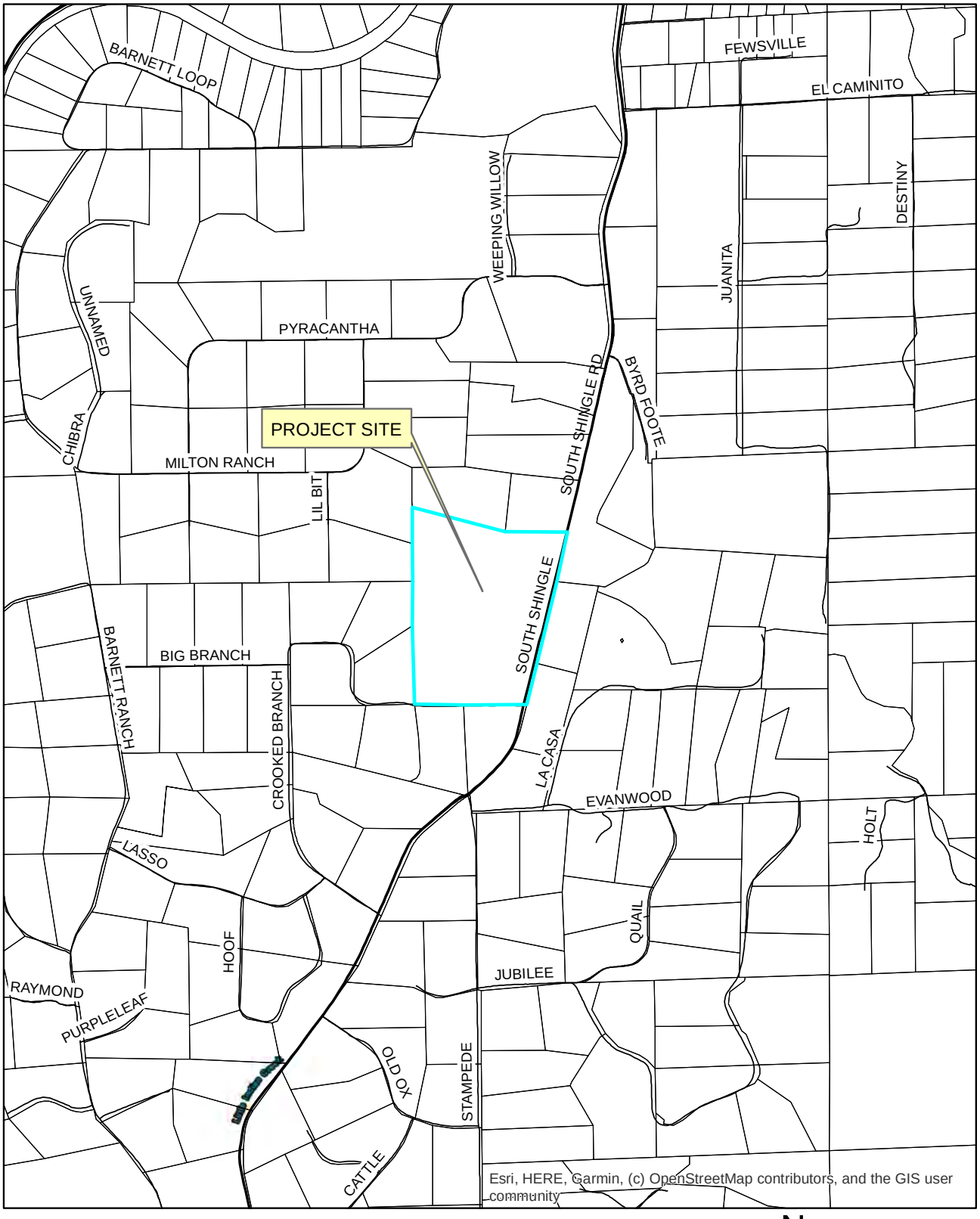
TM21-0002 SIERRA VIEW ESTATES
EXHIBIT A - LOCATION MAP



0 0.05 0.1 0.2 0.3 0.4 Miles

Scale

N

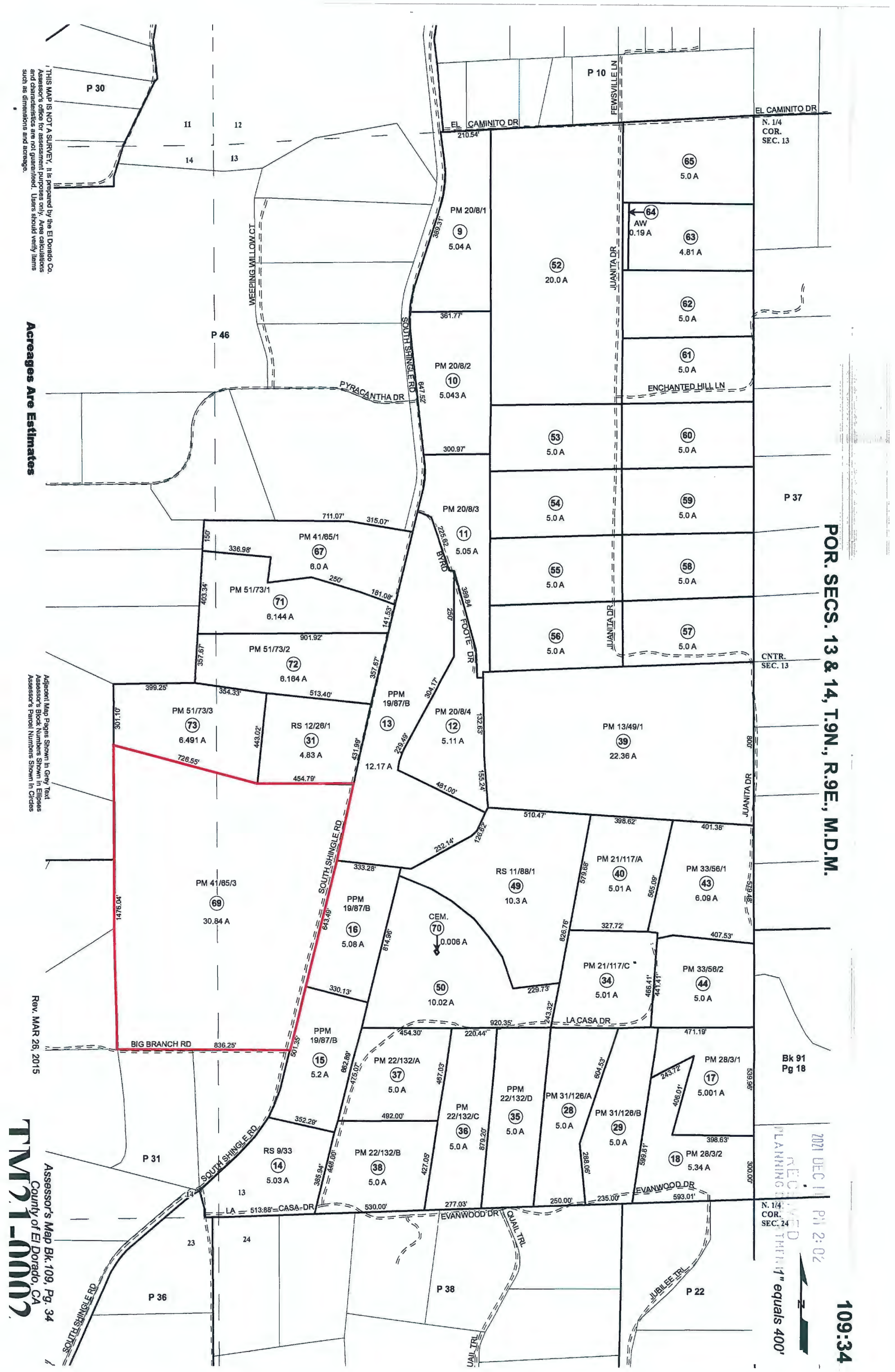
TM21-0002 SIERRA VIEW ESTATES
EXHIBIT B - AERIAL MAP

0 0.05 0.1 0.2 0.3 0.4
Miles

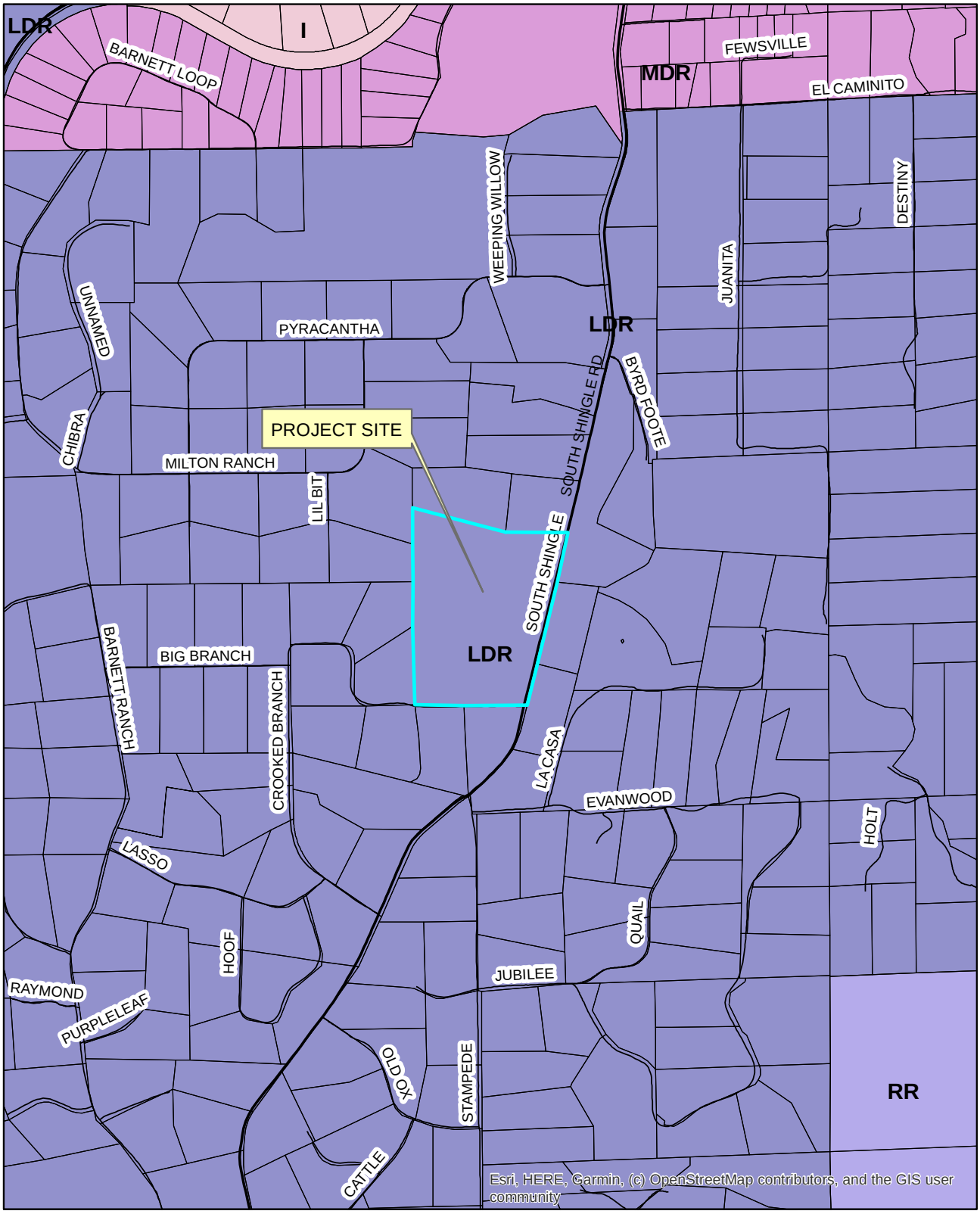
Scale

N

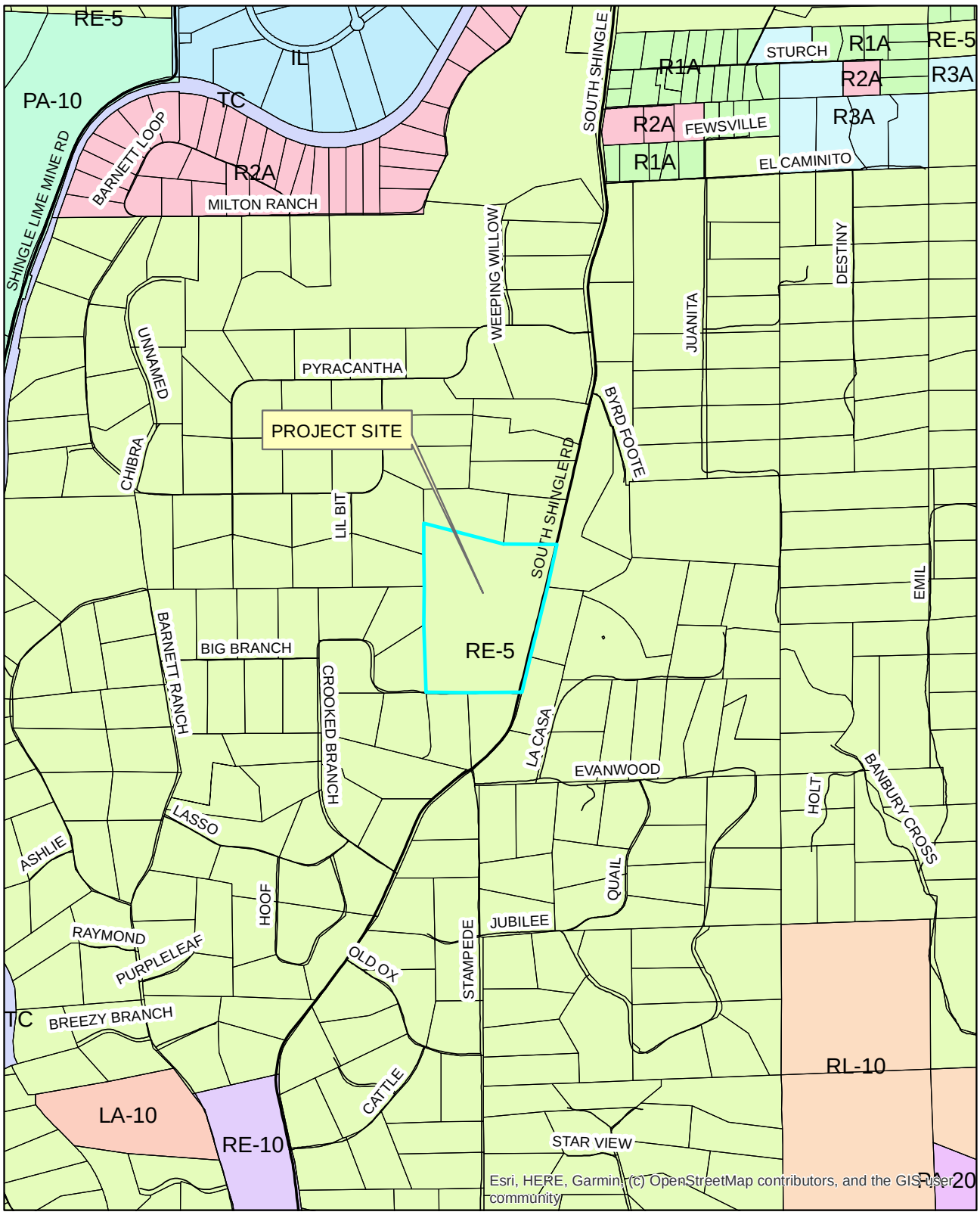
TM21-0002 SIERRA VIEW ESTATES EXHIBIT
C - ASSESSOR'S PARCEL PAGE



TM21-0002 SIERRA VIEW ESTATES
EXHIBIT D - GENERAL PLAN LAND USE MAP



TM21-0002 SIERRA VIEW ESTATES
EXHIBIT E - ZONING MAP



0 0.050.1 0.2 0.3 0.4
Miles

Scale

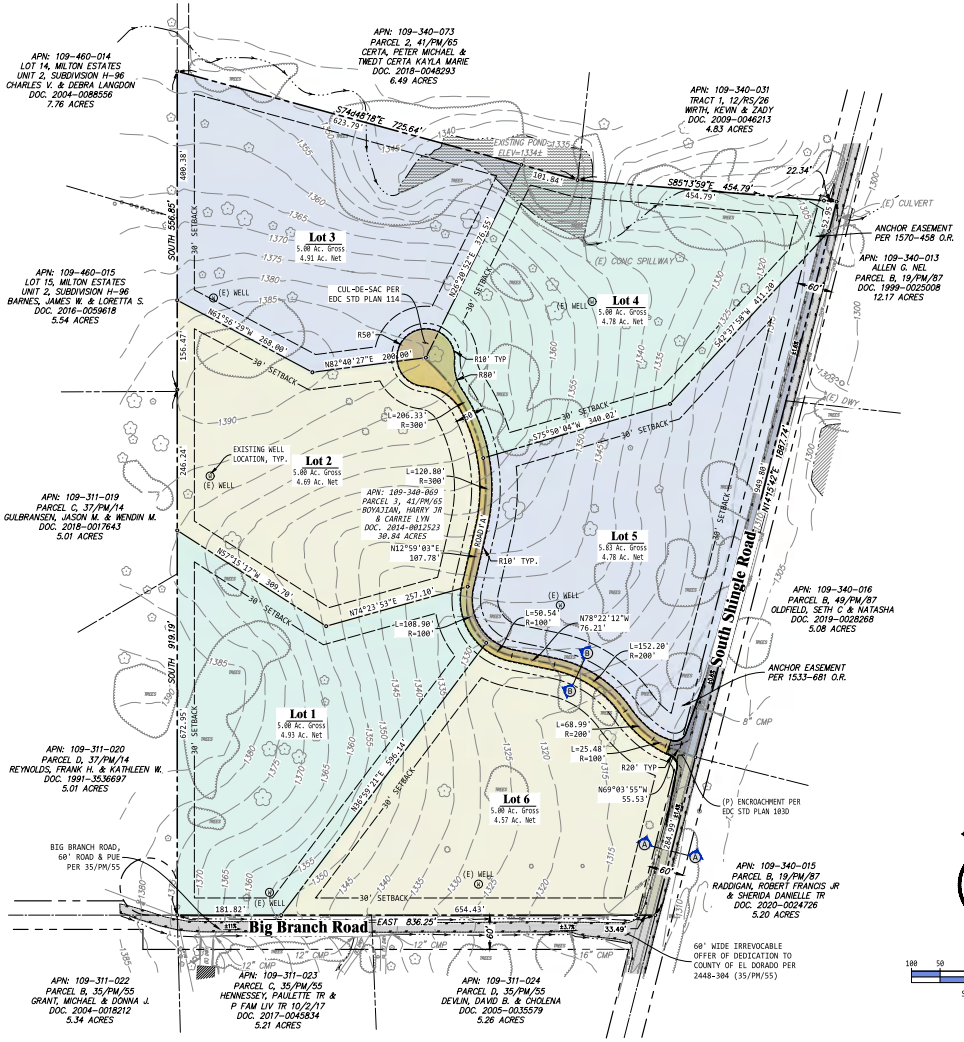
N

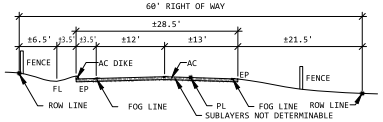
TM21-0002 SIERRA VIEW ESTATES
EXHIBIT F - TENTATIVE SUBDIVISION MAP

Tentative Subdivision Map

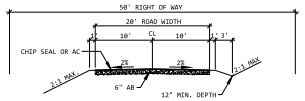
Sierra View Estates a Rural Subdivision

South Shingle Road - Parcel 3, 41/PM/65
APN: 109-340-069 - El Dorado County, CA
~~November 2021~~ Updated June 2023





Existing South Shingle Road Typical Section A-A
NOT TO SCALE



Proposed Road 'A' Typical Section B-B
SEE DOT STD. PLAN 101C (MODIFIED)
NOT TO SCALE

Project Notes

ACCESS

1) SOUTH SHINGLE ROAD IS AN EXISTING 60 FT. WIDE ROAD AND P.U.E.

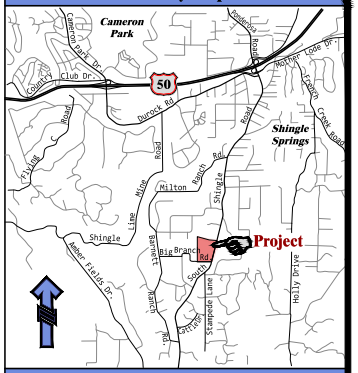
DATA SOURCES

2) THE FIELD SURVEY PERFORMED TO PREPARE THIS TENTATIVE PARCEL MAP AND RELATED EXHIBITS WAS FOR ESTABLISHING AERIAL CONTROL ONLY. ON-SITE AND OFF-SITE IMPROVEMENTS ARE LOCATED AND DESCRIBED BASED ON A VARIETY OF SOURCES INCLUDING AERIAL PHOTOGRAPHS, SITE INSPECTIONS, AND PUBLIC RECORDS.

EASEMENTS

3) LOCATION OF EXISTING WATER PIPELINE EASEMENT PER 1431-512 O.R. CANNOT BE ASCERTAINED FROM RECORD.

Vicinity Map



Abbreviations

AB	AGGREGATE BASE	L	LENGTH
AC	ACRES/ASPHALTIC CONCRETE	OHW	OVERHEAD WIRES
APN	ASSESSOR'S PARCEL NUMBER	(P)	PROPOSED
BC	BEGIN CURVE	PCC	POINT OF CONCENTRIC CURVE
CMP	CORRUGATED METAL PIPE	P/L	PROPERTY LINE
DWY	DRIVEWAY	PM	PARCEL MAP
(E)	EXISTING	PRC	POINT OF REVERSE CURVE
EC	END CURVE	PUE	PUBLIC UTILITY EASEMENT
EDC	EL DORADO COUNTY	R	RADIUS
EL	ELEVATION	RS	RECORD OF SURVEY
EP	EDGE OF PAVEMENT	R/W	RIGHT OF WAY
FG	FINISH GRADE	TP	TEST PIT
FL	FLOWLINE	UP	UTILITY POLE
GB	GRADE BREAK	W	WELL

Lot Data

Parcel	Gross Area	Net Area
(E) APN:109-340-069	30.837 Acres	29.95 Acres
(P) Lot 1	5.00 Acres	4.93 Acres
(P) Lot 2	5.00 Acres	4.69 Acres
(P) Lot 3	5.00 Acres	4.91 Acres
(P) Lot 4	5.00 Acres	4.78 Acres
(P) Lot 5	5.83 Acres	4.78 Acres
(P) Lot 6	5.00 Acres	4.57 Acres

Project Data

OWNER / APPLICANT:	HARRY JR. & CARRIE LYN BOYAJIAN 4348 SWIFT CIRCLE SHINGLE SPRINGS, CA 95682 PHONE: 916-502-1798 EMAIL: HB1182@yahoo.com
PREPARED BY:	LEBECK ENGINEERING, INC.
SCALE:	1" = 100'
CONTOUR INTERVAL:	5 FEET
SOURCE OF TOPOGRAPHY:	AERIAL SURVEY BY VERTICAL MAPPING RESOURCES
SECTION, TOWNSHIP & RANGE:	POR. OF SEC'S 13 & 14, T.9N., R.9E., M.D.M.
ASSESSOR'S PARCEL NUMBER:	109-340-069
PRESENT LAND USE DESIGNATION:	LDR
PRESENT ZONING:	RE-5
TOTAL AREA:	30.837 ACRES
TOTAL NUMBER OF PARCELS:	SIX (6)
MINUMUM PARCEL AREA:	5.00 ACRES
WATER SUPPLY:	EXISTING PRIVATE WELLS (6)
SEWAGE DISPOSAL:	PROPOSED ON-SITE SEPTIC
FIRE PROTECTION:	EL DORADO COUNTY FIRE PROTECTION DIST.
DATE OF PREPARATION:	NOVEMBER 2021
PROJECT #:	20-173

Approvals

PLANNING COMMISSION: _____

APPROVAL/DENIAL DATE: _____

BOARD OF SUPERVISORS: _____

APPROVAL/DENIAL DATE: _____

Sierra View Estates
Tentative Subdivision Map

TM

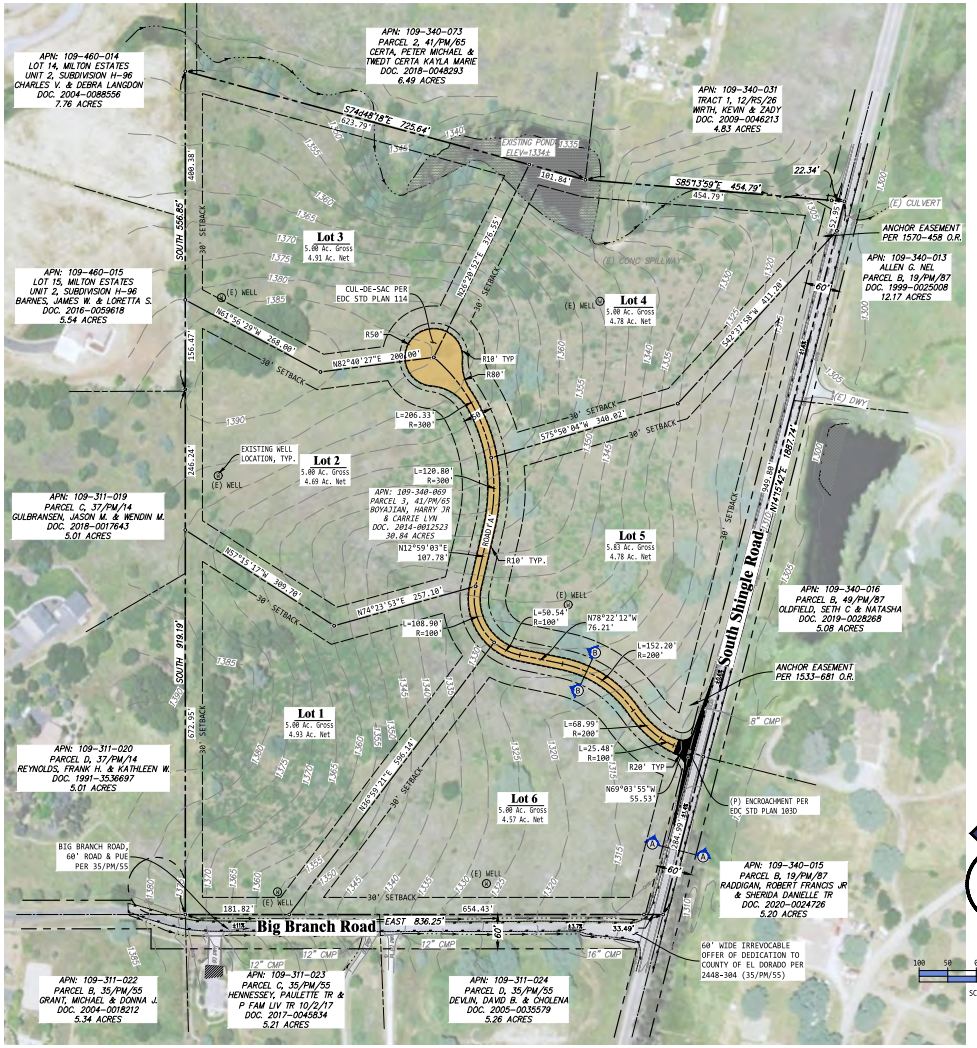
Plot Date: Jun 09, 2023

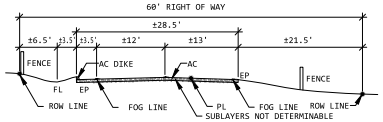
TM21-0002 SIERRA VIEW ESTATES
EXHIBIT G - TENTATIVE SUBDIVISION MAP WITH AERIAL PHOTO

Tentative Subdivision Map with Aerial Photo

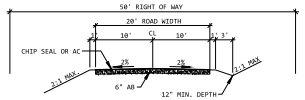
Sierra View Estates a Rural Subdivision

South Shingle Road - Parcel 3, 41/PM/65
APN: 109-340-069 - El Dorado County, CA
~~November 2021~~ Updated June 2023





Existing South Shingle Road Typical Section A-A
NOT TO SCALE



Proposed Road 'A' Typical Section B-B
SEE DOT STD. PLAN 101C (MODIFIED)
NOT TO SCALE

Project Notes

ACCESS

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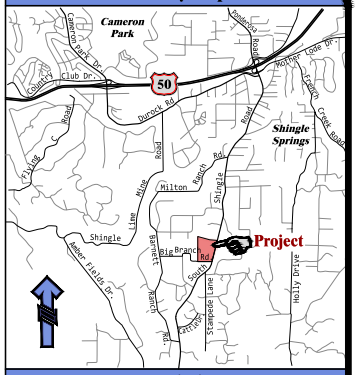
Vicinity Map



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APN	ASSESSOR'S PARCEL NUMBER	(P)	PROPOSED
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CMP	CORRUGATED METAL PIPE	P/L	PROPERTY LINE
DWY	DRIVEWAY	PM	PARCEL MAP
(E)	EXISTING	PRC	POINT OF REVERSE CURVE
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FIRE PROTECTION:	EL DORADO COUNTY FIRE PROTECTION DIST.
DATE OF PREPARATION:	NOVEMBER 2021
PROJECT #:	20-173

Approvals

PLANNING COMMISSION: _____

APPROVAL/DENIAL DATE: _____

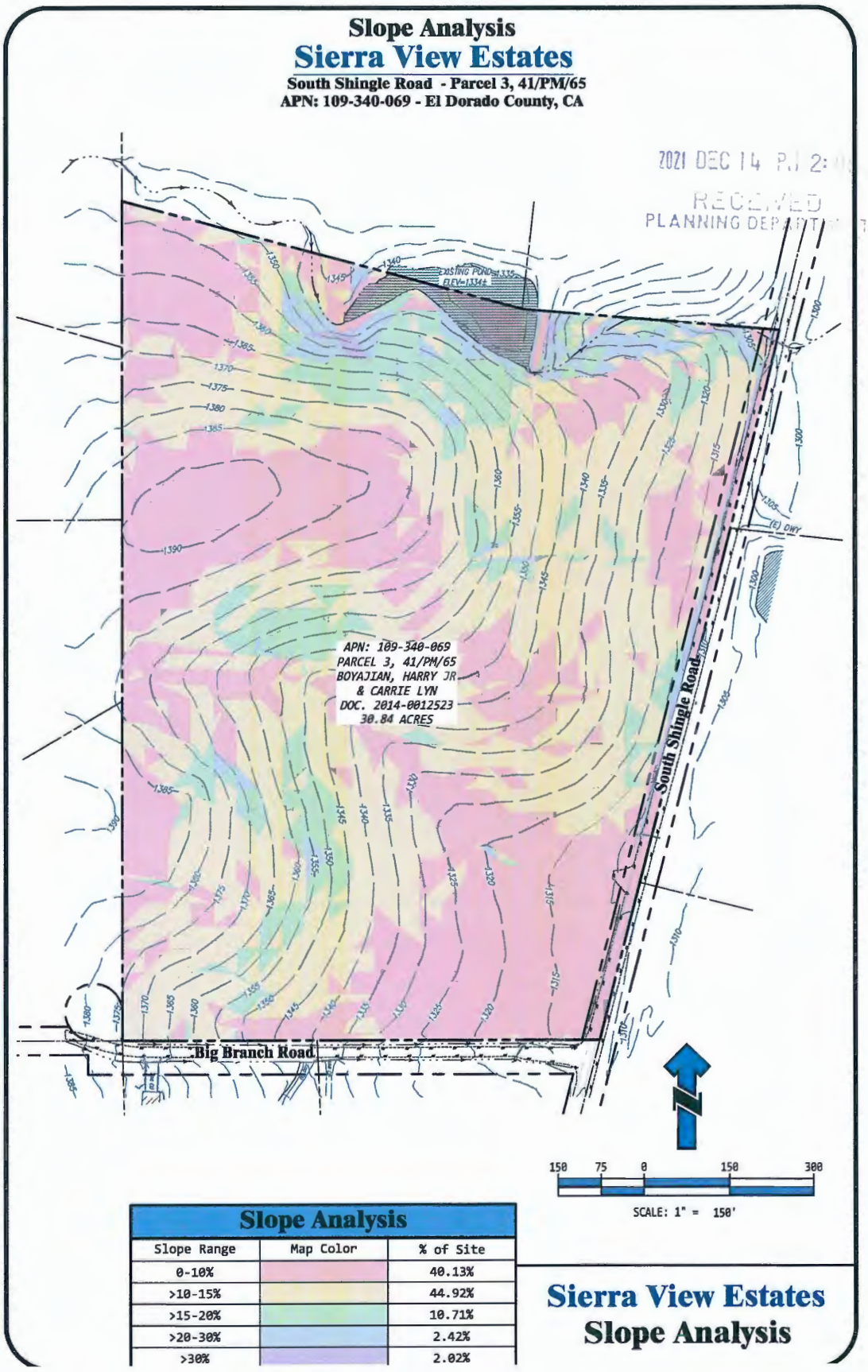
BOARD OF SUPERVISORS: _____

APPROVAL/DENIAL DATE: _____

Sierra View Estates
Tentative Subdivision Map w/Aerial Photo

TMA

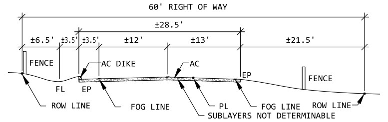
Plot Date: Jun 09, 2023


Slope Analysis
Sierra View Estates
South Shingle Road - Parcel 3, 41/PM/65
APN: 109-340-069 - El Dorado County, CA
2021 DEC 14 P.M 2:
RECEIVED
PLANNING DEPARTMENT
EXISTING POND
ELEV=1334±
(E) DWY
APN: 109-340-069
PARCEL 3, 41/PM/65
BOYAJIAN, HARRY JR
& CARRIE LYN
DOC. 2014-0012523
30.84 ACRES
South Shingle Road
Big Branch Road
N
150 75 0 150 300
SCALE: 1" = 150'
Slope Analysis
Slope Range | Map Color | % of Site
0-10% | 40.13%
>10-15% | 44.92%
>15-20% | 10.71%
>20-30% | 2.42%
>30% | 2.02%
Sierra View Estates
Slope Analysis
TM21-0002

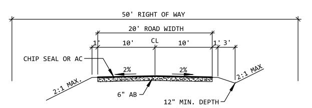
TM21-0002 SIERRA VIEW ESTATES
EXHIBIT I - PRELIMINARY GRADING & DRAINAGE PLAN

Preliminary Grading & Drainage Plan
Sierra View Estates

South Shingle Road - Parcel 3, 41/PM/65
APN: 109-340-069 - El Dorado County, CA
~~November 2021~~ Updated June 2023



Existing South Shingle Road Typical Section A-A
NOT TO SCALE



Proposed Road 'A' Typical Section B-B
SEE DOT STD. PLAN 101C (MODIFIED)
NOT TO SCALE

Project Notes

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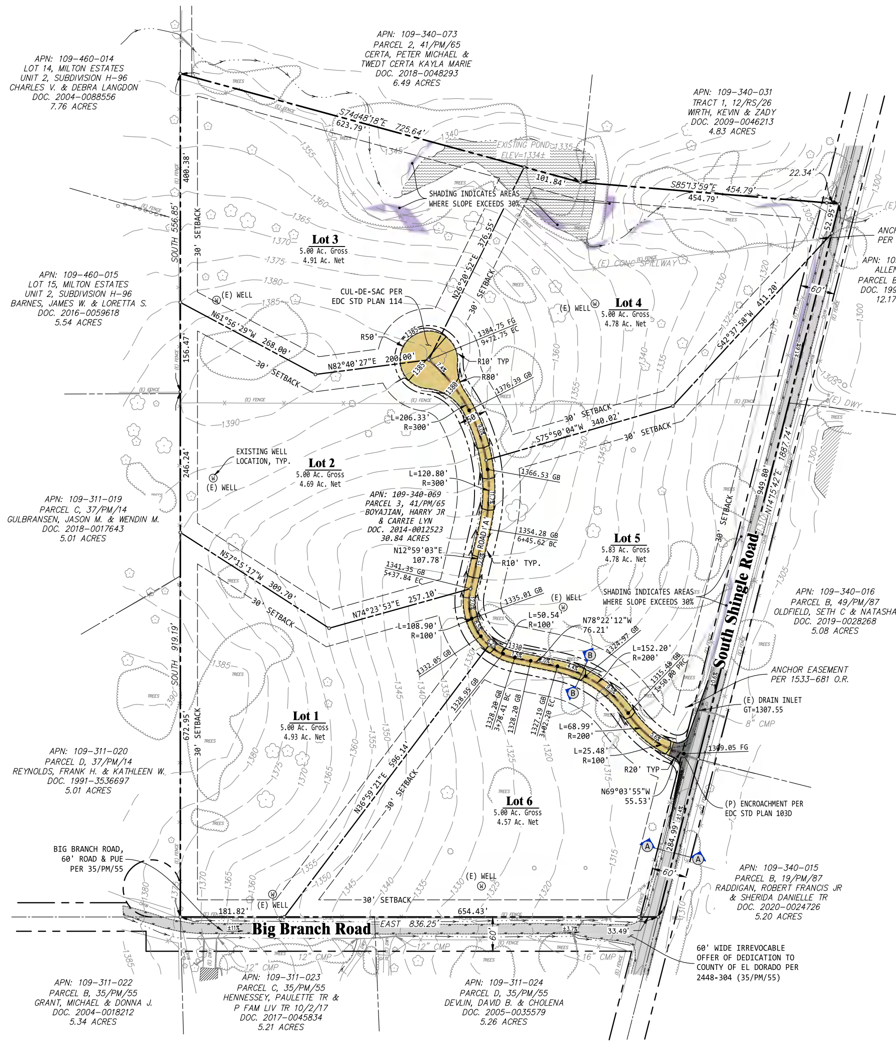
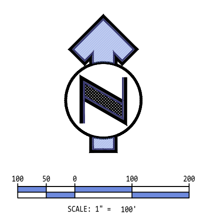
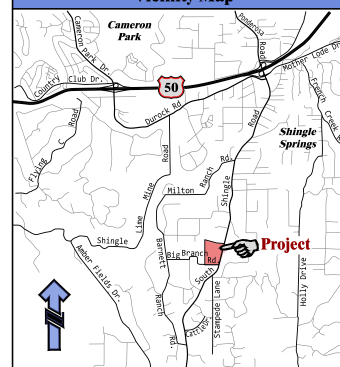




Vicinity Map



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EL	ELEVATION	RS	RECORD OF SURVEY
EP	EDGE OF PAVEMENT	R/W	RIGHT OF WAY
FG	FINISH GRADE	TP	SOIL TEST PIT
FL	FLOWLINE	UP	UTILITY POLE
GB	GRADE BREAK	W	WATER WELL

Project Data

OWNER / APPLICANT:	HARRY JR. & CARRIE LYN BOYAJIAN 4348 SWIFT CIRCLE SHINGLE SPRINGS, CA 95682 PHONE: 916-502-1798 EMAIL: HB1182@yahoo.com
PREPARED BY:	LEBECK ENGINEERING, INC. 3430 ROBIN LANE, BLDG. #2 CAMERON PARK, CA 95682 Ph. 530-677-4080
SCALE:	1" = 100'
CONTOUR INTERVAL:	5 FEET
SOURCE OF TOPOGRAPHY:	AERIAL SURVEY BY VERTICAL MAPPING RESOURCES
SECTION, TOWNSHIP & RANGE:	POR. OF SEC'S 13 & 14, T.9N., R.9E., M.D.M.
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PRESENT ZONING:	RE-5
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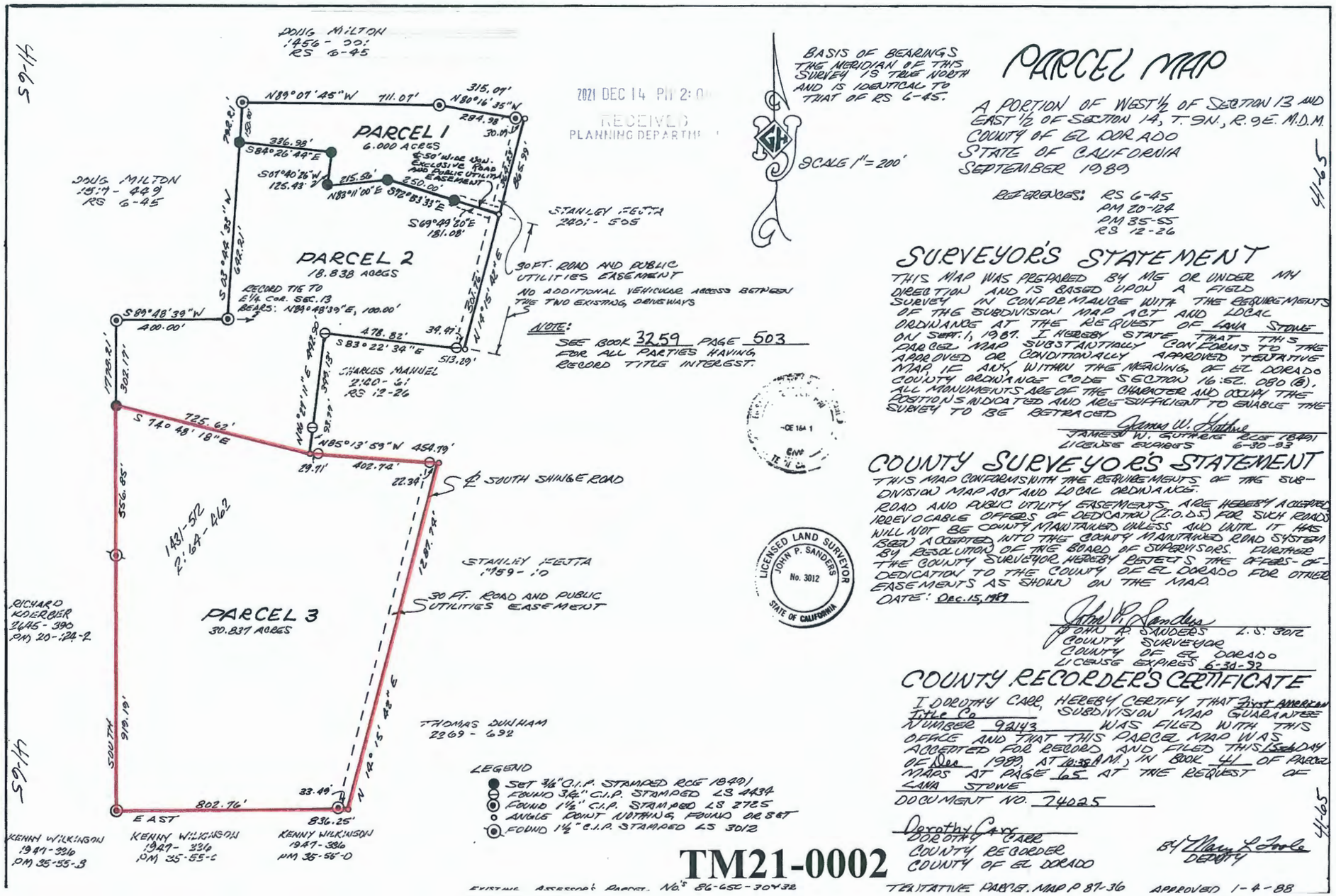
SEWAGE DISPOSAL:	PROPOSED ON-SITE SEPTIC
FIRE PROTECTION:	EL DORADO COUNTY FIRE PROTECTION DISTRICT
DATE OF PREPARATION:	NOVEMBER 2021
PROJECT #:	20-173

Sierra View Estates
Preliminary Grading & Drainage Plan

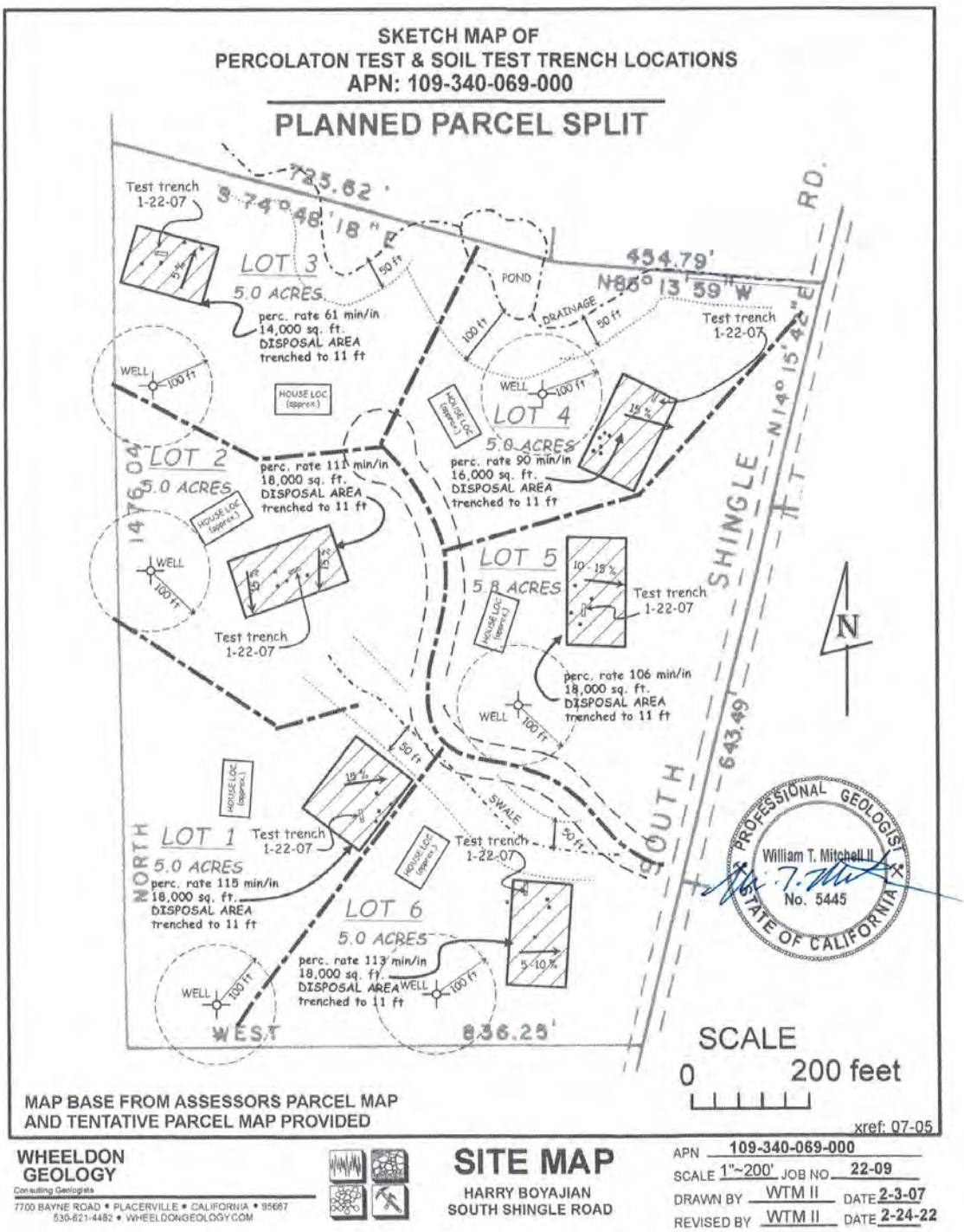
G&D

Plot Date: Jun 09, 2023

TM21-0002 SIERRA VIEW ESTATES
EXHIBIT J - ORIGINAL PARCEL MAP PM 41-65-3



TM21-0002 SIERRA VIEW ESTATES
EXHIBIT K - SITE MAP OF PERCOLATION TEST & SOIL TEST TRENCH LOCATIONS



WHEELDON GEOLOGY
Consulting Geologists
7700 BAYNE ROAD • PLACERVILLE • CALIFORNIA • 95667
530-621-4482 • WHEELDONGEOLOGY.COM

SITE MAP
HARRY BOYAJIAN
SOUTH SHINGLE ROAD

APN 109-340-069-000
SCALE 1"~200' JOB NO. 22-09
DRAWN BY WTM II DATE 2-3-07
REVISED BY WTM II DATE 2-24-22

WHEELDON GEOLOGY
Consulting Geologists
420 PLACERVILLE DRIVE • PLACERVILLE • CALIFORNIA • 95667
530-621-4482 • wheeldongeology@gmail.com

William T. Mitchell II
Professional Geologist #5445

REPORT OF PERCOLATION TEST

for

HARRY BOYAJIAN

APN: 109-340-069-000
PARCEL 1 of 6
DIRECTIONS TO PROPERTY

HWY 50 WEST, SOUTH SHINGLE RD TO SITE
ON RIGHT JUST BEFORE BIG BRANCH RD

TEST DATE 1/23/2007 WEATHER CLEAR COOL

NUMBER OF HOLES TESTED 4

Test Holes shown on Location Map

Test Hole	Depth (ft.)	Stabilized Percolation Rate
1	6.0	52
2	3.5	216
3	1.5	120
4	2.0	70

Soil Profile from Backhoe Trench: 01/22/07

0 - 2.0 FT RED BROWN SILTY SANDY LOAM
2.0 - 3.5 FT BROWN - YELLOW BROWN SANDY CLAY SOIL
3.5 - 11.0 FT LT BROWN - LT YELLOW BROWN ROCKY CLAYEY SILTY SOIL
ON STR WEATHERED METASEDIMENTARY ROCK
ROOTS OBSERVED TO 6.5 FT

REQUIRED BACKHOE TEST TRENCH ALSO INSPECTED BY COUNTY - NO

Average Percolation Rate 115 **Minutes per Inch**

TEST MADE BY WHEELDON GEOLOGY

JOB NUMBER - 07-05-1
Revised - 2/24/2022

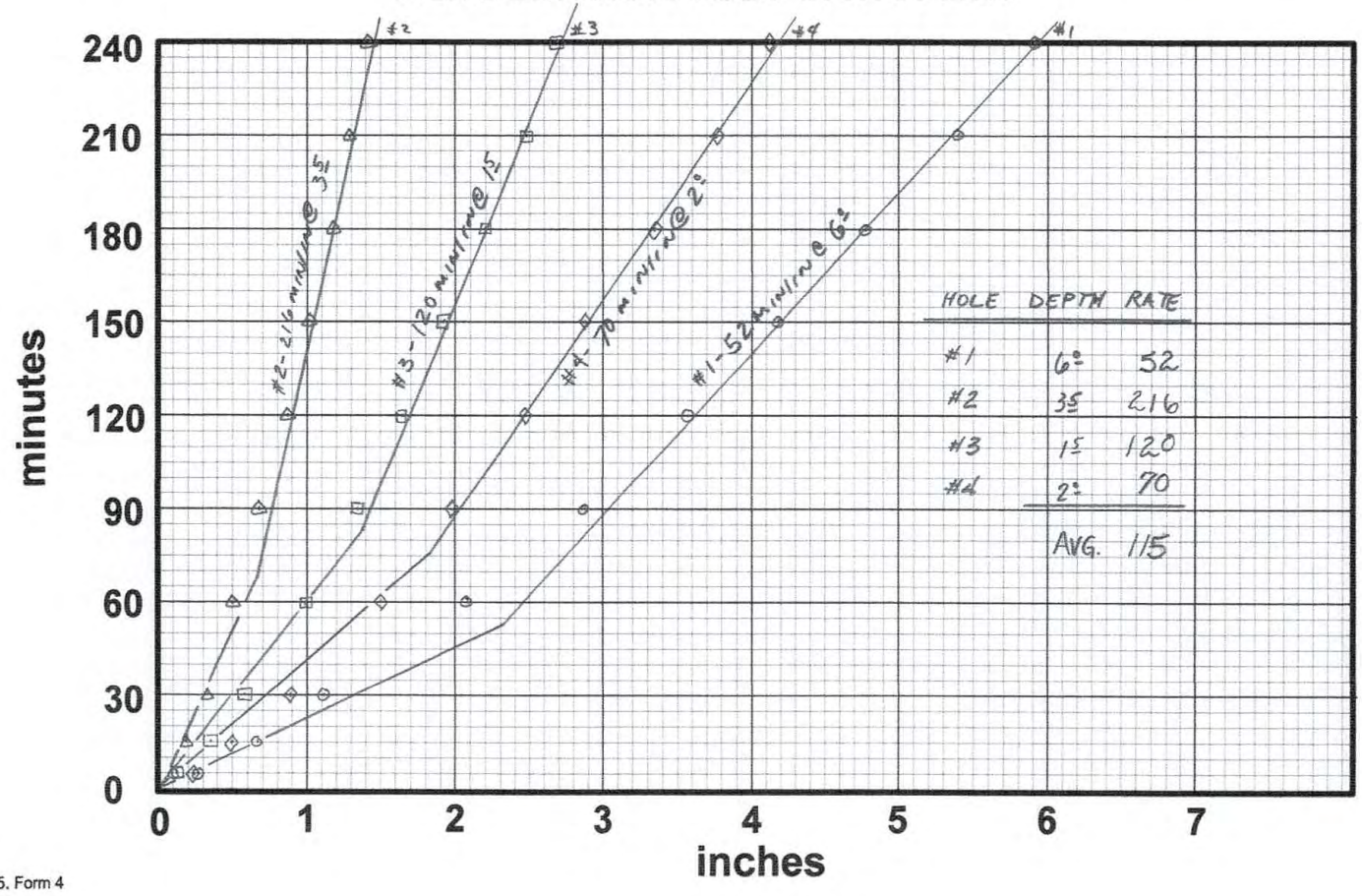
TM21-0002 SIERRA VIEW ESTATES
EXHIBIT K - SITE MAP OF PERCOLATION TEST & SOIL TEST TRENCH LOCATIONS

WHEELDON GEOLOGY
Consulting Geologists
420 PLACERVILLE DRIVE • PLACERVILLE • CALIFORNIA • 95667
530-621-4482 • FAX 530-621-4481

JOB HARRY BOYAJIAN JOB NO 07-05-1
APN 109-340-069-000 xref 22-09
CALCULATED BY REVISED WTM DATE 2-24-22
CHECKED BY WTM DATE 1-26-07

AVERAGE PERCOLATION RATE 115 minutes / inch

PERCOLATION TEST DATA PLOT



rev: 4/05, Form 4

WHEELDON GEOLOGY
Consulting Geologists
420 PLACERVILLE DRIVE • PLACERVILLE • CALIFORNIA • 95667
530-621-4482 • wheeldongeology@gmail.com

William T. Mitchell II
Professional Geologist #5445

REPORT OF PERCOLATION TEST

for

HARRY BOYAJIAN

APN: 109-340-069-000
PARCEL 2 of 6

DIRECTIONS TO PROPERTY

HWY 50 WEST, SOUTH SHINGLE RD TO SITE
ON RIGHT JUST BEFORE BIG BRANCH RD

TEST DATE 1/23/2007 WEATHER CLEAR COOL

NUMBER OF HOLES TESTED 4

Test Holes shown on Location Map

Test Hole	Depth (ft.)	Stabilized Percolation Rate
1	2.5	132
2	2.0	86
3	1.5	94
4	2.0	131

Soil Profile from Backhoe Trench: 01/22/07

0 - 2.5 FT RED BROWN SILTY CLAYEY SANDY LOAM
2.5 - 4.0 FT RED YELLOW CLAYEY SNDY SOIL
4.0 - 7.0 FT RED YELLOW SILTY SANDY SOIL
7.0 - 11.0 FT LIGHT BROWN SILTY SANDY SOIL
ON STR WEATHERED DECOMPOSED GABBRO
ROOTS OBSERVED TO 3 FT

REQUIRED BACKHOE TEST TRENCH ALSO INSPECTED BY COUNTY - NO

Average Percolation Rate 111 **Minutes per Inch**

TEST MADE BY WHEELDON GEOLOGY

JOB NUMBER - 07-05-2
Revised - 2-24-2022

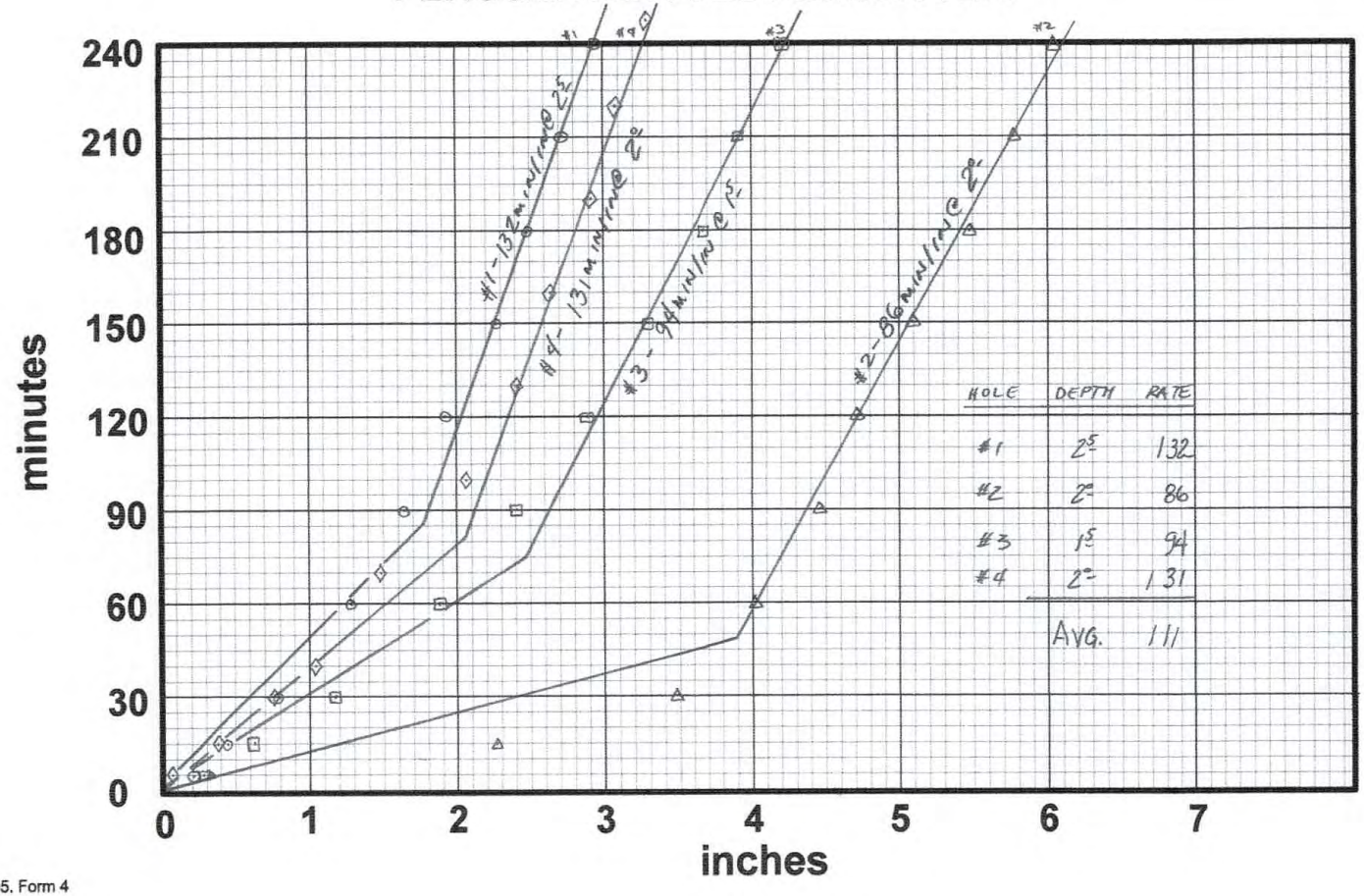
TM21-0002 SIERRA VIEW ESTATES
EXHIBIT K - SITE MAP OF PERCOLATION TEST & SOIL TEST TRENCH LOCATIONS

WHEELDON GEOLOGY
Consulting Geologists
420 PLACERVILLE DRIVE • PLACERVILLE • CALIFORNIA • 95667
530-621-4482 • FAX 530-621-4481

JOB HARRY BOYAJIAN JOB NO 07-05-2
APN 109-340-069-000 xref 22-09
CALCULATED BY Revised WTM DATE 2-24-22
CHECKED BY WTM DATE 1-26-07

AVERAGE PERCOLATION RATE 111 minutes / inch

PERCOLATION TEST DATA PLOT



rev: 4/05. Form 4

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REPORT OF PERCOLATION TEST

for

HARRY BOYAJIAN

APN: 109-340-069-000
PARCEL 3 of 6

DIRECTIONS TO PROPERTY

HWY 50 WEST, SOUTH SHINGLE RD TO SITE
ON RIGHT JUST BEFORE BIG BRANCH RD

TEST DATE 1/24/2007 WEATHER CLEAR COOL

NUMBER OF HOLES TESTED 4

Test Holes shown on Location Map

Test Hole	Depth (ft.)	Stabilized Percolation Rate
1	2.0	35
2	2.5	90
3	1.5	87
4	6.5	30

Soil Profile from Backhoe Trench: 01/22/07

0 - 2.0 FT RED BROWN CLAYEY SANDY SILTY LOAM
2.0 - 5.0 FT YELLOW BROWN SILTY CLAYEY SNDY SOIL
5.0 - 11.0 FT YELLOW BROWN SILTY SANDY SOIL
ON STR WEATHERED DECOMPOSED GABBRO
ROOTS OBSERVED TO 6 FT

REQUIRED BACKHOE TEST TRENCH ALSO INSPECTED BY COUNTY - NO

Average Percolation Rate 61 **Minutes per Inch**

TEST MADE BY WHEELDON GEOLOGY

JOB NUMBER - 07-05-3
Revised - 2-24-2022

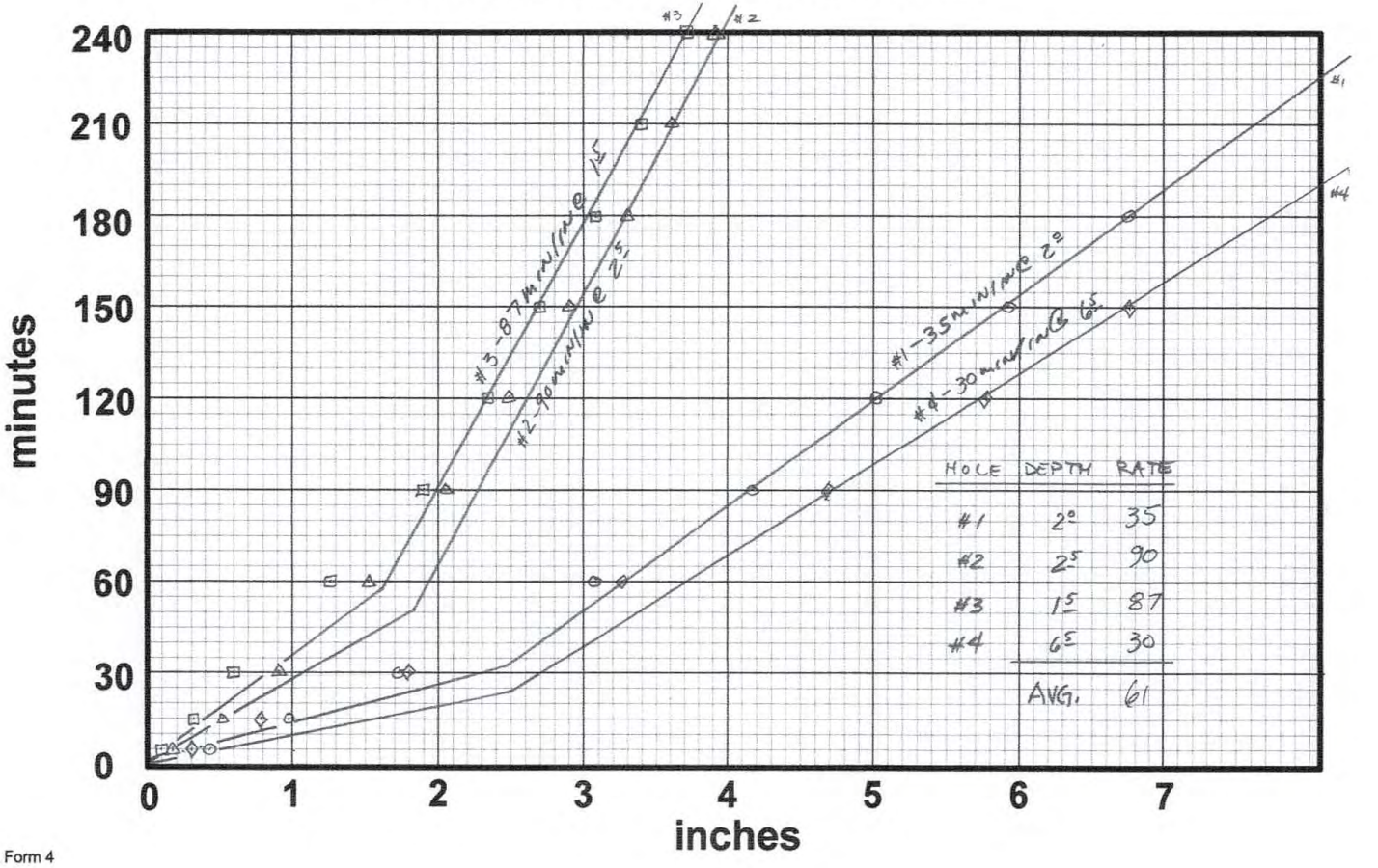
TM21-0002 SIERRA VIEW ESTATES
EXHIBIT K - SITE MAP OF PERCOLATION TEST & SOIL TEST TRENCH LOCATIONS

WHEELDON GEOLOGY
Consulting Geologists
420 PLACERVILLE DRIVE • PLACERVILLE • CALIFORNIA • 95667
530-621-4482 • FAX 530-621-4481

JOB HARRY BOYAJIAN JOB NO 07-05-3
APN 109-340-069-000 xref 22-09
CALCULATED BY Revised WTM DATE 2-24-22
CHECKED BY WTM DATE 1-26-07

AVERAGE PERCOLATION RATE 61 minutes / inch

PERCOLATION TEST DATA PLOT



rev: 4/05. Form 4

WHEELDON GEOLOGY
Consulting Geologists
420 PLACERVILLE DRIVE • PLACERVILLE • CALIFORNIA • 95667
530-621-4482 • wheeldongeology@gmail.com

William T. Mitchell II
Professional Geologist #5445

REPORT OF PERCOLATION TEST

for

HARRY BOYAJIAN

APN: 109-340-069-000
PARCEL 4 of 6
DIRECTIONS TO PROPERTY

HWY 50 WEST, SOUTH SHINGLE RD TO SITE
ON RIGHT JUST BEFORE BIG BRANCH RD

TEST DATE 2/23/2022 WEATHER CLEAR COLD

NUMBER OF HOLES TESTED 6

Test Holes shown on Location Map

Test Hole	Depth (ft.)	Stabilized Percolation Rate
1	1.5	47
2	2.0	110
3	2.5	95
4	2.0	82
5	1.5	93
6	1.5	110

Soil Profile from Backhoe Trench: 01/22/07

0 - 2.0 FT RED SANDY SILTY LOAM
2.0 - 6.0 FT YELLOW CLAYEY SILTY SANDY SOIL
6.0 - 11.0 FT LIGHT BROWN SANDY D.G. SOIL
ON STR WEATHERED DECOMPOSED GABBRO
ROOTS OBSERVED TO 8 FT

REQUIRED BACKHOE TEST TRENCH ALSO INSPECTED BY COUNTY - NO

Average Percolation Rate 90 **Minutes per Inch**

TEST MADE BY WHEELDON GEOLOGY

JOB NUMBER - 22-09-4
Xref - 07-05-4

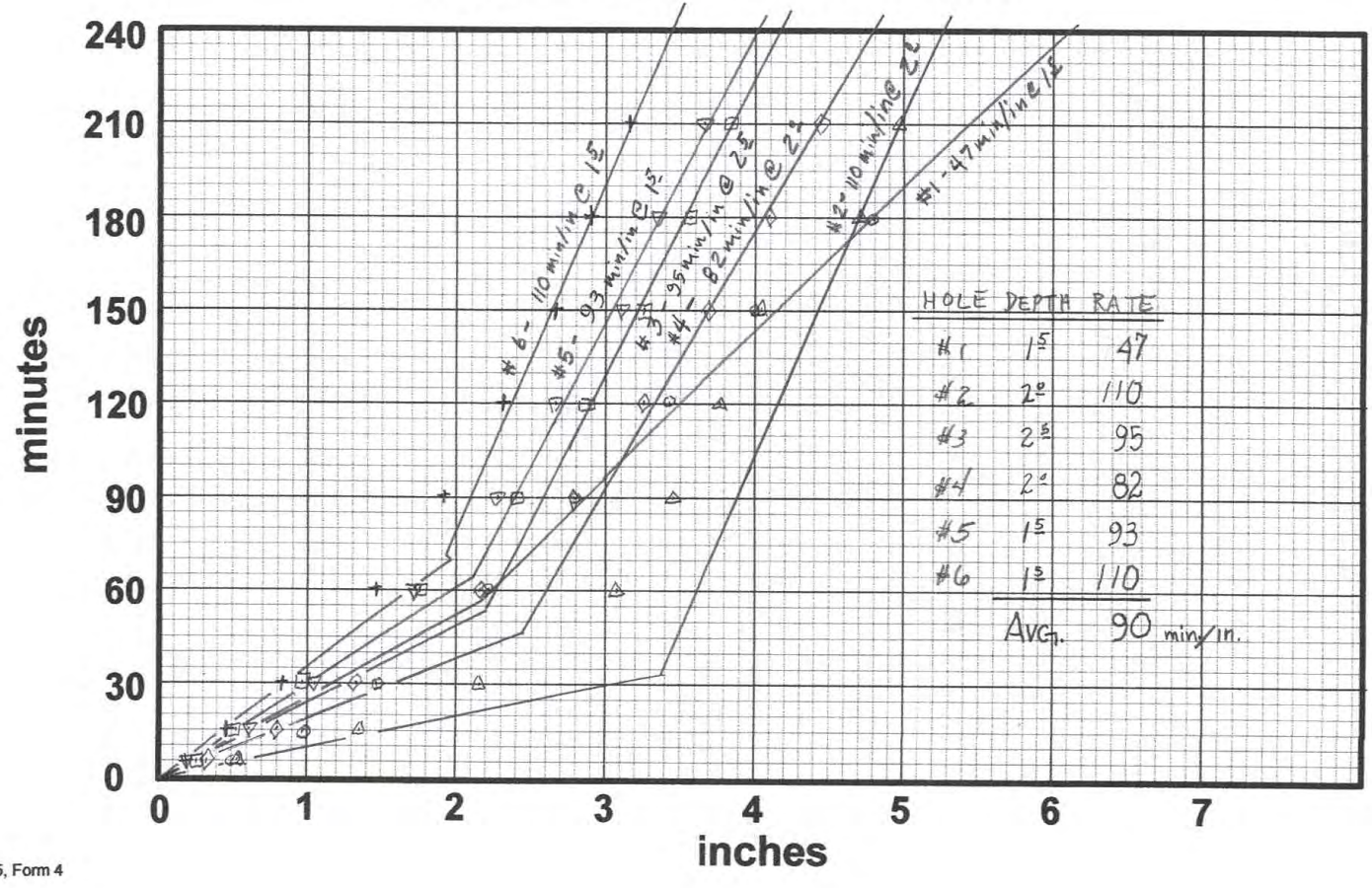
TM21-0002 SIERRA VIEW ESTATES
EXHIBIT K - SITE MAP OF PERCOLATION TEST & SOIL TEST TRENCH LOCATIONS

WHEELDON GEOLOGY
Consulting Geologists
7700 BAYNE ROAD • PLACERVILLE • CALIFORNIA • 95667
530-621-4482 • FAX 530-621-4481

JOB HARRY BOYAJIAN JOB NO 22-09
APN 109-340-069-000 XREF 07-054
CALCULATED BY WTM DATE 2-24-22
CHECKED BY _____ DATE _____

AVERAGE PERCOLATION RATE 90 minutes / inch

PERCOLATION TEST DATA PLOT



rev: 4/05, Form 4

WHEELDON GEOLOGY
Consulting Geologists
420 PLACERVILLE DRIVE • PLACERVILLE • CALIFORNIA • 95667
530-621-4482 • wheeldongeology@gmail.com

William T. Mitchell II
Professional Geologist #5445

REPORT OF PERCOLATION TEST

for

HARRY BOYAJIAN

APN: 109-340-069-000
PARCEL 5 of 6

DIRECTIONS TO PROPERTY

HWY 50 WEST, SOUTH SHINGLE RD TO SITE
ON RIGHT JUST BEFORE BIG BRANCH RD

TEST DATE 1/25/2007 WEATHER CLEAR COOL

NUMBER OF HOLES TESTED 4

Test Holes shown on Location Map

Test Hole	Depth (ft.)	Stabilized Percolation Rate
1	1.5	74
2	4.0	210
3	2.0	105
4	6.0	34

Soil Profile from Backhoe Trench: 01/22/07

0 - 1.5 FT RED SILTY SANDY LOAM
1.5 - 4.5 FT BROWN CLAYEY SILTY SANDY SOIL
4.5 - 11.0 FT LIGHT BROWN SILTY SANDY D.G. SOIL
ON STR WEATHERED DECOMPOSED GABBRO
ROOTS OBSERVED TO 5 FT

REQUIRED BACKHOE TEST TRENCH ALSO INSPECTED BY COUNTY - NO

Average Percolation Rate 106 **Minutes per Inch**

TEST MADE BY WHEELDON GEOLOGY

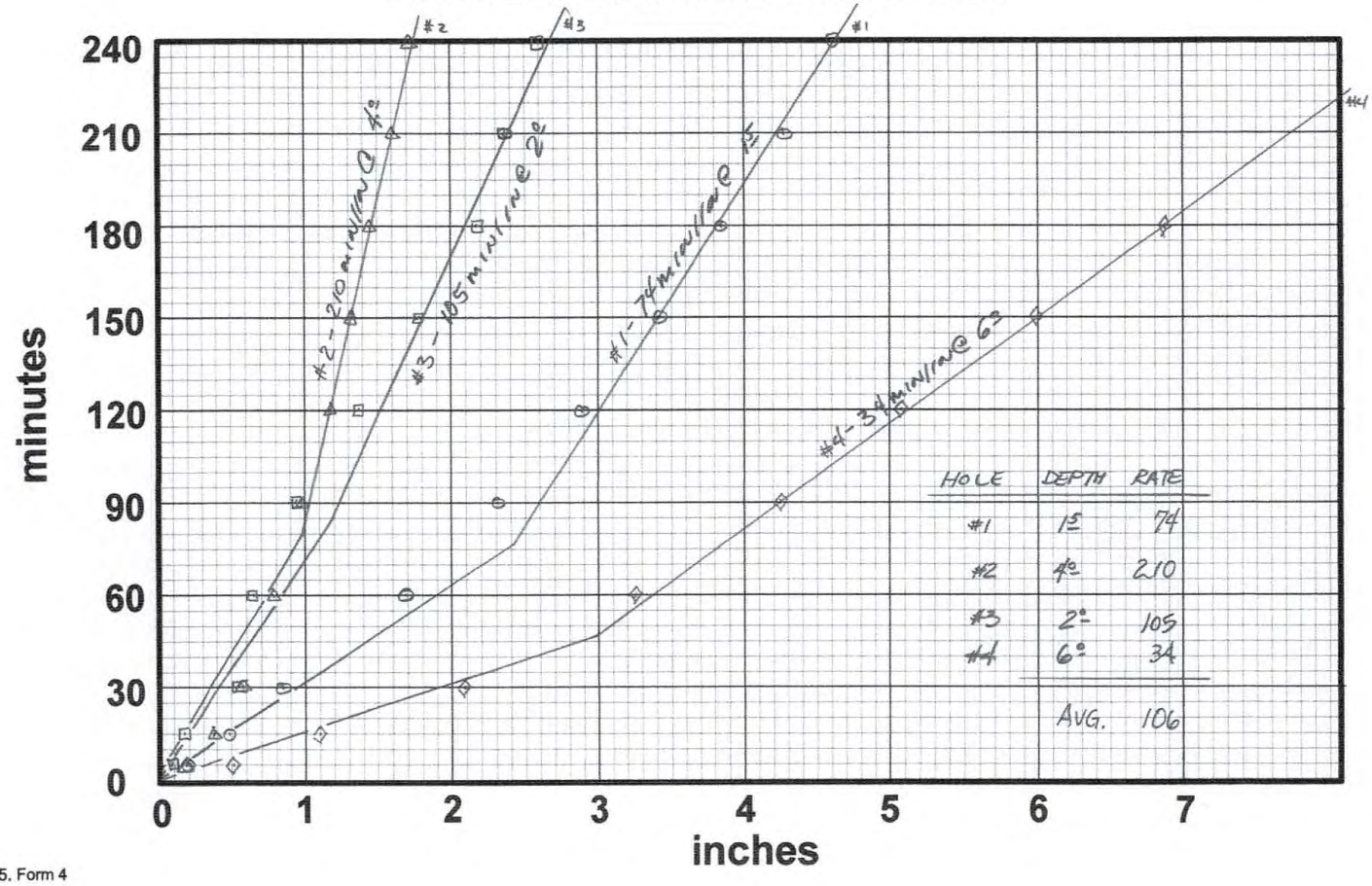
JOB NUMBER - 07-05-5
Revised - 2-24-2022

WHEELDON GEOLOGY
Consulting Geologists
420 PLACERVILLE DRIVE • PLACERVILLE • CALIFORNIA • 95667
530-621-4482 • FAX 530-621-4481

JOB HARRY BOYAJIAN JOB NO 07-05-5
APN 109-340-069-000 xref 22-09
CALCULATED BY Revised WTM DATE 2-24-22
CHECKED BY WTM DATE 1-26-07

AVERAGE PERCOLATION RATE 106 minutes / inch

PERCOLATION TEST DATA PLOT



rev: 4/05. Form 4

WHEELDON GEOLOGY

Consulting Geologists

420 PLACERVILLE DRIVE • PLACERVILLE • CALIFORNIA • 95667
530-621-4482 • wheeldongeology@gmail.com

William T. Mitchell II
Professional Geologist #5445

REPORT OF PERCOLATION TEST

for

HARRY BOYAJIAN

APN: 109-340-069-000
PARCEL 6 of 6

DIRECTIONS TO PROPERTY

HWY 50 WEST, SOUTH SHINGLE RD TO SITE
ON RIGHT JUST BEFORE BIG BRANCH RD

TEST DATE 1/22/2007 WEATHER CLEAR COOL

NUMBER OF HOLES TESTED 4

Test Holes shown on Location Map

Test Hole	Depth (ft.)	Stabilized Percolation Rate
1	1.5	37
2	6.5	125
3	3.5	77
4	4.5	212

Soil Profile from Backhoe Trench: 01/22/07

0 - 1.0 FT DARK BROWN SILTY SANDY LOAM
1.0 - 2.5 FT RED BROWN - YELLOW BROWN SANDY CLAY SOIL
2.5 - 6.0 FT YELLOW BROWN SILTY SANDY SOIL
6.0 - 11.0 FT LIGHT BROWN ROCKY SILTY SANDY SOIL
ON MOD. - STR WEATHERED METASEDIMENTARY ROCK
ROOTS OBSERVED TO 3.5 FT

REQUIRED BACKHOE TEST TRENCH ALSO INSPECTED BY COUNTY - NO

Average Percolation Rate 113 **Minutes per Inch**

TEST MADE BY WHEELDON GEOLOGY

JOB NUMBER - 07-05-6
Revised - 2-24-2022

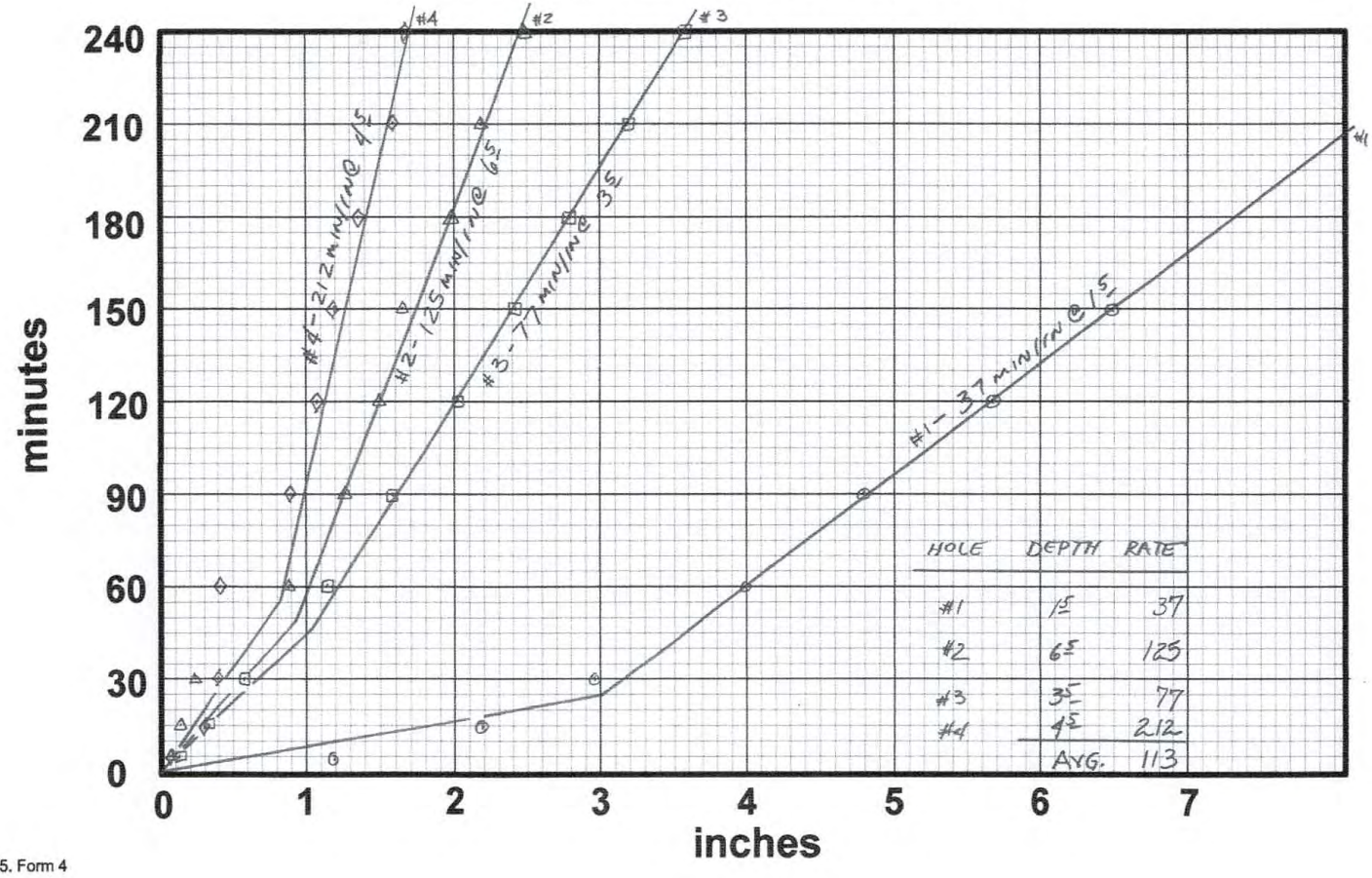
TM21-0002 SIERRA VIEW ESTATES
EXHIBIT K - SITE MAP OF PERCOLATION TEST & SOIL TEST TRENCH LOCATIONS

WHEELDON GEOLOGY
Consulting Geologists
420 PLACERVILLE DRIVE • PLACERVILLE • CALIFORNIA • 95667
530-621-4482 • FAX 530-621-4481

JOB HARRY BOYAJIAN JOB NO 07-05-6
APN 109-340-069-000 xref 22-09
CALCULATED BY Revised WTM DATE 2-24-22
CHECKED BY WTM DATE 1-26-07

AVERAGE PERCOLATION RATE 113 minutes / inch

PERCOLATION TEST DATA PLOT



rev: 4/05. Form 4

TM21-0002 SIERRA VIEW ESTATES
EXHIBIT L - LIST OF EXISTING WELLS

Sierra View Estates Subdivision – Existing wells

EXISTING WELLS LOCATED ON APN: 109-340-069

The data below was obtained from El Dorado County's Environmental Health Department records through the County's Gotnet web application.

RECORD ID: WP0001501
DEPTH: 320
PUMP RATE: 28
SITE LOCATION: SITE #1

RECORD ID: WP0001502
DEPTH: 260
PUMP RATE: 68
SITE LOCATION: SITE #2

RECORD ID: WP0001503
DEPTH: 300
PUMP RATE: 42
SITE LOCATION: SITE #3

RECORD ID: WP0001504
DEPTH: 420
PUMP RATE: 8
SITE LOCATION: SITE #4

RECORD ID: WP0001505
DEPTH: 780
PUMP RATE: 50
SITE LOCATION: SITE #5

RECORD ID: WP0001506
DEPTH: 300
PUMP RATE: 50
SITE LOCATION: SITE #6

COMMUNITY DEVELOPMENT SERVICES
LONG RANGE PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-4650, Fax (530) 642-0508

Transportation Impact Study (TIS) – Initial Determination

The information provided with this form will be used by County staff to determine if the proposed project will be required to complete a Transportation Impact Study (TIS) or an On-Site Transportation Review (OSTR). If one or both are required, County staff will contact the applicant with more information about the required studies. Both studies are described in the TIS Guidelines, which can be found on the County's website. ***An OSTR is typically required for all projects.***

Complete and submit this form along with a detailed project description and a site plan by mail, fax or email.

Mail: CDS, Long Range Planning
Attn: Natalie Porter
2850 Fairlane Court
Placerville, CA 95667

Fax: (530) 642-0508
Phone: (530) 621-5442
Email: natalie.porter@edcgov.us

RECEIVED
PLANNING DEPARTMENT
2021 DEC 14 PM 12:2

Applicant Information:

Name: Harry Jr. & Carrie Lyn Boyajian
Phone #: 916-502-1798
Address: 4348 Swift Circle, Shingle Springs, CA
Email: HB1182@yahoo.com

Project Information:

Name of Project: Sierra View Estates
Planning Number: _____
Project Location: South Shingle Rd. at Big Branch Rd.
Bldg Size: _____
APN(s): 109-340-069
Project Planner: _____
Number of units: _____

Description of Project: (Use, Number of Units, Building Size, etc.)

The Project, a six (6) lot Rural Subdivision, proposes the subdivision of an existing 30.84 acre parcel into 6 lots ranging in size from 5.0 acres to 5.8 acres. Access to the lots will be from South Shingle Rd. via a proposed private road terminating in a cul-de-sac. Water & sewer service shall be provided by individual private wells and septic systems. Current/proposed zoning is RE-5. No building construction is currently proposed.

Please attach a project site plan

If an OSTR is required, the following information shall be evaluated and the findings signed and stamped by a registered Traffic Engineer or Civil Engineer, and shall be included with the project submittal:

1. Existence of any current traffic problems in the local area such as a high-accident location, non-standard intersection or roadway, or an intersection in need of a traffic signal
2. Proximity of proposed site driveway(s) to other driveways or intersections
3. Adequacy of vehicle parking relative to both the anticipated demand and zoning code requirements
4. Adequacy of the project site design to fully satisfy truck circulation and loading demand on-site, when the anticipated number of deliveries and service calls may exceed 10 per day
5. Adequacy of the project site design to provide at least a 25 foot minimum required throat depth (MRTD) at project driveways, include calculation of the MRTD
6. Adequacy of the project site design to convey all vehicle types
7. Adequacy of sight distance on-site
8. Queuing analysis of "drive-through" facilities

TM21-0002
Rev 8/20/18

COMMUNITY DEVELOPMENT SERVICES
LONG RANGE PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-4650, Fax (530) 642-0508

Transportation Impact Study (TIS) – Initial Determination (Page 2)

TO BE COMPLETED BY COUNTY STAFF:

The following project uses are typically exempt from the preparation of a TIS:

- ☐ 4 or less single family homes
- ☐ 4 or less multi-family units
- ☐ 2,300 square feet or less for shopping center
- ☐ 8,600 square feet or less for general office
- ☐ 10,000 square feet or less for industrial
- ☐ 28,000 square feet or less for warehouse
- ☐ 38,000 square feet or less for mini-storage
- ☐ 20,000 square feet or less for churches
- ☐ 20 or less sites for campgrounds
- ☐ 20 or less rooms for hotel/motel/B&B

☐ **None apply – a TIS is required with applicable fee.**

County Staff Determination:

The TIS or OSTR may be waived if no additional vehicle trips will be generated by the proposed change, no up-zoning is requested, or no intensification of use is requested. Long Range Planning staff may waive the TIS requirement. The Transportation Director or his/her designee may waive the OSTR requirement.

- ☐ TIS and OSTR are both waived. No further transportation studies are required.
- ☒ On-Site Transportation Review is required. A TIS is not required. The OSTR shall address all items listed, unless otherwise noted.
- ☐ The TIS and OSTR are required. An initial deposit for TIS scoping and review is required by CDS Long Range Planning staff. See Attached TIS Initial Fund Request letter.

TIS waiver approved by:

CDS Long Range Planning Signature	Date	ADH TS
	9-27-21	

OSTR waiver approved by:

Department of Transportation Director or Designee	Date

PRINT

Rev 8/20/18

KD Anderson & Associates, Inc.
Transportation Engineers

March 17, 2022

Mr. Harry Boyajian
4348 Swift Circle
Shingle Springs, CA 95681

RE: ON-SITE TRANSPORTATION REVIEW FOR SIERRA ESTATES SUBDIVISION, SHINGLE SPRINGS, EL DORADO COUNTY

Dear Mr. Boyajian:

KD Anderson & Associates, Inc. has prepared this analysis for your proposed subdivision project in Shingle Springs, El Dorado County. The site is located along S. Shingle Road north of Big Branch Road (Figure 1). Access to the site is proposed via an existing driveway about 330 feet north of Big Branch Road; this driveway will be formalized as a private road.

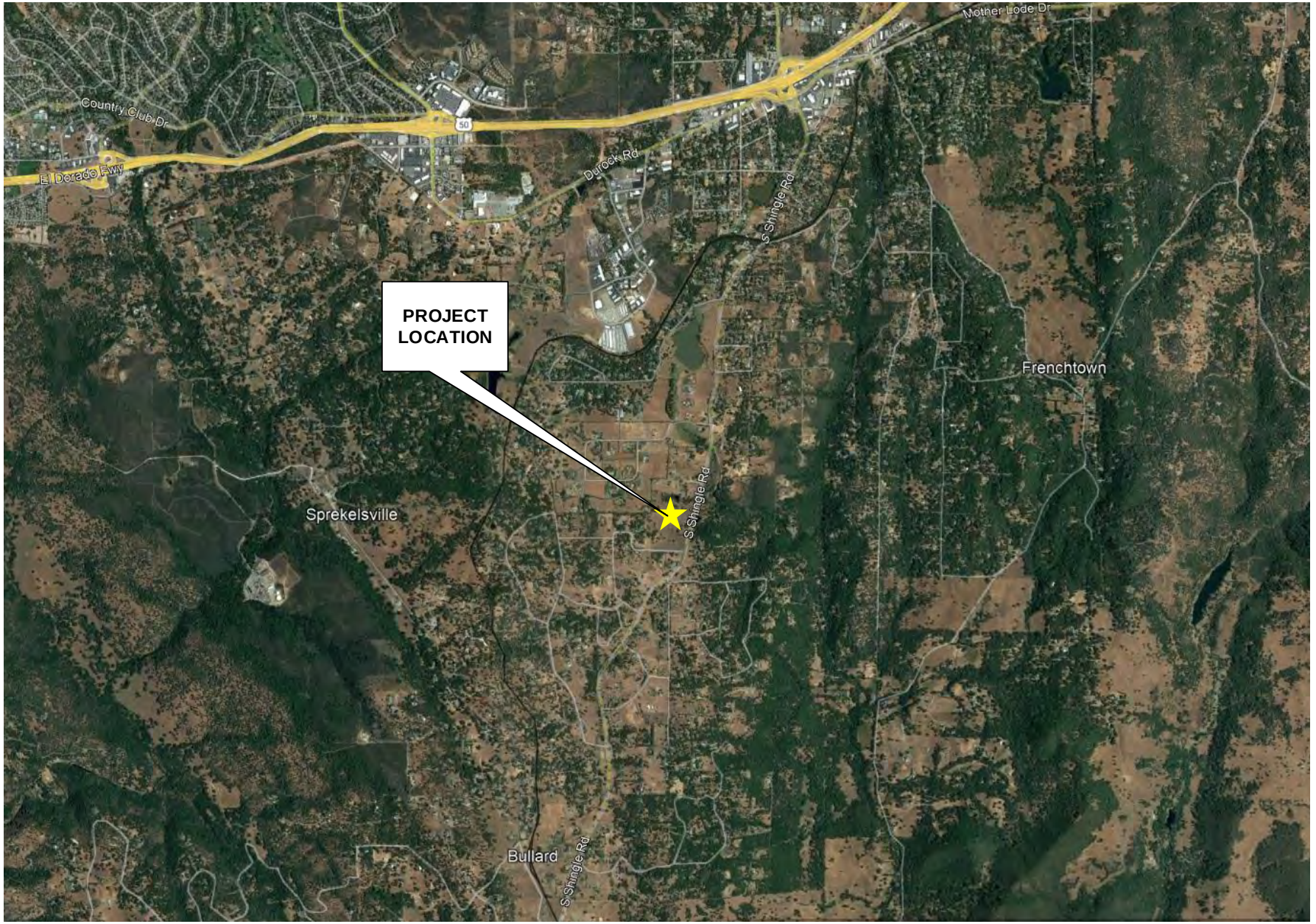
Project Description

The site is a 30.84-acre parcel that is proposed to be split into six (6) lots ranging in size from 5.0 acres to 5.8 acres. Access to all lots will be via the proposed private road off S. Shingle Road in the southeast side of the site and terminating in a cul-de-sac towards the northwest corner of the site. No additional access locations are proposed. Figure 2 illustrates the site plan.

Technical Approach

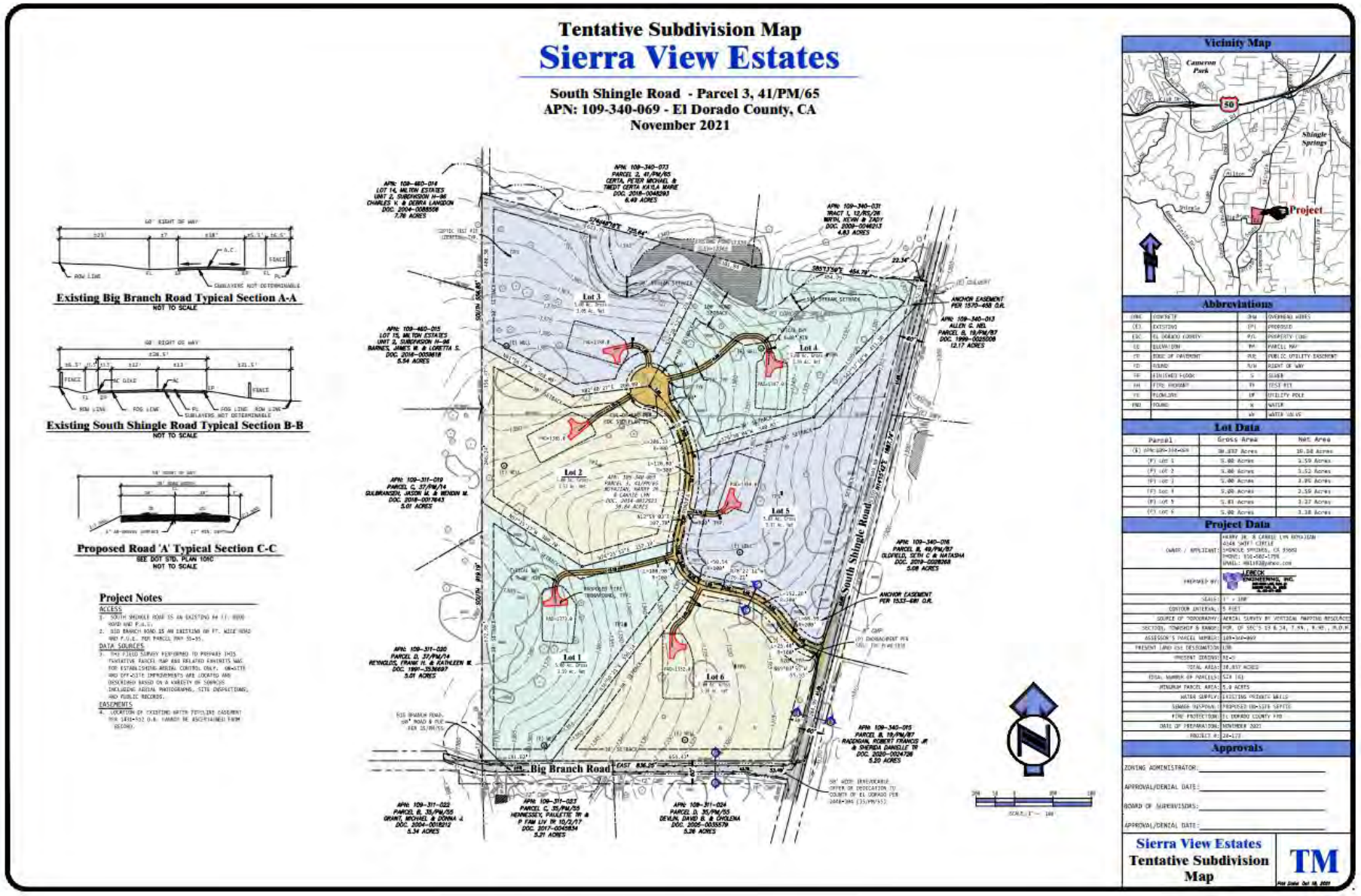
El Dorado County requires an On-Site Transportation Review (OSTR) on all projects. The eight tasks that are part of the OSTR are identified and listed below; however, not all tasks are required depending on the site usage.

1. Existence of any current traffic problems in the local area such as a high-accident location, non-standard intersection or roadway, or an intersection in need of a traffic signal.
2. Proximity of proposed site driveway(s) to other driveways or intersections.
3. Adequacy of vehicle parking relative to both the anticipated demand and zoning code requirements.
4. Adequacy of the project site design to fully satisfy truck loading demand on-site, when the anticipated number of deliveries and service calls may exceed 10 per day.
5. Adequacy of the project site design to provide at least a 25’ minimum required throat depth (MRTD) at project driveways. Include calculation of the MRTD.
6. Adequacy of the project site design to convey all vehicle types.
7. Adequacy of sight distance on-site.
8. Queuing analysis of “drive-through” facilities.



VICINITY MAP

KD Anderson & Associates, Inc.
Transportation Engineers
1129-001 RA 3/4/2022


Tentative Subdivision Map
Sierra View Estates
South Shingle Road - Parcel 3, 41/PM/65
APN: 109-340-069 - El Dorado County, CA
November 2021
Existing Big Branch Road Typical Section A-A
NOT TO SCALE
Existing South Shingle Road Typical Section B-B
NOT TO SCALE
Proposed Road 'A' Typical Section C-C
SEE DOT STD. PLAN 106C
NOT TO SCALE
Project Notes
ACCESS
DATA SOURCES
EASEMENTS
Vicinity Map
Cameron Park
Shingle Springs
Project
Abbreviations
Lot Data
Parcel
Gross Area
Net Area
Project Data
Approvals
ZONING ADMINISTRATOR:
APPROVAL/DENIAL DATE:
BOARD OF SUPERVISORS:
APPROVAL/DENIAL DATE:
Sierra View Estates
Tentative Subdivision Map
TM
Lot 1
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
South Shingle Road
Big Branch Road

SITE PLAN

EXISTING ROADWAYS

One roadway provides access to the project site, S. Shingle Road. The County General Plan identifies S. Shingle Road as a Major 2-Lane Road. The roadway extends from Green Valley Road to about two miles west of Latrobe Road where the pavement ends. The road is identified as Ponderosa Road from Green Valley Road to the US 50 interchange, and S. Shingle Road from the interchange south to its terminus. In the project vicinity the roadway generally consists of two 12-foot wide lanes with a minimal paved shoulder. Where the topography permits there is additional unpaved shoulder. The roadway is generally a variable downhill grade from north to south. Throughout the area, access to properties is provided by periodic roadways and driveways off S. Shingle Road. At these locations the unpaved shoulders are generally widened and may consist of either paved driveways, packed gravel driveways or remain unimproved.

On-Site Transportation Review.

1. Existence of any current traffic problems in the local area such as a high-accident location, non-standard intersection or roadway, or an intersection in need of a traffic signal.

   SWITRS crash data through the California Highway Patrol (CHP) database was reviewed for the previous five-year period, 2016 – 2020 to determine whether there is any history of crashes in the driveway vicinity. A five-year period was used due to a reduction in travel in 2019 and 2020 due to the Covid-19 pandemic. During this period there were three reported crashes within 500 feet of the proposed roadway. All the crashes occurred just north or south of the Big Branch Road intersection. One was related to speed; one was an improper turn and one involved hitting a stationary object. The number of crashes and types of crashes over this period indicate the area is not a high accident location.

2. Proximity of proposed site driveway(s) to other driveways or intersections.

   The closest intersection to the project site is at Big Branch Road, about 320 feet south of the proposed new intersection. The closest driveway is about 675’ north of the project intersection.

3. Adequacy of vehicle parking relative to both the anticipated demand and zoning code requirements.

   Chapter 130.35 of the County’s zoning code identifies parking requirements for single family dwelling units with two per unit. While a site plan detailing garages and/or parking is unavailable, there is adequate space on the 5+ acre sites to each accommodate two vehicles.

4. Adequacy of the project site design to fully satisfy truck loading demand on-site, when the anticipated number of deliveries and service calls may exceed 10 per day.

   There are no daily truck deliveries anticipated for the site; therefore, review of truck access is not required.

5. Adequacy of the project site design to provide at least a 25’ minimum required throat depth (MRTD) at project driveways.

   The project is a residential subdivision and does not have a driveway access onto S. Shingle Road. Instead, a private roadway leading to a cul-de-sac at its end, providing adequate storage to allow vehicles to queue while waiting to enter S. Shingle Road.

6. Adequacy of the project site design to convey all vehicle types.

   The proposed project is a residential subdivision. The largest design vehicle includes a fire truck and / or garbage truck that would need access on a regular basis. Considering the location in a rural area of the County it would not be unexpected to also see 5th wheel trailers and motorhomes on the roads. *AutoTURN* software by Transoft was used to determine whether the design vehicles can complete turns while staying within the paved areas of the roadways. The spatial database used in the analysis includes aerial photography acquired from Google Earth. Right turning vehicle movements were completed with vehicles not crossing the centerline along S. Shingle Road. The new roadway is proposed as a 20-foot fire lane; therefore, it is expected that all vehicles may use the entire roadway width when completing turns.

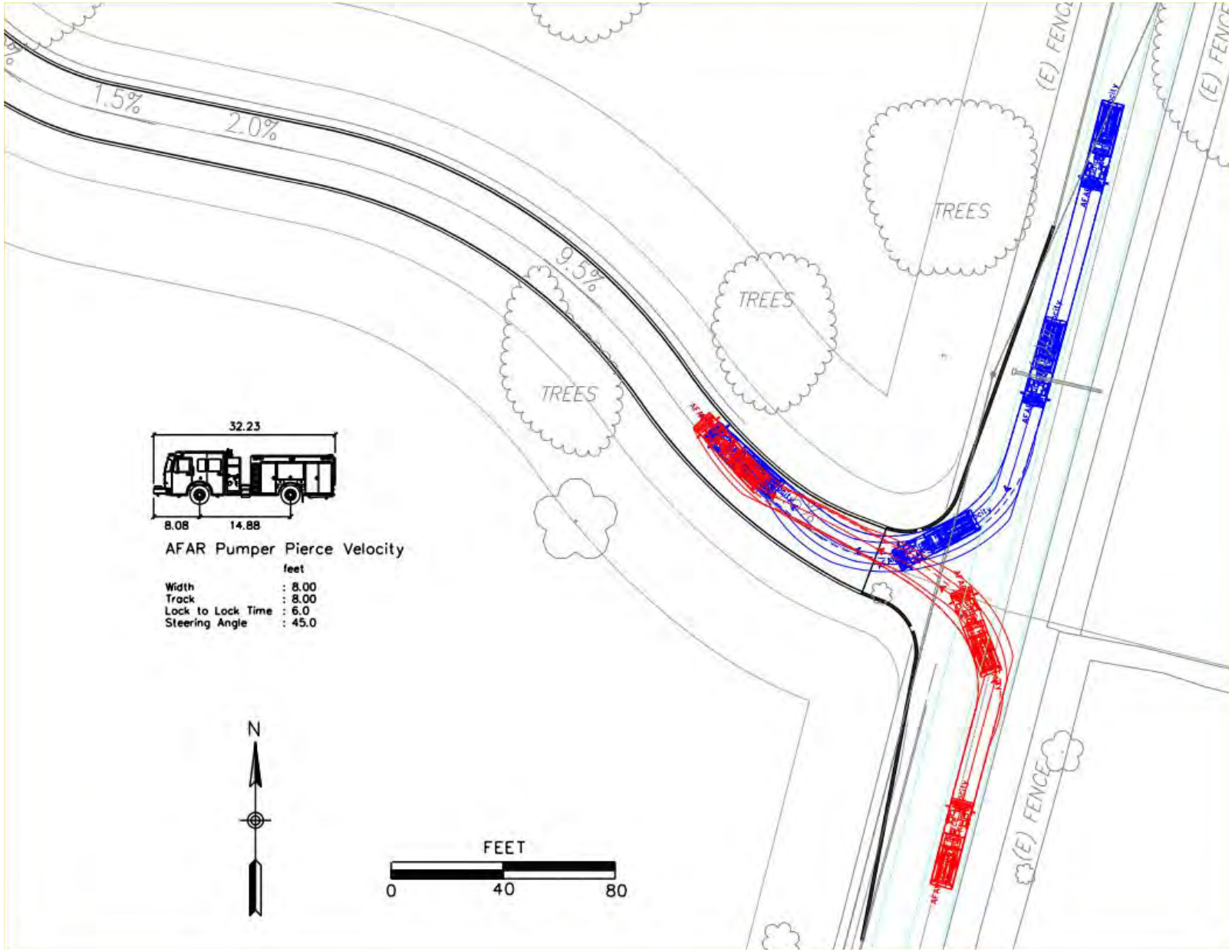
   Figures 3a and 3b illustrate the turning movements for a pumper style fire truck while Figures 3c and 3d represent the turning movements for a wildlands tanker truck. Figures 4a and 4b show the turning movements for garbage trucks. Figure 5 presents the right turning movements for a 5th wheel trailer while Figure 6 presents the same movements for 40-foot motorhome. All of these vehicles could be expected to access the rural location. In all instances, turning movements can be completed as described above.

7. Adequacy of sight distance on-site.

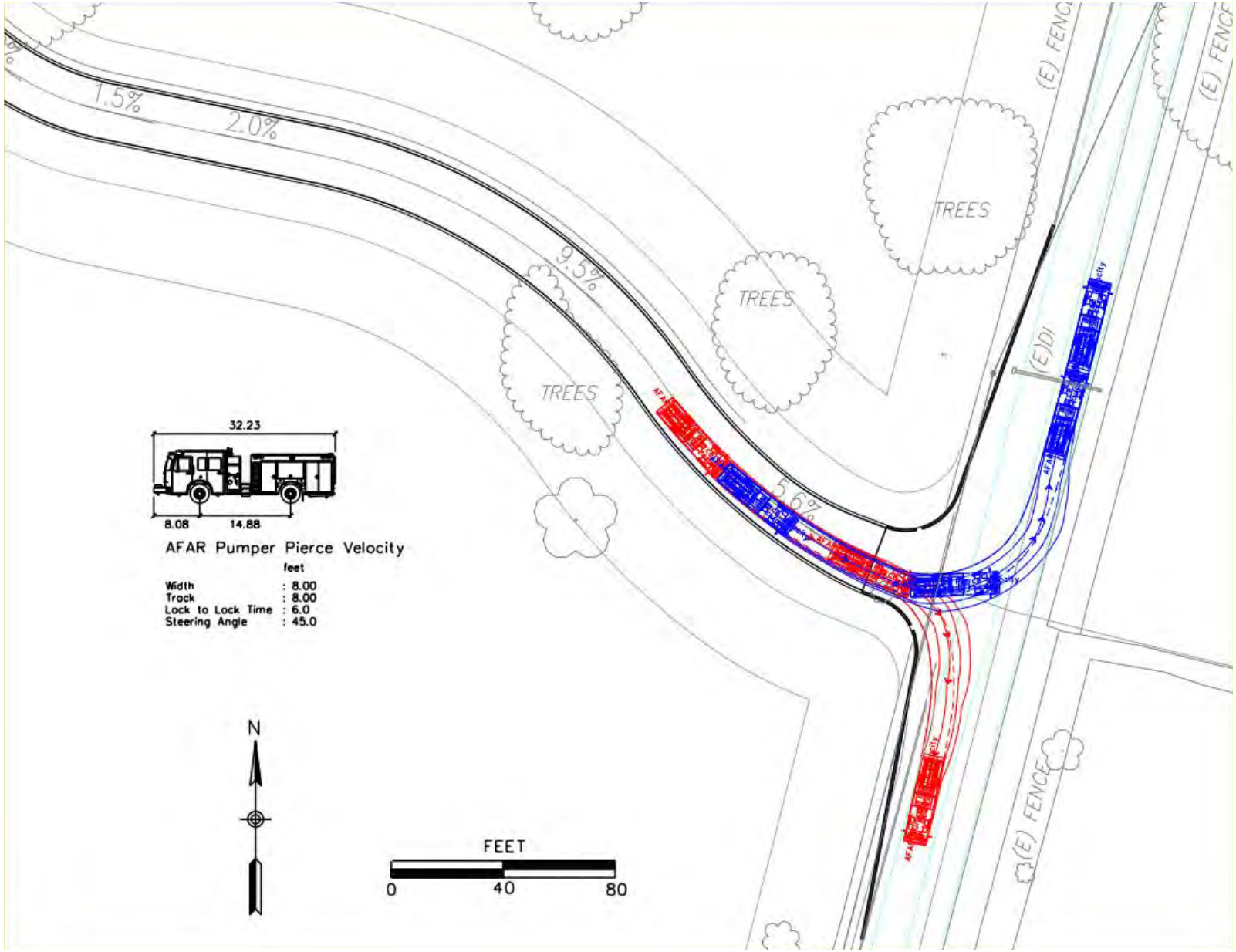
   Corner sight distance at the proposed intersection was compared to the requirements of the Caltrans Highway Design Manual (HDM), Chapters 2 and 4. At the project intersection, S. Shingle Road has a downgrade to the south and is generally straight. The speed limit on S. Shingle Road is 55 mph. The intersection is considered rural as defined in the HDM. Based on a 55 mph speed the Corner Sight Distance (CSD) for a passenger car should be 606 feet. Sight distance for motorists is measured from the driver's eyes, which are assumed to be 3 ½ feet above the pavement surface, to an object ½-foot high on the road. As noted in the HDM, for sustained downgrades of 3% or greater and longer than one mile, the sight distance should be increased by 20%. S. Shingle Road is generally a downhill grade from north to south in the project vicinity; however, there is a short upgrade within one mile of the project intersection. To provide a conservative assessment for sight distance, the sight distance was increased by 20% for southbound traffic. Figure 7 illustrates the sight lines from the approximate location of an outbound vehicle. The sight distance, with clear lines of sight, appears to meet the required CSD. It is recommended that the grading plan confirm that the line of sight provide clear sight lines in both directions, considering the grades within the property and adjacent to the roadway.

8. Queuing analysis of “drive-through” facilities.

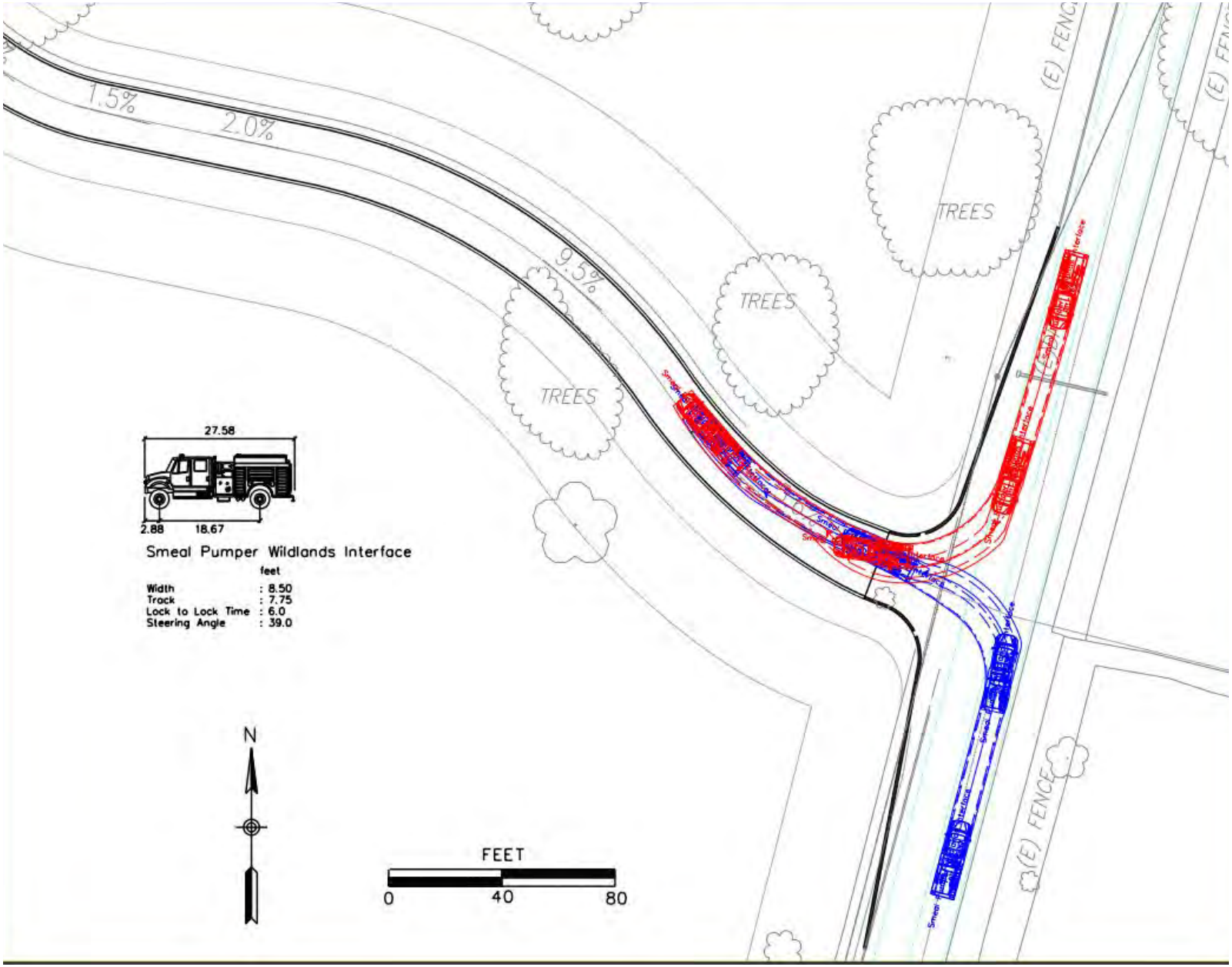
   This project does not include drive-through facilities; therefore, a queuing analysis was not completed.



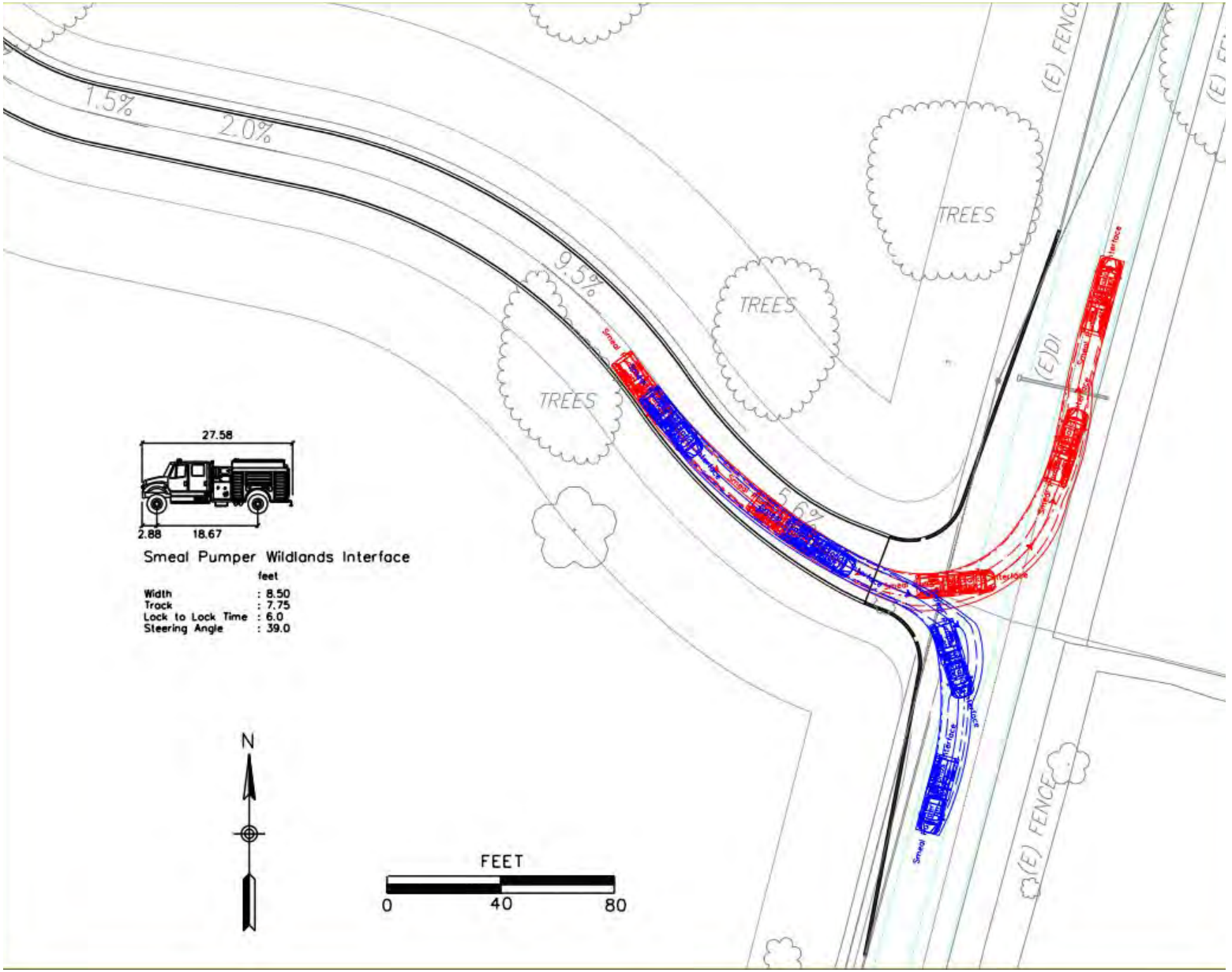
FIRE TRUCK INBOUND



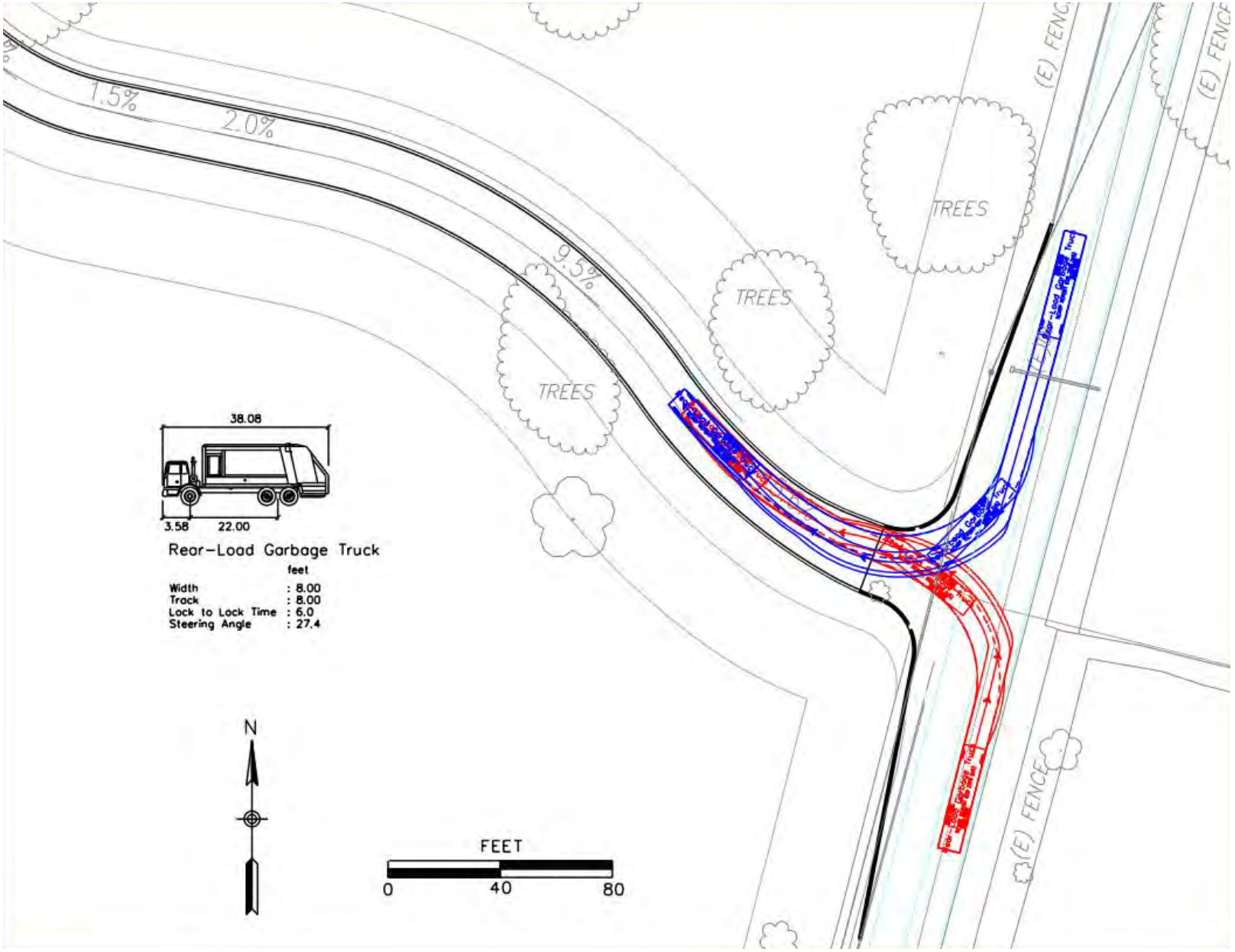
FIRE TRUCK OUTBOUND



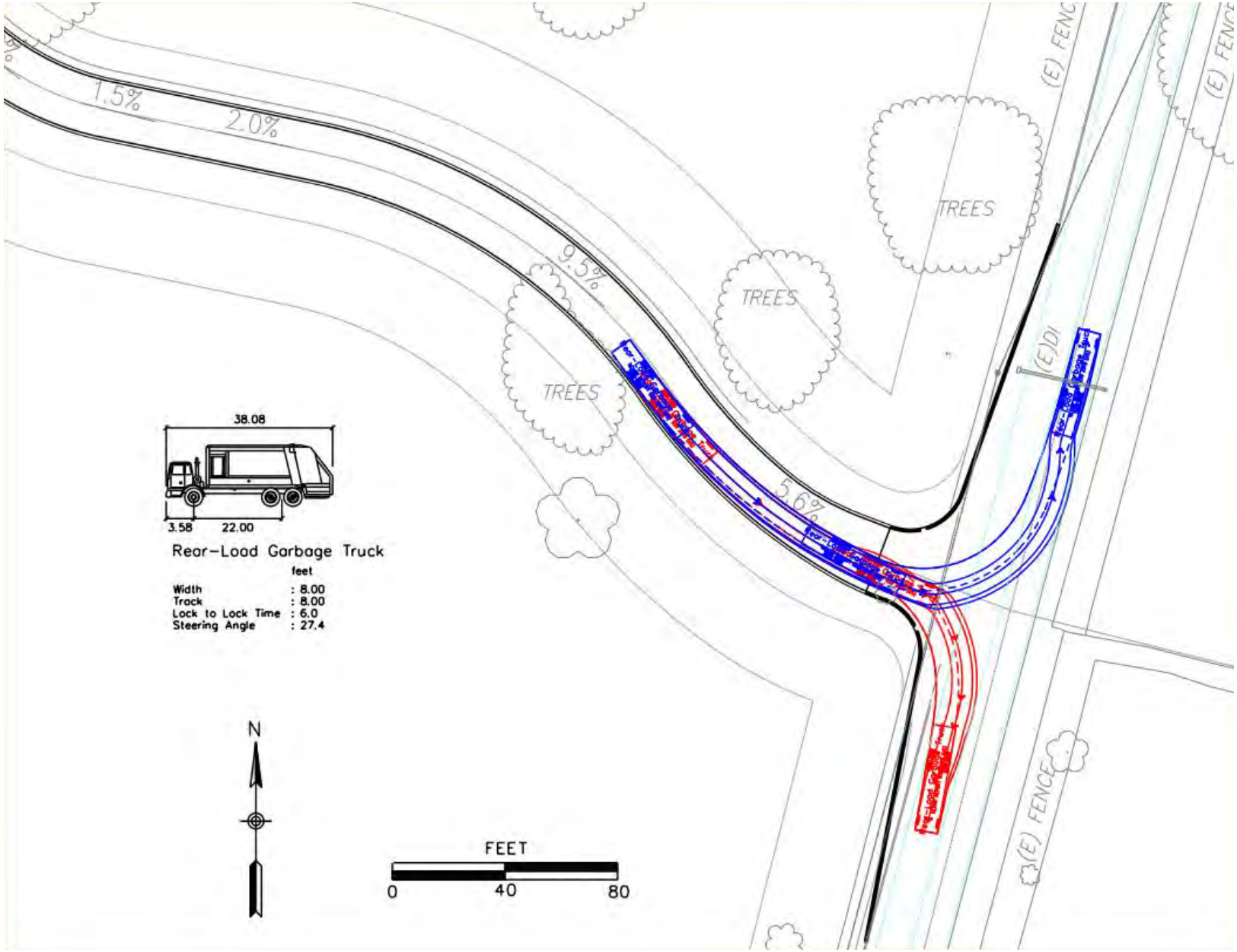
FIRE TANKER INBOUND



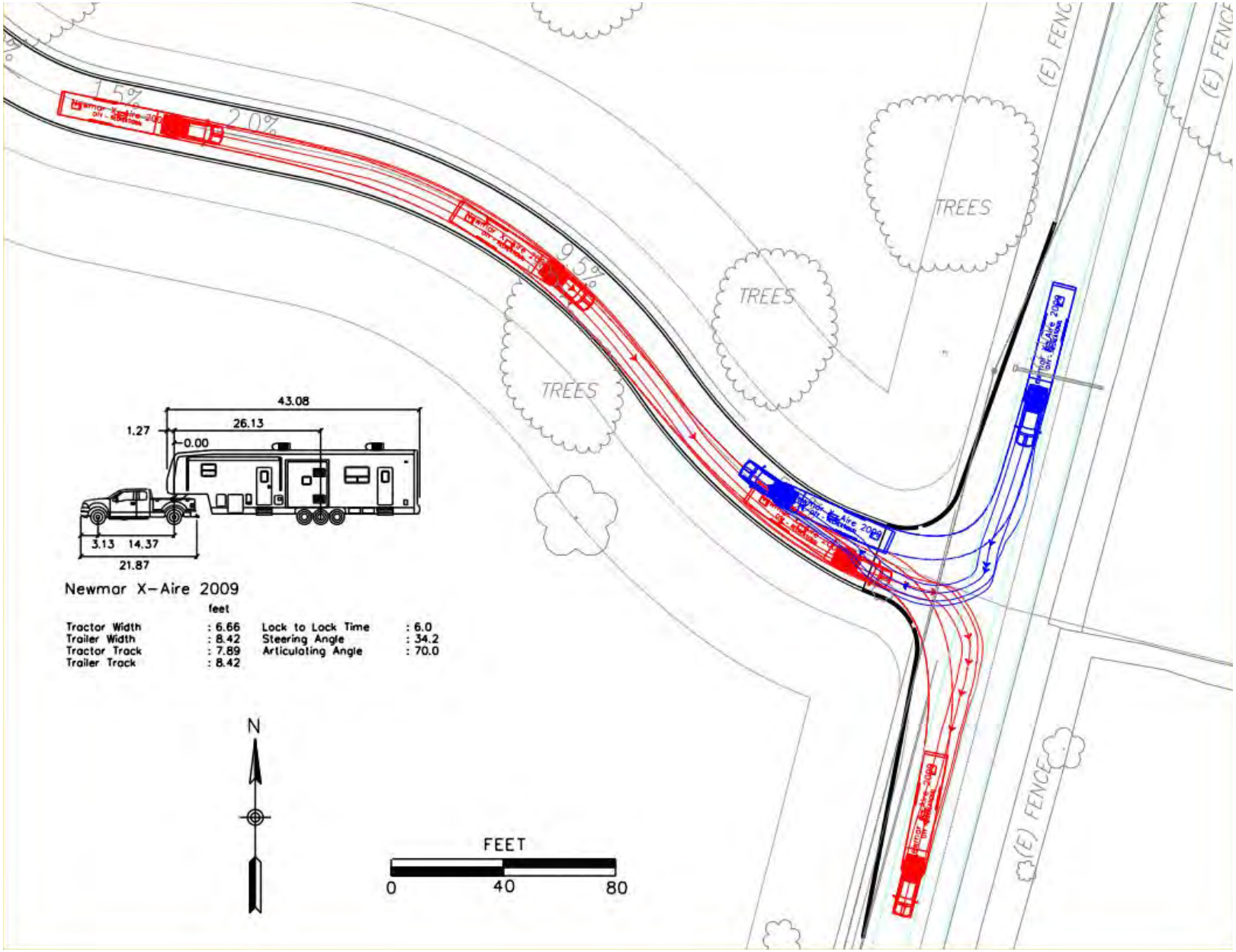
FIRE TANKER OUTBOUND



GARBAGE INBOUND



GARBAGE OUTBOUND


15%
20%
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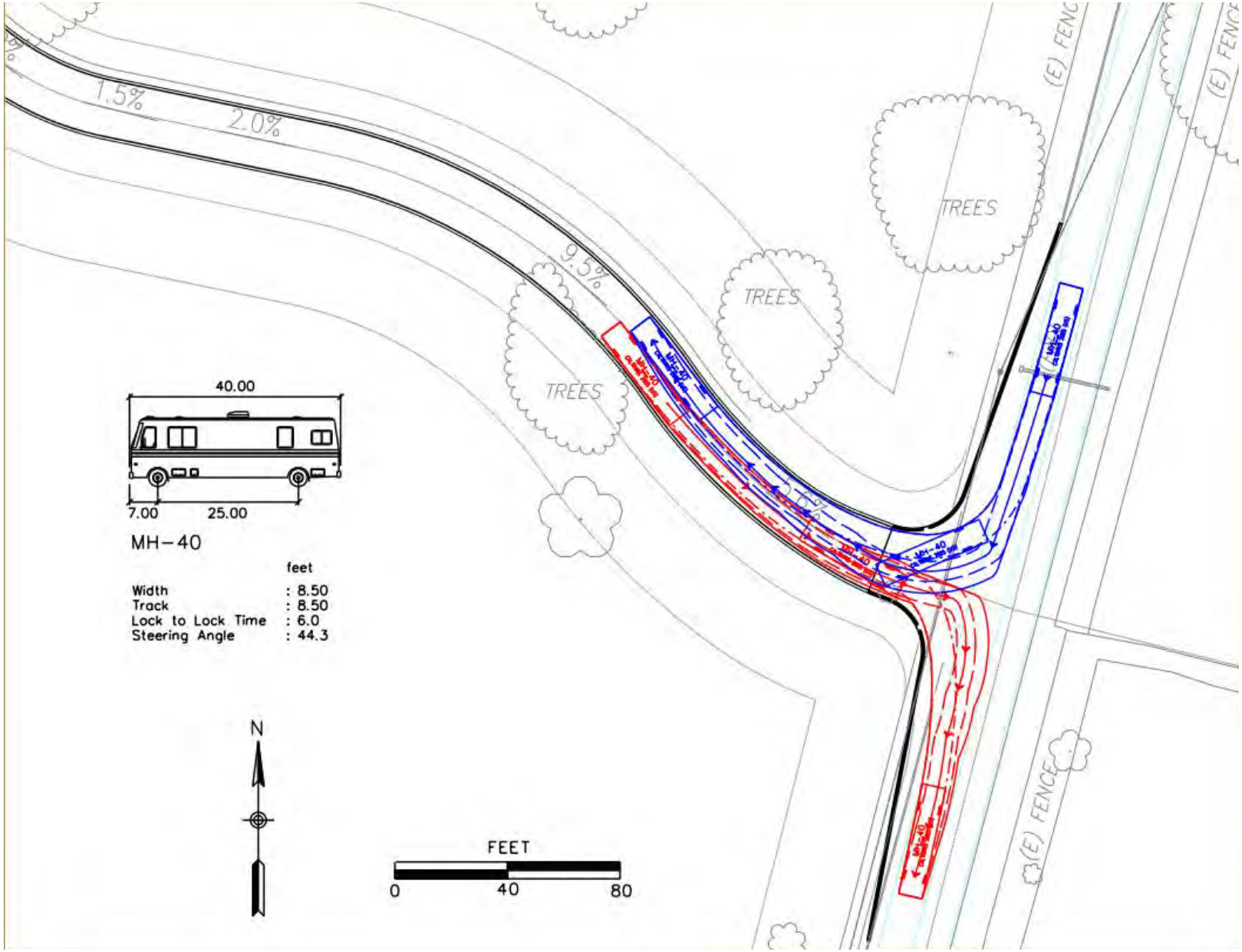
43.08
26.13
1.27
0.00
3.13
14.37
21.87
Newmar X-Aire 2009
feet
Tractor Width : 6.66
Trailer Width : 8.42
Tractor Track : 7.89
Trailer Track : 8.42
Lock to Lock Time : 6.0
Steering Angle : 34.2
Articulating Angle : 70.0
N
FEET
0
40
80

FIFTH WHEEL



40 MOTOR HOME

SIGHT DISTANCE

CONCLUSIONS

The proposed project will develop a six-unit subdivision along S. Shingle Road in Shingle Springs with access from a new intersection. No on-site traffic issues are noted with completion of the project; however, the sight lines at the project driveway should be confirmed to meet the required sight distance standards.

Should you have any questions, please free to contact me directly at (916) 660-1555. You may also reach me via e-mail at jflecker@kdanderson.com.

Sincerely,

KD Anderson & Associates, Inc.

Jonathan D. Flecker, P.E.
Transportation Engineer

Sierra View Estates OSTR 3.17.2022.ltr

Sierra View Estates
APN: 109-340-69
Subdivision

Wildland Fire Safe Plan

Prepared for:

Harry Boyajian

Prepared by:

CDS Fire Prevention Planning
William F. Draper
Registered Professional Forester
#898
4645 Meadowlark Way
Placerville, CA 95667

August 18, 2010

Sierra View Estates

APN 109-340-69

Plan Approved by:

Mike Hardy 9/14/2010

Mike Hardy/Mike Pott **Date**
Fire Marshall
El Dorado County Fire Protection District

9/14/10

Chris Anthony, Battalion Chief **Date**
Fire Prevention
California Department of Forestry
and Fire Protection

Prepared by:

Wm F Draper 9/15/10

William F. Draper **Date**
RPF 898

TM21-0002 SIERRA VIEW ESTATES
EXHIBIT N - WILDLAND FIRE SAFE PLAN
WITH AMENDMENT A

CONTENTS

I. PURPOSE AND SCOPE

Communities are increasingly concerned about wildfire safety. Drought years coupled with flammable vegetation and annual periods of severe fire weather insure the potential for periodic wildfires.

The purpose of this plan is to assess the wildfire hazards and risks of the Sierra View Estates subdivision, to identify measures to reduce these hazards and risks and protect the native vegetation. There are light fuel hazards and flat topography associated with this proposed project both on and adjacent to the project.

The possibility of large fires occurring when the parcel split is complete will be greatly reduced. However, small wildfires in the open space areas and on the larger lots may occur due to the increase in public uses.

Incorporation of the fire hazard reduction measures into the design and maintenance of the future parcels will reduce the size and intensity of wildfires and help prevent catastrophic fire losses. State and County regulations provide the basic guidelines and requirements for fire safe mitigation measures and defensible space around dwellings. This plan builds on these basic rules and provides additional fire hazard reduction measures customized to the topography and vegetation of the development with special emphases on the interface of homes and wildland fuels.

The scope of the Sierra View Estates Wildland Fire Safe Plan recognizes the extraordinary natural features of the area and designs wildfire safety measures which are meant to compliment and become part of the community design. The Plan contains measures for providing and maintaining defensible space around future homes. Plan implementation measures must be maintained in order to assure adequate wildfire protection.

Homeowners who live in and adjacent to the wildfire environment must take primary responsibility along with the fire services for ensuring their homes have sufficient low ignitability and surrounding fuel reduction treatment. The fire services should become a community partner providing homeowners with technical assistance as well as fire response. For this to succeed it must be shared and implemented equally by homeowners and the fire services.

II. FIRE PLAN LIMITATIONS

The Wildland Fire Safe Plan for the Sierra View Estates subdivision does not guarantee that wildfire will not threaten, damage or destroy natural resources, homes or endanger residents. However, the full implementation of the mitigation measures will greatly reduce the exposure of homes to potential loss from wildfire and provide defensible space for firefighters and residents as well as protect the native vegetation. Specific items are listed for homeowner's attention to aid in home wildfire safety.

III. THE SIERRA VIEW ESTATES WILDLAND FIRE SAFE PLAN

1. PROJECT DESCRIPTION

The Sierra View Estates subdivision is located on the west side of South Shingle Road on the northwest corner of the intersection with Big Branch Road in the Shingle Springs area. Approximately 1,000' of new road will be built to access the new parcels. A turnaround will be constructed at the end of the new road. The road will be 20' of travel surface with the necessary ditches. A turnout will need to be built for the fire hydrant near the midpoint of the road at approximately the lot corner of lots 1 and 2. All lots shall be within 500' of the fire hydrant. There is not any road work anticipated to South Shingle Road. All road construction will be to El Dorado County Department of Transportation (DOT) standards. A fuel hazard reduction zone along the entire length of the road is needed. This project is planning to split parcel APN:109-340-60 totally 30 acres into six lots. Each lot will be 5 acres in size. All the lots shall have metered water provided by El Dorado Irrigation District (EID). Individual owners may chose to have individual wells for domestic and individual fire protection. The developer is installing an EID waterline with a fire hydrant for fire protection. Residential fire sprinklers shall be required by El Dorado County Fire Protection District. Any house, if on a well, shall have its own water tank for its domestic water and fire sprinklers. These tanks need to be a minimum of 2,500 gallons. The actual size of the tank will be determined by the fire sprinkler system once designed for each specific residence.

The El Dorado County Fire Protection District provides all fire and emergency medical services to this project. The California Department of Forestry and Fire Protection (CAL FIRE) has wildland fire responsibility in this state responsibility area (SRA).

2. PROJECT VEGETATION (FUELS)

For wildfire planning purposes the vegetation is classified as follows:

(a) ground fuels- annual grasses, scattered coffeeberry, poison oak, and elderberry with downed limbs (Brush)
(b) overstory- scattered black oaks and California Gray Pine.

The property is on east facing slopes up to approximately 14%. Fire hazard reduction of the fuels will be extremely important around the house sites and surrounding areas. Ladder fuels will need to be eliminated. Limbing of oak and pine trees is important to reduce their susceptibility from a ground fire. Gray pines need to be removed if within 30 feet of any structure. Tree spacing on the slopes is a critical component to attaining the required fire safe clearances. A separation of the brush fuels and trees are essential for creating the defensible space around the residence. CDF guidelines for the 100 foot clearance requirements are attached.

3. PROBLEM STATEMENTS

A. The brush fuels on the slopes will ignite and have a rapid rate of spread.

Fire in the grass and brush fuels on the slopes is the most serious wildfire problem for this project.

B. Risk of fire starts will increase with development.

The greatest risk from fire ignition will be along roads and on large lots as human use on these areas increases.

C. Provisions must be made to maintain all fuel treatments.

The wildfire protection values of fuel reduction are rapidly lost if not maintained. Continued review of potential ladder fuels to maintain a fire safe environment is very important. Annual maintenance by June 1 of each year is necessary.

D. Typical home design and siting often does not recognize adequate wildfire mitigation measures.

A review of many wildfires has conclusively shown that most home losses occur when: (1) there is inadequate clearing of flammable vegetation around a house, (2) roofs are not fire resistant, (3) homes are sited in hazardous locations, (4) firebrand ignition points and heat traps are not adequately protected and (5) there is a lack of water for suppression.

4. GOALS

A. Modify the continuity of high hazard vegetation fuels.
B. Reduce the size and intensity of wildfires.
C. Ensure defensible space is provided around all structures.
D. Design fuel treatments to minimize tree removal.
E. Ensure fuel treatment measures are maintained.
F. Identify fire safe structural features.
G. Help homeowners protect their homes from wildfire.

5. WILDFIRE MITIGATION MEASURES

Wildfire mitigation measures are designed to accomplish the Goals by providing and maintaining defensible space and treating high hazard fuel areas. Fire hazard severity is reduced through these mitigation measures. The Wildland Fire Safe Plan places emphasis on defensible space around structures.

The driveway placement, fire hydrant location and fuel treatments will be extremely important in the development of these new lots. Fuel treatment zones of at least 10 feet in width shall be installed along the road and driveways and around the new fire hydrant.

All residences shall be required to have NFPA 13D fire sprinkler systems. If the residence is on a well, a water storage tank shall also be required. The individual water tanks for fire protection must be kept full at all times as they will be incorporated into the domestic water system. A minimum of 2,500 gallons for domestic and fire protection is required. Actual tank size will be determined by the square footage of the residence. See Table B for watertank sizing. It must have an external sight guage to determine the actual water level in the tank. Annual maintenance should include flushing of the system and testing of the pump to ensure proper pressure.

This subdivision is in a High Fire Hazard Severity Zone. Wildland-Urban Interface Fire Areas Building Standards will be required in new construction. These standards address roofing, venting, eave enclosure, windows, exterior doors, siding, and decking. Clearance along the road and around structures is very important and necessary. Fire Safe specifications state that all trees in the fuel treatment zones shall be thinned so the

crowns are not touching. Branches on remaining trees shall be pruned up 10 feet as measured on the uphill side of the tree. Brush shall be removed. Grasses shall be kept mowed to a 2 inch stubble annually by June 1. Any tree crown canopy over the driveways shall be pruned at least 15 feet up from the driveway surface.

The fuel treatment zone shall continue along both sides of the common driveway and be at least 10 feet wide. This zone is in addition to the clearances required by state law. The State required Fire Safe clearances (PRC 4291) shall be implemented around all structures (See CDF Guideline). Clearances may be required at the time of construction.

More restrictive standards may be applied by approving El Dorado County Authorities. Approval of this plan does not by itself guarantee approval of this project.

Mitigation Measures:

- **Lots I acre and larger shall be landscaped to Firescaping Standards Zones I and II. (See Appendix A)**
  - **a. Responsibility- homeowner at the time construction starts and completed after construction**

- **Driveways shall be 12 feet wide. Driveways shall comply with the DOT weight standards. Any driveway over 300' long shall have a turnout at or near the midpoint.**
  - **a. Responsibility- homeowner**

- **All private driveway gates shall be inset on the driveway at least 30 feet from the road. Gate opening shall be 2 feet wider than the driveway. Knox lock assess shall be provided to the fire department.**
  - **a. Responsibility- homeowner**

- **All homes shall have Class A listed roof covering.**
  - **a. Responsibility- homeowner**

- **Decks that are cantilevered over the natural slope shall be enclosed.**
  - **a. Responsibility- homeowner (See Appendix C for guidelines)**

- **The houses shall be constructed with exterior wall sheathing that shall be rated noncombustible.**
  - **a. Responsibility-developer**

- **Windows and glass doors on the sides of the structure shall have tempered glass and fire resistant frames.**
  - **a. Responsibility-builder**

- **Rafter tails shall be enclosed with noncombustible material on the sides of the structure.**
  - **a. Responsibility-builder**

- **Gutters and downspouts shall be noncombustible.**
  - **a. Responsibility-builder**

- **Attic and floor vents shall be covered with ¼ inch, or less, noncombustible mesh and horizontal to the ground.**
  a. Responsibility-builder

- **All lots shall have a 30 foot setback for buildings and accessory buildings and a 30 foot setback from the center of the road.**
  a. Responsibility- builder

6. **OTHER FIRE SAFE REQUIREMENTS**

A. The new turnout and fire hydrant location shall be determined after consulting with El Dorado County Fire Protection District. All lots shall be within 500' of the fire hydrant.

B. Each new property owner prior to construction shall be required to contact El Dorado County Fire Protection District to have the residential fire sprinklers plans approved. All fire sprinkler systems shall be designed and installed by a licensed contractor.

C. Each residence on a well shall have a minimum of 2,500 gallons of water stored for domestic and fire sprinkler usage. The domestic well shall be the source of water supply for this system.

D. A 10' fuel treatment zone along both sides of the road and driveway shall be installed and annually maintained by June 1 to the Fire Safe specifications.

E. The developer shall file with DOT to get the road named and have the name posted at the intersection with South Shingle Road.

F. A Homeowners Association (HOA) shall be formed for the specific purpose of maintaining and annually testing the fire hydrant. It shall also maintain the fuel treatment zone along the road.

G. The Road shall be posted "No Parking" on both sides of the road.

H. A Notice of Restriction shall be filed with the final subdivision map which stipulates that a Wildland Fire Safe Plan has been prepared and wildfire mitigation measures must be implemented. The road and fire hydrant shall be installed prior to the final map filing.

I. The project shall meet all the Public Resource Codes 4290 as amended (the 1991 SRA Fire Safe Regulations- Article 2 Access, Article 3 Signing, Article 4 Water, Article 5 Fuels), County and Fire Department ordinances.

J. The home/property owners are responsible for any future fire safe or building code changes adopted by the State or local authority.

K. Only fire rated composite deck material shall be allowed.

IV. Appendix

APPENDIX A

SIERRA VIEW ESTATES
FIRESCAPING STANDARDS

Firescaping is an approach to landscaping to help protect homes from wildland fires. The goal is to create a landscape that will slow the advance of a wildfire and create a Defensible Space that provides the key point for fire fighting agencies to defend the home. This approach has a landscape zone surrounding the home containing a balance of native and exotic plants that are fire and drought resistant, help control erosion, and are visually pleasing. Firescaping is designed not only to protect the home but to reduce damage to oaks and other plants.

Zone I

The zone extends to not less than 30 feet from the house **or to the property line which ever is less** in all directions and has a traditional look of irrigated shrubs, flowers gardens, trees and lawns. All dead trees, brush, concentrations of dead ground fuels (tree limbs, logs etc. exceeding 1inch in diameter) shall be removed. All native oak trees and brush species are pruned up to 10 feet above the ground as measured on the uphill side but no more than 1/3 of the live crown. The plants in this zone are generally less than 18 inches in height, must be slow to ignite from wind blown sparks and flames. Such plants should produce only small amounts of litter and retain high levels of moisture in their foliage year around. Gray pines shall be excluded from this zone. Native and exotic trees are permitted inside the Zone, but foliage may not be within 10 feet of the roof or chimney. Grass and other herbaceous growth within this zone must be irrigated or if left to cure must be mowed to a 2 inch stubble, chemically treated or removed. Such treatment must be accomplished by June 1, annually. This zone has built in firebreaks created by driveways, sidewalks etc.

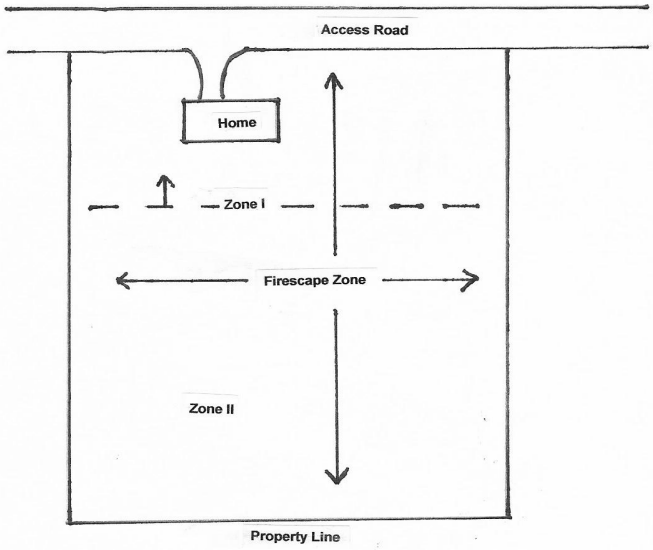
Zone II

This Zone adds 70 feet to Zone I and extends a minimum of 100 feet from the house in all directions, **or to the property line which ever is less,** and is a transition area to the outlying vegetation. The zone is a band of low growing succulent ground covers designed to reduce the intensity, flame length and rate of spread of an approaching wildfire. Irrigation may be necessary to maintain a quality appearance and retain the retardant ability of the plants. All dead trees, brush, concentration of dead ground fuels (tree limbs, logs etc.) exceeding 2 inches in diameter shall be removed. Annual grasses shall be mowed after they have cured to a 2 inch stubble by June 1, annually. Native trees and brush species may be preserved and pruned of limbs up to 8 feet above the ground as measured on the uphill side.

For All Zones With Oaks

Mature, multi stemmed Oaks can present a serious wildfire problem if untreated. Treat the Oaks as to the following specifications: (a) remove all dead limbs and stems and (b) cut off green stems at 10 feet above the ground as measured on the uphill side that arch over and are growing down towards the ground.

APPENDIX A-1
FIRESCAPING ZONES
EXHIBIT



Typical Lot in Oak Woodland
(SCHEMATIC, NOT TO SCALE)

APPENDIX B

SIERRA VIEW ESTATES
FUEL TREATMENT SPECIFICATIONS
For
OAK WOODLAND

Within The Designated Fuel Treatment Areas

1. Leave all live trees where possible.

2. Remove all dead trees.

3. Remove all brush.

4. Prune all live trees of dead branches and green branches 15 feet from the ground as measured on the uphill side of the tree, except no more than 1/3 of the live crown is removed. All slash created by pruning must be disposed of by chipping or hauling off site.

5. Annually by June 1, reduce the grass or weeds to a 2 inch stubble by mowing, chemical treatment, disking or a combination of treatments.

6. Mature, multi stem Oak trees: remove all dead limbs and stems, cut off green stems at 10 feet above the ground as measured on the uphill side that arch over and are growing down towards the ground.

7. Gray pines within 30 feet of a house shall be removed. Those pines in Zone II shall be isolated with no brush understory within the dripline of the tree.

APPENDIX C

SIERRA VIEW ESTATES
ENCLOSED DECK GUIDELINES

The purpose of enclosing the underside of decks that are cantilevered out over the natural slope is to help prevent heat traps and fire brands from a wildfire igniting the deck or fuels under the deck.

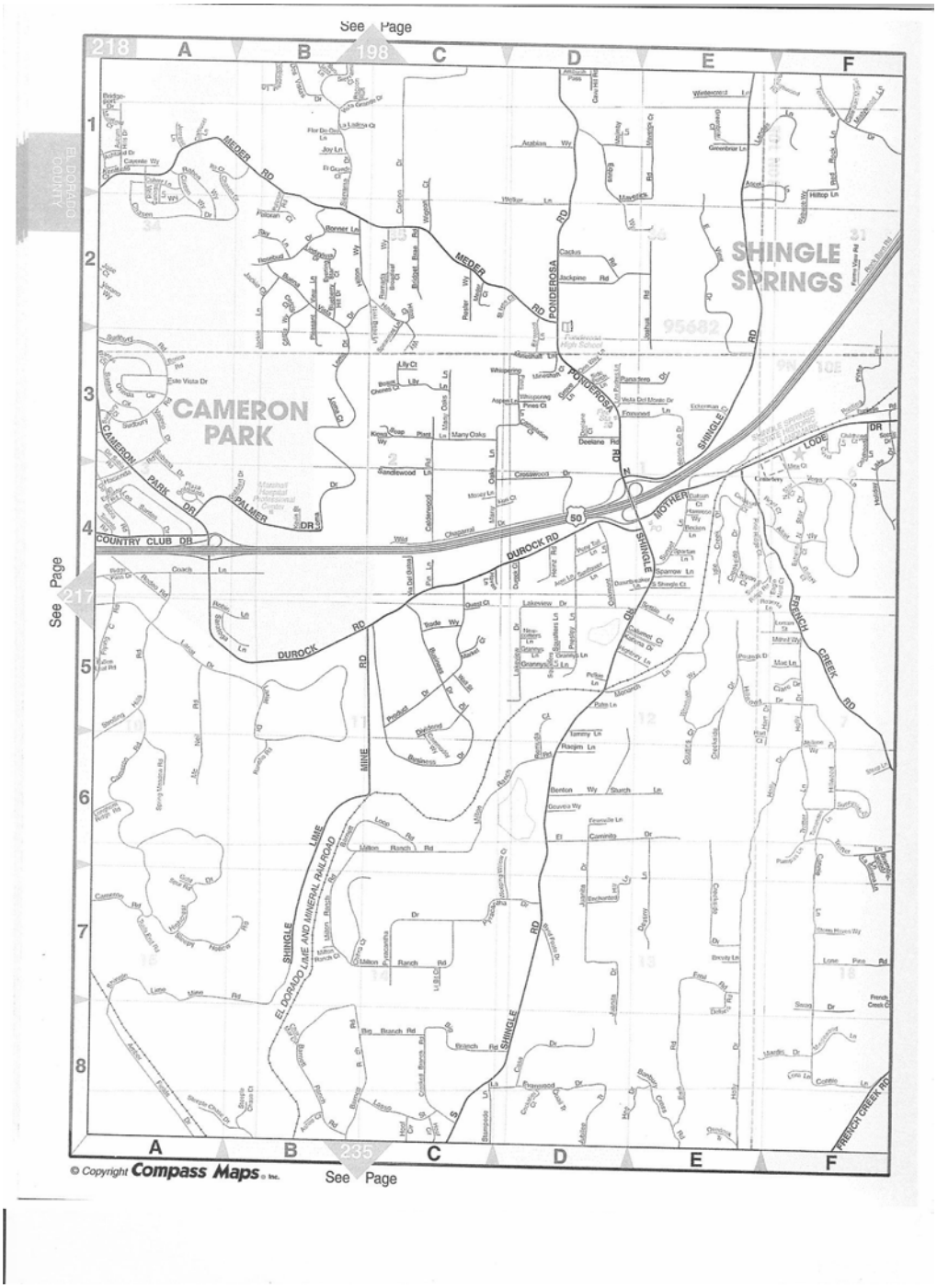
1. Does not apply to decks that are constructed using fire resistant materials such as concrete, steel, stucco etc.

2. Any deck shall not include composite deck material.

3. This applies to decks one story or less above natural slopes.

4. Combustible material must not be stored under the deck.

TM21-0002 SIERRA VIEW ESTATES
EXHIBIT N - WILDLAND FIRE SAFE PLAN
WITH AMENDMENT A



TM21-0002 SIERRA VIEW ESTATES
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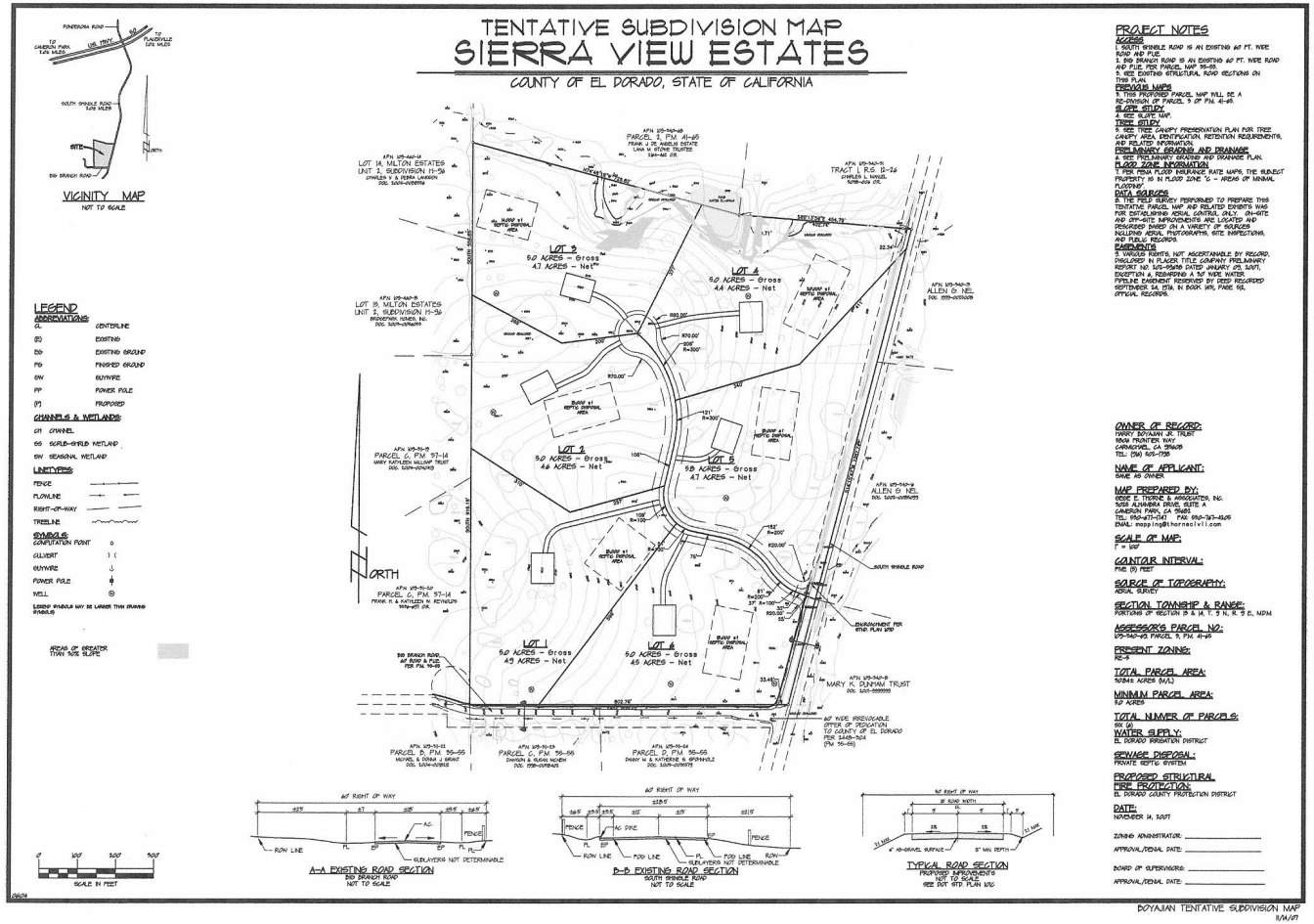


DIAGRAM A
TURNOUT WITH FIRE HYDRANT
(SCHEMATIC NOT TO SCALE)

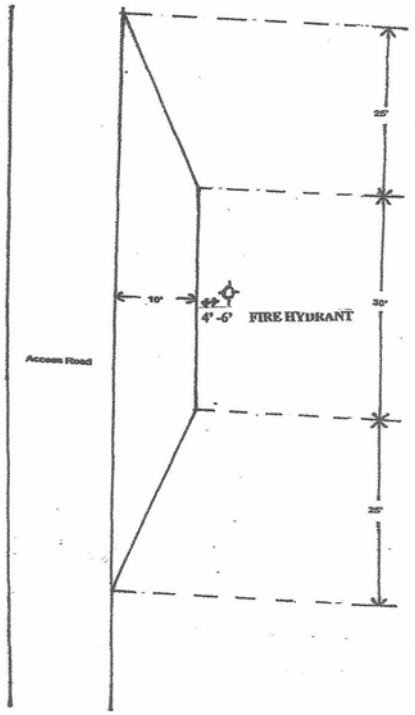


DIAGRAM B

DRIVEWAY TURNOUT

DIAGRAM
(NOT TO SCALE)

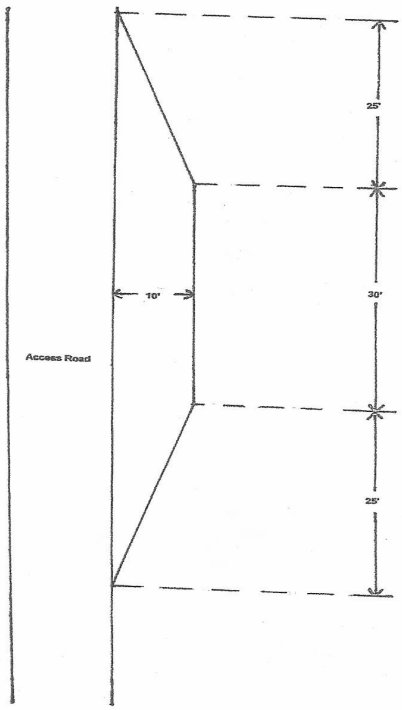
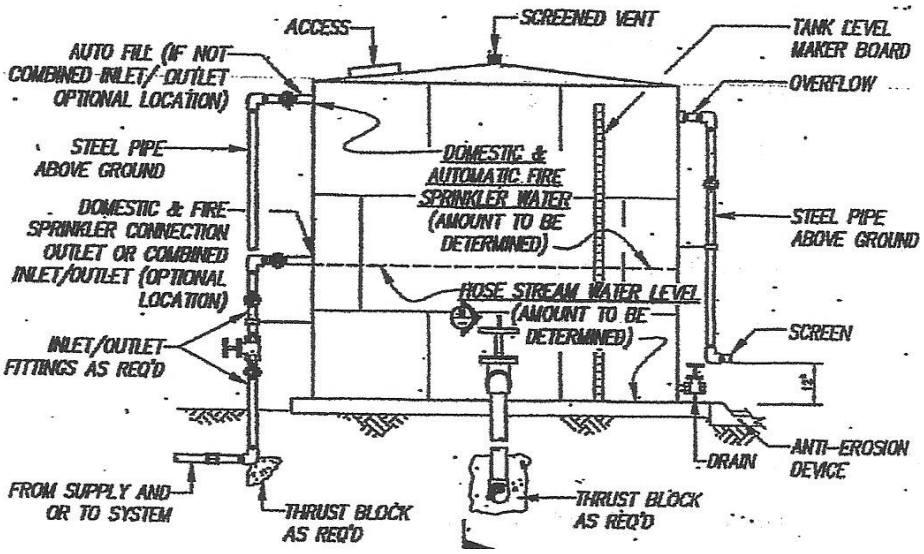


TABLE B

BUILDING SQUARE FOOTAGE	HOSE STREAM ONLY STRUCTURES WITHOUT SPRINKLERS (Gallons)*	HOSE STREAM ONLY STRUCTURES WITH SPRINKLERS (Gallons)*
Up to 2,800	4,000	2,000
2,801 – 3,500	5,000	2,500
3,501 – 4,200	6,000	3,000
4,201 – 4,900	7,000	3,500
4,901 – 5,600	8,000	4,000
5,601 – 6,300	9,000	4,500
6,301 – 7,000	10,000	5,000
7,001 – 7,700	11,000	5,500
7,701 – 8,400	12,000	6,000
8,401 – 9,100	13,000	6,500
9,101 – 10,000	14,000	7,000
10,001 – 10,500	15,000	7,500
10,501 – 11,200	16,000	8,000
11,201 – 11,900	17,000	8,500
11,901 – 12,100	18,000	9,000
12,101 – 12,800	19,000	9,500
12,801 – 13,500	20,000	10,000
13,501 – 14,200	21,000	10,500
14,201 – 14,900	22,000	11,000
14,901 – 15,600	23,000	11,500
15,601 – 16,300	24,000	12,000
16,301 – 17,000	25,000	12,500
17,001 – 17,700	26,000	13,000
17,701 – 18,400	27,000	13,500
18,401 – 19100	28,000	14,000
19,101 – 19,800	29,000	14,500

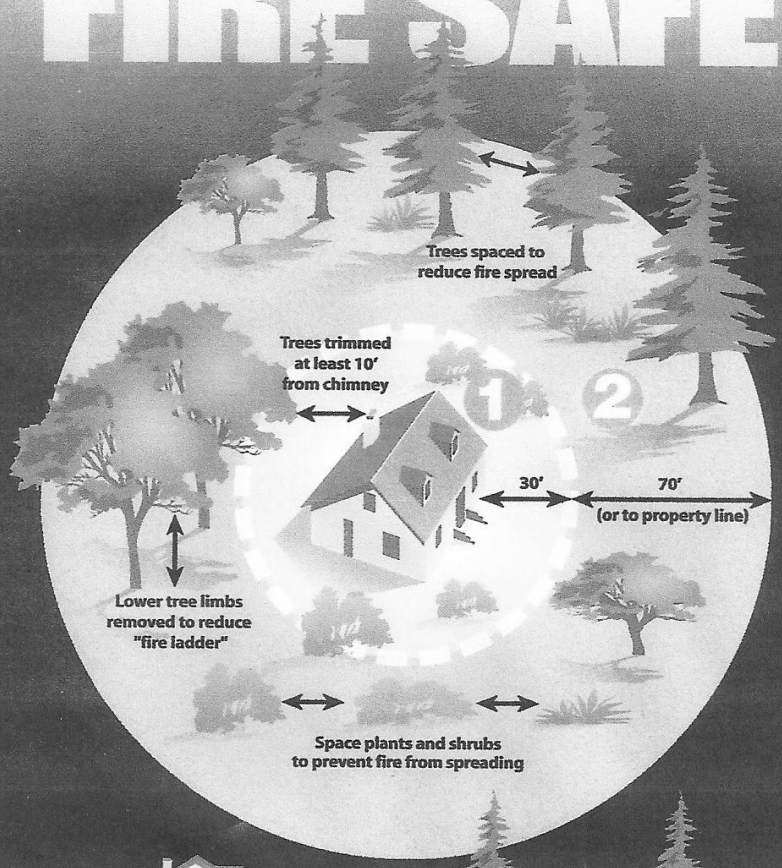
* Auto fill shall be set so the amount of water indicated in this table is always available.

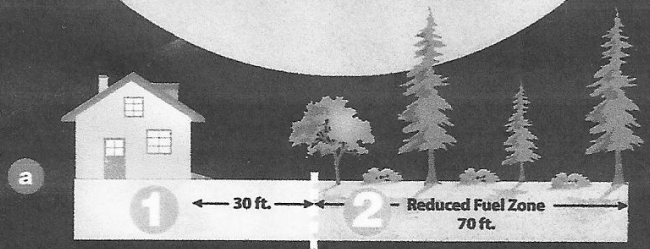
DIAGRAM C


ACCESS
SCREENED VENT
TANK LEVEL MAKER BOARD
AUTO FILL (IF NOT COMBINED INLET/OUTLET OPTIONAL LOCATION)
OVERFLOW
STEEL PIPE ABOVE GROUND
DOMESTIC & AUTOMATIC FIRE SPRINKLER WATER (AMOUNT TO BE DETERMINED)
DOMESTIC & FIRE SPRINKLER CONNECTION OUTLET OR COMBINED INLET/OUTLET (OPTIONAL LOCATION)
STEEL PIPE ABOVE GROUND
HOSE STREAM WATER LEVEL (AMOUNT TO BE DETERMINED)
INLET/OUTLET FITTINGS AS REQ'D
SCREEN
ANTI-EROSION DEVICE
DRAIN
FROM SUPPLY AND OR TO SYSTEM
THRUST BLOCK AS REQ'D
THRUST BLOCK AS REQ'D

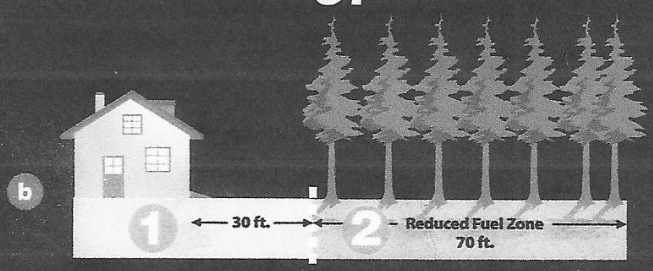
CAL FIRE GUIDELINE

100' DEFENSIBLE SPACE
Make Your Home
FIRE SAFE





or



Contact your local CDF office, fire department, or Fire Safe Council for tips and assistance.

www.fire.ca.gov

Why 100 Feet?

Following these simple steps can dramatically increase the chance of your home surviving a wildfire!

A **Defensible Space** of 100 feet around your home is required by law.[1] The goal is to protect your home while providing a safe area for firefighters.

1 "Lean, Clean and Green Zone"

– Clearing an area of 30 feet immediately surrounding your home is critical. This area requires the greatest reduction in flammable vegetation.

2 "Reduced Fuel Zone."

– The fuel reduction zone in the remaining 70 feet (or to property line) will depend on the steepness of your property and the vegetation.

Spacing between plants improves the chance of stopping a wildfire before it destroys your home. You have two options in this area:

a. Create horizontal and vertical spacing between plants. The amount of space will depend on how steep the slope is and the size of the plants.

b. Large trees do not have to be cut and removed as long as all of the plants beneath them are removed. This eliminates a vertical "fire ladder."

When clearing vegetation, use care when operating equipment such as lawnmowers. One small spark may start a fire; a string trimmer is much safer.

Remove all build – up of needles and leaves from your roof and gutters. Keep tree limbs trimmed at least 10 feet from any chimneys and remove dead limbs that hang over your home or garage. The law also requires a screen over your chimney outlet of not more than ½ inch mesh.

---

1. These regulations affect most of the grass, brush, and timber-covered private lands in the State. Some fire departmen jurisdictions may have additional requirements. Some activities may require permits for tree removal. Also, some activities may require special procedures for, 1) threatened and endangered species, 2) avoiding erosion, and 3) protection of water quality. Check with local officials if in doubt. Current regulations allow an insurance company to require additional clearance. The area to be treated does not extend beyond your property. The State Board of Forestry and Fire Protection has approved Guidelines to assist you in complying with the new law. Contact your local CDF office for more details.

Sierra View Estates

APN: 109-340-69

Subdivision

2021 DEC 14 PM 1:40
RECEIVED
PLANNING DEPARTMENT

Wildland Fire Safe Plan
Amendment A

Prepared for:

Harry Boyajian

Prepared by:

CDS Fire Prevention Planning
William F. Draper
Registered Professional Forester
#898
4645 Meadowlark Way
Placerville, CA 95667

October 5, 2021

TM21-0002

Sierra View Estates

The Amendment to the Wildland Fire Safe Plan for the Sierra View Estates subdivision does not guarantee that wildfire will not threaten, damage or destroy natural resources, homes or endanger residents. However, the full implementation of the mitigation measures will greatly reduce the exposure of structures to potential loss from wildfire and provide defensible space for firefighters and residents as well as protect the native vegetation. Specific items are listed for homeowner's attention to aid in wildfire safety. The plan and this amendment recommend and acknowledges best management practices. It is of great importance to recognize that no plan can completely protect property from wildland fire with multiple variables inherent in the wildland-urban interface.

Approved by:

10/20/2021
Braden Stirling — **Date**
Fire Marshal
El Dorado County Fire Protection District

10/20/2021
Darin McFarlin, FCS — **Date**
Fire Prevention
California Department of Forestry and Fire Protection

Prepared by:

10/20/21
William F. Draper — **Date**
RPF #898

TM21-0002 SIERRA VIEW ESTATES
EXHIBIT N - WILDLAND FIRE SAFE PLAN
WITH AMENDMENT A

Sierra View Estates

Amendment A

PURPOSE

Amendment A to the Sierra View Estates Wildland Fire Safe Plan is to update the original plan that was completed September 15, 2010. Changes in State and local regulations need to be incorporated into the original plan to meet the current standards for Fire Safe. The conditions elaborated below are the changes necessary to bring the Plan and project into conformance. The project design and description shall remain the same as set forth in the original Wildland Fire Safe Plan.

Fire Safe Update

- Each new building must comply with current fire safe standards in the El Dorado County Fire District Fire Code, El Dorado County Code of Ordinances Chapter 8.09 (Vegetation Management and Defensible Space), California Code of Regulations Title 14 (SRA Fire Safe Regulations), California Code of Regulations Title 24, Parts 1-12 (California Buildings Standards Code), and Public Resources Code 4291 (PRC 4291) the state defensible space requirement for maintaining 100' clearances around all structures.

- The El Dorado County Fire District (EDCFD) provides all fire and emergency medical services to this project. The California Department of Forestry and Fire Protection (CALFIRE) has wildland fire responsibility in this state responsibility area (SRA). The project is located in a wildland fire threat map "High" Fire Hazard Severity Zone as prepared by CAL FIRE as part of its Fire Resource and Assessment Program (FRAP) in 2007.

- All dwellings shall be required to install and maintain an approved automatic fire sprinkler system that complies with the standards of California Code of Regulations Title 24, Part 2.5 and EDHFD standards. All fire sprinkler plans shall be reviewed and approved by EDCFD prior to construction.

- Implementation of Wildland-Urban Interface Fire Areas Building Standards (7A) will be required for the construction of all new residences. These standards address roofing, venting, eave enclosure, windows, exterior doors, siding, and decking.

- All parcels shall provide a minimum thirty (30) foot setback for all buildings from all property lines and/or the center of the road. When a thirty (30) foot setback is not possible for practical reasons, which may include but are not limited to parcel dimensions or size, topographic limitations, or other easement, the local jurisdiction shall provide for same practical effects.

- Same practical effect requirements shall reduce the likelihood of home-to-home ignition. Same practical effect options may include, but are not limited to noncombustible block walls or fences; five (5) feet of noncombustible material horizontally around the structure; installing hardscape landscaping or reducing exposed windows on the side of the structure with less than thirty (30) foot setback.

- A five (5) foot ember resistant zone is required immediately adjacent and around all habitable structures built after July 1, 2021.

- The water supply for each property is to be wells. Each residence is required to provide water storage in a location and of sufficient quantity as described in El Dorado County Regional Fire Protection Standard Water Supplies for Suburban and Rural Fire Fighting, Standard #D-003 effective March 24, 2021. A temporary water source may be required prior to the start of construction.

- If gates are used on the roadways and/or driveways, the gated entries serving fire apparatus roadway/driveways shall meet the fire protection standards established by El Dorado County Fire District at the time of their construction and use.

- Electronic and manual gates obstructing fire apparatus access shall meet the minimum standards of El Dorado County Fire District as identified in Standard B-002 at the time of installation.

- All fencing adjacent to undeveloped property/open space shall be non-combustible.

- The State of California required Fire Safe clearances (PRC 4291) shall be implemented around all structures. The County of El Dorado Code Chapter 8.09 also applies. Clearances will be required at the time of construction by the County.

- El Dorado County Oak Tree Ordinance applies to the removal of any oak tree on any of the lots. The ordinance does not prevent the pruning of any oak tree that interferes with fire safe maintenance.

- Only California Fire Marshal approved fire resistive composite deck material, wood or non-combustibles shall be allowed for decks.

- A Homeowners Association (HOA) or other entity acceptable to the EDCFD shall be created for the purpose of funding the maintenance of the FHRZ's and other fire safe requirements on an on-going basis. The source of funding shall also be established.

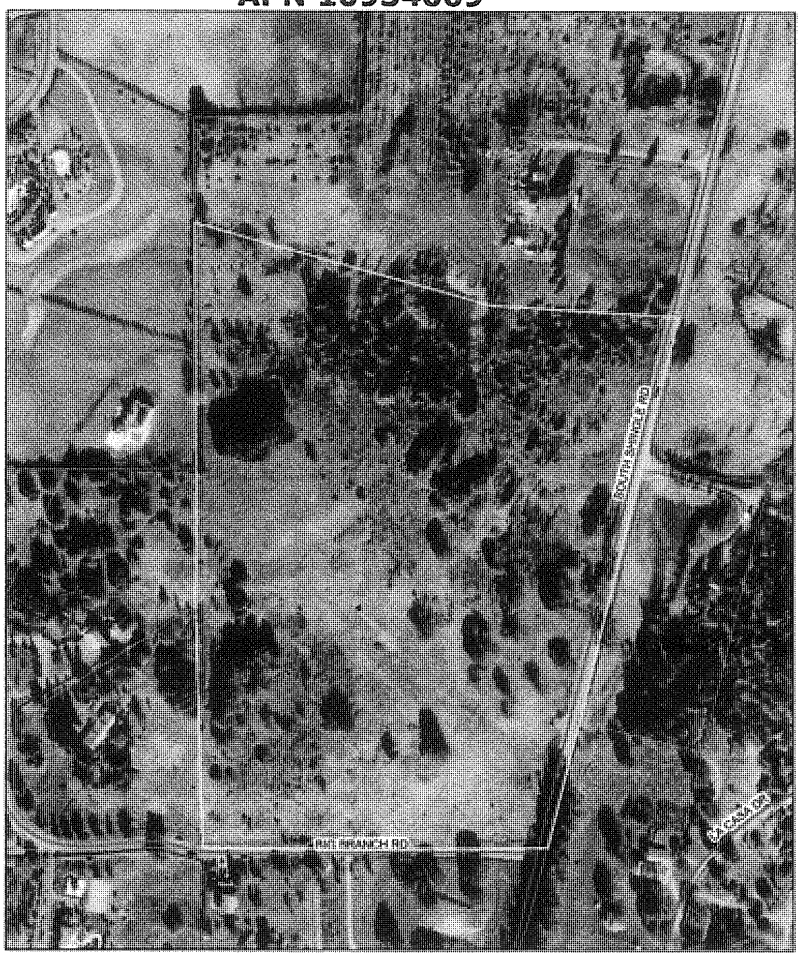
- A Notice of Restriction (NOR) shall be filed with the final parcel map which stipulates that a Wildland Fire Safe Plan has been prepared and wildfire mitigation measures must be implemented. EDCFD shall review and approve this NOR prior to the recordation of the final map with the County of El Dorado.

- The El Dorado County Fire District and the Homeowners Association shall review and update the Wildland Fire Safe Plan no less than every 5 years as necessary to determine if additional Fire Safe measures shall be implemented to comply with current state and local regulations.

- All other provisions in the original Wildland Fire Safe Plan dated August 18,2010 remain in effect.

TM21-0002 SIERRA VIEW ESTATES
EXHIBIT N - WILDLAND FIRE SAFE PLAN
WITH AMENDMENT A

APN 10934069



Disclaimer: This depiction was compiled from unverified public and private sources and is illustrative only. No representation is made as to accuracy of this information. Parcel boundaries are particularly unreliable. Users make use of this depiction at their own risk.

Printed on 11/15/2007 from El Dorado County Surveyor's Office

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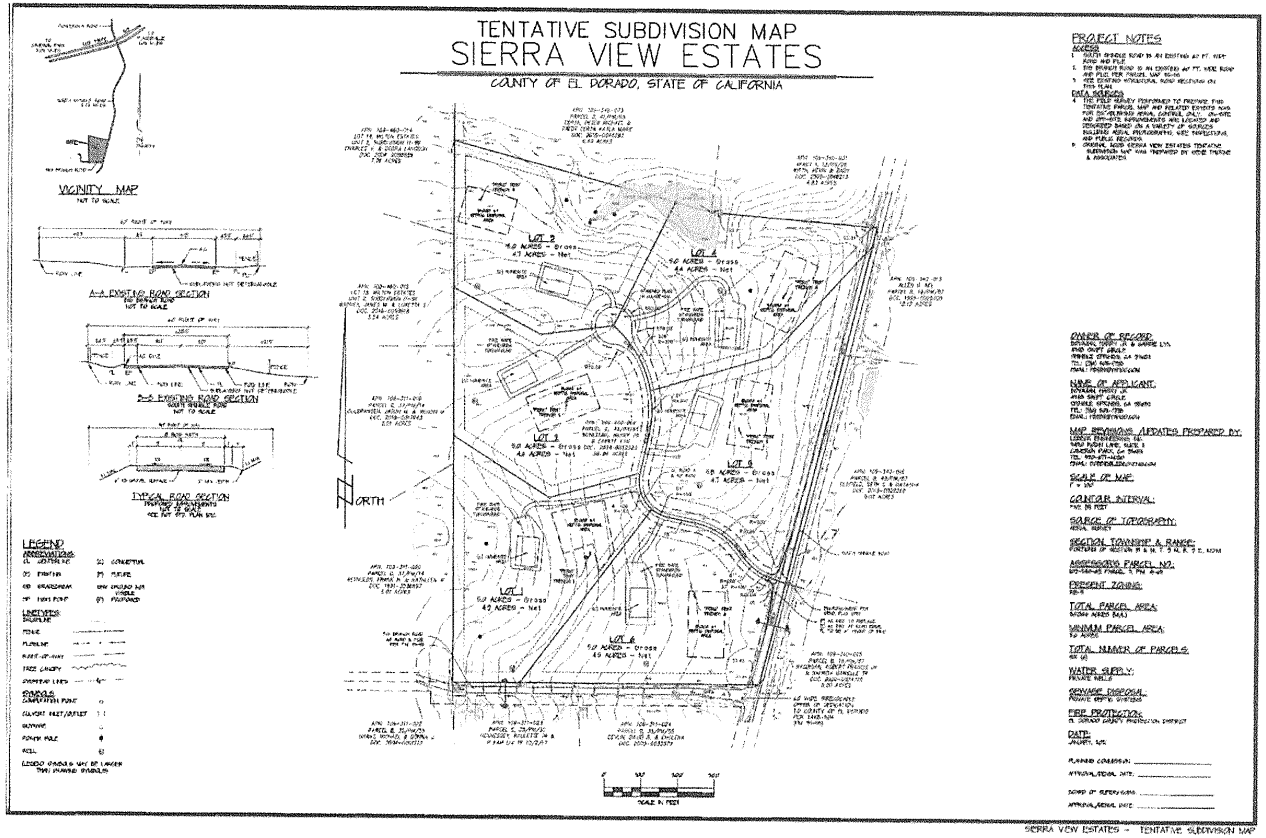
0 160 320 480
Feet

Map displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)

TM21-0002 SIERRA VIEW ESTATES
EXHIBIT N - WILDLAND FIRE SAFE PLAN
WITH AMENDMENT A



EL DORADO COUNTY REGIONAL FIRE PROTECTION STANDARD

Water Supplies for Suburban and Rural Fire Fighting

STANDARD #D-003 EFFECTIVE – 3/24/2021

I. PURPOSE:

The purpose of this standard is to communicate the minimum level of water storage and delivery system requirements for one- and two-family dwellings as approved under the reduced fire flow allowance within the fire jurisdictions that adopt this standard.

II. BACKGROUND:

The California Fire Code (CFC) Section 507.1 requires an approved water supply capable of providing the required fire flow for fire protection to premises upon which facilities, buildings, or portions of buildings which are hereinafter constructed or moved into or within the jurisdiction. The CFC Section 507.2 further explains that the water supply shall consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow. The CFC, as amended locally, requires the minimum fire flow for residential one- and two-family dwellings to be 1,000 gallons per minute for a 1-hour duration for dwellings 3,600 square feet or smaller. For dwellings 3,601 square feet or greater, the minimum fire flow is 1,000 gallons per minute for a 2-hour duration. The CFC grants the fire code official the authority to reduce the fire flow requirements for buildings in rural areas where the development of full fire flow requirements is impractical.

III. SCOPE:

This standard identifies a method of determining the minimum requirements for alternative water supplies for structural firefighting purposes in areas where the Authority Having Jurisdiction (AHJ) determines that adequate and reliable water supply systems for firefighting purposes do not otherwise exist. The CFC Section B103.3 allows the AHJ to use NFPA 1142.

IV. WHERE REQUIRED:

An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings, or portions of buildings are hereafter constructed or moved into or within the jurisdiction. *(Structural additions may require existing water supply systems to upgrade from 2.5" to 4" systems on a case-by-case basis as determined by the AHJ).*

EL DORADO COUNTY REGIONAL FIRE PROTECTION STANDARD

AUTOMATIC & MANUAL GATES ON FIRE ACCESS ROADWAYS & DRIVEWAYS

STANDARD #B-002 EFFECTIVE 03-30-2009
REVISION 02-21-2019

PURPOSE

It is the intent of this standard to provide for quick, reliable and easy access of emergency response fire apparatus into gated communities.

SCOPE

This standard shall apply to all automatic gates in El Dorado County installing access control devices or systems.

AUTHORITY

Chapter 5, Section 503 of the California Fire Code, 2016 Edition, requires that the installation of security gates across a fire apparatus access road shall be approved by the Fire Chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

The Fire Chief is authorized to modify any of the provisions of this standard upon application in writing by the owner, a lessee, or a duly authorized representative where there are practical difficulties in the way of carrying out the provisions of this standard, provided that the spirit of the standard shall be complied with and public safety is secured. The particulars of such modification and the decision of the Fire Chief shall be entered upon the records of the Department and a signed copy shall be furnished to the applicant.

DEFINITIONS

Roadway - any surface designed, improved, or ordinarily used for vehicle travel

Driveway - a vehicular access that serves no more than two buildings, with no more than three dwelling units on a single parcel, and any number of accessory

AHJ – agency having jurisdiction

TM21-0002 SIERRA VIEW ESTATES
EXHIBIT O - BIOLOGICAL RESOURCES ASSESSMENT AND RARE PLANT SURVEY

BIOLOGICAL RESOURCES ASSESSMENT AND RARE PLANT SURVEY FOR THE

±32-ACRE SIERRA VIEW ESTATES STUDY AREA

SHINGLE SPRINGS, EL DORADO COUNTY, CALIFORNIA

Prepared for:

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Shingle Springs, CA 95682

Prepared by:

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11601 Blocker Drive, Suite 100
Auburn, California 95603
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SEPTEMBER 2021

TM21-0002 SIERRA VIEW ESTATES
EXHIBIT O - BIOLOGICAL RESOURCES ASSESSMENT AND RARE PLANT SURVEY

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Biological Resources Assessment and Rare Plant Survey for the ±32-ACRE SIERRA VIEW ESTATES STUDY AREA

INTRODUCTION

Project Location

Salix Consulting, Inc. (Salix) has prepared a Biological Resources Assessment and Rare Plant Survey for a ±32-acre parcel located at Big Branch Road and South Shingle Road, approximately 2.5 miles southwest of the unincorporated community of Shingle Springs, El Dorado County, California. It is situated in Section 14, Township 9 North and Range 9 East on the Shingle Springs, California 7.5-minute USGS topographic quadrangle (Figure 1). The approximate coordinates for the center of the property are 38°37'57.04"N and 120°56'52.89W.

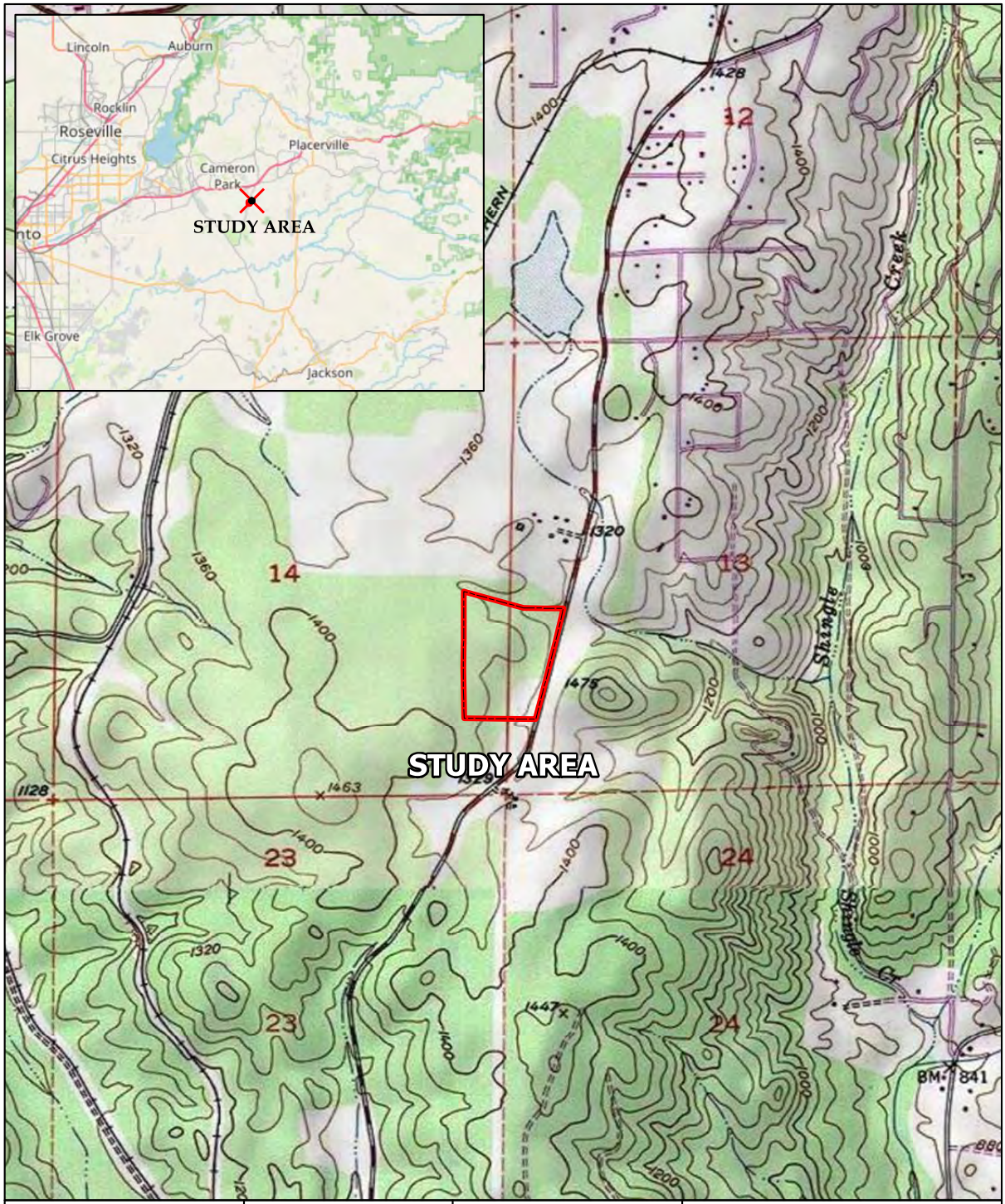
Project Setting

The study area is situated in the lower Sierra Nevada foothills southwest of Shingle Springs at elevations between 1315 and 1394 feet. The property is bordered on the south by Big Branch Road and large-lot development and on the east by South Shingle Road and similar development. Large-lot parcels are also located on the on the northern and eastern boundaries. The study area is undeveloped; a portion of a pond is located on the central northern boundary (Figure 2).

The County parcel data website indicates that the study area is in County rare plant mitigation zone 1, which is defined as lands in the "rare soils study area" but outside the ecological preserve overlay (El Dorado County Code Chapter 17.71).

Objectives of Biological Resources Assessment and Rare Plant Survey

- Identify and describe the biological communities present in the study area;
- Record plant and animal species observed in the study area;
- Determine if any sensitive habitats (including important biological corridors and/or oak woodlands) or special-status plant and animal species occur or could occur on the site;
- Conduct a survey to determine if special-status plants are present, especially those found in the Rescue soils;
- Assess potential impacts to natural resources; and
- Provide conclusions and recommendations



Salix consulting, inc.

N

0 1,000 2,000

Feet

Source Maps: USGS Topographic Map
Shingle Springs Quad 1:24,000
S13+14 T9N R9E

Figure 1

SITE AND VICINITY MAP

Sierra View Estates

Shingle Springs, El Dorado County, CA

Salix consulting, inc.

N

0 100 200

Feet

Study Area
(±31.85 acres)

Imagery: 5-4-21 Salix Consulting, Inc.

Figure 2

AERIAL MAP

Sierra View Estates

Shingle Springs, El Dorado County, CA

METHODS

Background Material Review

Salix biologists reviewed the proposed tentative subdivision map for this site, aerial photographs (Google and similar), the Latrobe and Shingle Springs USGS topographical maps, the *El Dorado County General Plan (Conservation and Open Space Element, October 2017*), and the *El Dorado County Oak Resources Management Plan (September 2017)* for this analysis. This Biological Resources Assessment is prepared in conformance with General Plan Policy 7.4.2.8.C, which identifies requirements for report content.

Special-Status Species Reports

To determine which special-status species could occur within or near the study area Salix biologists queried the California Natural Diversity Data Base (CDFW 2021), the California Native Plant Society Inventory (CNPS 2021), and the US Fish and Wildlife Service Information for Planning and Consultation (USFWS IPaC 2021) database for reported occurrences of special-status fish, wildlife, and plant species in the region surrounding the study area. The six-quadrangle search area included the Shingle Springs, Latrobe, Placerville, Clarksville, Folsom SE, and Coloma USGS quadrangles. Salix biologists also reviewed the California Department of Fish and Wildlife list of Species of Special Concern lists for the project vicinity.

For the purposes of this report, special-status species are those that fall into one or more of the following categories:

- Listed as endangered or threatened under the federal Endangered Species Act (or candidate species, or formally proposed for listing),
- Listed as endangered or threatened under the California Endangered Species Act (or proposed for listing),
- Designated as rare, protected, or fully protected pursuant to California Fish and Game Code,
- Designated a Species of Special Concern by the California Department of Fish and Wildlife, or
- Designated as Ranks 1, 2, or 3 on lists maintained by the California Native Plant Society.

Field Assessments

Field assessments of the study area were conducted by Jeff Glazner and Hunter Gallant on May 4, and by Jeff Glazner on May 31, 2021, to characterize existing conditions, to assess the potential for sensitive plant and wildlife resources to occur, and to determine if aquatic resources are present. The botanical survey was conducted in accordance with the CDFW (2018) *Protocols for Surveying and Evaluating Impacts to Special-Status Native Plant Populations and Natural Communities*. These guidelines require that rare plant surveys be conducted at the proper time of year when rare or endangered species are both evident and identifiable. The rare plant survey was floristic in nature, focusing on searching for each of the target species noted in the ***Special Status Species/Plants*** section below. Each survey was conducted on foot in a

measured and meandering fashion. Plants and animals observed were documented, and habitat types were determined.

Biological communities of the study area were mapped, representative ground photographs were taken, and an Unmanned Aerial Vehicle (UAV) was utilized to obtain representative aerial photos and to generate an aerial basemap, which is used in this document.

Plants observed are listed in Appendix A; animals observed within the study area are included in the ***Wildlife Occurrence and Use*** section below. Plant names are according to the Jepson Herbarium, Jepson Flora Project (Jepson eFlora) and updated literature that appears in the eflora. Standard manuals were used as needed to identify wildlife species observed.

SURVEY AND LITERATURE SEARCH RESULTS

Soils

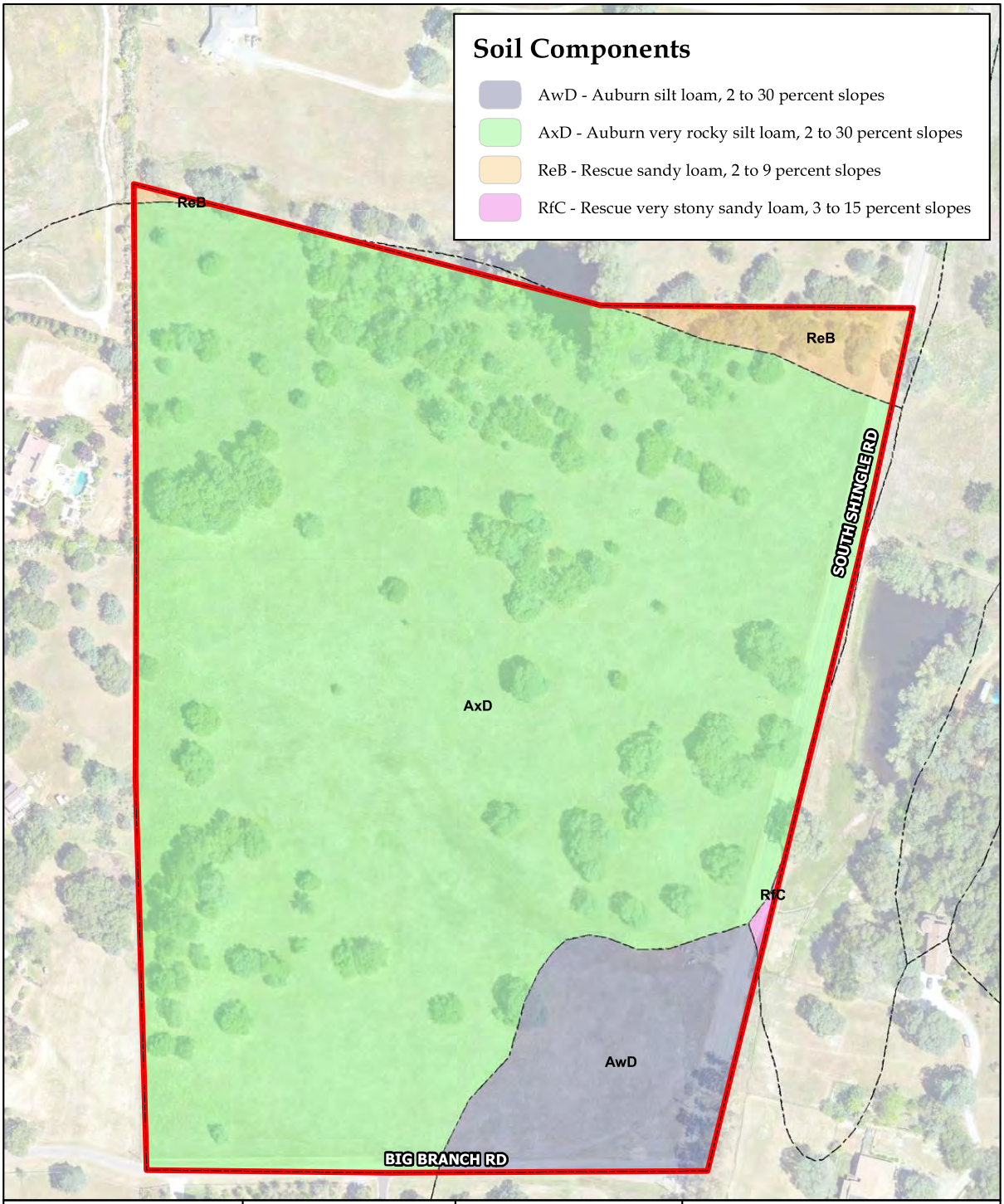
As illustrated in Figure 3, four soil units have been identified on the site. Most of the site is Auburn very rocky silt loam, 2 to 30 percent slopes, and a small portion of the site in the southeast corner is Auburn silt loam, 2 to 30 percent slopes. Very small areas of Rescue sandy loam, 2 to 9 percent slopes are found along the northern boundary, and a tiny sliver of Rescue very stony sandy loam, 3 to 15 percent slopes is located along the southeastern boundary.

Auburn silt loam, 2 to 30 percent slopes

The Auburn component makes up 85 percent of the map unit. Slopes are 2 to 30 percent. This component is on foothills, hills. The parent material consists of residuum weathered from basic igneous rock and/or basic residuum weathered from metamorphic rock. Depth to a root restrictive layer, bedrock, lithic, is 14 to 18 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R018XD076CA Shallow Loamy ecological site. Nonirrigated land capability classification is 6e. Irrigated land capability classification is 6e. This soil does not meet hydric criteria.

Auburn very rocky silt loam, 2 to 30 percent slopes

The Auburn component makes up 75 percent of the map unit. Slopes are 2 to 30 percent. This component is on hills, foothills. The parent material consists of residuum weathered from basic igneous rock and/or basic residuum weathered from metamorphic rock. Depth to a root restrictive layer, bedrock, lithic, is 14 to 18 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is


Soil Components
AwD - Auburn silt loam, 2 to 30 percent slopes
AxD - Auburn very rocky silt loam, 2 to 30 percent slopes
ReB - Rescue sandy loam, 2 to 9 percent slopes
RfC - Rescue very stony sandy loam, 3 to 15 percent slopes
ReB
ReB
SOUTH SHINGLE RD
AxD
RfC
AwD
BIG BRANCH RD
Salix consulting, inc.
N
0
100
200
Feet
Study Area
(±31.85 acres)
Imagery: 5-4-21 Salix Consulting, Inc.
Figure 3
SOILS MAP
Sierra View Estates
Shingle Springs, El Dorado County, CA

about 2 percent. This component is in the R018XD076CA Shallow Loamy ecological site. Nonirrigated land capability classification is 6e. Irrigated land capability classification is 6e. This soil does not meet hydric criteria.

The Rescue series consists of well-drained soils that are underlain by gabbrodiorite rocks at a depth of more than <10 inches. These soils are undulating to steep in the foothills. Slopes are 2 to 50 percent. Elevations range from 1,000 feet to 2,500 feet. Rescue soils are associated principally with Auburn, Argonaut, and Sobrante soils. The Argonaut series consists of well-drained soils un-derlain by metabasic or basic rocks at a depth of 20 to 40 inches (fig. 2). These soils are undulating to moderately steep on broad ridges. Slopes are 2 to 30 percent. Elevations generally range from 560 feet to 1,600 feet, but occasional areas are as high as 2,500 feet. Rescue soils are known to support special status plants and surveys in those areas receive more attention. Rescue soils are mapped in two small areas of the property, the northwest and northeast corners (Figure 3).

Rescue sandy loam, 2 to 9 percent slopes

The Rescue component makes up 85 percent of the map unit. Slopes are 2 to 9 percent. This component is on ridges, foothills. The parent material consists of residuum weathered from granodiorite. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R018XD075CA Loamy ecological site. Nonirrigated land capability classification is 3e. Irrigated land capability classification is 3e. This soil does not meet hydric criteria.

Rescue very stony sandy loam, 3 to 15 percent slopes

The Rescue component makes up 85 percent of the map unit. Slopes are 3 to 15 percent. This component is on ridges, foothills. The parent material consists of residuum weathered from granodiorite. Depth to a root restrictive layer, bedrock, paralithic, is 55 to 59 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R018XD075CA Loamy ecological site. Nonirrigated land capability classification is 6e. Irrigated land capability classification is 6e. This soil does not meet hydric criteria.

The Argonaut component makes up 15 percent of the map unit. Slopes are 3 to 15 percent. This component is on ridges, foothills. The parent material consists of residuum weathered from andesite and/or residuum weathered from metasedimentary rock. Depth to a root restrictive layer, bedrock, paralithic, is 30 to 34 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is high. This soil is not flooded. It is not ponded. There is no zone of water

saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 4e. Irrigated land capability classification is 4e. This soil does not meet hydric criteria.

Hydrology

The site occurs in the Big Canyon Creek HUC12 (180400130602) watershed part of the greater Upper Cosumnes HUC8 (18040013) watershed. Water onsite trends southeast towards South Shingle Road. The pond onsite in the northern edge of the site drains easterly through an outfall to an intermittent stream that flows easterly to the northeast corner of the site and into Shingle Creek for a short distance, before flowing into French Creek ¾ mile away. Water near the middle of the site and towards the southern edge drain towards an upland swale that exits the site near South Shingle Road and may eventually enter Little Indian Creek ¾ mile to the south along South Shingle Road. Both French Creek and Little Indian Creek eventually flow into Big Canyon Creek over 5 miles to the south. Big Canyon Creek flows 2.5 miles south before entering the Cosumnes River at the El Dorado and Amador County line.

Biological Communities

Prior to the field assessment and mapping of the habitats within the Sierra View Estates study area, Salix biologists reviewed the El Dorado County General Plan policies 7.4.2.8 and 7.4.2.9, pertaining to "contiguous blocks of important habitat" and the "Important Biological Corridor Overlay" (IBCO) to gain insight into County policies regarding wildlife movement and habitat protection and the policies' application to this parcel. The study area appears to occur within an IBCO area.

The primary habitat type is annual grassland. Oak trees are scattered throughout the site, either as individual trees or small groves. Oak woodland habitat is mapped where the aggregation of oaks is sufficient to form a woodland. A pond straddles the northern boundary and is surrounded by riparian habitat. This pond is dammed along its eastern boundary and spills from the southeast corner of the pond into an intermittent stream along the northern property line.

Habitat types are summarized in Table 1 and illustrated in Figure 4. Representative site photographs are presented in Figures 5a – 5d. Descriptions of habitat types follow the table, and descriptions of the aquatic resources listed on the table follow that.

Figure 4
HABITAT MAP
Sierra View Estates
Shingle Springs, El Dorado County, CA

Table 1
Habitat Components
within the Sierra View Estates Study Area

Habitat Component	Approximate Acreage
Blue oak/Foothill Pine Woodland	6.4
Annual Grassland	23.3
Riparian	0.5
Pond	0.3
Wetland Swale	0.2
Intermittent Stream	0.1
Road (So. Shingle Rd.)	1.6
Total	**32.4**

Blue Oak – Foothill Pine Woodland

The blue oak – foothill pine woodland habitat primarily supports three species of oaks and one species of pine. Interior live oak (*Quercus wislizeni*) and blue oak (Q. douglasii) are the most abundant oaks. Valley oak (*Quercus lobata*) is less common, and foothill pine (*Pinus sabiniana*) is scattered throughout the site. The shrub layer is quite sparse and contains poison oak (*Toxicodendron diversilobum)*, hoary coffeeberry (*Frangula californica),* and coyote brush *(Baccharis pilularis)*. The herbaceous layer is mostly grasses including hedgehog dogtail (*Cynosurus echinatus)*, and forbs including miner's lettuce (*Claytonia perfoliata*), chickweed (*Stellaria media),* field hedgeparsley (*Torilis arvensis*), klamathweed (*Hypericum perforatum),* and vetch (*Vicia* spp.).

Annual Grassland

Annual grassland occupies almost three-fourths of the property. Common species include wild oat (*Avena fatua)*, medusahead (*Elymus caput-medusae),* soft chess (*Bromus hordeaceus)*, yellow starthistle (*Centaurea solstitialis*), broad leaf fillaree (*Erodium botrys*), long-beaked hawkbit (Leontodon saxatalis), q-tips (*Micropus californicus*), and prickly lettuce (*Lactuca serriola*).

Riparian

The area around the pond is lined with riparian habitat, primarily Gooding's black willow (*Salix gooddingii*). Also common are red willow (*Salix laevigata*) and cottonwood (*Populus fremontii*). The wetland pond edge supports aquatic species including creeping spikerush (*Eleocharis machrostachya*), black sand spikerush (*Eleocharis pachycarpa*), northern water plantain (*Alisma triviale*), clustered field-sedge (*Carex praegracilis*), common velvet grass (*Holcus lanatus*), aquatic buttercup (*Ranunculus aquatilis*), and Baltic rush (*Juncus blaticus*).

Looking northwest over property.
Photo date 5-4-21

Looking northwest over pond along northern property line.
Photo date 5-4-21

Salix consulting, inc.

Figure 5a

SITE PHOTOS
Sierra View Estates
Shingle Springs, El Dorado County, CA

Looking south over southeast corner of site. Road intersection is South Shingle Road and Big Branch Road.
Photo date 5-4-21

Looking southwest over southern area of property.
Photo date 5-4-21

Salix consulting, inc.

Figure 5b

SITE PHOTOS
Sierra View Estates
Shingle Springs, El Dorado County, CA

Looking west along Big Branch Road and southern property line.
Photo date 5-4-21

Looking southeast across property from western area.
Photo date 5-4-21

Salix consulting, inc.

Figure 5c

SITE PHOTOS
Sierra View Estates
Shingle Springs, El Dorado County, CA

Pond along northern property line.
Photo date 5-31-21

Rock outcrop in open area in southwestern area of site.
Photo date 5-31-21

Salix consulting, inc.

Figure 5d

SITE PHOTOS
Sierra View Estates
Shingle Springs, El Dorado County, CA

Road

South Shingle Road is on the eastern study area boundary, and Big Ranch Road is on the southern boundary. The landcover for each is asphalt with a ruderal edge.

Aquatic Resources

Three aquatic resource features are present in the northernmost portion of the study area: pond (0.3 acre), wetland swale (0.2 acre), and intermittent stream (0.1 acre), as described below.

Pond

The pond is an instream excavated feature that dries up during summer or fall. There does not appear to be any additional input to keep it wet during the summer and fall. It is fed by a wetland swale that flows in from the west. The riparian edge around the pond supports tall willow and cottonwood that overhang the open water. There is an abundant aquatic plant fringe that extends into the shallow waters.

Intermittent Stream

The intermittent stream flows out of the pond and along the northern property line. The stream appears to only have short duration flows and does not have a well-developed aquatic edge component. It flows through a relatively small culvert under South Shingle Road. The primary species along the stream is Italian ryegrass (*Festuca perennis*).

Wetland Swale

This drainage is considered a wetland swale because it is vegetated and lacks sufficient flows to regularly scour a channel. The primary species along the swale include English ryegrass, pennyroyal (*Mentha pulgium*), and curly dock (*Rumex crispus*).

Wildlife Occurrence and Use

The site contains suitable habitat for many resident and migratory animals. Western grey squirrel and Western mule deer were the only mammals observed, but evidence of coyote, raccoon, and striped skunk were evident. Many bird species were present during our site evaluation. The majority of bird activity and observations were from around the oak trees and riparian area. Species observed include western scrub jay, great horned owl, turkey vulture, red-tailed hawk, wild turkey, California quail, mourning dove, Brewer's blackbird, Western bluebird, Anna's hummingbird, white-breasted nuthatch, black phoebe, belted kingfisher, acorn woodpecker, northern flicker, bushtit, oak titmouse, and spotted towhee.

Special-Status Species

To determine potentially-occurring special-status species, the standard databases from CDFW (CNDDB 2021), CNPS (2021), and USFWS (IPaC 2021), were queried as described above and reviewed. These searches provided a list of regionally-occurring special-status species and were used to determine which species had at least some potential to occur within or near the study area. Figures 6a and 6b show the approximate locations

of reported occurrences of special-status plants and animals (respectively) within a five-mile radius of the study area (CNDDB 2021).

Appendix B lists potentially-occurring special-status plants, and Appendix C lists potentially-occurring special-status animals compiled from our queries. The field survey and the best professional judgment of Salix biologists were used to further refine the tables in Appendices B and C. Plant species ranked 4 by CNPS are not considered further in the document.

Plants

Of the 16 potentially-occurring plant species in Appendix B, eight (8) species were identified as occurring within the surrounding region (generally within or just beyond a 5-mile radius of the study area) (Figure 6a). Seven (7) of these are "Pine Hills plants," which occur in the serpentine/gabbro soils of the study area.

Two (2) plants listed in Appendix B were determined to have no likelihood to occur within the study area due to the absence of suitable habitat. These include

- Western viburnum (*Viburnum ellipticum)*
- Nissenan manzanita (*Arctostaphylos nissenana)*

The site occurs above the elevational range of Sanford's arrowhead (*Sagittaria sanfordii)* (Jepson 2021), and the species has been dismissed from further consideration. Additionally, the study area is located well below the range of one species, starved daisy (*Erigeron miser),* thus this species has also been dismissed from further consideration.

As noted in the Soils section above, most of the study area is mapped as Auburn very rocky silt loam, 2 to 30 percent slopes, which is not a serpentinite/gabbroic soil (Figure 3). However, due to the presence of small areas of the Rescue series soils that occur within the site, the study area is included in the County's rare plant Mitigation Zone 1, which is defined as lands in the "rare soils study area" but outside ecological preserves. Therefore, some small areas of the site provide substrates that would support the special-status plant species dependent on these soils. These areas were carefully examined during the floristic survey that was conducted as part of this assessment. These plants are listed in Table 2, along with several other special-status plants with any potential to occur. The eight species that are reported to occur within a 5-mile radius of the study area (Figure 6a) are marked with an asterisk (*) in the table and are briefly discussed following the table.

In summary, 12 of the potentially-occurring special-status plant species identified in the queries have some potential to occur within the Sierra View Estates study area. However, none were observed during the floristic survey conducted as part of this assessment.

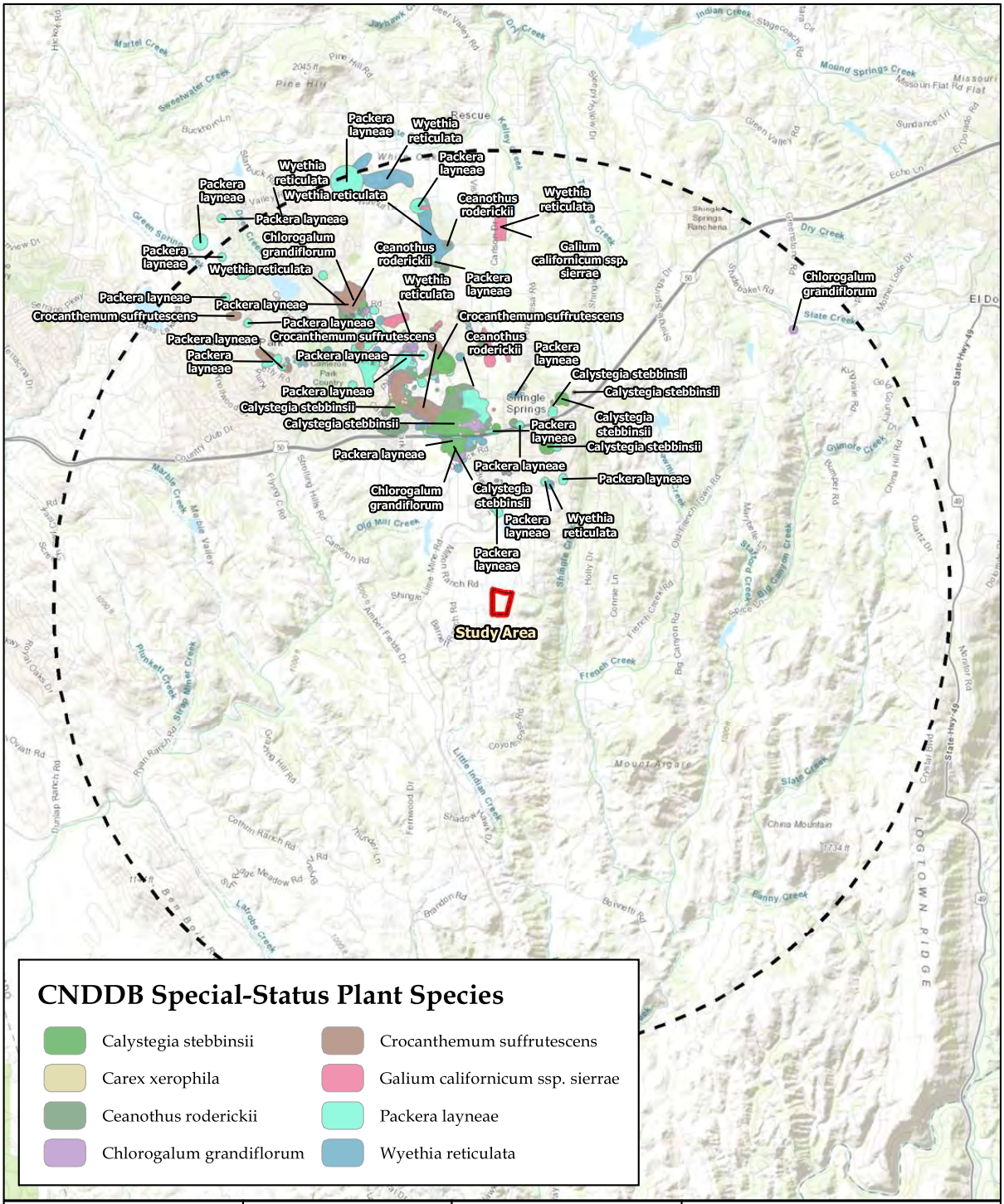


Figure 6a

CNDDB PLANTS MAP

Sierra View Estates

Shingle Springs, El Dorado County, CA

Table 2.
Special-Status Plants Determined to Have Some Potential to Occur within the Sierra View Estates Study Area

Species	Status* Federal	State	CNPS	Habitat	Potential for Occurrence Within Study Area**
Red Hills soaproot * *Chlorogalum grandiflorum*			1B.2	Chaparral; cismontane woodland; [serpentinite or gabbroic].	Possible. May occur in small areas of Rescue soils in study area. Not found during floristic surveys.
Jepson's onion *Allium jepsonii*	-	-	1B.2	Cismontane woodland; lower montane coniferous forest [serpentinite or volcanic]	Possible. May occur in small areas of Rescue soils in study area. Not found during floristic surveys.
Layne's ragwort * *Packera layneae*	-FT	CR	1B.2	Chaparral; cismontane woodland; [serpentinite or gabbroic].	Possible. May occur in small areas of Rescue soils in study area. Not found during floristic surveys.
El Dorado County mules' ears * *Wyethia reticulata*			1B.2	Chaparral; cismontane woodland; lower montane coniferous forest;	Possible. May occur in small areas of Rescue soils in study area. Not found during floristic surveys.
Bisbee Peak rush-rose* *Crocanthemum suffrutescens*			3.2	Chaparral (often serpentinite, gabbroic, or Ione soil).	Possible. May occur in small areas of Rescue soils in study area. Not found during floristic surveys.
Stebbins' morning-glory* *Calystegia stebbinsii*	FE	CE	1B.1	Chaparral (openings); cismontane woodland; [serpentinite or gabbroic].	Possible. May occur in small areas of Rescue soils in study area. Not found during floristic surveys.
chaparral sedge * *Carex xerophila*			1B.2	Serpentinite, gabbroic. Chaparral. Cismontane woodland. Lower montane coniferous forest.	Possible. May occur in small areas of Rescue soils in study area. Not found during floristic surveys.

Table 2.
Special-Status Plants Determined to Have Some Potential to Occur within the Sierra View Estates Study Area

Species	Status* Federal	State	CNPS	Habitat	Potential for Occurrence Within Study Area**
Pine Hill flannelbush *Fremontodendron decumbens*	FE	CR	1B.2	Chaparral; cismontane woodland; [gabbroic or serpentinite].	Possible. May occur in small areas of Rescue soils in study area. Not found during floristic surveys.
Pine Hill ceanothus * *Ceanothus roderickii*	FE	CR	1B.1	Chaparral; cismontane woodland; [serpentinite or gabbroic].	Possible. May occur in small areas of Rescue soils in study area. Not found during floristic surveys.
Eldorado bedstraw * *Galium californicum* ssp. *sierrae*	FE	CR	1B.2	Chaparral; cismontane woodland; lower montane coniferous forest; [gabbroic].	Possible. May occur in small areas of Rescue soils in study area. Not found during floristic surveys.
Parry's horkelia *Horkelia parryi*			1B.2	Chaparral; cismontane woodland; [especially Ione formation].	Possible. May occur in small areas of Rescue soils in study area. Not found during floristic surveys.
Tuolumne button-celery *Eryngium pinnatisectum*			1B.2	Cismontane woodland; lower montane coniferous forest; vernal pools; [mesic]	Unlikely. Marginal habitat in study area. Not found during floristic surveys.

***Status Codes:**
Federal
FE Federal Endangered
FT Federal Threatened
State
CE California Endangered
CR California Rare
CNPS
Rank 1B Rare, Threatened, or Endangered in California
Rank 2 R, T, or E in California, more common elsewhere
Rank 3- More information is needed.

****Definitions for the Potential to Occur:**
None. No suitable habitat (or nesting habitat) present within the study area.
Unlikely: Minimal or marginal quality habitat in the study area. Disturbance or other activities may restrict or eliminate possibility of species occurring.
Possible. Suitable habitat occurs within the study area. Study area within range of species.
Likely. Study area provides desirable habitat for species and there is a very high probability for its occurrence. Species documented to occur nearby in similar habitat.
Observed: Species was observed within the study area.

Stebbins' morning glory (*Calystegia stebbinsii*) is State listed as endangered and federally listed as endangered. It is ranked 1B.1 by CNPS. The plant is a leafy perennial herb of the morning glory family (Convolvulaceae) and looks similar to the common morning glory, the difference is the leaf shape. Flowers are white and bloom in spring. The nearest reported occurrence of the species is 1.25 miles north of the study area, in chaparral on Rescue Series soils on the west side of Lakeview Drive, about 0.5 mile south of Highway 50, Shingle Springs (1993, 1994, 2006). Stebbins' morning glory was not found in the study area during the floristic survey.

Pine Hill ceanothus (*Ceanothus roderickii*) is State listed as rare, federally listed as endangered, and ranked 1B.1 by CNPS. It is a low-growing shrub of the buckthorn family (Rhamnaceae) that is endemic to the Pine Hill area. Flowers are small, white clusters with a faint blue or pink tint, blooming period is April to June. Fruit is a small capsule that is globe-shaped and horned. The nearest reported occurrence of the species is 1.5 miles north of the study area, in openings in the chaparral on gabbroic soils (Rescue Series), along both sides of Highway 50 between Shingle Springs and Cameron Park (most recently in 2018). Pine Hill ceanothus was not found in the study area during the floristic survey.

Layne's ragwort (butterweed) (*Packera layneae*) is State listed as rare, federally listed as threatened, and ranked 1B.2 by CNPS. A perennial herb of the aster family (Asteraceae), it has yellow flowers and blooms from April to August. Besides El Dorado County, it can also be found in Yuba, Tuolumne, and Butte counties. It is found in all the units of the Pine Hill Ecological Preserve in rocky, open interior chaparral and woodland areas. The nearest reported occurrence of the species is 1.1 miles north of the study area, on chaparral on Rescue Series soils, on the west side of Lakeview Drive, south of Durock Road and north of the railroad tracks, Shingle Springs (most recently reported in 2009). Layne's ragwort was not found in the study area during the floristic survey.

El Dorado bedstraw (*Galium californicum* ssp. *sierrae*) is State listed as rare, federally listed as endangered, and ranked 1B.2 by CNPS. It is endemic to El Dorado County. It is low-growing perennial herb of the Rubiaceae family with pale-yellow flowers blooming in May and June. It is distinguished from other *Galium* subspecies by the very narrow leaf shape. The nearest reported occurrence of the species is 2.25 north of the study area on soil derived from gabbro parent material, between Calderwood Road and Many Oaks Lane, north of Highway 50, west of Shingle Springs (2017). El Dorado bedstraw was not found in the study area during the floristic survey.

El Dorado mule ears (*Wyethia reticulata*) is native to the Pine Hill area and is a member of the Asteraceae family. It has no state or federal status but is ranked 1B.2 by CNPS. It is a perennial herb that spreads by underground root sprouts (clonal). Some parent plants may be several hundred years old. The nearest reported occurrence of the species is 1.25 miles north of the study area, in chaparral recovering from grading several years prior, northeast of the intersection of Dividend Drive and Business Drive, Shingle Springs (most recently 2006). El Dorado mule ears was not found in the study area during the floristic survey.

Red Hills soaproot (*Chlorogalum grandiflorum*). A perennial bulbiferous herb, it is also found in the Red Hills area of Tuolumne County. It is a native of California and a member of the Agavaceae family. It has no state or federal status but is ranked 1B.2 by CNPS. It is a perennial herb and blooms in June with flowers opening at dusk and closing at morning. It grows in chaparral on serpentine and gabbro soils, and also in ponderosa pine woodland. The nearest reported occurrence of the species is 1.25 miles north of the study area, in chaparral on Rescue Series soils, between Product Drive and Lakeview Drive, about ½ air mile south of Highway 50, Shingle Springs (most recently 2006). Red Hills soaproot was not found in the study area during the floristic survey.

Bisbee Peak rush-rose (*Crocanthemum suffrutescens*) is a perennial evergreen shrub, native to California and a member of the Cistaceae family. It has no state or federal status but is ranked 3.2 by CNPS. It is a low-growing shrub with yellow flowers and flat leaves covered with soft, very dense white hairs. Besides El Dorado County, it is found in Amador, Calaveras, Tuolumne, Mariposa, and Sacramento. It is a species of concern because more information is needed about this plant. The nearest reported occurrence of the species is 1.5 miles north of the study area, in chaparral on Rescue Series soils, on the east side of Cameron Park, mostly north of Highway 50 (most recently 2005). Bisbee Peak rush-rose was not found in the study area during the floristic survey.

Chaparral sedge (Carex xerophila) has no state or federal status but is ranked 1B.2 by CNPS. It is perennial herb of the Cyperaceae family that is native to California. The nearest reported occurrence of the species is 1.75 miles north of the study area, along a road and in cleared areas, within ridgetop chaparral on rocky gabbro soils, north of Highway 50, about 1 mile west of its junction with Mother Lode Drive in the Cameron Park Unit of Pine Hill Preserve (most recently in 2015). Chaparral sedge was not found in the study area during the floristic survey.

Animals

Of the 21 animal species in Appendix C, five (5) species were identified as occurring within the surrounding region (within or just beyond a 5-mile radius of the study area, Figure 6b).

The site does not contain vernal pools, streams, or other aquatic habitats that support special-status animals unique to these habitats or requiring these habitats for support, thus the following species have been dismissed from further consideration.

- Vernal pool fairy shrimp (*Branchinecta lynchi)*
- Steelhead, Central Valley ESU *Oncorhynchus mykiss irideus*
- Delta smelt (*Hypomesus transpacificus) (*Site also outside the range of the species.
- Western spadefoot (*Spea hammondii)*
- California red-legged frog (*Rana draytonii)*
- Foothill yellow-legged frog (*Rana boylii)*
- Giant garter snake (*Thamnophis gigas)*
- Bald eagle (*Haliaeetus leucocephalus*)
- California black rail (*Laterallus jamaicensis coturniculus*)

- Bank swallow (*Riparia riparia*
- Tricolored blackbird (*Agelaius tricolor*)

The site supports elderberry shrubs (*Sambucus nigra*) but the elevation of the site is above the range for the Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus)*, thus, the species has been dismissed from further consideration.

The site does not contain loose, friable, open substrates necessary to support the Coast horned lizard (*Phrynosoma blainvillii),* and the species has been dismissed from further consideration.

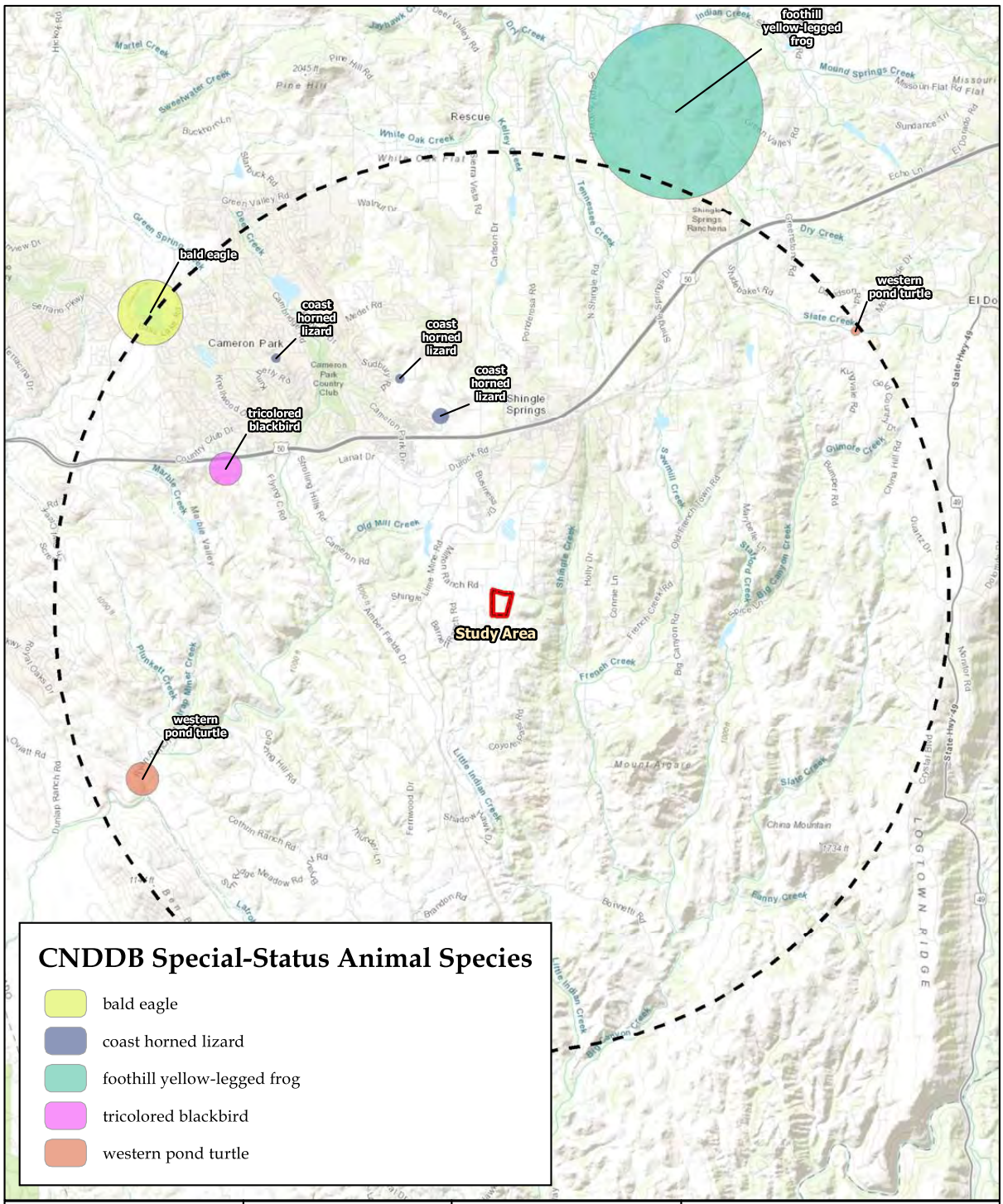
The site also lacks dense coniferous and/or riparian woodlands to support the fisher (*Martes pennanti pacifica),* which has been dismissed from further consideration. No roosting habitat is present to support the pallid bat (*Antrozous pallidus*), and it has been dismissed from further consideration.

In addition to the four birds listed above that require aquatic habitats, (bald eagle, California black rail, bank swallow, and tricolored blackbird), the following additional birds have been dismissed from further consideration due to the lack of suitable nesting habitat within the study area:

- Swainson's hawk *(Buteo swainsoni)*
- Golden eagle (*Aquila chrysaetos)*
- Burrowing owl (*Athene cunicularia)*

Suitable nesting habitat is present in the trees on site for white-tailed kite (*Elanus leucurus)* and grasshopper sparrow (*Ammodramus savannarum),* which are discussed in further detail below. In addition, western pond turtle (*Actinemys marmorata*) may intermittently inhabit the pond in the northern portion of the site, but it would need to move on as the pond dries up in the summer months.

In summary, of the 21 potentially-occurring special-status animal species identified in the queries only three species have any potential to occur within the Sierra View Estates study area.



Salix consulting, inc.

Figure 6b

CNDDB ANIMALS MAP

Sierra View Estates

Shingle Springs, El Dorado County, CA

White-tailed kite (*Elanus leucurus)* is a common to uncommon, yearlong resident in coastal and valley lowlands; rarely found away from agricultural areas. It preys mostly on voles and other small, diurnal mammals, occasionally on birds, insects, reptiles, and amphibians and forages in undisturbed, open grasslands, meadows, farmlands and emergent wetlands. White-tailed kite uses trees with dense canopies for cover. Makes a nest of loosely piled sticks and twigs and lined with grass, straw, or rootlets. Nest placed near top of dense oak, willow, or other tree stand; usually 20-100 feet above ground, near foraging area. While it is possible for white-tailed kite to occur on the site, the nearest occurrence of the species is 8.5 miles to the north, 1.6 miles north-northeast of the intersection of Placerville Road (East Bidwell) and Highway 50 in 1990. White-tailed kite was not observed during spring surveys of this site.

Grasshopper sparrow (*Ammodramus savannarum*) is an uncommon and local, summer resident and breeder in foothills and lowlands west of the Cascade-Sierra Nevada crest from Mendocino and Trinity counties south to San Diego County. It occurs in dry, dense grasslands, especially those with a variety of grasses and tall forbs and scattered shrubs for singing perches. It feeds primarily on insects, especially Orthoptera; it also eats other invertebrates and grass and forb seeds. Searches for food on the ground and builds a nest of grasses and forbs in a slight depression in ground, hidden at base of an overhanging clump of grasses or forbs (CDFW 2008). While it is possible for grasshopper sparrow to occur on the site, the nearest occurrence of the species is 10.5 miles southwest of the study area. It was not observed during spring surveys of this site.

Western pond turtle (*Actinemys marmorata*) is uncommon to common in suitable aquatic habitat throughout California, west of the Sierra-Cascade crest. It is associated with permanent or nearly permanent water in a wide variety of habitat types. Pond turtles require basking sites such as partially submerged logs, rocks, mats of floating vegetation, or open mud banks. Turtles slip from basking sites to underwater retreats at the approach of humans or potential predators. Individuals normally associate with permanent ponds, lakes, streams, irrigation ditches or permanent pools along intermittent streams. During the spring or early summer, females move overland for up to 325 feet to find suitable sites for egg-laying. Other long-distance movements may be in response to drying of local bodies of water or other factors (CDFW 2000). The pond in the northern portion of the site may provide intermittent habitat for pond turtle, but it dries up, and any turtles would have to leave while the pond is dry. Pond turtles were not observed during the spring surveys while water was in the pond.

POTENTIAL IMPACTS, MITIGATION AND RECOMMENDATIONS

Potential Impacts

The current proposed project subdivides the existing parcel into 6 lots that may have impacts beyond the conversion of annual grassland. Impacts to oaks will depend on the building envelopes proposed on each lot (Figure 7). No oak trees are currently proposed for removal, although that has not been definitively determined. It is anticipated that no aquatic resources would be impacted, as the footprint appears substantially setback from the pond and associated drainages. If the proposed project footprint changes, Salix recommends the following.

Aquatic Resources

The study area contains a pond, a wetland swale, and an intermittent stream that may fall under the jurisdiction of the Clean Water Act (CWA). Any fill placed in these features may require permits from federal (Corps of Engineers) and state (Regional Water Quality Control Board) regulatory agencies. If impacts are anticipated, a wetland delineation should be conducted and submitted to the U.S. Army Corps of Engineers with a request for a Jurisdictional Determination. If any aquatic resources are impacted by the proposed project, a Section 404 Clean Water Act permit will be required from the Corps of Engineers and a Section 401 Water Quality Certification will be required from the Regional Water Quality Control Board.

Streams, Pond, and Riparian Habitat

The study area contains a pond and associated riparian habitat. If the pond and associated riparian habitat are avoided, a permit from the California Department of Fish and Wildlife (CDFW) would not be necessary. If any of these habitats are affected by the proposed project, a 1602 would be required. Impacts to the wetland swale and intermittent stream would not likely require a 1602.

Oak Conservation

El Dorado County has adopted Oak Resources Conservation Ordinance 5061 and the Oak Resources Management Plan (ORMP) in an effort to protect oak woodlands and resources throughout the County. If the current proposed project changes and may affect oak woodlands or individual oak trees, Salix recommends:

1. Oak trees in the proximity of construction that are not to be disturbed are to be protected by a minimum four foot (4') tall fence along the canopy dripline;
2. Oak trees not identified for removal, but having a canopy that overhangs the proposed construction, shall be fenced at a minimum distance from the trunk that is equal to one foot (1') for each inch of tree diameter;
3. The fenced area is to be kept free of building materials, waste, and excess soil; and
4. Any soil disturbing activities within the fenced area should be monitored.

Figure 7
POTENTIAL IMPACTS
Sierra View Estates
Shingle Springs, El Dorado County, CA

Important Biological Corridor (IBC)

The study area appears to occur within an El Dorado County-recognized Important Biological Corridor (IBC) overlay that includes lands with high wildlife habitat value, function, and connectivity. Locally, quality foraging habitat occurs around the pond and wetland swale and to a lesser extent among the annual grassland and oak woodland areas. The area is not necessarily a quality corridor for large animal movement as the surrounding area is broken up by a patchwork of fences and roads in all directions.

Special-Status Plants

A review of the local soils, query of the CNDDB and IPaC databases, and site evaluation indicate there is potential for special status plant species to occur on the site. A rare plant survey was conducted according to accepted protocols, and no special-status plants were found. No further studies are recommended.

Special-Status Wildlife

Nesting Raptors and Migratory Birds

If tree removal must occur at any time during the typical nesting season (Feb 15-Aug 31), a pre-construction survey should be conducted by a qualified biologist no more than 15 days prior to initiation of proposed development activities. If active nests are found on or immediately adjacent to the site, CDFW should be contacted to determine appropriate avoidance measures. If no nesting is found to occur, necessary tree removal could then proceed.

Western Pond Turtle

If construction activities encroach on the pond, a preconstruction survey (standard visual survey) should be conducted for the presence/absence of western pond turtle in the pond during the time when water is present. If the pond is dry, there is no need for a survey. Should a wetland pond turtle be located during construction, it should be captured and moved to another pond. It is recommended that if impacts are proposed for the pond, it should take place in the fall when there is no water and therefore, no turtles or other aquatic species are present.

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Appendix A.
Plant Species Observed Within the Sierra View Estates Study Area

Appendix A

Sierra View Estates - Plants Observed May 2021

Gymnosperms

Pinaceae - Pine Family

Pinus sabiniana	Gray pine

Angiosperms - Dicots

Adoxaceae - Muskroot Family

Sambucus nigra	Black elderberry

Anacardiaceae - Cashew or Sumac Family

Toxicodendron diversilobum	Western poison-oak

Apiaceae (Umbelliferae) - Carrot Family

Sanicula crassicaulis	Gamble weed
**Torilis arvensis*	Field hedgeparsley

Apocynaceae - Dogbane/Milkweed Family

Asclepias cordifolia	Purple milkweed
Asclepias fascicularis	Narrow-leaf milkweed

Asteraceae (Compositae) - Sunflower Family

Achillea millefolium	Common yarrow
Achyrachaena mollis	Blow-wives
Baccharis pilularis	Coyote brush
**Carduus pycnocephalus*	Italian thistle
**Centaurea solstitialis*	Yellow starthistle
**Chondrilla juncea*	Skeleton weed
Eriophyllum lanatum	Woolly sunflower
Euthamia occidentalis	Western goldenrod
Holocarpha virgata subsp. virgata	Virgate tarweed
**Lactuca serriola*	Prickly lettuce
**Leontodon saxatilis*	Long-beaked hawkbit
**Logfia gallica*	Narrowleaf cottonrose
Micropus californicus	Q tips
**Sonchus oleraceus*	Common sow-thistle

Boraginaceae - Borage Family

Amsinckia menziesii	Rancher's fireweed
Plagiobothrys nothofulvus	Rusty popcornflower

Brassicaceae (Cruciferae) - Mustard Family

**Raphanus sativus*	Wild radish

Caryophyllaceae - Pink Family

**Petrorhagia dubia*	Grass-pink
**Silene gallica*	Windmill-pink

Fabaceae (Leguminosae) - Legume Family

Lupinus bicolor	Miniature lupine
Lupinus nanus	Sky lupine

* Indicates a non-native species

**Medicago polymorpha*	California burclover
**Trifolium hirtum*	Rose clover
Fagaceae - Oak Family	
Quercus douglasii	Blue oak
Quercus lobata	Valley oak
Quercus wislizeni	Interior live oak
Geraniaceae - Geranium Family	
**Erodium botrys*	Broad-leaf filaree
**Erodium cicutarium*	Red-stem filaree
**Geranium dissectum*	Cut-leaf geranium
**Geranium molle*	Dove's-foot geranium
Hypericaceae - St. John's Wort Family	
**Hypericum perforatum subsp. perforatum*	Klamathweed
Juglandaceae - Walnut Family	
Juglans hindsii	Northern California black walnut
Lythraceae - Loosestrife Family	
**Lythrum hyssopifolia*	Hyssop loosestrife
Montiaceae - Miner's Lettuce Family	
Claytonia perfoliata	Common miner's lettuce
Myrsinaceae - Myrsine Family	
**Lysimachia arvensis*	Scarlet pimpernel
Onagraceae - Evening Primrose Family	
Clarkia purpurea subsp. quadrivulnera	Four spot
Epilobium brachycarpum	Summer cottonweed
Phrymaceae - Lopseed Family	
Erythranthe guttata	Common monkeyflower
Plantaginaceae - Plantain Family	
Callitriche heterophylla var. heterophylla	Larger water-starwort
**Plantago lanceolata*	English plantain
Polemoniaceae - Phlox Family	
Leptosiphon bicolor	Bicolored linanthus
Polygonaceae - Buckwheat Family	
**Rumex crispus*	Curly dock
Ranunculaceae - Buttercup Family	
Ranunculus aquatilis	Aquatic buttercup
**Ranunculus muricatus*	Spiny-fruit buttercup
Rhamnaceae - Buckthorn Family	
Ceanothus cuneatus var. cuneatus	Buck brush
Frangula californica subsp. tomentella	Hoary coffeeberry
Rosaceae - Rose Family	
**Pyracantha angustifolia*	Firethorn
Rubiaceae - Madder Family	
Galium aparine	Goose grass
**Galium parisiense*	Wall bedstraw
Galium porrigens	Climbing bedstraw

Salicaceae - Willow Family

Populus fremontii	Fremont cottonwood
Salix gooddingii	Goodding's black willow
Salix laevigata	Red willow

Solanaceae - Nightshade Family

Solanum xanti	Puprle nightshade

Verbenaceae - Vervain Family

Verbena lasiostachys var. lasiostachys	Western verbena

Angiosperms -Monocots

Agavaceae - Agave Family

Chlorogalum pomeridianum	Soaproot

Alismataceae - Water-Plantain Family

Alisma triviale	California water plantain

Cyperaceae - Sedge Family

Carex praegracilis	Clustered field-sedge
Cyperus eragrostis	Tall flatsedge
Eleocharis macrostachya	Creeping spikerush
**Eleocharis pachycarpa*	Black sand spikerush

Iridaceae - Iris Family

Sisyrinchium bellum	Western blue-eyed grass

Juncaceae - Rush Family

Juncus balticus	Baltic rush
**Juncus capitatus*	Dwarf rush
Juncus occidentalis	Slender rush
Juncus tenuis	Slender rush
Juncus xiphioides	Iris-leaved rush

Liliaceae - Lily Family

Calochortus luteus	Yellow mariposa-lily

Poaceae (Gramineae) - Grass Family

**Aegilops triuncialis*	Barbed goatgrass
**Aira caryophyllea*	Silver European hairgrass
**Avena fatua*	Wild oat
**Briza minor*	Small quaking grass
**Bromus diandrus*	Ripgut grass
**Bromus hordeaceus*	Soft chess
**Cynodon dactylon*	Bermudagrass
**Cynosurus echinatus*	Hedgehog dogtail
**Dactylis glomerata*	Orchard grass
**Elymus caput-medusae*	Medusahead
Elymus glaucus	Blue wildrye
**Festuca myuros*	Rattail sixweeks grass
**Festuca perennis*	Italian ryegrass
**Holcus lanatus*	Common velvet grass
Melica torreyana	Torrey melic
**Poa annua*	Annual bluegrass
**Poa bulbosa subsp. vivipara*	Bulbous bluegrass

* Indicates a non-native species

Stipa pulchra	Purple needlegrass
Themidaceae - Brodiaea Family	
Dichelostemma capitatum	Blue dicks
Dichelostemma volubile	Twining brodiaea
Triteleia hyacinthina	White triteleia
Triteleia laxa	Ithuriel's spear

* Indicates a non-native species

Appendix B.
Potentially-Occurring Special-Status Plants in the Region of the Sierra View Estates Study Area

TM21-0002 SIERRA VIEW ESTATES
EXHIBIT O - BIOLOGICAL RESOURCES ASSESSMENT AND RARE PLANT SURVEY

Appendix B

Sierra View Estates -Potentially-occurring Special-status Plants

Family Taxon Common Name	Status*	Flowering Period	Habitat	Probability on Project Site
Adoxaceae				
Viburnum ellipticum Western viburnum	Fed: - State: - CNPS: Rank 2B.3	May-July	Chaparral; cismontane woodland; lower montane coniferous forest.	None. No suitable habitat. Site lacks shaded north slopes.
Agavaceae				
Chlorogalum grandiflorum Red Hills soaproot	Fed: FSW State: - CNPS: Rank 1B.2	May-June	Chaparral; cismontane woodland; [serpentinite or gabbroic].	Possible. May occur in small areas of Rescue soils in study area. Not found during floristic surveys.
Alismataceae				
Sagittaria sanfordii Sanford's arrowhead	Fed: - State: - CNPS: Rank 1B.2	May-October	Marshes, shallow freshwater.	None. Site below elevational range of species (Jepson).
Alliaceae				
Allium jepsonii Jepson's onion	Fed: FSW State: - CNPS: Rank 1B.2	May-August	Cismontane woodland; lower montane coniferous forest [serpentinite or volcanic]. 300 to 1160 meters.	Possible. May occur in small areas of Rescue soils in study area. Not found during floristic surveys.
Apiaceae (Umbelliferae)				
Eryngium pinnatisectum Tuolumne button-celery	Fed: - State: - CNPS: Rank 1B.2	June-August	Cismontane woodland; lower montane coniferous forest; vernal pools; [mesic].	Unlikely. Marginal habitat in study area. Not found during floristic surveys.
Asteraceae (Compositae)				
Erigeron miser Starved daisy	Fed: FSS State: - CNPS: Rank 1B.3	June-October	Upper montane coniferous forest (rocky, usually granite). 1840-2620 m.	None. Site located below the range of the species.

Appendix B

Sierra View Estates -Potentially-occurring Special-status Plants

Family Taxon Common Name	Status*	Flowering Period	Habitat	Probability on Project Site
Packera layneae Layne's ragwort	Fed: FT State: CR CNPS: Rank 1B.2	April-July	Chaparral; cismontane woodland; [serpentinite or gabbroic].	Possible. May occur in small areas of Rescue soils in study area. Not found during floristic surveys.
Wyethia reticulata El Dorado County mules ears	Fed: - State: - CNPS: Rank 1B.2	May-July	Chaparral; cismontane woodland; lower montane coniferous forest; [clay or gabbroic].	Possible. May occur in small areas of Rescue soils in study area. Not found during floristic surveys.
Cistaceae				
Crocanthemum suffrutescens Bisbee Peak rush-rose	Fed: - State: - CNPS: Rank 3.2	April-June	Chaparral (often serpentinite, gabbroic, or Ione soil).	Possible. May occur in small areas of Rescue soils in study area. Not found during floristic surveys.
Convolvulaceae				
Calystegia stebbinsii Stebbins' morning-glory	Fed: FE State: CE CNPS: Rank 1B.1	May-June	Chaparral (openings); cismontane woodland; [serpentinite or gabbroic].	Possible. May occur in small areas of Rescue soils in study area. Not found during floristic surveys.
Cyperaceae				
Carex xerophila chaparral sedge	Fed: - State: - CNPS: Rank 1B.2	March-June	Serpentinite, gabbroic. Chaparral. Cismontane woodland. Lower montane coniferous forest.	Possible. May occur in small areas of Rescue soils in study area. Not found during floristic surveys.
Ericaceae				
Arctostaphylos nissenana Nissenan manzanita	Fed: FSW State: - CNPS: Rank 1B.2	February-March	Closed-cone coniferous forest; chaparral.	None. No suitable chaparral habitat. Generally occurs at higher elevations. Not found during floristic surveys.

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Sierra View Estates -Potentially-occurring Special-status Plants

Family Taxon Common Name	Status*	Flowering Period	Habitat	Probability on Project Site
Malvaceae				
Fremontodendron decumbens Pine Hill flannelbush	Fed: FE State: CR CNPS: Rank 1B.2	April-June	Chaparral; cismontane woodland; [gabbroic or serpentinite].	Possible. May occur in small areas of Rescue soils in study area. Not found during floristic surveys.
Rhamnaceae				
Ceanothus roderickii Pine Hill ceanothus	Fed: FE State: CR CNPS: Rank 1B.1	May-June	Chaparral; cismontane woodland; [serpentinite or gabbroic].	Possible. May occur in small areas of Rescue soils in study area. Not found during floristic surveys.
Rosaceae				
Horkelia parryi Parry's horkelia	Fed: FSW State: - CNPS: Rank 1B.2	April-June	Chaparral; cismontane woodland; [especially Ione formation].	Possible. May occur in small areas of Rescue soils in study area. Not found during floristic surveys.
Rubiaceae				
Galium californicum sierrae Eldorado bedstraw	Fed: FE State: CR CNPS: Rank 1B.2	May-June	Chaparral; cismontane woodland; lower montane coniferous forest; [gabbroic].	Possible. May occur in small areas of Rescue soils in study area. Not found during floristic surveys.

Appendix B

Sierra View Estates -Potentially-occurring Special-status Plants

Family Taxon Common Name	Status*	Flowering Period	Habitat	Probability on Project Site

***Status**

Federal:
FE - Federal Endangered
FT - Federal Threatened
FPE - Federal Proposed Endangered
FPT - Federal Proposed Threatened
FC - Federal Candidate
FSS - Forest Service Sensitive
FSW - Forest Service Watchlist

State:
CE - California Endangered
CT - California Threatened
CR - California Rare
CSC - California Species of Special Concern

CNPS (California Native Plant Society - List.RED Code):
Rank 1A - Extinct
Rank 1B - Plants rare, threatened, or endangered in California and elsewhere
Rank 2A- Plants extinct in California, but more common elsewhere
Rank 2B - Plants rare, threatened, or endangered in California, more common elsewhere
Rank 3 - Plants about which more information is needed, a review list
Rank 4 - Plants of limited distribution, a watch list
RED Code
1 - Seriously endangered (>80% of occurrences threatened)
2 - Fairly endangered (20 to 80% of occurrences threatened)
3 - Not very endangered (<20% of occurrences threatened)

Appendix C.
Potentially-Occurring Special-Status Animals in the Region of the Sierra View Estates Study Area

Appendix C

Sierra View Estates- Potentially-occurring Special-status Animals

	Status*	Habitat	Probability on Project Site
Invertebrates			
Vernal pool fairy shrimp *Branchinecta lynchi*	Fed: FT State: - Other: -	Vernal pools and other temporary bodies of water in southern and Central Valley of California. Most common in smaller grass or mud bottomed swales or basalt flow depression pools in unplowed grasslands.	None. No suitable habitat. No vernal pools present.
Insects			
Valley elderberry longhorn beetle *Desmocerus californicus dimorphus*	Fed: FT State: - Other: *	Requires host plant, elderberry (Sambucus nigra) for its life cycle. Shrubs must have live stem diameters at ground level of 1.0 inch or greater. Occurs in Great Valley and lower foothills.	None. No suitable habitat (host plant). Site located above range of species.
Fish			
Steelhead, Central Valley ESU *Oncorhynchus mykiss irideus*	Fed: FT State: - Other: -	Occurs below man-made impassable barriers in the Sacramento and San Joaquin rivers and tributaries. Adults migrate from ocean to natal freshwater streams to spawn. Yuba River has essentially the only remaining wild steelhead fishery in Central Valley.	None. No suitable habitat (no stream) present.
Delta smelt *Hypomesus transpacificus*	Fed: FT State: CT Other: -	Endemic to the Sacramento-San Joaquin Delta in coastal and brackish waters. Occurs seasonally in Suisun and San Pablo bays. Spawning usually occurs in dead-end sloughs and shallow channels.	None. No suitable habitat (no stream) present. Site locate outside range of species.
Amphibians			
Western spadefoot *Spea hammondii*	Fed: - State: CSC Other: -	Found primarily in grassland habitats, but may occur in valley and foothill woodlands. Requires vernal pools, seasonal wetlands, or stock ponds for breeding and egg laying. Prefers more turbid pools for predator avoidance.	None. No suitable habitat present.
California red-legged frog *Rana draytonii*	Fed: FT State: CSC Other: -	Occurs in lowlands and foothills in deeper pools and slow-moving streams, usually with emergent wetland vegetation. Requires 11-20 weeks of permanent water for larval development.	None. No suitable aquatic habitat present. Seasonal pond onsite does not provide habitat for sufficient amount of time to support species.

Appendix C

Sierra View Estates- Potentially-occurring Special-status Animals

	Status*	Habitat	Probability on Project Site
Foothill yellow-legged frog *Rana boylii*	Fed: - State: CE Other: SSC	Found in partially shaded, shallow streams with rocky substrates. Needs some cobble-sized rocks as a substrate for egg laying. Requires water for 15 weeks for larval transformation.	None. No suitable habitat (no stream) present. Minor drainages lack rocky substrate.
Reptiles			
Western pond turtle *Actinemys marmorata*	Fed: - State: CSC Other: -	Inhabits ponds, marshes, rivers, streams, and irrigation ditches with aquatic vegetation. Needs suitable basking sites and upland habitat for egg laying.	Possible. May inhabit pond temporarily, but would need to move on during the dry season
Coast horned lizard *Phrynosoma blainvillii*	Fed: - State: SSC Other: -	Open lowlands, washes, and sandy areas with an exposed gravelly-sandy substrate containing scattered shrubs. Edge of Sacramento Valley and in the Sierra Nevada foothills. Also observed in riparian woodland clearings and dry uniform chamise chaparral.	None. No sandy substrate present to support species.
Giant garter snake *Thamnophis gigas*	Fed: FT State: CT Other: -	Primarily associated with marshes and sloughs, less with slow-moving creeks, and absent from larger rivers. Nocturnal retreats include mammal burrows and crevices. During the day, basks on emergent vegetation such as cattails and tules.	None. No suitable habitat (no marshes, sloughs) present. Site located above the range of the species.
Birds			
White-tailed kite *Elanus leucurus*	Fed: - State: CFP Other: -	Found in lower foothills and valley margins with scattered oaks and along river bottomlands or marshes adjacent to oak woodlands. Nests in trees with dense tops.	Possible. Suitable nesting habitat present in trees onsite.
Bald eagle *Haliaeetus leucocephalus*	Fed: - State: CE Other: CFP	Occurs along shorelines, lake margins, and rivers. Nests in large, old-growth or dominant trees with open branches.	None. No suitable nesting or aquatic habitat present.
Swainson's hawk *Buteo swainsoni*	Fed: - State: CT Other: *	Breeds in open areas with scattered trees; prefers riparian and sparse oak woodland habitats. Requires nearby grasslands, grain fields, or alfalfa for foraging. Rare breeding species in Central Valley.	None. Site located outside range of species (valley)>

Appendix C

Sierra View Estates- Potentially-occurring Special-status Animals

	Status*	Habitat	Probability on Project Site
Golden eagle *Aquila chrysaetos*	Fed: - State: CFP Other: -	Found in rolling foothill grassland with scattered trees. Nests on cliffs and in large trees in open areas.	None. No suitable nesting habitat present. No cliffs.
California black rail *Laterallus jamaicensis coturniculus*	Fed: - State: CT Other: CFP	Inhabits salt, fresh, and brackish water marshes with little daily and/or annual water fluctuations. In freshwater habitats, preference is for dense bulrush and cattails. Several scattered populations documented from Butte Co. to southern Nevada Co.	None. No suitable wet habitat present.
Burrowing owl *Athene cunicularia*	Fed: - State: CSC Other: *	Found in annual grasslands. Nests in burrows dug by small mammals, primarily ground squirrels.	None. No suitable burrows observe. Commonly found at lower elevation.
Bank swallow *Riparia riparia*	Fed: - State: CT Other: *	Colonial nester near riparian and other lowland habitats. Requires vertical banks or cliffs with fine-textured, sandy soils near streams, rivers, and lakes.	None. No suitable nesting habitat (steep banks, cliffs) or aquatic habitat present.
Grasshopper sparrow *Ammodramus savannarum*	Fed: - State: CSC Other: -	Occurs in dry, dense grasslands, especially those with a variety of grasses and tall forbs and scattered shrubs for singing perches. Has bred up to 5000 ft in San Jacinto mounmtains.. Secretive in winter. Nests in ground.	Possible. Suitable nesting habitat present.
Tricolored blackbird *Agelaius tricolor*	Fed: - State: CT Other: SSC	Colonial nester in dense cattails, tules, brambles or other dense vegetation. Requires open water, dense vegetation, and open grassy areas for foraging.	None. No suitable nesting or wetland habitat present.
Mammals			
Pallid bat *Antrozous pallidus*	Fed: - State: SSC Other: *	Occurs in grasslands, woodlands, deserts & urban habitats; open habitat required for foraging. Common in dry habitats with rocky outcrops, cliffs, and crevices for roosting. Roosts include caves, mines, bridges & occasionally hollow trees, buildings.	None. No suitable roosting habitat present.
Fisher *Martes pennanti pacifica*	Fed: FC State: CSC Other: *	Occurs in intermediate to large-tree stage coniferous forests and riparian woodlands with a high percent level of canopy closure.	None. No suitable forest habitat present.

Appendix C

Sierra View Estates- Potentially-occurring Special-status Animals

	Status*	Habitat	Probability on Project Site

***Status**	Federal:	State:	Other:
	FE - Federal Endangered	CE - California Endangered	Some species have protection under the other designations, such as the California Department of Forestry Sensitive Species, Bureau of Land Management Sensitive Species, U.S.D.A. Forest Service Sensitive Species, and the Migratory Bird Treaty Act. Raptors and their nests are protected by provisions of the California Fish and Game Code. Certain areas, such as wintering areas of the monarch butterfly, may be protected by policies of the California Department of Fish and Game.
	FT - Federal Threatened	CT - California Threatened	
	FPE - Federal Proposed Endangered	CR - California Rare	
	FPT - Federal Proposed Threatened	CC - California Candidate	
	FC - Federal Candidate	CFP - California Fully Protected	
	FPD - Federal Proposed for Delisting	CSC - California Species of Special Concern	WL - CDFG Watch List