NEGATIVE DECLARATION

FILE: P20-0007/Z21-0002

PROJECT NAME: Yancey Parcel Map and Rezone

NAME OF APPLICANT: Yancey Family Trust

ASSESSOR'S PARCEL NO.: 109-250-012 **SECTION:** 10 **T:** 9N **R:** 9E

LOCATION: On the north and south side of Lariat Drive between Flying C Road and Strolling Hills Road in the Cameron Park area.

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

☒ **REZONING:** **FROM:** RE-5-PD **TO:** RE-5

☒ **TENTATIVE PARCEL MAP** ☒
SUBDIVISION (NAME):

☐ **SPECIAL USE PERMIT TO ALLOW:**

☐ **OTHER:**

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

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

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

☐ **OTHER:**

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

This Mitigated Negative Declaration was adopted by the _____on _____.

_____
Executive Secretary

COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
INITIAL STUDY
ENVIRONMENTAL CHECKLIST

Project Title: P20-0007/Z21-0002/Yancey

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

Contact Person: Matthew Aselage, Assistant Planner | **Phone Number:** (530) 621-5355

Owner's Name and Address: Yancey Family Trust, 3681 Strolling Hills Road, Cameron Park, CA 95682

Applicant's Name and Address: Lebeck Engineering, Inc., 3430 Robin Lane, Suite #2, Cameron Park, CA 95682

Project Engineer's Name and Address: Lebeck Engineering, Inc, 3430 Robin Lane, Suite #2, Cameron Park, CA 95682

Project Location: The project is located on the north and south side of Lariat Drive between Flying C Road to the west and Strolling Hills Road to the east in the Cameron Park area.

Assessor's Parcel Number: 109-250-012 **Acres:** 15-acres

Sections: S: 10 **T:** 09N **R:** 08E

General Plan Designation: Low Density Residential (LDR)

Zoning: Residential Estate Five-Acre – Planned Development (RE-5-PD)

Description of Project: A request for a Tentative Parcel Map to subdivide a 15-acre parcel into three parcels of approximately five-acres and a Rezone to remove the planned development overlay from the whole site (Attachment A). The property sits on the intersection between Lariat Drive and Flying C Road both private roadways at this location, and is currently undeveloped. Due to the configuration of the right-of-ways in relation to the project site, each proposed parcel contains frontage along either Lariat Drive or Flying C Road adequate for residential driveway development. The parcel configuration proposed is irregular as two of the three parcels include lot area crossing both roadways. Parcel One contains lot area on both the east and west side of Flying C Road; Parcel Two contains lot area on both the north and south side of Lariat Drive as well as on the east and west side of Flying C Road; Parcel Three is relatively square in shape and entirely along the east side of Flying C Road. The parcel configurations as proposed are due to the minimum five-acre lot area requirement. These three parcels will be developed with an individual well with septic systems proposed for sanitation service. Electricity services will be provided by Pacific Gas & Electric (PG&E). No new improvements are proposed at this time. Any future development would be reviewed at time of building permit issuance. No trees are proposed for removal at this time. An Oak Resources Compliance Certificate was provided, dated March of 2021. Vegetation on site is primarily comprised of a Blue Oak Woodland biological community with the presence of Chamise Chaparral and California Annual Grassland biological communities.

Environmental Setting: The project site is a 15-acre parcel developed with a total of approximately two-acres of paved roads/shoulders and dirt trails and located at an elevation of approximately 1,320-feet to 1,372-feet above mean sea level. Topography varies with the highest elevation at the southern portion of the parcel, gently sloping toward the northern boundary. Surrounding land uses include rural residential and a church, Light of the Hills Lutheran. The project site is bisected by two paved roads: Flying C Road runs north-south and Lariat Drive east-west. The northeast end of proposed parcel one borders Rodeo Road. Industrial/commercial buildings are located across Rodeo Way to the north. All other adjacent parcels are developed with residential uses. There are no known wetlands or channels on site and none were observed during biological resource field surveys. No sensitive vegetation alliances or associations recognized by the California Department of Fish and Wildlife are present on site. A total of 9.77-acres of the site are classified as Blue Oak Woodland of which the dominant species include Blue Oak, Interior Live Oak, and California Black Oak. A total of 1.56-acres of the site are classified as Chamise Chaparral, and a total of 1.5-acres of the site classified as California Annual Grassland. An Oak Resources Code Compliance Certificate was provided, dated March of 2021. A Biological Resources Evaluation was prepared for the project by Sycamore Environmental Consultants, Inc., dated December 16, 2020 (Attachment B). There are no wetlands or riparian features existing on site. The site contains a total of 0.16-acres of rock outcrops which are concentrated in two areas, one north and one south of Lariat Drive.

These outcrops are low, mounded areas on the ground, not cliff faces. Small populations of native, non-protected plant species occur among the rock outcrop areas. The project site occurs on gabbro soils of the Rescue soils series which consists of well-drained soils underlain by gabbrodiorite rocks at a depth of more than 40-inches. The soils on site are Rescue Sandy Loam, 2 to 9% slopes (ReB), Rescue Very Sandy Loam, 3 to 15% slopes (RfC), and Rescue Extremely Stony Sandy Loam, 3 to 50% slopes (RgE2). No development is proposed as part of this project; however a total of six residences (three primary residences and three secondary residences) and associated accessory structures would be allowed by right as a result of this project. The parcel is located in the Rare Plant Mitigation Area One; however there were no recorded occurrences of special-status plants or wildlife species within the project area. The project site provides potential habitat for Coast horned lizard, Grasshopper sparrow, and nesting birds. The adjacent-neighboring parcels are similarly zoned Residential Estate Five-Acre – Planned Development (RE-5-PD), and have the same corresponding General Plan Land Use Designation of Low Density Residential (LDR). Results of the biological field surveys and recommended mitigation measures are contained within this Initial Study.

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

1. El Dorado County Surveyor
2. El Dorado County Building Services
3. El Dorado County Environmental Management Department
4. El Dorado County Department of Transportation
5. El Dorado County Fire Protection District

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

At the time of the application request, seven Tribes: Colfax-Todds Valley Consolidated Tribe, Ione Band of Miwok Indians, Nashville Enterprise Miwok-Maidu-Nishinam Tribe, Shingle Springs Band of Miwok Indians, T'si-Akim Maidu, United Auburn Indian Community of the Auburn Rancheria, and the Washoe Tribe of California and Nevada, had requested to be notified of proposed projects for consultation in the project area. The United Auburn Indian Community of the Auburn Rancheria sent email correspondence dated Friday January 15, 2021 stating they have determined that there are no known Tribal Cultural Resources (TCRs) in the project area and that there is a moderate potential for unknown or buried TCRs to occur. Pursuant to the records search conducted at the North Central Information Center on October 21, 2020, the proposed project area contains zero prehistoric-period resources and zero historic-period cultural resources. Additionally, zero cultural resources study reports are on file. Outside of the project area, but within the ¼ mile radius of the geographic area, a broader search area contains one prehistoric-period resource and one historic-period cultural resource. There is moderate potential for locating prehistoric-period cultural resources in the immediate vicinity. There is moderate potential for locating historic-period cultural resources in the immediate vicinity. The project site is not known to contain neither Tribal Cultural Resources (TCRs) nor historic-period resources.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION

On the basis of this initial evaluation:

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

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

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

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

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

Printed Name Matthew Aselage, Assistant Planner For: El Dorado County

Signature: Matt Aselage Date: 7/15/2021

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

Signature: Date: 7/15/21

PROJECT DESCRIPTION

Introduction

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from the proposed project. The proposed project would allow for the subdivision of a partially developed 15-acre parcel into three parcels of approximately five-acres each and the removal of the planned development overlay from the whole site.

Throughout this Initial Study, please reference the following Attachments:

Attachment A: Tentative Parcel Map
Attachment B: Biological Resources Evaluation
Attachment C: Comments from Department of Transportation
Attachment D: Comments from the El Dorado County Fire Protection District

Project Description:

A request for a Tentative Parcel Map to subdivide a 15-acre parcel into three parcels of approximately five-acres and a Rezone to remove the planned development overlay from the whole site (Attachment A). The property sits on the intersection between Lariat Drive and Flying C Road and is currently undeveloped. Due to the configuration of the right-of-ways in relation to the project site, each proposed parcel contains frontage along either Lariat Drive or Flying C Road adequate for residential driveway development. The parcel configuration proposed is irregular as two of the three parcels include lot area crossing both roadways. Parcel One contains lot area on both the east and west side of Flying C Road; Parcel Two contains lot area on both the north and south side of Lariat Drive as well as on the east and west side of Flying C Road; Parcel Three is relatively square in shape and entirely along the east side of Flying C Road. The parcel configurations as proposed are due to the minimum five-acre lot area requirement. These three parcels will be developed with an individual well with septic systems proposed for sanitation service. Electricity services will be provided by Pacific Gas & Electric (PG&E). No new improvements are proposed at this time. Any future development would be reviewed at time of building permit issuance. No trees are proposed for removal at this time. An Oak Resources Compliance Certificate was provided, dated March of 2021. Vegetation on site is primarily comprised of a Blue Oak Woodland biological community with the presence of Chamise Chaparral and California Annual Grassland biological communities.

Project Characteristics

1. Transportation/Circulation/Parking

The project was reviewed by the El Dorado County Transportation Division and no conditions have been submitted. The project does not reach the level of significance for a Transportation Impact Study. The property has access to, and is encumbered with existing private roadways, Lariat Drive and Flying C Road. Both roads are paved and approximately 20-feet in width. These roadways are sufficient and no further road construction or widening is necessary (Attachment C). The El Dorado County Fire Protection District reviewed the project and has recommended standard project conditions for improving access and fire preparedness for each of the proposed parcels. All future driveway construction must be constructed per the current Fire Code, Ordinance and Standards (Attachment D).

2. Utilities and Infrastructure

The El Dorado County Environmental Management Department (EMD) reviewed the project. Each parcel will be served by their own onsite well and wastewater treatment systems. A review of the application and of EMD records found that a soil mantle has been completed on each of the proposed parcels. However, additional soils work is required, including completion of soil percolation rate test data and the designation of sewage dispersal areas for

each proposed parcel. For electricity the parcels would have to connect to service provided by Pacific Gas & Electric (PG&E).

3. Construction Considerations

No construction is proposed as a part of the project. The proposed parcels would maintain the current Residential Estate Five-Acre (RE-5) zoning designation, which allows for single-family residential development. Any future construction activities, such as single-family dwelling units and accessory structures, would be completed in conformance with applicable agency requirements, and subject to a building permit from the El Dorado County Building Services.

Project Schedule and Approvals

This Initial Study is being circulated for public and agency review for a 20-day period. Written comments on the Initial Study should be submitted to the project planner indicated in the Summary section, above. Following the close of the written comment period, the Initial Study will be considered by the Lead Agency in a public meeting and will be certified if it is determined to be in compliance with California Environmental Quality Act (CEQA). The Lead Agency will also determine whether to approve the project.

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

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

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

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

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

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

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

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

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

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

9. The explanation of each issue should identify:

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

ENVIRONMENTAL IMPACTS

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

Regulatory Setting:

Federal Laws, Regulations, and Policies

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

State Laws, Regulations, and Policies

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

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

Local Laws, Regulations, and Policies

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

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

A list of the county's scenic views and resources is presented in Table 5.3-1 of the El Dorado County General Plan EIR (p. 5.3-3). This list includes areas along highways where viewers can see large water bodies (e.g., Lake Tahoe

and Folsom Reservoir), river canyons, rolling hills, forests, or historic structures or districts that are reminiscent of El Dorado County's heritage.

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

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

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

a. **Scenic Vista or Resource:** The project site is located in a rural area south of U.S. HWY 50 and south of the Cameron Park Community Area. The site is surrounded by large lot single-family residences on all sides, with one vacant residential parcel existing to the north. No scenic vistas, as designated by the county General Plan, are located in the vicinity of the site (El Dorado County, 2003, p. 5.3-3 through 5.3-5). The project site is not adjacent to or visible from a State Scenic Highway. There is the potential for residential development with accessory structures on each of the currently undeveloped proposed parcels, which is allowed on all lots zoned for single-family residential use. Any new structures would require permits for construction and would comply with the General Plan and Zoning code. There would be no impact.

b. **Scenic Resources:** The project site is not visible from an officially designated State Scenic Highway or county-designated scenic highway, or any roadway that is part of a corridor protection program (Caltrans, 2013). There are no views of the site from public parks or scenic vistas. Though there are trees in the project vicinity, there are no trees or historic buildings that have been identified by the County as contributing to exceptional aesthetic value at the project site, and no trees are proposed for removal. There would be no impact.

c. **Visual Character:** Each proposed lot would have the capability for single-family residential development. None of the proposed parcels are developed with a residential use. Each lot would be allowed to develop new residential structures, such as a primary dwelling, secondary dwelling and/or accessory structures. The site is surrounded by other single-family homes on large rural lots and the proposed project would not affect the visual character of the surrounding area. Impacts would be less than significant.

d. **Light and Glare:** The proposed project does not include any substantial new light sources, however, the project would allow for new dwelling units, such as primary and/or secondary dwellings, to be developed in the future, which could produce minimal new light and glare. Future development would be required to comply with the County lighting ordinance requirements, including the shielding of lights to avoid potential glare, during the building permit process, and therefore any impacts would be less than significant.

FINDING: With adherence to El Dorado County Code of Ordinances (County Code), for this Aesthetics category, impacts would be anticipated to be less than significant.

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

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

Regulatory Setting:

Federal Laws, Regulations, and Policies

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

State Laws, Regulations, and Policies

Farmland Mapping and Monitoring Program

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

Prime Farmland: Farmland with the best combination of physical and chemical features able to sustain long-term agricultural production. These lands have the soil quality, growing season, and moisture supply needed to produce

sustained high yields. Prime Farmland must have been used for irrigated agricultural production at some time during the four-years before the FMMP's mapping date.

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

Unique Farmland: Farmland of lesser quality soils used for the production of the state's leading agricultural crops. These lands are usually irrigated but might include non-irrigated orchards or vineyards, as found in some climatic zones. Unique Farmland must have been cropped at some time during the four-years before the FMMP's mapping date.

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

California Land Conservation Act of 1965 (Williamson Act)

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

Z'berg-Nejedly Forest Practice Act

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

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

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

a. **Farmland Mapping and Monitoring Program:** The site is not zoned for agricultural use or located within an Agricultural District. The site is not designated as farm land of local importance. There would be no impact.

b. **Agricultural Uses:** The property is not located within a Williamson Act Contract, nor is it adjacent to lands under a contract. There would be no impact.

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

e. **Conversion of Prime Farmland or Forest Land:** The project is not within an agricultural district or located on forest land and would not convert farmland or forest land to non-agriculture use. There would be no impact.

FINDING: For this Agriculture category, the thresholds of significance have not been exceeded and no impacts would be anticipated as a result of the project.

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

Regulatory Setting:

Federal Laws, Regulations, and Policies

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

State Laws, Regulations, and Policies

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

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

Air quality in the project area is regulated by the El Dorado County Air Quality Management District. California Air Resources Board and local air districts are responsible for overseeing stationary source emissions, approving permits, maintaining emissions inventories, maintaining air quality stations, overseeing agricultural burning permits, and reviewing air quality-related sections of environmental documents required to comply with CEQA. The AQMD regulates air quality through the federal and state Clean Air Acts, district rules, and its permit authority. National and state ambient air quality standards (AAQS) have been adopted by the Environmental Protection Agency and State of California, respectively, for each criteria pollutant: ozone, particulate matter, carbon monoxide, nitrogen dioxide, and sulfur dioxide.

The Environmental Protection Agency and State also designate regions as "attainment" (within standards) or "nonattainment" (exceeds standards) based on the ambient air quality. The County is in nonattainment status for both federal and state ozone standards and for the state PM10 standard, and is in attainment or unclassified status for other pollutants (California Air Resources Board 2013). County thresholds are included in the chart below.

Criteria Pollutant	**El Dorado County Threshold**	
Reactive Organic Gasses (ROG)	82 lbs/day	
Nitrogen Oxides (NOx)	82 lbs/day	
Carbon Monoxide (CO)	Eight-hour average: Six parts per million (ppm)	One-hour average: 20 ppm
Particulate Matter (PM10):	Annual geometric mean: 30 µg/m3	24-hour average: 50 µg/m3
Particulate Matter (PM2.5):	Annual arithmetic mean: 15 µg/m3	24-hour average: 65 µg/m3
Ozone	Eight-hour average: 0.12 ppm	One-hour average: .09

The guide includes a Table (Table 5.2) listing project types with potentially significant emissions. ROG and NOx Emissions may be assumed to not be significant if:

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

If the project meets one of the conditions above, AQMD assumed that exhaust emissions of other air pollutants from the operation of equipment and vehicles are also not significant.

For Fugitive dust (PM10), if dust suppression measures will prevent visible emissions beyond the boundaries of the project, further calculations to determine PM emissions are not necessary. For the other criteria pollutants, including CO, PM10, SO2, NO2, sulfates, lead, and H2S, a project is considered to have a significant impact on air quality if it will cause or contribute significantly to a violation of the applicable national or state ambient air quality standard(s).

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

Discussion: The El Dorado County Air Quality Management District (AQMD) has developed a Guide to Air Quality Assessment (2002) to evaluate project specific impacts and help determine if air quality mitigation measures

are needed, or if potentially significant impacts could result. A substantial adverse effect on air quality would occur if:

- Emissions of ROG and No_x will result in construction or operation emissions greater than 82lbs/day (Table 3.2);
- Emissions of PM_{10}, CO, SO_2 and No_x, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
- Emissions of toxic air contaminants cause cancer risk greater than One in One million (Ten in One million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than one. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.

a. **Air Quality Plan:** El Dorado County has adopted the Rules and Regulations of the El Dorado County Air Quality Management District (2000) establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NOx, and O3). The EDC/State Clean Air Act Plan has set a schedule for implementing and funding transportation contract measures to limit mobile source emissions. The project would not conflict with or obstruct implementation of either plan. Any activities associated with future plans for grading and construction would require a Fugitive Dust Mitigation Plan (FDMP) for grading and construction activities. Such a plan would address grading measures and operation of equipment to minimize and reduce the level of defined particulate matter exposure and/or emissions to a less than significant level. The potential impacts of the project would be less than significant.

b-c. **Air Quality Standards and Cumulative Impacts:** No construction is proposed as part of the project. There is the potential for future development on the lots for construction of additional residential structures as well as accessory structures. Although this would contribute air pollutants due to construction and possible additional vehicle trips to and from the site, these impacts would be minimal. Existing regulations implemented at issuance of building and grading permits would ensure that any construction related PM10 dust emissions would be reduced to acceptable levels. The El Dorado County Air Quality Management District (AQMD) reviewed the project and provided standard conditions which will be incorporated into the project. With full review for consistency with General Plan Policies, any impacts would be less than significant.

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

e. **Objectionable Odors:** Table 3-1 of the Guide to Air Quality Assessment (AQMD, 2002) does not list the proposed use of the parcels for residential uses as a use known to create objectionable odors. The request to subdivide a 15-acre parcel into three five-acre parcels would not be a source of objectionable odors. There would be no impact.

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

IV. BIOLOGICAL RESOURCES. *Would the project:*				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		**X**		
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				**X**
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				**X**
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			**X**	
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			**X**	
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			**X**	

Regulatory Setting:

Federal Laws, Regulations, and Policies

Endangered Species Act

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

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

Migratory Bird Treaty Act

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

Bald and Golden Eagle Protection Act

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

Clean Water Act

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

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

State Laws, Regulations, and Policies

California Fish and Game Code

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

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

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

Streambed Alteration Agreement

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

California Native Plant Protection Act

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

Forest Practice Act

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

Local Laws, Regulations, and Policies

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

- Increased minimum parcel size;
- Higher canopy-retention standards and/or different mitigation standards/thresholds for oak woodlands;
- Lower thresholds for grading permits;

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

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

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

a. **Special Status Species:** The project site is not located within a sensitive natural community of the County, state or federal agency, including but not limited to an Ecological Preserve, or U.S. Fish and Wildlife Service (USFWS) Recovery Plan boundaries. A biological resources evaluation was prepared in December of 2020, by John R. Little of Sycamore Environmental Consultants, Inc. **Fauna (animal life)**: The Biological Resources Evaluation states that a total of 32 special-status wildlife species occur in one of the nine quads around and including the Shingle Springs quad, were evaluated based on California Natural Diversity Database (CNDDB) GIS data from November of 2020. Species evaluated included five mammals, 13 birds, four reptiles, two amphibians, one fish, five insects, one arachnid, and one crustacean. Of these 32 species, the biological survey area (BSA) provides potential habitat for one reptile and one bird species. There are no streams, creeks, riparian areas, ponds, vernal pools, caves, etc. in the BSA that would provide habitat for wildlife species not evaluated. The reptile species with potential to occur on site, Coast Horned Lizard, may have potential habitat, but was not observed in the BSA during biological surveys. The bird species with potential to occur on site, Grasshopper Sparrow, is an uncommon local summer resident and breeder in foothills and lowlands west of the Cascade-Sierra Nevada crest from Mendocino and Trinity counties to San Diego County. There is one CNDDB record of grasshopper sparrow within the nine-quad area surrounding the BSA. This record is from 2007, approximately ten-miles southwest of the BSA in the Prairie City State Vehicle Recreation Area. Grasshopper sparrow was not observed in the BSA during the biological survey. Additionally, no bird species listed under the MBTA or regulated by the California Fish and Game Code were observed during the biological survey. Further, there are no known records of nest sites in or near the BSA for said bird species. The proposed project is for a Tentative Parcel Map to subdivide a 15-acre parcel into three parcels of five-acres each. Future residential development is not expected to involve the taking of any protected species and no mitigation measures were recommended within the biological resources evaluation. **Flora (plant life)**: CNDDB records show that there are numerous records within a one-mile radius of the project site. There are no CNDDB records on-site or in the immediate vicinity. However, because of the large number of CNDDB records within one-mile of the BSA and because the site occurs on soils known to support Pine Hill plants and other special-status species, the biological resources assessment evaluated all special-status Pine Hill plant species with potential to occur on-site. No special-status plants were observed in the BSA during the protocol botanical survey conducted in June of 2019, which is during the evident and identifiable period for all special-status plant species with potential to occur on-site. There are no known records of special-status plants on-site. No natural communities considered sensitive by CDFW occur in the BSA. The site contains substantial blue oak woodland canopy; however, no oaks are proposed for removal at this time. Any proposed oak removal would require mitigation per the El Dorado County Oak Resources Management Plan. The project site is located in Rare Plant Mitigation Area One. Mitigation Area One are lands outside of the more stringent Mitigation Area Zero, but

within an area described as a rare soils study area (Ordinance 4500). Development in Mitigation Area One shall mitigate impacts by exercising one of two options: pay the appropriate fee in lieu of Ecological Preserve Mitigation for the direct or indirect impacts caused by development on rare plants and rare plant habitat, or participate in a Rare Plant Off-Site Mitigation Program (Section 130.71.060 A. and B.). No removal of fauna and/or flora is proposed as a result of the Tentative Parcel Map project. Although future development could occur on each new parcel, future property owners would be required to comply with all applicable County requirements, and pay the Rare Plant Mitigation Area One fee at time of building permit issuance for a new residential dwelling unit. Planning Services would review future building permits to ensure consistency with this requirement. If development would result in ground disturbance, a floristic survey should be conducted during the blooming period (mid to late May) to determine the presence or absence of the potential Pine Hill plant species that may occur on the project site. With the incorporation of the mitigation measure, any potential impacts to biological resources from future development would be mitigated to a level of less than significant.

MM BIO-1 Rare Plant Protection:

A qualified biologist shall conduct a pre-construction survey within 14-days prior to clearing or grading operations to look for potential presence of rare plant species, particularly Pine Hill ceanothus, Red Hills soaproot, El Dorado bedstraw, oval-leaved viburnum, and big-scale balsamroot. If no rare plants are observed, a letter report shall be prepared to document the results of the survey, and no additional measures are recommended. If rare plants are present, then the applicant shall coordinate with the Pine Hill Ecological Preserve Manager and staff to facilitate collection of seeds and plants on site. The collected material shall be transplanted under the discretion of the Pine Hill Ecological Preserve Manager or a qualified professional to the Pine Hill Ecological Preserve land.

Monitoring Requirement: Planning Services shall verify completion of the requirement prior to issuance of grading and building permits in coordination with the applicant and the Pine Hill Ecological Preserve Manager.

Monitoring Responsibility: El Dorado County Planning and Building Department, Planning Services.

b, c. **Riparian Habitat and Wetlands:** Seasonal wetlands are shallow topographical depressions underlain by soils with slow water permeability that promote ponding or soil saturation during the wet season. Based on review of the Biological Resources Evaluation prepared for the project by Sycamore Environmental Consultants, Inc. in December of 2020, which was based on the field review conducted in June of 2019, indicates that there are no wetlands, waters of the state, waters of the U.S., or riparian habitats within the study area. There will be no impacts.

d. **Migration Corridors:** Review of the Department of Fish and Wildlife Migratory Deer Herd Maps and General Plan DEIR Exhibit 5.12-7 indicate that the Outside deer herd migration corridor does not extend over the project site. The El Dorado County General Plan does identify the project site as an Important Biological Corridor (IBC). The project would not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with any established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites. The impacts would be less than significant.

e. **Local Policies:** Local protection of biological resources includes the Important Biological Corridor (IBC) overlay, oak woodland preservation, and rare plants and special-status species with the goal to preserve and protect sensitive natural resources within the County. Review of the Biological Survey Area (BSA) shows that the property is located within an El Dorado County Important Biological Corridor (IBC), but not within an Ecological Preserve (EP), Priority Conservation Area, or Important Migratory Deer Habitat overlay areas. Oak woodlands, individual native oak trees, or heritage trees, as defined in Section 130.39.030, have not been impacted or removed as a result of the proposed project. Any future tree removal would be required to be in compliance with the Oak Resources Conservation Ordinance of Section 130.39.070.C (Oak Tree and Oak Woodland Removal Permits), which would be reviewed at time of future building permit issuance. The BSA is located within Rare Plant Mitigation Area One, but outside of the recovery boundary for Pine Hill plants. Per Section 130.71.060 A. and B., future development of each parcel (if a new residence were to be constructed on any of the parcels) would require payment of the Rare Plant Mitigation Area One fee. Future development would be required to comply with all applicable

County ordinances and policies regarding oak woodland conservation, payment of rare plant mitigation fee, and conditioned to require a pre-construction floristic survey to detect and protect any special status plants existing on site at that time. The project site does not contain blue-line stream, rivers, or lakes, or significant riparian habitat. Therefore, any potential impacts would be less than significant.

f. **Adopted Plans**: No significant impacts to protected species, habitat, wetlands or oak trees were identified for the proposed project. The project will not conflict with the provisions of an adopted Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The impacts would be less than significant.

Finding: With the incorporation of Mitigation Measure BIO-1, potential impacts to biological resources from any future residential development would be mitigated. Future residential development is required to comply with applicable County codes and policies which would be reviewed at time of submittal of the grading and building permits. Therefore, potential impacts to Biological Resources as mitigated would be less than significant.

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

Regulatory Setting:

Federal Laws, Regulations, and Policies

The National Register of Historic Places

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

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

State Laws, Regulations, and Policies

California Register of Historical Resources

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

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

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

The California Register of Historic Places

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

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

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

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

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

those of a Native American, he or she shall contact, by telephone within 24-hours, the Native American Heritage Commission.

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

CEQA and CEQA Guidelines

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

- Contains information needed to answer important scientific research questions, and there is demonstrable public interest in that information;
- Has a special or particular quality, such as being the oldest of its type or the best available example of its type; or
- Is directly associated with a scientifically recognized important prehistoric or historic event or person.
- Although not specifically inclusive of paleontological resources, these criteria may also help to define "a unique paleontological resource or site."

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

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

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

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

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

The lead agency having jurisdiction over a project is also responsible to ensure that paleontological resources are protected in compliance with CEQA and other applicable statutes. Paleontological and historical resource management is also addressed in Public Resources Code Section 5097.5, "Archaeological, Paleontological, and

Historical Sites." This statute defines as a misdemeanor any unauthorized disturbance or removal of a fossil site or remains on public land and specifies that state agencies may undertake surveys, excavations, or other operations as necessary on state lands to preserve or record paleontological resources. This statute would apply to any construction or other related project impacts that would occur on state-owned or state-managed lands. The County General Plan contains policies describing specific, enforceable measures to protect cultural resources and the treatment of resources when found.

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

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

a-c. **Historic or Archeological Resources.** Cultural resource analysis includes the potential for discovery and disturbance of paleontological resources. A Records Search was conducted through the North Central Information Center (NCIC) dated October 21, 2020. According to the NCIC, the proposed project site contains no cultural resource sites, features, or artifacts, nor were there any historic buildings, structures, or objects discovered. Therefore, no significant cultural resources were identified and the project will have no effect to historic properties. Impacts would be less than significant.

d. **Human Remains.** A records search was conducted at the North Central Information Center on October 21, 2020. There were no Tribal Cultural Resources (TCRs) identified in the project footprint and the project site is not known to contain any TCRs. The United Auburn Indian Community of the Auburn Rancheria sent email correspondence dated Friday January 15, 2021 which stated that there are no known Tribal Cultural Resources (TCRs) in the project area and that there is a moderate potential for unknown or buried TCRs to occur. In the event of human remains discovery during any future construction if additional structures are built, standard conditions of approval to address accidental discovery of human remains would apply during any grading activities. In accordance with the laws of AB 52, the County notified seven Tribes: Colfax-Todds Valley Consolidated Tribe, Ione Band of Miwok Indians, Nashville Enterprise Miwok-Maidu-Nishinam Tribe, Shingle Springs Band of Miwok Indians, T'si-Akim Maidu, United Auburn Indian Community of the Auburn Rancheria, and the Washoe Tribe of California and Nevada, which requested to be notified of proposed projects for consultation in the project area. Impacts would be less than significant.

FINDING: Standard conditions of approval would apply in the event of discovery of any Tribal Cultural Resources (TCRs) during any future construction, that construction would stop immediately and the Tribes would be notified. Therefore, the proposed project as conditioned would have a less than significant impact on Cultural Resources.

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

Regulatory Setting:

Federal Laws, Regulations, and Policies

National Earthquake Hazards Reduction Act

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

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

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

State Laws, Regulations, and Policies

Alquist–Priolo Earthquake Fault Zoning Act

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

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

Seismic Hazards Mapping Act

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

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

California Building Standards Code

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

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

- Allow substantial development of structures or features in areas susceptible to seismically induced hazards such as groundshaking, liquefaction, seiche, and/or slope failure where the risk to people and property resulting from earthquakes could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards;
- Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or
- Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.

a. **Seismic Hazards:**

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

ii) The potential for seismic ground shaking in the project area would be considered remote for the reason stated in Section i) above. Any potential impacts due to seismic impacts would be addressed through compliance with the Uniform Building Code (UBC). All structures would be built to meet the construction standards of the UBC for the appropriate seismic zone. There would be no impact.

iii) El Dorado County is considered an area with low potential for seismic activity. There are no landslide, liquefaction, or fault zones (DOC, 2007). There would be no impact.

iv) All grading activities onsite would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. There would be no impact.

b. **Soil Erosion:** The soils on site are Rescue Sandy Loam (ReB) two to nine-percent slopes which has a moderately low permeability, Rescue very sandy loam (RfC) three to 15-percent slopes which has a slow to medium runoff and slight to moderate erosion hazard, Rescue extremely stony sandy loam (RgE2) three to 50 percent eroded slopes with medium to rapid runoff and moderate to high erosion hazard. These soils are prominent in the foothills. There could be the potential for erosion and/or changes in topography during future construction of any accessory structures; however, these concerns would be addressed during the grading permit process. Any development activities would need to comply with the El Dorado County Grading, Erosion and Sediment Control Ordinance, including the implementation of pre- and post-construction Best Management Practices (BMPs). Implemented BMPs are required to be consistent with the County's California Stormwater Pollution Prevention Plan (SWPPP) issued by the State Water Resources Control Board to eliminate run-off and erosion and sediment controls. Any grading activities exceeding 250-cubic-yards of graded material or grading

completed for the purpose of supporting a structure must meet the provisions contained in the County of El Dorado Grading, Erosion, and Sediment Control Ordinance. Any future construction would require similar review for compliance with the County SWPPP. Impacts would be less than significant. Potential degradation of water quality and soil erosion impacts. If construction will disturb one-acre or more of soil, the project proponent must obtain a General Permit for discharges of storm water associated with activity from SWRCB. As part of this permit, a SWPPP must be prepared and implemented. The SWPPP must include erosion control measures and construction waste containment measures to ensure that waters of the State are protected during and after project construction. The project site does not contain blue-line stream, rivers, or lakes, or significant riparian habitat (Attachment B). The impacts would be less than significant.

c. **Geologic Hazards:** Based on the Seismic Hazards Mapping Program administered by the California Geological Survey, no portion of El Dorado County is located in a Seismic Hazard Zone or those areas prone to liquefaction and earthquake-induced landslides (DOC, 2013). Therefore, El Dorado County is not considered to be at risk from liquefaction hazards. Lateral spreading is typically associated with areas experiencing liquefaction. Because liquefaction hazards are not present in El Dorado County, the county is not at risk for lateral spreading. All grading activities would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. There would be no impact.

d. **Expansive Soils:** Expansive soils are those that greatly increase in volume when they absorb water and shrink when they dry out. When buildings are placed on expansive soils, foundations may rise each wet season and fall each dry season. This movement may result in cracking foundations, distortion of structures, and warping of doors and windows. The western portions of the county have a low expansiveness rating. Any development of the site would be required to comply with the El Dorado County Grading, Erosion and Sediment Control Ordinance and the development plans for any homes or other structures would be required to implement the Seismic construction standards. There would be no impact.

e. **Septic Capability:** The El Dorado County Environmental Management Department reviewed the project and determined that each proposed parcel meets the requirements for land divisions of parcels to be served by an onsite wastewater treatment system. A soil percolation test has been completed on each proposed parcel. Average soil percolation rates for parcels A, B, and C were 47.8, 53.2, and 57-minutes per inch, respectively. Each proposed parcel has confirmed adequate soil depth and a soil percolation rate below 120-minutes per inch. Any future septic development would be required to obtain a septic system permit application, and would have to be compliant with the El Dorado County Standards for the Site Evaluation, Design, and Construction of Onsite Wastewater Treatment Systems (OWTS) Manual. Impacts would be less than significant.

FINDING: A review of the soils and geologic conditions on the project site determined that the project would not result in a substantial adverse effect. All grading activities would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance which would address potential impacts related to soil erosion, landslides and other geologic impacts. Future development would be required to comply with the UBC which would address potential seismic related impacts. Impacts would be less than significant.

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

Background/Science

Cumulative greenhouse gases (GHG) emissions are believed to contribute to an increased greenhouse effect and global climate change, which may result in sea level rise, changes in precipitation, habitat, temperature, wildfires, air pollution levels, and changes in the frequency and intensity of weather-related events. While criteria pollutants and toxic air contaminants are pollutants of regional and local concern (see Section III. Air Quality above); GHG are global pollutants. The primary land-use related GHG are carbon dioxide (CO_2), methane (CH_4) and nitrous oxides (N_2O). The individual pollutant's ability to retain infrared radiation represents its "global warming potential" and is expressed in terms of CO_2 equivalents; therefore CO_2 is the benchmark having a global warming potential of one. Methane has a global warming potential of 21 and thus has a 21 times greater global warming effect per metric ton of CH_4 than CO_2. Nitrous Oxide has a global warming potential of 310. Emissions are expressed in annual metric tons of CO_2 equivalent units of measure (i.e., $MTCO_2e$/yr). The three other main GHG are Hydrofluorocarbons, Perfluorocarbons, and Sulfur Hexafluoride. While these compounds have significantly higher global warming potentials (ranging in the thousands), all three typically are not a concern in land-use development projects and are usually only used in specific industrial processes.

GHG Sources

The primary man-made source of CO_2 is the burning of fossil fuels; the two largest sources being coal burning to produce electricity and petroleum burning in combustion engines. The primary sources of man-made CH_4 are natural gas systems losses (during production, processing, storage, transmission and distribution), enteric fermentation (digestion from livestock) and landfill off-gassing. The primary source of man-made N_2O is agricultural soil management (fertilizers), with fossil fuel combustion a very distant second. In El Dorado County, the primary source of GHG is fossil fuel combustion mainly in the transportation sector (estimated at 70% of countywide GHG emissions). A distant second are residential sources (approximately 20%), and commercial/industrial sources are third (approximately seven-percent). The remaining sources are waste/landfill (approximately three-percent) and agricultural (less than one-percent).

Regulatory Setting:

Federal Laws, Regulations, and Policies

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

Federal Laws, Regulations, and Policies

In September 2006, Governor Arnold Schwarzenegger signed Assembly Bill (AB) 32, the *California Climate Solutions Act of 2006* (Stats. 2006, ch. 488) (Health & Safety Code, Section 38500 et seq.). AB 32 requires a statewide GHG emissions reduction to 1990 levels by the year 2020. AB 32 requires the California Air Resources Board (CARB) to implement and enforce the statewide cap. When AB 32 was signed, California's annual GHG emissions were estimated at 600 million metric tons of CO_2 equivalent ($MMTCO_2e$) while 1990 levels were estimated at 427 $MMTCO_2e$. Setting 427 $MMTCO_2e$ as the emissions target for 2020, current (2006) GHG emissions levels must be reduced by 29%. CARB adopted the AB 32 Scoping Plan in December 2008 establishing various actions the state would implement to achieve this reduction (CARB, 2008). The Scoping Plan recommends a community-wide GHG reduction goal for local governments of 15%.

In June 2008, the California Governor's Office of Planning and Research's (OPR) issued a Technical Advisory (OPR, 2008) providing interim guidance regarding a proposed project's GHG emissions and contribution to global climate change. In the absence of adopted local or statewide thresholds, OPR recommends the following approach for analyzing GHG emissions: Identify and quantify the project's GHG emissions, assess the significance of the

impact on climate change; and if the impact is found to be significant, identify alternatives and/or Mitigation Measures that would reduce the impact to less than significant levels (CEC, 2006).

Discussion

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

Unlike thresholds of significance established for criteria air pollutants in EDCAQMD's *Guide to Air Quality Assessment* (February 2002) ("CEQA Guide"), the District has not adopted GHG emissions thresholds for land use development projects. In the absence of County adopted thresholds, EDCAQMD recommends using the adopted thresholds of other lead agencies which are based on consistency with the goals of AB 32. Since climate change is a global problem and the location of the individual source of GHG emissions is somewhat irrelevant, it's appropriate to use thresholds established by other jurisdictions as a basis for impact significance determinations. Projects exceeding these thresholds would have a potentially significant impact and be required to mitigate those impacts to a less than significant level. Until the County adopts a CAP consistent with CEQA Guidelines Section 15183.5, and/or establishes GHG thresholds, the County will follow an interim approach to evaluating GHG emissions utilizing significance criteria adopted by the San Luis Obispo Air Pollution Control District (SLOAPCD) to determine the significance of GHG emissions.

SLOAPCD developed a screening table using CalEEMod which allows quick assessment of projects to "screen out" those below the thresholds as their impacts would be less than significant.

These thresholds are summarized below:

Significance Determination Thresholds	
GHG Emission Source Category	**Operational Emissions**
Non-stationary Sources	1,150 $MTCO_2e/yr$ OR 4.9 MT $CO_2e/SP/yr$
Stationary Sources	10,000 $MTCO_2e/yr$

SP = service population, which is resident population plus employee population of the project

Projects below screening levels identified in Table 1-1 of SLOAPCD's CEQA Air Quality Handbook (pp. 1-3, SLOAPCD, 2012) are estimated to emit less than the applicable threshold. For projects below the threshold, no further GHG analysis is required.

a. The proposed project would create three new parcels from a 15-acre parcel. The three new parcel sizes would be approximately five-acres each. Each parcel would be allowed to have a primary residence and secondary dwelling by right, for a total of six residences possible. There are currently no residences on site. The potential for future construction may involve a small increase in household GHG production. However, any future construction would be required to incorporate modern construction and design features that reduce energy consumption to the extent feasible. Implementation of these features would help reduce potential GHG emissions resulting from the development. The proposed project would have a negligible contribution towards statewide GHG inventories and would have a less than significant impact.

b. Because any future construction-related emissions would be temporary and below the minimum standard for reporting requirements under AB 32, and because any ongoing GHG emissions would be a result of a maximum

potential of six households (three primary residences/three secondary dwellings possible), the proposed project's GHG emissions would have a negligible cumulative contribution towards statewide and global GHG emissions. The proposed project would not conflict with the objectives of AB 32 or any other applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions. According to the SLOAPCD Screening Table, the GHG emissions from this project are estimated at less than 1,150-metric-tons/year. Cumulative GHG emissions impacts are considered to be less than significant. Therefore, the proposed project would have a less than significant impact.

FINDING: For the Greenhouse Gas Emissions category, there would be no significant adverse environmental effect as a result of the project. Impacts would be less than significant.

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

wildlands?				

Regulatory Setting:

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

Federal Laws, Regulations, and Policies

Comprehensive Environmental Response, Compensation, and Liability Act

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

Resource Conservation and Recovery Act

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

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

Energy Policy Act of 2005

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

Spill Prevention, Control, and Countermeasure Rule

USEPA's Spill Prevention, Control, and Countermeasure (SPCC) Rule (40 CFR, Part 112) apply to facilities with a single above-ground storage tank (AST) with a storage capacity greater than 660-gallons, or multiple tanks with a

combined capacity greater than 1,320-gallons. The rule includes requirements for oil spill prevention, preparedness, and response to prevent oil discharges to navigable waters and adjoining shorelines. The rule requires specific facilities to prepare, amend, and implement SPCC Plans.

Occupational Safety and Health Administration

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

Federal Communications Commission Requirements

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

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

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

Code of Federal Regulations (14 CFR) Part 77

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

State Laws, Regulations, and Policies

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

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

The Unified Program

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

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

Hazardous Materials Business Plans

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

California Occupational Safety and Health Administration

Cal/OSHA assumes primary responsibility for developing and enforcing workplace safety regulations in California. Cal/OSHA regulations pertaining to the use of hazardous materials in the workplace (CCR Title 8) include requirements for safety training, availability of safety equipment, accident and illness prevention programs, warnings about exposure to hazardous substances, and preparation of emergency action and fire prevention plans.
Hazard communication program regulations that are enforced by Cal/OSHA require workplaces to maintain procedures for identifying and labeling hazardous substances, inform workers about the hazards associated with hazardous substances and their handling, and prepare health and safety plans to protect workers at hazardous waste sites. Employers must also make material safety data sheets available to employees and document employee information and training programs. In addition, Cal/OSHA has established maximum permissible RF radiation exposure limits for workers (Title 8 CCR Section 5085[b]), and requires warning signs where RF radiation might exceed the specified limits (Title 8 CCR Section 5085 [c]).

California Accidental Release Prevention

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

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

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

California Highway Patrol

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

Local Laws, Regulations, and Policies

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

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

a-c. **Hazardous Materials:** The Tentative Parcel Map project would not involve the routine transportation, use, or disposal of hazardous materials such as construction materials, paints, fuels, landscaping materials, and household cleaning supplies. Any future construction may involve some hazardous materials temporarily but this is considered to be small scale. Impacts would be less than significant.

d. **Hazardous Sites:** The project site is not included on a list of or near any hazardous materials sites pursuant to Government Code section 65962.5 (DTSC, 2015). There would be no impact.

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

g. **Emergency Plan:** The project was reviewed by the Long Range Planning and the County Transportation Department for traffic and circulation. The Traffic Impact Study (TIS) - Initial Determination were both waived and no further transportation studies are required. The proposed project would not impair

implementation of any emergency response plan or emergency evacuation plan. Impacts would be less than significant.

h. **Wildfire Hazards:** The project site is in an area of moderate fire hazard for wildland fire pursuant to Figure 5.8-4 of the 2004 General Plan Draft Environmental Impact Report (EIR). The El Dorado County Fire Protection District reviewed the project and provided standard project comments which have been incorporated as conditions of approval and therefore any potential impacts would be less than significant.

FINDING: For the Hazards and Hazardous Materials category, with the incorporation of recommended conditions of approval from the El Dorado County Fire Protection District (EDCFPD), any potential impacts would be less than significant.

IX. HYDROLOGY AND WATER QUALITY. Would the project:				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?			**X**	
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			**X**	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or -off-site?			**X**	
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			**X**	
e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?			**X**	
f. Otherwise substantially degrade water quality?			**X**	
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary				**X**

or Flood Insurance Rate Map or other flood hazard delineation map?				
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				**X**
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				**X**
j. Inundation by seiche, tsunami, or mudflow?				**X**

Regulatory Setting:

Federal Laws, Regulations, and Policies

Clean Water Act

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

Section 303(d) — Listing of Impaired Water Bodies

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

Section 402—NPDES Permits for Stormwater Discharge

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

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

Municipal Stormwater Permitting Program

SWRCB regulates storm water discharges from municipal separate storm sewer systems (MS4s) through its Municipal Storm Water Permitting Program (SWRCB, 2013). Permits are issued under two phases depending on the

size of the urbanized area/municipality. Phase I MS4 permits are issued for medium (population between 100,000 and 250,000 people) and large (population of 250,000 or more people) municipalities, and are often issued to a group of co-permittees within a metropolitan area. Phase I permits have been issued since 1990. Beginning in 2003, SWRCB began issuing Phase II MS4 permits for smaller municipalities (population less than 100,000).

El Dorado County is covered under two SWRCB Regional Boards. The West Slope Phase II Municipal Separate Storm Sewer Systems (MS4) NPDES Permit is administered by the Central Valley Regional Water Quality Control Board (RWQCB) (Region Five). The Lake Tahoe Phase I MS4 NPDES Permit is administered by the Lahontan RWQCB (Region Six). The current West Slope MS4 NPDES Permit was adopted by the SWRCB on February 5, 2013. The Permit became effective on July 1, 2013 for a term of five years and focuses on the enhancement of surface water quality within high priority urbanized areas. The current Lake Tahoe MS4 NPDES Permit was adopted and took effect on December 6, 2011 for a term of five years. The Permit incorporated the Lake Tahoe Total Maximum Daily Load (TMDL) and the Lake Clarity Crediting Program (LCCP) to account for the reduction of fine sediment particles and nutrients discharged to Lake Tahoe.

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

National Flood Insurance Program

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

State Laws, Regulations, and Policies

Porter–Cologne Water Quality Control Act

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

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

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

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

a. **Water Quality Standards:** No waste discharge will occur as part of the Tentative Parcel Map project. Erosion control would be required as part of any future building or grading permit. Stormwater runoff from potential development would contain water quality protection features in accordance with a potential National Pollutant Discharge Elimination System (NPDES) storm water permit, as deemed applicable. The project would not be anticipated to violate water quality standards. Impacts would be less than significant.

b. **Groundwater Supplies:** The geology of the Western Slope portion of El Dorado County is principally hard, crystalline, igneous, or metamorphic rock overlain with a thin mantle of sediment or soil. Groundwater in this region is found in fractures, joints, cracks, and fault zones within the bedrock mass. These discrete fracture areas are typically vertical in orientation rather than horizontal as in sedimentary or alluvial aquifers. Recharge is predominantly through rainfall infiltrating into the fractures. Movement of this groundwater is very limited due to the lack of porosity in the bedrock. Wells are typically drilled to depths ranging from 80 to 300-feet in depth. There is no evidence that the project will substantially reduce or alter the quantity of groundwater in the vicinity, or materially interfere with groundwater recharge in the area of the proposed project. The new parcels will have public water service from the El Dorado Irrigation District (EID). For the final map, the applicant would need to prove that all parcels have a safe and reliable water source that meets the minimum criteria of EDC policy 800-02. The project is not anticipated to affect potential groundwater supplies above pre-project levels. Impacts would be less than significant.

c-f. **Drainage Patterns:** A grading permit would be required to address grading, erosion and sediment control for any future construction. Construction activities would be required to adhere to the El Dorado County Grading, Erosion Control and Sediment Ordinance. This includes the use of Best Management Practices (BMPs) to minimize degradation of water quality during construction. With the application of these standard requirements, impacts would be less than significant.

g-j. **Flood-related Hazards:** The project site is not located within any mapped 100-year flood areas and would not result in the construction of any structures that would impede or redirect flood flows (FEMA, 2008). No dams which would result in potential hazards related to dam failures are located in the project area. The risk of exposure to seiche, tsunami, or mudflows would be remote. There would be no impact.

FINDING: The project would be required to address any potential changes to the drainage pattern on site during the building permit review process for future construction of single-family residences, second dwellings, or accessory structures. No significant hydrological impacts are expected as a result of such development, and impacts would be less than significant.

X. LAND USE PLANNING. *Would the project:*				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact

a. Physically divide an established community?			X	
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?			X	

Regulatory Setting:

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

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

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

a. **Established Community:** The project is not located within a rural center or community region. The project is surrounded by similarly zoned and sized large-lot single family residential developments. The Tentative Parcel Map project would not conflict with the existing land use pattern in the area or physically divide an established community. Impacts would be less than significant.

b. **Land Use Consistency:** The parcel has a General Plan Land Use Designation of Low Density Residential (LDR) and a zoning designation of Residential Estate, Five-Acres (RE-5). The LDR land use designation establishes areas for single-family residential development in a rural setting. The maximum allowable density shall be one dwelling unit per five-acres. Parcel size for each resultant parcel will be five-acres. The proposed project is compatible with the General Plan land use designation and the zone district. Impacts would be less than significant.

c. **Habitat Conservation Plan:** The project site is not within the boundaries of an adopted Natural Community Conservation Plan or any other conservation plan. As such, the proposed project would not conflict with an adopted conservation plan. Impacts would be less than significant.

FINDING: The proposed use of the land would be consistent with the Zoning Ordinance and General Plan. There would be no impact to land use goals or standards resulting from the project. Impacts would be less than significant.

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

Regulatory Setting:

Federal Laws, Regulations, and Policies

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

State Laws, Regulations, and Policies

Surface Mining and Reclamation Act

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

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

Local Laws, Regulations, and Policies

El Dorado County in general is considered a mining region capable of producing a wide variety of mineral resources. Metallic mineral deposits, including gold, are considered the most significant extractive mineral resources. Exhibit 5.9-6 shows the MRZ-2 areas within the county based on designated Mineral Resource (-MR) overlay areas. The -MR overlay areas are based on mineral resource mapping published in the mineral land classification reports referenced above. The majority of the county's important mineral resource deposits are concentrated in the western third of the county.

According to General Plan Policy 2.2.2.7, before authorizing any land uses within the -MR overlay zone that will threaten the potential to extract minerals in the affected area, the County shall prepare a statement specifying its reasons for considering approval of the proposed land use and shall provide for public and agency notice of such a statement consistent with the requirements of Public Resources Code section 2762. Furthermore, before finally approving any such proposed land use, the County shall balance the mineral values of the threatened mineral resource area against the economic, social, or other values associated with the proposed alternative land uses. Where

the affected minerals are of regional significance, the County shall consider the importance of these minerals to their market region as a whole and not just their importance to the County.

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

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

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

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

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

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

levels?				

Regulatory Setting:

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

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

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

- Result in short-term construction noise that creates noise exposures to surrounding noise sensitive land uses in excess of 60dBA CNEL;
- Result in long-term operational noise that creates noise exposures in excess of 60 dBA CNEL at the adjoining property line of a noise sensitive land use and the background noise level is increased by 3dBA, or more; or
- Results in noise levels inconsistent with the performance standards contained in Table 130.37.060.1 and Table 130.37.060.2 of the El Dorado County Zoning Ordinance.

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

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

a. **Noise Exposures:** The proposed project will not expose people to noise levels in excess of standards established in the General Plan or Zoning Ordinance. Future construction may require the use of trucks and other equipment, which may result in short-term noise impacts to surrounding neighbors. These activities would require grading and building permits and would be restricted to construction hours pursuant to the General Plan. There could be additional noise associated with potential future residential development. However, the project is not expected to generate noise levels exceeding the performance standards contained within the Zoning Ordinance. The noise associated with the project would be less than significant.

b. **Groundborne Shaking:** With the exception of transportation corridors, the site is currently undeveloped. Any future residential construction may generate short-term ground borne vibration or shaking events during project construction. Impacts would be considered less than significant.

c. **Permanent Noise Increases:** The project does not propose new development; however each parcel by right would have the potential for future residential development (i.e. primary and secondary dwelling). The long term noise associated with additional homes would not be expected to exceed the noise standards contained in the General Plan. Impacts would be considered less than significant.

d. **Short Term Noise:** The construction noise resulting from any future development may result in short-term noise impacts. These activities would require grading and building permits and would be restricted to construction hours. All construction and grading operations would be required to comply with the noise performance standards contained in the General Plan. Impacts would be less than significant.

e-f. **Aircraft Noise:** Proposed Parcels One and Two exist at the southern edge of the Cameron Park Airport overlay zone; however, neither of these proposed parcels exist within an area requiring further airport commission review. Proposed Parcel Three sits outside of the Cameron Park Airport overlay zone. The project site is not located within an airport land use plan or within two miles of a public airport or public use airport. Impacts would be less than significant.

FINDING: As conditioned and with adherence to County Code, no significant direct or indirect impacts to noise levels are expected. Impacts would be less than significant.

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

Regulatory Setting:

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

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

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

a. **Population Growth:** The 15-acre parcel is currently undeveloped. The proposed project would result in the creation of three parcels, each of which would be allowed a primary residence and a secondary dwelling by right. This potential additional housing and population would not be considered a significant population growth. Impacts would be less than significant.

b. **Housing Displacement:** The 15-acre parcel is currently undeveloped. The proposed project would result in the creation of three parcels. No existing housing would be displaced by the project. There would be no impact.

c. **Replacement Housing:** The proposed project could provide up to a total of six residences possible (three primary dwellings/three secondary dwellings). No persons would be displaced by the proposed project necessitating for the construction of housing elsewhere. There would be no impact.

FINDING: The project would not displace housing and there would be no potential for a significant impact due to substantial growth, either directly or indirectly. The impacts would be less than significant.

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

Regulatory Setting:

Federal Laws, Regulations, and Policies

California Fire Code

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

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

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

a. **Fire Protection:** El Dorado County Fire Protection District provides fire protection to the site. The project must adhere to applicable standard project requirements for emergency vehicle access including roadway widths and turning radii, fire flow and sprinkler requirements, and vehicle ingress/egress. Compliance with these requirements will assure adequate emergency access and evacuation routes. If any additional dwelling

units are proposed in the future, the Fire District would review the building permit application and include any fire protection measures at that time. Impacts would be less than significant.

b. **Police Protection:** Police services would continue to be provided by the El Dorado County Sheriff's Department (EDSO). Any future residential construction would not significantly increase demand for law enforcement protection. Impacts would be less than significant.

c. **Schools:** As a result of project approval, potential new dwelling units constructed in the future could add a small number of additional students. The impact would be less than significant.

d. **Parks.** Any additional residents from future construction would not substantially increase the local population and therefore not substantially increase the use of parks and recreational facilities. The dedication of land, the payment of fees in lieu thereof or a combination of both for park and recreational purposes would be required, pursuant to the provisions of Sections 120.12.090 through120.12.110, as a condition of approval for any parcel map which creates parcels less than 20-acres in size. With the payment of park in-lieu fees, impacts would be less than significant.

e. **Government Services.** There are no government services that would be significantly impacted as a result of the project. Impacts would be less than significant.

FINDING: The project would not result in a significant increase of public services to the project. Increased demand to services would be addressed through the payment of established impact fees. For this Public Services category, impacts would be less than significant.

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

Regulatory Setting:

National Trails System

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

The National Trails System includes four classes of trails:

1. National Scenic Trails (NST) provide outdoor recreation and the conservation and enjoyment of significant scenic, historic, natural, or cultural qualities. The Pacific Coast Trail falls under this category. The PCT passes

through the Desolation Wilderness area along the western plan area boundary.

2. National Historic Trails (NHT) follow travel routes of national historic significance. The National Park Service has designated two National Historic Trail (NHT) alignments that pass through El Dorado County, the California National Historic Trail and the Pony Express National Historic Trail. The California Historic Trail is a route of approximately 5,700-miles including multiple routes and cutoffs, extending from Independence and Saint Joseph, Missouri, and Council Bluffs, Iowa, to various points in California and Oregon. The Pony Express NHT commemorates the route used to relay mail via horseback from Missouri to California before the advent of the telegraph.
3. National Recreation Trails (NRT) are in, or reasonably accessible to, urban areas on federal, state, or private lands. In El Dorado County there are 5 NRTs.

State Laws, Regulations, and Policies

The California Parklands Act

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

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

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

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

Local Laws, Regulations, and Policies

The 2004 El Dorado County General Plan Parks and Recreation Element establishes goals and policies that address needs for the provision and maintenance of parks and recreation facilities in the county, with a focus on providing recreational opportunities and facilities on a regional scale, securing adequate funding sources, and increasing tourism and recreation-based businesses. The Recreation Element describes the need for 1.5-acres of regional parkland, 1.5-acres of community parkland, and two-acres of neighborhood parkland per 1,000 residents. Another 95-acres of park land are needed to meet the General Plan guidelines.

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

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

a. **Parks.** Any additional units from future construction would not increase the local population substantially, and therefore would not substantially increase the use of parks and recreational facilities. The dedication of land, the payment of fees in lieu thereof or a combination of both for park and recreational purposes would be required, pursuant to the provisions of Sections 120.12.090 through120.12.110, as a condition of approval for any parcel map which creates parcels less than 20-acres in size. With the payment of park in-lieu fees, impacts would be less than significant.

b. **Recreational Services.** The project would not include additional recreation services or sites as part of the project. Impacts would be less than significant.

FINDING: No significant impacts to open space or park facilities would result as part of the project. Impacts would be less than significant.

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

Regulatory Setting:

Federal Laws, Regulations, and Policies

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

State Laws, Regulations, and Policies

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

Local Laws, Regulations, and Policies

The Transportation and Circulation Element of the County General Plan relies on automobile delay and Level of Service (LOS) as performance measures to determine impacts on County-maintained roads and state highways within the unincorporated areas of the county.

County General Plan Policy TC-Xd states that Level of Service (LOS) for County-maintained roads and state highways within the unincorporated areas of the county shall not be worse than LOS E in the Community Regions or LOS D in the Rural Centers and Rural Regions. Level of Service is calculated using the methodologies in the

latest edition of the Highway Capacity Manual (Transportation Research Board, National Research Council). There are some roadway segments that are exempt from these standards and are allowed to operate at LOS F and are listed in Table TC-2. According to Policy TC-Xe, "worsen" is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project:

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

Starting on July 1, 2020, automobile delay and level of service (LOS) may no longer be used as the performance measure to determine the transportation impacts of land development under CEQA. Instead, an alternative metric that supports the goals of SB 743 legislation will be required. The use of vehicle miles traveled (VMT) has been recommended by the Governor's Office of Planning and Research (OPR) and is cited in the CEQA Guidelines as the most appropriate measure of transportation impacts (Section 15064.3(a)).

The intent of SB743 is to bring CEQA transportation analysis into closer alignment with other statewide policies regarding greenhouse gases, complete streets, and smart growth. Using VMT as a performance measure, instead of LOS, is intended to discourage suburban sprawl, reduce greenhouse gas emissions, and encourage the development of smart growth, complete streets, and multimodal transportation networks.

Current direction regarding methods to identify VMT and comply with state requirements is provided by the California Governor's Office of Planning and Research (OPR) December 2018 publication, Technical Advisory on Evaluating Transportation Impacts in CEQA. This advisory contains technical recommendations regarding assessment of VMT, thresholds of significance, and mitigation measures. OPR provides this Technical Advisory as a resource for the public to use at their discretion. OPR is not enforcing or attempting to enforce any part of the recommendations contained herein. (Government Code Section 65035 ["It is not the intent of the Legislature to vest in the Office of Planning and Research any direct operating or regulatory powers over land use, public works, or other state, regional, or local projects or programs."].)

OPR's Technical Advisory provides this direction for small projects:

Many local agencies have developed screening thresholds to indicate when detailed analysis is needed. Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact.

On October 6, 2020 El Dorado County Board of Supervisors adopted Resolution 141-2020 setting thresholds of significance for VMT resulting from proposed development projects. The VMT threshold for residential development is 15% below baseline County-wide VMT. There is a presumption of less than significant impact for projects that generate or attract less than 100 trip per day, consistent with OPR's determination of projects that generate or attract fewer than 110 trips per day and further reduced to 100 to remain consistent with the existing threshold in General Plan Policy TC-Xe.

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

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

a. **Conflicts with a Transportation Plan, Policy or Ordinance:** No substantial traffic increases would result from the proposed project, as the total potential new development would be limited to three primary single family residential units. Access to the new parcels would be from individual private driveways off of either

Lariat Drive or Flying C Road. The project area is in an area of similar rural large-lot parcels. Trip generation from the project using the ITE Trip Generation Manual, 10th Edition would be three trips in the AM and PM Peak hours and 28 trips daily. This is less than the thresholds set by El Dorado County General Plan Policy TC-Xe. The proposed project site is not on a main roadway and there are very low traffic volumes. Construction activities associated with the proposed project would temporarily generate additional vehicle traffic in the project area. Once construction has been completed, traffic is anticipated to increase by 28 trips daily or three trips in the peak hour. However, this long term increase will remain below the thresholds discussed above. The project would not conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. Impacts would be less than significant.

b. **Vehicle Miles Travelled (VMT):** The proposed project would create three parcels for a total of three primary single-family dwellings. Construction activities associated with the project would temporarily generate additional vehicle traffic in the project area but would not be expected to exceed 100 trips per day during the construction period. Once construction has been completed, long-term traffic is anticipated to increase by 28 trips daily or three trips in the peak hour, which is less than the threshold of 100 trips per day or 10 trips in the peak hour as set by El Dorado County General Plan Policy TC-Xe. Therefore, in accordance with El Dorado County Board of Supervisors adopted Resolution 141-2020, this impact is presumed to be less than significant. The El Dorado County Department of Transportation reviewed the project and determined that a Transportation Impact Study (TIS) and On-Site Transportation Review were not required, and both the TIS and OSTR were waived. Impacts would be less than significant.

c. **Design Hazards**: The design and location of the project is not anticipated to create any significant hazards. The existing project site is undeveloped. Any future road or driveway improvements for access to the newly created parcels would require an encroachment permit if on a county-maintained roadway (Flying C Road) and a grading permit. The El Dorado County Department of Transportation reviewed the project and provided comments which will be incorporated as conditions of approval. The impact for design hazards would be less than significant.

d. **Emergency Access:** The existing project site is undeveloped. Future road or driveway improvements for access to the newly created parcels would require encroachment and grading permits and would be required to be compliant with fire and building code emergency access requirements. The El Dorado County Fire Protection District (EDCFPD) reviewed the project and provided comments. These will be incorporated as conditions of approval to ensure adequate quantity and quality of water for all uses, including fire protection. Impacts would be less than significant.

FINDING: The project would not conflict with applicable General Plan policies regarding effective operation of the County circulation system and the project would not exceed the level of service thresholds for traffic identified within the General Plan. Further, the project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3(b) (Vehicle Miles Traveled). The project would not create any road hazards or affect road safety and would not result in inadequate emergency access. For this Transportation category, the threshold of significance would not be exceeded and impacts would be less than significant.

XVII. TRIBAL CULTURAL RESOURCES. *Would the project: Cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local			**X**	

register of historical resources as defined in Public Resources Code section 5020.1(k), or				
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			**X**	

Regulatory Setting:

Federal Laws, Regulations, and Policies

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

State Laws, Regulations, and Policies

Assembly Bill (AB) 52

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

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

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

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

TCRs are further defined under Section 21074 as follows:

a. A cultural landscape that meets the criteria of subdivision (a) is a TCR to the extent that the landscape is geographically defined in terms of the size and scope of the landscape; and
b. A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a "nonunique archaeological resource" as defined in subdivision (h) of Section 21083.2 may also be a TCR if it conforms with the criteria of subdivision (a).

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

Discussion:

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

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

a, b. **Tribal Cultural Resources.** The County notified seven Tribes: Colfax-Todds Valley Consolidated Tribe, Ione Band of Miwok Indians, Nashville Enterprise Miwok-Maidu-Nishinam Tribe, Shingle Springs Band of Miwok Indians, T'si-Akim Maidu, United Auburn Indian Community of the Auburn Rancheria, and the Washoe Tribe of California and Nevada, which requested to be notified of proposed projects for consultation in the project area. The United Auburn Indian Community of the Auburn Rancheria sent emailed correspondence on Friday January 15, 2021 which states that there are no known Tribal Cultural Resources (TCRs) in the project area and that there is a moderate potential for unknown or buried TCRs to occur. A records search was conducted at the North Central Information Center. There were no Tribal Cultural Resources (TCRs) identified in the project footprint and the project site is not known to contain any TCRs. In the event of TCR discovery during any future construction, the standard conditions of approval would apply to address such discovery to protect and preserve any TCRs. The impacts would be less than significant.

FINDING: No Tribal Cultural Resources (TCRs) are known to exist on the project site and conditions of approval have been included to ensure protection of TCRs if discovered during future construction activities. As a result, the proposed project would not cause a substantial adverse change to any known TCRs. The impacts would be less than significant.

XVIII. UTILITIES AND SERVICE SYSTEMS. *Would the project:*				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			**X**	
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			**X**	
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			**X**	
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			**X**	

e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g. Comply with federal, state, and local statutes and regulations related to solid waste?			X	

Regulatory Setting:

Federal Laws, Regulations, and Policies

Energy Policy Act of 2005

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

State Laws, Regulations, and Policies

California Integrated Waste Management Act of 1989

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

California Solid Waste Reuse and Recycling Access Act of 1991

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

California Integrated Energy Policy

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

Title 24–Building Energy Efficiency Standards

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

Urban Water Management Planning Act

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

Other Standards and Guidelines

Leadership in Energy & Environmental Design

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

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

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

a. **Wastewater Requirements**: The El Dorado County Environmental Management Department reviewed the project and verified that each parcel could be served by an onsite wastewater treatment system. A soil percolation test has been completed on each proposed parcel. Average soil percolation rates for parcels A, B, and C were 47.8, 53.2, and 57-minutes per inch, respectively. Each parcel has confirmed adequate soil depth and a soil percolation rate below 120-minutes per inch. Impacts would be less than significant.

b. **Construction of New Facilities:** No development is proposed as a part of the Tentative Parcel Map project and no construction of new facilities is required. Each parcel is required to provide its own wastewater treatment system or connection to public sanitation, well water or connection to public water service, and utilities/electricity services by Pacific Gas & Electric (PG&E). The impact would be less than significant.

c. **New Stormwater Facilities:** Any possible drainage facilities needed for any future construction would be built in conformance with the County of El Dorado Drainage Manual, as determined by Development Services standards, during the grading and building permit processes. The impact would be less than significant.

d. **Sufficient Water Supply:** Water for each parcel would be provided by connection to a private well. The Environmental Management Department reviewed the project and has confirmed that it is reasonable to conclude that each proposed parcel in this project will have an adequate water supply once a well is drilled on it. The impact would be less than significant.

e. **Adequate Wastewater Capacity:** The project would require each parcel to provide its own onsite wastewater treatment system. As discussed in (a.), the Environmental Management Department reviewed the project and confirmed that the parcels can be served by an onsite wastewater treatment system. Each parcel has confirmed adequate soil depth, a soil percolation rate below 120-minutes per inch, and a dispersal area identified. Impacts would be less than significant.

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

FINDING: No significant utility and service system impacts would be expected with the project, either directly or indirectly. Impacts would be less than significant.

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

Discussion

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

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

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

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

c. Based on the discussion contained in this document, no potentially significant impacts to human beings are anticipated to occur with respect to potential project impacts. The project would not include any physical changes to the site, and any future development or physical changes would require review and permitting through the County. Adherence to these standard conditions would be expected to reduce potential impacts to a less than significant level.

FINDINGS: It has been determined that the proposed project would not result in significant environmental impacts. The project would not exceed applicable environmental standards, nor significantly contribute to cumulative environmental impacts.

SUPPORTING INFORMATION SOURCE LIST

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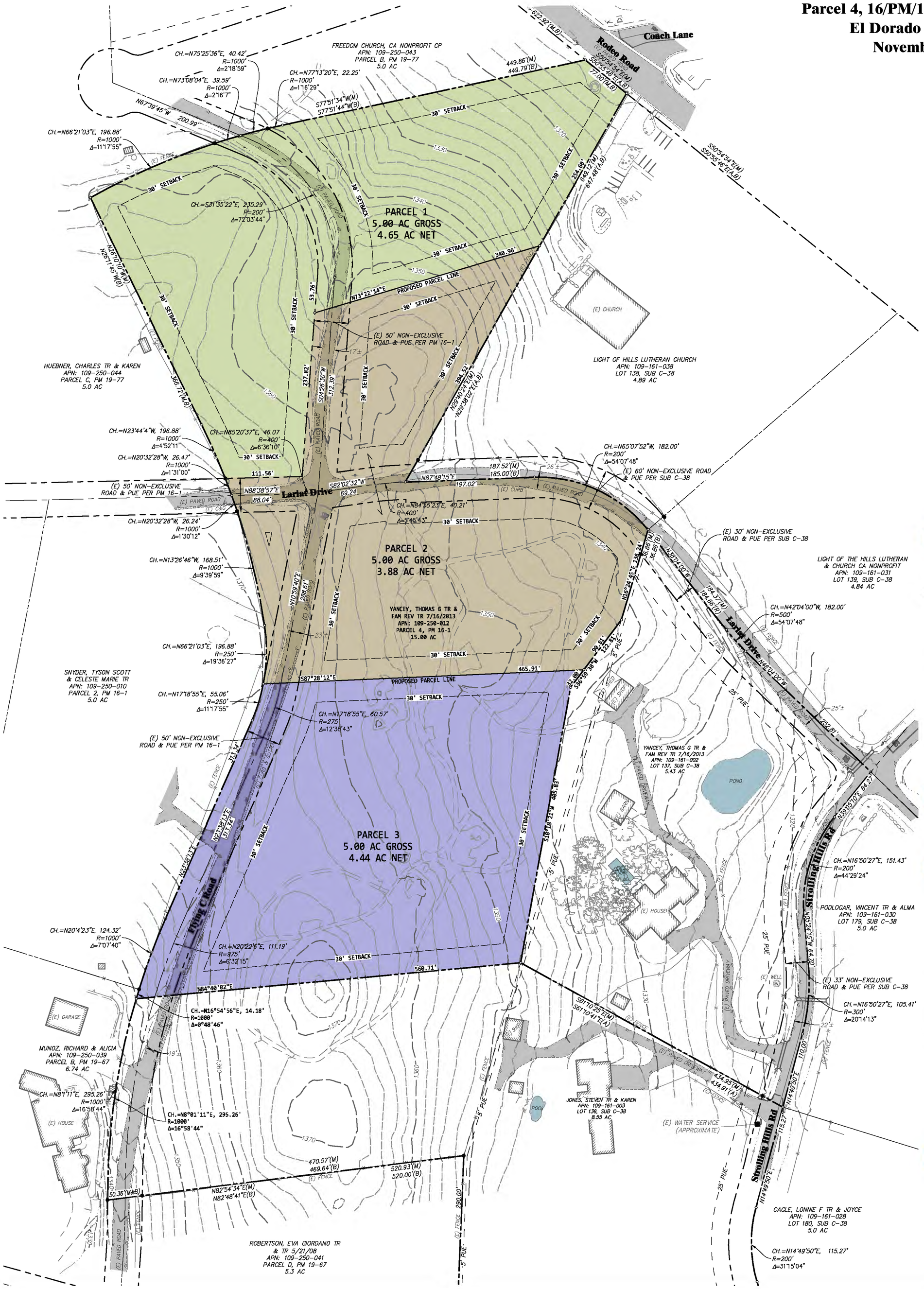
LEBECK
ENGINEERING, INC.
3430 ROBIN LANE, BLDG. #2
CAMERON PARK, CA 95682
Ph. 530-677-4080

Yancey
Tentative Parcel Map

Parcel 4, 16/PM/1, APN: 109-250-012
El Dorado County, CA
November 2020



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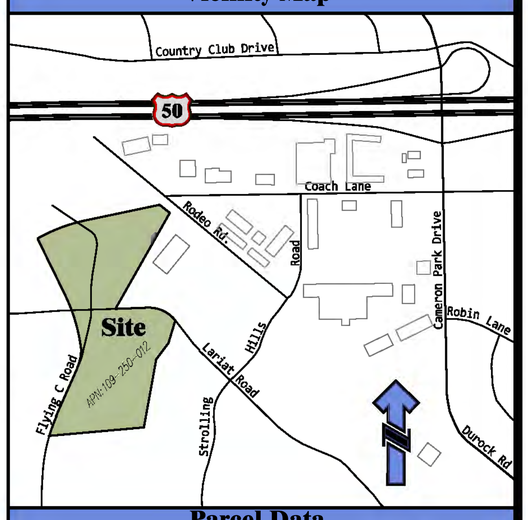
SCALE: 1" = 60'

Vicinity Map



Parcel Data

PARCEL#	GROSS AREA	NET AREA
APN: 109-250-012	15.00 ACRES	13.29 ACRES
(P) PARCEL 1	5.00 ACRES	4.65 ACRES
(P) PARCEL 2	5.00 ACRES	3.88 ACRES
(P) PARCEL 3	5.00 ACRES	4.44 ACRES

Project Data

OWNER / APPLICANT:	YANCEY FAMILY TRUST 7/16/2013 c/o THOMAS G. YANCEY, TRUSTEE 3681 STROLLING HILLS ROAD CAMERON PARK, CA 95682 PHONE: 916-835-1454 EMAIL: tom.yancey@yanceycompany.com
PREPARED BY:	LEBECK ENGINEERING, INC. 3430 ROBIN LANE, BLDG. #2 CAMERON PARK, CA 95682 Ph. 530-677-4080
SCALE:	1" = 60'
CONTOUR INTERVAL:	2 FEET
SOURCES OF TOPOGRAPHY:	FIELD TOPOGRAPHY BY A.R. DIVERS PLS AERIAL TOPOGRAPHY BY VERTICAL MAPPING RESOURCES.
SECTION, TOWNSHIP & RANGE:	PORTION SEC'S. 3 & 10, T.9N., R.9E., M.D.M.
ASSESSOR'S PARCEL NUMBER:	109-250-012
ROAD MAINTENANCE:	CAMERON ESTATES CSD PH:530-677-5889 WWW.CAMERONESTATES.NET
PRESENT LAND USE DESIGNATION:	LDR
PROPOSED LAND USE DESIGNATION:	LDR
PRESENT ZONING:	RE-5, PD
PROPOSED ZONING:	RE-5, PD
TOTAL AREA:	15.00 ACRES
TOTAL NUMBER OF PARCELS:	1 EXISTING, 3 PROPOSED
MINUMUM PARCEL AREA:	5.0 ACRES
WATER SUPPLY:	EID
SEWAGE DISPOSAL:	ON-SITE SEPTIC
FIRE PROTECTION:	EL DORADO COUNTY FIRE PROTECTION DISTRICT
DATE OF PREPARATION:	NOVEMBER 2020
PROJECT #:	19-155

Approvals

ZONING ADMINISTRATOR: _____

APPROVAL/DENIAL DATE: _____

BOARD OF SUPERVISORS: _____

APPROVAL/DENIAL DATE: _____

Yancey
Tentative Parcel Map

TM

Plot Date: Nov 19, 2020

Biological Resources Evaluation
for the
Yancey Property Tentative Parcel Map Project

APN 109-250-012

Cameron Park
El Dorado County, CA

Prepared by:

Sycamore Environmental Consultants, Inc.
6355 Riverside Blvd., Suite C
Sacramento, CA 95831
Phone: 916-427-0703
Contact: R. John Little, Ph.D.

Prepared for:

Mr. Tom Yancey
3681 Strolling Hills Road
Cameron Park, CA 95682
Phone: 916-835-1454

16 December 2020

Botanical Resources Report
for the
Yancey Property Project
APN 109-250-012

Cameron Park
El Dorado County, CA

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I. EXECUTIVE SUMMARY

This Biological Resources Evaluation (BRE) documents baseline biological resources for the Yancey Tentative Parcel Map (TPM) Project (APN 109-250-012), located in the community of Shingle Springs in unincorporated El Dorado County, CA. The purpose of the Project is for a tentative parcel map application. Wildlife, botanical, and wetland surveys were conducted on 19 June 2019.

The 15-ac Biological Study Area (BSA) is located in the foothills of the Sierra Nevada. Vegetation includes blue oak woodland, chamise chaparral, and California nonnative grassland. Rock outcrops, paved county roads, and dirt roads also occur in the BSA. No structures are in the BSA.

The BSA provides potential habitat for Coast horned lizard (*Phrynosoma blainvillii*; a CA species of special concern); Grasshopper sparrow (*Ammodramus savannarum*; a CA species of special concern); and nesting birds (regulated by the federal Migratory Bird Treaty Act and California Fish and Game Code). Impacts to species are considered during project review under the California Environmental Quality Act (CEQA).

No special-status wildlife or nesting bird species were observed in the BSA during biological surveys.

El Dorado County Ordinance Code §130.71.030 (adopted 12/15/2015) identifies eight special-status plant species collectively known as "Pine Hill endemics" that are found in serpentine or gabbroic soils. The June 2019 Biological Survey Area (BSA) focused on evaluation of these eight species as well as others with potential to occur in the BSA. Based on the biological and botanical surveys, the BSA provides suitable habitat for some "Pine Hill endemics" and other special-status species. No "Pine Hill endemics" or other special-status plant species listed under federal or state endangered species acts or by El Dorado County were observed in the BSA.

No special-status plants were observed in the BSA during a protocol botanical survey conducted during the evident and identifiable period on 19 June 2019.

The BSA is located in El Dorado County Rare Plant Mitigation Area 1. Development in a Rare Plant Mitigation Area requires payment of an in-lieu fee (El Dorado County 2020).

The BSA is located in the El Dorado County Important Biological Corridor (IBC). The BSA is outside the U.S. Fish and Wildlife Service (USFWS) recovery boundary for Pine Hill plants (USFWS 2002). The BSA is not located in an Ecological Preserve, a Priority Conservation Area, or Important Habitat for Migratory Deer Herds (El Dorado County 2018).

No wetlands, waters of the state, waters of the U.S., or riparian habitats occur in the BSA. Because impacts to blue oak woodlands in the BSA are regulated by the El Dorado County Oak, Resources Management Plan (ORMP; El Dorado County 2017) and therefore need evaluated under CEQA, this community is considered sensitive.

II. INTRODUCTION

A. Purpose of Report

The purpose of this Biological Resources Evaluation (BRE) report is to document baseline biological resources for the Yancey Tentative Parcel Map Project (Project). This report may be used in support of permit applications and in the California Environmental Quality Act (CEQA) review process. This report does not identify project impacts or mitigation.

B. Project Location

The BSA boundaries are based on files received from the Project Engineer. The 15-ac BSA is located on the Shingle Springs USGS topographic quad (T9N, R9E, Sections 3 & 10), in the community of Cameron Park in El Dorado County. Figure 1 is a Project Location Map based on the Shingle Springs USGS quad. Figure 2 is based on a 2018 aerial photograph of the BSA and surrounding areas with nearby roads labelled.

The Project is assessor's parcel number APN 109-250-012. The BSA is in the Upper Cosumnes River Watershed (hydrologic unit code 18040013). Its centroid is 120.975814° W, 38.655745° N (WGS84 datum).

C. Project Applicant

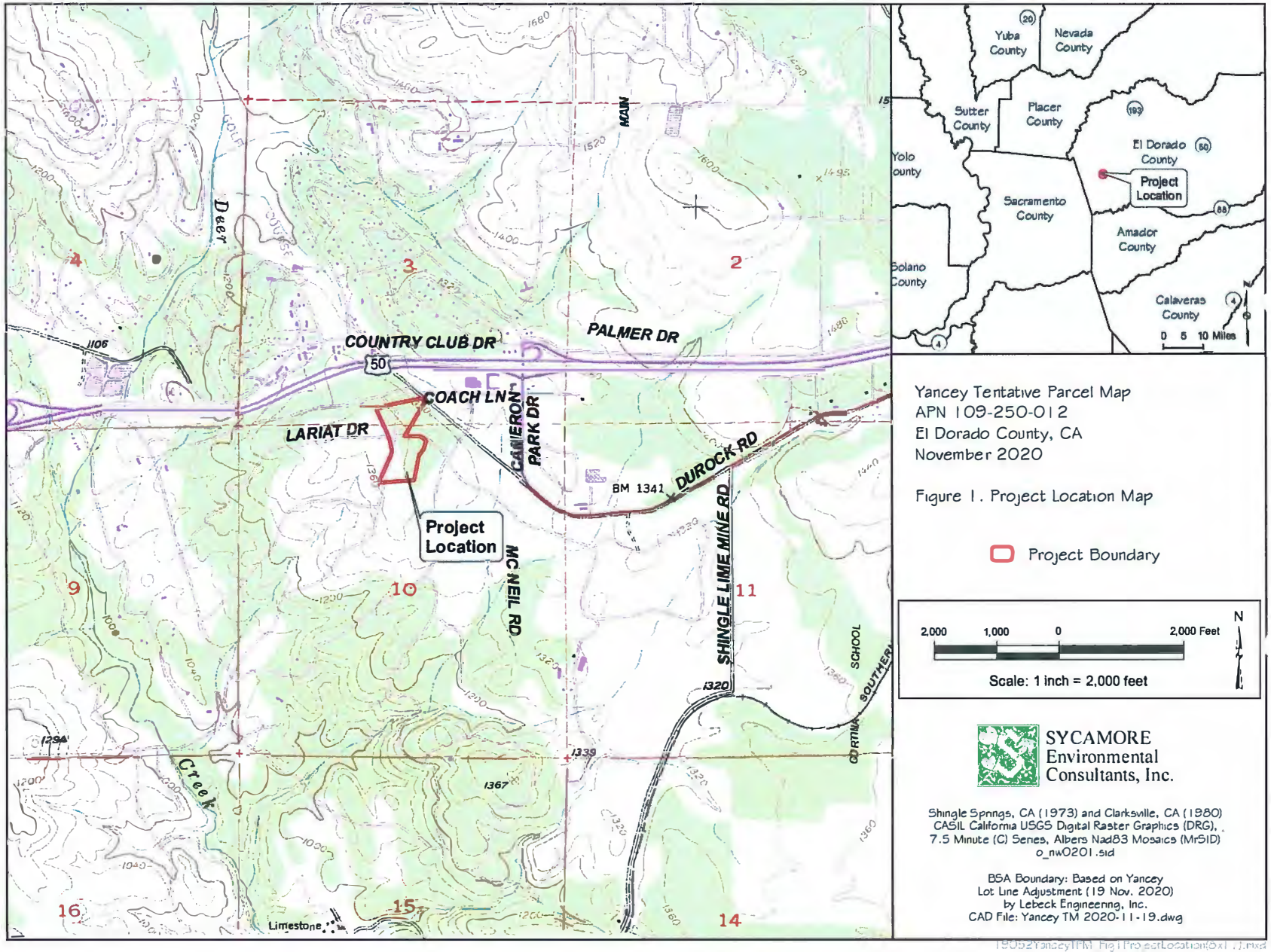
Mr. Tom Yancey
3681 Strolling Hills Road
Cameron Park, CA 95682
916-835-1454

D. Project Engineer

Barbara "Bobbie" Lebeck, P.E.
President
Lebeck Engineering, Inc.
3430 Robin Lane, Bldg. # 2
Cameron Park, CA 95682
Office: 530-677-4080

E. Project Description

The purpose of the Project is for a tentative parcel map application.


COUNTRY CLUB DR
PALMER DR
COACH LN
LARIAT DR
CAMERON PARK DR
DUROCK RD
BM 1341
Project Location
MCNEL RD
SHINGLE LIME MINE RD
SCHOOL
SOUTHERN
MAIN
Deer Creek
Limestone
Yuba County
Nevada County
Sutter County
Placer County
Yolo County
El Dorado County
Project Location
Sacramento County
Amador County
Solano County
Calaveras County
0 5 10 Miles
Yancey Tentative Parcel Map
APN 109-250-012
El Dorado County, CA
November 2020
Figure 1. Project Location Map
Project Boundary
2,000 1,000 0 2,000 Feet
N
Scale: 1 inch = 2,000 feet
SYCAMORE Environmental Consultants, Inc.
Shingle Springs, CA (1973) and Clarksville, CA (1980) CASIL California USGS Digital Raster Graphics (DRG), 7.5 Minute (C) Series, Albers Nad83 Mosaics (MrSID) o_nw0201.sid
BSA Boundary: Based on Yancey Lot Line Adjustment (19 Nov. 2020) by Lebeck Engineering, Inc.
CAD File: Yancey TM 2020-11-19.dwg

Yancey Tentative Parcel Map
APN 109-250-012
El Dorado County, CA
November 2020

Biological Study Area (BSA; 15.00 ac)

Figure 2. Aerial Photograph

SYCAMORE Environmental Consultants, Inc.

Aerial Photograph: 26 August 2018
GEO1 Vivid DigitalGlobe Imagery
ESRI ArcGIS Basemap Layer
BSA Boundary: Based on Yancey
Lot Line Adjustment (19 Nov. 2020)
by Lebeck Engineering, Inc.
CAD File: Yancey TM 2020-11-19.dwg

III. STUDY METHODS

A. Studies Conducted

An evaluation of biological resources was conducted to determine whether any special-status plant or wildlife species, their habitat, or sensitive habitats occur in the BSA. Data on known special-status species and habitats in the area were obtained from state and federal agencies. Maps and aerial photographs of the BSA and surrounding area were reviewed. A field survey was conducted to determine the habitats present. The field survey, map review, and a review of the biology of evaluated species and habitats were used to determine special-status species and sensitive habitats that could occur in the BSA.

Special-status species evaluated in this Report include species listed (or candidate or proposed) under federal or state endangered species acts; under the California Native Plant Protection Act; as a California species of Special Concern or fully protected by California Department of Fish and Wildlife (CDFW); or that have a California Rare Plant Rank of 1 or 2 by the California Native Plant Society Rare Plant Program (CNPS 2020); or are rare plants listed in El Dorado County Ordinance Code §130.71.030.

Special-status natural communities include wetlands, waters, riparian communities, any natural community ranked S1, S2, or S3 by CDFW (2020a), and any community identified as sensitive in the El Dorado County General Plan (2018).

B. Literature and Database Review

Information on the biology, distribution, taxonomy, legal status, and other aspects of the special-status species was obtained from documents on file in the library of Sycamore Environmental. Standard references used for the biology and taxonomy of plants included Baldwin et al. (2012). On-line references included CNPS 2020; CalPhotos 2020; Consortium of California Herbaria (CCH 2020); Jepson eFlora (2020); and Flora of North America (FNA 1993+). References pertaining to natural communities include California Department of Fish and Wildlife (CDFW 2020a).

Two lists of special-status species produced by CDFW were reviewed: 1) *Special Vascular Plants, Bryophytes, and Lichens List* (CDFW 2020b); and 2) *State and Federally Listed Endangered, Threatened, and Rare Plants of California* (CDFW 2020c).

Appendix A includes the results of database queries made by Sycamore Environmental, including:

- IPaC Resource List (USFWS 2020). This is an online list obtained from IPaC (Information for Planning and Consultation), of federal-listed plant and wildlife species, critical habitats, and wetlands that could occur in, or be affected by, activities in the project area.
- Selected Elements by Scientific Name (CDFW 2020d). This query of California Natural Diversity Database (CNDDB) conducted for the Shingle Springs quad and 8 adjacent USGS quads is a summary list of all special-status plant and wildlife species in the CNDDB database for the nine quads. The CNDDB Occurrence Report was also reviewed but is not included because it is 306 pages long. The Occurrence Report was used to determine distance and direction from the BSA as well as habitat and information about individual records.
- CNPS Inventory Results (CNPS 2020). This is a CNPS query conducted for the Shingle Springs quad and 8 adjacent USGS quads that focus on plants. Table 1 shows the nine quads evaluated for this BRE.

Table 1. USGS Quads Evaluated for the Yancey TPM Project

Pilot Hill	Coloma	Garden Valley
Clarksville	**Shingle Springs**	Placerville
Folsom SE	Latrobe	Fiddletown

C. Survey Methods

1. Survey Dates and Personnel

Biological and botanical fieldwork was conducted on 19 June 2019 by Sycamore Environmental Botanist/Biologist R. John Little, Ph.D. The entire 15 acre BSA was searched for special-status plants and wildlife habitat on this date.

2. Biological Survey

The biological survey consisted of walking through the BSA while assessing potential habitat for special-status wildlife species and sensitive communities. Wildlife species and vegetation communities were identified and recorded. A list of wildlife species observed is in Appendix B.

3. Botanical Survey

The June 2019 fieldwork was conducted during the published blooming period of special-status plant species with potential to occur in the BSA. The survey method was "floristic," meaning that every plant found was identified to the taxonomic level necessary to determine rarity and listing status. The botanical survey was conducted in accordance with botanical survey guidelines from California Department of Fish and Wildlife (CDFW 2018); California Native Plant Society (CNPS 2001); and U.S. Fish & Wildlife Service (USFWS 2000). Scientific nomenclature follows Baldwin, et al. (2012) and Jepson eFlora 2020. Plant species were identified on-site or collected and identified later with the aid of a microscope and dichotomous keys in Baldwin, et al., eds. (2012) or the Jepson eFlora (2020). A list of plant species observed is in Appendix B. Photographs are in Appendix C.

The botanical survey was conducted using systematic transects through all accessible areas. All plant species observed were recorded and/or photographed while surveying the BSA on foot. The survey was intuitively controlled, with more survey time spent in microhabitats with higher potential for rare plants. For example, the federal-listed El Dorado bedstraw (*Galium californicum* ssp. *sierrae*) is known to occur beneath oak trees (and has been collected by the author at another site). Thus, much time was spent carefully examining the understory around oak trees in the BSA. Approximately 8 person-hours were spent in the field during the June 2019 survey. An additional 8 person-hours were spent keying plants collected on-site.

Natural communities were identified and mapped. Vegetation was classified according to methods and vegetation alliance membership rules in *A Manual of California Vegetation*, 2nd edition (Sawyer et al. 2009). The CDFW (2020a) California Natural Community List was reviewed to verify vegetation rarity ranks and determine if any sensitive vegetation alliances or associations were present.

D. Mapping

The source for all figures in this report are listed in the legend of each figure. Acreages of plant communities and other features were calculated using ArcMap functions. Areas mapped as oak woodlands in the BSA have a minimum of 10% cover of oak tree canopy, consistent with the County Oak Resources Management Plan (ORMP) adopted in 2017 by the County (El Dorado County 2017).

E. Limitations That May Influence Results

Access was limited in areas of dense chamise chaparral and in areas of dense poison oak and could not be surveyed using systematic transects. Areas of chamise chaparral in the BSA were surveyed to the extent possible by using openings in the chaparral and by crawling beneath the shrub canopy. Dense, mature chaparral, with a closed canopy, tends to shade out special-status Pine Hill plant species. In addition, alleopathic chemicals released by the dominate species serves to inhibit seed germination. As a result, there is usually little understory vegetation in chaparral communities.

IV. ENVIRONMENTAL SETTING

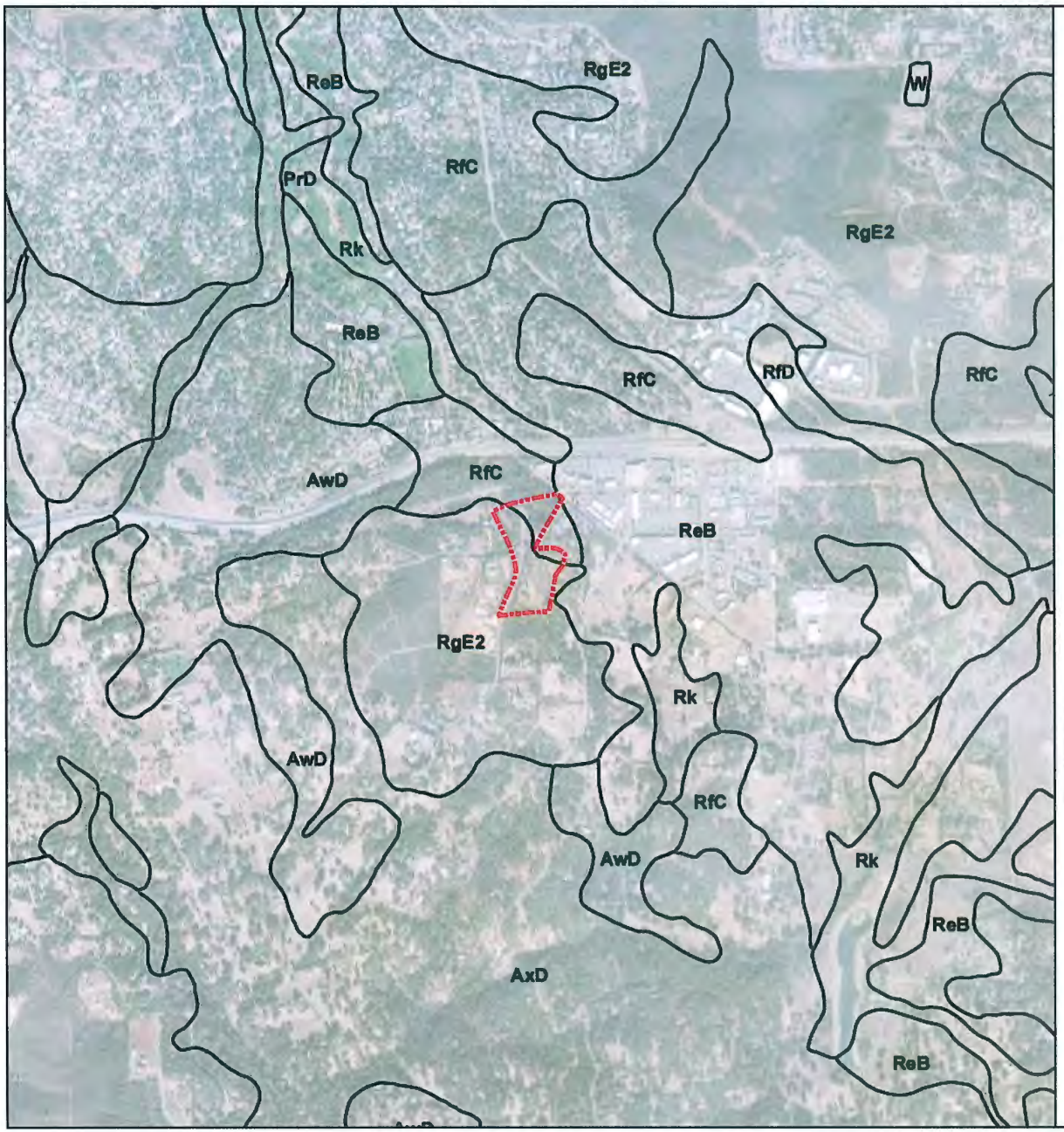
Elevation in the BSA ranges from ± 1,320 to 1,372 ft above sea level. Topography varies with the highest elevation at the southern portion of the parcel, gently sloping toward the northern boundary. Surrounding land uses include rural residential and a church (Light of the Hills Lutheran). The project site is bisected by two paved roads. Flying C Road runs north-south and Lariat Drive east-west through the BSA. The northeast end of the parcel borders Rodeo Road. Industrial/commercial buildings are located on the opposite side (north of) Rodeo Road.

There are no known wetlands or channels in the BSA per the USFWS NWI Digital Wetlands mapper (https://www.fws.gov/wetlands/arcgis/rest/services/Wetlands/MapServer) and none were observed during the field survey.

A. Soils

Mapped soil units in the BSA are shown in Figure 3 and described below. Soil series and map unit descriptions are from NRCS 1974. The BSA occurs on gabbro soils of the Rescue soils series (ReB, RfC, and RgE2).

The Rescue Series consists of well-drained soils underlain by gabbrodiorite rocks at a depth of more than 40 inches. These soils are undulating, too steep in the foothills. Slopes are 2 to 50 percent. Elevations range from 1,000 feet to 2,500 feet. The average annual rainfall is 25 to 35 inches, average annual temperature is 57° F., and the frost-free season is 170 to 270 days. Vegetation is mainly chamise, annual grasses, and scattered pines. Rescue soils are associated principally with Auburn, Argonaut, and Sobrante soils.



Yancey Tentative Parcel Map
APN 109-250-012
El Dorado County, CA
November 2020

Figure 3. Soils Map

Biological Study Area (BSA)

Soil Boundary

Soil Mapping Units (In the BSA):

ReB Rescue sandy loam, 2 to 9 percent slopes

RfC Rescue very stony sandy loam, 3 to 15 percent slopes

RgE2 Rescue extremely stony sandy loam, 3 to 50 percent slopes, eroded

1,667 0 1,667 Feet

N

Scale: 1 inch = 1,667 feet

SYCAMORE Environmental Consultants, Inc.

Soil Survey Geographic (SSURGO) database for El Dorado Area, California, USDA, NRCS
URL:http://SoilDataMart.nrcs.usda.gov/

Aerial Photograph: 26 August 2018
GEO1 Vivid DigitalGlobe Imagery
ESRI ArcGIS Basemap Layer

BSA Boundary: Based on Yancey Lot Line Adjustment (19 Nov. 2020) by Lebeck Engineering, Inc.
CAD File: Yancey TM 2020-11-19.dwg

In a representative profile, the surface layer is reddish-brown, medium acid and slightly acid sandy loam about 10 inches thick. The subsoil is yellowish-red and reddish-yellow, slightly acid heavy sandy loam and sandy clay loam about 24 inches thick. The underlying material is reddish-yellow, slightly acid coarse sandy loam and very pale brown, slightly acid loamy coarse sand.

Soil symbol ReB: Rescue sandy loam (ReB), 2 to 9 percent slopes.
Thickness of the A horizon ranges from 6 to 10 inches. The A horizon is reddish brown to yellowish red. Included in mapping are small areas of Argonaut clay loam and Rescue clay, clayey variant. Permeability of this Rescue soil is moderately slow. Surface runoff is slow to medium, and the erosion hazard is slight to moderate. The available water holding capacity is 4 to 7 inches. The effective rooting depth is 40 inches to more than 60 inches. Permeability is moderately slow. Runoff is slow to medium and the erosion hazard is slight to moderate. The effective rooting depth is 40 inches to more than 60 inches.

Soil symbol RfC: Rescue very sandy loam, 3 to 15 percent slopes.
This soil is similar to Rescue sandy loam, 2 to .9 percent slopes (ReB), except that 1 to 3 percent of the surface is covered with stones. Included in mapping are small areas of Argonaut clay loam. Surface runoff is slow to medium, and the erosion hazard is slight to moderate.

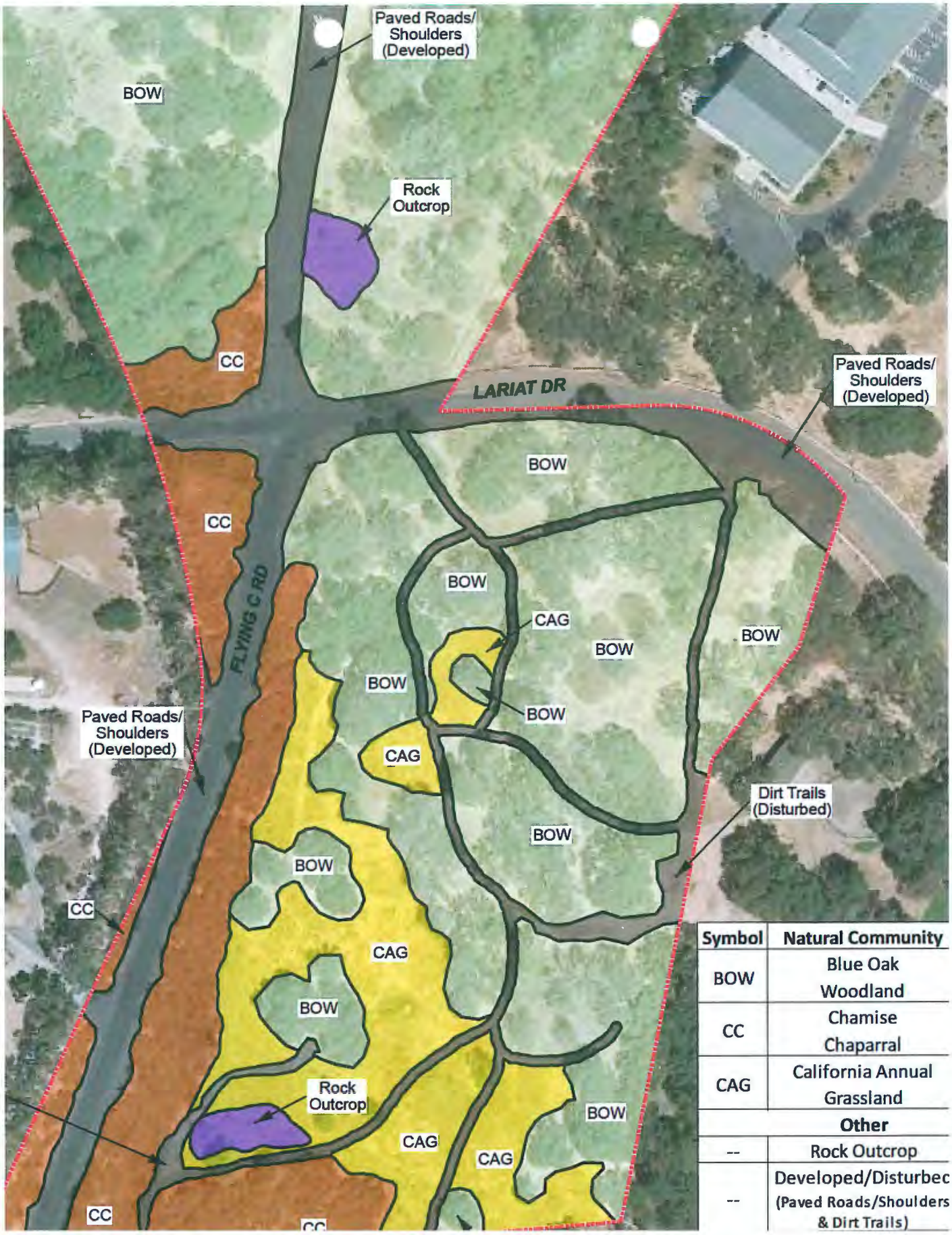
Soil symbol RgE2: Rescue extremely stony sandy loam, 3 to 50 percent slopes, eroded.
This soil has stones on 3 to 15 percent of its surface. The thickness of the surface layer is only 3 to 8 inches. Included in mapping are small areas of metamorphic rock land and serpentine rock land. Surface runoff is medium to rapid, and the erosion hazard is moderate to high.

B. Weather Conditions

The Placerville gauge (PCV) is located 10.25 miles east of the BSA. The historic average precipitation (1934 to 2019; 85 years) for the Placerville gauge from 1 October 1934 through 1 June 2019, is 39.05 inches (CDEC 2020). From 1 October 2018 through 1 June 2019, the Placerville gauge reported 48.76 inches of rain (CDEC 2020), or 124.83% of the historic average annual precipitation. Thus, hydrologic conditions preceding the June 2019 survey were above normal.

C. Biological Communities

Biological communities are defined by species composition and relative abundance. Biological communities correlate where applicable with the list of California terrestrial natural communities recognized by CDFW (2020a). No sensitive vegetation alliances or associations recognized by CDFW are present in the BSA. Biological communities are mapped in Figure 4; their acreages are in Table 2. Descriptions of biological communities in the BSA are presented below.



Symbol	Natural Community
BOW	Blue Oak Woodland
CC	Chamise Chaparral
CAG	California Annual Grassland
	Other
--	Rock Outcrop
--	Developed/Disturbed (Paved Roads/Shoulders & Dirt Trails)

Table 2. Biological Communities and Other Features in the BSA

Biological Community	Vegetation Alliance(s) Present [1]/ CDFW Alliance Code/ CDFW Rarity Rank [2]	Sensitive?	Acres
Blue oak woodland	*Quercus douglasii – Quercus wislizeni – Pinus sabiniana* / 71.020.18/ G4 S4	No	9.77
Chamise chaparral	*Adenostoma fasciculatum – (Arctostaphylos viscida)*/ 37.101.27/ G5 S5	No	1.56
California annual grasslands (= Annual brome grasslands)	42.026.19 *Bromus hordeaceus*	No	1.48
Other Features			
Rock outcrop	No vegetation alliance	No	0.16
Developed/Disturbed (Paved roads/shoulders & Dirt trails)	No vegetation alliance	No	2.03
		Total Acres	**15.0**

[1] Vegetation alliances based on descriptions and classification methods in Sawyer et al. (2009).

[2] Alliance codes and rarity ranks are from CDFW (2020a). Vegetation alliances with State ranks of S1-S3 are considered rare and threatened in CA. Those ranked S4 or S5 are considered secure statewide (Sawyer et al. 2009). Nonnative vegetation does not have rarity ranks.

1. Blue oak woodland

A total of 9.77 acres of blue oak woodland occurs in the BSA (Table 3; Figure 4; Appendix C, Photo 1). The dominant native tree species in this community include blue oak (*Quercus douglasii*); interior live oak (*Quercus wislizeni*); and California black oak (*Quercus kelloggii*). Blue oak woodland is not recognized as a sensitive community by CDFW. However, because impacts to oak woodlands in the BSA are regulated by the ORMP (El Dorado County 2017) and therefore need evaluated under CEQA, this community is considered sensitive.

Other native trees and shrubs that occur in the blue oak woodland include California buckeye trees (*Aesculus californica*); coyote brush (*Baccharis pilularis*); hollyleaf redberry (*Rhamnus ilicifolia*); orange bush monkeyflower (*Diplacus aurantiacus*); pitcher sage (*Lepechinia calycina*); and Western poison oak (*Toxicodendron diversilobum*). Dense thickets of poison oak occur in many areas throughout this community.

Open areas in the blue oak woodland are sparsely to densely vegetated with nonnative annual grasses (see species below under California annual grassland). Native herbaceous species include goose grass (*Galium aparine*); honeysuckle (*Lonicera* sp.); miner's lettuce (*Claytonia perfoliata* ssp. *perfoliata*);

Sierra foothills checkerbloom (*Sidalcea*, probably *S. asprella* ssp. *asprella*); and yarrow (*Achillea millefolium*). Blue wild-rye (*Elymus glaucus*), a native grass species, is also found in this community.

El Dorado County regulates development in oak woodlands and individual oak trees outside of oak woodlands. The El Dorado County Oak Resources Management Plan (El Dorado County 2017), provides details on County requirements for determining mitigation ratios and fees.

2. Chamise chaparral

A total of 1.56 acres of chamise chaparral occurs in the BSA (Table 3; Figure 4; Appendix C, Photo 2). Chamise chaparral is not a sensitive natural community. This community occupies the southwestern part of the BSA. Also, a band of dense chamise chaparral occurs along the western BSA on both sides of Flying C Road and on the west side of the intersection of Flying C Road, on the north and south sides of Lariat Drive. Appendix C, Photo 3, shows chamise chaparral on the south side of Lariat Road, west of Flying C Road. This community contains over 60% relative cover of chamise and is dominated by chamise (*Adenostoma fasciculatum* var. *fasciculatum*) and manzanita (*Arctostaphylos viscida* ssp. *viscida*). Other native shrub species in this community include California yerba santa (*Eriodictyon californicum*); hollyleaf redberry (*Rhamnus ilicifolia*); toyon (*Heteromeles arbutifolia*); and Western poison oak (*Toxicodendron diversilobum*).

In this community and in openings where shrubs have been cleared, e.g., in and adjacent to the dirt trail and in road shoulders adjacent to Flying C Road, native species include beardtongue (*Penstemon heterophyllus* var. *purdyi*); carex [*Carex* sp.; an annual species, not *Carex xerophila*, Chaparral sedge); Monterey centaury (*Zeltnera muehlenbergii*); navarretia (*Navarretia filicaulis*, *N. intertexta*, *N. squarrosa*); pearly everlasting (*Anaphalis margaritacea*); pitcher sage (*Lepechinia calycina*); *Salvia sonomensis*; tarweed (*Madia exigua*); and woolly-marbles (*Psilocarphus* sp.). Nonnative species include bristly dogtail grass (*Cynosurus echinatus*); rough cat's-ear (*Hypochaeris radicata*); and common chickweed (*Stellaria media*).

3. California annual grassland

A total of 1.48 acres of California annual grassland occurs in the BSA (Table 3; Figure 4; Appendix C, Photo 4). California annual grassland (also called Nonnative annual grassland) is not a sensitive natural community. Many species found in this community are also found in the blue oak woodland community.

Open areas south of Lariat Road between clusters of oak trees were mapped as California annual grassland. This community is dominated by numerous species of nonnative annual grasses including barbed goat grass (*Aegilops triuncialis*); bristly dogtail grass (*Cynosurus echinatus*); false brome (*Brachypodium distachyon*); Harding grass (*Phalaris aquatica*); orchard grass (*Dactylis glomerata*); rattail sixweeks grass (*Festuca myuros*); ripgut grass (*Bromus diandrus*); rye grass (*Festuca perennis*); silver hair grass (*Aira caryophyllea*); slender wild oat (*Avena barbata*); small quaking grass (*Briza minor*); and soft brome (*Bromus hordeaceus*).

Native herbaceous annual and perennial species in this community include doveweed or turkey-mullein (*Croton setiger*) and harvest brodiaea (*Brodiaea elegans* ssp. *elegans*). Representative nonnative herbaceous annual and perennial species in this community include Klamathweed or St. John's wort (*Hypericum perforatum* ssp. *perforatum*); prickly lettuce (*Lactuca serriola*); rose clover (*Trifolium*

hirtum); smooth cat's ear (*Hypochaeris glabra*); tall sock-destroyer (*Torilis arvensis*); yellow salsify (*Tragopogon dubius*); yellow star-thistle (*Centaurea solstitialis*); and wall bedstraw (*Galium parisiense*).

4. Rock outcrops

A total of 0.16 acre of rock outcrops occur in the BSA concentrated in two areas, one north and one south of Lariat Drive (Figure 4). These outcrops are low, mounded areas on the ground, not cliff faces. Various nonnative grass species occur among the rocks. A small population of the native, annual four-spot (*Clarkia purpurea* ssp. *quadrivulnera*) occurs in the northern rock outcrop. Two native perennial species, California-lilac (*Ceanothus lemmonii*) and Sierran milkwort (*Polygala cornuta* var. *cornuta*) occur in the southern rock outcrop.

5. Developed/Disturbed

A total of 2.03 acres of paved roads/shoulders and dirt trails are in the BSA. These include Flying C Road and Lariat Drive. Several dirt trails occur south of Lariat Drive (Figure 4; Appendix C, Photo 2). Nonnative annual species occurring in road shoulders include prostrate sandmat (*Euphorbia prostrata*); puncture vine (*Tribulus terrestris*); rattail sixweeks grass (*Festuca myuros*); and spotted spurge (*Euphorbia maculata*). This is the first recorded record of prostrate sandmat in El Dorado County, but because it is a nonnative, introduced species, it is of no particular concern other than to document a new location in the state.

D. The Existing Level of Disturbance

The BSA is mostly undisturbed, with the exception of the paved roads and road shoulders of Flying C Road and Lariat Drive, and several dirt trails south of Lariat Drive. There are no structures in the BSA.

V. BIOLOGICAL RESOURCES IN THE STUDY AREA

A. Special-Status Species with Potential to occur in the BSA

Prior to conducting the field survey in 2019, file data from USFWS, CNDDB, and CNPS were obtained to develop a preliminary list of plant and wildlife special-status species with potential to occur in the BSA. These queries were updated in 2020. The 2020 CNPS list includes List 3 and 4 species, which are not evaluated in this BRE. There were no changes to the USFWS or CNDDB lists.

Special-status species for which suitable habitat such as rivers or streams is not present, or whose elevational limits preclude the possibility of their occurrence in the BSA, were not considered further. After the field survey, species for which no habitat exists on-site were removed from the preliminary list.

Table 3 is a list of species for which suitable or potential habitat is present in the BSA. Habitat requirements and other data for these species are discussed below the table. The sources for including these species are USFWS; CNDDB; CNPS; and El Dorado County Ordinance Code §130.71.030.

Bisbee Peak rush-rose (*Helianthemum suffrutescens*), a California Rare Plant Rank 3 plant, is included because it is identified by El Dorado County Ordinance Code §130.71.030 as a species of special concern, along with seven other species referred to as "Pine Hill endemics," all of which are included in Table 3.

Table 3. Special-Status Species.

Special-Status Plant Species	Common Name	Federal Status [a]	State Status [a] & other codes	Species Observed?
Reptiles				
Phrynosoma blainvillii	Coast horned lizard	--	SSC	No
Birds				
Ammodramus savannarum	Grasshopper sparrow	--	SSC	No
Nesting Birds (MBTA or CA regulated)		--	--	No
Plants			/ CNPS [b]	
Allium jepsonii	Jepson's onion	--	--/ 1B.2	No
Balsamorhiza macrolepis	Big-scale balsamroot	--	--/ 1B.2	No
Calystegia stebbinsii	Stebbins' morning-glory	E	E/ 1B.1	No
Calystegia vanzuukiae	Van Zuuk's morning-glory	--	--/ 1B.3	No
Carex xerophila	Chaparral sedge	--	--/ 1B.2	No
Ceanothus roderickii	Pine Hill ceanothus	E	R/ 1B.1	No
Chlorogalum grandiflorum	Red Hills soaproot	--	--/ 1B.2	No
Crocanthemum suffrutescens (syn. *Helianthemum scoparium*)	Bisbee Peak rush-rose	--	--/ 3.2	No
Fremontodendron decumbens [*F. californicum* ssp. *decumbens* on USFWS list]	Pine Hill flannelbush	E	R/ 1B.2	No
Galium californicum ssp. *sierrae*	El Dorado bedstraw	E	R/ 1B.2	No
Horkelia parryi	Parry's horkelia	--	--/1B.2	No
Packera layneae (syn. *Senecio layneae*)	Layne's butterweed; Layne's ragwort	T	R/ 1B.2	No
Viburnum ellipticum	Oval-leaved viburnum	--	--/ 2B.3	No
Wyethia reticulata	El Dorado County mule ears	--	--/ 1B.2	No

[a] **Listing Status:** Federal status determined from USFWS 2020. State status determined from CDFW 2020b, CDFW 2020c, CDFW 2020d, and CNPS 2020. Codes used in table are: **E** = Endangered; **T** = Threatened; **P** = Proposed; **C** = Candidate; **R** = California Rare.

[b] **CNPS Codes used in table:**

CNPS California Rare Plant Rank (plants only): **1A** = Presumed extirpated in CA; **1B** = Rare or Endangered in CA and elsewhere; **2A** = Presumed extirpated in CA, but more common elsewhere; **2B** = Rare or Endangered in CA, but more common elsewhere; **3** = Need more information; **4** = Watch List: Plants of limited distribution

CNPS Rank Decimal Extensions: .1 = "Seriously threatened in California (over 80% of occurrences threatened/ high degree and immediacy of threat)"; **.2** = "Fairly threatened in CA (20-80% of occurrences threatened/ moderate degree and immediacy of threat);" **.3** = "Not very threatened in CA (< 20% of occurrences threatened/ low degree and immediacy of threat or no current threats)."

B. Evaluation of Special-Status Wildlife Species

A total of 32 special-status wildlife species that occur in one of the nine quads around and including Shingle Springs quad, were evaluated based on CNDDB GIS data from November 2020. Species evaluated included 5 mammals, 13 birds, 4 reptiles, 2 amphibians, 1 fish, 5 insects, 1 arachnid, and 1 crustacean (fairy shrimp). Of these 32 species, the BSA provides potential habitat for one reptile and one

bird species, discussed below. There are no streams, creeks, riparian areas, ponds, vernal pools, caves, etc. in the BSA that provide habitat for wildlife species not evaluated.

1. Reptiles

Coast horned lizard (*Phrynosoma blainvillii*)

HABITAT AND BIOLOGY: Occurs in valley-foothill hardwood, conifer and riparian habitats, as well as in pine-cypress, juniper and annual grassland habitats, especially sandy areas, washes, flood plains and wind-blown deposits. Needs loose soil for burrowing and reproduction. Needs open areas for thermoregulation and shrub cover or kangaroo rat burrows for refugia. Negatively associated with non-native Argentine ant (*Linepithema humile*) presence; positively associated with presence of native ants and chaparral vegetation (Thomson et al. 2016).

RANGE: Occurs in foothills along the east side of the Central Valley from Shasta Lake southward and in the Southern Coast Range from Mt. Diablo southward. Present along most of the southern California coast and coastal mountains, including the Transverse and Peninsular Ranges.

KNOWN RECORDS: There are four CNDDB records of coast horned lizard within the nine-quad area surrounding the BSA. The closest (Occurrence #684), is 0.8 mile NE of the BSA on the Shingle Springs quad. This record and the other three (#596; #641; #685), which are also on the Shingle Springs quad, occur in areas of gabbroic northern mixed chaparral on Rescue Series soils.

HABITAT PRESENT IN THE BSA: Open areas in the chamise chaparral, grasslands, and blue oak woodland provide suitable habitat.

DISCUSSION: The distinctive and easily recognized Coast horned lizard was not observed in the BSA during the biological survey in June 2019.

2. Birds

Grasshopper sparrow (*Ammodramus savannarum*)

HABITAT AND BIOLOGY: A secretive bird, active year-round; occurring in dry, dense grasslands, especially with scattered shrubs. A thick cover of grasses and forbs is essential for concealment; generally absent from areas with extensive shrub cover. Patchy bare ground has been noted as an important habitat component. Grasshopper sparrows are more likely to be found in large tracts of habitat than small ones (Shuford and Gardali 2008). The species usually nests solitarily from early April to mid-July. Nests are built from grasses and forbs in slight depressions in the ground hidden by an overhanging clump of grasses or forbs. In May, they form semi-colonial breeding groups of 3-12 pairs (CWHR 2020). During winter months this species migrates south.

RANGE: In CA, grasshopper sparrow 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 Co.

KNOWN RECORDS: There is one CNDDB record of grasshopper sparrow within the nine-quad area surrounding the BSA. This record (Occurrence #15) is from 2007, 10.3 miles SW of the BSA on the Folsom SE quad. Two adults were observed in foothill grassland and swale habitat in the Prairie City State Vehicle Recreation Area.

HABITAT PRESENT IN THE BSA: Potentially suitable foraging and nesting habitat occurs in grassy areas in the BSA.

DISCUSSION: Grasshopper sparrow was not observed in the BSA during the 2019 biological survey.

Nesting Birds Listed Under the MBTA or Regulated by CA Fish and Game Code

California Fish and Game Code (FGC) § 3503 protects most birds and their nests. FGC § 3503.5 further protects all birds in the orders Falconiformes and Strigiformes (collectively known as birds of prey). Birds of prey include raptors, falcons, and owls. The federal Migratory Bird Treaty Act (MBTA) of 1918 (16 U.S.C. 703-711) also protects most birds and their nests, including most non-migratory birds in California. The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any bird listed in 50 CFR Part 10 including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations. Any disturbance that causes direct injury, death, nest abandonment, or forced fledging of migratory birds, is restricted under the MBTA. Any removal of active nests during the breeding season or any disturbance that results in the abandonment of nestlings is considered a 'take' of the species under federal law.

HABITAT PRESENT IN THE BSA: Trees and shrubs in the BSA provide nesting habitat for birds listed under the MBTA and/or regulated by CA Fish and Game Code. Depending on the species, birds may nest in trees, shrubs, or on the ground.

DISCUSSION: No bird species listed under the MBTA or regulated by CA Fish and Game Code were observed during the survey. There are no known records of nest sites in or near the BSA for bird species listed under the MBTA or regulated by CA Fish and Game Code. No active nests were observed, although nests could become established during future nesting seasons. For most bird species the nesting season is considered to be from 15 February to 31 August.

C. Evaluation of Special-Status Plant Species

Special-status species evaluated in this BRE include species listed (or candidate or proposed) under federal or state endangered species acts; under the California Native Plant Protection Act; as a California species of Special Concern or fully protected by CDFW; or that have a California Rare Plant Rank of 1 or 2 by the California Native Plant Society Rare Plant Program (CNPS 2020); or are rare plants listed in El Dorado County Ordinance Code §130.71.030.

Figure 5 shows CNDDB records of special-status plant species within 1 mi of the project site, mapped as polygons or circles. There are numerous records within a 1 mi radius of the project site and beyond. There are no CNDDB records on-site or in the immediate project vicinity. However, because of the large number of CNDDB records within 1 mi of the BSA and because the site occurs on soils known to support Pine Hill plants (or Pine Hill endemics) and other special-status species, this report evaluated all special-status Pine Hill plant species with potential to occur in the BSA.

A field survey was conducted by Sycamore Environmental to determine if habitat or individuals of special-status species identified in file data were present in the BSA. No special-status plants were observed in the BSA during the protocol botanical survey in June 2019, during the evident and identifiable period for all special-status plant species with potential to occur. There are no known records of special-status plants in the BSA.

Occ# 44
Occ# 2
Occ# 31
Occ# 6
Occ# 1
Occ# 3
Occ# 19
Occ# 14
Occ# 29
Occ# 10
Occ# 18
Occ# 11
Occ# 23
Project Location
Occ# 24
Occ# 32
Occ# 42
Occ# 28
Yolo County
Solano County
Contra Costa County
0 10 20 Km
Yancey Tentat
APN 10
El Dorado Co
11 July 201
Figure 5.
CNDDB Plant
1,500 1,00

A brief description of the biology of each species, the CNDDB Occurrence number of the nearest record, its distance and direction from project site, and other information is presented below.

Jepson's onion (*Allium jepsonii*)

HABITAT AND BIOLOGY: Jepson's onion is a bulbiferous herbaceous perennial found in serpentine or volcanic soils on slopes and flats in chaparral, cismontane woodland, and lower montane coniferous forest from 984 to 4,330 feet (CNPS 2020). Blooms April through August (CNPS 2020); May through July (Jepson eFlora 2020).

RANGE: Endemic to CA. Known from Butte, El Dorado, Placer, and Tuolumne cos. (CNPS 2020).

KNOWN RECORDS: There are two CNDDB records of Jepson's onion in the nine-quad area surrounding the BSA. The closest, Occurrence #25, and is 5.03 miles NE of the BSA on the Shingle Springs quad.

HABITAT PRESENT IN THE BSA: The blue oak woodland, chamise chaparral, and California annual grasslands provide potential habitat for Jepson's onion.

DISCUSSION: Jepson's onion was not found in the BSA during the botanical survey conducted in June 2019 during the evident and identifiable period.

Big-scale balsamroot (*Balsamorhiza macrolepis*)

HABITAT AND BIOLOGY: Perennial herb found in chaparral, cismontane woodland, and valley and foothill grassland, sometimes on serpentine soils, from 147 to 5,100 ft (CNPS 2020). Blooms March through June (CNPS 2020; Jepson eFlora 2020).

RANGE: Endemic to CA. Known from Alameda, Amador, Butte, Colusa, El Dorado, Lake, Mariposa, Napa, Placer, Santa Clara, Shasta, Solano, Sonoma, Tehama, and Tuolumne cos. (CNPS 2020).

KNOWN RECORDS: There is one CNDDB record for this species in the 9-quad area surrounding the BSA. The closest, Occurrence #14, is 12.3 miles NW of the BSA on the Pilot Hill quad.

HABITAT PRESENT IN THE BSA: Open areas in the blue oak woodland, chamise chaparral, and California annual grasslands provide potential habitat for big-scale balsamroot.

DISCUSSION: Big-scale balsamroot was not observed during the June 2019 botanical survey conducted during the evident and identifiable period.

Stebbins' morning-glory (*Calystegia stebbinsii*)

HABITAT AND BIOLOGY: Perennial rhizomatous herb found in gabbroic or serpentine soils in chaparral openings and cismontane woodland from 606 to 3,575 ft (CNPS 2020). Blooms April through July (CNPS 2020; Jepson eFlora 2020).

RANGE: Endemic to CA. Known from El Dorado and Nevada cos. (CNPS 2020).

KNOWN RECORDS: There are 8 CNDDB records for this species in the 9-quad area surrounding the BSA. The closest, Occurrence #1, is 0.94 mile NE of the BSA on the Shingle Springs quad. (A closer collection, 0.41 mile NNE of the BSA on the Shingle Springs quad, was made by the author in June 2020, but is not yet entered in CNDDB; approximately 50 plants were in open areas on forest floor beneath oak trees.)

HABITAT PRESENT IN THE BSA: Open areas in the blue oak woodland, chamise chaparral, and California annual grasslands provide potential habitat for Stebbins' morning-glory.

DISCUSSION: Stebbins' morning-glory was not found during the June 2019 botanical survey conducted during the evident and identifiable period.

Van Zuuk's morning-glory (*Calystegia vanzuukiae*)

HABITAT AND BIOLOGY: Perennial rhizomatous herb found in gabbro and serpentinite soils in chaparral and cismontane woodland from 1,640 to 3,870 ft (CNPS 2020). Species is probably a stabilized hybrid between *Calystegia stebbinsii* and *C. occidentalis* ssp. *occidentalis* (CNPS 2020). Blooms May through August (CNPS 2020).

RANGE: Endemic to CA. Known from El Dorado and Placer cos. (CNPS 2020).

KNOWN RECORDS: There is one CNDDB record for this species in the 9-quad area surrounding the BSA. The closest, Occurrence #1, is 16.9 miles NE of the BSA on the Garden Valley quad.

HABITAT PRESENT IN THE BSA: Open areas in the blue oak woodland, chamise chaparral, and California annual grasslands provide potential habitat for Van Zuuk's morning-glory.

DISCUSSION: Van Zuuk's morning-glory was not found during the June 2019 botanical survey conducted during the evident and identifiable period.

Chaparral sedge (*Carex xerophila*)

HABITAT AND BIOLOGY: Perennial herb found on serpentinite and gabbroic soils in chaparral, cismontane woodland, and lower montane coniferous forest. It occurs in uplands in full sun to partial shade, in open forest or chaparral (CNPS 2020); from 1,476 to 2,526 ft (Jepson eFlora 2020). Blooms March through June (CNPS 2020; Jepson eFlora 2020).

RANGE: Endemic to CA. Known from Butte, El Dorado, Nevada, and Yuba cos. (CNPS 2020).

KNOWN RECORDS: There are 7 CNDDB records for this species in the 9-quad area surrounding the BSA. The closest, Occurrence #1, is 1.14 miles ENE of the BSA on the Shingle Springs quad. (A closer collection, 0.41 mile NNE of the BSA on the Shingle Springs quad, was made by the author in June 2020, but is not yet entered in CNDDB; a total of about 1,718 plants were growing among dense patches of nonnative grasses partly shaded by oak trees and also in open areas on the forest floor beneath oak trees.)

HABITAT PRESENT IN THE BSA: Open areas in the blue oak woodland, chamise chaparral, and California annual grasslands provide potential habitat for Chaparral sedge.

DISCUSSION: Chaparral sedge was not found during the June 2019 botanical survey conducted during the evident and identifiable period.

Pine Hill ceanothus (*Ceanothus roderickii*)

HABITAT AND BIOLOGY: Perennial evergreen shrub found in serpentinite or gabbroic soils in chaparral and cismontane woodland (CNPS 2020); from 853 to 2,066 ft (Jepson eFlora 2020). Blooms April through June (CNPS 2020; March through June (Jepson eFlora 2020). Pine Hill ceanothus plants are evident and identifiable year-round even without flowers.

RANGE: Endemic to CA. Known only from El Dorado Co. (CNPS 2020).

KNOWN RECORDS: There are 9 CNDDB records for this species in the 9-quad area surrounding the BSA. The closest, Occurrence #1, is 0.76 mile NNE of the BSA on the Shingle Springs quad.

HABITAT PRESENT IN THE BSA: Open areas in the chamise chaparral and California annual grasslands provide potential habitat for Pine Hill ceanothus.

DISCUSSION: Pine Hill ceanothus was not found during the June 2019 botanical survey conducted during the evident and identifiable period.

Red Hills soaproot (*Chlorogalum grandiflorum*)

HABITAT AND BIOLOGY: Perennial bulbiferous herb found in serpentinite, gabbroic and other soils in chaparral, cismontane woodland, and lower montane coniferous forest (CNPS 2020); from 328 to 1,640 ft (Jepson eFlora 2020). Blooms May through June (CNPS 2020; Jepson eFlora 2020).

RANGE: Endemic to CA. Known from Amador, Butte, Calaveras, El Dorado, Placer, and Tuolumne cos. (CNPS 2020).

KNOWN RECORDS: There are 15 CNDDB records for this species in the 9-quad area surrounding the BSA. The closest, Occurrence #19, is 0.73 mile NE of the BSA on the Shingle Springs quad.

HABITAT PRESENT IN THE BSA: Open areas in the blue oak woodland, chamise chaparral, and California annual grasslands provide potential habitat for Red Hills soaproot.

DISCUSSION: Red Hills soaproot (*Chlorogalum grandiflorum*) was not found during the June 2019 botanical survey conducted during the evident and identifiable period. One population of about six plants of *Chlorogalum pomeridianum* var. *pomeridianum* (soaproot) was found near the southern BSA boundary.

Bisbee Peak rush-rose (*Crocanthemum suffrutescens*; syn. *Helianthemum scoparium*)

HABITAT AND BIOLOGY: Perennial evergreen shrub often found on gabbroic or Ione soils; often in burned or disturbed areas, in chaparral (CNPS 2020); from 328 to 2,296 ft (Jepson eFlora 2020). Blooms April through August (CNPS 2020); April through June (Jepson eFlora 2020).

RANGE: Endemic to CA. Known from Amador, Calaveras, and El Dorado cos. (CNPS 2020).

KNOWN RECORDS: There are 17 CNDDB records for this species in the 9-quad area surrounding the BSA. The closest, Occurrence #23, is 0.4 mile N of the BSA on the Shingle Springs quad.

HABITAT PRESENT IN THE BSA: Open areas in the chamise chaparral and California annual grasslands provide potential habitat for Bisbee Peak rush-rose.

DISCUSSION: Bisbee Peak rush-rose was not found during the June 2019 botanical survey conducted during the evident and identifiable period.

Pine Hill flannelbush (*Fremontodendron decumbens*)

HABITAT AND BIOLOGY: Perennial evergreen shrub found in gabbroic or serpentinite soils in rocky areas in chaparral and cismontane woodland (CNPS 2020); from 1,394 to 2,492 ft (Jepson eFlora 2020). Blooms April through July (CNPS 2020); April through June (Jepson eFlora 2020). Pine Hill flannelbush shrubs are evident and identifiable year-round. The USFWS list in Appendix A lists this species as *Fremontodendron californicum* ssp. *decumbens*. The Jepson eFlora (2020) considers that name a synonym of *F. decumbens*.

RANGE: Endemic to CA. Known from El Dorado, Nevada, and Yuba cos. (CNPS 2020).

KNOWN RECORDS: There are 7 CNDDB records for this species in the 9-quad area surrounding the BSA. The closest, Occurrence #12, is 3.6 mi NW of the BSA on the Shingle Springs quad.

HABITAT PRESENT IN THE BSA: Open areas in the chamise chaparral and California annual grasslands provide potential habitat for Pine Hill flannelbush.

DISCUSSION: Pine Hill flannelbush was not found during the June 2019 botanical survey.

El Dorado bedstraw (*Galium californicum* ssp. *sierrae*)

HABITAT AND BIOLOGY: Perennial herb found in gabbroic soils in chaparral, cismontane woodland, and lower montane coniferous forest (CNPS 2020); from 328 to 1,640 ft (Jepson eFlora 2020). Blooms May through June (CNPS 2020); March through July (Jepson eFlora 2020). It dies back each year to the ground. El Dorado bedstraw is more likely to be found under oak trees and in oak leaf litter, particularly of black oak (BLM 2010).

RANGE: Endemic to CA. Known only from El Dorado County (CNPS 2020).

KNOWN RECORDS: There are 17 CNDDB records for this species in the 9-quad area surrounding the BSA. The closest, Occurrence #11, is 0.4 miles NNW of the BSA on the Shingle Springs quad.

HABITAT PRESENT IN THE BSA: Understory areas beneath oak trees provide potential habitat for El Dorado bedstraw.

DISCUSSION: El Dorado bedstraw was not found during the June 2019 botanical survey conducted during the evident and identifiable period. Two species of *Galium* were found on-site: *Galium aparine* (goose grass) and *Galium parisiense* (wall bedstraw).

Parry's horkelia (*Horkelia parryi*)

Habitat and Biology: Parry's horkelia is a perennial herb found in chaparral and cismontane woodland, especially of the Ione formation, but also other soils (CNPS 2020), from about 260 to 3,500 ft. Blooms April through September (CNPS 2020, Jepson eFlora 2020).

Range: Parry's horkelia is known from Amador, Calaveras, El Dorado, Mariposa and Tuolumne cos. (CNPS 2020).

Known Records: There are five CNDDB records for Parry's horkelia in the 9-quad area surrounding the BSA. The closest, Occurrence #12, is 9.8 miles NE of the BSA on the Placerville quad. This record is based on a 1923 collection that was coarsely mapped by CNDDB around Placerville. The other four records occur on land owned/managed by U.S. Forest Service.

Habitat Present in the BSA: Openings in the blue oak woodland, chamise chaparral, and California annual grasslands provide potential habitat for Parry's horkelia.

Discussion: Parry's horkelia was not found during the June 2019 botanical survey conducted during the evident and identifiable period.

Layne's butterweed [Layne's ragwort] (*Packera layneae*; syn. *Senecio layneae*)

HABITAT AND BIOLOGY: Perennial herb found in serpentinite or gabbroic soils in rocky areas in chaparral and cismontane woodland (CNPS 2020); from 984 to 2952 ft (Jepson eFlora 2020). Blooms April through August (CNPS 2020); April through June (Jepson eFlora 2020).

RANGE: Endemic to CA. Known from El Dorado, Placer, Tuolumne, and Yuba cos. (CNPS 2020).

KNOWN RECORDS: There are 35 CNDDB records for this species in the 9-quad area surrounding the BSA. The closest, Occurrence #2, is 0.92 mile NE of the BSA on the Shingle Springs quad.

HABITAT PRESENT IN THE BSA: Open areas in the blue oak woodland, chamise chaparral, and California annual grasslands provide potential habitat for Layne's butterweed.

DISCUSSION: Layne's butterweed was not found during the June 2019 botanical survey conducted during the evident and identifiable period.

Oval-leaved viburnum (*Viburnum ellipticum*)

HABITAT AND BIOLOGY: Perennial deciduous shrub found in chaparral, cismontane woodland, and lower montane coniferous forest (CNPS 2020); from 984 to 4,592 ft (Jepson eFlora 2020); generally on north-facing slopes (Jepson eFlora 2020). Blooms May through June (CNPS 2020); June through August (Jepson eFlora 2020).

RANGE: Alameda, Contra Costa, El Dorado, Fresno, Glenn, Humboldt, Lake Mendocino, Mariposa, Napa, Placer, Shasta, Solano, Sonoma, and Tehama cos. (CNPS 2020). Also occurs in Oregon and Washington.

KNOWN RECORDS: There is one CNDDB record for this species in the 9-quad area surrounding the BSA. The closest, Occurrence #5, is 9.7 miles NE of the BSA on the Placerville quad.

HABITAT PRESENT IN THE BSA: Open areas in the blue oak woodland, chamise chaparral, and California annual grasslands provide potential habitat for Oval-leaved viburnum.

DISCUSSION: Oval-leaved viburnum was not found during the June 2019 botanical survey conducted during the evident and identifiable period.

El Dorado County mule ears (*Wyethia reticulata*)

HABITAT AND BIOLOGY: Perennial rhizomatous herb found in clay or gabbroic soils in chaparral, cismontane woodland, and lower montane coniferous forest; (CNPS 2020); from 492 to 1,968 ft (Jepson eFlora 2020). Blooms April through August (CNPS 2020); May through August (Jepson eFlora 2020).

RANGE: Endemic to CA. Known from El Dorado and Yuba cos. (CNPS 2020).

KNOWN RECORDS: There are 25 CNDDB records for this species in the 9-quad area surrounding the BSA. The closest, Occurrence #1, is 1.05 miles NE of the BSA on the Shingle Springs quad. (A closer collection, 0.41 mile NNE of the BSA on the Shingle Springs quad, was made by the author in June 2020, but is not yet entered in CNDDB; 50 plants were growing in open areas on the forest floor beneath oak trees, associated with *Calystegia stebbinsii* and *Carex xerophila*.)

HABITAT PRESENT IN THE BSA: Open areas in the blue oak woodland and chamise chaparral, and California annual grasslands provide potential habitat for El Dorado County mule ears

DISCUSSION: El Dorado County mule ears was not found during the June 2019 botanical survey conducted during the evident and identifiable period.

D. Evaluation of Sensitive Natural Communities

Sensitive natural communities include riparian and wetland communities, high quality stands of vegetation alliances ranked S1, S2, or S3 by CDFW (2020a), and communities considered locally important. No natural communities considered sensitive by CDFW occur in the BSA.

Because impacts to blue oak woodlands in the BSA are regulated by the El Dorado County Oak, Resources Management Plan (ORMP; El Dorado County 2017) and therefore need evaluated under CEQA, this community is considered sensitive.

No wetlands, waters of the state, or waters of the U.S. occur in the BSA.

E. Invasive Plants

Invasive plants are a subset of nonnative plants that spread into undisturbed ecosystems and generally negatively impact native species and alter ecosystem processes (Cal-IPC 2020). Twenty-two (22) invasive plant species occur in the BSA (Appendix B; see Column "Cal-IPC").

Three invasive plant species designated "High" by Cal-IPC due to their ecological impact, invasive potential, and ecological distribution, occur in the BSA: barbed goat grass (*Aegilops triuncialis*); yellow star-thistle (*Centaurea solstitialis*); and Himalayan blackberry (*Rubus armeniacus*).

Twelve species designated "Moderate" by Cal-IPC, occur in the BSA. Seven species designated "Limited" by Cal-IPC, occur in the BSA.

VI. SUMMARY OF FINDINGS

A botanical survey was conducted on 19 June 2019, during the evident and identifiable period for special-status species that could be affected by the project. Prior to the survey, 17 species were determined with potential to occur in the BSA based on file data obtained from USFWS, CNDDB, and CNPS.

- Eighty-one (81) plant species were found in the BSA during the June 2019 botanical survey; 41 native and 40 nonnative.
- No special-status plant or wildlife species were observed during the June 2019 survey.
- No natural communities considered sensitive by CDFW occur in the BSA.

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VIII. PREPARERS

R. John Little, Ph.D., Botany, Claremont Graduate School, Claremont, CA. Over 30 years' experience managing and conducting environmental projects involving impact assessment and preparation of numerous NEPA/CEQA compliance documents, Biological Assessments, and Caltrans Natural Environmental Studies. Experience includes conducting special-status plant and wildlife species surveys, jurisdictional wetland delineations, general biological surveys, permitting and biological report preparation. Dr. Little is an ESA certified Senior Ecologist and a trained wetland delineator. He holds a California Department of Fish and Wildlife Rare, Threatened and Endangered Plant Voucher Collecting Permit (2081(a)-16-021-V), and is an authorized individual on the CDFW Scientific Collecting Permit (SC-7617).
Responsibilities: Senior technical lead, botanical and wildlife survey, plant identification, report preparation.

Aramis Respall, GIS Analyst/ CAD Operator. Over 20 years' experience in drafting and spatial analysis using AutoCAD map and ArcGIS for public and private projects. He prepares figures for biological and permitting documents such as project location maps, aerial photograph exhibits, biological resource maps, CNDDB proximity maps, wetlands/waters delineation maps, impact analysis maps, tree location maps and other supporting graphics. Mr. Respall provides geospatial analysis and support for projects involving geodesy, hydrology, watershed studies, project impact analysis, CNDDB species, and critical habitat and mitigation information. Primary experience evolved from conventional surveying and civil engineering practices to advanced GPS and GIS based technology.
Responsibilities: Figure preparation and spatial analysis.

APPENDIX A.

Database Queries (USFWS; CNDDB; CNPS)

IPaC U.S. Fish & Wildlife Service

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

El Dorado County, California

Local office

Sacramento Fish And Wildlife Office

(916) 414-6600
(916) 414-6713

Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population, even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act requires Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are not shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information.
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Amphibians

NAME	STATUS

California Red-legged Frog Rana draytonii There is **final** critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/2891	Threatened

Fishes

NAME	STATUS
Delta Smelt Hypomesus transpacificus There is **final** critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/321	Threatened

Flowering Plants

NAME	STATUS
El Dorado Bedstraw Galium californicum ssp. sierrae No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/5209	Endangered
Layne's Butterweed Senecio layneae No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/4062	Threatened
Pine Hill Ceanothus Ceanothus roderickii No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/3293	Endangered
Pine Hill Flannelbush Fremontodendron californicum ssp. decumbens No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/4818	Endangered
Stebbins' Morning-glory Calystegia stebbinsii No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/3991	Endangered

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php
- Measures for avoiding and minimizing impacts to birds http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php
- Nationwide conservation measures for birds http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE.

"BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)

Bald Eagle Haliaeetus leucocephalus — Breeds Jan 1 to Aug 31
This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/1626

California Thrasher Toxostoma redivivum — Breeds Jan 1 to Jul 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Golden Eagle Aquila chrysaetos — Breeds Jan 1 to Aug 31
This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/1680

Lawrence's Goldfinch Carduelis lawrencei — Breeds Mar 20 to Sep 20
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9464

Lewis's Woodpecker Melanerpes lewis — Breeds Apr 20 to Sep 30
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9408

Nuttall's Woodpecker Picoides nuttallii — Breeds Apr 1 to Jul 20
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/9410

Oak Titmouse Baeolophus inornatus — Breeds Mar 15 to Jul 15
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9656

Rufous Hummingbird selasphorus rufus — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/8002

Song Sparrow Melospiza melodia This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Feb 20 to Sep 5
Spotted Towhee Pipilo maculatus clementae This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/4243	Breeds Apr 15 to Jul 20
Wrentit Chamaea fasciata This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 10
Yellow-billed Magpie Pica nuttalli This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9726	Breeds Apr 1 to Jul 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (i)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

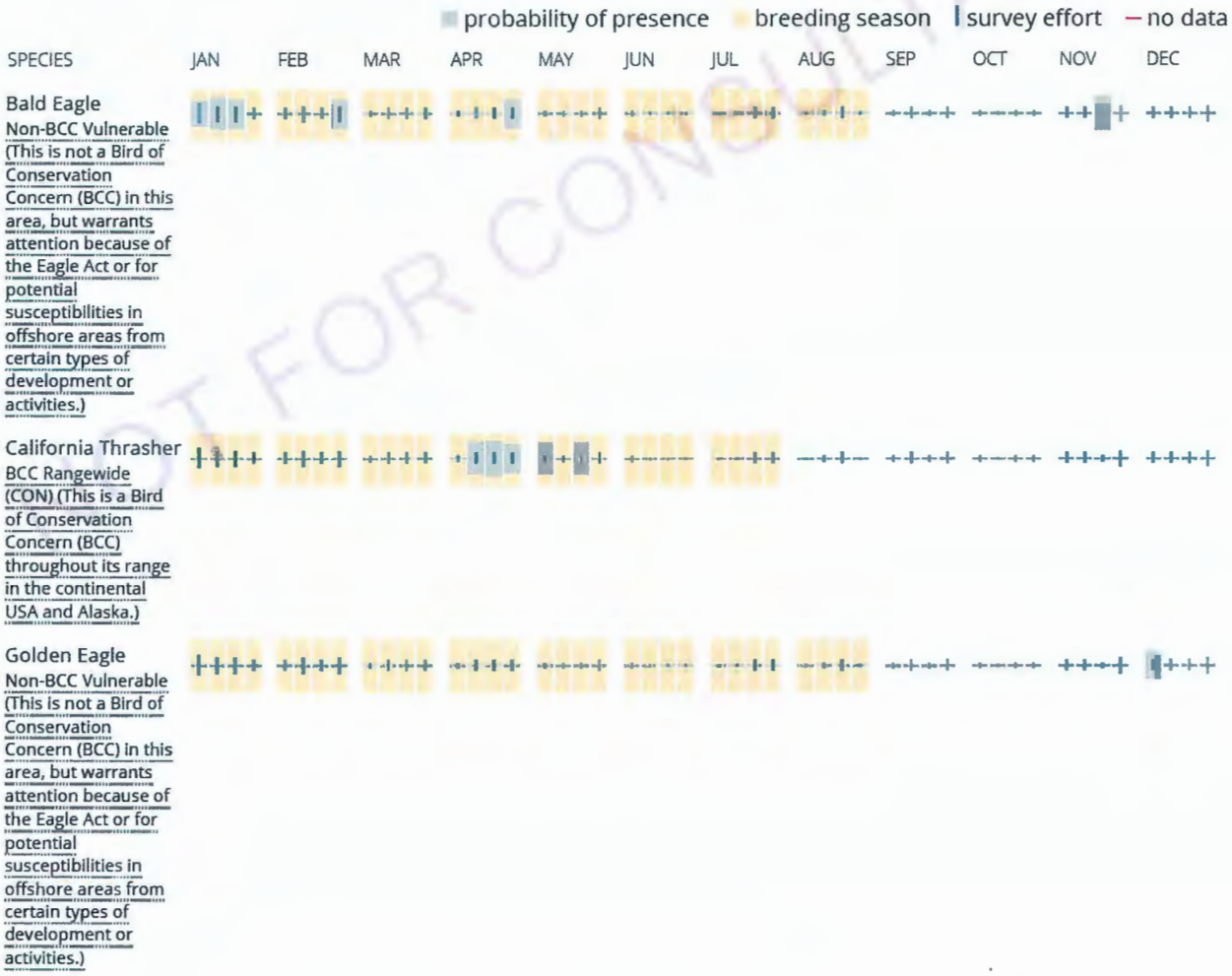
Breeding Season ( )
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

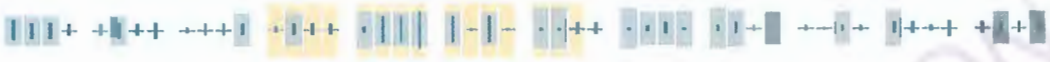
Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



Lawrence's Goldfinch
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

Lewis's Woodpecker
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

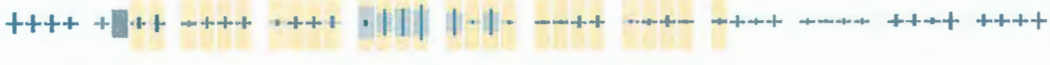
Nuttall's Woodpecker
BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)



Oak Titmouse
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

Rufous Hummingbird
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

Song Sparrow
BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)



Spotted Towhee
BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)

Wrentit
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

Yellow-billed Magpie
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures and/or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the AKN Phenology Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets .

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: The Cornell Lab of Ornithology All About Birds Bird Guide, or (if you are unsuccessful in locating the bird of interest there), the Cornell Lab of Ornithology Neotropical Birds guide. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to

confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

THERE ARE NO KNOWN WETLANDS AT THIS LOCATION.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

Query Criteria: Quad IS (Coloma (3812078) OR Pilot Hill (3812171) OR Garden Valley (3812077) OR Clarksville (3812161) OR Shingle Springs (3812068) OR Placerville (3812067) OR Folsom SE (3812151) OR Latrobe (3812058) OR Fiddletown (3812057))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Accipiter gentilis northern goshawk	ABNKC12060	None	None	G5	S3	SSC
Agelaius tricolor tricolored blackbird	ABPBXB0020	None	Threatened	G2G3	S1S2	SSC
Allium jepsonii Jepson's onion	PMLIL022V0	None	None	G2	S2	1B.2
Ammodramus savannarum grasshopper sparrow	ABPBXA0020	None	None	G5	S3	SSC
Andrena blennospermatis Blennosperma vernal pool andrenid bee	IIHYM35030	None	None	G2	S2	
Antrozous pallidus pallid bat	AMACC10010	None	None	G5	S3	SSC
Aquila chrysaetos golden eagle	ABNKC22010	None	None	G5	S3	FP
Arctostaphylos nissenana Nissenan manzanita	PDERI040V0	None	None	G1	S1	1B.2
Ardea alba great egret	ABNGA04040	None	None	G5	S4	
Ardea herodias great blue heron	ABNGA04010	None	None	G5	S4	
Athene cunicularia burrowing owl	ABNSB10010	None	None	G4	S3	SSC
Atractelmis wawona Wawona riffle beetle	IICOL58010	None	None	G3	S1S2	
Balsamorhiza macrolepis big-scale balsamroot	PDAST11061	None	None	G2	S2	1B.2
Banksula californica Alabaster Cave harvestman	ILARA14020	None	None	GH	SH	
Bombus occidentalis western bumble bee	IIHYM24250	None	Candidate Endangered	G2G3	S1	
Branchinecta lynchi vernal pool fairy shrimp	ICBRA03030	Threatened	None	G3	S3	
Buteo regalis ferruginous hawk	ABNKC19120	None	None	G4	S3S4	WL
Buteo swainsoni Swainson's hawk	ABNKC19070	None	Threatened	G5	S3	

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Calystegia stebbinsii Stebbins' morning-glory	PDCON040H0	Endangered	Endangered	G1	S1	1B.1
Calystegia vanzuukiae Van Zuuk's morning-glory	PDCON040Q0	None	None	G2Q	S2	1B.3
Carex cyrtostachya Sierra arching sedge	PMCYP03M00	None	None	G2	S2	1B.2
Carex xerophila chaparral sedge	PMCYP03M60	None	None	G2	S2	1B.2
Ceanothus roderickii Pine Hill ceanothus	PDRHA04190	Endangered	Rare	G1	S1	1B.1
Central Valley Drainage Hardhead/Squawfish Stream Central Valley Drainage Hardhead/Squawfish Stream	CARA2443CA	None	None	GNR	SNR	
Chlorogalum grandiflorum Red Hills soaproot	PMLIL0G020	None	None	G3	S3	1B.2
Clarkia biloba ssp. brandegeeae Brandegee's clarkia	PDONA05053	None	None	G4G5T4	S4	4.2
Cosumnoperla hypocrena Cosumnes stripetail	IIPLE23020	None	None	G2	S2	
Crocanthemum suffrutescens Bisbee Peak rush-rose	PDCIS020F0	None	None	G2?Q	S2?	3.2
Desmocerus californicus dimorphus valley elderberry longhorn beetle	IICOL48011	Threatened	None	G3T2	S3	
Elanus leucurus white-tailed kite	ABNKC06010	None	None	G5	S3S4	FP
Emys marmorata western pond turtle	ARAAD02030	None	None	G3G4	S3	SSC
Erethizon dorsatum North American porcupine	AMAFJ01010	None	None	G5	S3	
Eryngium pinnatisectum Tuolumne button-celery	PDAPI0Z0P0	None	None	G2	S2	1B.2
Fremontodendron decumbens Pine Hill flannelbush	PDSTE03030	Endangered	Rare	G1	S1	1B.2
Galium californicum ssp. sierrae El Dorado bedstraw	PDRUB0N0E7	Endangered	Rare	G5T1	S1	1B.2
Haliaeetus leucocephalus bald eagle	ABNKC10010	Delisted	Endangered	G5	S3	FP
Horkelia parryi Parry's horkelia	PDROS0W0C0	None	None	G2	S2	1B.2
Hydrochara ricksecker Ricksecker's water scavenger beetle	IICOL5V010	None	None	G2?	S2?	
Lasionycteris noctivagans silver-haired bat	AMACC02010	None	None	G5	S3S4	

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Laterallus jamaicensis coturniculus California black rail	ABNME03041	None	Threatened	G3G4T1	S1	FP
Myotis yumanensis Yuma myotis	AMACC01020	None	None	G5	S4	
Oncorhynchus mykiss irideus pop. 11 steelhead - Central Valley DPS	AFCHA0209K	Threatened	None	G5T2Q	S2	
Packera layneae Layne's ragwort	PDAST8H1V0	Threatened	Rare	G2	S2	1B.2
Pekania pennanti Fisher	AMAJF01020	None	None	G5	S2S3	SSC
Phrynosoma blainvillii coast horned lizard	ARACF12100	None	None	G3G4	S3S4	SSC
Rana boylii foothill yellow-legged frog	AAABH01050	None	Endangered	G3	S3	SSC
Rana draytonii California red-legged frog	AAABH01022	Threatened	None	G2G3	S2S3	SSC
Riparia riparia bank swallow	ABPAU08010	None	Threatened	G5	S2	
Sagittaria sanfordii Sanford's arrowhead	PMALI040Q0	None	None	G3	S3	1B.2
Spea hammondii western spadefoot	AAABF02020	None	None	G3	S3	SSC
Thamnophis gigas giant gartersnake	ARADB36150	Threatened	Threatened	G2	S2	
Viburnum ellipticum oval-leaved viburnum	PDCPR07080	None	None	G4G5	S3?	2B.3
Wyethia reticulata El Dorado County mule ears	PDAST9X0D0	None	None	G2	S2	1B.2

Record Count: 53

CNPS California Native Plant Society

*The database used to provide updates to the Online Inventory is under construction. View updates and changes made since May 2019 here.

Plant List

30 matches found. *Click on scientific name for details*

Search Criteria

Found in Quads 3812171, 3812078, 3812077, 3812161, 3812068, 3812067, 3812151 3812058 and 3812057;

Modify Search Criteria | Export to Excel | Modify Columns | Modify Sort | Display Photos

Scientific Name	Common Name	Family	Lifeform	Blooming Period	CA Rare Plant Rank	State Rank	Global Rank
Allium jepsonii	Jepson's onion	Alliaceae	perennial bulbiferous herb	Apr-Aug	1B.2	S2	G2
Allium sanbornii var. congdonii	Congdon's onion	Alliaceae	perennial bulbiferous herb	Apr-Jul	4.3	S3	G4T3
Allium sanbornii var. sanbornii	Sanborn's onion	Alliaceae	perennial bulbiferous herb	May-Sep	4.2	S3S4	G4T3T4
Arctostaphylos mewukka ssp. truei	True's manzanita	Ericaceae	perennial evergreen shrub	Feb-Jul	4.2	S3	G4?T3
Arctostaphylos nissenana	Nissenan manzanita	Ericaceae	perennial evergreen shrub	Feb-Mar(Jun)	1B.2	S1	G1
Balsamorhiza macrolepis	big-scale balsamroot	Asteraceae	perennial herb	Mar-Jun	1B.2	S2	G2
Calandrinia breweri	Brewer's calandrinia	Montiaceae	annual herb	(Jan)Mar-Jun	4.2	S4	G4
Calystegia stebbinsii	Stebbins' morning-glory	Convolvulaceae	perennial rhizomatous herb	Apr-Jul	1B.1	S1	G1
Calystegia vanzuukiae	Van Zuuk's morning-glory	Convolvulaceae	perennial rhizomatous herb	May-Aug	1B.3	S2	G2Q
Carex cyrtostachya	Sierra arching sedge	Cyperaceae	perennial herb	May-Aug	1B.2	S2	G2
Carex xerophila	chaparral sedge	Cyperaceae	perennial herb	Mar-Jun	1B.2	S2	G2
Ceanothus fresnensis	Fresno ceanothus	Rhamnaceae	perennial evergreen shrub	May-Jul	4.3	S4	G4
Ceanothus roderickii	Pine Hill ceanothus	Rhamnaceae	perennial evergreen shrub	Apr-Jun	1B.1	S1	G1
Chlorogalum grandiflorum	Red Hills soaproot	Agavaceae	perennial bulbiferous herb	May-Jun	1B.2	S3	G3
Clarkia biloba ssp. brandegeeae	Brandegee's clarkia	Onagraceae	annual herb	May-Jul	4.2	S4	G4G5T4
	streambank spring	Montiaceae	annual herb	Feb-May	4.2	S3	G5T3

Claytonia parviflora ssp. grandiflora	beauty						
Crocanthemum suffrutescens	Bisbee Peak rush-rose	Cistaceae	perennial evergreen shrub	Apr-Aug	3.2	S2?	G2?Q
Delphinium hansenii ssp. ewanianum	Ewan's larkspur	Ranunculaceae	perennial herb	Mar-May	4.2	S3	G4T3
Erigeron miser	starved daisy	Asteraceae	perennial herb	Jun-Oct	1B.3	S3?	G3?
Eriophyllum jepsonii	Jepson's woolly sunflower	Asteraceae	perennial herb	Apr-Jun	4.3	S3	G3
Eryngium pinnatisectum	Tuolumne button-celery	Apiaceae	annual / perennial herb	May-Aug	1B.2	S2	G2
Fremontodendron decumbens	Pine Hill flannelbush	Malvaceae	perennial evergreen shrub	Apr-Jul	1B.2	S1	G1
Galium californicum ssp. sierrae	El Dorado bedstraw	Rubiaceae	perennial herb	May-Jun	1B.2	S1	G5T1
Horkelia parryi	Parry's horkelia	Rosaceae	perennial herb	Apr-Sep	1B.2	S2	G2
Lilium humboldtii ssp. humboldtii	Humboldt lily	Liliaceae	perennial bulbiferous herb	May-Jul(Aug)	4.2	S3	G4T3
Packera layneae	Layne's ragwort	Asteraceae	perennial herb	Apr-Aug	1B.2	S2	G2
Sagittaria sanfordii	Sanford's arrowhead	Alismataceae	perennial rhizomatous herb (emergent)	May-Oct(Nov)	1B.2	S3	G3
Trichostema rubisepalum	Hernandez bluecurls	Lamiaceae	annual herb	Jun-Aug	4.3	S4	G4
Viburnum ellipticum	oval-leaved viburnum	Adoxaceae	perennial deciduous shrub	May-Jun	2B.3	S3?	G4G5
Wyethia reticulata	El Dorado County mule ears	Asteraceae	perennial herb	Apr-Aug	1B.2	S2	G2

Suggested Citation

California Native Plant Society, Rare Plant Program. 2020. Inventory of Rare and Endangered Plants of California (online edition, v8-03 0.39). Website http://www.rareplants.cnps.org [accessed 04 December 2020].

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The Consortium of California Herbaria
CalPhotos

Questions and Comments
rareplants@cnps.org

APPENDIX B.

YANCEY PROPERTY PROJECT

APN 109-250-012

Plant Species and Wildlife Species Observed

19 June 2019

Family [1]	Scientific Name [1]	Common Name	N/I [2]	Cal-IPC [3]	In flower? [4]	Fruit? [4]
GYMNOSPERMS						
Pinaceae	*Pinus sabiniana*	gray pine; foothill pine	N			
EUDICOTS						
Anacardiaceae	*Toxicodendron diversilobum*	Western poison oak	N		N	Y
Apiaceae	*Daucus carota*	carrot, Queen Anne's lace	I		Y	N
	Sanicula crassicaulis	--	N		N	Y
	Torilis arvensis	tall sock-destroyer	I	Moderate	Y	Y
Asteraceae	*Achillea millefolium*	yarrow	N		Y	N
	Anaphalis margaritacea	pearly everlasting	N		Y	N
	Baccharis pilularis	coyote brush	N		N	N
	Carduus pycnocephalus ssp. *pycnocephalus*	Italian thistle	I	Moderate	Y	Y
	Centaurea melitensis	tocalote	I	Moderate	Y	Y
	Centaurea solstitialis	yellow star-thistle	I	High	Y	Y
	Gnaphalium palustre	cudweed	N		N	Y
	Hypochaeris glabra	smooth cat's-ear	I	Limited	Y	Y
	Hypochaeris radicata	rough cat's-ear	I	Moderate	Y	Y
	Lactuca serriola	prickly lettuce	I		Y	Y
	Madia exigua	tarweed, tarplant	N		N	Y
	Psilocarphus sp.	woolly-marbles	N		Y	Y
	Sonchus oleraceus	common sow thistle	I		Y	N
	Tragopogon dubius	yellow salsify	I		Y	Y
Boraginaceae	*Eriodictyon californicum*	California yerba santa	N		N	Y
Caprifoliaceae	*Lonicera* sp.	honeysuckle	N		N	N
Caryophyllaceae	*Stellaria media*	common chickweed	I		N	Y
Convolvulaceae	*Convolvulus arvensis*	bindweed; orchard morning-glory	I		Y	N
Ericaceae	*Arctostaphylos viscida* ssp. *viscida*	manzanita	N		Y	
Euphorbiaceae	*Croton setiger*	doveweed; turkey-mullein	N		Y	N
	Euphorbia maculata	spotted spurge	I		N	N
	Euphorbia prostrata	prostrate sandmat	I		Y	Y
Fabaceae	*Trifolium hirtum*	rose clover	I	Limited	N	Y
	Vicia villosa ssp. *villosa*	hairy vetch; winter vetch	I		Y	Y
Fagaceae	*Quercus douglasii*	blue oak	N		--	--
	Quercus kelloggii	California black oak	N		--	--
	Quercus wislizeni var. *wislizeni*	interior live oak	N		--	--
Gentianaceae	*Zeltnera muehlenbergii*	Monterey centaury	N		Y	N

Geraniaceae	*Erodium botrys*	storksbill; filaree	I		N	N
	Erodium brachycarpum	storksbill; filaree	I		N	Y
	Erodium cicutarium	redstem filaree	I	Limited	N	Y
	Geranium molle	--	I		N	Y
Hypericaceae	*Hypericum perforatum* ssp. *perforatum*	Klamathweed; St. John's wort	I	Limited	Y	Y
Lamiaceae	*Lepechinia calycina*	pitcher sage	N		Y	?
	Pogogyne serpylloides	thymeleaf beardstyle	N		N	Y
	Salvia sonomensis	--	N		N	N
Lythraceae	*Lythrum hyssopifolia*	loosestrife	I	Moderate	Y	Y
Linaceae	*Linum bienne*	--	I		Y	Y
Malvaceae	*Sidalcea* (prob. *asprella* ssp. *asprella*)	Sierra foothills checkerbloom	N		Y	N
Montiaceae	*Claytonia perfoliata* ssp. *perfoliata*	miner's lettuce	N		N	N
Myrsinaceae	*Lysimachia arvensis* (syn. *Anagallis arvensis*)	scarlet pimpernel	I		Y	N
Onagraceae	*Clarkia purpurea* ssp. *quadrivulnera*	four-spot	N		Y	Y
Phrymaceae	*Diplacus aurantiacus*	orange bush monkeyflower	N		Y	N
Plantaginaceae	*Kickxia spuria*	--	I		Y	Y
	Penstemon heterophyllus var. *purdyi*	beardtongue	N		Y	N
Polemoniaceae	*Navarretia filicaulis*	navarretia	N		Y	Y
	Navarretia intertexta	navarretia	N		Y	Y
	Navarretia squarrosa	skunkweed	N		Y	Y
Polygalaceae	*Polygala cornuta* var. *cornuta*	Sierra milkwort	N		Y	N
Rhamnaceae	*Ceanothus lemmonii*	California-lilac	N		Y	Y
	Rhamnus ilicifolia	hollyleaf redberry	N		N	N
Rosaceae	*Adenostoma fasciculatum* var. *fasciculatum*	chamise; greasewood	N		Y	N
	Heteromeles arbutifolia	toyon	N		Y	N
	Rubus armeniacus	Himalayan blackberry	I	High	N	N
Rubiaceae	*Galium aparine*	goose grass	N		N	Y
	Galium parisiense	wall bedstraw	I		N	Y
Sapindaceae	*Aesculus californica*	California buckeye	N		Y	N
Zygophyllaceae	*Tribulus terrestris*	puncture vine	I	Limited	Y	N
MONOCOTS						
Agavaceae	*Chlorogalum pomeridianum* var. *pomeridianum*	soap plant	N		N	N
Cyperaceae	*Carex* sp.	sedge	N		N	Y
Liliaceae	*Calochortus albus*	white globe lily; fairy-lantern	N		Y	Y
Poaceae	*Aegilops triuncialis*	barbed goat grass	I	High	N	Y
	Aira caryophyllea	silver hair grass	I		N	Y
	Avena barbata	slender wild oat	I	Moderate	Y	Y
	Brachypodium distachyon	false brome	I	Moderate	Y	Y
	Briza minor	annual quaking grass; small quaking grass	I		Y	Y
	Bromus diandrus	ripgut grass	I	Moderate	N	Y
	Bromus hordeaceus	soft brome	I	Limited	N	Y
	Cynosurus echinatus	bristly dogtail grass	I	Moderate	N	Y

	Dactylis glomerata	orchard grass	I	Limited	Y	
	Elymus glaucus	blue wild-rye; Western wild-rye	N		N	N
	Festuca myuros	rattail sixweeks grass	I	Moderate	N	Y
	Festuca perennis	rye grass	I	Moderate	Y	Y
	Phalaris aquatica	Harding grass	I	Moderate		
Themidaceae	*Brodiaea elegans* ssp. *elegans*	harvest brodiaea	N		Y	N
	Dichelostemma volubile	twining brodiaea	N		Y	N

[1] Taxonomy and common names from *The Jepson Manual: Vascular plants of California,* 2nd ed. (Baldwin et al. 2012) and Jepson eFlora (2020).

[2] Native Status: **N** = Native to CA; **I** = Introduced.

[3] California Invasive Plant Council (Cal-IPC 2020) invasive plant rankings: **High** = severe ecological impact; **Moderate** = substantial and evident ecological impact, but usually not severe; **Limited** = minor, or sufficient information lacking.

[4] Plant phenology observations were recorded during the survey: **Y** = Observed in flower/in fruit; **N** = Not in flower/fruit;

Wildlife Species Observed.

COMMON NAME	SCIENTIFIC NAME
BIRDS	
Black phoebe	*Sayornis nigricans*
Mourning dove	*Zenaida macroura*
Turkey vulture	*Cathartes aura*
MAMMALS	
California ground squirrel	*Otospermophilus beecheyi*

APPENDIX C.

Photographs (all photos taken 19 June 2019)

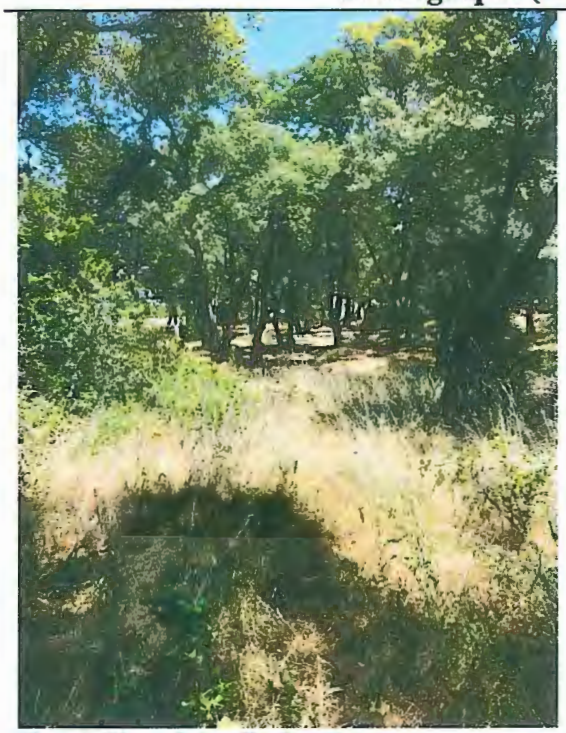

Photo 1. Blue oak woodland.

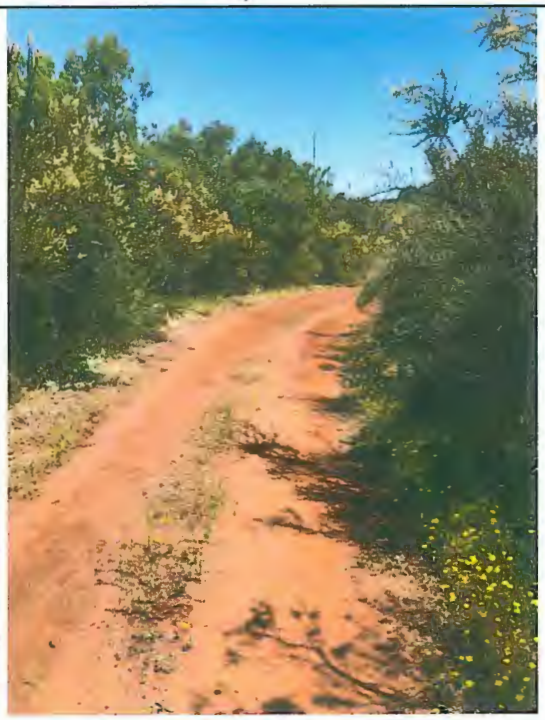

Photo 2. View S; .chamise chaparral, both sides of dirt trail.

Photo 3. View W, S side Lariat Rd., W side Flying C Rd. Chamise chaparral on right side of photo.

Photo 4. View N: Grasslands in foreground; blue oak woodland in background.

COMMUNITY DEVELOPMENT AGENCY

TRANSPORTATION DIVISION

http://www.edcgov.us/DOT/

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Date: 18 February 2021

To: Matthew Aselage, Project Planner

From: Dave Spiegelberg, Transportation

Subject: P20-0007, Yancy

Project Location: **At the corner of Lariat Drive and Flying C Road, Cameron Estates, in the Cameron Park area.**

APN: **109-250-012**

Project Description: A proposed Tentative Parcel Map to create three single family lots of five acres each on the existing 15 acre parcel.

Site Plans: The following comments are based on Department of Transportation (DOT) review of the Tentative Map and supporting documentation dated November, 2020.

Traffic: The project proposes the creation of four or fewer lots, therefore, a Traffic Impact Study (TIS) is not required (General Plan Policies TC-Xe and TC-Xf).

Access: The property has access to, and is encumbered with existing roadways established with the original subdivision, Lariat Drive, and Flying C Road. Both roads are paved, approximately 20 feet in width. These roadways are sufficient and no further road construction or widening is necessary.

Grading: Grading will occur on the resultant parcels with new home construction on the parcels. No grading is required at this time.

Drainage: The project proposes to create 5 acre lots, and no drainage study is required at this time. New home construction will include compliance with the County's Drainage Manual and Stormwater Management program at the building permit stage.

Design Waivers: No Design Waivers were requested or identified.

DOT has no further comments or conditions.

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March 17, 2021

Mathew Aselage
El Dorado County Planning Services Division
360 Fair Lane
Placerville, CA 95667

Re: (APN-109-250-012) – PARCEL SPLIT - FIRE COMMENTS

The El Dorado County Fire Protection District has reviewed the above referenced project and submits the following comments regarding the ability to provide this site with fire and emergency medical services consistent with the El Dorado County General Plan, State Fire Safe Regulations, as adopted by El Dorado County and the California Fire Code as amended locally. **The fire department reserves the right to update the following comments to comply with all current Codes, Standards, Local Ordinances, and Laws in respect to the official documented time of project application and/or building application to the County.** Any omissions and/or errors in respect to this letter, as it relates to the aforementioned codes, regulations and plans, shall not be valid, and does not constitute a waiver to the responsible party of the project from complying as required with all Codes, Standards, Local Ordinances, and Laws.

1. **Fire Flow**: The potable water system with the purpose of fire protection for this residential development shall provide a minimum fire flow of 1,000 gallons per minute with a minimum residual pressure of 20 psi for a two hour duration. This requirement is based on a commercial building up to 3600 square feet or less in size, Type V-B construction. The fire flow for buildings greater than 3600 square feet shall be 1500 Gallons per minute. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire Department for review and approval.

2. **Underground Private Fire Mains**: After installation, all rods, nuts, bolts, washers, clamps, and other underground connections and restraints used for underground fire main piping and water supplies, except thrust blocks, shall be cleaned and thoroughly coated with a bituminous or other acceptable corrosion retarding material. All private fire service mains shall be installed per NFPA 24, and shall be inspected, tested and maintained per NFPA 25.

3. **Sprinklers**: The building(s) shall have fire sprinklers installed in accordance with NFPA 13D (residential use), including all Building Department and Fire Department requirements.

4. **Hydrants**: This development shall install Dry Barrel Fire Hydrants which conform to El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 500 feet. The exact location of each hydrant on private roads and on main county maintained roadways shall be determined by the Fire Department. **The proposed parcel split will require the installation of a fire hydrant at Flying C Road and Lariat Drive**.

5. **Fire Department Access**: Approved fire apparatus access roads and driveways shall be provided for every facility, building, or portion of a building. The fire apparatus access roads and driveways shall comply with the requirements of Section 503 of the El Dorado County Fire Protection District as well as State Fire Safe Regulations as stated below (but not limited to):

a. Each dead-end road shall have a turnaround constructed at its terminus.

b. Where parcels are zoned 5 acres or larger, turnarounds shall be provided at a maximum of 1320 foot intervals.

c. The fire apparatus access roads and driveways shall extend to within 150 feet of all portions of each facility and all portions of the exterior of the first story of the building as measured by an approved route around the exterior of the building or facility.

d. Driveways and roadways shall have unobstructed vertical clearance of 15’ and a horizontal clearance providing a minimum 2’ on each side of the required driveway or roadway width.

6. **Roadway Surface**: Roadways shall be designed to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide all-weather driving conditions. All-weather surfaces shall be asphalt, concrete or other approved driving surface. Project proponent shall provide engineering specifications to support design, if request by the local AHJ.

7. **Roadway Grades**: The grade for all roads, streets, private lanes and driveways shall not exceed 16%. If paved or concrete, grades may be allowed up to 20% with an approved hard surface as approved by the Agency Having Jurisdiction and Cal Fire.

8. **Traffic Calming**: This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway. All other proposed traffic calming devices shall require approval by the fire code official.

9. **Turning Radius**: The required turning radius of a fire apparatus access road/driveway shall be determined by the fire code official. Current requirements are 40’ inside and 56’ outside.

10. **Gates**: All gates shall meet the El Dorado County Fire Protection Gate Standard B002, including an approved Knox access.

11. **Funding Mechanism for Emergency Fire Access Components**: The property owner shall be responsible to ensure the maintenance of emergency access roadways, driveways, gates, vegetative clearances, and other fire access components.

12. **Wildland Fire Safe Plan**: This development shall be conditioned to revise / develop, implement, and maintain a Wildland Fire Safe Plan that is approved by the Fire Department as complying with the State Fire Safe Regulations, prior to approval of the Tentative Map. This project shall be annexed into the existing WFSP for xxxxx, as a revised supplement.

13. **Fencing**: Lots that back up to wildland open space shall be required to use non-combustible type fencing.

14. **Setbacks**: Any parcels greater than one acre shall conform to State Fire Safe Regulations requirements for setbacks (minimum 30' setback for buildings and accessory buildings from all property lines).

15. **Vegetative Fire Clearances**: Prior to June 1st each year, there shall be vegetation clearance around all EVA's (Emergency Vehicle Access), buildings, up to the property line as stated in Public Resources Code Section 4291, Title 19 as referenced in the CA Fire Code, and the conditioned Wildland Fire Safe Plan.

16. **Trail Systems and Land-Locked Access**: If this project decides on designing a trail-type system or contains/abuts to land-locked open space, the project shall be conditioned to provide emergency vehicle access (EVA) points as required by the fire code official. Gates may be installed and locked with a low priority KNOX lock. The street curbs adjacent to the trail access point shall be painted red. All trails and multi-use paths need to be constructed so as to ensure a minimum of a 12' drivable width and 14' minimum vegetation clearance (the wildfire safe plan will likely require additional clearance on these paths). The purpose of this requirement is to allow access for ambulances and smaller fire apparatus in case of emergency.

17. **Addressing**: Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property and shall meet all addressing requirements.

18. **Landscaping**: The landscaping plan shall be reviewed by the Fire Department to ensure that trees, plants, and other landscaping features proposed to be adjacent to the Fire Apparatus Access roads, Fire and Life Safety equipment, and near address locations on buildings and monuments will not impede fire apparatus access or visual recognition.

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19. **Building and Fire Plans**: Building, fire sprinkler and fire alarm plans shall be reviewed and approved by the fire department prior to respective permit issuance. The

plans shall provide the use classification for each proposed buildings for future comments in regards to fire sprinklers, PRC Title 14, smoke alarms, Carbon Monoxide alarms, and other fire and life safety features.

Contact Braden Stirling at El Dorado County Fire Protection District with any questions at (530) 644-9630.

EL DORADO COUNTY FIRE DISTRICT

Braden Stirling
Fire Prevention Specialist

Cc: file