducted by Paul Maniccia of this office on March 25, 2003, we concur with the estimate of waters of the United States, as depicted on the wetland delineation map dated September 7, 2003. Approximately 10.12 acres of waters of the United States, including wetlands, are present within the surveyed area. These waters are regulated by this office under Section 404 of the Clean Water Act since they are adjacent and tributary to Deadman Creek.

Under Section 404 of the Clean Water Act, a Department of the Army (DA) permit is required prior to discharging dredged or fill materials into waters of the United States. The type of permit required will depend on a number of factors, including the type and amount of waters affected by the discharge. For more information on how to obtain a DA permit from our office, please visit our website at http://www.spk.usace.army.mil/cespk-co/regulatory/.

This verification is valid for five years from the date of this letter unless new information warrants revision of the determination before the expiration date. A notice of appeal options is enclosed. You should provide a copy of this to all other affected parties.

Please reference identification number 199700775 in any future correspondence concerning this project. If you have any questions, please write to Paul Maniccia at the letterhead address, or email Paul.M.Maniccia@usace.army.mil, or telephone 916-557-6704.

Sincerely,

ORIGINAL SIGNED

Nancy A. Haley
Chief, San Joaquin Valley Office

Enclosure(s)

Copy furnished without enclosure(s):

George Day, Storm Water and Water Quality Certification Unit, Central Valley Regional Water Quality Control Board, 3443 Routier Road, Suite A, Sacramento, California 95827-3003
Jan Knight, U.S. Fish and Wildlife Service, Endangered Species Branch, 2800 Cottage Way, Suite W2605, Sacramento, California 95825-3901
Mike Quigley, 273 Pleasant Valley, Diamond Springs, California 95619

DIAMOND SPRINGS AND EL DORADO
COMMUNITY ADVISORY COMMITTEE

November 23, 2010

Roger Trout, Director
El Dorado County
Development Services
2850 Fairlane Court, Building C
Placerville, Ca 95667

RE: Application # Z06-0020/P05-0004

Mr. Trout:

The Diamond Springs – El Dorado Community Advisory Committee met on November 18, 2010. During the course of this meeting, application # Z06-0020/P05-0004 was considered under Agenda Item New Business # 1. After examining this application, Committee comments were as follows:

Larry Patterson suggested there be signage for no overnight street parking, that the lighting and street structures be consistent with historic design, that they consider the historic overlay if adopted, and that they consider setbacks from residential sites for noise. Laurel Stroud added that traffic studies be completed.

A motion was made by Cunningham to approve the rezone and forward to planning with the above stipulations. Motion seconded by Chris Gaither. Roll Call vote as follows:

Ayes:	4
Noes:	1
Absent:	2

Motion carried.

Sincerely,

Todd Cunningham
Secretary

EXHIBIT N

11-0138.C.95

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

ENVIRONMENTAL CHECKLIST FORM AND DISCUSSION OF IMPACTS (REVISED)

Project Title: Harrington Business Park (Rezone Z06-0020 and Tentative Parcel Map P05-0004)

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

Contact Person: Mel Pabalinas, Senior Planner | **Phone Number:** (530) 621-5363

Property Owner's Name and Address: Patricia Harrington and Michael Quigley, 273 Pleasant Valley Road, Diamond Springs, CA 95619

Project Applicant's/Agent's Name and Address: Gene E. Thorne & Associates, Inc., 4080 Plaza Goldorado Circle, Cameron Park, CA 95682

Project Engineer's / Architect's Name and Address: Gene E. Thorne & Associates, Inc., 4080 Plaza Goldorado Circle, Cameron Park, CA 95682

Project Location: South side of State Route 49/Pleasant Valley Road approximately 0.25 miles west of the intersection Missouri Flat Road in the El Dorado/Diamond Springs area, Third Supervisorial District.

Assessor's Parcel Number(s): 329-280-15 and 329-280-16

Zoning: RE-10 (Estate Residential 10-Acre) & C - DC (Commercial – Design Community)

Section: 25 **T:** 10N **R:** 10E

General Plan Designation: I (Industrial) & C (Commercial)

Description of Project:

The project consists of the following requests:

1. Rezone of APN 329-280-15 and portions of APN 329-280-16 north of State Route 49/Pleasant Valley Road from Estate Residential/Commercial-Design Community Districts (RE-10/C-DC) to Industrial-Design Community (I-DC);
2. Industrial and commercial tentative parcel map to create seven commercial parcels, 36 industrial parcels for a total of 43 parcels ranging in size from 0.34 to 10.65 acres on the 76.59 acre site;
3. Design Waiver request for reduction of standard sidewalk width under DISM Standard Plan 101 A (Commercial and Industrial Roadways) from 8 feet to 6 feet.
4. Dedication of right-of-way to Caltrans of 120 feet as measured 60 feet on either side of State Route 49 centerline where the alignment runs through the project, and only 60 feet from centerline where the project fronts SR-49, and improvement of State Route 49/Pleasant Valley Road to a width of 56 feet. The project would also include the construction of proposed Road "A"/Commerce Way to a width of 40 feet with 60 foot wide right-of-way to connect to the Park West Industrial Park to the north of the subject site. Off-site road improvements would include left-turn pocket improvements at the intersection of Commerce Way and Missouri Flat Road, left-turn pocket improvements at the intersection of Commerce Way and Pleasant Valley Road, and the installation of a traffic signal at the intersection of Patterson Drive and Pleasant Valley Road.
5. Annexation into the El Dorado Irrigation District to receive water and wastewater services.

EXHIBIT O

11-0138.C.96

Surrounding Land Uses and Setting:

	Zoning	General Plan	Land Use/Improvements
Site	RE-10/C-DC	I & C	Residential/Single-Family residence
North	I	I/C	Industrial/Commercial businesses
South	R1/CP/R2	HDR/C/MFR	Residential/Commercial/Single-Family residences/commercial business
East	C/R2	C/MFR	Residential/Commercial/Single-family residences/undeveloped
West	R20K-PD/R1/R1A	HDR/MDR/PF	Residential/Single-family residences/utility structure/undeveloped

Briefly Describe the environmental setting: The project site is bound by commercial and industrial businesses to the north, single-family residences to the east, a commercial business and single-family residences to the south, and undeveloped land and single-family residences to the west. The elevation of the project site ranges from approximately 1,750 feet to 1,810 feet above sea level. Approximately 10.12 acres of wetlands are located on the project site. This site and the surrounding area is covered with grasses, brush, and trees with slopes up to 30 percent. The existing oak tree canopy coverage at the project site is 32 percent. The existing improvements within the property consists of a single-family residence, barn, reservoirs, cross-fencing, small orchard, old placer tailings, and pastures. Most of the property has been grazed for many years. Proposed project access to the north would be from proposed Road "A" via a connection to Commerce Way while proposed Road "A" would also connect to State Route 49 to the south. Proposed Road "C" would also provide site access to the east. The project would be served by public sewer and water provided by the El Dorado Irrigation District.

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

1. El Dorado County Building Services and Department of Transportation: Grading permit for on-site improvements
2. El Dorado County Department of Transportation: Grading/Encroachment permit for off-site improvements
3. El Dorado County Air Quality Management District: Fugitive dust plan
4. Local Agency Formation Commission: Annexation into El Dorado Irrigation District service boundary
5. Diamond Springs – El Dorado Fire Protection District: Fire safe plan and annexation into Community Facilities District
6. Caltrans: Encroachment permit
7. United States Army Corps of Engineers: 404 permit
8. Resource Conservation District: Improvement Plans and Grading Permit

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages. The environmental factors checked below contain mitigation measures which reduce any potential impacts to a less than significant level.

	Aesthetics		Agriculture and Forestry Resources	X	Air Quality
X	Biological Resources		Cultural Resources		Geology / Soils
	Greenhouse Gas Emissions		Hazards & Hazardous Materials		Hydrology / Water Quality

	Land Use / Planning		Mineral Resources		Noise
	Population / Housing		Public Services		Recreation
	Transportation/Traffic		Utilities / Service Systems	X	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: 12/16/10

Printed Name: Mel Pabalinas, Senior Planner For: El Dorado County

Signature: Pierre Rivas Date: 12-16-10

Printed Name: Pierre Rivas For: El Dorado County

PROJECT DESCRIPTION

Introduction

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from a commercial and industrial development.

Project Description

The proposed "project" consists of the following requests:

1. Rezone of APN 329-280-15 and portions of APN 329-280- 16 north of State Route 49/Pleasant Valley Road from Estate Residential /Commercial-Design Community Districts (RE-10/C-DC) to Industrial-Design Community (I-DC). The rezone would bring affected areas of the project site into conformance with the underlying Industrial land use designation. The addition of the –DC overlay would facilitate further review of subsequent development of the site though the Design Review process. The portion of APN 329-280-16 south of State Route 49/Pleasant Valley Road would maintain its current Commercial zoning and land use designation.
2. Industrial and commercial tentative parcel map to create seven commercial parcels, 36 industrial parcels, including one parcel labeled Parcel "A" for a total of 43 parcels ranging in size from 0.34 to 10.65 acres. Parcel "A" is being created as part of a land exchange with an adjacent property to the north in order to extend and connect proposed Road "A" to Commerce Way. The tentative parcel map would be phased, occurring in three phases. No buildings would be constructed as part of the parcel map.
3. Design Waiver request for reduction of standard sidewalk width under Standard Plan 101 A (Commercial and Industrial Roadways) from 8 feet to 6 feet.
4. Dedication of right-of-way to Caltrans of 120 feet as measured 60 feet on either side of State Route 49 centerline where the alignment runs through the project, and only 60 feet from centerline where the project fronts SR-49. Improvement of State Route 49/Pleasant Valley Road to a width of 56 feet. The project would also include the construction of proposed Road "A"/Commerce Way to a width of 40 feet with 60 foot wide right-of-way to connect to the Park West Industrial Park to the north of the subject site. Off-site road improvements would include left-turn pocket improvements at the intersection of Commerce Way and Missouri Flat Road, left-turn pocket improvements at the intersection of Commerce Way and Pleasant Valley Road, and the installation of a traffic signal at the intersection of Patterson Drive and Pleasant Valley Road.
5. Annexation into the El Dorado Irrigation District to receive water and wastewater services.

Project Location and Surrounding Land Uses

The 76.59-acre site is located on the north and south side of State Route 49/Pleasant Valley Road approximately 0.25 miles west of the intersection Missouri Flat Road in the El Dorado/Diamond Springs area. The project site is bound by commercial and industrial businesses to the north, single-family residences to the east, a commercial business and single-family residences to the south, and undeveloped land and single-family residences to the west.

Project Characteristics

1. Transportation/Circulation/Parking

The proposed project access to the north would be from proposed Road "A" via a connection to Commerce Way while proposed Road "A" would also connect to State Route 49 to the south. Proposed Road "C" would also provide site access to the east.

2. Utilities and Infrastructure

The proposed project would be served by public sewer and water provided by the El Dorado Irrigation District, contingent upon LAFCO approval of annexation into the District.

3. Population

The proposed project would not add significantly to the population in the vicinity as it is a commercial and industrial development with no residential uses proposed.

4. Construction Considerations

Construction of the project would consist of off-site and on-site road improvements including grading. The project applicant would be required to obtain permits for grading and encroachment from the Department of Transportation and/or Caltrans, and obtain an approved fugitive dust mitigation plan from the Air Quality Management District.

Project Schedule and Approvals

This Initial Study is being circulated for public and agency review for a 30-day period. Written comments on the Initial Study should be submitted to the project planner indicated in the Summary section, above.

Following the close of the written comment period, the Initial Study will be considered by the Lead Agency in a public meeting and will be certified if it is determined to be in compliance with CEQA. The Lead Agency will also determine whether to approve the project.

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is 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. CEQA Section 15152. Tiering- El Dorado County 2004 General Plan EIR

This initial study tiers off of the El Dorado County 2004 General Plan EIR (State Clearing House Number 2001082030) in accordance with Section 15152 of the CEQA Guidelines. The El Dorado County 2004 General Plan EIR is available for review at the County web site at http://www.co.el-dorado.ca.us/Planning/GeneralPlanEIR.htm or at the El Dorado County Development Services Department located at 2850 Fairlane Court, Placerville, CA 95667. All determinations and impacts identified that rely upon the General Plan EIR analysis and all General Plan Mitigation Measures are identified herein. The following impact areas are tiering off the General Plan EIR:

Air Quality
Biological Resources
Land Use/Planning
Noise
Population/Housing
Transportation/Traffic

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	Potentially Significant Unless Mitigation Incorporation	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	

Discussion:

A substantial adverse effect to Visual Resources would result in the introduction of physical features that are not characteristic of the surrounding development, substantially change the natural landscape, or obstruct an identified public scenic vista.

a. **Scenic Vista:** No identified public scenic vistas or designated scenic State Route would be affected by this project. No impacts would occur.

b. **Scenic Resources:** The proposed project would have a less than significant impact on existing scenic resources including, but not limited to, trees, rock outcroppings, and historic resources as the project is not located within a corridor defined as a State scenic State Route.

c. **Visual Character:** The proposed project would not substantially degrade the visual character or quality of the site and its surroundings. Future industrial and commercial development would be consistent with the existing business park to the north. Future development of the proposed parcels would require the submittal of a design review application and separate environmental review. All proposed oak tree canopy removal would be consistent with General Plan Policy 7.4.4.4. Impacts would be less than significant.

d. **Light and Glare:** The proposed 43 parcels would not have a significant effect or adversely affect day or nighttime views adjacent to the project site. Each design review application would require the submittal of a preliminary outdoor lighting plan prior to approval to ensure conformance to Section 17.14.170 of County Code. As such, impacts would be less than significant.

FINDING: It has been determined that there would be no impacts to aesthetic or visual resources. Identified thresholds of significance for the "Aesthetics" category have not been exceeded and no significant adverse environmental effects would result from the project.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. 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 Forrest Protocols adopted by the California Air Resources Board. Would the project:				
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

Discussion:

A substantial adverse effect to Agricultural Resources would occur if:

- There is a conversion of choice agricultural land to nonagricultural use, or impairment of the agricultural productivity of agricultural land;
- The amount of agricultural land in the County is substantially reduced; or
- Agricultural uses are subjected to impacts from adjacent incompatible land uses.

a. **Farmland Mapping and Monitoring Program:** Review of the Important Farmland GIS map layer for El Dorado County developed under the Farmland Mapping and Monitoring Program indicates that no areas of Prime, Unique, or Farmland of Statewide Importance would be affected by the project. In addition, El Dorado County has established the Agricultural (-A) General Plan land use map for the project and included this overlay on the General Plan Land Use Maps. Review of the General Plan land use map for the project area indicates that there are no areas of "Prime Farmland" or properties designated as being within the Agricultural (-A) General Plan land use overlay district area adjacent to the project site. The project would not result in the conversion of farmland to non-agricultural uses.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

b. **Williamson Act Contract:** The proposed project would not conflict with existing agricultural zoning in the project vicinity and would not adversely impact any properties currently under a Williamson Act Contract.

c. **Non-Agricultural Use:** No conversion of agriculture land would occur as a result of the project. There would be no impact.

d. **Loss of Forest land or Conversion of Forest land:** No loss or conversion of forest land would occur as a result of the project. There would be no impact.

e. **Conversion of Prime Farmland or Forest Land:** No conversion of prime farmland or forest land would occur as a result of the project. There would be no impact.

FINDING It has been determined that the project would not result in any impacts to agricultural lands or properties subject to a Williamson Act Contract. The surrounding area is developed with residential, industrial, and commercial development. For this "Agriculture and Forest Resources" category, the identified thresholds of significance have not been exceeded and no significant adverse environmental effects would result from the project.

III. AIR QUALITY. *Would the project:*				
a. Conflict with or obstruct implementation of the applicable air quality plan?			X	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		X		
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		X		
d. Expose sensitive receptors to substantial pollutant concentrations?			X	
e. Create objectionable odors affecting a substantial number of people?			X	

Discussion:

A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and No_x, will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
- Emissions of PM_{10}, CO, SO_2 and No_x, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
- Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

a. **Air Quality Plan:** The El Dorado County/California Clean Air Act Plan has set a schedule for implementing and funding Transportation Control Measures to limit mobile source emissions. The proposed project would not conflict with or obstruct the implementation of this plan. Impacts would be less than significant.

b & c. **Air Quality Standards and Cumulative Impacts:** Currently, El Dorado County is classed as being in "severe non-attainment" status for Federal and State ambient air quality standards for ozone (O_3). Additionally, the County is classified as being in "non-attainment" status for particulate matter (PM10) under the State's standards. The California Clean Air Act of 1988 requires the County's Air Pollution Control Program to meet the State's ambient air quality standards. The El Dorado County Air Quality Management District (EDCAQMD) administers standard practices for stationary and point source air pollution control. Projected related air quality impacts are divided into two categories:

Short-term impacts related to construction activities; and
Long-term impacts related to the project operation.

There would be a significant amount of grading and excavation activities associated with proposed road development and building pad excavation. This has the potential to generate significant short-term dust-related impacts during these activities. However, adherence to EDCAQMD Fugitive Dust Emissions regulations would mitigate this impact to less than significant levels, as sensitive receptors are not immediately adjacent to proposed grading activities. In order to ensure that appropriate measures are applied to the grading activities associated with the project, mitigation requiring a Fugitive Dust Plan (FDP) to be submitted to the AQMD is required.

Table 5.2 in the *El Dorado County APCD Guide to Air Quality Assessment* lists projects with potentially significant ROG and NOx operation emissions. Table 5.2 establishes an industrial park of 350,000 square feet of floor area or less will not generate 82 pounds or more of ROG or NOx per day. Table 5.2 also establishes that 210,000 square feet of floor area or less in an office park will not generate 82 pounds or more of ROG and NOx per day. The proposed industrial/commercial parcel map has been estimated to accommodate up to 200,000 square feet of industrial or office uses which does not meet the thresholds established in Table 5.2. Additionally, specific uses on each proposed parcels would be required to go through the discretionary design review process. Long term operational emissions and short-term construction related emissions generated from the specific use on an individual parcel would then be modeled to determine compliance with the air quality thresholds in the *El Dorado County APCD Guide to Air Quality Assessment.*

Mobile emission sources such as automobiles, trucks, buses, and other internal combustion vehicles are responsible for more than 70 percent of the air pollution within the County, and more than one-half of California's air pollution. In addition to pollution generated by mobile emissions sources, additional vehicle emission pollutants are carried into the western slope portion of El Dorado County from the greater Sacramento metropolitan area by prevailing winds. Future grading would potentially emit minor, temporary and intermittent criteria air pollutant emissions from vehicle exhaust and would be subject to El Dorado County Air Quality Management District standards at that time. Impacts would be less than significant with adherence to AQMD Rules and Regulations.

MM AQ-1: A Fugitive Dust Plan (FDP) application with appropriate fees shall be submitted to and approved by the El Dorado County Air Quality Management District (AQMD) with appropriate fees and approved by the AQMD prior to start of project construction.

Timing/Implementation: Prior to issuance of grading and building permits

Enforcement/Monitoring: El Dorado County Air Quality Management District

d. **Sensitive Receptors:** The El Dorado County AQMD reviewed the project and identified that no sensitive receptors exist in the area and would not be affected by this project. As such, the proposed project would not expose sensitive receptors to substantial pollutant concentrations. Impacts would be less than significant.

e. **Objectionable Odors:** The proposed parcel map would not result in significant impacts resulting from odors from road construction. Potential odor issues would be addressed during the design review process for build-out of each specific parcel. Impacts would be less than significant.

FINDING In addition to the mitigation measure requiring submission of a Fugitive Dust Plan (FDP), standard County conditions of approval have been included as part of the project conditions of approval to maintain a less than significant level of impact in the 'Air Quality' category. Impacts would be less than significant with incorporation of these measures.

IV. BIOLOGICAL RESOURCES. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	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 Game 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 federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X		
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	

Discussion:

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

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

- Interfere substantially with the movement of any resident or migratory fish or wildlife species.

a. **Special Status Species:** A site-specific biotic assessment was completed by Nancy E. Wymer on April 17, 24, 30, and June 2, 1997 as part of the comprehensive wetland delineation prepared for the project site. This assessment contains a comprehensive listing of the plant species located on the project site. No Federal or State listed rare, endangered, or threatened plant species were found on the site. (*Wetland Delineation for 78.9 Acres on the Harrington/Quigley Property of El Dorado County on April 17, 24, 30, 1997 June 1997, Wymer and Associates*) Review of the Department of Fish and Game's *California's Natural Diversity Database Quick Viewer* indicates no Federal or State listed rare, endangered, or threatened plant or animal species exist in or around the project area. Impacts would be less than significant.

b. and c. **Riparian Habitat and Wetlands:** The project does not contain riparian habitat or other sensitive natural resource identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. However, the site includes a total of 10.12 acres of wetlands within the project area located on both sides of State Route Highway 49, as described and surveyed in accordance with the *Wetland Delineation for 78.9 Acres on the Harrington/Quigley Property of El Dorado County on April 17, 24, 30, 1997 June 1997* prepared by Wymer and Associates. Given its adjacency and as a tributary to Deadman Creek, the identified features have been formally determined to be of jurisdictional status by the U.S. Army Corp of Engineers, and any impacts to these features would be subject to the applicable provisions and permitting process under Section 404 of the Clean Water Act.

As a mean of preservation, the project would be conditioned to incorporate a 50-foot development buffer (from edge of hydric soils) from specific identified wetland areas consistent with the General Plan Policy 7.3.3.4. Compliance to this development buffer shall be verified during of review of Parcel Map filing which would ultimately be depicted on the affected recorded parcel(s). Most of the wetland features that would be buffered are located within proposed parcels including portions of Parcels 3, 20, 21, and 36. Compliance to this development buffer shall be verified during review of Parcel Map filing which would ultimately be shown on the affected recorded parcel(s). Other wetland areas could be impacted by proposed construction of Road "C" and anticipated improvements on State Highway 49/Pleasant Valley Road. Impacts to these features would be required to obtain a Section 404 Permit from the U.S Army Corp of Engineer prior to issuance of grading permit for site development.

With implementation of the following mitigation measure, impacts to identified wetland features would be considered less than significant:

MM BIO-1: *Prior to issuance of a grading permit, the project applicant shall obtain a Section 404 permit from the U.S. Army Corps of Engineers and a water quality certification from the Central Valley RWQCB for all affected jurisdictional wetlands. The project applicant shall incorporate all conditions attached to the permit and certification into the project.*

Timing/Implementation: Prior to issuance of grading permit

Enforcement/Monitoring: El Dorado County Development Services Department-Planning Services and Department of Transportation

d. **Migration Corridors:** Review of the Planning Services GIS *Deer Ranges Map* (January 2002) indicates that there are no mapped deer migration corridors within the project site. Impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

e. **Local Policies:** The project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Existing project oak tree canopy coverage is estimated at 32 percent. (*Arborist Report for Harrington Business Park APNs 329:280:15 & 16 El Dorado County, California, Philip R. Mosbacher, March 15, 2006)* Under General Plan Policy 7.4.4.4, Option A, 85 percent of the existing canopy must be retained. After road construction, the project would retain 89 percent of the oak tree canopy at the site consistent with General Plan Policy 7.4.4.4, Option A. Future development of each of the proposed parcels would require a discretionary design review application with further CEQA review and would have the option of complying with either Option A or Option B of Policy 7.4.4.4. Impacts would be less than significant.

f. **Habitat Conservation Plan:** The project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional or state habitat conservation plan. Impacts would be less than significant.

FINDING: There would be no significant impacts to biological resources, oak trees and/or oak woodland tree canopy because of the 50-foot wetland setbacks shown on the tentative parcel map as well as 89 percent oak tree canopy retention. Impacted jurisdictional wetlands would be mitigated with a requirement of Section 404 permit through the U.S. Army Corp of Engineers. As such, the impacts in the 'Biological Resources' category would be less than significant for this project.

V. **CULTURAL RESOURCES.** *Would the project:*				
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. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d. Disturb any human remains, including those interred outside of formal cemeteries?			X	

Discussion:

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

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

a-c. **Historic or Archeological Resources:** The applicant submitted an "Archaeological Survey Report of Quigley Ranch Diamond Springs El Dorado County, California" prepared by Historic Resource Associates in May 1997. According to the study, "at this time no additional archaeological work is recommended. This finding is based upon the lack of significance exhibited by the properties discovered within the subject property, including H2, and the Nelson Residence and Barn and associated features." (*Archaeological Survey Report of Quigley Ranch Diamond*

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

Springs El Dorado County, California, Historic Resource Associates, May 1997) A unique paleontological site would include a known area of fossil bearing rock strata. The project site does not contain any known paleontological sites or know fossil locales. In the event sub-surface historical, cultural or archeological sites or materials are disturbed during earth disturbances and grading activities on the site, standard conditions are included within Attachment 1 of the staff report to reduce any potential impacts to a less than significant level.

d. **Human Remains:** Due to the size and scope of the project, there is a potential to discover human remains outside of a dedicated cemetery. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the standard conditions within Attachment 1 would be implemented immediately.

FINDING: Although the project has the potential to impact sub-surface cultural or historic resources, or disturb human remains located outside of a designated cemetery, the application of the standard conditions identified in Attachment 1 of the staff report address such impacts. Established thresholds of significance would not be exceeded within the "Cultural Resources" category.

VI. GEOLOGY AND SOILS. *Would the project:*				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				X
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b. Result in substantial soil erosion or the loss of topsoil?			X	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?			X	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

Discussion:

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

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

- Allow substantial development of structures or features in areas susceptible to seismically induced hazards such as groundshaking, liquefaction, seiche, and/or slope failure where the risk to people and property resulting from earthquakes could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards;

- Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or

- Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.

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. 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 less than significant. Any potential impacts due to seismic impacts would be addressed through compliance with the Uniform Building Code. All structures would be built to meet the construction standards of the UBC for the appropriate seismic zone. Impacts would be less than significant.

iii) El Dorado County is considered an area with low potential for seismic activity. The potential areas for liquefaction on the project site would be the wetlands which would be filled as part of the project. Impacts would be less than significant.

iv) All grading activities onsite would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. Compliance with the Ordinance would reduce potential landslide impacts to less than significant.

b. **Soil Erosion:** According to the submitted drainage report, [sic] "the drainage is laid out to accommodate both the road drainage and possible future development of the lots. Many of the lots will have split drainage. We assumed that the site would be graded to a point where the majority of the site would drain towards an onsite drainage structure, designated drainage area or wetlands. Each basin will need to be enlarged to hold the increase in runoff due to the increase in impervious surfaces. The extent to which the basin is enlarged will be determined during the design of the Improvement Plans." (*Post-Development Drainage Report for Harrington Business Park Diamond Springs, CA, Gene E. Thorne & Associates, Inc., March 2006)* All proposed grading for individual parcel and road development, as shown on the preliminary grading and drainage plan, must be in compliance with the El Dorado County Grading, Erosion, and Sediment Control Ordinance which would reduce any potentially significant impact to a less than significant level.

c. **Geologic Hazards:** As stated in the *Soil Survey of El Dorado Area, California,* 1974, the soils on the project site are primarily comprised of six soil types: Mixed Alluvial Land (MpB), Loamy Alluvial Land (LaB), Placer Diggings (PrD), Diamond Springs (DfC & DfB), and Auburn (AwD). All grading must be in compliance with the El Dorado County Grading, Erosion, and Sediment Control Ordinance which would reduce any potentially significant impact to a less than significant level.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

d. **Expansive Soils:** No expansive soils were identified in the submitted pre and post-development drainage reports. Based upon this information, the impact from expansive soils would be less than significant.

e. **Septic Capability:** Public sewer service would be provided by the El Dorado Irrigation District as stated in a Facility Improvement Letter dated February 3, 2005. *(Facility Improvement Letter Harrington Project, El Dorado Irrigation District, February 3, 2005)* There would be no impacts related to septic systems.

FINDING: No significant impacts would result from geological or seismological anomalies on the project site. The site does not contain expansive soils or other characteristics that would result in significant impacts. For the "Geology and Soils" category, established thresholds would not be exceeded by development of the project and no significant adverse environmental effects would result from the project.

VII. GREENHOUSE GAS EMISSIONS. *Would the project:*				
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	

a. **Generate Greenhouse Gas Emissions:** The project could result in the generation of green house gasses, which could contribute to global climate change. However, the amount of greenhouse gases generated by the project would be negligible compared to global emissions or emissions in the County, so the project would not substantially contribute cumulatively to global climate change. Impacts would be less than significant.

b. **Conflict with Policy:** The project would result in the generation of green house gasses, which could contribute to global climate change. However, the amount of greenhouse gases generated by the project would be negligible compared to global emissions or emissions in the county, so the project would not substantially contribute cumulatively to global climate change. Impacts would be less than significant.

FINDING: The project could generate amounts of greenhouse gases that would be negligible compared to global emissions or emissions in the County. For this 'Greenhouse Gas Emissions' category impacts would be less than significant.

VIII. HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e. For a project located within an airport land use plan or, where such a plan has				X

VIII. HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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?				
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

Discussion:

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

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

a-b. **Hazardous Materials:** No significant amount of hazardous materials would be transported, used, or disposed of for the project. Future development of each proposed parcel would require a discretionary design review application with review by the El Dorado County Environmental Management Department for hazardous materials related issues. No significant amount of hazardous materials would be utilized for the project. Current County records indicate the subject site is not located within the Asbestos Review Area. Impacts would be less than significant.

c. **Hazardous Materials Near Schools:** As proposed, the project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

d. **Hazardous Sites:** No parcels within El Dorado County are included on the Cortese List. There would be no impact.

e. **Aircraft Hazards:** *The San Francisco Sectional Aeronautical Chart*, last updated March 22, 2001, was reviewed and the project site is not located within two miles of a public airport. As such, the project would not be subject to any land use limitations contained within any adopted Comprehensive Land Use Plan. There would be no impacts to the project site resulting from public airport operations and the over-flight of aircraft in the vicinity of the project.

f. **Private Airstrips:** The project site is not located within the vicinity of a private airport. There would be no impact.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

g. **Emergency Plan:** The proposed project would not physically interfere with the implementation of the County adopted emergency response and/or evacuation plan for the County. This is based upon the location of the nearest fire station, site access, availability of water for fire suppression, and provisions within the County emergency response plan. The County emergency response plan is located within the County Office of Emergency Services in the El Dorado County Government Center complex in Placerville. Impacts would be less than significant.

h. **Wildfire Hazards:** The Diamond Springs - El Dorado Fire Protection District reviewed the project proposal and concluded that the project would not expose people to a significant risk of loss, injury or death involving wildland fires or wildland fires adjacent to or located in an urbanized area with the implementation of the conditions of approval included in Attachment 1 of the staff report. Impacts would be less than significant with the implementation of the Fire District requirements included as conditions of approval within Attachment 1 of the staff report.

FINDING: The proposed project would not expose people and property to hazards associated with the use, storage, transport and disposal of hazardous materials, and expose people and property to risks associated with wild land fires. For this "Hazards and Hazardous Materials" category, the thresholds of significance would not be exceeded by the proposed project with the implementation of standard conditions of approval from the Diamond Springs - El Dorado Fire Protection District.

XI. HYDROLOGY AND WATER QUALITY. *Would the project:*				
a. Violate any water quality standards or waste discharge requirements?			X	
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or -off-site?			X	
d. Substantially alter the existing drainage pattern of the site or area, including through 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				X

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
XI. HYDROLOGY AND WATER QUALITY. *Would the project:*				
redirect flood flows?				
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

Discussion:

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

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

a. **Water Quality Standards:** Public sewer service would be provided by the El Dorado Irrigation District, upon annexation into the District, as stated in a Facility Improvement Letter dated February 3, 2005. *(Facility Improvement Letter Harrington Project, El Dorado Irrigation District, February 3, 2005)* Impacts would be less than significant.

b. **Groundwater Supplies:** There is no evidence that the project would 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 proposed project would be required to connect to public water. Impacts would be less than significant.

c-f. **Drainage Patterns:** Proposed grading and ground disturbances associated with the project would not substantially alter the existing drainage patterns on or off the site. The *Grading Erosion and Sediment Control Ordinance* contains specific requirements that limit the impacts to a drainage system (Section 15.14.440 & Section 15.14.590). The standards apply to this project. As such, impacts would be less than significant.

According to the submitted drainage report, "the majority of the site's watershed will be handled on-site through culvert systems and v-ditches that will release the water flow into designated areas for detention which will detain approximately 94 percent of the water runoff. The remaining six percent will be released into an established drainage swale offsite." *(Post-Development Drainage Report for Harrington Business Park Diamond Springs, CA, Gene E. Thorne & Associates, Inc., March 2006)* Therefore, substantial drainage pattern alteration or runoff would not occur. Impacts would be less than significant.

The project would not result in substantial degradation of water quality in either surface or sub-surface water bodies in the vicinity of the project area due to construction activities or long-term project operation. Stormwater and sediment control measures outlined by the *Grading, Erosion and Sediment Control Ordinance* that implement a project specific Storm Water Mitigation Plan (SWMP), the state's Storm Water Pollution and Prevention Program (SWPPP) and National Pollutant Discharge Elimination Systems (NPDES) would be required to be designed with

grading and drainage plans. The designs would also include and implement pre- and post- construction Best Management Practices (BMPs), as well as permanent drainage facilities, in order to address the issue of water quality. As a result, there would be a less than significant impact.

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 are located in the project area which would result in potential hazards related to dam failures. The risk of exposure to seiche, tsunami, or mudflows would be remote. There would be no impact.

FINDING: No significant hydrological impacts would result from development of the project. For the "Hydrology and Water Quality" section, it has been determined the project would not exceed the identified thresholds of significance and no significant adverse environmental effects would result from the project.

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

Discussion:

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

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

a. **Established Community:** The project would not result in the physical division of an established community. As proposed, the project is compatible with the surrounding industrial, commercial, and residential land uses and would not create land use conflicts with surrounding properties. Future development of the proposed parcels would require the submittal of a discretionary design review application to ensure compatibility with surrounding land uses. Impacts would be less than significant.

b. **Land Use Consistency:** As proposed, the project is consistent with specific, fundamental, and mandatory land use goals, objectives, and applicable policies of the 2004 General Plan including 2.2.5.21, land use compatibility, 6.2.3.1, adequate fire protection, 7.1.2.1, erosion/sedimentation, 7.3.3.4, wetland buffers, and 7.4.4.4, oak tree canopy retention. The zone change request is consistent with the respective industrial and commercial General Plan land use designations.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

The tentative parcel map would be consistent with the development standards contained within the Zoning Ordinance and local subdivision policies. Future parcel development would need to meet the standards established by the Zoning Ordinance for the Industrial and Commercial zone districts. Build-out of each proposed parcel would require the submittal of a design review application for further discretionary review. This project meets the land use objectives established for the property. As no conflict exists between the project and applicable land use policies, potential environmental impacts would be considered to be less than significant.

c. **Habitat Conservation Plan:** The project site is not within the boundaries of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or any other conservation plan. This condition precludes the possibility of the proposed project conflicting with an adopted conservation plan. No impact would occur.

FINDING: For the "Land Use Planning" section, the project would not exceed the identified thresholds of significance.

XI. MINERAL RESOURCES. *Would the project:*				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				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

Discussion:

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

- Result in obstruction of access to, and extraction of mineral resources classified MRZ-2x, or result in land use compatibility conflicts with mineral extraction operations.

a-b. Mineral Resources: There are no known mineral resources on the site according to the General Plan. There are no known mineral resources of local importance on or near the project site. There would be no impact.

FINDING: No known mineral resources are located on or within the vicinity of the project. There would be no impact to this 'Mineral Resources' category.

XII. NOISE. *Would the project result in:*				
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 groundborne vibration or groundborne noise levels?			X	
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	

XII. NOISE. *Would the project result in:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
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

Discussion:

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

- Result in short-term construction noise that creates noise exposures to surrounding noise sensitive land uses in excess of 60dBA CNEL;
- Result in long-term operational noise that creates noise exposures in excess of 60 dBA CNEL at the adjoining property line of a noise sensitive land use and the background noise level is increased by 3dBA, or more; or
- Results in noise levels inconsistent with the performance standards contained in Table 6-1 and Table 6-2 in the El Dorado County General Plan.

a & c. **Noise Exposures:** General Plan Policy 6.5.1.2 establishes "where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table 6-2 at existing or planned noise-sensitive uses, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design. Many of the proposed parcels are adjacent to areas designated for high-density residential uses. High-density residential areas are deemed noise sensitive developments in the General Plan. With the proposed Design Community overlay zone (-DC), subsequent industrial and commercial development projects would be further analyzed for potential noise impacts as part of the Design Review process. Any required measures to mitigate the noise impacts would be incorporated as part of the project design or imposed as conditions of the development.

Grading activities associated with roadway, driveway improvements and the creation of building pads would generate temporary construction noise from the large heavy equipment (dump trucks, bulldozer, graders) at a potentially significant level (greater than 55 dB Leq and 75 dB Lmax between 7:00 a.m. to 7:00 p.m. (2004 GP table 6-3 for maximum allowable noise exposure for non transportation noise sources in community regions-construction noise). However, construction operations for road improvements and building pad creation would require adherence to construction hours between 7:00 a.m. and 7:00 p.m. during weekdays and would require the heavy construction equipment to install the latest noise reduction technologies available. Short-term noise impacts would therefore be less than significant.

b & d. **Ground borne Shaking:** Persons adjacent to the project vicinity would not be subjected to long-term excessive ground borne noise or ground borne vibration as a result of grading and improvement activities or upon completion of the project. Impacts would be less than significant.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

e-f. **Aircraft Noise:** The proposed project is not located adjacent to or in the vicinity of a public airport or private airport and is not subject to any noise standards contained within a Comprehensive Land Use Plan. As such, the project would not be subjected to excessive noise from a public airport. No impacts would occur.

FINDING: Long-term noise impacts were identified for several of the proposed parcels adjacent to residential uses and State Route 49. Subsequent industrial and commercial development would be further reviewed for noise impacts through the Design Review process. Short-term noise impacts would be reduced to levels of insignificance with adherence to General Plan Policies limiting hours of construction. For this "Noise" category, impacts are considered to be less than significant with adherence to General Plan policies and adherence to mitigation measures.

XIII. POPULATION AND HOUSING. *Would the project:*				
a. Induce substantial population growth in an area, either directly (i.e., by proposing new homes and businesses) or indirectly (i.e., through extension of roads or other infrastructure)?			X	
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Discussion:

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

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

a. **Population Growth:** The proposed project has been determined to have a minimal growth-inducing impact as the project includes the development of a site consistent with its industrial and commercial General Plan land use designations. Ample undeveloped residential lands are available within the community region boundary to accommodate any indirect growth from the proposed business park. Any future development must meet comprehensive County policies and regulations before building permits can be issued. Impacts would be less than significant.

b. **Housing Displacement.** No existing housing stock would be displaced by the proposed project. No impacts would occur.

c. **Construction of Replacement Housing:** No persons would be displaced necessitating the construction of replacement housing elsewhere. No impacts would occur.

FINDING: The project would not displace any existing or proposed housing. The project would not directly or indirectly induce significant growth by extending or expanding infrastructure to support such growth. For the "Population and Housing" section, the thresholds of significance have not been exceeded and no significant environmental impacts would result from the project.

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

Discussion:

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

- Substantially increase or expand the demand for fire protection and emergency medical services without increasing staffing and equipment to meet the Department's/District's goal of 1.5 firefighters per 1,000 residents and 2 firefighters per 1,000 residents, respectively;
- Substantially increase or expand the demand for public law enforcement protection without increasing staffing and equipment to maintain the Sheriff's Department goal of one sworn officer per 1,000 residents;
- Substantially increase the public school student population exceeding current school capacity without also including provisions to adequately accommodate the increased demand in services;
- Place a demand for library services in excess of available resources;
- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
- Be inconsistent with County adopted goals, objectives or policies.

a. **Fire Protection:** The Diamond Springs-El Dorado Fire Protection District currently provides fire protection services to the project area. The development of the project would result in a minor increase in the demand for fire protection services, but would not prevent the Fire District from meeting its response times for the project or its designated service area. The Diamond Springs - El Dorado Fire Protection District would review the project improvement plans and parcel map filing submittal for condition conformance prior to approval. Impacts would be less than significant.

b. **Police Protection:** The project site would be served by the El Dorado County Sheriff's Department with a response time depending on the location of the nearest patrol vehicle. The minimum Sheriff's Department service standard is an 8-minute response to 80% of the population within Community Regions. No specific minimum level of service or response time was established for Rural Centers and Rural Regions. The Sheriff's Department stated goal is to achieve a ratio of one sworn officer per 1,000 residents. The addition of 43 industrial/commercial parcels would not significantly impact current response times to the project area. Impacts would be less than significant.

c. **Schools:** The project site is located within the Mother Lode Union School District. The affected school district was contacted as part of the initial consultation process and no comments were received. Impacts would be less than significant.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

d. **Parks:** The proposed industrial/commercial project would not be required to pay park in-lieu fees. There would be no impact.

e. **Government Services:** No other public facilities or services would be substantially impacted by the project. Impacts would be less than significant.

FINGING: Adequate public services are available to serve the project. Therefore, there is no potential for a significant impact due to the creation of 43 industrial/commercial parcels at the subject site, either directly or indirectly. No significant public service impacts are expected. For this "Public Services" category, the thresholds of significance have not been exceeded.

XV. RECREATION.				
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

Discussion:

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

- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
- Substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.

a. **Parks:** Because the project would include the creation of 43 industrial/commercial parcels, it would not substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur. No residential development is proposed. Impacts would be less than significant.

b. **Recreational Services:** The project does not propose any on-site recreation facilities and would not be required to construct any new facilities or expand any existing recreation facilities within the scope of this industrial/commercial project. No impacts would occur.

FINDING: No significant impacts to recreation or open space would result from the project. For this "Recreation" section, the thresholds of significance have not been exceeded.

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

Discussion:

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

- Result in an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system;
- Generate traffic volumes which cause violations of adopted level of service standards (project and cumulative); or
- Result in, or worsen, Level of Service "F" traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county as a result of a residential development project of 5 or more units.

a. **Traffic Increases:** A traffic study was completed on June 17, 2005 and reviewed by the Department of Transportation (DOT) which concluded that the "2004 General Plan allocated more total development than proposed by the Harrington project alone in the general project area. Therefore, this project would not be anticipated to affect the planned roadway improvements for 2025 identified in the circulation element." *(Harrington Traffic Impact Study, Fehr & Peers Transportation Consultants, June 17, 2005)* The Traffic Impact Study (TIS) recommendations are included as project conditions of approval, which include payment of traffic impact mitigation (TIM) fees. The project would also include the construction of proposed Road "A"/Commerce Way to a width of 40 feet with 60 foot wide right-of-way to connect to the Park West Industrial Park to the north of the subject site. The proposed project access to the north would be from proposed Road "A" via a connection to Commerce Way while proposed Road "A" would also connect to State Route 49 to the south. Proposed Road "C" would also provide site access to the east. Other improvements include dedication of right-of-way to Caltrans of 120 feet as measured 60 feet on either

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

side of State Route 49 centerline where the alignment runs through the project, and only 60 feet from centerline where the project fronts SR-49, and improvement of State Route 49/Pleasant Valley Road to a width of 56 feet.

The 2004 General Plan Policies TC-Xe and TX-Xf (which reflect Measure Y) require that projects that "worsen" traffic by 2%, or 10 peak hour trips, or 100 average daily trips must construct (or ensure funding and programming) of any improvements required to meet Level of Service standards in the General Plan Transportation and Circulation Element. DOT has conditioned the project to address this General Plan consistency issue by requiring payment of traffic impact mitigation fees with each building permit as well as satisfaction of the conditions of approval in Attachment 1.

Off-site road improvements are anticipated to occur within existing right-of-ways or as a part of the Capital Improvement Program (CIP). These improvements include, but are not limited to, left-turn pocket improvements at the intersection of Commerce Way and Missouri Flat Road, left-turn pocket improvements at the intersection of Commerce Way and Pleasant Valley Road, and the installation of a traffic signal at the intersection of Patterson Drive and Pleasant Valley Road. With the identified CIP project and other road improvements required by DOT to area roadways (State Route 49/Pleasant Valley Road) included as conditions of approval, impacts to the existing environmental setting, capacity, and level of service are considered less than significant.

b. **Levels of Service Standards:** The traffic study prepared for the project determined that the project would cumulatively impact the levels of service of the access roads, therefore improvements have been required. The project impacts would not exceed the level of service thresholds established by the General Plan with project conditions of approval. Impacts would be less than significant.

c. **Air traffic:** The project would not result in a change in established air traffic patterns for publicly or privately operated airports or landing field in the project vicinity. No impacts would occur.

d. **Design Hazards:** The project has been reviewed by El Dorado County Department of Transportation and was found not to create any design hazards with development of roads to County Design Standards as proposed by the applicant. With incorporation of conditions of approval as required by DOT, impacts would be less than significant.

e. **Emergency Access:** The Diamond Springs - El Dorado Fire Protection District reviewed the project proposal and concluded that the project would not result in inadequate emergency access to any proposed parcel with the implementation of the conditions of approval included in Attachment 1 of the staff report. Three points of access to the business park are proposed as discussed in section a & b above. Impacts would be less than significant.

f. **Alternative Transportation:** The proposed project does not conflict with the adopted General Plan policies, and adopted plans, or programs supporting alternative transportation. The El Dorado County Transit Authority (EDCTA) reviewed the proposal and expressed concerns regarding potential traffic impacts from the proposed development on existing transit operations located within the existing Diamond Springs Business Park. EDCTA also expressed concerns regarding the design of the intersection with proposed Road "A" and Commerce Way. EDCTA would also like to explore opportunities for transit service to serve the proposed project. The issues identified by EDCTA have been addressed in DOT's standard conditions of approval in Attachment 1 of the staff report which require road improvements. Impacts would be less than significant.

FINDING: As discussed above, traffic impacts at area intersections and roadways would be less than significant with planned or completed capital improvement plan projects (CIP), and with DOT-required conditions of approval. For this "Transportation/Traffic" category, the thresholds of significance have not been exceeded.

XVII. UTILITIES AND SERVICE SYSTEMS. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	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	

Discussion:

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

- Breach published national, state, or local standards relating to solid waste or litter control;
- Substantially increase the demand for potable water in excess of available supplies or distribution capacity without also including provisions to adequately accommodate the increased demand, or is unable to provide an adequate on-site water supply, including treatment, storage and distribution;
- Substantially increase the demand for the public collection, treatment, and disposal of wastewater without also including provisions to adequately accommodate the increased demand, or is unable to provide for adequate on-site wastewater system; or
- Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.

a. **Wastewater Requirements:** The El Dorado Irrigation District provided a letter dated February 3, 2005 stating that a 24-inch sewer line abutting the property in Pleasant Valley Road has adequate capacity to serve the proposed project. *(Facility Improvement Letter Harrington Project, El Dorado Irrigation District, February 3, 2005)* According to the Facility Improvement Letter, there are six sewer service stubs on three manholes inside the project boundary. In order to receive service from this line, an extension of facilities of adequate size would need to be constructed. EID is within the jurisdictional boundaries of the Central Valley Regional Water Quality Control Board – Region 5, and operates under Waste Discharge Requirements Order No. R5-2002-0210 regarding treatment processes and water quality standards that are specific to Deer Creek Wastewater Treatment Plant. All sanitary sewer overflows are reported by EID to the California Integrated Water Quality System. Therefore, the proposed

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

project would not exceed water quality standards. Proposed sewer line extension impacts would be less than significant.

b. **Construction of New Facilities:** El Dorado Irrigation District provided a letter dated February 3, 2005 indicating that it has adequate water supplies and sewer facilities to serve the project. Therefore, no new or expanded off-site water or wastewater facilities would be necessary to serve the proposed project. Impacts would be less than significant.

c. **New Stormwater Facilities:** All required drainage facilities for the project shall be built in conformance with the standards contained in the "*County of El Dorado Drainage Manual*," as determined by the Department of Transportation. DOT has reviewed the preliminary drainage reports and determined impacts would be less than significant with adherence to the standards contained in the *County of El Dorado Drainage Manual.*

d. **Sufficient Water Supply:** El Dorado Irrigation District provided a letter dated February 3, 2005 indicating that it has adequate water supplies to serve the project. The subject parcel is within EID's Western/Eastern Supply Area, which receives gravity water supply from FERC Project 184 and Jenkinson Lake. According to EID's *2009 Water Resources and Service Reliability Report*, there are 1,315 equivalent dwelling units (EDUs) of water available in this region. However, this number does not take into account the existing 918 EID contractual commitments in the region. After taking into account this additional factor, it is reasonable to assume that EID's Western/Eastern Water Supply Region has approximately 397 EDUs that are available for purchase and not yet implicitly committed to other prospective customers. According to EID's FIL to the applicant, the project as proposed would require 106 EDUs of water supply. (The current available supply is sufficient to accommodate the estimated 106 EDUs of service that will be required for this project.) Potential impacts from connecting to the 24-inch Diamond Springs main water line on the project site on the north side of Pleasant Valley Road would be less than significant. There is also a 12-inch water line in the project site. Impacts would be less than significant.

e. **Adequate Capacity:** Upon annexation, the project area would be served by EID's Deer Creek Wastewater Treatment Plant (DCWWTP), which receives flows from a 24-square mile area that includes Diamond Springs-El Dorado Fire Protection District Springs, El Dorado, Shingle Springs and Cameron Park. DCWWTP discharges treated wastewater to Deer Creek. EID's discharge permit requires that a minimum of one million gallons per day be discharged to Deer Creek year round. According to EID's *2001 Wastewater Master Plan*, the plant has a design capacity of 3.6 million gallons per day average dry weather flow (ADWF); the current ADWF is 2.7 MGD.

The El Dorado Irrigation District provided a letter dated February 3, 2005 stating that a 24-inch sewer line abutting the property in Pleasant Valley Road has adequate capacity to serve the proposed project. *(Facility Improvement Letter Harrington Project, El Dorado Irrigation District, February 3, 2005)* According to the Facility Improvement Letter, there are six sewer service stubs on three manholes inside the project boundary. In order to receive service from this line, an extension of facilities of adequate size would need to be constructed. Therefore, the proposed project would not exceed water quality standards. Proposed sewer line extension impacts would be less than significant.

f. **Solid Waste Disposal:** In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility/Transfer Station was opened. Only certain inert waste materials (e.g., concrete, asphalt, etc.) may be dumped at the Union Mine Waste Disposal Site. All other materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

After July of 2006, El Dorado Disposal began distributing 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. Impacts would be less than significant.

g. **Solid Waste Requirements:** County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. On-site solid waste collection for the proposed parcels would be handled through the local waste management contractor. Adequate space would be available at the site for solid waste collection. Impacts would be less than significant.

FINDING: No significant impacts would result to utility and service systems from development of the project. For the "Utilities and Service Systems" section, the thresholds of significance have not been exceeded and no significant environmental effects would result from the project.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE. *Does the project:*				
a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		X		
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Discussion:

a. Subsurface earthwork activities may expose previously undiscovered buried resources. Standard construction cultural resource conditions of approval are incorporated into the project as conditions of approval within Attachment 1 of the staff report. This would ensure that impacts on cultural resources are less than significant. In summary, all potentially significant effects on cultural resources can be reduced to a level of less than significant. Impacts to biological resources would also be less than significant, with incorporation of mitigation measures.

b. The project would not result in significant cumulative impacts. The project would connect to existing public water and sewer services and would not require the extension infrastructure or utilities outside of the Community Region. The project would be consistent with the existing General Plan Land Use Designation and the surrounding land use pattern. Impacts would be less than significant.

c. The proposed project has the potential to generate potentially significant impacts to humans with respect to air quality as discussed in this document. However, as conditioned and mitigated, and with strict adherence to County General Plan policies and permit requirements, this rezone and tentative parcel map and the industrial and

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

commercial uses expected to follow, are not likely to cause project-related environmental effects which would result in substantial adverse effects on human beings, either directly or indirectly. Impacts would be less than significant.

SUPPORTING INFORMATION SOURCE LIST

The following documents are available at El Dorado County Planning Services in Placerville.

El Dorado County General Plan Draft Environmental Impact Report
Volume 1 of 3 – EIR Text, Chapter 1 through Section 5.6
Volume 2 of 3 – EIR Text, Section 5.7 through Chapter 9
Appendix A
Volume 3 of 3 – Technical Appendices B through H

El Dorado County General Plan – A Plan for Managed Growth and Open Roads; A Plan for Quality Neighborhoods and Traffic Relief (Adopted July 19, 2004)

Findings of Fact of the El Dorado County Board of Supervisors for the General Plan

El Dorado County Zoning Ordinance (Title 17 - County Code)

County of El Dorado Drainage Manual (Resolution No. 67-97, Adopted March 14, 1995)

County of El Dorado Grading, Erosion and Sediment Control Ordinance (Ordinance No. 3883, amended Ordinance Nos. 4061, 4167, 4170)

El Dorado County Design and Improvement Standards Manual

El Dorado County Subdivision Ordinances (Title 16 - County Code)

Soil Survey of El Dorado Area, California

California Environmental Quality Act (CEQA) Statutes (Public Resources Code Section 21000, et seq.)

Title 14, California Code of Regulations, Chapter 3, Guidelines for Implementation of the California Environmental Quality Act (Section 15000, et seq.)

PROJECT SPECIFIC REPORTS AND SUPPORTING INFORMATION

Arborist Report for Harrington Business Park APNs 329:280:15 & 16 El Dorado County, California, Philip R. Mosbacher, March 15, 2006.

Archaeological Survey Report of Quigley Ranch Diamond Springs El Dorado County, California, Historic Resource Associates, May 1997.

Facility Improvement Letter Harrington Project, El Dorado Irrigation District, February 3, 2005.

Harrington Traffic Impact Study, Fehr & Peers Transportation Consultants, June 17, 2005.

Pre-Development Drainage Report for Harrington Business Park Diamond Springs, CA, Gene E. Thorne & Associates, Inc., April 2005.

Post-Development Drainage Report for Harrington Business Park Diamond Springs, CA, Gene E. Thorne & Associates, Inc., March 2006.

Wetland Delineation for 78.9 Acres on the Harrington/Quigley Property of El Dorado County on April 17, 24, 30, 1997 June 1997, Wymer and Associates, and related correspondence

REZONE EXHIBIT

HARRINGTON BUSINESS PARK

A PHASED DEVELOPMENT

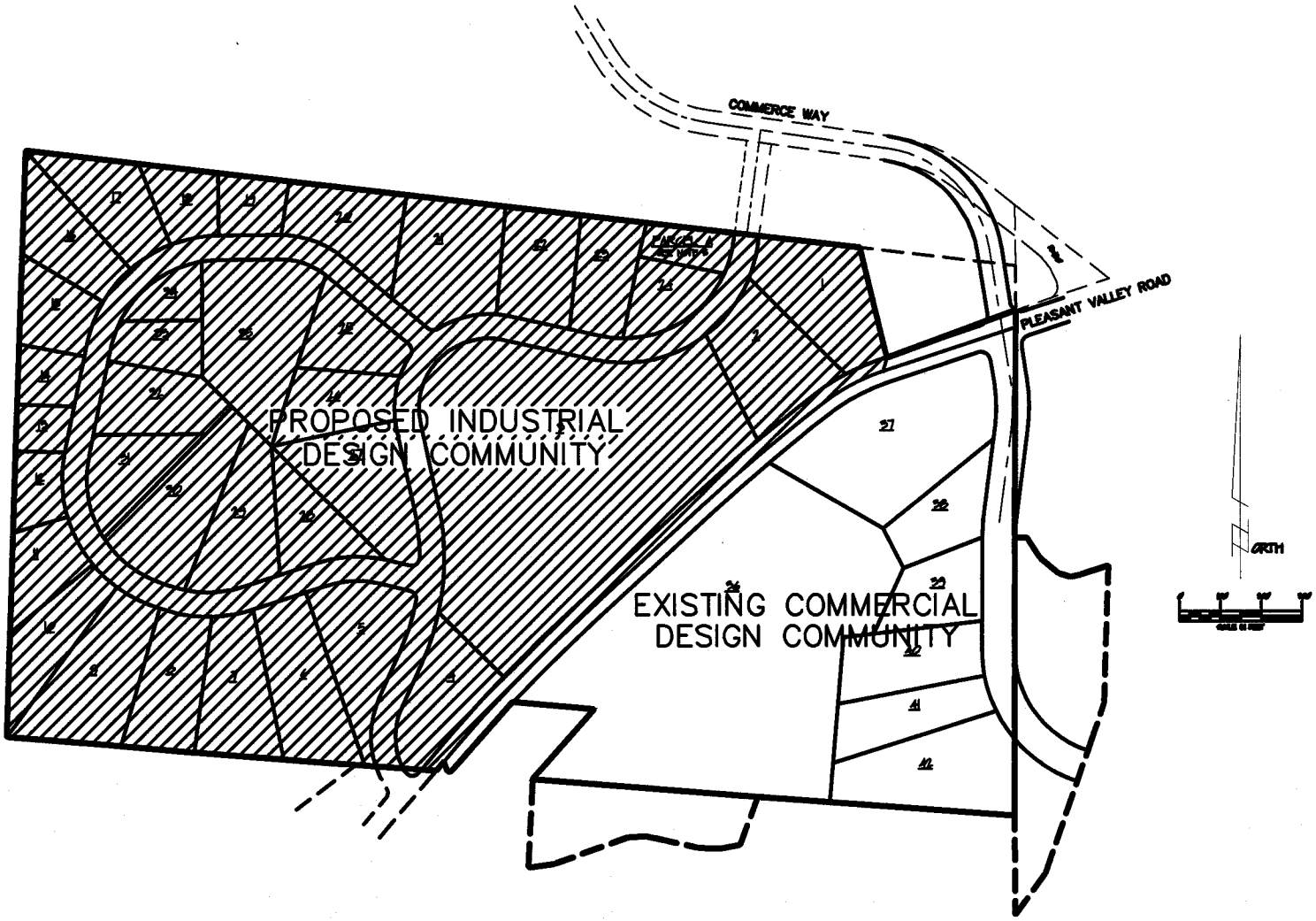


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EXHIBIT P