Initial Study/Proposed Mitigated Negative Declaration for the Native Lane Parcel Map Project (P23-0005)

Prepared by:

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P23-0005 NATIVE LANE PARCEL MAP
EXHIBIT K - PROPOSED MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY

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ATTACHMENTS

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LIST OF ABBREVIATIONS

2023 Ozone Plan	Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan
AD	Agricultural District
APN	Assessor's Parcel Number
AL	Agricultural Lands
AQAP	air quality attainment plan
Basin Plan	Water Quality Control Plan for the Sacramento and San Joaquin River Basins
BMP	best management practice
CAAQS	California Ambient Air Quality Standards
CAL FIRE	California Department of Forestry and Fire Protection
CALTRANS	California Department of Transportation
CARB	California Air Resources Board
CECSD	Cameron Estates Community Services District
CECSD IS/MND	Cameron Estates Community Services District Initial Study/Mitigated Negative Declaration
CECSD MMRP	Cameron Estates Community Services District Mitigation Monitoring and Reporting Program
CESA	California Endangered Species Act
CFC	California Fire Code
CNDDB	California Natural Diversity Database
CO_2	carbon dioxide
County	County of El Dorado
CRPR	California rare plant rank
CWPP	community wildfire protection plan
dB	decibels
DOT	County Department of Transportation
DTSC	California Department of Toxic Substance Control
DWR	California Department of Water Resources
EDCAQMD	El Dorado County Air Quality Management District
EDCHMP	El Dorado County Multi-Jurisdictional Hazard Mitigation Plan
EDSO	El Dorado County Sheriff's Office
EP	Ecological Preserve
ESA	federal Endangered Species Act
FMMP	Farmland Mapping and Monitoring Program
GHG	greenhouse gas
GVFD	Garden Valley Fire Protection Department

IBC	Important Biological Corridor General Plan land use overlay designation
LAMP	Local Agency Management Plan
LOS	level of service
MCAB	Mountain Counties Air Basin
MRZ	Mineral Resource Zones
MS4	municipal separate storm sewer system
msl	mean sea level
$MTCO_2e/yr$	metric tons of carbon dioxide equivalent per year
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Center
NCIC	North Central Information Center
NPDES	National Pollutant Discharge Elimination System
NRCS	Natural Resource Conservation
ORMP	Oak Resources Management Plan
PG&E	Pacific Gas and Electric Company
PA	Planned Agricultural
PM_{10}	respirable particulate matter
$PM_{2.5}$	fine particles
Project Applicant	Deubel Enterprises, LP
Project	Native Lane Parcel Map
RWQCB	regional water quality control board
SGMA	Sustainable Groundwater Management Act
SIP	State Implementation Plan
SMAQMD	Sacramento Metropolitan Air Quality Management District
SR	State Route
SRA	state responsibility area
SWMP	storm water management plan
SWPPP	storm water pollution prevention plan
TAC	toxic air contaminant
Technical Advisory	*Technical Advisory on Evaluating Transportation Impacts in CEQA*
US 50	US Highway 50
USACE	US Army Corps of Engineers
USFWS	US Fish and Wildlife Service
USGS	US Geological Service
VMT	vehicle miles traveled

WEAT	Worker Environmental Awareness Training
WERS	Western El Dorado Recovery Systems

1 NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The attached Initial Study/Proposed Mitigated Negative Declaration (IS/Proposed MND) has been prepared by the County of El Dorado (County) as the lead agency under the California Environmental Quality Act (CEQA). The purpose of this IS/Proposed MND is to evaluate and disclose potential environmental effects resulting from the Native Lane Parcel Map Project. Under CEQA, the lead agency is the public agency with primary responsibility over approval of the project.

The County prepared this Proposed MND because, although the attached IS identifies potentially significant environmental effects, revisions to the project have been made or agreed to by the applicant that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, consistent with Section 15070 of the State CEQA Guidelines.

1.1 PROJECT DESCRIPTION

Deubel Enterprises, LP (the Project Applicant) has submitted an application to the County (the Lead Agency) for the Native Lane Parcel Map (Project). The Project would subdivide an existing 39.99-acre parcel into four (4) parcels ranging in size from 5.25 acres (Parcel 1), 7.85 acres (Parcel 2), 15.55 acres (Parcel 3) and 11.34 acres (Parcel 4). Although no development is proposed at this time, as a result of the proposed parcel split, it is anticipated that in the future, residences, agricultural structures, and other associated structures and facilities, consistent with the County General Plan and Zoning designations, will be developed on the new parcels. This IS/Proposed MND also evaluates potential impacts from the future development on each of the four parcels.

1.2 LOCATION

The Project site is located on the south side of Native Lane, approximately 1,500 feet south of the intersection with Flying C Court, in the Shingle Springs rural region, in the vicinity of the unincorporated community of Cameron Park, in El Dorado County, California (Assessor Parcel Number [APN] 109-010-003).

1.3 MITIGATION MEASURES INCLUDED IN THE PROJECT TO AVOID POTENTIALLY SIGNIFICANT IMPACTS

The following mitigation measures are identified in the attached IS to reduce potentially significant impacts.

Mitigation Measure 3.2-1: Oak Resources Protection
The following shall be incorporated on any grading or building permit plans. Future development at the Project site shall implement the following measures to comply with the County's ORMP:

- Future development at the Project site shall avoid impacts to protected oak resources as much as possible.
- If avoidance is not reasonably possible, prior to future tree removal at the Project site, an Oak Resources Technical Report shall be developed by a qualified biologist that maps and quantifies unavoidable impacts to the County's three classes of protected oak resources—oak woodlands, individual native oak trees, and heritage trees. Depending on the impact, an Oak Tree Removal Permit or Oak Woodland Removal Permit shall be obtained from the County.
- The applicant shall compensate for loss of protected oak trees and oak woodlands through any combination of in-lieu fees, conservation, and/or replanting, as required under the ORMP, to the satisfaction of the El Dorado County Planning and Building Department.

Mitigation Measure 3.4-1: Special-Status Plant Protection

The following shall be incorporated on any grading or building permit plans. Prior to future development at the Project site, the following measures shall be implemented to protect special-status plants:

- Prior to any vegetation clearing, ground disturbing, or construction activities within the Project site, a qualified botanist shall conduct botanical surveys during the blooming period for the special-status plants with potential to occur in the Project site. The survey shall be conducted during the blooming/identification period closest to the initiation of proposed vegetation clearing or ground disturbance.
- Surveys shall follow methods from CDFW's *Protocols for Surveying and Evaluating Impacts on Special-Status Native Plant Populations and Natural Communities* (CDFW 2018 or most recent version). The qualified botanist shall (1) be knowledgeable about plant taxonomy; (2) be familiar with plants of the Project region, including special-status plants and sensitive natural communities; (3) have experience conducting floristic botanical field surveys as described in CDFW's protocol document; (4) be familiar with the California Manual of Vegetation (Sawyer et al. 2009 or current version, including updated natural communities data at http://vegetation.cnps.org/); and (5) be familiar with federal and state statutes and regulations related to plants and plant collecting.
- If no special-status plants are found, the botanist shall document the findings in a report to the applicant and El Dorado County, and no additional measures are required prior to proposed activities.
- If activities last for more than one year, the botanical surveys described above shall be repeated during the blooming period in subsequent years prior to additional vegetation clearing or ground disturbing activities.
- If special-status plants are found, the botanist shall clearly mark, map, and record their locations. A no-disturbance buffer shall be established surrounding these locations, consisting of high visibility fencing with a minimum 4-foot-tall metal fence posts (such as t-posts). Fencing shall be maintained in place throughout the entirety of all ground disturbance or vegetation removal activities to ensure that the special-status plants are protected from equipment and vehicles, construction personnel, digging, trenching, placement of fill, storage of equipment or materials, and all other activities. All personnel involved in ground disturbance or vegetation removal work shall be informed of the requirement to avoid no-disturbance areas and shall be required to sign an acknowledgement that they have received these instructions and agree to adhere to all mitigation measures.
- If special-status plant species are found that cannot be avoided, appropriate mitigation shall be implemented and shall depend on the species and its protection status.
- For unavoidable impacts to special-status plants that are not listed under the federal ESA or CESA, various methods may be used to minimize or compensate for impacts on these species. Depending on the biology of the species affected and the potential for transplanting and reseeding, establishing populations through seed collection or transplantation from the site that is to be affected may be implemented. Seeding or transplanting may be used to create new plant populations, or to enhance or expand existing populations. This work may be done in coordination with California Native Plant Society. Potential mitigation sites could include suitable locations within or outside the project site. Mitigation could include, or consist of, expanding the affected population on the project site if only a portion of the population is to be removed and suitable habitat is available or can be created to expand the extent of the affected population into a new area. Habitat and individual plants lost shall be mitigated at a minimum 1:1 ratio, considering acreage as well as function and value of the new population and habitat.
- If an affected plant species is protected under the federal ESA or CESA, coordination/consultation with USFWS and/or CDFW will be required. A site-specific mitigation strategy to compensate for loss of occupied habitat and individuals, consistent with the requirements of the federal ESA or CESA, will need to be developed and implemented. Actions to compensate for take of the federal ESA or CESA protected species may include preserving and enhancing existing populations and creation of new populations. Elements of the mitigation approach and success criteria required by USFWS or CDFW may include, but would not be limited to:
    - Identification of appropriate mitigation ratios for enhancement, expansion, and creation of target plant populations to fully compensate for direct loss of affected plant populations as well as temporal losses of functions and values.

- Number and/or density of target plant individuals in the mitigation area.
- A requirement that compensatory and preserved populations shall be self-producing. Populations would be considered self-producing when plants reestablish annually for a set number of years with no human intervention, such as supplemental seeding.
- If mitigation includes dedication of conservation easements, identifying responsible parties for long-term management, conservation easement holders, long-term management requirements, and funding sources as determined appropriate by the regulatory agency(ies).

- Documentation of surveys, completion of the mitigation strategy, and coordination/consultation process with USFWS or CDFW shall be provided to El Dorado County before commencement of any project activities that could adversely affect the protected plant species. Prior to any ground-disturbing or vegetation-removal activities, a Worker Environmental Awareness Training (WEAT) shall be prepared and administered to the construction crews. The WEAT will include the following: discussion of the state and federal Endangered Species Act, the Clean Water Act, the Project's permits and CEQA documentation, and associated mitigation measures; consequences and penalties for violation or noncompliance with these laws and regulations; identification of special-status wildlife that may be encountered on the project site; location of any avoidance, exclusion, or buffer areas; material to watch for that may indicate the presence of subsurface cultural resources; hazardous substance spill prevention and containment measures; and the contact person in the event of the discovery of a special-status wildlife species or potential cultural resources. A handout summarizing the WEAT information shall be provided to workers to keep on-site for future reference. Upon completion of the WEAT training, workers will sign a form stating that they attended the training, understand the information presented and will comply with the regulations discussed.

Mitigation Measure 3.4-2: Nesting Bird and Raptor Protection

The following shall be incorporated on any grading or building permit plans. Future development at the Project site shall implement the following measures to protect nesting birds and raptors:

- To minimize impacts to special-status bird species, raptors, and other native birds, potential future development activities (e.g., tree removal, vegetation clearing, ground disturbance, staging, construction of off-site improvements) shall be conducted during the nonbreeding season (approximately September 1 through January 31, as determined by a qualified biologist), when feasible. If project activities are conducted during the nonbreeding season, no further mitigation is required prior to the proposed activity.
- If development activities must commence during the avian nesting season (between February 1 and August 31), within 14 days prior to commencement of work, a qualified biologist familiar with birds of California and with experience conducting nesting bird surveys shall conduct focused surveys for special-status birds, nesting raptors, and other native birds. Surveys shall be conducted in publicly accessible areas within 0.5 miles of the development activity area for golden eagle, 0.25 miles of the development activity area for white-tailed kite, 500 feet of the development activity area for other raptor species and special-status birds, and 50 feet of the development activity area for non-raptor common native bird nests.
- If no active bird nests are found, the qualified biologist shall submit a report documenting the survey methods and results to the applicant and El Dorado County, and work may proceed. If at any time during the nesting season there is a lapse of two weeks or more with no work, a new survey for nesting birds shall be completed before work proceeds.
- If an active bird nest is found, a no-disturbance buffer shall be established around the nest site until the breeding season has ended or a qualified biologist has determined that the young have fledged or the nest is no longer active.
- The size of the no-disturbance buffer shall be determined by the biologist, based on the sensitivity of the bird species, nesting chronology of the species, disturbance characteristics (type, extent, visibility, duration, and timing), existing ambient conditions, and other factors (e.g., screening from existing structures, vegetation, or topography), as determined by the biologist. Buffers typically shall be 0.5 miles for golden eagle, 0.25 miles for white-tailed kite,

500 feet for other raptors, 100 feet for non-raptor special-status bird species, and at least 20 feet for common non-raptor bird species. The size of the buffer may be adjusted if a qualified biologist determines that such an adjustment shall be unlikely to adversely affect the nest. Any buffer reduction for a special-status bird species shall require coordination with CDFW.

- Daily monitoring of the nest by a qualified biologist during activities shall be required if the activity has potential to adversely affect the nest as determined by the qualified biologist, the buffer has been reduced, or if birds within active nests are showing behavioral signs of agitation (e.g., standing up from a brooding position, flying off the nest) during project activities, as determined by the qualified biologist.
- Documentation of compliance with this mitigation measure and any required coordination with CDFW shall be provided to El Dorado County before commencement of any project construction activities.

Mitigation Measure 3.4-3: Bat Protection

The following shall be incorporated on any grading or building permit plans. Future development at the Project site must implement the following measures to protect bats:

- Within 14 days before any tree removal, a qualified biologist familiar with bats and bat ecology, and experienced in conducting bat surveys, shall conduct surveys for bat roosts in suitable habitat (e.g., large trees, crevices, cavities, exfoliating bark, foliage, buildings) within 250 feet of the tree(s) to be removed.
- If no evidence of bat roosts is found, the qualified biologist shall submit a report summarizing the results of the survey to the applicant and El Dorado County, and no further study shall be required.
- If evidence of bat maternity roosts or hibernacula is observed, the species and number of bats using the roost shall be determined by a qualified biologist using noninvasive methods. Bat detectors (i.e., acoustic monitoring) or evening emergence surveys shall be used if deemed necessary to supplement survey efforts by the qualified biologist.
- A no-disturbance buffer of 250 feet shall be established by the qualified biologist around active maternity roosts or hibernacula of pallid bat, as well as maternity roosts (i.e., considered to be a wildlife nursery) or winter hibernacula of other bat species that contain a substantial number of bats (i.e., more than a few roosting bats that would leave on their own during the day). Project activities shall not occur within this buffer until after the roosts no longer support juvenile bats or hibernating bats as determined by a qualified biologist.
- If roosts of pallid bat are determined to be present and must be removed, the bats shall be excluded from the roosting site before the tree is removed. A program addressing compensation, exclusion methods, and roost removal procedures shall be developed in coordination with CDFW before implementation. Exclusion methods may include use of one-way doors at roost entrances (bats may leave but not reenter) or sealing roost entrances when the site can be confirmed to contain no bats. Exclusion efforts may be restricted during periods of sensitive activity (e.g., during hibernation or while females in maternity colonies are nursing young). The loss of each roost (if any) resulting from the project shall be replaced in coordination with CDFW and may require construction and installation of bat boxes suitable to the bat species and colony size excluded from the original roosting site. If determined necessary during coordination with CDFW, replacement roosts shall be implemented before bats are excluded from the original roost sites. After the replacement roosts are constructed and it is confirmed that bats are not present in the original roost site by a qualified biologist, the roost tree or building may be removed. For roost trees, a two-step tree removal process supervised by a qualified biologist shall be implemented, including removal of all branches that do not provide roosting habitat on the first day, and removal of the remaining portion of the tree on the following day. For trees used as maternity roosts or hibernacula by non-special status bat species, the trees may be removed either when a qualified biologist determines that bats are no longer present, or using the exclusion and removal method described above for pallid bat if bats are using the tree for a daytime roost, but it is no longer functioning as a maternity roost or hibernacula. Coordination with CDFW and compensatory measures, such as installation of bat boxes, will not be required for non-special status bat species.

- Documentation of compliance with this mitigation measure shall be provided to El Dorado County before commencement of any tree removal activities.

Mitigation Measure 3.4-4: Horned Lizard Protection

The following shall be incorporated on any grading or building permit plans. Future development at the Project site shall implement the following measures to protect horned lizard:

- Within 14 days prior to vegetation removal or ground disturbing activities within the Project site, a qualified biologist familiar with the life history of horned lizard shall conduct a focused visual survey of the work area, plus a 100-foot buffer, which shall include walking linear transects of the site.
- If horned lizards are not detected during the focused survey, the qualified biologist shall submit a report summarizing the results of the survey to the applicant and El Dorado County, and no additional measures are required prior to proposed activities.
- If horned lizards are detected, a qualified biologist with an appropriate CDFW Scientific Collecting Permit that allows handling of reptiles shall be present during ground disturbing and/or vegetation removal activities and shall inspect the project site before initiation of activities. If horned lizards are detected, the qualified biologist shall move individuals into nearby suitable habitat that will not be disturbed by project activities.
- Documentation of compliance with this mitigation measure and any required coordination with CDFW shall be provided to El Dorado County before commencement of any project construction activities.

Mitigation Measure 3.4-5: Aquatic Resources Protection

The following shall be incorporated on any grading or building permit plans. Future development at the Project site must implement the following measures to protect aquatic resources:

- If ground disturbance is proposed within any portion of the ephemeral drainage identified on the project site, the disturbance area shall be delineated and evaluated by a qualified biologist for jurisdiction as a water of the state. The delineation shall follow the methodology current at the time.
- If the aquatic feature is determined to be jurisdictional, all applicable permits shall be obtained prior to any disturbance of the feature(s). All permit requirements shall be adhered to, including any potential compensatory mitigation that may be required.
- Authorization for dredge or fill of waters of the United States shall be secured from USACE and the regional water quality control board (RWQCB) through the permitting processes for Clean Water Act Sections 401 and 404. In association with Section 404, Section 401 Water Quality Certification from the Central Valley RWQCB shall be obtained. For impacts on waters of the state that are not also waters of the United States and are therefore not covered by the 401 Water Quality Certification, the applicant shall apply to the RWQCB for Waste Discharge Requirements. Any waters of the United States or waters of the state that are affected by the project shall be replaced on a no-net-loss basis in accordance with the applicable USACE and RWQCB permit requirements.
- Before commencing activity that may divert the natural flow or otherwise alter the bed or bank of any lake or stream on the Project site (i.e., intermittent channels, ephemeral channels, and any associated water bodies), the applicant shall notify CDFW, through issuance of a Lake and Streambed Alteration Notification (notification). If CDFW determines, based on the notification, that project activities trigger the need for a Lake and Streambed Alteration Agreement, the project applicant shall obtain an agreement from CDFW before the activity commences. The applicant shall conduct activities in accordance with the agreement, including implementing reasonable measures in the agreement necessary to protect fish and wildlife resources, when working within the bed or bank of waterways or in riparian habitats associated with those waterways.

1.4 ADDITIONAL MITIGATION MEASURES FROM PRIOR ENVIRONMENTAL ANALYSIS

Additional Mitigation Measures from prior environmental analysis would be applicable to the proposed Project. The Cameron Estates Community Services District (CECSD) adopted a Resolution 2017-05 on November 16, 2017, to approve an Initial Study/Mitigated Negative Declaration (CECSD IS/MND) and Mitigation Monitoring and Reporting Plan (CECSD MMRP) for the "Deubel Property Annexation." A copy of the documents are available for public review at the County Planning Division office (Project File, P23-0005).

The Deubel Property Annexation provided for the annexation of the same property that comprises the Project Site into the CECSD. The CECSD IS/MND and the CECSD MMRP have been reviewed by the County in connection with preparation of this IS/Proposed MND. The following cross references for mitigation measures are provided:

- CECSD MM IV-1(a), (b) [Raptors] is covered in Proposed IS/MND MM 3.4-2.
- CECSD MM IV-1(c) [Migratory Bird Nests] is covered in Proposed IS/MND MM 3.4-2.
- CECSD MM IV-2(a), (b), (c) is covered in Proposed IS/MND MM 3.4-5.
- CECSD MM V-1(a), (b) [Cultural Resources] is not included in the Proposed IS/MND because of a determination of no significant impact. CECSD MM V-1(a)will remain in effect and will be included as a Condition of Approval.
- CECSD MM VI-1 [Erosion Control Plan] is not included in the Proposed IS/MND because of a determination of a less than significant impact. CECSD MM-VI-1 will remain in effect and will be included as a Condition of Approval.
- CECSD MM V1-2 [submittal of Septic System Feasibility Study] has been complied with by applicant.
- CECSD MM XVI-1 [roadway condition assessment] will be included as a Condition of Approval.

1.5 REVIEW AND APPROVAL

The purpose of the IS/Proposed MND is to present to decision-makers and the public information about the environmental consequences of implementing the project. This IS/Proposed MND will be available for a 30-day public review period from April 20, 2026 to May 19, 2026.

Supporting documentation referenced in this document is available for review at:

County of El Dorado
Planning and Building Department
2850 Fairlane Court, Building C
Placerville, California 95667

Comments should be addressed to:

Bianca Dinkler, Project Planner
Planning and Building Department
2850 Fairlane Court, Building C
Placerville, California 95667

E-mail comments may be addressed to: Bianca.Dinkler@edcgov.us

If you have questions regarding the IS/Proposed MND, please call Bianca Dinkler at: (530) 621-5875. If you wish to send written comments (including via e-mail), they must be postmarked by May 19, 2026.

After comments are received from the public and reviewing agencies, the County may (1) adopt the MND, a mitigation monitoring and reporting program (MMRP), and approve the project; (2) undertake additional environmental studies, potentially including preparation of an Environmental Impact Report; or (3) deny the project. If the project is approved, the project proponent may proceed with the project.

1.6 PROPOSED FINDINGS

The County has reviewed and considered the proposed project and has determined that the project will not have a significant effect on the environment, with the proposed mitigation measures and based upon the substantial supporting evidence provided in the IS. The County hereby prepares and proposes to adopt a MND for this project.

2 PROJECT DESCRIPTION

2.1 PROJECT OVERVIEW

Deubel Enterprises, LP (the Project Applicant) has submitted an application to the County of El Dorado (County) (the Lead Agency under CEQA) for the Native Lane Parcel Map (Project). The Project would subdivide an existing 39.99-acre parcel into 4 parcels ranging in size from 5.25 acres (Parcel 1), 7.85 acres (Parcel 2), 15.55 acres (Parcel 3) and 11.34 acres (Parcel 4).

2.2 PROJECT LOCATION AND EXISTING SETTING

The Project site is located on the south side of Native Lane, approximately 1,500 feet south of the intersection with Flying C Court, in the Shingle Springs rural region, in the vicinity of the unincorporated community of Cameron Park, in El Dorado County, California. The Project site is within the western edge of the Sierra Nevada foothills, approximately 28 miles northeast of the City of Sacramento. Folsom Lake is approximately 7 miles northwest of the Project, and the U.S Highway 50 corridor is approximately 1 mile north of the Project.

The Project site comprises a 39.99-acre parcel, Assessor's Parcel Number (APN) 109-010-003 (Figure 2-1). The Project site is located in Section 16, Township 09N, and Range 09E on the Cameron Park, California 7.5-minute USGS quadrangles.

The Project site is undeveloped and located at elevations ranging from approximately 1,100 to 1,250 feet above mean sea level (msl). The topography has moderate slopes downward towards the south, as well as to the east and west. The primary vegetation is characterized as Chamise-Redshank Chaparral and Whiteleaf Manzanita Chaparral. The only areas not occupied by chapparal are small openings in the chaparral, a dirt road that is maintained around the eastern, northern, and western edges of the site, and a dirt access road that connects the project parcel to Native Lane. There are two narrow ephemeral drainages, totaling 0.04 acre. Deer Creek is located approximately ¼ mile to the east.

The Project site is located at the southern boundary of the Cameron Estates subdivision which is part of the Cameron Estates Community Services District (CECSD). As a result of land divisions by predecessors in interest to the applicant (Deubel Enterprises, LP), the Project site does not currently have direct access by improved roads. The applicant, Deubel Enterprises, LP, holds easements that would provide a connection to existing roads within the CECSD. The applicant was advised by the County that provision of adequate access roads would be a Condition of Approval for future subdivision and development of the Project site. Consequently, Deubel Enterprises, LP entered into discussions with CECSD related to the use of roads within the CECSD to access the project site. In 2014, Deubel Enterprises, LP filed an Application for Annexation with the El Dorado LAFCO (Local Agency Formation Commission). On July 21, 2017, the CECSD entered into a pre-annexation agreement with Deubel Enterprises, LP with respect to the 40-acre proposed project site. The pre-annexation agreement established limits on the development for the project site, limits on access to CECSD-maintained roads, the agreed-upon process for future annexation of the project site, and various other related provisions. Specifically, the pre-annexation agreement maintains the existing RE-5 zoning of the project site and limits development to a maximum of four parcels with two units each (one primary dwelling unit and one ADU per parcel), for a maximum development potential of eight units. The Annexation Agreement as dated November 17, 2017, between the CECSD and Deubel Enterprises, LP, was recorded on March 9, 2018, Document No. 2018-0008747-00 ("Annexation Agreement"). The Annexation was approved by El Dorado LAFCO on February 28, 2018, by Resolution L-2018-05.

2.2.1 General Plan and Zoning

The Project site is designated as Low Density Residential (LDR) in the County General Plan Land Use Diagram (El Dorado County 2004a). As described in the County's General Plan, the LDR designation establishes areas for single-family residential development in a rural setting. In Rural Regions, this designation shall provide a transition from Community Regions and Rural Centers into the agricultural, timber, and more rural areas of the County and shall be applied to those areas where infrastructure such as arterial roadways, public water, and public sewer are generally not available. This land use designation is also appropriate within Community Regions and Rural Centers where higher density serving infrastructure is not yet available. The maximum allowable density shall be one dwelling unit per 5.0 acres. Parcel size shall range from 5.0 to 10.0 acres. Within Community Regions and Rural Centers, the LDR designation shall remain in effect until a specific project is proposed that applies the appropriate level of analysis and planning and yields the necessary expansion of infrastructure. The Project site is located in a Rural Region. (General Plan Policy 2.2.1.1).

The zoning designation for the Project is Residential Estate, Five-acre (RE-5). RE is intended to preserve the rural character of an area by providing for and regulating the development of low density and rural residential development at a range of densities to include one dwelling unit per five acres and one dwelling per 10 acres. Minimum lot size designations of —5 and —10 are applied to this zone based on surrounding use compatibility, physical and infrastructural constraints, and General Plan use designation. Said designations represent the minimum number of acres allowed for each lot. Agricultural structures and uses are considered compatible with this zone. (Zoning Ordinance Section 130.24.010).

2.3 PROJECT OBJECTIVES

The objective of the proposed Project is to subdivide an existing 39.99-acre parcel into four (4) parcels ranging in size from 5.25 acres (Parcel 1), 7.85 acres (Parcel 2), 15.55 acres (Parcel 3) and 11.34 acres (Parcel 4). It is anticipated that future residences and associated structures will be developed on the new parcels.

2.4 PROJECT DESCRIPTION

The Project proposes subdividing an existing 39.99-acre parcel into four (4) parcels ranging in size from 5.25 acres (Parcel 1), 7.85 acres (Parcel 2), 15.55 acres (Parcel 3) and 11.34 acres (Parcel 4). Future development on each of the four parcels is also considered in this proposed IS/MND. All four of the parcels would be accessed via Native Lane. There is no development included as part of the Project; however, as a result of the proposed parcel split, it is anticipated that in the future, residences, agricultural structures, and other associated structures and facilities will be developed on the new parcels. For each parcel, this would include up to 1 new primary residence, 1 accessory dwelling unit (ADU), outbuildings (e.g., barns, garages, sheds), on-site wells, septic systems, landscaping, access routes, electrical utility connections, drainage, communications facilities, utilities (if needed, including propane) and/or other typical rural residential or agricultural developments. The timing, extent, location, and other details related to the future ministerial development of the proposed parcels are unknown. Therefore, a complete impact analysis of future development on the proposed new parcels is not currently possible. The impact analysis presented in this IS covers the splitting of the single parcel into 4 parcels, with a general consideration that this will lead to future development and construction on the new parcels. Future development of each parcel will be required to comply with all applicable regulations and requirements, including the County's mitigation requirements for oak resources, setbacks, and mitigation measures identified in this IS.

2.5 PROJECT APPROVALS

The project would require the following approvals and future approvals:

- County of El Dorado: Project Approval (tentative parcel map, recordation of final map, grading and building permits, erosion control plans, and improvement plans).

- DOT approval of encroachment permit, if applicable, and roadway improvements
- El Dorado County Air Quality Management District: Plan Review
- El Dorado County Fire Protection District: Plan Review
- CAL FIRE: Plan Review
- El Dorado County Environmental Management Department approval of septic system leach field areas and design for proposed new parcels and wells for potable water and emergency water services.
- Cameron Estates Community Services District (CECSD) on roadway improvements (extension of Native Lane)
- State of California Regional Water Quality Control Board (RWQCB) stormwater management
- State of California Fish and Wildlife and U.S. Fish and Wildlife for impacts to special-status plant species, special-status wildlife, and aquatic resources
- El Dorado County Parks and Recreation (payment of park in-lieu fees)

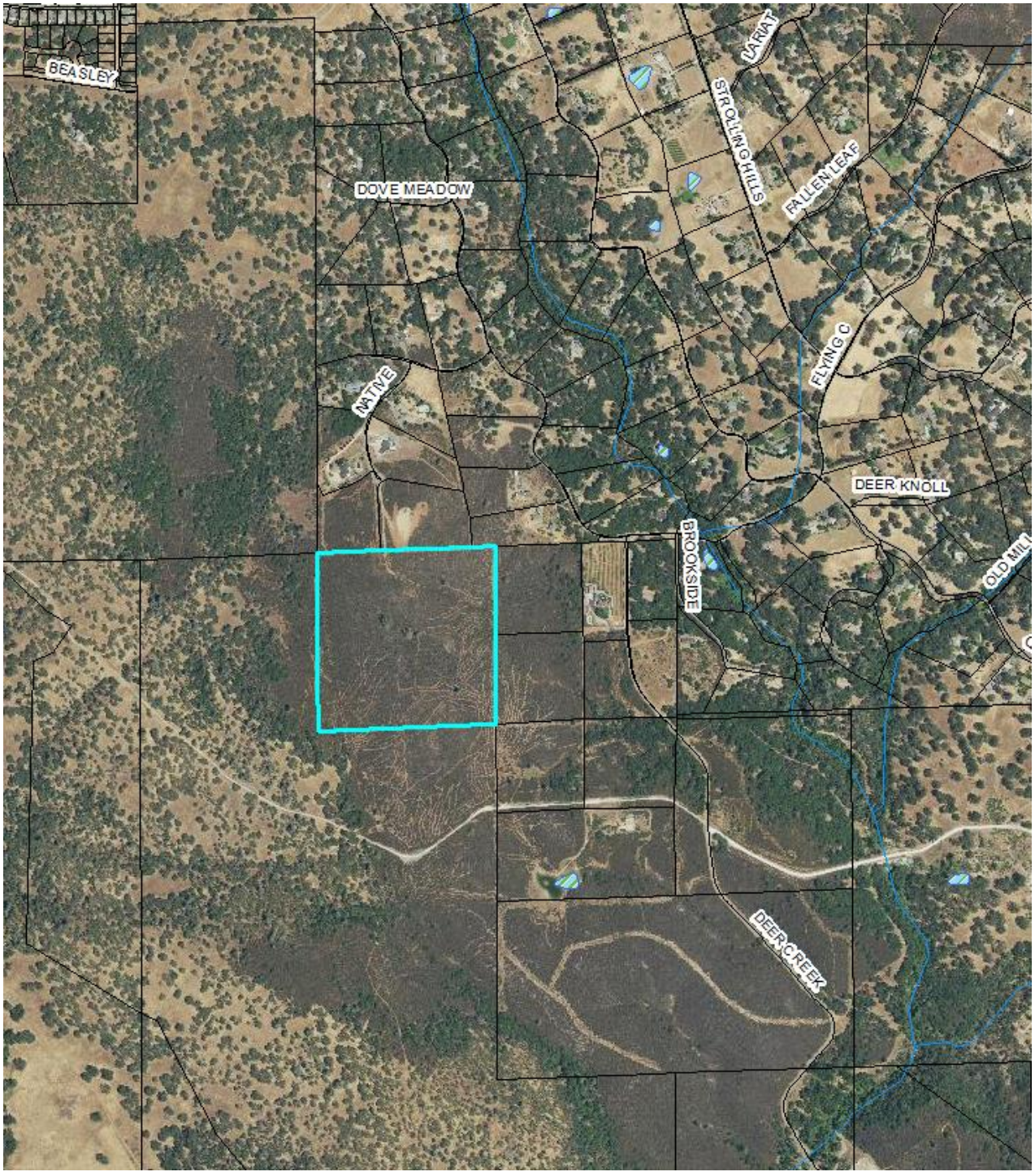

Figure 2-1 Project Site

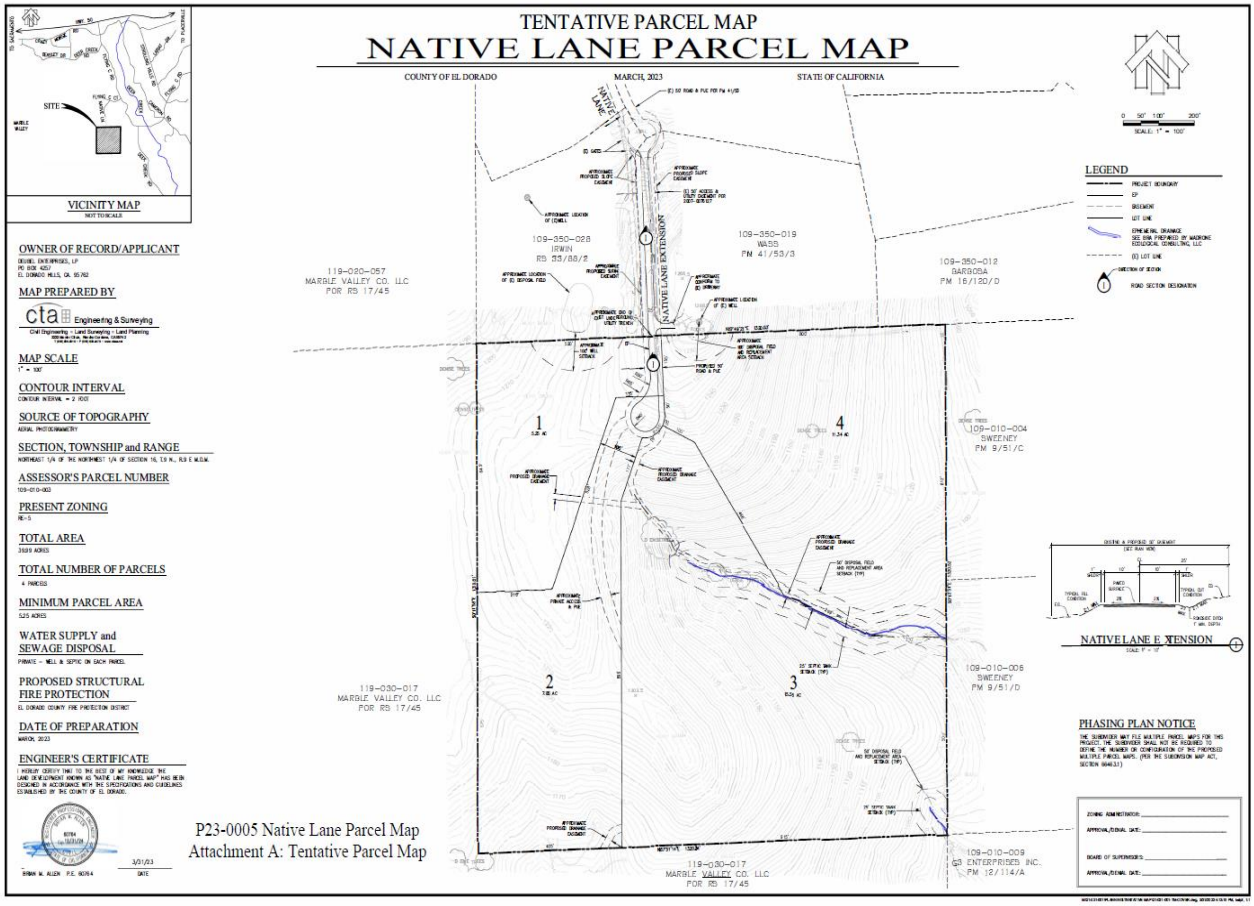

Figure 2-2 Proposed Tentative Parcel Map

3 ENVIRONMENTAL CHECKLIST

PROJECT INFORMATION

1.	Project Title:	Native Lane Parcel Map (P23-0005)
2.	Lead Agency Name and Address:	County of El Dorado Planning and Building Department 2850 Fairlane Court Placerville, California 95667
3.	Contact Person and Phone Number:	Bianca Dinkler, Project Planner 530-621-5875
4.	Project Location:	Native Lane, Cameron Park, CA Assessor's Parcel Number (APN) 109-010-003
5.	Project Sponsor's Name and Address:	Deubel Enterprises, LP, c/o Cathy Deubel Salenko, P.O. Box 914, Fair Oaks, CA 95628
6.	General Plan Designation:	Low Density Residential (LDR)
7.	Zoning:	Residential Estate, Five-acre (RE-5)

8. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

   The Project proposes subdividing an existing 39.99-acre parcel into four (4) parcels ranging in size from 5.25 acres (Parcel 1), 7.85 acres (Parcel 2), 15.55 acres (Parcel 3) and 11.34 acres (Parcel 4). All four of the parcels would be accessed via Native Lane. See Chapter 2 of this document for additional information.

9. Surrounding Land Uses and Setting:

   Adjoining properties support widely spaced rural residences and accessory structures, including agricultural structures. The adjacent-neighboring parcels to the north and east are similarly zoned RE-5, to the west and south are RE-5 and Open Space (OS).

10. Other public agencies whose approval is required:

- County of El Dorado recordation of parcel map and approval of building permits and improvement plans.
- DOT approval of encroachment permit, if required, and roadway improvements
- El Dorado County Air Quality Management District: Project Approval
- El Dorado County Fire Protection District: Plan Review
- CAL FIRE: Plan Review
- El Dorado County Environmental Management Department approval of septic system leach field areas and design for proposed new parcels and wells.

11. 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, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.

Yes, consultation notices were provided June 19, 2023. No requests for consultation were received. The consultation was completed and closed on July 19, 2023.

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. Where checked below, the topic with a potentially significant impact will be addressed in an environmental impact report.

☐ Aesthetics	☐ Agriculture and Forest Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology / Soils	☐ Greenhouse Gas Emissions	☐ Hazards / Hazardous Materials
☐ Hydrology / Water Quality	☐ Land Use / Planning	☐ Mineral Resources
☐ Noise	☐ Population / Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities / Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance
	☐ None	☒ None with Mitigation Incorporated

DETERMINATION (To be completed by the Lead Agency)

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 on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

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

Signature — Date: 4-14-26

Robert Peters — Printed Name

Dep. Director of Planning — Title

El Dorado County Planning and Building Department, Planning Division

Agency

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. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence 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 (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
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 Measures 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 significance.

3.1 AESTHETICS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. Aesthetics.				
Except as provided in Public Resources Code section 21099 (where aesthetic impacts shall not be considered significant for qualifying residential, mixed-use residential, and employment centers), would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

3.1.1 Environmental Setting

The Project site is undeveloped and located at elevations ranging from approximately 1,100 to 1,250 feet above mean sea level (msl). The topography has moderate slopes downward towards the south, as well as to the east and west. The primary vegetation is characterized as Chamise-Redshank Chaparral and Whiteleaf Manzanita Chaparral. The only areas not occupied by chapparal are small openings in the chaparral, a dirt road that is maintained around the eastern, northern, and western edges of the site, and a dirt access road that connects the project parcel to Native Lane. There are two narrow ephemeral drainages, totaling 0.04 acre. Deer Creek is located approximately ¼ mile to the east.

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 (El Dorado County 2003, 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. The project site is not among the scenic views identified in the General Plan EIR.

There are no officially designated or eligible state scenic highways in proximity to the project site. The nearest officially designated state scenic highway is a segment of US Highway 50 (US 50) near Placerville, approximately 1 mile north of the Project site (Caltrans 2024). The closest eligible state scenic highway is State Route (SR) 49, approximately twelve miles north of the Project site. The project site is not within the viewshed of State US 50 or SR 49, given the distance and topography.

Existing onsite sources of light or glare are minimal given the undeveloped nature of the site. Light sources in the vicinity of the project site are also minimal, as is typical of a rural environment, and include light from widely spaced

residential buildings and lights from motor vehicles traveling on adjacent roadways. Existing sources of glare in the vicinity of the project site are minimal and include light reflected from building windows and vehicles.

3.1.2 Discussion

a) Have a substantial adverse effect on a scenic vista?

No Impact. There are no scenic vistas at the Project site. Views from, and of, the project site are limited by topography and vegetation. Because the project site is not part of a scenic vista, and no scenic vistas are visible from the project site, the Project would have no effect on a scenic vista.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. As discussed in Section 3.1.1, the project site is not within the viewshed of an officially designated or eligible state scenic highway. The Project would have no effect to scenic resources within a state scenic highway.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less than Significant. The Project site is in a non-urbanized area with RE-5 zoning designation, which is intended to preserve the rural character of an area by providing for and regulating the development of low density and rural residential development at a range of densities to include one dwelling unit per five acres and one dwelling per 10 acres. Minimum lot size designations of —5 and —10 are applied to this zone based on surrounding use compatibility, physical and infrastructural constraints, and General Plan use designation. Said designations represent the minimum number of acres allowed for each lot. Agricultural structures and uses are considered compatible with this zone. Consistent with this designation, the Project would split an existing 39.99-acre parcel into four (4) parcels ranging in size from 5.25 acres to 15.55 acres. The parcel split itself would not alter the physical conditions at the site. However, potential future development at the Project site may include agricultural structures (e.g., barns) and/or widely spaced residences at a density similar to or lower than that of surrounding properties and would occur in accordance with County requirements, which would ensure that the visual character and quality of new development is compatible with surrounding land use.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less than Significant. As discussed in Section 3.1.1, existing sources of light and glare within and surrounding the Project site are minimal, consisting of lights from motor vehicles traveling on adjacent roadways. The parcel split itself would not introduce new sources of light and glare. However, potential future development on the new parcels would introduce a small amount of new lighting and glare associated with new residential structures, agricultural structures, and appurtenant facilities. The Project would not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area.

3.2 AGRICULTURE AND FOREST RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
II. Agriculture and Forest Resources.				
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997, as updated) 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 the 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:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	☐	☐	☐	☒
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))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☒	☐	☐
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?	☐	☐	☒	☐

3.2.1 Environmental Setting

According to the California Department of Conservation (CDC) Farmland Mapping and Monitoring Program, the Project site is not identified as Farmland of Local Importance, which are lands that do not qualify for the Prime, Statewide, or Unique designation, but are identified in the County General Plan as land that may be important to the local agricultural community (El Dorado County 2004b). The project site does not have current Wiliamson Act enrollment (CDC 2025b).

County lands that are suitable for timber production are typically designated Natural Resource (NR) on the General Plan Land Use map and zoned Timber Production Zone (TPZ) or Forest Resource (FR). The Project site is zoned RE-5 and does not contain timberland. California Public Resource Code (PRC) Section 12220(g) defines forest as "land that

can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." PRC Section 4526 defines *timberland* as land that "is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees." California Government Code Section 51104(g) defines a *timberland production zone* as "an area which has been zoned pursuant to Sections 51112 or 5113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses; and timber as trees maintained for eventual harvest for forest project purposes (not including nursery stock."

3.2.2 Discussion

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. As discussed in Section 3.2.1, there are no lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, and there are no current agricultural uses within the project site. Although there is currently no agricultural use at the Project site, the portion of the Project site identified as Farmland of Local Importance would remain available for potential future agricultural use following the proposed parcel split. Therefore, the project would not convert Important Farmland to non-agricultural use.

b) Conflict with existing zoning for agricultural use or a Williamson Act contract?

No Impact. As discussed in Section 3.2.1, the project site is not enrolled in a Williamson Act contract. The existing zoning would not change as a result of the proposed parcel subdivision. If development were to occur, it would be consistent with the zoning. Therefore, the project would not conflict with existing zoning for agricultural use or a Williamson Act contract.

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))?

No Impact. The project site is not zoned for forest land, timberland, or timberland zoned Timberland Production and does not contain timberland as defined by the Public Resources Code or Government Code. Therefore, the project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timber Production.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

Less than Significant Impact with Mitigation Incorporated. Oak woodland (hardwood) on the Project site that support at least 10-percent native tree cover meet the PRC Section 12220(g) definition of a forest. Potential future development at the Project site could include tree removal that could convert portions of the oak woodland areas to a non-forest use. As established in Mitigation Measure 3.2-1 below, any future impacts to protected oak resources at the Project site would be required to comply with the County's Oak Resources Conservation Ordinance, found in County Code Chapter 130.39, which provides the standards for implementing the County's Oak Resources Management Plan (ORMP). Through implementation of this measure, the applicant would offset and compensate for any unavoidable impacts to oak woodland and individual oak trees and loss of forest land. Through implementation of this measure, the project would compensate for any unavoidable conversion of forest land to non-forest use.

Mitigation Measures

Mitigation Measure 3.2-1: Oak Resources Protection

The following shall be incorporated on any grading or building permit plans. Future development at the Project site shall implement the following measures to comply with the County's ORMP:

- Future development at the Project site shall avoid impacts to protected oak resources as much as possible.
- If avoidance is not possible, prior to future tree removal at the Project site, an Oak Resources Technical Report shall be developed by a qualified biologist that maps and quantifies unavoidable impacts to the County's three classes of protected oak resources—oak woodlands, individual native oak trees, and heritage trees. Depending on the impact, an Oak Tree Removal Permit or Oak Woodland Removal Permit shall be obtained from the County.
- The applicant shall compensate for loss of protected oak trees and oak woodlands through any combination of in-lieu fees, conservation, and/or replanting, as required under the ORMP, to the satisfaction of the El Dorado County Planning and Building Department.

Significance after Mitigation

With implementation of Mitigation Measure 3.2-1, future development will avoid impacts to oak resources wherever possible. If avoidance is not possible, impacts would be mitigated according to the County's mitigation policies making project activities consistent with County policies and ordinances.

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?

Less than Significant. There is no designated Farmland in the vicinity of the project site. The minimum parcel size for the four (4) proposed parcels is five (5) acres, and the allowed residential density is low, so future development would not affect forest land adjacent to or near the project site. Therefore, the project would not result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use beyond the impact mechanisms evaluated above.

3.3 AIR QUALITY

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. Air Quality.				
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied on to make the following determinations.				
Are significance criteria established by the applicable air district available to rely on for significance determinations?	☒ Yes		☐ No	
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) 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?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

3.3.1 Environmental Setting

The project is located in the Mountain Counties Air Basin (MCAB), which comprises the western portion of El Dorado County, the middle portion of Placer County, and the entirety of Plumas, Sierra, Nevada, Amador, Calaveras, Tuolumne, and Mariposa counties. Ozone, respirable particulate matter (PM_{10}), and fine particles ($PM_{2.5}$) are the criteria air pollutants of primary concern in this analysis because of their nonattainment status with respect to the applicable National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) in the El Dorado County portion of the MCAB.

The El Dorado County Air Quality Management District (EDCAQMD) is the primary agency responsible for planning to meet NAAQS and CAAQS in El Dorado County. EDCAQMD works with other local air districts in the Sacramento region to maintain the region's portion of the State Implementation Plan (SIP) for ozone. The SIP is a compilation of plans and regulations that govern how the region and State will comply with the Clean Air Act requirements to attain and maintain the NAAQS for ozone. The Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan (2023 Ozone Plan) was prepared by the five local air districts of the Sacramento Federal Non-attainment Area, with the support of the California Air Resources Board (CARB) and is an air quality attainment plan (AQAP) applicable to development in the Project area (CARB 2023).

EDCAQMD has developed a *Guide to Air Quality Assessment: Determining Significance of Air Quality Impacts under CEQA* (EDCAQMD 2002) for use by lead agencies when preparing environmental documents. The guidance includes thresholds of significance for criteria pollutants and toxic air contaminants (TACs) and recommendations for conducting air quality analyses. The guidance also describes project screening criteria to identify projects that can be classified as less than significant for one or more pollutants without the need for detailed calculations or modeling. According to EDCAQMD CEQA guidance (2002), single family housing development has a screening cut-point of 280 dwelling units

(48 dwelling units if they have fireplaces/woodstoves). Emission from operation of a single-family housing development that does not reach this cut-point are presumed to be less-than-significant and do not require air quality modeling. For construction exhaust emissions, impacts from projects that encompass 12 acres or less of ground that is being worked at one time are presumed to be less than significant, as long as standard construction emission conditions are in place (EDCAQMD 2002).

Potential future residential development following the currently proposed parcel split would result in up to four (4) new residences, plus any associated Accessory Dwelling Units (ADUs), and would be far below this cut-point. Therefore, detailed calculations and modeling of air quality for the Project is not required and impacts can be considered less than significant. Furthermore, the EDCAQMD reviewed the proposed Project application and confirmed that quantitative Air Quality Impact Analysis is not required for the Project (EDC 2024a). In their review of the parcel split application, the EDCAQMD identified the following standard conditions as potentially applicable to the Project:

- Fugitive Dust: A Fugitive Dust Mitigation Plan Application with appropriate fees shall be submitted to and approved by the EDCAQMD prior to start of project construction if during the course of the project a Grading Permit is required from the Building Department. Dust control measures shall comply with the requirements of AQMD Rule 223, Fugitive Dust – General Requirements and Rule 223.1 – Construction, Bulk Material Handling, Blasting, Other Earthmoving Activities and Trackout Prevention.
- Open Burning: Burning of waste vegetation that results from "Land Development Clearing" must be permitted through the AQMD. Only dry vegetative waste materials originating from the property may be disposed of using an open outdoor fire. Burning shall adhere to AQMD Rule 300, Open Burning.
- Paving: Road construction shall adhere to AQMD Rule 224, Cutback and Emulsified Asphalt Paving Materials.
- Painting/Coating: The application of architectural coatings shall adhere to AQMD Rule 215, Architectural Coatings.
- New Point or Stationary Source: Prior to construction/installation of any qualifying new point/stationary source emissions units (e.g., emergency standby engine greater than 50 horsepower, etc.), Authority to Construct applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications and emissions estimates, and shall adhere to AQMD Rules 501, General Permit Requirements and 523, New Source Review.
- Open Burning: Burning of waste vegetation that results from "Land Development Clearing" must be permitted through the AQMD. Only dry vegetative waste materials originating from the property may be disposed of using an open outdoor fire. Burning shall adhere to AQMD Rule 300, Open Burning.
- Construction Emissions: During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the CARB Regulation for In-Use Off-Road Diesel Fueled Fleets (§ 2449 et al, Title 13, Article 4.8, Chapter 9, California Code of Regulations). The full text of the regulation can be found at CARB's website here: https://ww2.arb.ca.gov/ourwork/topics/construction-earthmoving-equipment Questions on applicability should be directed to CARB at 1.866.634.3735. CARB is responsible for enforcement of this regulation.
- Portable Equipment: All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with CARB. A copy of the current portable equipment registration shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, and daily hours of operations of each piece of equipment.
- Electric Vehicle (EV) Charging – Residential: The residential portion of the project shall comply with the Residential Mandatory Measures identified in the 2022 Cal Green Building Code §4.106.4.2.2 to facilitate future installation and use of EV chargers1. Please refer to: https://codes.iccsafe.org/content/CAGBC2022P1/chapter-4-residential-mandatory-measures

CRITERIA AIR POLLUTANTS

Concentrations of criteria air pollutants are used to indicate the quality of the ambient air. Emission source types and health effects are summarized in Table 3-1 and El Dorado County's attainment status for the CAAQS and the NAAQS are shown in Table 3-2.

Table 3-1 Sources and Health Effects of Criteria Air Pollutants

Pollutant	Sources	Acute[1] Health Effects	Chronic[2] Health Effects
Ozone	secondary pollutant resulting from reaction of ROG and NO_X in presence of sunlight. ROG emissions result from incomplete combustion and evaporation of chemical solvents and fuels; NO_X results from the combustion of fuels	increased respiration and pulmonary resistance; cough, pain, shortness of breath, lung inflammation	permeability of respiratory epithelia, possibility of permanent lung impairment
Carbon monoxide (CO)	incomplete combustion of fuels; motor vehicle exhaust	headache, dizziness, fatigue, nausea, vomiting, death	permanent heart and brain damage
Nitrogen dioxide (NO_2)	combustion devices; e.g., boilers, gas turbines, and mobile and stationary reciprocating internal combustion engines	coughing, difficulty breathing, vomiting, headache, eye irritation, chemical pneumonitis or pulmonary edema; breathing abnormalities, cough, cyanosis, chest pain, rapid heartbeat, death	chronic bronchitis, decreased lung function
Sulfur dioxide (SO_2)	coal and oil combustion, steel mills, refineries, and pulp and paper mills	irritation of upper respiratory tract, increased asthma symptoms	insufficient evidence linking SO_2 exposure to chronic health impacts
Respirable particulate matter (PM_{10}), Fine particulate matter ($PM_{2.5}$)	fugitive dust, soot, smoke, mobile and stationary sources, construction, fires and natural windblown dust, and formation in the atmosphere by condensation and/or transformation of SO_2 and ROG	breathing and respiratory symptoms, aggravation of existing respiratory and cardiovascular diseases, premature death	alterations to the immune system, carcinogenesis
Lead	metal processing	reproductive/ developmental effects (fetuses and children)	numerous effects including neurological, endocrine, and cardiovascular effects

Notes: NO_X = oxides of nitrogen; ROG = reactive organic gases.

[1] "Acute" refers to effects of short-term exposures to criteria air pollutants, usually at fairly high concentrations.

[2] "Chronic" refers to effects of long-term exposures to criteria air pollutants, usually at lower, ambient concentrations.

Sources: EPA 2024.

Attainment Status

As shown in Table 3-2, El Dorado County is designated as nonattainment for ozone with respect to both the NAAQS (8-hour standard) and CAAQS (1-hour Classification and 8-hour standard), nonattainment for PM_{10} with respect to the CAAQS, and nonattainment for $PM_{2.5}$ with respect to the NAAQS.

Table 3-2 El Dorado County Attainment Status Designations

Pollutant	California Ambient Air Quality Standard	National Ambient Air Quality Standard
1-hour Ozone	Nonattainment	Revoked in 2005
8-hour Ozone	Nonattainment	Serious Nonattainment
Carbon Monoxide	Unclassified	Unclassified/Attainment
Nitrogen Dioxide	Attainment	Unclassified/Attainment
Sulfur Dioxide	Attainment	Unclassified/Attainment
24-hour Respirable Particulate Matter (PM_{10})	Nonattainment	Unclassified/Attainment
Annual PM_{10}	Nonattainment	—

Pollutant	California Ambient Air Quality Standard	National Ambient Air Quality Standard
24-hour Fine Particulate Matter ($PM_{2.5}$)	—	Nonattainment
Annual $PM_{2.5}$	Unclassified	Nonattainment

Source: CARB 2025.

NATURALLY OCCURING ASBESTOS

An asbestos map of western El Dorado County prepared by the County shows the location of individual parcels and areas in the following four categories that either contain naturally occurring asbestos (NOA) or are considered to be subject to elevated risk of containing NOA (El Dorado County 2018):

- Found Area of NOA,
- Quarter Mile Buffer for Found Area of NOA,
- More Likely to Contain Asbestos, and
- Quarter Mile Buffer for More Likely to Contain Asbestos or Fault Line.

The Project site is not located in an area that contains NOA or is at an elevated risk of containing NOA (El Dorado County 2018).

3.3.2 Discussion

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less than Significant. Applicable air quality attainment plans (AQAPs) (e.g. CARB 2023) for the region, including the MCAB portion of El Dorado County, were developed to bring the region into attainment as required by the federal and California Clean Air Acts. According to the EDCAQMD CEQA guidance (2002), projects are considered consistent with applicable air quality plans if they satisfy the following criteria:

- The project does not require a change in the existing land use designation, such as through a general plan amendment or rezone.
- The project does not exceed the "project alone" significance criteria.
- The project implements applicable emission reduction measures.
- The project complies with all applicable district rules and regulations.

The proposed Project would not require a change in existing land use or zoning for the project site and would consist of development that was included in growth projections used in the formulation of applicable AQAPs. Potential short-term construction and long-term operation associated with future development would be required to implement all applicable emission reduction measures and comply with applicable EDCAQMD rules and regulations. The "Project Alone" significance criteria is based on use of an emissions model to estimate a project's long term operational emissions of reactive organic gases (ROG) and oxides of nitrogen (NOx). According to EDCAQMD guidance, the current project is below the size of projects requiring emission modeling and can be presumed to have less than significant impacts. Because the Project would not conflict or obstruct implementation of applicable air quality plans, impacts would be less than significant.

b) 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?

Less than Significant. El Dorado County is currently designated as nonattainment with respect to the NAAQS and CAAQS for ozone, the NAAQS for $PM_{2.5}$, and the CAAQS for PM_{10}. The significance criteria for ozone is based on two directly emitted primary precursors of ozone, ROG and NOx. A project that emits 82 pounds per day or more of either

of these pollutants would be considered to have a significant adverse impact on air quality. For the other criteria pollutants, including PM_{10}, 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). (EDCAQMD 2002)

The EDCAQMD has advised that the current project is below the size of projects requiring modeling of anticipated emissions. Future construction-related activities for new development could result in project-generated emissions of ROG, NO_X, PM_{10}, and $PM_{2.5}$ from construction activities (e.g., site preparation, grading, building construction, paving, and architectural coating), off-road equipment, material delivery, and worker commute trips. Additionally, long-term operational emissions associated with potential future new development at the Project site could include area sources (landscape equipment, consumer products, maintenance activities) and mobile sources (vehicle trips to the project site). Future development of the Project site (construction and operation) would be required to comply with applicable EDCAQMD conditions. Emissions resulting from future development would be negligible and would meet the County's screening criteria for projects that can be presumed to have less than significant construction and operational impacts without the need for detailed calculations or modeling. Emissions would not exceed applicable thresholds and would not contribute substantially to the region's nonattainment status.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less than Significant. Sensitive receptors are generally considered to include those land uses where exposure to pollutants could result in health-related risks to sensitive individuals, such as children or the elderly. Residential dwellings, schools, hospitals, playgrounds, and similar facilities are of primary concern because of the potential presence of individuals particularly sensitive to pollutants and the potential for increased and prolonged exposure of individuals to pollutants. The closest sensitive receptors to the Project site are existing residences on adjacent properties, most of which are at least 100 feet from Project site boundaries.

Potential future development could result in the release of construction and operational pollutants. Construction-related activities could result in temporary, intermittent emissions of diesel PM from equipment exhaust, including during site preparation and grading. Future site development could also result in the operational emissions of diesel PM from the increase in vehicle trips and associated diesel PM emissions.

Given the relatively large size of proposed parcels, ranging in size from 5.25 acres to 15.55 acres, and the distance of existing nearby residences from parcel boundaries, potential future development on proposed new parcels is not expected to occur near sensitive receptors. Furthermore, given the limited extent of potential future development, emissions would be of negligible quantities and would not expose sensitive receptors to substantial pollutant concentrations. In addition, both the CDC and El Dorado County have identified the project site as an area that does not contain NOA. Therefore, future ground disturbance would not result in the potential for NOA to be mobilized and for particles to reach nearby parcels. Impacts would be less than significant.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less than Significant. Project development could result in the release of construction odors. Because construction-related odors would be intermittent, temporary, and would disperse rapidly with distance from the source, construction-related odors would not result in the frequent exposure of a substantial number of individuals to objectionable odors. With respect to operation, residential uses are not land uses that typically generate excessive objectionable odors.

3.4 BIOLOGICAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. Biological Resources. Would the project:				
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 the U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?	☐	☒	☐	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☒	☐	☐
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?	☐	☒	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐
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?	☐	☐	☐	☒

3.4.1 Environmental Setting

The Project site is a 39.99-acre undeveloped parcel located on the western slope of the central Sierra Nevada Mountain range with elevations ranging from approximately 1,100 feet to 1,250 feet above mean sea level (msl). The topography has moderate slopes downward towards the south, as well as to the east and west. The primary vegetation is characterized as Chamise-Redshank Chaparral and Whiteleaf Manzanita Chaparral. The only areas not occupied by chapparal are small openings in the chaparral, a dirt road that is maintained around the eastern, northern, and western edges of the site, and a dirt access road that connects the project parcel to Native Lane. There are two narrow ephemeral drainages, totaling 0.04 acre. Deer Creek is located approximately ¼ mile to the east.

The USDA Natural Resource Conservation (NRCS) Service Web Soil Survey indicates that the project site is Soils on the project site are entirely Serpentine rock land (SaF) (NRCS 2025).

The only aquatic resources found within the project parcel are two (2) narrow ephemeral drainages, totaling 0.04 acre. No permanent water exists within the subject property. The nearest water source is Deer Creek, which lies approximately ¼ mile to the east. The two (2) sections of ephemeral drainage within the project site are entirely unvegetated and convey stormwater runoff for short periods of time directly after precipitation events, draining east into intermittent Deer Creek.

3.4.2 Discussion

Information on sensitive biological resources previously recorded near the Project site was collected through a search of the following databases and background reports:

- California Natural Diversity Database (CNDDB) record search within the Cameron Park US Geological Service (USGS) 7.5-minute quadrangles (CDFW 2025b);
- US Fish and Wildlife Service (USFWS) Information for Planning and Conservation project planning tool (USFWS 2024);
- USFWS National Wetlands Inventory website (USFWS 2025);
- CDFW Terrestrial Connectivity Data and Resources (CDFW 2025a, Spencer et al. 2010);
- NRCS Web Soil Survey (NRCS 2025);
- Site-specific Biological Resources Assessment and Botanical Field Survey (Madrone Ecological March 2023) ("BRA")(Attachment A);
- Conservation and Open Space Element of the El Dorado County General Plan, as amended (EDC 2004a).

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 the US Fish and Wildlife Service?

Less than Significant with Mitigation Incorporated. Special-status species are defined as species that are legally protected or that are otherwise considered sensitive by federal, state, or local resource agencies, which fall into one or more of the following categories:

- officially listed under the federal Endangered Species Act (ESA) or the California Endangered Species Act (CESA) as endangered, threatened, or rare;
- a candidate for state or federal listing as endangered, threatened, or rare;
- taxa (i.e., taxonomic category or group) that meet the criteria for listing, even if not currently included on any list, as described in Section 15380 of the State CEQA Guidelines;
- species identified by CDFW as Species of Special Concern;
- species listed as Fully Protected under the California Fish and Game Code;
- species afforded protection under local planning documents; and
- taxa considered by CDFW to be "rare, threatened, or endangered in California" and assigned a California rare plant rank (CRPR). The CDFW system includes five rarity and endangerment ranks for categorizing plant species of concern. The three relevant to the project are summarized as follows:
  - CRPR 1A - Plants presumed to be extinct in California;
  - CRPR 1B - Plants that are rare, threatened, or endangered in California and elsewhere; and

- CRPR 2 - Plants that are rare, threatened, or endangered in California but more common elsewhere.

Special-Status Plants

Potential future development at the Project site could affect special-status plant species, if present in future disturbance areas. Potential future ground disturbance and/or vegetation removal associated with construction of buildings and roads, installation of utilities, and other development could result in direct removal of special-status plants if they are present or in habitat alterations or plant damage that leads to the ultimate death of special-status plants or failure to successfully reproduce. Loss of special-status plants could substantially affect the abundance, distribution, and viability of local and regional populations of these species; thus, this impact would be significant.

Mitigation Measures

Mitigation Measure 3.4-1: Special-Status Plant Protection

The following shall be incorporated on any grading or building permit plans. Prior to future development at the Project site, the following measures shall be implemented to protect special-status plants:

- Prior to any vegetation clearing, ground disturbing, or construction activities within the Project site, a qualified botanist shall implement protocol-level botanical surveys during the blooming period for the special-status plants with potential to occur in the Project site. The survey shall be conducted during the blooming/identification period closest to the initiation of proposed vegetation clearing or ground disturbance.
- Surveys shall follow methods from CDFW's *Protocols for Surveying and Evaluating Impacts on Special-Status Native Plant Populations and Natural Communities* (CDFW 2018 or most recent version). The qualified botanist shall (1) be knowledgeable about plant taxonomy; (2) be familiar with plants of the Project region, including special-status plants and sensitive natural communities; (3) have experience conducting floristic botanical field surveys as described in CDFW's protocol document; (4) be familiar with the California Manual of Vegetation (Sawyer et al. 2009 or current version, including updated natural communities data at http://vegetation.cnps.org/); and (5) be familiar with federal and state statutes and regulations related to plants and plant collecting.
- If no special-status plants are found, the botanist shall document the findings in a report to the applicant and El Dorado County, and no additional measures are required prior to proposed activities.
- If activities last for more than one year, the botanical surveys described above shall be repeated during the blooming period in subsequent years prior to additional vegetation clearing or ground disturbing activities.
- If special-status plants are found, the botanist shall clearly mark, map, and record their locations. A no-disturbance buffer shall be established surrounding these locations, consisting of high visibility fencing with a minimum 4-foot-tall metal fence posts (such as t-posts). Fencing shall be maintained in place throughout the entirety of all ground disturbance or vegetation removal activities to ensure that the special-status plants are protected from equipment and vehicles, construction personnel, digging, trenching, placement of fill, storage of equipment or materials, and all other activities. All personnel involved in ground disturbance or vegetation removal work shall be informed of the requirement to avoid no-disturbance areas and shall be required to sign an acknowledgement that they have received these instructions and agree to adhere to all mitigation measures.
- If special-status plant species are found that cannot be avoided, appropriate mitigation shall be implemented and shall depend on the species and its protection status.
- For unavoidable impacts to special-status plants that are not listed under the federal ESA or CESA, various methods may be used to minimize or compensate for impacts on these species. Depending on the biology of the species affected and the potential for transplanting and reseeding, establishing populations through seed collection or transplantation from the site that is to be affected may be implemented. Seeding or transplanting may be used to create new plant populations, or to enhance or expand existing populations. This work may be done in coordination with California Native Plant Society. Potential mitigation sites could include suitable locations within or outside the project site. Mitigation could include, or consist of, expanding the affected population on the project site if only a portion of the population is to be removed and suitable habitat is available or can be created to expand the extent

of the affected population into a new area. Habitat and individual plants lost shall be mitigated at a minimum 1:1 ratio, considering acreage as well as function and value of the new population and habitat.

- If an affected plant species is protected under the federal ESA or CESA, coordination/consultation with USFWS and/or CDFW will be required. A site-specific mitigation strategy to compensate for loss of occupied habitat and individuals, consistent with the requirements of the federal ESA or CESA, will need to be developed and implemented. Actions to compensate for take of the federal ESA or CESA protected species may include preserving and enhancing existing populations and creation of new populations. Elements of the mitigation approach and success criteria required by USFWS or CDFW may include, but would not be limited to:
  - Identification of appropriate mitigation ratios for enhancement, expansion, and creation of target plant populations to fully compensate for direct loss of affected plant populations as well as temporal losses of functions and values.
  - Number and/or density of target plant individuals in the mitigation area.
  - A requirement that compensatory and preserved populations shall be self-producing. Populations would be considered self-producing when plants reestablish annually for a set number of years with no human intervention, such as supplemental seeding.
  - If mitigation includes dedication of conservation easements, identifying responsible parties for long-term management, conservation easement holders, long-term management requirements, and funding sources as determined appropriate by the regulatory agency(ies).
- Documentation of surveys, completion of the mitigation strategy, and coordination/consultation process with USFWS or CDFW shall be provided to El Dorado County before commencement of any project activities that could adversely affect the protected plant species. Prior to any ground-disturbing or vegetation-removal activities, a Worker Environmental Awareness Training (WEAT) shall be prepared and administered to the construction crews. The WEAT will include the following: discussion of the state and federal Endangered Species Act, the Clean Water Act, the Project's permits and CEQA documentation, and associated mitigation measures; consequences and penalties for violation or noncompliance with these laws and regulations; identification of special-status wildlife that may be encountered on the project site; location of any avoidance, exclusion, or buffer areas; material to watch for that may indicate the presence of subsurface cultural resources; hazardous substance spill prevention and containment measures; and the contact person in the event of the discovery of a special-status wildlife species or potential cultural resources. A handout summarizing the WEAT information shall be provided to workers to keep on-site for future reference. Upon completion of the WEAT training, workers will sign a form stating that they attended the training, understand the information presented and will comply with the regulations discussed.

Significance after Mitigation

With implementation of Mitigation Measure 3.4-1, the potential loss of special-status plant species would be avoided to the maximum extent feasible. Compensation for any impacts that cannot be avoided would be accomplished through compliance with additional mitigation requirements identified above, and any additional USFWS and/or CDFW required mitigation, as applicable. Implementation of any of these approaches would result in no-net-loss of individuals or population functions and values for the affected species. This would reduce potential impacts to a less-than-significant level.

Special-Status Wildlife

A biological resources assessment for special-status wildlife species was completed for the Project site by Madrone Ecological Consulting in March 2023 (Attachment A). No special-status wildlife species were observed at the Project site during reconnaissance-level field surveys in 2023. However, according to the report and review of database searches, there are special-status wildlife species known to occur in the Project region.

Potential future development at the Project site, including vegetation clearing, grading, and other ground disturbance, could affect various species of nesting birds and raptors protected under the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code, bats, and Horned Lizard, if present. Potential impacts to special-status wildlife species

could include loss of habitat, direct injury to or mortality of individuals resulting from contact with construction equipment or vehicles, and reduced breeding productivity, either through direct destruction of an active nest or den, or through abandonment of an active breeding site due to human disturbance. Because of their potential to reduce population levels and contribute to a trend towards these species becoming threatened or endangered in the future, these impacts are considered significant.

Mitigation Measures

Mitigation Measure 3.4-2: Nesting Bird and Raptor Protection

The following shall be incorporated on any grading or building permit plans. Future development at the Project site shall implement the following measures to protect nesting birds and raptors:

- To minimize impacts to special-status bird species, raptors, and other native birds, potential future development activities (e.g., tree removal, vegetation clearing, ground disturbance, staging, construction of off-site improvements) shall be conducted during the nonbreeding season (approximately September 1 through January 31, as determined by a qualified biologist), when feasible. If project activities are conducted during the nonbreeding season, no further mitigation is required prior to the proposed activity.
- If development activities must commence during the avian nesting season (between February 1 and August 31), within 14 days prior to commencement of work, a qualified biologist familiar with birds of California and with experience conducting nesting bird surveys shall conduct focused surveys for special-status birds, nesting raptors, and other native birds. Surveys shall be conducted in publicly accessible areas within 0.5 miles of the development activity area for golden eagle, 0.25 miles of the development activity area for white-tailed kite, 500 feet of the development activity area for other raptor species and special-status birds, and 50 feet of the development activity area for non-raptor common native bird nests.
- If no active bird nests are found, the qualified biologist shall submit a report documenting the survey methods and results to the applicant and El Dorado County, and work may proceed. If at any time during the nesting season there is a lapse of two weeks or more with no work, a new survey for nesting birds shall be completed before work proceeds.
- If an active bird nest is found, a no-disturbance buffer shall be established around the nest site until the breeding season has ended or a qualified biologist has determined that the young have fledged or the nest is no longer active.
- The size of the no-disturbance buffer shall be determined by the biologist, based on the sensitivity of the bird species, nesting chronology of the species, disturbance characteristics (type, extent, visibility, duration, and timing), existing ambient conditions, and other factors (e.g., screening from existing structures, vegetation, or topography), as determined by the biologist. Buffers typically shall be 0.5 miles for golden eagle, 0.25 miles for white-tailed kite, 500 feet for other raptors, 100 feet for non-raptor special-status bird species, and at least 20 feet for common non-raptor bird species. The size of the buffer may be adjusted if a qualified biologist determines that such an adjustment shall be unlikely to adversely affect the nest. Any buffer reduction for a special-status bird species shall require coordination with CDFW.
- Daily monitoring of the nest by a qualified biologist during activities shall be required if the activity has potential to adversely affect the nest as determined by the qualified biologist, the buffer has been reduced, or if birds within active nests are showing behavioral signs of agitation (e.g., standing up from a brooding position, flying off the nest) during project activities, as determined by the qualified biologist.
- Documentation of compliance with this mitigation measure and any required coordination with CDFW shall be provided to El Dorado County before commencement of any project construction activities.

Significance after Mitigation

With implementation of Mitigation Measure 3.4-2, the potential loss of individuals or eggs of special-status birds and other bird species protected under the MBTA and Fish and Game Code as a result of potential future development at the Project site would be avoided. This would reduce potential impacts to a less-than-significant level.

Mitigation Measure 3.4-3: Bat Protection

The following shall be incorporated on any grading or building permit plans. Future development at the Project site must implement the following measures to protect bats:

- Within 14 days before any tree removal, a qualified biologist familiar with bats and bat ecology, and experienced in conducting bat surveys, shall conduct surveys for bat roosts in suitable habitat (e.g., large trees, crevices, cavities, exfoliating bark, foliage, buildings) within 250 feet of the tree(s) to be removed.
- If no evidence of bat roosts is found, the qualified biologist shall submit a report summarizing the results of the survey to the applicant and El Dorado County, and no further study shall be required.
- If evidence of bat maternity roosts or hibernacula is observed, the species and number of bats using the roost shall be determined by a qualified biologist using noninvasive methods. Bat detectors (i.e., acoustic monitoring) or evening emergence surveys shall be used if deemed necessary to supplement survey efforts by the qualified biologist.
- A no-disturbance buffer of 250 feet shall be established by the qualified biologist around active maternity roosts or hibernacula of pallid bat, as well as maternity roosts (i.e., considered to be a wildlife nursery) or winter hibernacula of other bat species that contain a substantial number of bats (i.e., more than a few roosting bats that would leave on their own during the day). Project activities shall not occur within this buffer until after the roosts no longer support juvenile bats or hibernating bats as determined by a qualified biologist.
- If roosts of pallid bat are determined to be present and must be removed, the bats shall be excluded from the roosting site before the tree is removed. A program addressing compensation, exclusion methods, and roost removal procedures shall be developed in coordination with CDFW before implementation. Exclusion methods may include use of one-way doors at roost entrances (bats may leave but not reenter) or sealing roost entrances when the site can be confirmed to contain no bats. Exclusion efforts may be restricted during periods of sensitive activity (e.g., during hibernation or while females in maternity colonies are nursing young). The loss of each roost (if any) resulting from the project shall be replaced in coordination with CDFW and may require construction and installation of bat boxes suitable to the bat species and colony size excluded from the original roosting site. If determined necessary during coordination with CDFW, replacement roosts shall be implemented before bats are excluded from the original roost sites. After the replacement roosts are constructed and it is confirmed that bats are not present in the original roost site by a qualified biologist, the roost tree or building may be removed. For roost trees, a two-step tree removal process supervised by a qualified biologist shall be implemented, including removal of all branches that do not provide roosting habitat on the first day, and removal of the remaining portion of the tree on the following day. For trees used as maternity roosts or hibernacula by non-special status bat species, the trees may be removed either when a qualified biologist determines that bats are no longer present, or using the exclusion and removal method described above for pallid bat if bats are using the tree for a daytime roost, but it is no longer functioning as a maternity roost or hibernacula. Coordination with CDFW and compensatory measures, such as installation of bat boxes, will not be required for non-special status bat species.
- Documentation of compliance with this mitigation measure shall be provided to El Dorado County before commencement of any tree removal activities.

Significance after Mitigation

With implementation of Mitigation Measure 3.4-3 would reduce the potential impact on bats to less than significant by requiring focused surveys for bat roosts, implementation of no-disturbance buffers around active special-status bat maternity roosts or hibernacula, or implementation of an exclusion plan approved by CDFW that would potentially include construction of replacement roosts.

Mitigation Measure 3.4-4: Horned Lizard Protection

The following shall be incorporated on any grading or building permit plans. Future development at the Project site shall implement the following measures to protect horned lizard:

- Within 14 days prior to vegetation removal or ground disturbing activities within the Project site, a qualified biologist familiar with the life history of horned lizard shall conduct a focused visual survey of the work area, plus a 100-foot buffer, which shall include walking linear transects of the site.
- If horned lizards are not detected during the focused survey, the qualified biologist shall submit a report summarizing the results of the survey to the applicant and El Dorado County, and no additional measures are required prior to proposed activities.
- If horned lizards are detected, a qualified biologist with an appropriate CDFW Scientific Collecting Permit that allows handling of reptiles shall be present during ground disturbing and/or vegetation removal activities and shall inspect the project site before initiation of activities. If coast horned lizards are detected, the qualified biologist shall move individuals into nearby suitable habitat that will not be disturbed by project activities.
- Documentation of compliance with this mitigation measure and any required coordination with CDFW shall be provided to El Dorado County before commencement of any project construction activities.

Significance after Mitigation

With implementation of Mitigation Measure 3.4-4 would reduce the potential impact on horned lizards to less than significant by requiring focused surveys, implementation of no-disturbance buffers around active special-status horned lizards, or implementation of a similar plan approved by CDFW.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or the US Fish and Wildlife Service?

Less than Significant with Mitigation Incorporated. The biological resources assessment prepared by Madrone Ecological Consulting in March 2023 identified aquatic resources of two (2) narrow ephemeral drainages totaling 0.04 acre. No permanent water exists on the subject parcel. The nearest water source is Deer Creek and located ¼ mile to the east. The two (2) sections of ephemeral drainages within the project site are entirely unvegetated and convey stormwater runoff for short periods of time directly after precipitation events, draining east into intermittent Deer Creek.

Potential future development shall be required to adhere to the County Zoning ordinance, which mandates setbacks from riparian features, including 25 feet from any intermittent stream, wetland, or sensitive riparian habitat.

Potential future development at the Project site could affect riparian habitat, which, along with the chaparral habitat could comprise the sensitive natural communities on the project site, if ground disturbance cannot be avoided at their location. This potential impact would be reduced to less than significant through Mitigation Measure 3.4-5.

Mitigation Measures

Mitigation Measure 3.4-5: Aquatic Resources Protection

The following shall be incorporated on any grading or building permit plans. Future development at the Project site must implement the following measures to protect aquatic resources:

- If ground disturbance is proposed within any portion of the ephemeral drainage identified on the project site, the disturbance area shall be delineated and evaluated by a qualified biologist for jurisdiction as a water of the state. The delineation shall follow the methodology current at the time.
- If the aquatic feature is determined to be jurisdictional, all applicable permits shall be obtained prior to any disturbance of the feature(s). All permit requirements shall be adhered to, including any potential compensatory mitigation that may be required.

- Authorization for dredge or fill of waters of the United States shall be secured from USACE and the regional water quality control board (RWQCB) through the permitting processes for Clean Water Act Sections 401 and 404. In association with Section 404, Section 401 Water Quality Certification from the Central Valley RWQCB shall be obtained. For impacts on waters of the state that are not also waters of the United States and are therefore not covered by the 401 Water Quality Certification, the applicant shall apply to the RWQCB for Waste Discharge Requirements. Any waters of the United States or waters of the state that are affected by the project shall be replaced on a no-net-loss basis in accordance with the applicable USACE and RWQCB permit requirements.
- Before commencing activity that may divert the natural flow or otherwise alter the bed or bank of any lake or stream on the Project site (i.e., intermittent channels, ephemeral channels, and any associated water bodies), the applicant shall notify CDFW, through issuance of a Lake and Streambed Alteration Notification (notification). If CDFW determines, based on the notification, that project activities trigger the need for a Lake and Streambed Alteration Agreement, the project applicant shall obtain an agreement from CDFW before the activity commences. The applicant shall conduct activities in accordance with the agreement, including implementing reasonable measures in the agreement necessary to protect fish and wildlife resources, when working within the bed or bank of waterways or in riparian habitats associated with those waterways.

Significance after Mitigation

With implementation of Mitigation Measure 3.4-5, aquatic resources shall be avoided and protected wherever feasible. If avoidance isn't possible, impacts would be reduced to less-than-significant by requiring permitting and compliance with permit requirements, including compensation for unavoidable impacts, as applicable, such that there is no net loss of these resources.

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

Less than Significant with Mitigation Incorporated. The biological resources assessment prepared by Madrone Ecological Consulting in March 2023 identified aquatic resources of two (2) narrow ephemeral drainages totaling 0.04 acre. No permanent water exists on the subject parcel. The nearest water source is Deer Creek and located ¼ mile to the east. The two (2) sections of ephemeral drainages within the project site are entirely unvegetated and convey stormwater runoff for short periods of time directly after precipitation events, draining east into intermittent Deer Creek.

Potential future development shall be required to adhere to the County Zoning ordinance, which mandates setbacks from riparian features, including 25 feet from any intermittent stream, wetland, or sensitive riparian habitat.

Potential future development at the Project site could affect riparian habitat, which, along with the chaparral habitat could comprise the sensitive natural communities on the project site, if ground disturbance cannot be avoided at their location. This potential impact would be reduced to less than significant through Mitigation Measure 3.4-5.

Potential water quality effects are discussed in Section 3.10, Hydrology and Water Quality.

Mitigation Measure 3.4-5: Aquatic Resources Protection
Implement Mitigation Measure 3.4-5 above.

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?

Less than Significant with Mitigation Incorporated. The Migratory deer herds occur within some areas of El Dorado County. Based on CDFW's *California Essential Habitat Connectivity* project, which includes an evaluation of areas of contiguous natural habitat blocks and linkages between these blocks in California, the Project site is not located within an Essential Connectivity Area, Natural Landscape Block (defined as relatively natural habitat blocks that support native biodiversity) or Natural Areas Small, which are designated important blocks of habitat and movement corridors for wildlife.

Future residential development at the Project site is likely to occur following the parcel split. However, potential future residential development on 5-acre or larger parcels would not substantially limit wildlife movement as the majority of the property would remain undeveloped. Common wildlife currently using the property would be expected to continue moving through undeveloped portions of the site. Fences could be constructed at the boundaries of each new parcel; however, most properties in the area are currently fenced and do not provide a substantial impediment to wildlife movement. Any wildlife moving through the area currently would have to be tolerant of rural development and low to moderate levels of human presence and domestic animals. The surrounding area contains scattered residences at a density similar to or higher than what is proposed on the property. If buildings, structures, and other types of construction / grading disturb the existing drainages on-site, it may interfere with stream wildlife corridors. However, the aquatic protection mitigation measure will reduce impacts to less than significant.

The Project site has habitat that may function as a nursery site for native wildlife and bird species. As discussed above under question a), future development could have a significant effect on special-status birds, bats, and horned lizards. However, mitigation measures, including preconstruction surveys and avoidance of active bird nests, bat roosts, and horned lizard habitat will be implemented to reduce impacts to less than significant.

Mitigation Measures

Mitigation Measure 3.4-2: Nesting Bird and Raptor Protection
Implement Mitigation Measure 3.4-2 above.

Mitigation Measure 3.4-3: Bat Protection
Implement Mitigation Measure 3.4-3 above.

Mitigation Measure 3.4-4: Horned Lizard Protection
Implement Mitigation Measure 3.4-4 above.

Mitigation Measure 3.4-5: Aquatic Resources Protection
Implement Mitigation Measure 3.4-5 above.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less than Significant with Mitigation Incorporated. The adopted El Dorado County General Plan Conservation and Open Space Element discusses significant natural resources in the County, including aquatic habitat, special-status species, and sensitive habitats, and establishes goals, objectives, and policies related to these topics. Relevant policies from the El Dorado County General Plan include:

- Objective 7.3.3: Wetlands - Protection of natural and man-made wetlands, vernal pools, wet meadows, and riparian areas from impacts related to development for their importance to wildlife habitat, water purification, scenic values, and unique and sensitive plant life.
  - Policy 7.3.3.1: For projects that would result in the discharge of material to or that may affect the function and value of river, stream, lake, pond, or wetland features, the application shall include a delineation of all such features. For wetlands, the delineation shall be conducted using the US Army Corps of Engineers (USACE) Wetland Delineation Manual.
- Objective 7.3.4: Drainage - Protection and utilization of natural drainage patterns.
  - Policy 7.3.4.1: Natural watercourses shall be integrated into new development in such a way that they enhance the aesthetic and natural character of the site without disturbance.
  - Policy 7.3.4.2: Modification of natural stream beds and flow shall be regulated to ensure that adequate mitigation measures are utilized.

- Objective 7.4.1: The County shall protect Pine Hill rare plant species and their habitats consistent with Federal and State laws.
  - Policy 7.4.1.1: The County shall continue to provide for the permanent protection of the eight sensitive plant species known as the Pine Hill endemics and their habitat through the establishment and management of ecological preserves consistent with County Code Chapter 130.71 and the USFWS *Gabbro Soil Plants for the Central Sierra Nevada Foothills Recovery Plan* (USFWS 2002).
  - Policy 7.4.1.6: All development projects involving discretionary review shall be designed to avoid disturbance or fragmentation of important habitats to the extent reasonably feasible. Where avoidance is not possible, the development shall be required to fully mitigate the effects of important habitat loss and fragmentation. Mitigation shall be defined in the Integrated Natural Resources Management Plan (INRMP) (see Policy 7.4.2.8 and Implementation Measure CO-M).
- Objective 7.4.2: Identify and Protect Resources - Identification and protection, where feasible, of critical fish and wildlife habitat including deer winter, summer, and fawning ranges; deer migration routes; stream and river riparian habitat; lake shore habitat; fish spawning areas; wetlands; wildlife corridors; and diverse wildlife habitat.
  - Policy 7.4.2.5: Setbacks from all rivers, streams, and lakes shall be included in the Zoning Ordinance for all ministerial and discretionary development projects.
  - Policy 7.4.4.4: For all new development projects or actions that result in impacts to oak woodlands and/or individual native oak trees, including Heritage Trees, the County shall require mitigation as outlined in the El Dorado County ORMP. The ORMP functions as the oak resources component of the County's biological resources mitigation program, identified in Policy 7.4.2.8.

El Dorado County General Plan Biological Resources Policy Update and Oak Resources Management Plan

The El Dorado County Board of Supervisors adopted the Biological Resources Policy Update and ORMP in October 2017. The Biological Resources Policy Update included revisions to the General Plan objectives, policies, and implementation measures to establish a comprehensive Biological Resource Mitigation Program. The objective of this program is to conserve special-status species habitat, aquatic habitat, wetland and riparian habitat, habitat for migratory deer herds, and large expanses of native vegetation. The ORMP updated and revised the existing Oak Woodland Management Plan and now defines mitigation requirements for impacts on oak woodlands, individual native oak trees, and heritage trees; and also outlines El Dorado County's strategy for oak resource management and conservation. The ORMP establishes an in-lieu fee payment option for impacts on oak woodlands and oak trees and identifies Priority Conservation Areas where oak woodland conservation efforts will be focused. The standards for implementing the County's ORMP are established in the County's Oak Resources Conservation Ordinance, found in County Code Chapter 130.39.

The ORMP designates three classes of protected oak resources: oak woodlands that have at least 10 percent oak canopy; heritage trees, defined as native oaks with a total trunk diameter at breast height of 36 inches or greater; and individual oak trees, defined as native oak trees with a trunk diameter at breast height of 6 inches or greater that are not located in oak woodlands. An oak woodland removal permit is required prior to removal of oak trees that are part of an oak woodland, and an oak tree removal permit is required prior to removal of heritage trees and individual oak trees. Mitigation for impacts on oak woodlands is based on the total area affected ranging from 1:1 mitigation for zero to 50 percent removal to 2:1 mitigation for more than 75 percent removal. Mitigation may be completed with a combination of the following options: acquisition of an off-site conservation easement, payment of in-lieu fees, or either on- or off-site replacement planting of up to 50 percent of the required mitigation area. Mitigation for removal of heritage or individual oak trees requires on- or off-site replacement planting or payment of in-lieu fees at a 3:1 (heritage trees) or 1:1 (individual oak trees) ratio, respectively, to the number of trunk inches removed. Any oak woodland preserved on site and all mitigation planting areas must be protected in perpetuity through deed restrictions or a conservation easement.

The proposed parcel split will not affect oak resources. However, potential future development at the Project site could result in a loss of protected oak resources. Potential future development would avoid these potentially significant impacts and would avoid conflicting with local policies and ordinances protecting biological resources through implementation of Mitigation Measure 3.2-1, described in Section 3.2 and Mitigation Measure 3.4-1, described under question a.

Mitigation Measures

Mitigation Measure 3.2-1: Oak Resources Protection
Implement Mitigation Measure 3.2-1 in Section 3.2, "Agriculture and Forest Resources"

Mitigation Measure 3.4-1: Special-Status Plant Protection
Implement Mitigation Measure 3.4-1 above.

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?

No Impact. There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other approved state habitat conservation plans that apply to the Project site. Compliance with County conservation requirements is described under question e.

3.5 CULTURAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. Cultural Resources.				
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☐	☒	☐
c) Substantially disturb human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

3.5.1 Environmental Setting

A cultural resources records search was completed on May 21, 2021, by the North Central Information Center (NCIC) of the California Historical Resources Information System (CHRIS) at California State University, Sacramento. The records search was conducted to determine if indigenous-period/ethnographic-period or historic-period cultural resources had been previously recorded within the Project site, the extent to which the Project site had been previously surveyed, and the number and type of cultural resources within a 1/4-mile radius of the Project site. According to NCIC records, there were zero (0) cultural resource studies conducted within the proposed project area; however, there were seven (7) studies conducted within ¼ mile of the proposed project site, and one (1) archeological site was recorded on June 26, 2012, within 1/8th mile of the proposed project.

This region is known as the ethnographic-period territory of the Nisenan, also called the Southern Maidu.

A cultural resources study was conducted in June 2021 (Historic Resources Associates). A general and cursory field survey were conducted within the proposed project area over two (2) days. Over 70% of the project area was covered with an extremely dense stand of chaparral making surface examination nearly impossible throughout portions of the parcel. Based upon soils, aspect, and geomorphology, the project area was considered to have fairly low sensitivity for archaeological resources as compared to areas to the east and west that include Marble Valley. As a result of the field survey of the proposed project, zero (0) cultural resources were identified. In the seasonal drainage that bisects the parcel, scant evidence of placer mining was observed. In accordance with Section 36 CFR 800.4(d)(1) of NHPA, no archaeological properties were identified during the implementation of the cultural resources study. No additional archaeological work was recommended for this project. The County's standard project conditions of approval regarding unanticipated cultural resource finds would apply.

3.5.2 Discussion

a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?

Less than Significant. Based on the CHRIS results and the cultural resources study conducted in June 2021 (Historic Resources Associates), over 70% of the project area was covered with an extremely dense stand of chaparral making surface examination nearly impossible throughout portions of the parcel. Based upon soils, aspect, and geomorphology, the project area was considered to have fairly low sensitivity for archaeological resources. As a result

of the field survey of the proposed project, zero (0) cultural resources were identified. In the seasonal drainage that bisects the parcel, scant evidence of placer mining was observed. In accordance with Section 36 CFR 800.4(d)(1) of NHPA, no archaeological properties were identified during the implementation of the cultural resources study. No additional archaeological work was recommended for this project.

The County's standard project conditions of approval regarding unanticipated cultural resource finds would apply, therefore impacts would be less than significant.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

Less than Significant. Based on the CHRIS results and the cultural resources study conducted in June 2021 (Historic Resources Associates), over 70% of the project area was covered with an extremely dense stand of chaparral making surface examination difficult throughout portions of the parcel. Based upon soils, aspect, and geomorphology, the project area was considered to have fairly low sensitivity for archaeological resources. As a result of the field survey of the proposed project, zero (0) cultural resources were identified. In the seasonal drainage that bisects the parcel, scant evidence of placer mining was observed. In accordance with Section 36 CFR 800.4(d)(1) of NHPA, no archaeological properties were identified during the implementation of the cultural resources study. No additional archaeological work was recommended for this project.

The County's standard project conditions of approval regarding unanticipated cultural resource finds would apply, therefore impacts would be less than significant.

c) Substantially disturb human remains, including those interred outside of formal cemeteries?

Less than Significant. There is a possibility that unmarked, previously unknown Native American or other graves could be present within the project site and could be uncovered by project-related construction activities.

California law recognizes the need to protect Native American human burials, skeletal remains, and items associated with Native American burials from vandalism and inadvertent destruction. The procedures for the treatment of Native American human remains are contained in California Health and Safety Code Sections 7050.5 and PRC Section 5097.

These statutes require that, if human remains are discovered, potentially damaging ground-disturbing activities in the area of the remains shall be halted immediately, and the El Dorado County coroner shall be notified immediately. If the remains are determined by the coroner to be Native American, the Native American Heritage Center (NAHC) shall be notified within 24 hours, and the guidelines of NAHC shall be adhered to in the treatment and disposition of the remains. Following the coroner's findings, the NAHC-designated most likely descendants and the landowner shall determine the ultimate treatment and disposition of the remains and take appropriate steps to ensure that additional human interments, if present, are not disturbed. The responsibilities for acting upon notification of a discovery of Native American human remains are identified in PRC Section 5097.94.

Compliance with California Health and Safety Code Sections 7050.5 and PRC Section 5097, would provide an opportunity to avoid or minimize the disturbance of human remains, and to appropriately treat any remains that are discovered. The impacts would be less than significant.

3.6 ENERGY

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. Energy.				
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

3.6.1 Environmental Setting

California relies on a regional power system composed of a diverse mix of natural gas, petroleum, renewable, hydroelectric, and nuclear generation resources:

- Natural gas: Approximately 39% of California's net electricity generation is fueled by natural gas, and six out of ten California households use natural gas for home heating (EIA 2024).
- Petroleum: Petroleum products (gasoline, diesel, jet fuel), which are consumed almost exclusively by the transportation sector, account for vast majority of the energy used in California by the transportation sector, with the rest provided by ethanol, natural gas, and electricity (Bureau of Transportation Statistics 2023). For the first time since 1953, transportation's reliance on petroleum dipped below 90 percent in 2020 during the COVID-19 pandemic. Transportation's petroleum dependence remained below 90 percent, at 89.7 percent in 2021 and 89.4 percent in 2022 (Bureau of Transportation Statistics 2023). California is the largest consumer of jet fuel and second-largest consumer of motor gasoline among the 50 states (EIA 2024).
- Electricity and renewables: In 2023, renewable resources, including hydroelectric power and small-scale solar power, supplied 54% of California's in-state electricity generation. (EIA 2024).
- Alternative fuels: Conventional gasoline and diesel may be replaced (depending on the capability of the vehicle) with many alternative transportation fuels (e.g., biodiesel, hydrogen, electricity). Use of alternative fuels is encouraged through various statewide regulations and plans (e.g., Low Carbon Fuel Standard, 2022 Scoping Plan).

Electricity and natural gas service in the County is provided by Pacific Gas and Electric Company.

3.6.2 Discussion

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less than Significant. Potential future development at the Project site could result in a small increase in energy use compared to existing conditions from both construction and operational activities. Implementation of the Project could include construction of houses, accessory dwelling units (ADUs), outbuildings (e.g., barns, garages, sheds), storage structures, utilities (i.e., wells, septic systems, electrical distribution lines), and roads. During potential future construction, energy would be required to operate and maintain construction equipment and transport construction materials. The one-time energy expenditure required to construct the physical buildings and infrastructure associated with potential future development would be nonrecoverable. The energy needs for potential future construction

would be temporary and would not require additional capacity or substantially increase peak or base period demands for electricity and other forms of energy. Associated energy consumption would be typical of that associated with construction of rural residential or agricultural uses. Non-renewable energy would not be consumed in a wasteful, inefficient, and unnecessary manner when compared to other construction activity in the region.

Potential future development at the Project site could result in a small increase in electricity consumption in the region relative to existing conditions. However, the new facilities would be built in compliance with current Title 24 Building Energy Efficiency Standards (or the standards in effect at the time of construction), which serve to reduce wasteful, uneconomical, and unnecessary uses of energy for the State. Operation of the project would be typical of rural residential uses requiring electricity for lighting/climate control/ kitchen facilities/etc. The net fuel consumption associated with potential additional future vehicle trips to the Project site would not be considered wasteful, inefficient, or unnecessary in comparison to other similar developments in the region. State and federal regulations regarding fuel efficiency standards for vehicles in California are designed to reduce wasteful, inefficient, and unnecessary use of energy for transportation.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less than Significant. Relevant plans that pertain to the efficient use of energy include the Energy Efficiency Action Plan, which focuses on energy efficiency and building decarbonization (CEC 2022). Potential future development at the Project site has the potential to result in a small increase in consumption of energy resources during construction and operation of new buildings and facilities. However, any future development would be minor and would be required to comply with all applicable requirements for construction and operational efficiency. The project would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency.

3.7 GEOLOGY AND SOILS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. Geology and Soils. Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to California Geological Survey Special Publication 42.)	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
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?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994, as updated), creating substantial direct or indirect risks to life or property?	☐	☐	☐	☒
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?	☐	☐	☒	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

3.7.1 Environmental Setting

Based on mapping by California Geologic Survey, the nearest Alquist-Priolo Fault Zones are over 50 miles from the project site (CDC 2024b). According to the General Plan EIR, "no active faults have been identified in El Dorado County. One fault, part of the Rescue Lineament–Bear Mountains fault zone, is classified as a well located late-Quaternary fault (CDC 1990); therefore, it represents the only potentially active fault in the county. It is part of the Foothill Fault Suture

Zone system, which was considered inactive until a Richter scale magnitude 5.7 earthquake occurred near Oroville on August 1, 1975 (CDC 1990). All other faults located in El Dorado County are classified as pre-Quaternary (inactive)." (EDC 2003).

There is one (1) NRCS mapped soil unit on the Project site:

- Serpentine rock land (SaF), 15 to 70 percent slopes

The Project site is located at an elevation of 1,100 to 1,250 msl on the western margin of the Sierra Nevada geomorphic province of California. Based on the soil characteristics, topography, depth to groundwater, and distance to active faults, there is low potential for geologic hazards from landslides, steep areas, rock falls, mud flows, liquefaction, and expansive soils at the project site.

3.7.2 Discussion

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to California Geological Survey Special Publication 42.)

No Impact. As discussed in Section 3.7.1, the project site is not within an Alquist-Priolo Fault Zone and is located over 50 miles east of the nearest Alquist-Priolo Fault Zones (CDC 2024b). Therefore, the project would not cause substantial adverse effects involving rupture of a known earthquake fault.

ii) Strong seismic ground shaking?

Less than Significant. As described in Section 3.7.1, the project site is not within an active fault zone; however, earthquakes in the region have potential to cause seismic ground shaking of low severity at the project site. Potential future construction and building design would be subject to the County's Building Code (Title 110- Buildings and Construction), which incorporates the California Building Code and International Building Code standards. Potential future development at the Project site would involve limited excavation that would not alter seismic and fault conditions in the region and would not create new seismic events or exacerbate existing seismic hazards. Therefore, the project would not cause substantial adverse effects from strong seismic ground shaking.

iii) Seismic-related ground failure, including liquefaction?

Less than Significant. Liquefaction is the process in which water is combined with unconsolidated soils, generally from ground motion and pressure, which causes the soils to behave like a liquid (e.g., like "quicksand"). Liquefaction potential is determined from a variety of factors, including soil type, soil density, depth to the groundwater table, and the duration and intensity of ground shaking. Liquefaction is most likely to occur in deposits of water-saturated alluvium or areas of considerable artificial fill. Other types of seismic-related ground failure include ground lurching, differential settlement, and lateral spreading.

The potential for liquefaction and other seismic-related ground failure is considered low on the project site because the depth to groundwater is typically greater than 50 feet below ground surface and the distance to the nearest active fault is over 50 miles from the project site. The site is not located within a State Designated Seismic Hazard Zone for liquefaction (CDC 2024b). Therefore, the project would not cause substantial adverse effects from seismic-related ground failure, including liquefaction.

iv) Landslides?

Less than Significant. The project site has gently rolling hills typical of those near the base of the western central Sierra Nevada foothills. The potential for landslides to occur is considered low given the lack of steep slopes within or adjacent to the project site. Therefore, the project would not cause substantial adverse effects from landslides.

b) Result in substantial soil erosion or the loss of topsoil?

Less than Significant. Soil erosion refers to the process by which soil or earth material is loosened or dissolved and removed from its original location. Erosion can occur by varying processes and may occur in the project site where bare soil is exposed to wind or moving water (both rainfall and surface runoff). The processes of erosion are generally a function of material type, terrain steepness, rainfall or irrigation levels, surface drainage conditions, and general land uses.

The proposed Project would subdivide a 33.99-acre parcel into four (4) parcels would not result in substantial erosion. Potential future development could include ground disturbance, such as excavation, grading, and trenching, which could increase the potential for erosion to occur. Future development will occur in compliance with the grading, erosion, and sediment control requirements outlined in Section 110.14 of the County municipal code. Potential future development would also comply with all applicable EDCAQMD fugitive dust requirements. Furthermore, if potential future development were to result in a disturbance area of more than 1 acre, it would be required to obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ). The Construction General Permit requires the development of a storm water pollution prevention plan (SWPPP), with best management practices (BMPs) for erosion and sediment control. The Construction General Permit is issued and enforced by the appropriate RWQCB. The Project site is within the jurisdiction of the Central Valley RWQCB and the project would be subject to all existing regulations associated with the protection of water quality, including erosion and sediment control.

Potential future development would comply with standard requirements for erosion control, thereby preventing substantial soil erosion or the loss of topsoil. Impacts would be less than significant.

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?

Less than Significant. Refer to Sections 3.7.2(a)(iii) and (iv) above. The topography has moderate slopes. The potential for on- or off-site landslides, lateral spreading, liquefaction, or collapse is considered low. Potential future development would comply with standard requirements for erosion control, thereby preventing soils from becoming unstable. Impacts would be less than significant.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994, as updated), creating substantial direct or indirect risks to life or property?

No Impact. Expansive soils are typically associated with fine-grained clayey soils that have the potential to shrink and swell with repeated cycles of wetting and drying. The Project site does not have fine-grained clayey soils. There would be no impact.

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?

Less than Significant. A septic feasibility study was completed at the Project site in 2022 by a professional engineering geologist/hydrogeologist with Youngdahl Consulting Group, Inc. The septic feasibility study tested four (4) different locations and demonstrated percolation rates that meet the Environmental Management Department requirements. Considering the professional assessment, the Project site is expected to be able to support potential future septic systems.

The parcel map application designates septic system dispersal areas for each proposed parcel and shall adhere to the requirements in the El Dorado County Local Agency Management Plan (LAMP), which requires soil depth, soil percolation rate, and proposed leach field area to be submitted for proposed parcel splits. Each proposed parcel is required to have a soil percolation rate of 120 minutes per inch or less to be split into a smaller parcel. The available data indicates that each parcel will be able to meet this standard. Impacts would be less than significant.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact. As described in Section 3.7.1, the Project site is located on the western margin of the Sierra Nevada geomorphic province of California. No fossil-bearing strata or paleontological sites have been previously recorded or observed within or near the Project site. Because fossils typically occur in sedimentary rocks, which are not present within the Project site, potential future ground disturbance is unlikely to encounter a paleontological resource. The project would not destroy a unique paleontological resource or site or unique geologic feature. No impact.

3.8 GREENHOUSE GAS EMISSIONS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. Greenhouse Gas Emissions.				
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

3.8.1 Environmental Setting

Certain gases in the earth's atmosphere, classified as greenhouse gases (GHGs), play a critical role in determining the earth's surface temperature. Solar radiation enters the earth's atmosphere from space. Most solar radiation passes through GHGs; however, infrared radiation is absorbed by these gases. As a result, radiation that otherwise would have escaped back into space is instead "trapped," resulting in a warming of the atmosphere. This phenomenon, known as the greenhouse effect, is responsible for maintaining a habitable climate on earth.

Prominent GHGs contributing to the greenhouse effect are carbon dioxide (CO_2), methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. GHG emissions contributing to global climate change are attributable, in large part, to human activities associated with on-road and off-road transportation, industrial/manufacturing, electricity generation by utilities and consumption by end users, residential and commercial on-site fuel usage, and agriculture and forestry. It is "extremely likely" that more than half of the observed increase in global average surface temperature from 1951 to 2010 was caused by the anthropogenic increase in GHG concentrations and other anthropogenic factors together (IPCC 2014).

Climate change is a global problem. GHGs are global pollutants because even local GHG emissions contribute to global impacts. GHGs have long atmospheric lifetimes (one to several thousand years) and persist in the atmosphere long enough to be dispersed around the globe. Although the lifetime of any particular GHG molecule is dependent on multiple variables and cannot be determined with any certainty, it is understood that more CO_2 is emitted into the atmosphere than is sequestered by ocean uptake, vegetation, and other forms of sequestration (IPCC 2013).

GREENHOUSE GAS EMISSION SOURCES AND SINKS

As discussed previously, GHG emissions are attributable in large part to human activities. CO_2 is the main byproduct of fossil fuel combustion. Methane, a highly potent GHG, primarily results from off-gassing (the release of chemicals from nonmetallic substances under ambient or greater pressure conditions) and is largely associated with agricultural practices, organic material decomposition in landfills, and the burning of forest fires. Nitrous oxide emissions are largely attributable to agricultural practices and soil management. CO_2 sinks, or reservoirs, include vegetation and the ocean, which absorb CO_2 through sequestration and dissolution (CO_2 dissolving into the water); respectively, these are the two of the most common processes for removing CO_2 from the atmosphere.

STATEWIDE GHG EMISSION TARGETS AND THE CLIMATE CHANGE SCOPING PLAN

Reducing GHG emissions in California has been the focus of the state government for approximately two decades (State of California 2018). GHG emission targets established by the state legislature include reducing statewide GHG emissions to 1990 levels by 2020 (Assembly Bill [AB] 32 of 2006) and reducing them to 40 percent below 1990 levels by 2030 (Senate Bill [SB] 32 of 2016). EO S-3-05 calls for statewide GHG emissions to be reduced to 80 percent below 1990 levels by 2050. EO B-55-18 calls for California to achieve carbon neutrality by 2045 and achieve and maintain net negative GHG emissions thereafter. These targets align with the scientifically established levels needed globally to limit the rise in global temperature to no more than 2 degrees Celsius, the warming threshold at which major climate disruptions, such as super droughts and rising sea levels, are projected; these targets also pursue efforts to limit the temperature increase even further to 1.5 degrees Celsius (UN 2015).

CARB adopted the *Final 2022 Scoping Plan for Achieving Carbon Neutrality* (2022 Scoping Plan) on December 16, 2022, which traces the State's pathway to achieve its carbon neutrality and an 85 percent reduction in 1990 emissions goal by 2045. It identifies the reductions needed by each GHG emission sector (e.g., transportation [including off-road mobile source emissions], industry, electricity generation, agriculture, commercial and residential, pollutants with high global warming potential, and recycling and waste) to achieve these goals. (CARB 2022)

Unlike thresholds of significance established for criteria air pollutants in the EDCAQMD's CEQA guidance (EDCAQMD 2002), the EDCAQMD has not adopted GHG emissions thresholds for land use development projects. In the absence of County adopted thresholds, El Dorado County AQMD recommends using the adopted thresholds of other lead agencies, which are based on consistency with the goals of AB 32. Since climate change is a global problem and the location of the individual source of GHG emissions is somewhat irrelevant, it's appropriate to use thresholds established by other jurisdictions as a basis for impact significance determinations. Projects exceeding these thresholds would have a potentially significant impact and be required to mitigate those impacts to a less than significant level. Until the County adopts a CAP consistent with CEQA Guidelines Section 15183.5, and/or establishes GHG thresholds, the El Dorado County AQMD has recommended the use of thresholds adopted by the Sacramento Metropolitan Air Quality Management District (SMAQMD). The thresholds of significance established by SMAQMD, and used by EDCAQMD, were developed to identify emissions levels for which a project would not be expected to substantially conflict with existing California legislation adopted to reduce statewide GHG emissions needed to move towards climate stabilization. Per the SMAQMD Thresholds of Significance Table, most recently updated in 2020, if a proposed project results in emissions less than 1,100 metric tons of carbon dioxide equivalent per year ($MTCO_2e$/yr) during both construction and/or operation, the proposed project would result in a less-than-significant impact related to GHG emissions.

3.8.2 Discussion

a, b) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less than Significant. As stated above, the EDCAQMD recommends the use of thresholds adopted by the SMAQMD for assessing the significance of GHG emissions from individual projects. The SMAQMD thresholds were developed to identify emissions levels for which a project would not be expected to substantially conflict with existing California legislation adopted to reduce statewide GHG emissions needed to move towards climate stabilization. Within these thresholds is the criteria that if a proposed project results in emissions less than 1,100 $MTCO_2e$/yr during both construction and operation, the proposed project would result in a less-than-significant impact related to GHG emissions. Although specific GHG emissions have not been calculated for the future development that could occur as a result of the proposed Project, it can still be confirmed that emissions from construction and operation would be below the 1,100 $MTCO_2e$/yr threshold. For comparison, in the Draft EIR for the Dorado Oaks Tentative Subdivision Map Project (which included 157 single-family residential lots and 225 multi-family lots covering approximately 48 acres, approximately 18 acres of roadway and intersection improvements, roughly 3 acres of public parks, and installation of utility connections), first year construction GHG emissions were modelled at 1,044 $MTCO_2e$, below the threshold of 1,100

$MTCO_2e$ (Draft EIR available at Dorado Oaks Tentative Subdivision Map, Draft EIR (July 2021)). If construction at this scale would result in GHG emissions below the 1,100 $MTCO_2e$ threshold, then the relatively modest level of potential future construction activity that may result from the proposed Project would also generate GHG emissions below this threshold. Modelled operational impacts for the Dorado Oaks Project are 1,906 $MTCO_2e$, exceeding the 1,100 $MTCO_2e$ threshold. However, allowable development under the proposed project is an order of magnitude less than the development proposed as part of the Dorado Oaks Project. Therefore, operational GHG emissions that may result from the proposed project would be far below the 1,100 $MTCO_2e$ threshold.

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

3.9 HAZARDS AND HAZARDOUS MATERIALS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. Hazards and Hazardous Materials.				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
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 or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☐	☐	☒	☐

3.9.1 Environmental Setting

There are no hazardous materials sites at or near the Project site (DTSC 2024, *also CA Water Board Geotracker*). There are no existing or proposed schools within 0.25 miles of the project site. The nearest school is Camerado Springs Middle School, located at 2480 Merrychase Drive, Cameron Park, CA 95682, approximately one (1) mile northwest of the project site. The Cameron Park Airport is the closest public airport, located approximately 2.73 miles northeast of the project site.

The project and surrounding vicinity are subject to the County's 2022 General Plan Safety Element Update (EDC 2004a), as well as the El Dorado County Multi-Jurisdictional Hazard Mitigation Plan (EDCHMP) (EDCSO 2024), which provides guidance for the County's response in emergency situations, including wildfire and emergency evacuation.

According to the California Department of Forestry and Fire Protection (CAL FIRE), the project site is in a state responsibility area (SRA) within Very High Fire Hazard Severity Zone (CAL FIRE 2025). The Project is also in the service area for the El Dorado County Fire Protection District (EDCFPD). The EDCFPD serves the communities of Apple Hill, Camino, Coloma, Cool, Gold Hill, Kyburz, Lotus, Oak Hill, Pacific House, Pilot Hill, Placerville, Pleasant Valley, Pollock Pines, Salmon Falls, Shingle Springs, Sierra Springs, Silver Fork, Strawberry, Texas Hill and Twin Bridges with a population of approximately 74,000 residents in 281 square miles. Wildfire risks are discussed further in Section 3.20. Development at the Project site would be subject to vegetation management requirements of El Dorado County Municipal Code Chapter 8.09 addressing Hazardous Vegetation and Defensible Space.

3.9.2 Discussion

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less than Significant. A hazardous material is defined as any material that due to its quantity, concentration, physical or chemical characteristics, poses a significant present or potential hazard to human health or to the environment if released. Potential future development at the Project site may involve the temporary use, transport, and disposal of hazardous materials in the form of inorganic and organic chemicals, solvents, paints, oil, gasoline, cleansers. However, any future construction-related transport, use, and disposal of hazardous materials would be temporary and all materials would be used, stored, and disposed of in accordance with applicable laws and regulations and manufacturers' instructions. Furthermore, any emissions from the use of such materials would be temporary in nature and localized to the Project site.

Land uses that involve the routine transport, use, and disposal of hazardous materials include but are not limited to manufacturing plants, dry cleaning facilities, gas stations, agricultural properties, recycling centers, refineries, and shipyards. Potential future development at the Project site would not involve activities that involve the routine transport, use, or disposal of hazardous materials. Any hazardous materials needed for ongoing maintenance and landscaping activities (e.g., solvents, paints, and pesticides) would be used and stored in small quantities typical of residential land uses. Therefore, the Project would not create a significant hazard to the public or the environment.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment?

Less than Significant. Refer to Section 3.9.2(a) above. Potential future construction at the Project site could involve the temporary use, transport, and disposal of hazardous materials. This would be required to comply with federal, state, and County regulations relating to control of hazardous materials. Compliance with these regulations would reduce the likelihood of accidents and risks associated with release of hazardous materials. Potentially hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations.

Once operational, rural residential and agricultural land use would not involve activities that often give rise to concerns regarding hazardous materials. Therefore, the project would not create a significant hazard to the public or the environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less than Significant. As discussed in Section 3.9.1, there are no existing or proposed schools within 0.25 miles of the project site. Therefore, the project would have no impact related to the emission or handling of hazardous materials, substances, or waste within 0.25 miles of an existing or proposed school.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact. The Project site is not located near any hazardous materials sites on the California Department of Toxic Substance Control (DTSC) EnviroStor or SWQCB's Geotracker database (DTSC 2025). The Project site is not located at a site that is mapped as likely to contain NOA (CDC 2000). There would be no impact.

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 or excessive noise for people residing or working in the project area?

No Impact. The Cameron Park Airport is the closest public airport, located approximately 2.73 miles northeast of the project site. The Project site is not within the airport's land use plan. There would be no impact.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less than Significant. Potential future development at the Project site would occur in a manner consistent with the existing zoning for the site and planned population growth for the region. There would be no alteration of roadways that could hinder emergency response or evacuation. For each potential future point of access, an encroachment permit would be obtained from the County Department of Transportation and driveways would be constructed in accordance with County Design and Improvements Standards Manual. The Project would not impair implementation or physically interfere with an adopted emergency response plan or emergency evacuation plan.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

Less than Significant. As stated in Section 3.9.1 above, the project site is in a Very High Fire Hazard Severity Zone (CAL FIRE 2025) and in an area of elevated wildfire risk. The project includes a Wildland Fire Safe Plan (WFSP) (Chris Dietz, Wildfire Services Group, February 2024). The WFSP developed for the Project site was approved by CAL FIRE and EDCFPD representatives. The WFSP is intended to reduce the risk of life and property loss by minimizing wildfire intensity and enabling local fire services to respond effectively through measures focused on the use of fire safe construction materials, vegetation management, and access for evacuation and emergency vehicles. With implementation of the Project site's WFSP, as well as compliance with existing laws and regulation, such as El Dorado County Municipal Code Chapter 8.09 addressing Hazardous Vegetation and Defensible Space, the project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

3.10 HYDROLOGY AND WATER QUALITY

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. Hydrology and Water Quality.				
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) Result in substantial on- or offsite erosion or siltation;	☐	☐	☒	☐
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
iv) Impede or redirect flood flows?	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

3.10.1 Environmental Setting

As described in the Biological Resources Assessment, there are two narrow ephemeral drainages, totaling 0.04 acre. The ephemeral drainages convey stormwater runoff for short periods of time directly after precipitation events. These drainages are entirely unvegetated due to the scouring effects of water. These features drain east into intermittent Deer Creek which is located approximately ¼ mile to the east.

According to the USGS Watershed Boundary Dataset, the project site is in the Cosumnes River Subbasin and the Upper Cosumnes Watershed (USGS 2025).

According to groundwater basin maps developed under the California Department of Water Resources' (DWR) Sustainable Groundwater Management Act (SGMA), the Project site is located within a non-basin area, which refers to areas that are not part of a defined groundwater basin (DWR 2025).

According to the Federal Emergency Management Agency, the project site is within an area of minimal flood hazard (FEMA 2008). The project site is not within a tsunami hazard area (CDC 2025c) and is not in proximity to an enclosed body of water that is susceptible to seiche.

3.10.2 Discussion

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Less than Significant. Potential future development associated with the proposed Project could adversely affect surface or groundwater quality through ground disturbance, such as excavation, grading, and trenching; as well as construction of new areas of impervious surfaces.

The Project site is under the jurisdiction of the Central Valley RWQCB. The Central Valley RWQCB adopted the Water Quality Control Plan for the Sacramento and San Joaquin River Basins (Basin Plan) in 1975, with the current fifth edition approved in 2019, as amended in 2020. The purpose of the Basin Plan is to designate beneficial uses of waters within the Sacramento and San Joaquin River basins, establish water quality objectives to protect those beneficial uses, and implement a program needed to achieve those objectives. The Basin Plan establishes water quality standards for both surface and ground waters (Central Valley RWQCB 2019).

Discretionary projects must comply with the County's West Slope Development and Redevelopment Standards (EDC 2024c), the Storm Water Management Plan (SWMP) for Western El Dorado County (EDC 2004b), and the County's Grading, Erosion, and Sediment Control Ordinance (EDC 2013). Any future development with a disturbance area of more than 1 acre (43,560 sq. ft.) would also be required to obtain coverage under the NPDES General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2022-0057-DWQ). Through compliance with all applicable regulations and requirements, potential future development at the Project site would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.

The unincorporated portion of El Dorado County's west slope, including the Project site, is subject to the State of California's Phase II NPDES municipal separate storm sewer system (MS4) permit. As such, the County's post-construction water quality requirements follow those outlined in Section E.12 of the MS4 permit. Under the MS4 Permit, projects that create or replace less than 2,500 square feet of impervious surface are exempt from post construction requirements; small projects, including single family homes, which create or replace between 2,500 and 4,999 square feet of impervious surface, must follow a set of standard site design measures, found in Section E.12.b of the MS4 Permit (EDC 2024c). Future development at the Project site will be required to comply with applicable NPDES permit requirements, which may include treatment of stormwater prior to the water leaving the site or entering a waterbody, submittal of an Erosion and Sediment Control Plan, and/or other requirements, as applicable. Through compliance with all applicable standard County and State regulations, impacts would be less than significant.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less than Significant. Potential future development at the Project site could include new well drilling and/or introduction of new impervious surfaces. The Project is located in a non-basin area and any new future wells would be subject to applicable County permitting requirements, preventing a substantial decrease in groundwater supplies. Potential new impervious cover would not reach levels that could substantially affect groundwater recharge; however, development would be subject to applicable stormwater infrastructure requirements for treating stormwater runoff and allowing it

to percolate back into the soil. Therefore, potential future development would avoid substantial impacts to groundwater supplies and groundwater recharge.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) Result in substantial on- or offsite erosion or siltation;

Less than Significant. Potential future development that includes ground disturbance, such as excavation, grading, and trenching, could increase the potential for erosion to occur. As described under Question a), potential future development would be required to comply with all applicable regulations and requirements, including the NPDES MS4 permit; the County SWMP, the County Grading, Erosion, and Sediment Control Ordinance; and, if disturbance is greater than 1 acre, the Construction General Permit issued by the Central Valley RWQCB, which would require a SWPPP with BMPs to control erosion. With adherence to applicable rules and regulations and implementation of BMPs, potential future development would result in a less than significant impact related to erosion and siltation.

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

Less than Significant. Potential future development at the Project site could include introduction of new impervious surfaces; however, this would be subject to applicable stormwater infrastructure requirements for treating stormwater runoff and allowing it to percolate back into the soil. Therefore, potential future development would not increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Stormwater conditions of approval are included for the Project. Further confirmation of consistency to these requirements would occur during future grading and building permit review.

iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

Less than Significant. Potential future development at the Project site could include introduction of new impervious surfaces and ground disturbance, such as excavation, grading, and trenching. However, potential future development would be required to comply with all applicable regulations related to stormwater drainage and water quality protection. Therefore, the Project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

iv) Impede or redirect flood flows?

Less than Significant. As discussed in Section 3.10.1, the project site is within an area of minimal flood hazard (FEMA 2008). Therefore, any development on the Project site would not result in impacts related to impeding or redirecting flood flows.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Less than Significant. As discussed in Section 3.10.1, the Project site is not within a flood hazard zone, a tsunami hazard area, or in proximity to an enclosed body of water that is susceptible to seiche (FEMA 2008; CDC 2025c). Therefore, the Project would not risk release of pollutants due to project inundation in flood hazard, tsunami, or seiche zones.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less than Significant. The Project site is located in a non-basin area and is not subject to a sustainable groundwater management plan. Potential future development at the Project site would be required to comply with requirements of the NPDES MS4 permit, the County SWMP, the County Grading, Erosion, and Sediment Control Ordinance, and, if disturbance is greater than 1 acre, the Construction General Permit issued by the Central Valley RWQCB. During

potential future development, BMPs would be implemented during construction activities to prevent stormwater contamination, control sedimentation, and erosion, and comply with stormwater discharge requirements. Because potential future development would comply with applicable rules and regulations and implementation of BMPs, the project would not conflict with or obstruct implementation of the Basin Plan.

3.11 LAND USE AND PLANNING

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. Land Use and Planning.				
Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☒	☐	☐

3.11.1 Environmental Setting

The Project site is located on the south side of Native Lane, approximately 1,500 feet south of the intersection with Flying C Court, in the Shingle Springs rural region, in the vicinity of the unincorporated community of Cameron Park, in El Dorado County, California. The Project site is within the western edge of the Sierra Nevada foothills.

The adjacent-neighboring parcels to the north and east are similarly zoned RE-5, to the west and south are RE-5 and Open Space (OS). The Project site and adjacent parcels support widely spaced rural residences and accessory structures, including agricultural structures.

The Project site is designated as Low Density Residential (LDR) in the County General Plan Land Use Diagram (El Dorado County 2004a). As described in the County's General Plan, the LDR designation establishes areas for single-family residential development in a rural setting. In Rural Regions, this designation shall provide a transition from Community Regions and Rural Centers into the agricultural, timber, and more rural areas of the County and shall be applied to those areas where infrastructure such as arterial roadways, public water, and public sewer are generally not available. This land use designation is also appropriate within Community Regions and Rural Centers where higher density serving infrastructure is not yet available. The maximum allowable density shall be one dwelling unit per 5.0 acres. Parcel size shall range from 5.0 to 10.0 acres. Within Community Regions and Rural Centers, the LDR designation shall remain in effect until a specific project is proposed that applies the appropriate level of analysis and planning and yields the necessary expansion of infrastructure. The Project site is located in a Rural Region.

The zoning designation for the Project is Residential Estate, Five-acre (RE-5). RE is intended to preserve the rural character of an area by providing for and regulating the development of low density and rural residential development at a range of densities to include one dwelling unit per five acres and one dwelling per 10 acres. Minimum lot size designations of —5 and —10 are applied to this zone based on surrounding use compatibility, physical and infrastructural constraints, and General Plan use designation. Said designations represent the minimum number of acres allowed for each lot. Agricultural structures and uses are considered compatible with this zone. (Zoning Ordinance Section 130.24.010).

3.11.2 Discussion

a) Physically divide an established community?

No Impact. As described in Section 3.11.1, the project site is in a rural setting and surrounded by similar large residentially zoned parcels. The project would be compatible with surrounding land uses and would not include physical features that would restrict access to neighboring communities. Therefore, the project would not physically divide an established community.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less than Significant with Mitigation Incorporated. As discussed in Section 3.11.1, the project site is designated for LDR land uses and is zoned RE-5. The proposed parcel split is consistent with the objectives of these designations, including minimum parcel size requirements. The proposed parcel split would not conflict with any land use plan, policy, or regulation. Potential future development at the parcel could conflict with County requirements through the potential for significant impacts to oak resources.

However, future development at the Project site would be required to conform to all applicable land use and zoning regulations and all applicable policies from the County's General Plan, including special requirements related to the compliance with the County ORMP, as described under Mitigation Measure 3.2-1.

Additionally, the following permits or approvals may be required for future development of new parcels at the Project site:

- approval of improvement plans, indicating that the appropriate County agencies have reviewed and approved the project's connection to public utilities and roadways;
- a grading permit, according to the requirements in the County's Grading, Erosion, and Sediment Control Ordinance (County Code Section 110.14);
- pad certification, which requires that a soil engineer confirm that the site is adequately compacted to meet engineering requirements and a surveyor or engineer verify that the site is elevated above the floodplain; and
- a building permit, which requires payment of various fees (e.g., schools, roads), site plan review, and presentation of various other permits obtained from County departments relating to traffic, public services, and safety.

Because the proposed parcel split, with implementation of mitigation measures, would be consistent with existing land use and zoning designations for the project site and all applicable policies from the County's General Plan, and because any future development at the Project site would also be required to conform to applicable policies and regulations, the project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

Mitigation Measure 3.2-1: Oak Resources Protection
Implement Mitigation Measure 3.2-1 above.

3.12 MINERAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. Mineral Resources.				
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
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?	☐	☐	☐	☒

3.12.1 Environmental Setting

The California Surface Mining and Reclamation Act of 1975 requires the State Geologist to classify land into Mineral Resource Zones (MRZ) according to the known or inferred mineral potential of that land. Areas classified as MRZ-2 include areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood exists for their presence. The process is based solely on geology, without regard to existing land use or land ownership. The primary goal of mineral land classification is to ensure that the mineral resource potential of land is recognized by local government decision-makers and considered before land-use decisions that could preclude mining are made. According to the El Dorado County General Plan EIR, the project site is not within an area classified as MRZ-2. (EDC 2003).

3.12.2 Discussion

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?

No Impact. The Project site is not known to support significant mineral deposits; therefore, any future development would not result in the loss of availability of a known mineral resource of regional value or of a locally important mineral resource recovery site delineated on a land use plan.

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?

No Impact. See response in item 3.12.2 (a) above.

3.13 NOISE

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII.Noise.				
Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or in other applicable local, state, or federal standards?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

3.13.1 Environmental Setting

ACOUSTIC FUNDAMENTALS

Acoustics is the scientific study that evaluates perception, propagation, absorption, and reflection of sound waves. Sound is a mechanical form of radiant energy, transmitted by a pressure wave through a solid, liquid, or gaseous medium. Sound that is loud, disagreeable, unexpected, or unwanted is generally defined as noise. Noise is typically expressed in decibels (dB), which is a common measurement of sound energy. Definitions of acoustical terms used in this section are provided in Table 3-3.

Table 3-3 Acoustic Term Definitions

Term	Definition
Noise	Noise is generally defined as sound that is loud, disagreeable, unexpected, or unwanted.
Decibel (dB)	Sound levels are measured using the decibel scale, developed to relate to the range of human hearing. A decibel is logarithmic; it does not follow normal algebraic methods and cannot be directly summed. For example, a 65-dB source of sound, such as a truck, when joined by another 65-dB source results in a sound amplitude of 68 dB, not 130 dB (i.e., doubling the source strength increases the sound pressure by 3 dB). A sound level increase of 10 dB corresponds to 10 times the acoustical energy, and an increase of 20 dB equates to a 100-fold increase in acoustical energy.
A-weighted decibel (dBA)	The human ear is not equally sensitive to loudness at all frequencies in the audible spectrum. To better relate overall sound levels and loudness to human perception, frequency-dependent weighting networks were developed, identified as A through E. There is a strong correlation between the way humans perceive sound and A-weighted sound levels. For this reason, the A-weighted sound levels are used to predict community response to noise from the environment, including noise from transportation and stationary sources, and are expressed as A-weighted decibels. All sound levels discussed in this section are A-weighted decibels unless otherwise noted.

Term	Definition
Equivalent Noise Level (L_{eq})	The average noise level during a specified time period; that is, the equivalent steady-state noise level in a stated period of time that would contain the same acoustic energy as the time-varying noise level during the same period (i.e., average noise level).
Maximum Noise Level (L_{max})	The highest instantaneous noise level during a specified time period.

Source: Caltrans 2013.

Noise Generation and Attenuation

Noise can be generated by many sources, including mobile sources such as automobiles, trucks, and airplanes and stationary sources such as activity at construction sites, machinery, and commercial and industrial operations. As sound travels through the atmosphere from the source to the receiver, noise levels attenuate (i.e., decrease) depending on ground absorption characteristics, atmospheric conditions, and the presence of physical barriers. Sound from a localized source (i.e., a point source) propagates uniformly outward in a spherical pattern. The sound level attenuates at a rate of 6 dB for each doubling of distance from a point source. Noise from a line source, such as a road or highway, propagates outward in a cylindrical pattern, often referred to as cylindrical spreading. Sound levels attenuate at a rate of 3 dB for each doubling of distance from a line source. Noise attenuation from ground absorption and reflective wave canceling provides additional attenuation associated with geometric spreading. For acoustically absorptive sites such as soft dirt, grass, or scattered bushes and trees, additional ground-attenuation value of 1.5 dB per doubling of distance is normally assumed. When added to the attenuation rate associated with cylindrical spreading, the additional ground attenuation results in an overall drop-off rate of 4.5 dB per doubling of distance. This would hold true for point sources, resulting in an overall drop-off rate of up to 7.5 dB per doubling of distance.

Atmospheric conditions such as wind speed, wind direction, turbulence, temperature gradients, and humidity also alter the propagation of noise and affect levels at a receiver. Furthermore, the presence of a barrier (e.g., topographic feature, intervening building, and dense vegetation) between the source and the receptor can provide substantial attenuation of noise levels at the receiver. Natural (e.g., berms, hills, and dense vegetation) and human-made features (e.g., buildings and walls) may function as noise barriers.

To provide some context to noise levels described throughout this section, common sources of noise and associated noise levels are presented in Table 3-4.

Table 3-4 Typical Noise Levels

Common Outdoor Activities	Noise Level (dB)	Common Indoor Activities
	110	Rock band
Jet flyover at 1,000 feet	100	
Gas lawnmower at 3 feet	90	
Diesel truck moving at 50 mph at 50 feet	80	Food blender at 3 feet, garbage disposal at 3 feet
Noisy urban area, gas lawnmower at 100 feet	70	Vacuum cleaner at 10 feet, normal speech at 3 feet
Commercial area, heavy traffic at 300 feet	60	
Quiet urban daytime	50	Large business office, dishwasher in next room
Quiet urban nighttime	40	Theater, large conference room (background)
Quiet suburban nighttime	30	Library, bedroom at night, concert hall (background)
Quiet rural nighttime	20	Broadcast/recording studio
	10	
Threshold of human hearing	0	Threshold of human hearing

Notes: dB = A-weighted decibels; mph = miles per hour

Source: Caltrans 2013.

Effects of Noise on Humans

Exposure to excessive noise may result in physical damage to the auditory system, which may lead to gradual or traumatic hearing loss. Gradual hearing loss is caused by sustained exposure to moderately high noise levels over a period of time; traumatic hearing loss is caused by sudden exposure to extremely high noise levels over a short period. Non-auditory behavioral effects of noise on humans are primarily subjective effects such as annoyance, nuisance, and dissatisfaction, which lead to interference with activities such as communications, sleep, and learning.

EXISTING NOISE SOURCES AND LEVELS

As a rural residential area with relatively wide spacing between residences, the Project site has low levels of ambient noise, with existing noise sources consisting primarily of vehicular traffic along Native Lane and other nearby roadways.

NOISE- AND VIBRATION-SENSITIVE LAND USES AND RECEPTORS

Noise- and vibration-sensitive land uses generally include those uses where noise exposure could result in health-related risks to individuals, places where a quiet setting is an essential element of the intended purpose (e.g., schools and libraries), and historic buildings that could sustain structural damage due to vibration. The project is in a sparsely populated area where land is generally undeveloped. Noise- and vibration-sensitive receptors in the vicinity of the project area include nearby residents. The closest sensitive receptors are the existing nearby residences, which are typically a minimum of 100 feet from the project site boundary.

AIRPORTS AND PRIVATE AIRSTRIPS

There are no private airstrips located within the vicinity of the Project Site. The nearest public airport is Cameron Park Airport, which is located approximately 2.73 miles northeast of the project site.

COUNTY NOISE STANDARDS

County Municipal Code Chapter 9.16 (Noise) and Chapter 130.37 (Noise Standards) establish standards concerning acceptable noise levels for both noise-sensitive land uses and for noise-generating land uses, in compliance with General Plan Goal 6.5 (Acceptable Noise Levels). Section 6.5 of the General Plan identifies noise criteria for various stationary and transportation noise sources, including those related to construction.

3.13.2 Discussion

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or in other applicable local, state, or federal standards?

Less than Significant. Potential future development at the Project site could result in temporary or permanent increases in ambient noise levels. Potential future construction could result in temporary increased noise levels from equipment use, construction activities, and increased vehicle trips to the site. Construction-related noise sources could include both mobile and stationary on-site equipment (e.g., dozers, loaders, generators). Construction noise would be short-term and temporary, and operation of heavy-duty construction equipment would be intermittent throughout the day during construction.

County code exempts certain activities, including construction, from noise standards as long as the construction occurs between the hours of 7:00 AM and 7:00 PM Monday through Friday, and between the hours of 8:00 AM and 7:00 PM on weekends and on federally-recognized holidays.

Construction activities would occur within the timeframe identified by the County's noise ordinance when construction noise is exempt from noise standards. Thus, the project would not generate a substantial temporary increase in ambient noise levels in excess of allowable standards in the vicinity of the project.

Potential future development at the Project site could result in increased operational noise, from both traffic and stationary sources. With potential future additional residents at the Project site, there could be an increase in average daily traffic volumes and associated increases in traffic noise levels along affected roadway segments near the site. However, given the relatively minor amount of potential future development at the site (up to 8 units (4 primary dwelling units and 4 accessory dwelling units [1 primary and 1 ADU per parcel]), the increase in traffic volume and associated noise would be negligible and would not result in a substantial noise increase due to new vehicle trips

The loudest operational noise from non-transportation sources is often generated by onsite mechanical equipment such as HVAC equipment. Noise levels generated from HVAC equipment vary substantially depending on unit efficiency, size, and location. Generally, HVAC equipment generates noise levels of 60 dBA at 6 meters (19.6 feet). The potential future locations of potential future HVAC equipment relative to adjacent sensitive receptors are not known at this time. However, given the low density of potential future development and the considerable spacing between nearby residences, noise from potential new HVAC equipment serving Project development is expected to attenuate to below the County's noise standard before reaching the nearest sensitive receptor. Impacts would be less than significant.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Less than Significant. The proposed parcel split would not affect groundborne vibration or groundborne noise levels. Potential future site development would not use ground vibration–intensive activities, such as pile driving or blasting, although pieces of equipment that generate lower levels of ground vibration, such as dozers and pavers, may be used during construction. However, any potential vibration would be minor and temporary and would not result in structural damage or human annoyance.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The Project is not located within the vicinity of a private airstrip or an airport land use plan. The Project site is located approximately 2.73 miles northeast of the project site; however, not within the Cameron Park Airport Influence Area (EDC 2012). Further, there is no evidence that the airport generates noise levels resulting in complaints from the existing residences in the project vicinity. Therefore, future development of residences on the proposed parcels would not expose residents to airport-related noise in excess of County standards.

3.14 POPULATION AND HOUSING

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. Population and Housing. Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

3.14.1 Environmental Setting

According to the County General Plan Housing Element 2021-2029 Update, the 2020 population of the unincorporated areas of El Dorado County was 159,722 residents, which was an increase of 7 percent from the 2010 population. Projections estimate that the population will increase an additional 8.8 percent between 2020 and 2030, with an average growth of 0.9 percent per year. In 2018 there were approximately 68,094 housing units in the unincorporated portions of the County. Of these, 56,478 units (82.9 percent) were occupied, and 11,616 units (17.1 percent) were vacant. However, 8,946 units (13.1 percent) were classified as vacant for seasonal, recreational, or occasional uses only. (EDC 2003)

3.14.2 Discussion

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less than Significant. Potential future development included in the proposed project consists of up to 8 units (4 primary dwelling units and 4 accessory dwelling units [1 primary and 1 ADU per parcel]) and accessory structures associated with residential use, such as barns, sheds, etc. This potential future development would result in a small increase in population in the area. However, this would not be unplanned growth but rather would be consistent with "buildout" levels considered in the County General Plan. The County General Plan and associated EIR growth projections considered "buildout", which is development of land to its full potential or theoretical capacity as permitted under General Plan land use designation or zoning district. Potential future development and associated population growth that could result from the proposed Project is within the level of "buildout" covered in the County General Plan and is consistent with the maximum level of development allowable under current zoning. Therefore, the Project would not induce substantial unplanned population growth.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. The project would not displace people or housing, necessitating the construction of replacement housing elsewhere.

3.15 PUBLIC SERVICES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. Public Services.				
Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, 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:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

3.15.1 Environmental Setting

The Project site is in the service area for the El Dorado County Fire Protection District (EDCFPD). The EDCFPD serves the communities of Apple Hill, Camino, Coloma, Cool, Gold Hill, Kyburz, Lotus, Oak Hill, Pacific House, Pilot Hill, Placerville, Pleasant Valley, Pollock Pines, Salmon Falls, Shingle Springs, Sierra Springs, Silver Fork, Strawberry, Texas Hill and Twin Bridges with a population of approximately 74,000 residents in 281 square miles. Development of the Project site would be subject to vegetation management requirements of El Dorado County Municipal Code Chapter 8.09 addressing Hazardous Vegetation and Defensible Space and subject to the WFSP prepared for the project.

The El Dorado County Sheriff's Office (EDCSO) provides law enforcement services in the unincorporated portions of the County, including the Project site. EDCSO is made up of the South Lake Tahoe patrol and the West Slope patrol, operating out of Placerville, which serves the Project site. In 2023 the Sheriff's Dispatchers answered 99.71 percent of all 911 calls within 15 seconds, exceeding national standards, which recommend 90% of all 911 calls be answered within 15 seconds. (EDCSO 2023)

The Project site is within the boundaries of the Buckeye Union School District for elementary and middle schools, and El Dorado Union High School District for high schools. The Buckeye Union School District serves approximately 5,700 students at five elementary schools, two middle schools, and two elementary/middle charter schools. The El Dorado Union High School District serves approximately 6,507 students. The Project site on Native Lane is within the boundaries of Blue Oak Elementary School and Camerado Springs Middle School (BUSD 2025), and Ponderosa High School (EDUHSD 2025, CADOE 2025).

Nearby public parks and open space/recreation areas include Christa McAuliffe Park, located approximately 1.5 miles northwest of the Project site as well as Rasmussen Park, located approximately 3.5 miles northeast of the Project site.

3.15.2 Discussion

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, 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:

Fire protection?

Less than Significant. Potential future development resulting from the proposed Project could result in a small increase in population in the Project area. However, this would not result in the need for new or expanded fire protection facilities. The Project site would continue to be served by the EDCFPD. Building permits associated with potential future development at the Project site would require permits from County departments relating to traffic, public services, and safety and would require payment of various fees (e.g., schools, roads). Through this process, the potential future development would contribute its proportional amount to support public services operations. The potential addition of Project development and associated population in their service area would not significantly affect the response time, service ratios, or performance of the EDCFPD or any other public service. The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection and emergency services facilities.

Police protection?

Less than Significant. The Project site would continue to receive law enforcement services from the EDCSO West Slope patrol, operating out of Placerville. Potential future development at the Project site would consist of up to 8 units (4 primary dwelling units and 4 accessory dwelling units [1 primary and 1 ADU per parcel]). This would not significantly increase the demand for EDCSO services or affect EDCSO service ratios and response times. The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities.

Schools?

Less than Significant. The Project site is within the Buckeye Union School District (BUSD) for elementary and middle schools, and El Dorado Union High School District (EDUHSD) for high schools. The Buckeye Union School District serves approximately 5,700 students at five elementary schools, two middle schools, and two elementary/middle charter schools. The El Dorado Union High School District serves approximately 6,507 students. The Project site on Native Lane is within the boundaries of Blue Oak Elementary School and Camerado Springs Middle School (BUSD 2025), and Ponderosa High School (EDUHSD 2025) (CADOE 2025). The proposed Project potentially includes 8 residential units. This may likely result in population growth and would have the potential to add new students to these school districts. While this population growth could include some student enrollment, the amount would be minor and could be accommodated by existing facilities. The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities.

Parks?

Less than Significant. The potential future population growth in the region that could result from the proposed Project is small and could be accommodated by existing nearby parks. The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered public park facilities.

Other public facilities?

Less than Significant. Given the small amount of population growth that could result from the proposed Project, it would not cause a substantial adverse physical impacts associated with the provision of new or physically altered public facilities.

3.16 RECREATION

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. Recreation.				
Would the project:				
a) 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?	☐	☐	☒	☐
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☐	☒

3.16.1 Environmental Setting

Section 3.15.1 includes a summary of the existing public parks and recreational facilities in the vicinity of the project site.

3.16.2 Discussion

a) 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?

Less than Significant. As described in Section 3.15.1, nearby public parks and recreational facilities include Christa McAuliffe Park located approximately 1.5 miles northwest of the Project site, and Rasmussen Park, which is located approximately 3.5 miles northeast of the Project site. The potential future population growth in the Project area that could result from the proposed project is small relative to the existing population and could be accommodated by existing nearby parks. The Project would not cause substantial physical deterioration of existing parks or recreational facilities to occur or be accelerated.

b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

No Impact. The Project does not include recreational facilities and would not require the construction or expansion of recreational facilities. There would be no impact.

3.17 TRANSPORTATION

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. Transportation.				
Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☒	☐
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☒	☐

3.17.1 Environmental Setting

EXISTING TRANSPORTATION NETWORK

The Project site is located at the southern boundary of the Cameron Estates subdivision which is part of the Cameron Estates Community Services District (CECSD). As a result of land divisions by predecessors in interest to the applicant (Deubel Enterprises, LP), the Project site does not currently have direct access by improved roads. The applicant, Deubel Enterprises, LP, holds easements that will provide a connection to existing roads within the CECSD. The applicant was advised by the County that provision of adequate access roads would be a Condition of Approval for future subdivision and development of the Project site. Consequently, Deubel Enterprises, LP entered into discussions with CECSD related to the use of roads within the CECSD to access the project site. In 2014, Deubel Enterprises, LP filed an Application for Annexation with the El Dorado LAFCO (Local Agency Formation Commission). On July 21, 2017, the CECSD entered into a pre-annexation agreement with Deubel Enterprises, LP with respect to the 40-acre proposed project site. The pre-annexation agreement established limits on the development for the project site, limits on access to CECSD-maintained roads, the agreed-upon process for future annexation of the project site, and various other related provisions. Specifically, the pre-annexation agreement maintains the existing RE-5 zoning of the project site and limits development to a maximum of four parcels with two units each (one primary dwelling unit and one ADU per parcel), for a maximum development potential of eight units. The Annexation Agreement as dated November 17, 2017, between the CECSD and Deubel Enterprises, LP, was recorded on March 9, 2018, Document No. 2018-0008747-00 ("Annexation Agreement"). The Annexation was approved by El Dorado LAFCO on February 28, 2018, by Resolution L-2018-05.

Access to the Project site would be through the Cameron Estates subdivision, specifically, Flying C Road, Flying C Court, and Native Lane. As described in comments from County DOT, the applicant would be required to construct the access roadway consistent with County Standard Plan 101C, to a minimum of 20 feet, which includes both off-site and on-site improvements. The new roadways providing access to future residential developments on the project site would be required to conform with the DOT standards. The project proposes annexation into the Cameron Estates Community Service District (CECSD) area. The CECSD maintains Native Lane and will maintain the proposed road extension. The CECSD adopted their Road Design Policies and Standards on March 20, 2014. The applicant shall adhere to the CECSD's policies and standards while also meeting and or exceeding the requirements specified in the County's Design and Improvements Standards Manual.

El Dorado Transit provides public transportation for the western slope of El Dorado County and would be available for this parcel. Route 40 Cameron Park/Shingle Springs route loops around Cameron Park and Shingle Springs every hour from 6:30 AM to 7:20 PM Monday through Friday, providing transfers to the 50 Express and Sacramento Commuter at Cambridge Road Park & Ride. The closest stop is approximately 1.17 miles north of the Project site across US Highway 50 at Cambridge Road, and a bus stop is located approximately 1.75 miles northeast of the Project site at Coach Lane (Fork Lift shopping center).

REGULATORY SETTING

Senate Bill 743

SB 743, passed in 2013, required OPR to develop new State CEQA guidelines that address traffic metrics under CEQA. As stated in the legislation, upon adoption of the new guidelines, "automobile delay, as described solely by level of service (LOS) or similar measures of vehicular capacity or traffic congestion shall not be considered a significant impact on the environment pursuant to this division, except in locations specifically identified in the guidelines, if any."

In December of 2018, OPR published the most recent version of the *Technical Advisory on Evaluating Transportation Impacts in CEQA* (Technical Advisory) which provides guidance for vehicle miles traveled (VMT) analysis. The Office of Administrative Law approved the updated State CEQA Guidelines and lead agencies had an opt-in period until July 1, 2020 to implement the updated guidelines as they related to VMT. As of July 1, 2020, implementation of Section 15064.3 of the updated CEQA Guidelines is required statewide.

The OPR Technical Advisory states that lead agencies may screen out VMT using project size, maps, transit availability, and provision of affordable housing. Many agencies use these screening thresholds to identify when a project should be expected to cause a less-than-significant impact without conducting a detailed study. The screening criteria applicable to this project is for small projects, stating that projects that generate or attract fewer than 110 trips per day generally may be assumed to result in a less-than-significant transportation impact.

Regional Transportation Planning

El Dorado County is within the boundaries of the Sacramento Area Council of Governments, which oversees the regional transportation plan for the Sacramento region, updated every four years in collaboration with local governments. The El Dorado County Transportation Commission is the Regional Transportation Planning Agency for the west slope of El Dorado County and is responsible for coordinating the regional transportation efforts on the western slope of El Dorado County and the City of Placerville.

The County developed and adopted the El Dorado County and City of Placerville SB 743 Implementation Plan (EDCTC 2019), which shifted the evaluation of transportation impacts from LOS to VMT and describes the CEQA analysis for transportation impacts that shall be used in the County. The El Dorado County Board of Supervisors Resolution 141-2020 adopting VMT thresholds of significance for transportation impacts under CEQA (EDC 2020) includes the following screening criteria to identify projects that are presumed to have less than significant impacts:

- Projects that generate or attract less than 100 trips 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;
- Projects that are within 0.5 miles of either a major transit stop, as defined in Public Resources Code Section 21064.3, or a high quality transit corridor, as defined in Public Resources Section 21155. Consistent with CEQA Guidelines section 15064.3(b)(l) and OPR's conclusions in its Technical Advisory; and
- 100% affordable residential development, including moderate, low, and very low categories as defined in the Regional Housing Needs Assessment, consistent with OPR's conclusions in its Technical Advisory.

3.17.2 Discussion

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

Less than Significant. The project could result in residential development up to 8 units (4 primary dwelling units and 4 accessory dwelling units [1 primary and 1 ADU per parcel]), which could result in additional vehicle trips to and from the Project site in the future. Even with the maximum potential future development at the Project site, the Project meets the County's screening criteria as a small project that would generate or attract less than 100 trips per day (see the discussion of Question b) below). Therefore, further traffic modeling and analysis are not required, and impacts are presumed to be less than significant.

According to the County Department of Transportation's (DOT's) preliminary comments on the application for the proposed (EDC 2025), the following circulation requirements apply to the Project:

- On-site and new Off-site Road Improvements (Native Lane): The applicant shall construct the on-site and off-site road consistent with County Standard Plan 101C. The road shall be constructed to a minimum width of 20 feet as shown on the proposed Tentative Parcel Map. The improvements shall be completed to the satisfaction of the Department of Transportation, or the applicant shall obtain an approved improvement agreement with security, prior to filing of the final map.
- Access Easement: Provide a 30 ft wide access easement shown on the final map for the benefit of Lots 2 & 3. This access easement shall include public utility easement rights to Lots 2 & 3 as required by various utility companies.
- Offer of Dedication (Native Lane): Irrevocably offer to dedicate a 50 ft wide road and public utility easement for the on-site access roadway with the final map. Also offer any appurtenant slope, drainage, pedestrian, public utility, or other public service easements as determined necessary by the County. The offer(s) will be rejected by the County.

The project and potential future development at the Project site would comply with these requirements. The Project would not conflict with the programs, plans, policies, or ordinances addressing the circulation system.

b) Conflict or be inconsistent with CEQA Guidelines section 15064.3(b), which pertains to vehicle miles travelled?

Less than Significant. Potential future development at the Project site could result in additional trips to the Project site. This may generate new VMT, or it may redistribute existing VMT. Trip generation from the project using the ITE Trip Generation Manual, 10th Edition is less than 100 trips daily. Therefore, the Project meets the County's screening criteria as a small project that would generate or attract less than 110 trips per day. Therefore, further traffic modeling and analysis are not required, and project impacts are presumed to be less than significant. Potential VMT impacts would be less than significant.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less than Significant. Access to the Project site would be through the Cameron Estates subdivision, specifically, Flying C Road, Flying C Court, and Native Lane. As described in comments from County DOT, the applicant would be required to construct the access roadway consistent with County Standard Plan 101C, to a minimum of 20 feet which includes both off-site and on-site improvements. Deubel Enterprises, LP, holds easements that will provide a connection to existing roads within the CECSD. Additionally, any potential future driveways to provide access to the proposed parcels would be required to comply with the County Design and Improvements Standards Manual, CECSD road design standards, County Regional Fire Protection Standards (EDHFD 2024), and California Fire Code (CFC) requirements, including those that define standards for providing emergency access, including fire apparatus access. The Project would not substantially increase hazards due to a geometric design feature and would not create incompatible uses.

The impacts would be less than significant. A Wildland Fire Safe Plan was approved by El Dorado County Fire Protection District and CAL FIRE, would govern the fire safety requirements for the project, and will be Conditions of Approval.

d) Result in inadequate emergency access?

Less than Significant. As described under question c) above, access road improvements and potential future driveways to new parcels would comply with County Design and Improvements Standards Manual, CECSD road design standards, County Regional Fire Protection Standards (EDHFD 2024), and California Fire Code (CFC) requirements, including those that define standards for providing emergency access, including fire apparatus access. The surrounding roadways provide adequate circulation and access for emergency response and the project would not significantly modify any roads or otherwise affect emergency response times. Therefore, the project would not result in inadequate emergency access.

3.18 TRIBAL CULTURAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. Tribal Cultural Resources.				
Has a California Native American Tribe requested consultation in accordance with Public Resources Code section 21080.3.1(b)?	☐ Yes		☒ No	
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	☐	☐	☒	☐
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?	☐	☐	☒	☐

3.18.1 Environmental Setting

AB 52, signed by Governor Edmund G. Brown, Jr., in September 2014, established a new class of resources under CEQA: "tribal cultural resources." AB 52, as provided in Public Resource Code Sections 21080.3.1, 21080.3.2, and 21082.3, requires that lead agencies undertaking CEQA review must, upon written request of a California Native American Tribe, begin consultation once the lead agency determines that the application for the project is complete, and prior to the issuance of a NOP of an EIR or notice of intent to adopt a negative declaration or mitigated negative declaration.

The NAHC provided contact information for tribal members and organizations affiliated with the region and recommended that they be contacted for more information on the potential for Native American cultural resources affiliated with the region. The following tribes were contacted on June 19, 2023, for consultation under AB 52:

- Shingle Springs Band of Miwok Indians
- United Auburn Indian Community of the Auburn Rancheria
- Ione Band of Miwok Indians
- Nashville Enterprise Miwok-Maidu-Nishinam Tribe
- Wilton Rancheria
- Tsi Akim Maidu
- Washoe Tribe of Nevada and California

No responses were received and consultation was closed July 19, 2023. The County has included conditions of approval regarding any discovery of tribal cultural archaeological resources during potential future development of proposed parcels.

3.18.2 Discussion

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

a,b) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)? 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?

Less than Significant. Although consultation under AB 52 did not result in the identification of tribal cultural resources as defined by PRC Section 21074, the possibility exists that previously unknown resources that could quality as a tribal cultural resource could be encountered during construction-related ground disturbing activities. This impact would be less than significant, because the County has included conditions of approval regarding the discovery of tribal cultural archaeological resources, which would reduce impacts to tribal cultural resources to a less-than-significant level by requiring, in the case of a discovery, appropriate treatment (including options for data recovery, mapping, capping, or avoidance) and proper care of significant tribal cultural resources.

3.19 UTILITIES AND SERVICE SYSTEMS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. Utilities and Service Systems.				
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have insufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?	☐	☐	☒	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Fail to comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

3.19.1 Environmental Setting

The project site is considered a rural property in a rural region. Water supply for both potable and emergency water service to the proposed parcels would be provided by private, on-site groundwater wells. County Environmental Management Department (EMD) reviewed the Project and provided comments confirm that the well production rates were between 20 and 40 gallons per minute which meets their requirements.

Potential future development of single-unit residences and ADUs on the proposed parcels would require installation of private, on-site wastewater treatment (septic systems) that would be designed to meet the County's Local Agency Management Plan (LAMP) requirements for soil depth, soil percolation rate, and proposed leach field area. These standard requirements are incorporated as conditions of approval. EMD comments confirmed the proposed parcels could be served by septic systems.

Pacific Gas and Electric Company (PG&E) would provide service connection for electricity and confirmed that there are electric facilities available in the project vicinity, and AT&T would provide connection for telecommunications services.

El Dorado Disposal Services provides solid waste collection, disposal, and recycling services in the region. Solid waste is transported to the Western El Dorado Recovery Systems (WERS) Transfer Station and Material Recovery Facility,

located at 4100 Throwita Way in Placerville, which handles a maximum permitted throughput of 400 tons per day (CalRecycle 2024a). After undergoing processing, non-recyclable waste from the WERS Transfer Station and Material Recovery Facility are delivered to the Potrero Hills Landfill, located at 3675 Potrero Hills Lane, in Suisun City, which has a maximum permitted capacity of 83.1 million cubic yards and, as of the year 2006, a remaining estimated capacity of approximately 13.9 million cubic yards, or 16.7 percent of the landfill's total capacity. The landfill receives a maximum disposal of 4,330 tons per day (CalRecycle 2024b).

Chapter 8.42- Solid Waste Management Ordinance No. 4525 describes the County's requirements related to the provision of solid waste disposal services including collection and transport. The California Integrated Waste Management Act of 1989 (AB 939) required a diversion of a minimum of 50 percent of discarded materials away from disposal in landfills.

3.19.2 Discussion

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?

Less than Significant. Any future development that occurs on new parcels, including utility and service system construction, would be required to comply with all applicable County regulations, including the ORMP and rare plant protection. While actions taken to maintain existing utility facilities are exempt from the mitigation requirements of the ORMP, actions associated with development of new utility facilities, including transmission or utility lines, are not exempt.

The potential future effects of constructing on-site utility connections and stormwater drainage are included in the analysis of other potential future ground-disturbing activities. Impacts pertaining to grading, soils, and stormwater are addressed in Section 3.7, "Geology and Soils", and 3.10, "Hydrology and Water Quality".

b) Have insufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less than Significant. Evaluation of the groundwater well/groundwater conditions for nearby wells indicates that well production rates were between 20 and 40 gallons per minute which meets County requirements. For comparison, the statewide median indoor residential water use is 48 gallons per capita per day (DWR 2021). Potential future development of new parcels will include drilling of new wells. Any future wells would be required to obtain applicable permits from the County Environmental Management Department, including well permitting requirements for local agencies to prepare for and lessen the effects of drought conditions from Governor Newsom's Executive Order N-7 22 (DWR 2024). Further, according to the DWR's SGMA classification of groundwater basins, the Project site is located in a non-basin area, meaning it is not within a defined groundwater basin.

While the project will result in additional demand for water in the future, existing water supplies are estimated to be sufficient to serve the project site, even in the event of multiple dry-year conditions.

c) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?

Less than Significant. The project site is in a rural area where wastewater treatment is accomplished through a private, on-site septic system. Development of future septic systems would require approval from the County EMD and compliance with the County's Private Sewage Disposal System Ordinance (EDC 2024). Before a site evaluation, site approval report, and a sewage disposal system permit can be approved by the County, information about soil depth, soil percolation rate, and the proposed leach field area for proposed septic system shall be provided and shall adhere to the requirements in the El Dorado County Local Agency Management Plan (LAMP). Each proposed parcel is required

to have a soil percolation rate of 120 minutes per inch or less. The project site is expected to have sufficient capacity to accommodate potential future on-site septic systems. The impacts would be less than significant.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less than Significant. The proposed project would generate solid waste from construction as well as solid waste once occupied, including organic waste and recyclable material. Solid waste services to the project site are provided by El Dorado Disposal Services and waste generated at the site would be disposed of at the Potrero Hills Landfill. The project would not generate waste in excess of local standards or in excess of the capacity of local infrastructure and would not impair the attainment of solid waste reduction goals.

e) Fail to comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

No Impact. Solid waste services to the project site are provided by El Dorado Disposal Services and waste generated at the site would be disposed of at the Potrero Hills Landfill. Development at the Project site would be provided with trash, recycling, and organics disposal services in accordance with local, state, and federal regulations. The project would, therefore, comply with regulations including the County's ordinances and AB 939. The Project would not fail to comply with federal, state, and local management and reduction regulations related to solid waste.

3.20 WILDFIRE

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

3.20.1 Environmental Setting

According to CAL FIRE, the project site is within the SRA for fire protection and is located within designated Very High Fire Hazard Severity Zone (CAL FIRE 2025). The Project is in a rural area with most properties in the region being privately owned. The topography has moderate slopes downward towards the south, as well as to the east and west. The primary vegetation is characterized as Chamise-Redshank Chaparral and Whiteleaf Manzanita Chaparral. The only areas not occupied by chapparal are small openings in the chaparral, a dirt road that is maintained around the eastern, northern, and western edges of the site, and a dirt access road that connects the project parcel to Native Lane.

The project site is in an area susceptible to wildland fires. Surrounding properties support widely spaced residential structures. Nearby roads that may be used for Project site access include the south side of Native Lane, which is approximately 1,500 feet south of the intersection with Flying C Court. There are currently no other developed roads in the vicinity to access the Project site.

3.20.2 Discussion

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

Less than Significant. The project and surrounding vicinity are subject to a number of emergency response plans, including the El Dorado County Multi-Jurisdictional Hazard Mitigation Plan (EDCSO 2024), which provides guidance for the County's response in emergency situations, including wildfire and emergency evacuation. Impairment of emergency response plans or emergency evacuation plans would occur if the project would introduce an undue or extraordinary burden on emergency responders as they respond to an emergency incident. The proposed parcel split would not affect emergency response or evacuation. Potential future residential development of new parcels may occur as an indirect result of the parcel split. Any future development at the Project site would be required to conform to applicable County Development Standards and Guidelines, County Regional Fire Protection Standards, and CFC requirements, including those that define standards for providing emergency access, including fire apparatus access. The surrounding roadways provide adequate circulation and access for emergency response and the project would not significantly modify any roads or otherwise affect emergency response times. Therefore, the project would not impair or physically interfere with an adopted emergency response plan or emergency evacuation plan. A Wildland Fire Safe Plan (WFSP) was prepared and is included with the project.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Less than Significant. The project site is in an area susceptible to wildland fires. Potential future development at the Project site could increase the population of the site, thereby increasing the ignition risk. The Western El Dorado Community Wildfire Protection Plan (CWPP) describes wildfire risks and mitigation strategies for the portion of the County that includes the Project site (EDC 2022). Additionally, a site-specific Wildland Fire Safe Plan was developed for the Project site (Dietz 2024), in accordance with the El Dorado County Fire Department Fire Protection Standard regarding Wildland Urban Interface Fire Protection Plans (EDHFD 2022). Implementation of the County CWPP and the Project site-specific Wildland Fire Safe Plan, which includes ongoing vegetation management, would reduce the likelihood of an ignition becoming an out-of-control wildfire. The project would not exacerbate wildfire risks or expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

c) Require the installation of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Less than Significant. The proposed parcel split would not affect infrastructure. Any future development at the Project site would avoid exacerbating fire risk during infrastructure installation through compliance with the most current building and fire codes, CFC requirements, and County Regional Fire Protection Standards, including those for access and roadways, rural water supply, and firefighting. The installation of new infrastructure would also be required to comply with all applicable County regulations to protect the environment, including the ORMP and other measures. Actions associated with development of new utility facilities, including transmission or utility lines, are not exempt from the mitigation requirements of the ORMP. Actions taken to maintain existing utility facilities, as well as action taken pursuant to an approved Fire Safe Plan, including fuel break construction, are exempt from the ORMP mitigation requirements.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Less than Significant. While the proposed parcel split would have no impact, potential future development at the Project site could result in construction and activities that could introduce new ignition sources that could increase wildfire hazards. The project would implement its site-specific Wildland Fire Safe Plan, which addresses potential impacts resulting from wildland fire hazards and identifies measures necessary to mitigate these hazards. Implementation of

the project and the associated Wildland Fire Safe Plan would not exacerbate wildfire risk, nor would it substantially increase the likelihood that the project would expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

As discussed in Section 3.7.2(a)(iv), the potential for landslides to occur is negligible. In addition, as discussed in Section 3.10.1, the project site is within an area of minimal flood hazard (FEMA 2008). Potential future development at the Project site could change the drainage patterns of the project site by increasing impervious surfaces; however, development would be designed to comply with the County's West Slope Development and Redevelopment Standards (EDC 2024c), the SWMP for Western El Dorado County (EDC 2004b), and the County's Grading, Erosion, and Sediment Control Ordinance (EDC 2013) to prevent drainage, flooding, and erosion impacts from site runoff (see Section 3.10.2[c] for additional information). Therefore, the Project would not expose people or structures to significant risks from runoff, post-fire slope instability, or drainage changes. Impacts would be less than significant.

3.21 MANDATORY FINDINGS OF SIGNIFICANCE

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI. Mandatory Findings of Significance.				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare, or threatened species, or eliminate important examples of the major periods of California history (both before and after European arrival)?	☐	☒	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☒	☐
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

3.21.1 Environmental Setting

The environmental setting for this section is presented above in the environmental settings for each of the checklist issue areas. No additional environmental setting is necessary.

3.21.2 Discussion

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare, or threatened species, or eliminate important examples of the major periods of California history (both before and after European arrival)?

Less than Significant Impact with Mitigation. Based on evaluations and discussions contained in Sections 3.1 through 3.20 of this IS, the Project is not anticipated to substantially degrade the quality of the environment. As discussed in Section 3.2, "Agriculture and Forest Resources," and Section 3.4, "Biological Resources," the Project would implement Mitigation Measures 3.2-1 and 3.4-1 through 3.4-4. Therefore, the Project would not 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, or substantially reduce the number or restrict the range of a rare or endangered plant or

animal. In addition, as discussed in Section 3.5, "Cultural Resources," although unlikely, ground-disturbing activities during project construction may result in the unanticipated discovery of archaeological resources; however, the County would require that specific procedures be followed in the event of unanticipated discoveries (refer to Section 3.5 for additional information) as a condition of project approval. Therefore, the project would not eliminate important examples of the major periods of California history (both before and after European arrival).

b) Does the project have impacts that are individually limited, but cumulatively considerable?

Less than Significant. The Project would not result in significant cumulatively considerable impacts for the following reasons:

- The Project would not make a substantial contribution to the cumulative condition for agricultural and forest resources, biological resources, cultural and tribal cultural resources, and mineral resources due to the lack of Important Farmland and known mineral resources at the project site. Potential impacts to special-status species, forest resources, and archaeological resources would be reduced to less than significant levels through mitigation.
- Impacts related to geology, soils, hazards and hazardous materials are generally site-specific and would not substantially contribute to the cumulative condition.
- The project would be consistent with existing land use and zoning designations for the project site, the County's General Plan and Municipal Code and ordinances. In addition, population growth from the Project would be consistent with the growth anticipated in the County's General Plan. Therefore, the Project would not substantially contribute to the cumulative condition for aesthetics, land use and planning, population and housing, public services, recreation, and wildfire.
- The Project could indirectly increase impervious surfaces and change drainage patterns within the watershed; however, the Project would not substantially contribute to the cumulative condition for hydrology and water quality because the proposed development would be designed to meet all applicable stormwater quality requirements.
- With respect to air quality, energy, noise, transportation, and utilities, the project would be consistent with the existing land use designation and the population assumptions for the area. GHG emissions impacts, which are inherently cumulative, would be less than significant.

c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Less than Significant. The project's potential effects on the way residents experience the existing environment (aesthetics) and plans for future use of the area (land use and population and housing) would be less than significant. Elements of the project that could physically affect sensitive populations, including air quality impacts and generation of noise, were also found less than significant. GHG emissions, which are understood to result in global warming, would be less-than-significant.

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Mandatory Findings of Significance

No citations are used in this section.

P23-0005 NATIVE LANE PARCEL MAP
EXHIBIT K - PROPOSED MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY

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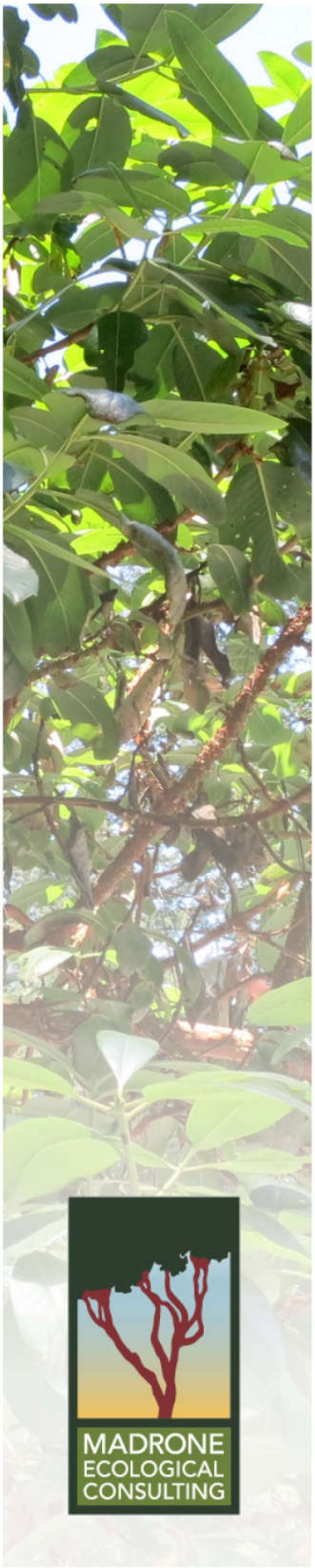

ATTACHMENT A

Biological Resources Assessment

Native Lane

El Dorado County
March 2023

ATTACHMENT A

Prepared for:
CTA Engineering & Surveying
3233 Monier Circle
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1.0 INTRODUCTION

This report presents the results of a Biological Resources Assessment (BRA) conducted for the approximately 40-acre Native Lane Property. The Native Lane Property (Study Area) is located generally south of the southern end of Native Lane and west of Deer Creek Road in unincorporated El Dorado County, California. The Study Area is located within a portion of Section 16, Township 9 North, Range 9 East (MDB&M) of the "Shingle Springs, California" 7.5-Minute Series USGS Topographic Quadrangle (USGS 2018) (**Figure 1**).

2.0 REGULATORY SETTING

This section describes federal, state and local laws and policies that are relevant to this assessment of biological resources.

2.1 Federal Regulations

2.1.1 Federal Endangered Species Act

The Federal Endangered Species Act (FESA) of 1973 protects species that are federally listed as endangered or threatened with extinction. FESA prohibits the unauthorized "take" of listed species. Take includes harassing, harming, pursuing, hunting, shooting, wounding, killing, trapping, capturing, or collecting wildlife species or any attempt to engage in such activities. Harm includes significant modifications or degradations of habitats that may cause death or injury to protected species by impairing their behavioral patterns. Harassment includes disruption of normal behavior patterns that may result in injury to or mortality of protected species. Civil or criminal penalties can be levied against persons convicted of unauthorized "take."

2.1.2 Clean Water Act, Section 404

Section 404 of the Federal Clean Water Act requires that a Department of the Army permit be issued prior to the discharge of any dredged or fill material into waters of the United States, including wetlands. The U. S. Army Corps of Engineers (USACE) administers this program, with oversight from the U. S. Environmental Protection Agency. Waters of the United States include all navigable waters; interstate waters and wetlands; all intrastate waters and wetlands that could affect interstate or foreign commerce; impoundments of the above; tributaries of the above; territorial seas; and wetlands adjacent to the above.

2.1.3 Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) prohibits the take, possession, import, export, transport, selling, purchase, barter, or offering for sale, purchase or barter, any native migratory bird, their eggs, parts, and nests, except as authorized under a valid permit (50 CFR 21.11.). Likewise, Section 3513 of the California Fish & Game Code prohibits the "take or possession" of any migratory non-game bird identified under the MBTA. Therefore, activities that may result in the injury or mortality of native migratory birds, including eggs and nestlings, would be prohibited under the MBTA.

2.2 State Regulations

2.2.1 California Environmental Quality Act

The California Environmental Quality Act (CEQA) requires evaluations of project effects on biological resources. Determining the significance of those effects is guided by Appendix G of the CEQA guidelines. These evaluations must consider direct effects on a biological resource within the project site itself, indirect effects on adjacent resources, and cumulative effects within a larger area or region. Effects can be locally important but not significant according to CEQA if they would not substantially affect the regional population of the biological resource. Significant adverse impacts on biological resources would include the following:

- Substantial adverse effects on any species identified as candidate, sensitive, or special-status in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife (CDFW) or the U.S. Fish and Wildlife Service (USFWS) (these effects could be either direct or via habitat modification);
- Substantial adverse impacts to species designated by the California Department of Fish and Game (2009) as Species of Special Concern;
- Substantial adverse effects on riparian habitat or other sensitive habitat identified in local or regional plans, policies, or regulations or by CDFW and USFWS;
- Substantial adverse effects on federally protected wetlands defined under Section 404 of the Clean Water Act (these effects include direct removal, filling, or hydrologic interruption of marshes, vernal pools, coastal wetlands, or other wetland types);
- Substantial interference with movements of native resident or migratory fish or wildlife species population, or with use of native wildlife nursery sites;
- Conflicts with local policies or ordinances protecting biological resources (e.g. tree preservation policies); and
- Conflict with provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or state habitat conservation plan.

2.2.2 State Endangered Species Act

With limited exceptions, the California Endangered Species Act (CESA) of 1984 protects state-designated endangered and threatened species in a way similar to FESA. For projects on private property (i.e. that for which a state agency is not a lead agency), CESA enables CDFW to authorize take of a listed species that is incidental to carrying out an otherwise lawful project that has been approved under CEQA (Fish & Game Code Section 2081).

2.2.3 Native Plant Protection Act

The Native Plant Protection Act (NPPA) was enacted in 1977 and allows the Fish and Game Commission to designate plants as rare or endangered. There are 64 species, subspecies, and varieties of plants that are protected as rare under the NPPA. The NPPA prohibits take of endangered or rare native plants, but includes

some exceptions for agricultural and nursery operations; emergencies; and after properly notifying CDFW for vegetation removal from canals, roads, and other sites, changes in land use, and in certain other situations.

2.2.4 Clean Water Act, Section 401

Section 401 of the Clean Water Act requires any applicant for a 404 permit in support of activities that may result in any discharge into waters of the United States to obtain a water quality certification with the Regional Water Quality Control Board (RWQCB). This program is meant to protect these waters and wetlands by ensuring that waste discharged into them meets state water quality standards. Because the water quality certification program is triggered by the need for a Section 404 permit (and both programs are a part of the Clean Water Act), the definition of waters of the United States under Section 401 is the same as that used by the Corps under Section 404.

2.2.5 California Water Code, Porter-Cologne Act

The Porter Cologne Act, from Division 7 of the California Water Code, requires any person discharging waste or proposing to discharge waste that could affect the quality of waters of the state to file a report of waste discharge (RWD) with the RWQCB. The RWQCB can waive the filing of a report, but once a report is filed, the RWQCB must either waive or adopt water discharge requirements (WDRs). "Waters of the state" are defined as any surface water or groundwater, including saline waters, within the boundaries of the state.

2.2.6 California Fish and Game Code, Section 1600 – Streambed and Lake Alteration

The CDFW is responsible for conserving, protecting, and managing California's fish, wildlife, and native plant resources. To meet this responsibility, the Fish and Game Code, Section 1602, requires notification to CDFW of any proposed activity that may substantially modify a river, stream, or lake. Notification is required by any person, business, state or local government agency, or public utility that proposes an activity that will:

- substantially divert or obstruct the natural flow of any river, stream or lake;
- substantially change or use any material from the bed, channel, or bank of any river, stream, or lake; or
- deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake.

For the purposes of Section 1602, rivers, streams and lakes must flow at least intermittently through a bed or channel. If notification is required and CDFW believes the proposed activity is likely to result in adverse harm to the natural environment, it will require that the parties enter into a Lake or Streambed Alteration Agreement (LSAA).

2.2.7 California Fish and Game Code, Section 3503.5 - Raptor Nests

Section 3503.5 of the Fish and Game Code makes it unlawful to take, possess, or destroy hawks or owls, unless permitted to do so, or to destroy the nest or eggs of any hawk or owl.

2.3 Local Regulations

2.3.1 El Dorado County Oak Resources Conservation Ordinance

Chapter 130.39 of the El Dorado County Code requires mitigation for impacts to native oak trees in all portions of unincorporated El Dorado County below 4,000 feet in elevation. This Chapter requires documentation of all Oak Woodlands, Individual Native Oak Trees, and Heritage Native Oak Trees (collectively, Oak Resources) on a site if any oak impacts are proposed on that site. Furthermore, an Oak Resources Technical Report must be prepared as stipulated in the Chapter. Mitigation for impacts to Oak Resources is typically accomplished through payment of an in-lieu fee to the Oak Woodland Conservation Fund.

2.3.2 El Dorado County Ecological Preserves Ordinance

Chapter 130.71 of the El Dorado County Code requires mitigation or payment of a fee in-lieu of mitigation for development of any property within Mitigation Areas 0, 1, or 2. This fee is commonly referred to as the Rare Plant Mitigation fee, and is to be paid in full upon issuance of a building permit, for all new developments within County. "Mitigation Area 0" means lands within the Gabbro Soils Rare Plant Ecological Preserve, as shown on maps on file in the Department, adopted by Ordinance 4500. "Mitigation Area 1" means lands outside of Mitigation Area 0 but within the area described as the "rare soils study area" on the same map, and "Mitigation Area 2" means lands outside of Mitigation Areas 0 and 1 but within the El Dorado Irrigation District service area, excluding those lots served by wells. The Study Area is located within Mitigation Area 1, and the mitigation fee is $885 per acre.

3.0 METHODOLOGY

3.1 Literature Review

A list of special-status species with potential to occur within the Study Area was developed by conducting a query of the following databases:

- California Natural Diversity Database (CNDDB) (CNDDB 2021) query of the Study Area and a 5-mile radius around the Study Area (**Figure 2**);
- USFWS Information for Planning and Conservation (IPaC) (USFWS 2021) query for the Study Area (**Attachment A**);
- California Native Plant Society (CNPS) Rare and Endangered Plant Inventory (CNPS 2021) query of the "Shingle Springs, California" USGS topo quadrangle, and the eight surrounding quadrangles (**Attachment B**); and

- Western Bat Working Group (WBWG) Species Matrix (WBWG 2021).

In addition, any special-status species that are known to occur in the region, but that were not identified in any of the above database searches were also analyzed for their potential to occur within the Project area.

For the purposes of this Biological Resources Assessment, special-status species is defined as those species that are:

- listed as threatened or endangered, or proposed or candidates for listing by the USFWS or National Marine Fisheries Service;
- listed as threatened or endangered and candidates for listing by CDFW;
- identified as Fully Protected species or species of special concern by CDFW;
- identified as Medium or High priority species by the WBWG (WBWG 2021); and
- plant species considered to be rare, threatened, or endangered in California by the CNPS and CDFW [California Rare Plant Rank (CRPR) 1, 2, and 3]:
  - CRPR 1A: Plants presumed extinct.
  - CRPR 1B: Plants rare, threatened, or endangered in California and elsewhere.
  - CRPR 2A: Plants extirpated in California, but common elsewhere.
  - CRPR 2B: Plants rare, threatened, or endangered in California, but more common elsewhere.
  - CRPR 3: Plants about which the CNPS needs more information – a review list.

3.2 Field Surveys

Madrone biologists Daria Snider and Matt Shaffer conducted a reconnaissance-level field survey of the Study Area on 24 May 2021 to assess the suitability of habitats on-site to support special-status species. In addition, during that survey visit, the biologists conducted a protocol-level special-status plant survey and an aquatic resources delineation in accordance with USACE protocols. The Study Area was comprehensively surveyed on foot by walking through all accessible openings in the dense chaparral. Vegetation communities were classified in accordance with *The Manual of California Vegetation, Second Edition* (Sawyer, Keeler-Wolf and Evens 2009), and plant taxonomy was based on the nomenclature in the *Jepson eFlora* (Jepson Flora Project 2021). A list of all wildlife species observed during the survey is included as **Attachment C**.

The special-status plant survey was conducted in accordance with the *Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed, and Candidate Plants* (USFWS 2000), the *Botanical Survey Guidelines of the California Native Plant Society* (CNPS 2001), and *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (CDFW 2018). A report detailing the methods and results of this survey is included as **Attachment D**.

The aquatic resources delineation was conducted by Ms. Snider in accordance with the USACE *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0)* (USACE 2008). All aquatic resources found on-site were mapped with a GPS unit capable of sub-meter accuracy (Arrow 100).

4.0 EXISTING CONDITIONS

The Study Area is almost entirely occupied by a whiteleaf manzanita (*Arctostaphylos viscida*) chaparral. The only areas not occupied by this chapparal are small openings in the chaparral, a dirt road that is maintained (to varying degrees) around eastern, north, and western edges of the Study Area, and a dirt access road that connects the Study Area to Native Lane. The dirt access road was in active construction during the field survey (apparently associated with the adjacent property to the north), and a 3-foot-deep trench had been dug within the alignment. The only aquatic resources found within the Study Area are two narrow ephemeral drainages (**Figure 3**). The Study Area is comprised of a hilltop, and somewhat steep slopes with a mostly eastern aspect. Elevations within the Study Area range from approximately 1,100 feet to approximately 1,250 feet above Mean Sea Level. Surrounding properties to the east, south, and west are similarly undeveloped dense chaparral, while to the north are rural residences.

The whiteleaf manzanita chaparral is almost entirely comprised of whiteleaf manzanita and chamise (*Adenostoma fasciculatum*). Other shrubs such as toyon (*Heteromeles arbutifolia*), Yerba santa (*Eriodictyon californicum*), and sticky-leaf monkeyflower (*Diplacus aurantiacus*) occur occasionally. A few grey pines (*Pinus sabiniana*) are scattered near the center of the Study Area. Herbaceous vegetation is almost entirely lacking below the closed canopy of the chaparral, but is present in openings and along roadsides within the Study Area. Common herbaceous plant species in chaparral openings and roadsides within the Study Area include a variety of diminutive native forbs, such as knotweed spineflower (*Chorizanthe polygonoides ssp. polygonoides*), thin-stemmed navarretia (*Navarretia filicaulis*), Sierra milkwort (*Polygala cornuta var. cornuta*), small-flowered western flax (*Hesperolinon micranthum*), dwarf evax (*Hesperevax acaulis var. acaulis*), and small tarweed (*Madia exigua*); as well as native and non-native grasses, such as squirrel-tail grass (*Elymus elymoides*), California melic (*Melica californica*), scribneria (*Scribneria bolanderi*), red brome (*Bromus madritensis*), ripgut brome (*B. diandrus*), soft brome (*B. hordeaceus*), wild oats (*Avena fatua*), brome fescue (*Festuca bromoides*), and six-weeks fescue (*Festuca microstachys*). No oak trees were observed within the Study Area; however, it is possible that an isolated oak tree could be present in currently inaccessible portions of the site.

Two sections of ephemeral drainage occur within the Study Area, totaling 0.04 acre (**Figure 3**). Ephemeral drainages convey stormwater runoff for short periods of time directly after precipitation events. These drainages are entirely unvegetated due to the scouring effects of water. These features drain east into intermittent Deer Creek.

4.1 Soils

The Natural Resources Conservation Service has mapped the entire Study Area as (SaF) Serpentine rock land (**Figure 4**) (NRCS 2021), and serpentine rocks were observed throughout the Study Area.

5.0 RESULTS

Table 1 provides a list of special-status species that were evaluated, including their listing status, habitat associations, and their potential to occur in the Study Area. The following set of criteria was used to determine each species' potential for occurrence on the site:

- Present: Species occurs on the site based on CNDDB records, and/or was observed on the site during field surveys.
- High: The site is within the known range of the species and suitable habitat exists.
- Moderate: The site is within the known range of the species and very limited suitable habitat exists.
- Low: The site is within the known range of the species and there is marginally suitable habitat or the species was not observed during protocol-level surveys conducted on-site.
- Absent/No Habitat Present: The site does not contain suitable habitat for the species, the species was not observed during protocol-level floristic surveys conducted on-site, or the site is outside the known range of the species.

Figure 2 is an exhibit displaying CNDDB occurrences within five miles of the Study Area. Below is a discussion of all special-status plant and animal species with potential to occur on the site.

5.1 Plants

5.1.1 Jepson's Onion

Jepson's onion is not listed under the federal or California Endangered Species Act; however, it is designated as a CRPR List 1B.2 plant. Jepson's onion is found in chaparral, cismontane woodland, and lower montane coniferous forests on serpentine or volcanic soils (CNPS 2021). It is a bulbiferous perennial, and it blooms from April through August at elevations from 980 feet to 4,330 feet (CNPS 2021).

The chaparral on serpentine soils throughout the Study Area provides suitable habitat for this species. Jepson's onion has not been documented within five miles of the Study Area in the CNDDB (CNDDB 2021). This species was not observed during the 2021 protocol-level special status plant survey, which was conducted in late May when this species would have been in bloom. The vast majority of the Study Area is currently impenetrable chaparral that precludes establishment of herbaceous species. If the site were to burn, or experience some other large-scale disturbance, there is a chance that this species could become established in the new openings.

5.1.2 Big-Scale Balsamroot

Big-scale balsamroot (*Balsamorhiza macrolepis* var. *macrolepis*) is not federally or state listed, but it is classified as a CRPR List 1B.2 plant. It is a perennial herbaceous species that occurs in chaparral, cismontane woodland and valley and foothill grasslands between 295 and 4,600 feet (CNPS 2021). Big-scale balsamroot

ATTACHMENT A

Table 1. Special-Status Species Potential for Occurrence within the Native Lane Study Area

Scientific Name **(Common Name)**	**Federal Status**	**State Status**	**Habitat Requirements**	**Potential for Occurrence**
Plants				
Allium jepsonii Jepson's onion	--	CRPR 1B.2	Prefers cismontane woodland or lower montane coniferous forests associated with serpentine soils or volcanic slopes from 985 - 4,330 ft.	**Low.** Suitable habitat is present; however, this species was not found on-site during protocol-level surveys.
Arctostaphylos nissenana Nissenan manzanita	--	CRPR 1B.2	Found in rocky areas in chaparral and closed-cone coniferous forest from 1,475 - 3,610 ft.	**No Habitat Present.** The Study Area is outside of the elevational range of the species.
Balsamorhiza macrolepis Big-scale balsamroot	--	CRPR 1B.2	Occurs in chaparral, cismontane woodland, and valley and foothill grasslands between 150 and 5,100 ft. Often associated with serpentine soils.	**Low.** Suitable habitat is present; however, this species was not found on-site during protocol-level surveys.
Calystegia stebbinsii Stebbin's morning glory	FE	CE, CRPR 1B.1	Openings in chaparral and cismontane woodland, often on Gabbro soils between 605 and 3,575 feet.	**No Habitat Present.** Gabbro soils do not occur within the Study Area.
Calystegia vanzuukiae Van Zuuk's morning glory	--	CRPR 1B.3	Openings in chaparral and cismontane woodland on Gabbro and serpentine soils between 1,640 and 3,870 feet.	**No Habitat Present.** The Study Area is outside of the elevational range of the species.
Carex cyrtostachya Sierra arching sedge	--	CRPR 1B.2	Found in marshes, meadows, seeps, and other mesic areas in lower montane coniferous forests and riparian woodlands between 2,000 and 4,460 feet.	**No Habitat Present.** The Study Area is outside of the elevational range of the species, and mesic areas are not present.

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Scientific Name **(Common Name)**	**Federal Status**	**State Status**	**Habitat Requirements**	**Potential for Occurrence**
Carex xerophila Chaparral sedge	--	CRPR 1B.2	Chaparral, cismontane woodland, and lower coniferous forests on Gabbro and serpentine soils between 1,445 and 2,525 feet.	**Low.** Marginally suitable habitat is present as the site is almost 200 feet lower than known range; however, this species was not found on-site during protocol-level surveys.
Ceanothus roderickii Pine Hill ceanothus	FE	CR, CRPR 1B.1	Foothill chaparral and cismontane woodland associated with Gabbro soils of the Pine Hill formation between 805 and 3,575 feet.	**No Habitat Present.** Gabbro soils do not occur within the Study Area.
Chlorogalum grandiflorum Red Hills soaproot	--	CRPR 1B.2	Chaparral, cismontane woodland, and lower montane coniferous forests associated with Gabbro or serpentine soils at elevations between 800 feet and 5,500 feet.	**Low.** Suitable habitat is present; however, this species was not found on-site during protocol-level surveys.
Crocanthemum suffrutescens Bisbee Peak rush rose	--	CRPR 3.2	Burned or disturbed areas in chaparral, often on Gabbro or Ione soils at elevations between 245 and 2,200 feet.	**Low.** Suitable habitat is present; however, this species was not found on-site during protocol-level surveys.
Eryngium pinnatisectum Tuolumne button-celery	--	CRPR 1B.2	Found in vernal pools and other mesic areas in cismontane woodland and lower montane coniferous forests between 230 and 3,000 ft.	**No Habitat Present.** No mesic areas are present within the Study Area.
Fremontodendron decumbens Pine Hill flannelbush	FE	CR, CRPR 1B.2	Foothill chaparral and cismontane woodland associated with rocky serpentine and Gabbro soils from 1,395 to 2,495 feet.	**Low.** Marginally suitable habitat is present as the site is almost 150 feet lower than known range; however, this species was not found on-site during protocol-level surveys.

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Scientific Name **(Common Name)**	**Federal Status**	**State Status**	**Habitat Requirements**	**Potential for Occurrence**
Galium californicum ssp. *sierrae* El Dorado bedstraw	FE	CR, CRPR 1B.2	Foothill chaparral, cismontane woodland, and lower montane coniferous forest. Found on Gabbro soils between 330 and 1,920 feet.	**No Habitat Present.** Gabbro soils do not occur within the Study Area.
Horkelia parryi Parry's horkelia	--	CRPR 1B.2	Occurs in chaparral and cismontane woodland on Ione Formation and other soils between 260 and 3,510 ft.	**Low.** Suitable habitat is present; however, this species was not found on-site during protocol-level surveys.
Packera layneae Layne's ragwort	FT	CR, CRPR 1B.2	Foothill chaparral and cismontane woodland on serpentine or Gabbro soils between 655 and 3,560 ft.	**Low.** Suitable habitat is present; however, this species was not found on-site during protocol-level surveys.
Sagittaria sanfordii Sanford's arrowhead	--	CRPR 1B.2	Emergent marsh habitat, typically associated with drainages, canals, or irrigation ditches from sea level to 2,135 feet.	**No Habitat Present.** No mesic areas are present within the Study Area.
Viburnum ellipticum Oval-leaved viburnum	--	CRPR 2B.3	Found in chaparral, cismontane woodlands, and lower cismontane coniferous forests generally on north-facing slopes or otherwise more mesic areas at elevations from 700 feet to 4,600 feet.	**No Habitat Present.** The chaparral within the Study Area is not sufficiently mesic to support this species.
Wyethia reticulata El Dorado County mule ears	--	CRPR 1B.2	Foothill chaparral, cismontane woodland, and lower montane coniferous forest. Found on Gabbro soils of the Pine Hill Formation from 605 to 2,065 feet.	**No Habitat Present.** Gabbro soils do not occur within the Study Area.

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Scientific Name (Common Name)	Federal Status	State Status	Habitat Requirements	Potential for Occurrence
Invertebrates				
Danaus plexippus Monarch butterfly	FC	--	Migratory species. Found throughout California spring through early fall, and along the immediate central and southern California coast year-round. Nectaries on numerous floral resources, but is dependent upon milkweed (*Asclepias* species) plants as their exclusive larval host. Requires diverse floral resources with interspersed milkweed plants during the dispersal and breeding season (spring through fall).	**No Habitat Present.** Milkweed plants are not present within the Study Area.
Fish				
Hypomesus transpacificus Delta smelt	FT	CE	Adults are found in the brackish open surface waters of the Delta and Suisun Bay. Though spawning has never been observed, it is believed to occur in tidally influenced sloughs and drainages on the freshwater side of the mixing zone.	**No Habitat Present.** No tidally influenced sloughs or drainages are present within the Study Area.
Amphibians				
Rana draytonii California red-legged frog	FT	CSC	Breeds in permanent to semi-permanent aquatic habitats including lakes, ponds, marshes, creeks, and other drainages.	**No Habitat Present.** No permanent to semi-permanent aquatic habitats are present within the Study Area.
Reptiles				
Actinemys marmorata Western pond turtle	--	CSC	Ponds, rivers, streams, wetlands, and irrigation ditches with associated marsh habitat.	**No Habitat Present.** No permanent to semi-permanent aquatic habitats are present within the Study Area.

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Scientific Name **(Common Name)**	**Federal Status**	**State Status**	**Habitat Requirements**	**Potential for Occurrence**
Phrynosoma blainvillii Blainville's (Coast) horned lizard	--	CSC	Diverse habitat associations, but normally a low land species associated with sandy scrub habitat.	**High.** The roadsides and larger chaparral openings represent suitable habitat for this species.
Birds				
Agelaius tricolor Tricolored blackbird	--	CE, CSC	Colonial nester in dense vegetation, such as cattails, bulrush, or blackberries associated with marsh habitats.	**No Habitat Present.** No suitable nesting or foraging habitat is present within the Study Area.
Athene cunicularia Burrowing owl	--	CSC	Nests in abandoned ground squirrel burrows associated with open grassland habitats.	**No Habitat Present.** No ground squirrel burrows were observed within the Study Area, and the chaparral vegetation density precludes this species' use of the site.
Laterallus jamaicensis coturniculus California black rail	--	CT	Nests and forages in salt, brackish, and fresh marshes with abundant vegetative cover.	**No Habitat Present.** No marshes are present within the Study Area.
Haliaeetus leucocephalus Bald eagle	FD	CE	Nest in large trees within 1 mile of lakes, rivers, or larger streams.	**No Habitat Present.** Suitable foraging habitat is absent and the site is greater than 1 mile from large lakes, rivers, and large streams.

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Scientific Name (Common Name)	Federal Status	State Status	Habitat Requirements	Potential for Occurrence
Mammals				
Antrozous pallidus Pallid bat	--	CSC, WBWG H	Day and night roosts include crevices in rocky outcrops and cliffs, caves, mines, trees (e.g., basal hollows of coast redwoods and giant sequoias, bole cavities of oaks, exfoliating Ponderosa pine and Valley oak bark, deciduous trees in riparian areas, and fruit trees in orchards), and various human structures such as bridges (especially wooden and concrete girder designs), barns, porches, bat boxes, and human-occupied as well as vacant buildings (WBWG 2021).	**Low.** Marginally suitable roosting habitat for this species may be present in under exfoliating bark on the few grey pine trees within the Study Area.
Corynorhinus townsendii townsendii Townsend's big-eared bat	--	CSC, WBWG H	Roosts in caves and cave analogues, such as abandoned mines, buildings, bridges, rock crevices and large basal hollows of trees. Extremely sensitive to human disturbance (WBWG 2021).	**No Habitat Present.** No caves or cave analogues are present within the Study Area.

Status Codes:

CE - CDFW Endangered
CFP - CDFW Fully Protected
CR - CDFW Rare
CRPR - California Rare Plant Rank
CSC - CDFW Species of Concern
CT - CDFW Threatened
FD - Federally Delisted
FT - Federally Threatened
WBWG M - Western Bat Working Group Medium Threat Rank
WBWG H - Western Bat Working Group High Threat Rank

blooms from March through June and may be found on serpentine soils, though it is known to grow on other soil types as well (CNPS 2021).

The chaparral throughout the Study Area provides suitable habitat for this species. Big-scale balsamroot has not been documented within five miles of the Study Area in the CNDDB (CNDDB 2021). This species was not observed during the 2021 protocol-level special status plant survey, which was conducted in late May when this species would have been in bloom. The vast majority of the Study Area is currently impenetrable chaparral that precludes establishment of herbaceous species. If the site were to burn, or experience some other large-scale disturbance, there is a chance that this species could become established in the new openings.

5.1.3 Chaparral Sedge

Chaparral sedge is not federally or state listed, but it is classified as a CRPR List 1B.2 plant. It is a perennial herb that is found in chaparral, cismontane woodland, and lower coniferous forests on serpentine or gabbroic soils (CNPS 2021). Chaparral sedge blooms from March through June at elevations from 1,500 feet to 2,500 feet (CNPS 2021).

The chaparral on serpentine soils throughout the Study Area provides suitable habitat for this species. Four occurrences of chaparral sedge have been documented within five miles of the Study Area in the CNDDB, the nearest of which (CNDDB Occurrence #2) is approximately two miles northeast of the Study Area on gabbroic soils of the Pine Hill Formation (CNDDB 2021). This species was not observed during the 2021 protocol-level special status plant survey, which was conducted in late May when this species would have been identifiable at least to genus. The vast majority of the Study Area is currently impenetrable chaparral that precludes establishment of herbaceous species. If the site were to burn, or experience some other large-scale disturbance, there is a chance that this species could become established in the new openings.

5.1.4 Red Hills Soaproot

Red Hills soaproot is not federally or state listed, but it is classified as a CRPR List 1B.2 plant. Red Hills soaproot occurs in chaparral, cismontane woodland, and lower montane coniferous forest on gabbro, serpentine, and other soils (CNPS 2021). This perennial blooms from May to June and is found from approximately 800 feet to 3,300 feet (CNPS 2021).

The chaparral throughout the Study Area provides suitable habitat for this species. Five occurrences of Red Hills soaproot have been documented within five miles of the Study Area in the CNDDB, the nearest of which (CNDDB Occurrence #19) is approximately 2.5 miles northeast of the Study Area on gabbroic soils of the Pine Hill Formation (CNDDB 2021). This species was not observed during the 2021 protocol-level special status plant survey, which was conducted in late May when this species was in bloom at other sites in the vicinity. The vast majority of the Study Area is currently impenetrable chaparral that precludes establishment of herbaceous species. If the site were to burn, or experience some other large-scale disturbance, there is a chance that this species could become established in the new openings.

5.1.5 Bisbee Peak Rush Rose

Bisbee Peak rush-rose (*Crocanthemum suffrutescens*) is not federally or state listed, but it is classified as a CRPR List 3.2 plant. Bisbee Peak rush-rose occurs in burned or otherwise disturbed areas in chaparral often on Ione Formation or Gabbro soils, but also on other soils (CNPS 2021). This perennial blooms from April through August and is found from approximately 245 feet to 2,200 feet (CNPS 2021).

The chaparral throughout the Study Area provides marginally suitable habitat for this species. Five occurrences of Bisbee Peak rush-rose have been documented within five miles of the Study Area in the CNDDB, the nearest of which (CNDDB Occurrence #31) is approximately two miles north of the Study Area on gabbroic soils of the Pine Hill Formation (CNDDB 2021). This species was not observed during the 2021 protocol-level special status plant survey, which was conducted in late May when this species was in bloom at other sites in the vicinity. The vast majority of the Study Area is currently impenetrable chaparral that precludes establishment of herbaceous species. If the site were to burn, or experience some other large-scale disturbance, there is a chance that this species could become established in the new openings.

5.1.6 Pine Hill Flannelbush

Pine Hill flannelbush (*Fremontodendron decumbens*) is listed as endangered under the federal Endangered Species Act, as a California rare species, and is classified as a CRPR List 1B.2 plant. Pine Hill flannelbush is a sprawling, low-growing shrub that is known from Pine Hill in El Dorado County and potentially from an isolated population in Nevada County. The species favors foothill chaparral and cismontane woodland with rocky Gabbro or serpentine soils between 1,395 and 2,495 feet. It blooms from April to June.

The chaparral on serpentine soils throughout the Study Area provides marginally suitable habitat for this species, as it is largely tightly restricted to the Pine Hill Formation. Two occurrences of Pine Hill flannelbush have been documented within five miles of the Study Area in the CNDDB, the nearest of which (CNDDB Occurrence #12) is approximately 4.7 miles north of the Study Area on gabbroic soils of the Pine Hill Formation (CNDDB 2021). This species was not observed during the 2021 protocol-level special status plant survey, which was conducted in late May when this species would have been in bloom. The vast majority of the Study Area is currently impenetrable chaparral with minimal diversity. If the site were to burn, or experience some other large-scale disturbance, there is a very slight chance that this species could become established.

5.1.7 Parry's Horkelia

Parry's horkelia (*Horkelia parryi*) is not federally or state listed, but it is classified as a CRPR List 1B.2 plant. Parry's horkelia occurs in chaparral and cismontane woodland on Ione Formation and other soils (CNPS 2021). This perennial blooms from April through September and is found from approximately 250 to 3,500 feet (CNPS 2021).

The chaparral throughout the Study Area provides suitable habitat for this species. Parry's horkelia has not been documented within five miles of the Study Area in the CNDDB (CNDDB 2021). This species was not observed during the 2021 protocol-level special status plant survey, which was conducted in late May when this species was in bloom at other sites in the vicinity. The vast majority of the Study Area is currently impenetrable chaparral that precludes establishment of herbaceous species. If the site were to burn, or experience some other large-scale disturbance, there is a chance that this species could become established in the new openings.

5.1.8 Layne's Ragwort

Layne's ragwort is a federally threatened species, a state rare species, and is classified as a CRPR List 1B.2 plant. It is a perennial herb found in rocky areas in chaparral and cismontane woodlands with serpentine or Gabbroic soils (CNPS 2021). Layne's ragwort blooms from April through August at elevations from 650 feet to 3,560 feet (CNPS 2021).

The chaparral on serpentine soils throughout the Study Area provides suitable habitat for this species. Twelve occurrences of Layne's ragwort have been documented within five miles of the Study Area in the CNDDB, the nearest of which (CNDDB Occurrence #44) is approximately two miles north of the Study Area on gabbroic soils of the Pine Hill Formation (CNDDB 2021). This species was not observed during the 2021 protocol-level special status plant survey, which was conducted in late May when this species was in bloom at other sites in the vicinity. The vast majority of the Study Area is currently impenetrable chaparral that precludes establishment of herbaceous species. If the site were to burn, or experience some other large-scale disturbance, there is a chance that this species could become established in the new openings.

5.2 Reptiles

5.2.1 Blainville's (Coast) Horned Lizard

Blainville's horned lizard (*Phrynosoma blainvillii*) is not state or federally listed, but is considered a Species of Special Concern by CDFW. This diurnal species can occur within a variety of habitats including scrubland, annual grassland, valley-foothill woodlands and coniferous forests, though it is most common along lowland desert sandy washes and chaparral (Stebbins 2003). It occurs from sea level to 8,000 feet above MSL and an isolated population occurs in Siskiyou County (Stebbins 2003). Blainville's horned lizard is found in open microhabitats such as sandy washes with scattered shrubs or firebreaks in chaparral, where they forage for ants, small beetles and other insects (Jennings and Hayes 1994). Horned lizards (Phrynosoma) are native ant specialists and daily activities are centered on above-ground activity patterns of ants, with lizards active generally in mornings and later in the afternoon in the summer.

Openings in the chaparral throughout the Study Area provide suitable habitat for this species. Three occurrences of Blainville's horned lizard have been documented within five miles of the Study Area in the CNDDB, the nearest of which (CNDDB Occurrence #685) is located approximately 2.25 miles northeast of

the Study Area in Cameron Park (CNDDB 2021). This species was not observed during the field survey; however, a comprehensive survey for Blainville's horned lizard was not conducted.

5.3 Mammals

5.3.1 Pallid Bat

Pallid bat (*Antrozous pallidus*) is not federally or state listed, but is considered a CDFW species of special concern, and is classified by the WBWG as a High priority species. It favors roosting sites in crevices in rock outcrops, caves, abandoned mines, hollow trees, and human-made structures such as barns, attics, and sheds (WBWG 2021). Though pallid bats are gregarious, they tend to group in smaller colonies of 10 to 100 individuals. It is a nocturnal hunter and captures prey in flight, but unlike most American bats, the species has been observed foraging for flightless insects, which it seizes after landing (WBWG 2021).

Exfoliating bark on the grey pine trees within the Study Area represents suitable roosting habitat for pallid bat. Pallid bat has not been documented in the CNDDB within five miles of the Study Area (CNDDB 2021). No pallid bats were observed during reconnaissance-level surveys of the Study Area.

6.0 RECOMMENDED MITIGATION FOR IMPACTS TO SENSITIVE BIOLOGICAL RESOURCES

If portions of the Study Area are proposed for impact, we would recommend the following mitigation measures, as applicable based on habitats to be impacted and season of impacts:

6.1 Aquatic Resources

We recommend that the applicant procure a verification or jurisdictional determination from the USACE of the aquatic resources mapped within the Study Area. If impacts to any of the verified aquatic resources are proposed:

1. The Project applicant shall apply for a Section 404 permit from the U.S. Army Corps of Engineers. Waters that will be impacted shall be replaced or rehabilitated on a "no-net-loss" basis. Habitat restoration, rehabilitation, and/or replacement shall be at a location and by methods acceptable to the USACE.
2. The applicant shall apply for a Section 401 water quality certification from the RWQCB, and adhere to the certification conditions.
3. The applicant shall apply for a Section 1600 Lake or Streambed Alteration Agreement from CDFW if any impacts to the ephemeral drainage are proposed.

6.2 Special-Status Plants

6.2.1 Special-Status Plant Surveys

Special-status plant surveys conducted throughout the Study Area in 2021 were negative, but given enough time or a significant disturbance event, plants may become established in areas where suitable habitat exists.

Therefore, if Project construction does not commence prior to the spring of 2023 or if a significant disturbance event (such as a fire) occurs, another round of special-status plant surveys is recommended in areas proposed for impact prior to commencement of construction. If no special-status plant species are found, no relocation would be required. If special-status plants are found and will be impacted, mitigation for those impacts will be determined during consultation with the County. If the plant found is a perennial, then mitigation could consist of digging up the plant and transplanting into a suitable avoided area on-site prior to construction. If the plant found is an annual, then mitigation could consist of collecting seed-bearing soil and spreading into a suitable avoided area on-site prior to construction.

6.2.2 Rare Plant Mitigation Fee

The Study Area is located within Rare Plant "Mitigation Area 1", and as such, in accordance with Chapter 130.71 of the El Dorado County Code, the project proponent must pay the current "Rare Plant Mitigation Fee" prior to issuance of a building permit. That fee is currently $885 per acre, but if that fee changes prior to building permit application, the project proponent must pay the applicable fee at that time.

6.3 Pre-Construction Blainville's Horned Lizard Surveys

Prior to any ground-disturbance or vegetation-removal within the Study Area, we recommend that a Blainville's horned lizard survey be conducted within the grasslands within 48 hours prior to construction. If no Blainville's horned lizards are found, no further mitigation is necessary. If a Blainville's horned lizard is observed within the proposed impact area, a qualified biologist shall relocate the individual to suitable habitat outside of the proposed impact area prior to construction.

6.4 Pre-Construction Roosting Bat Surveys

Pre-construction roosting bat surveys shall be conducted by a qualified biologist within 14 days prior to any tree removal. If no tree removal is proposed, no mitigation measures are necessary. If pre-construction surveys indicate that no roosts of special-status bats are present, or that roosts are inactive or potential habitat is unoccupied, no further mitigation is required. If roosting bats are found, exclusion shall be conducted as recommended by the qualified biologist. Methods may include acoustic monitoring, evening emergence surveys, and the utilization of two-step tree removal supervised by the qualified biologist. Two-step tree removal involves removal of all branches that do not provide roosting habitat on the first day, and the next day cutting down the remaining portion of the tree. Once the bats have been excluded, tree removal may occur.

6.5 Pre-Construction Nesting Bird Surveys

If ground disturbance or other construction activities are proposed during the bird nesting season (February 1 – August 31), a focused survey for nesting raptors and migratory bird nests shall be conducted by a qualified biologist within 14 days prior to the beginning of construction activities in order to identify active nests. This survey shall be conducted within the proposed construction area and all accessible areas within

500 feet of the construction area. If active raptor nests are found, no construction activities shall take place within 500 feet of the nest until the young have fledged. If active songbird nests are found, a 100-foot no disturbance buffer will be established. These no-disturbance buffers may be reduced based on consultation and approval by the CEQA lead agency. The perimeter of the protected area shall be indicated by bright orange temporary fencing. No construction activities or personnel shall enter the protected area, except with approval of the biologist. If tree removal is necessary, trees containing nests, or burrows that must be removed as a result of project implementation shall be removed during the nonbreeding season (late September to March). If no active nests are found during the focused survey, no further mitigation will be required.

6.6 Worker Environmental Awareness Training

Prior to any ground-disturbing or vegetation-removal activities, a Worker Environmental Awareness Training (WEAT) shall be prepared and administered to the construction crews. The WEAT will include the following: discussion of the state and federal Endangered Species Act, the Clean Water Act, the Project's permits and CEQA documentation, and associated mitigation measures; consequences and penalties for violation or noncompliance with these laws and regulations; identification of special-status wildlife, location of any avoided Waters of the U.S; hazardous substance spill prevention and containment measures; and the contact person in the event of the discovery of a special-status wildlife species. The WEAT will also discuss the different habitats used by the species' different life stages and the annual timing of these life stages. A handout summarizing the WEAT information shall be provided to workers to keep on-site for future reference. Upon completion of the WEAT training, workers will sign a form stating that they attended the training, understand the information presented and will comply with the regulations discussed. Workers will be shown designated "avoidance areas" during the WEAT training; worker access should be restricted to outside of those areas to minimize the potential for inadvertent environmental impacts. Fencing and signage around the boundary of avoidance areas may be helpful.

7.0 REFERENCES

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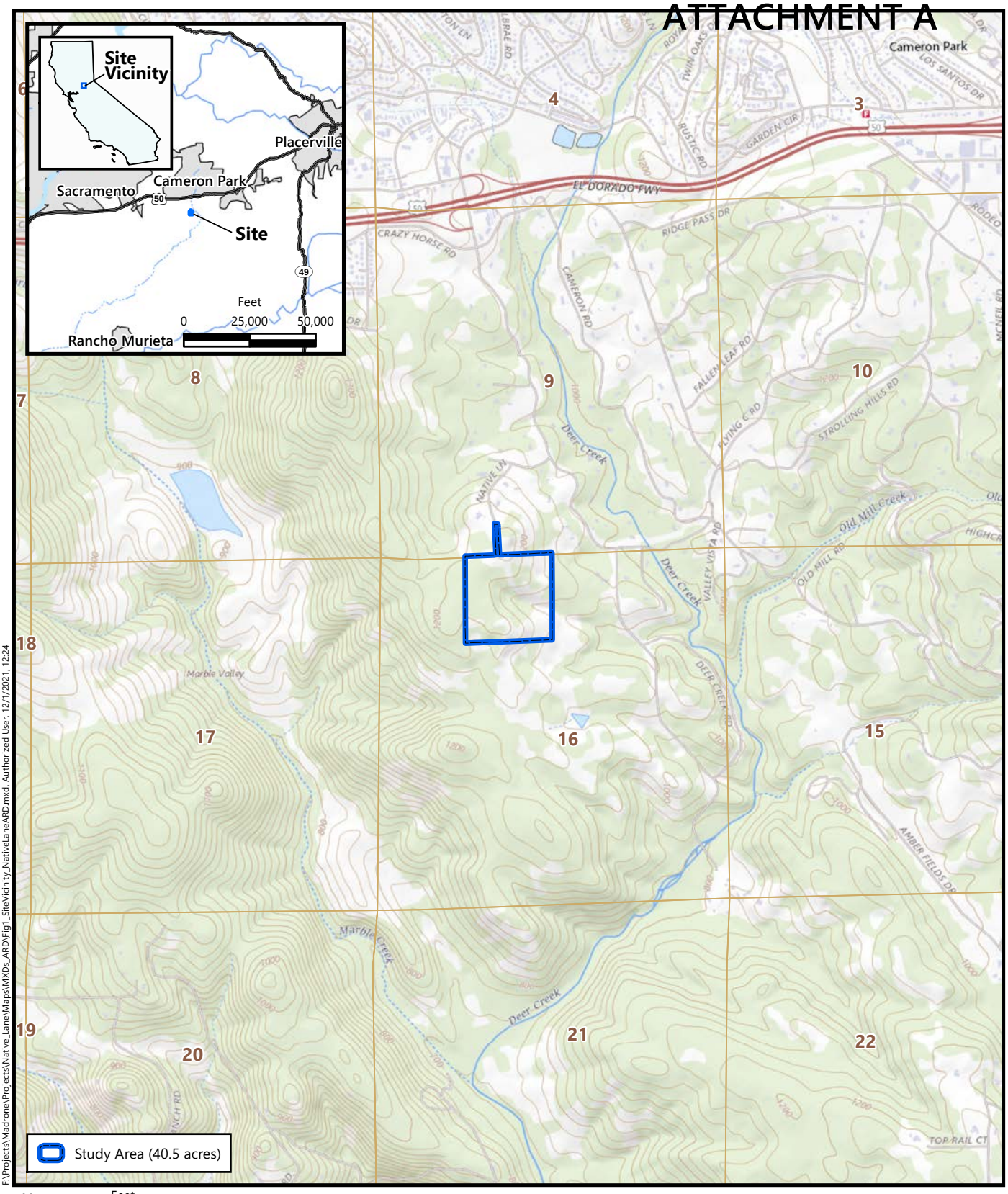
ATTACHMENT A

Figures

P23-0005 NATIVE LANE PARCEL MAP
EXHIBIT K - PROPOSED MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY

ATTACHMENT A



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Source: United States Geologic Survey, 2018
"Shingle Springs, California" 7.5-Minute Topographic Quadrangle
Section 16, Township 09 North, Range 09 East, MDB&M
Longitude -120.996285, Latitude 39.985363

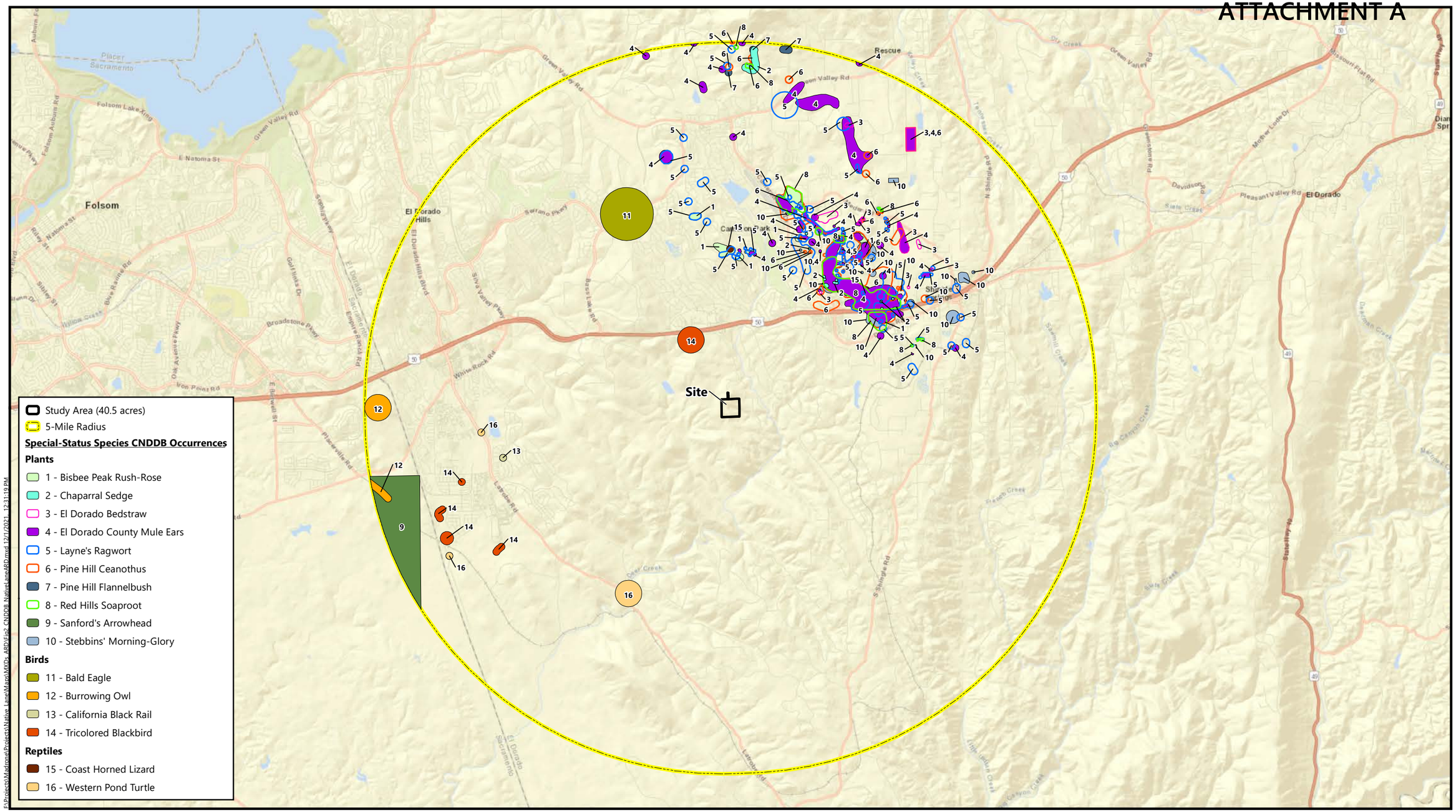
Figure 1
Site and Vicinity

Native Lane
El Dorado County, California

MADRONE ECOLOGICAL CONSULTING

P23-0005 NATIVE LANE PARCEL MAP
EXHIBIT K - PROPOSED MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY

ATTACHMENT A



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Source: *California Department of Fish and Wildlife; U.S. Fish and Wildlife Service*, November 2021.
Basemap Source: *National Geographic* and *ESRI*

Figure 2
California Natural Diversity Database Occurrences of Special-Status Species

Native Lane
El Dorado County, California

MADRONE ECOLOGICAL CONSULTING

P23-0005 NATIVE LANE PARCEL MAP
EXHIBIT K - PROPOSED MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY

ATTACHMENT A

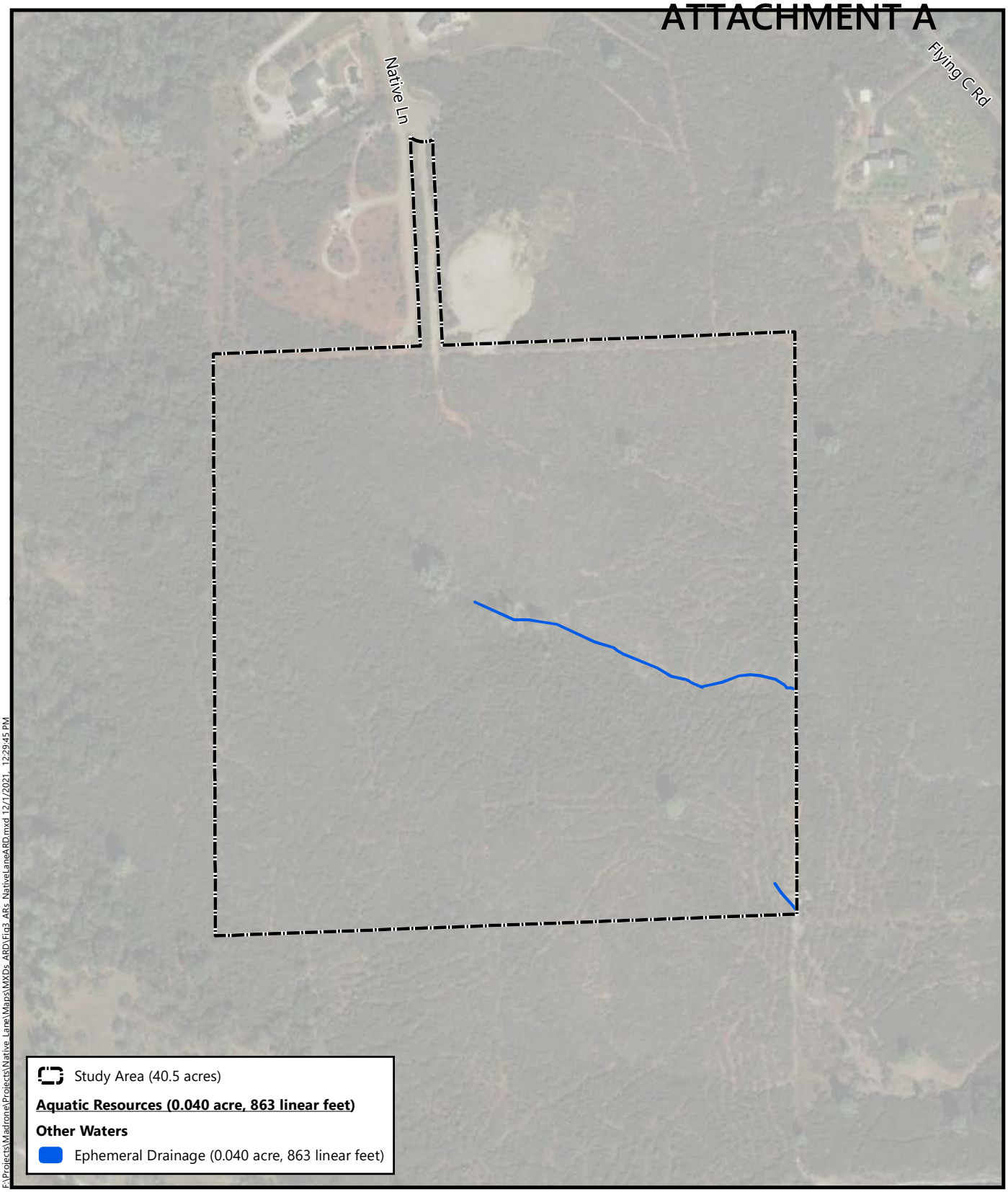

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Figure 3
Aquatic Resources

Native Lane
El Dorado County, California

Aerial Source: Maxar 27 February 2021

P23-0005 NATIVE LANE PARCEL MAP
EXHIBIT K - PROPOSED MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY

ATTACHMENT A

N

Feet

0 500

Figure 4
Natural Resources Conservation Service Soils

Native Lane
El Dorado County, California

Soil Survey Source: *USDA, Soil Conservation Service.*
Soil Survey Geographic (SSURGO) database for Sacramento County, California
Aerial Source: Maxar, 27 February 2021

ATTACHMENT A

Attachments

Attachment A: IPaC Trust Resource Report for the Study Area

Attachment B: CNPS Inventory of Rare and Endangered Plants Query for the "Shingle Springs, California" Quadrangle and 8 Surrounding Quadrangles

Attachment C: Wildlife Species Observed within the Study Area

Attachment D: Special-Status Plant Survey Report

ATTACHMENT A

Attachment A

IPaC Trust Resource Report for the Study Area

IPaC U.S. Fish & Wildlife Service

ATTACHMENT A

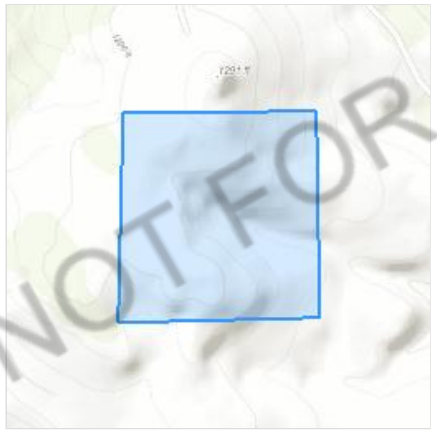
IPaC resource list

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

ATTACHMENT A

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. IPaC only shows species that are regulated by USFWS (see FAQ).
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

ATTACHMENT A

NAME	STATUS
California Red-legged Frog Rana draytonii Wherever found There is **final** critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/2891	Threatened

Fishes

NAME	STATUS
Delta Smelt Hypomesus transpacificus Wherever found There is **final** critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/321	Threatened

Insects

NAME	STATUS
Monarch Butterfly Danaus plexippus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9743	Candidate

Flowering Plants

NAME	STATUS
El Dorado Bedstraw Galium californicum ssp. sierrae Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/5209	Endangered
Layne's Butterweed Senecio layneae Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/4062	Threatened
Pine Hill Ceanothus Ceanothus roderickii Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/3293	Endangered

ATTACHMENT A

Pine Hill Flannelbush *Fremontodendron californicum ssp. decumbens* — Endangered
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/4818

Stebbins' Morning-glory *Calystegia stebbinsii* — Endangered
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/3991

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 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	Breeds Jan 1 to Aug 31
Common Yellowthroat Geothlypis trichas sinuosa 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/2084	Breeds May 20 to Jul 31
Golden Eagle Aquila chrysaetos 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	Breeds Jan 1 to Aug 31

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

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

Tricolored Blackbird Agelaius tricolor — Breeds Mar 15 to Aug 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3910

Wrentit Chamaea fasciata — Breeds Mar 15 to Aug 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Yellow-billed Magpie Pica nuttalli — Breeds Apr 1 to Jul 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9726

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 (■)

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.

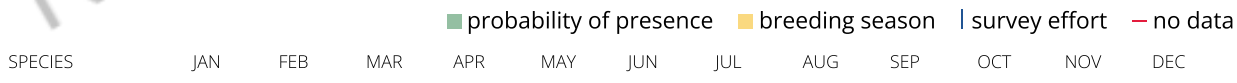
Breeding Season (▪)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

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.

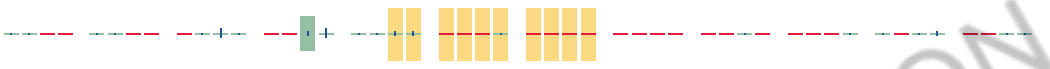
Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



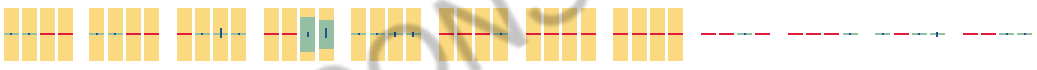
ATTACHMENT A

Bald Eagle Non-BCC Vulnerable (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.)

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



Golden Eagle Non-BCC Vulnerable (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.)

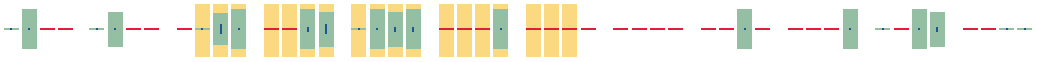


Lawrence's Goldfinch BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

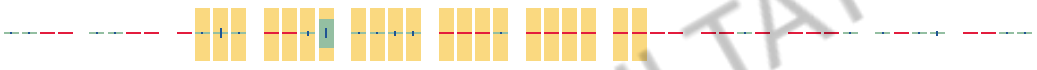
ATTACHMENT A

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

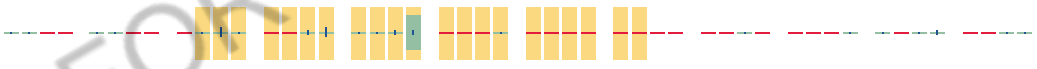
Oak Titmouse BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



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



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 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 commercial 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

Wildlife refuges and fish hatcheries

REFUGE AND FISH HATCHERY INFORMATION IS NOT AVAILABLE AT THIS TIME

Wetlands in the National Wetlands Inventory

ATTACHMENT A

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.

WETLAND INFORMATION IS NOT AVAILABLE AT THIS TIME

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the NWI map to view 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.

ATTACHMENT A

Attachment B

CNPS Inventory of Rare and Endangered Plants Query for the "Shingle Springs, California" Quadrangle and 8 Surrounding Quadrangles

ATTACHMENT A

Inventory of Rare and Endangered Plants of California

California Native Plant Society

Search Results

37 matches found. Click on scientific name for details

Search Criteria: 9-Quad include [**3812058:3812057:3812068:3812077:3812078:3812067:3812151:3812161:3812171**]

▲ SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	GLOBAL RANK	STATE RANK	CA RARE PLANT RANK	PHOTO
Allium jepsonii	Jepson's onion	Alliaceae	perennial bulbiferous herb	Apr-Aug	None	None	G2	S2	1B.2	No Photo Available
Allium sanbornii var. *congdonii*	Congdon's onion	Alliaceae	perennial bulbiferous herb	Apr-Jul	None	None	G4T3	S3	4.3	No Photo Available
Allium sanbornii var. *sanbornii*	Sanborn's onion	Alliaceae	perennial bulbiferous herb	May-Sep	None	None	G4T3T4	S3S4	4.2	 ©2018 Steven Perry
Arctostaphylos mewukka ssp. *truei*	True's manzanita	Ericaceae	perennial evergreen shrub	Feb-Jul	None	None	G4?T3	S3	4.2	No Photo Available
Arctostaphylos nissenana	Nissenan manzanita	Ericaceae	perennial evergreen shrub	Feb-Mar	None	None	G1	S1	1B.2	No Photo Available
Balsamorhiza macrolepis	big-scale balsamroot	Asteraceae	perennial herb	Mar-Jun	None	None	G2	S2	1B.2	 ©1998 Dean Wm. Taylor
Calandrinia breweri	Brewer's calandrinia	Montiaceae	annual herb	(Jan)Mar-Jun	None	None	G4	S4	4.2	No Photo Available
Calystegia stebbinsii	Stebbins' morning-glory	Convolvulaceae	perennial rhizomatous herb	Apr-Jul	FE	CE	G1	S1	1B.1	No Photo Available
Calystegia vanzuukiae	Van Zuuk's morning-glory	Convolvulaceae	perennial rhizomatous herb	May-Aug	None	None	G2Q	S2	1B.3	No Photo Available
Carex cyrtostachya	Sierra arching sedge	Cyperaceae	perennial herb	May-Aug	None	None	G2	S2	1B.2	No Photo Available
Carex xerophila	chaparral sedge	Cyperaceae	perennial herb	Mar-Jun	None	None	G2	S2	1B.2	No Photo Available
Ceanothus fresnensis	Fresno ceanothus	Rhamnaceae	perennial evergreen shrub	(Apr)May-Jul	None	None	G4	S4	4.3	No Photo Available
Ceanothus	Pine Hill	Rhamnaceae	perennial	Apr-Jun	FE	CR	G1	S1	1B.1	

Ceanothus roderickii	Pine Hill ceanothus	Rhamnaceae	perennial evergreen shrub	Apr-Jun	FE	CR	G1	S1	1B.1	No Photo Available
Chlorogalum grandiflorum	Red Hills soaproot	Agavaceae	perennial bulbiferous herb	May-Jun	None	None	G3	S3	1B.2	No Photo Available
Clarkia biloba ssp. *brandegeeae*	Brandegee's clarkia	Onagraceae	annual herb	May-Jul	None	None	G4G5T4	S4	4.2	No Photo Available
Claytonia parviflora ssp. *grandiflora*	streambank spring beauty	Montiaceae	annual herb	Feb-May	None	None	G5T3	S3	4.2	No Photo Available
Crocanthemum suffrutescens	Bisbee Peak rush-rose	Cistaceae	perennial evergreen shrub	Apr-Aug	None	None	G2?Q	S2?	3.2	No Photo Available
Delphinium hansenii ssp. *ewanianum*	Ewan's larkspur	Ranunculaceae	perennial herb	Mar-May	None	None	G4T3	S3	4.2	No Photo Available
Eriogonum tripodum	tripod buckwheat	Polygonaceae	perennial deciduous shrub	May-Jul	None	None	G4	S4	4.2	 ©2008 Steven Perry
Eriophyllum jepsonii	Jepson's woolly sunflower	Asteraceae	perennial herb	Apr-Jun	None	None	G3	S3	4.3	No Photo Available
Eryngium pinnatisectum	Tuolumne button-celery	Apiaceae	annual/perennial herb	May-Aug	None	None	G2	S2	1B.2	No Photo Available
Fremontodendron decumbens	Pine Hill flannelbush	Malvaceae	perennial evergreen shrub	Apr-Jul	FE	CR	G1	S1	1B.2	No Photo Available
Galium californicum ssp. *sierrae*	El Dorado bedstraw	Rubiaceae	perennial herb	May-Jun	FE	CR	G5T1	S1	1B.2	No Photo Available
Githopsis pulchella ssp. *serpentinicola*	serpentine bluecup	Campanulaceae	annual herb	May-Jun	None	None	G4T3	S3	4.3	No Photo Available
Hesperocyparis bakeri	Baker cypress	Cupressaceae	perennial evergreen tree		None	None	G3	S3	4.2	 © 2021 Scot Loring
Horkelia parryi	Parry's horkelia	Rosaceae	perennial herb	Apr-Sep	None	None	G2	S2	1B.2	No Photo Available
Iris longipetala	coast iris	Iridaceae	perennial rhizomatous herb	Mar-May(Jun)	None	None	G3	S3	4.2	No Photo Available
Jepsonia heterandra	foothill jepsonia	Saxifragaceae	perennial herb	Aug-Dec	None	None	G3	S3	4.3	No Photo

										Available
Leptosiphon ambiguus	serpentine leptosiphon	Polemoniaceae	annual herb	Mar-Jun	None	None	G4	S4	4.2	No Photo Available
Lilium humboldtii ssp. *humboldtii*	Humboldt lily	Liliaceae	perennial bulbiferous herb	May-Jul(Aug)	None	None	G4T3	S3	4.2	No Photo Available
Navarretia heterandra	Tehama navarretia	Polemoniaceae	annual herb	Apr-Jun	None	None	G4	S4	4.3	 ©2021 Scot Loring
Packera layneae	Layne's ragwort	Asteraceae	perennial herb	Apr-Aug	FT	CR	G2	S2	1B.2	No Photo Available
Primula pauciflora	beautiful shootingstar	Primulaceae	perennial herb	Apr-Jun	None	None	G5	S3	4.2	No Photo Available
Sagittaria sanfordii	Sanford's arrowhead	Alismataceae	perennial rhizomatous herb (emergent)	May-Oct(Nov)	None	None	G3	S3	1B.2	No Photo Available
Trichostema rubisepalum	Hernandez bluecurls	Lamiaceae	annual herb	Jun-Aug	None	None	G4	S4	4.3	No Photo Available
Viburnum ellipticum	oval-leaved viburnum	Adoxaceae	perennial deciduous shrub	May-Jun	None	None	G4G5	S3?	2B.3	 © 2006 Tom Engstrom
Wyethia reticulata	El Dorado County mule ears	Asteraceae	perennial herb	Apr-Aug	None	None	G2	S2	1B.2	No Photo Available

Showing 1 to 37 of 37 entries

Suggested Citation:

California Native Plant Society, Rare Plant Program. 2021. Inventory of Rare and Endangered Plants of California (online edition, v9-01 1.0). Website https://www.rareplants.cnps.org [accessed 23 November 2021].

ATTACHMENT A

ATTACHMENT A

Attachment C

Wildlife Species Observed within the Study Area

ATTACHMENT A

Wildlife Species Observed within the
Native Lane Study Area
24 May 2021

Species Name	Common name
Reptiles	
Sceloporus occidentalis	Western fence lizard
Birds	
Cathartes aura	Turkey vulture
Zenaida macroura	Mourning dove
Calypte anna	Anna's hummingbird
Aphelocoma californica	Western scrub jay
Corvus corax	Common raven
Baeolophus inornatus	Oak titmouse
Pipilo maculatus	Spotted towhee

ATTACHMENT A

Attachment D

Special-Status Plant Survey Report for Native Lane

ATTACHMENT A

Special-Status Plant Survey Report

Native Lane

El Dorado County
March 2023

MADRONE ECOLOGICAL CONSULTING

ATTACHMENT A

Prepared for:
CTA Engineering & Surveying
3233 Monier Circle
Rancho Cordova, California 95742

Recommended Citation:
Madrone Ecological Consulting, LLC (Madrone). 2023. *2Special-Status Plant Survey Report for Native Lane*. Prepared for CTA Engineering & Surveying. Published on 27 March 2023

ATTACHMENT A

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Special-Status Plant Survey Report
Native Lane

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1.0 INTRODUCTION

This report presents the results of a special-status plant survey conducted for the approximately 40-acre Native Lane Property. The Native Lane Property (Study Area) is located generally south of the southern end of Native Lane and west of Deer Creek Road in unincorporated El Dorado County, California. The Study Area is located within a portion of Section 16, Township 9 North, Range 9 East (MDB&M) of the "Shingle Springs, California" 7.5-Minute Series USGS Topographic Quadrangle (USGS 2018) (**Figure 1**).

2.0 METHODOLOGY

Madrone Ecological Consulting, LLC (Madrone) botanist Daria Snider conducted protocol-level rare plant surveys of the Study Area on 24 May 2021 in accordance with the *Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed, and Candidate Plants* (USFWS 2000), the *Botanical Survey Guidelines of the California Native Plant Society* (CNPS 2001), and *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (CDFW 2018).

A list of special-status plant species with potential to occur within the Study Area was developed by reviewing the following:

- the California Native Plant Society (CNPS) Rare and Endangered Plant Inventory (CNPS 2021) query of CRPR Lists 1A, 1B, 2A, and 2B within the "Shingle Springs, California" USGS topo quadrangle, and the eight surrounding quadrangles; and
- the California Natural Diversity Database occurrences of special-status plant species within 5 miles of the Study Area (CNDDB 2021).

The target species for this survey were:

- Jepson's onion (*Allium jepsonii*)
- Big-scale balsamroot (*Balsamorhiza macrolepis*)
- Chaparral sedge (*Carex xerophila*)
- Red Hills soaproot (*Chlorogalum grandiflorum*)
- Bisbee Peak rush-rose (*Crocanthemum suffrutescens*)
- Pine Hill flannelbush (*Fremontodendron decumbens*)
- Parry's horkelia (*Horkelia parryi*)
- Layne's ragwort (*Packera layneae*)

The Study Area was comprehensively surveyed on foot by walking through all accessible openings in the dense chaparral. The surveys were floristic in nature, which means that all plant species observed on-site were identified to the taxonomic level necessary to determine rarity. Thus, if a special-status plant was present but not on the target list, it would have been detected and documented. Plant taxonomy was based on the nomenclature in the *Jepson eFlora* (Jepson Flora Project 2021). Vegetation communities were classified according to the *Manual of California Vegetation, Second Edition* (Sawyer et al. 2009). Qualifications for the botanist that conducted the surveys are included in **Attachment A**, a list of reference

populations of target plants visited is included in **Attachment B**, and a comprehensive list of all plant species observed during surveys of the Study Area is included in **Attachment C**.

3.0 EXISTING CONDITIONS

The Study Area is almost entirely occupied by a whiteleaf manzanita (*Arctostaphylos viscida*) chaparral. The only areas not occupied by this chapparal are small openings in the chaparral, a dirt road that is maintained (to varying degrees) around eastern, north, and western edges of the Study Area, and a dirt access road that connects the Study Area to Native Lane. The dirt access road was in active construction during the field survey (apparently associated with the adjacent property to the north), and a 3-foot-deep trench had been dug within the alignment. The only aquatic resources found within the Study Area are two narrow ephemeral drainages (**Figure 3**). The Study Area is comprised of a hilltop, and somewhat steep slopes with a mostly eastern aspect. Elevations within the Study Area range from approximately 1,100 feet to approximately 1,250 feet above Mean Sea Level. Surrounding properties to the east, south, and west are similarly undeveloped dense chaparral, while to the north are rural residences.

The whiteleaf manzanita chaparral is almost entirely comprised of whiteleaf manzanita and chamise (*Adenostoma fasciculatum*). Other shrubs such as toyon (*Heteromeles arbutifolia*), Yerba santa (*Eriodictyon californicum*), and sticky-leaf monkeyflower (*Diplacus aurantiacus*) occur occasionally. A few grey pines (*Pinus sabiniana*) are scattered near the center of the Study Area. Herbaceous vegetation is almost entirely lacking below the closed canopy of the chaparral, but is present in openings and along roadsides within the Study Area. Common herbaceous plant species in chaparral openings and roadsides within the Study Area include a variety of diminutive native forbs, such as knotweed spineflower (*Chorizanthe polygonoides ssp. polygonoides*), thin-stemmed navarretia (*Navarretia filicaulis*), Sierra milkwort (*Polygala cornuta var. cornuta*), small-flowered western flax (*Hesperolinon micranthum*), dwarf evax (*Hesperevax acaulis var. acaulis*), and small tarweed (*Madia exigua*). Also present are native and non-native grasses such as squirrel-tail grass (*Elymus elymoides*), California melic (*Melica californica*), scribneria (*Scribneria bolanderi*), red brome (*Bromus madritensis*), ripgut brome (*B. diandrus*), soft brome (*B. hordeaceus*), wild oats (*Avena fatua*), brome fescue (*Festuca bromoides*), and six-weeks fescue (*Festuca microstachys*).

Two sections of ephemeral drainage occur within the Study Area (**Figure 2**). Ephemeral drainages convey stormwater runoff for short periods of time directly after precipitation events. These drainages are entirely unvegetated due to the scouring effects of water. These features drain east into intermittent Deer Creek.

3.1 Soils

The Natural Resources Conservation Service has mapped the entire Study Area as (SaF) Serpentine rock land (**Figure 3**) (NRCS 2021), and serpentine rocks were observed throughout the Study Area.

4.0 SURVEY RESULTS

4.1 Jepson's Onion

Jepson's onion is not listed under the federal or California Endangered Species Act; however, it is designated as a CRPR List 1B.2 plant. Jepson's onion is found in chaparral, cismontane woodland, and lower montane coniferous forests on serpentine or volcanic soils (CNPS 2021). It is a bulbiferous perennial, and it blooms from April through August at elevations from 980 feet to 4,330 feet (CNPS 2021).

The chaparral on serpentine soils throughout the Study Area provides suitable habitat for this species. This species was not observed during the 2021 protocol-level special status plant survey, which was conducted in late May when this species would have been in bloom.

4.2 Big-Scale Balsamroot

Big-scale balsamroot (*Balsamorhiza macrolepis* var. *macrolepis*) is not federally or state listed, but it is classified as a CRPR List 1B.2 plant. It is a perennial herbaceous species that occurs in chaparral, cismontane woodland and valley and foothill grasslands between 295 and 4,600 feet (CNPS 2021). Big-scale balsamroot blooms from March through June and may be found on serpentine soils, though it is known to grow on other soil types as well (CNPS 2021).

The chaparral throughout the Study Area provides suitable habitat for this species. This species was not observed during the 2021 protocol-level special status plant survey, which was conducted in late May when this species would have been in bloom.

4.3 Chaparral Sedge

Chaparral sedge is not federally or state listed, but it is classified as a CRPR List 1B.2 plant. It is a perennial herb that is found in chaparral, cismontane woodland, and lower coniferous forests on serpentine or gabbroic soils (CNPS 2021). Chaparral sedge blooms from March through June at elevations from 1,500 feet to 2,500 feet (CNPS 2021).

The chaparral on serpentine soils throughout the Study Area provides suitable habitat for this species. This species was not observed during the 2021 protocol-level special status plant survey, which was conducted in late May when this species would have been identifiable.

4.4 Red Hills Soaproot

Red Hills soaproot is not federally or state listed, but it is classified as a CRPR List 1B.2 plant. Red Hills soaproot occurs in chaparral, cismontane woodland, and lower montane coniferous forest on gabbro, serpentine, and other soils (CNPS 2016). This perennial blooms from May to June and is found from approximately 800 feet to 3,300 feet (CNPS 2016).

The chaparral throughout the Study Area provides suitable habitat for this species. This species was not observed during the 2021 protocol-level special status plant survey, which was conducted in late May when this species was in bloom at other sites in the vicinity.

4.5 Bisbee Peak Rush Rose

Bisbee Peak rush-rose (*Crocanthemum suffrutescens*) is not federally or state listed, but it is classified as a CRPR List 3.2 plant. Bisbee Peak rush-rose occurs in burned or otherwise disturbed areas in chaparral often on Ione Formation or Gabbro soils, but also on other soils (CNPS 2021). This perennial blooms from April through August and is found from approximately 245 feet to 2,200 feet (CNPS 2021).

The chaparral throughout the Study Area provides marginally-suitable habitat for this species. This species was not observed during the 2021 protocol-level special status plant survey, which was conducted in late May when this species was in bloom at other sites in the vicinity.

4.6 Pine Hill Flannelbush

Pine Hill flannelbush (*Fremontodendron decumbens*) is listed as endangered under the federal Endangered Species Act, as a California rare species, and is classified as a CRPR List 1B.2 plant. Pine Hill flannelbush is a sprawling, low-growing shrub that is known from Pine Hill in El Dorado County and potentially from an isolated population in Nevada County. The species favors foothill chaparral and cismontane woodland with rocky Gabbro or serpentine soils between 1,395 and 2,495 feet. It blooms from April to June.

The chaparral on serpentine soils throughout the Study Area provides marginally-suitable habitat for this species, as it is largely tightly restricted to the Pine Hill Formation. This species was not observed during the 2021 protocol-level special status plant survey, which was conducted in late May when this species would have been in bloom.

4.7 Parry's Horkelia

Parry's horkelia (*Horkelia parryi*) is not federally or state listed, but it is classified as a CRPR List 1B.2 plant. Parry's horkelia occurs in chaparral and cismontane woodland on Ione Formation and other soils (CNPS 2021). This perennial blooms from April through September and is found from approximately 250 to 3,500 feet (CNPS 2021).

The chaparral throughout the Study Area provides suitable habitat for this species. This species was not observed during the 2021 protocol-level special status plant survey, which was conducted in late May when this species was in bloom at other sites in the vicinity.

4.8 Layne's Ragwort

Layne's ragwort is a federally threatened species, a state rare species, and is classified as a CRPR List 1B.2 plant. It is a perennial herb found in rocky areas in chaparral and cismontane woodlands with serpentine or Gabbroic soils (CNPS 2021). Layne's ragwort blooms from April through August at elevations from 650 feet to 3,560 feet (CNPS 2021).

The chaparral on serpentine soils throughout the Study Area provides suitable habitat for this species. This species was not observed during the 2021 protocol-level special status plant survey, which was conducted in late May when this species was in bloom at other sites in the vicinity.

5.0 CONCLUSION

No special-status plant species were observed during the 2021 protocol-level special-status plant survey of the Native Lane Study Area.

6.0 REFERENCES

California Department of Fish and Wildlife (CDFW). 2018. *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities*. Dated March 2018.

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ATTACHMENT A

Figures

P23-0005 NATIVE LANE PARCEL MAP
EXHIBIT K - PROPOSED MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY

ATTACHMENT A

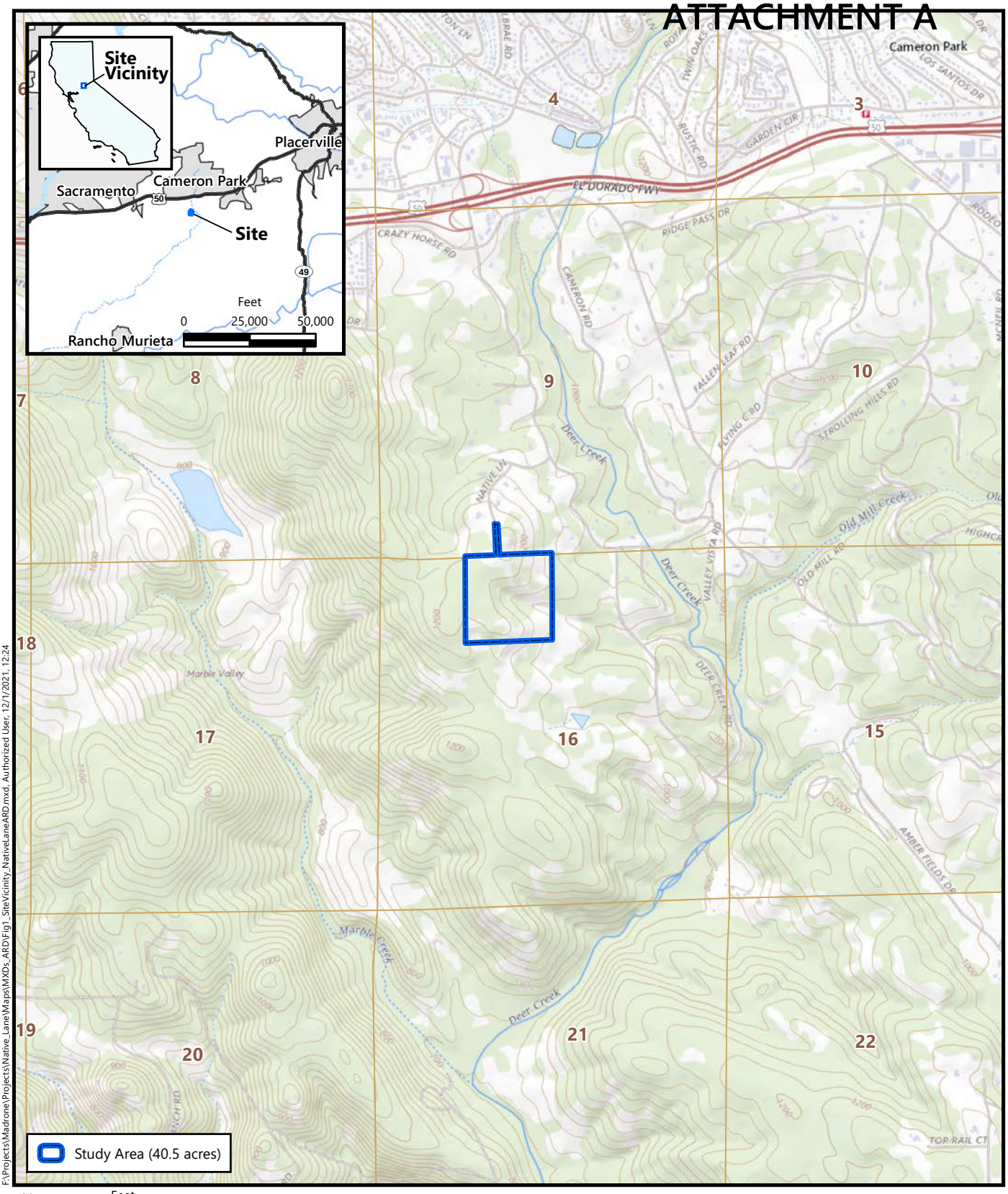

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Figure 1
Site and Vicinity

Native Lane
El Dorado County, California

Source: United States Geologic Survey, 2018
"Shingle Springs, California" 7.5-Minute Topographic Quadrangle
Section 16, Township 09 North, Range 09 East, MDB&M
Longitude -120.996285, Latitude 39.985363

P23-0005 NATIVE LANE PARCEL MAP
EXHIBIT K - PROPOSED MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY

ATTACHMENT A

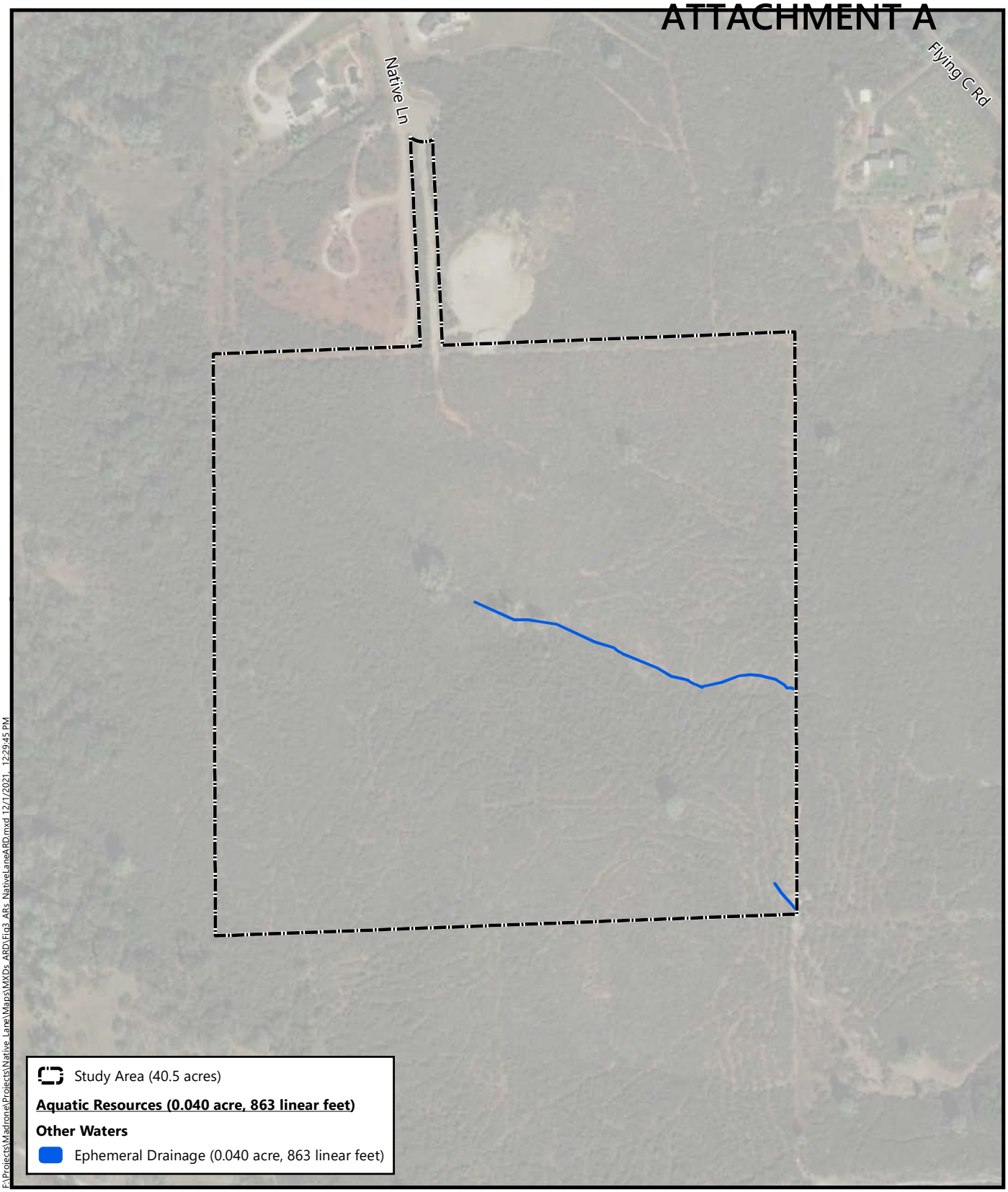

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Figure 3
Aquatic Resources

Native Lane
El Dorado County, California

Aerial Source: Maxar 27 February 2021

P23-0005 NATIVE LANE PARCEL MAP
EXHIBIT K - PROPOSED MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY

ATTACHMENT A

N

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0 500

Figure 4
Natural Resources Conservation Service Soils

Native Lane
El Dorado County, California

Soil Survey Source: *USDA, Soil Conservation Service.*
Soil Survey Geographic (SSURGO) database for Sacramento County, California
Aerial Source: Maxar, 27 February 2021

ATTACHMENT A

Attachments

Attachment A: Botanist Qualifications

Attachment B: Target Plant Species Reference Population Information

Attachment C: Plant Species Observed within the Native Lane Study Area

ATTACHMENT A

Attachment A

Botanist Qualifications

ATTACHMENT A

Rare Plant Survey Botanist Qualifications

Daria Snider

Ms. Snider has more than 16 years of experience conducting botanical inventories. As a senior biologist, she specializes in rare plant surveys, wetland delineations, and general biological resource inventories. In addition to rare plant surveys, her botanical experience includes general vegetation surveys, aerial and field vegetation mapping, Certified Arborist tree inventories, CRAM Assessments, floristic monitoring, and invasive species identification and mapping. Ms. Snider's experience includes a wide variety of habitat types, including vernal pools, annual grasslands, oak woodland, riparian communities, coastal sage scrub, chaparral, cismontane and montane forests, and desert. Her geographic expertise covers much of California, from Shasta County in the north to the Mojave Desert and San Gabriel Mountains in the south, and from Napa County in the west to the Sierra Nevada foothills and mountains in the east. Her primary focus is on the Sacramento Valley and the adjacent Sierra Nevada foothills.

ATTACHMENT A

Attachment B

Target Plant Species Reference Population Information

ATTACHMENT A

Target Plant Species Reference Population Information for the Native Lane Rare Plant Survey

Plant Species	Location of Reference Population	Date of Visit	Phenology of Reference Population/ Distinctive Characteristics
Allium jepsonii Jepson's onion	Herbarium specimen at UC Davis Center for Plant Diversity	31 March 2016	Pressed specimen. Plant is quite tall with white flowers, often tinged pink. Stamens are included, and the petals and sepals are jagged on the edges.
Balsamorhiza macrolepis Big-scale balsamroot	Herbarium specimen at UC Davis Center for Plant Diversity	31 March 2016	Pressed specimen. Similar to Wyethia, but with grey, dissected leaves. Leaves are mostly basal (as opposed to Wyethia, which has basal and cauline leaves).
Carex xerophila Chaparral sedge	Pine Hill unit of Pine Hill Preserve, El Dorado County	16 May 2016	Abundant on roadcuts and the hilltop. The majority of the plants were vegetative, but a few plants exhibited the characteristic hairy perigynia. Plants are small, cespitose, and have inflorescences with male flowers at the tip and only a few perigynia at the base.
Chlorogalum grandiflorum Red Hills soaproot	CNDDB Occurrence #19, just north of Ponte Morino Drive	8 June 2021	Abundant. The majority of plants were in bloom or past bloom, exhibiting the characteristic short pedicel that is indicative of this species. Plants are relatively small rosettes with wavy leaf margins.
Crocanthemum suffrutescens Bisbee Peak rush-rose	CNDDB Occurrence #7, along the north side of Ione-Buena Vista Road, near Ione, California Private property in Cameron Park	22 April 2021 8 June 2021	Plants not in bloom, but the perennial plants are readily identifiable to those familiar with it by the distinctive dark green stems with linear leaves. Three plants were tentatively identified from vegetative characteristics on 10 May, and were observed in full bloom on 8 June 2021.

ATTACHMENT A

Plant Species	Location of Reference Population	Date of Visit	Phenology of Reference Population/ Distinctive Characteristics
Fremontodendron decumbens Pine Hill flannelbush	Pine Hill unit of Pine Hill Preserve, El Dorado County	16 May 2016	Scattered along edges of road on the road up to Pine Hill. Plants were easily identifiable by their palmate leaves and showy orange flowers. Just starting to bloom.
Horkelia parryi Parry's Horkelia	CNDDB Occurrence #1, along the north side of Ione-Buena Vista Road, near Ione, California	22 April 2021	Approximately 25% of the population was in bloom. Plants are readily identifiable by their low, tufted habit and dissected leaves.
Packera laynae Layne's ragwort	CNDDB Occurrence #18	10 May 2021	Abundant in patches in openings in Pine Hill chaparral. Plants were just starting to bloom. Plants are readily identifiable by their tall habit with almost spherical inflorescences.
	CNDDB Occurrence #2, just north of Ponte Morino Drive	8 June 2021	Plants were abundant in patches near top of hill. Most were past bloom, but still readily identifiable to species.

ATTACHMENT A

Attachment C

Plant Species Observed within the Native Lane Study Area

ATTACHMENT A

Plant Species Observed within the
Native Lane Study Area
24 May 2021

Family/Species Name	Common name	Native/Non-Native
ANACARDIACEAE		
Toxicodendron diversilobum	Western poison oak	Native
APIACEAE		
Daucus pusillus	Wild carrot	Native
Sanicula crassicaulis	Gamble weed	Native
ASTERACEAE		
Baccharis pilularis subsp. pilularis	Coyote brush	Native
Centaurea solstitialis	Yellow star-thistle	Naturalized
Ericameria arborescens	Golden-fleece	Native
Hesperevax acaulis var. acaulis	Stemless evax	Native
Lasthenia gracilis	Common goldfields	Native
Logfia gallica	Daggerleaf cottonrose	Naturalized
Madia exigua	Small tarweed	Native
Pseudognaphalium californicum	California everlasting	Native
Uropappus lindleyi	Silverpuffs	Native
BORAGINACEAE		
Cryptantha muricata	Prickly cryptantha	Native
Eriodictyon californicum	California yerba santa	Native
CARYOPHYLLACEAE		
Scleranthus annuus subsp. annuus	Knawel	Naturalized
ERICACEAE		
Arctostaphylos viscida	Sticky whiteleaf manzanita	Native
FABACEAE		
Acmispon brachycarpus	Short-podded lotus	Native
Acmispon glaber	Deerweed, california broom	Native
HYPERICACEAE		
Hypericum concinnum	Gold-wire	Native

ATTACHMENT A

Family/Species Name	Common name	Native/Non-Native
LAMIACEAE		
Salvia sonomensis	Sonoma sage	Native
LINACEAE		
Hesperolinon micranthum	Small flowered western flax	Native
ONAGRACEAE		
Epilobium minutum	Minute willowherb	Native
PHRYMACEAE		
Diplaucus aurantiacus var. aurantiacus	Sticky monkey flower	Native
Erythranthe species	Monkeyflower	Native
PINACEAE		
Pinus sabiniana	Foothill pine	Native
PLANTAGINACEAE		
Plantago erecta	Dotseed plantain	Native
POACEAE		
Aira caryophyllea	Silver hair grass	Naturalized
Avena fatua	Wild oat	Naturalized
Bromus diandrus	Ripgut grass	Naturalized
Bromus hordeaceus	Soft chess	Naturalized
Bromus madritensis	Red brome	Naturalized
Elymus elymoides	Squirreltail	Native
Festuca bromoides	Brome fescue	Naturalized
Festuca microstachys	Sixweeks fescue	Native
Festuca myuros	Rattail fescue	Naturalized
Gastridium phleoides	Nit grass	Naturalized
Melica californica	California melic	Native
Polypogon monspeliensis	Annual rabbitfoot grass	Naturalized
Scribneria bolanderi	Scribneria	Native
POLEMONIACEAE		
Navarretia filicaulis	Thin-stemmed navarretia	Native
POLYGALACEAE		
Polygala cornuta var. cornuta	Sierra milkwort	Native

ATTACHMENT A

Family/Species Name	Common name	Native/Non-Native
POLYGONACEAE		
Chorizanthe polygonoides var. polygonoides	Knotweed spineflower	Native
Eriogonum luteolum var. luteolum	Golden-carpet wild buckwheat	Native
PTERIDACEAE		
Pentagramma triangularis	Goldback fern	Native
ROSACEAE		
Adenostoma fasciculatum	Chamise, greasewood	Native
Heteromeles arbutifolia	Toyon	Native
RUBIACEAE		
Galium parisiense	Wall bedstraw	Naturalized
Galium porrigens var. tenue	Climbing bedstraw	Native
SCROPHULARIACEAE		
Scrophularia californica	California figwort	Native

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Mitigation Measure	Monitoring				Verification		
	Implementing Party	*Type of Monitoring Action*	*Timing Requirements*	*Monitoring/ Verification Entity*	*Signature*	*Date*	*Comments*
Agriculture and Forest Resources							
Mitigation Measure 3.2-1: Oak Resources Protection. The following shall be incorporated on any grading or building permit plans. Future development at the Project site shall implement the following measures to comply with the County's ORMP: ▸ Future development at the Project site shall avoid impacts to protected oak resources as much as possible. ▸ If avoidance is not possible, prior to future tree removal at the Project site, an Oak Resources Technical Report shall be developed by a qualified biologist that maps and quantifies unavoidable impacts to the County's three classes of protected oak resources—oak woodlands, individual native oak trees, and heritage trees. Depending on the impact, an Oak Tree Removal Permit or Oak Woodland Removal Permit shall be obtained from the County. ▸ The applicant shall compensate for loss of protected oak trees and oak woodlands through any combination of in-lieu fees, conservation, and/or replanting, as required under the ORMP, to the satisfaction of the El Dorado County Planning and Building Department.	Property owner or designee (e.g., contractor)	Oak technical report, Administrative Permit, and fees provided to El Dorado County Planning Division	Prior to issuance of grading permit, prior to issuance of building permit	El Dorado County Planning Division			

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Biological Resources							
MM-3.4-1: Special-Status Plant Protection. The following shall be incorporated on any grading or building permit plans. Prior to future development at the Project site, the following measures shall be implemented to protect special-status plants: ▸ Prior to any vegetation clearing, ground disturbing, or construction activities within the Project site, a qualified botanist shall conduct botanical surveys during the blooming period for the special-status plants with potential to occur in the Project site. The survey shall be conducted during the blooming/identification period closest to the initiation of proposed vegetation clearing or ground disturbance. ▸ Surveys shall follow methods from CDFW's *Protocols for Surveying and Evaluating Impacts on Special-Status Native Plant Populations and Natural Communities* (CDFW 2018 or most recent version). The qualified botanist shall (1) be knowledgeable about plant taxonomy; (2) be familiar with plants of the Project region, including special-status plants and sensitive natural communities; (3) have experience conducting floristic botanical field surveys as described in CDFW's protocol document; (4) be familiar with the California Manual of Vegetation	Property owner or designee	Site visit to ensure fencing is installed; rare plant survey(s), monitoring, and report(s) provided to El Dorado County Planning Division	Prior to issuance of grading permit, prior to issuance of building permit	El Dorado County Planning Division			

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(Sawyer et al. 2009 or current version, including updated natural communities data at http://vegetation.cnps.org/); and (5) be familiar with federal and state statutes and regulations related to plants and plant collecting. ▸ If no special-status plants are found, the botanist shall document the findings in a report to the applicant and El Dorado County, and no additional measures are required prior to proposed activities. ▸ If activities last for more than one year, the botanical surveys described above shall be repeated during the blooming period in subsequent years prior to additional vegetation clearing or ground disturbing activities. ▸ If special-status plants are found, the botanist shall clearly mark, map, and record their locations. A no-disturbance buffer shall be established surrounding these locations, consisting of high visibility fencing with a minimum 4-foot-tall metal fence posts (such as t-posts). Fencing shall be maintained in place throughout the entirety of all ground disturbance or vegetation removal activities to ensure that the special-status plants are protected from equipment and vehicles, construction personnel, digging, trenching, placement of fill, storage of equipment or materials, and all other activities. All personnel							

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involved in ground disturbance or vegetation removal work shall be informed of the requirement to avoid no-disturbance areas and shall be required to sign an acknowledgement that they have received these instructions and agree to adhere to all mitigation measures. ▸ If special-status plant species are found that cannot be avoided, appropriate mitigation shall be implemented and shall depend on the species and its protection status. ▸ For unavoidable impacts to special-status plants that are not listed under the federal ESA or CESA, various methods may be used to minimize or compensate for impacts on these species. Depending on the biology of the species affected and the potential for transplanting and reseeding, establishing populations through seed collection or transplantation from the site that is to be affected may be implemented. Seeding or transplanting may be used to create new plant populations, or to enhance or expand existing populations. This work may be done in coordination with California Native Plant Society. Potential mitigation sites could include suitable locations within or outside the project site. Mitigation could include, or consist of, expanding the affected population on the project site if only a portion of the population is to be removed and							

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suitable habitat is available or can be created to expand the extent of the affected population into a new area. Habitat and individual plants lost shall be mitigated at a minimum 1:1 ratio, considering acreage as well as function and value of the new population and habitat. ▸ If an affected plant species is protected under the federal ESA or CESA, coordination/consultation with USFWS and/or CDFW will be required. A site-specific mitigation strategy to compensate for loss of occupied habitat and individuals, consistent with the requirements of the federal ESA or CESA, will need to be developed and implemented. Actions to compensate for take of the federal ESA or CESA protected species may include preserving and enhancing existing populations and creation of new populations. Elements of the mitigation approach and success criteria required by USFWS or CDFW may include, but would not be limited to: ▸ Identification of appropriate mitigation ratios for enhancement, expansion, and creation of target plant populations to fully compensate for direct loss of affected plant populations as well as temporal losses of functions and values.							

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▸ Number and/or density of target plant individuals in the mitigation area. ▸ A requirement that compensatory and preserved populations shall be self-producing. Populations would be considered self-producing when plants reestablish annually for a set number of years with no human intervention, such as supplemental seeding. ▸ If mitigation includes dedication of conservation easements, identifying responsible parties for long-term management, conservation easement holders, long-term management requirements, and funding sources as determined appropriate by the regulatory agency(ies). ▸ Documentation of surveys, completion of the mitigation strategy, and coordination/consultation process with USFWS or CDFW shall be provided to El Dorado County before commencement of any project activities that could adversely affect the protected plant species. Prior to any ground-disturbing or vegetation-removal activities, a Worker Environmental Awareness Training (WEAT) shall be prepared and administered to the construction crews. The WEAT will include the following: discussion of the state and federal							

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Endangered Species Act, the Clean Water Act, the Project's permits and CEQA documentation, and associated mitigation measures; consequences and penalties for violation or noncompliance with these laws and regulations; identification of special-status wildlife that may be encountered on the project site; location of any avoidance, exclusion, or buffer areas; material to watch for that may indicate the presence of subsurface cultural resources; hazardous substance spill prevention and containment measures; and the contact person in the event of the discovery of a special-status wildlife species or potential cultural resources. A handout summarizing the WEAT information shall be provided to workers to keep on-site for future reference. Upon completion of the WEAT training, workers will sign a form stating that they attended the training, understand the information presented and will comply with the regulations discussed.							
MM-3.4-2: Nesting Bird and Raptor Protection. The following shall be incorporated on any grading or building permit plans. Future development at the Project site shall implement the following measures to protect nesting birds and raptors: ▸ To minimize impacts to special-status bird species, raptors, and other native birds, potential future development activities (e.g., tree removal,	Property owner or designee	Preconstruction nest survey(s) and report(s) provided to El Dorado County Planning Division	Prior to issuance of grading permit, prior to issuance of building permit	El Dorado County Planning Division			

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vegetation clearing, ground disturbance, staging, construction of off-site improvements) shall be conducted during the nonbreeding season (approximately September 1 through January 31, as determined by a qualified biologist), when feasible. If project activities are conducted during the nonbreeding season, no further mitigation is required prior to the proposed activity. ▸ If development activities must commence during the avian nesting season (between February 1 and August 31), within 7 days prior to commencement of work, a qualified biologist familiar with birds of California and with experience conducting nesting bird surveys shall conduct focused surveys for special-status birds, nesting raptors, and other native birds. Surveys shall be conducted in publicly accessible areas within 0.5 miles of the development activity area for golden eagle, 0.25 miles of the development activity area for white-tailed kite, 500 feet of the development activity area for other raptor species and special-status birds, and 50 feet of the development activity area for non-raptor common native bird nests. ▸ If no active bird nests are found, the qualified biologist shall submit a report documenting the survey methods and results to the applicant and El Dorado County, and work may proceed. If at any time during the nesting season there is a							

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	Implementing Party	*Type of Monitoring Action*	*Timing Requirements*	*Monitoring/ Verification Entity*	*Signature*	*Date*	*Comments*
lapse of two weeks or more with no work, a new survey for nesting birds shall be completed before work proceeds. ▸ If an active bird nest is found, a no-disturbance buffer shall be established around the nest site until the breeding season has ended or a qualified biologist has determined that the young have fledged or the nest is no longer active. ▸ The size of the no-disturbance buffer shall be determined by the biologist, based on the sensitivity of the bird species, nesting chronology of the species, disturbance characteristics (type, extent, visibility, duration, and timing), existing ambient conditions, and other factors (e.g., screening from existing structures, vegetation, or topography), as determined by the biologist. Buffers typically shall be 0.5 miles for golden eagle, 0.25 miles for white-tailed kite, 500 feet for other raptors, 100 feet for non-raptor special-status bird species, and at least 20 feet for common non-raptor bird species. The size of the buffer may be adjusted if a qualified biologist determines that such an adjustment shall be unlikely to adversely affect the nest. Any buffer reduction for a special-status bird species shall require coordination with CDFW. ▸ Daily monitoring of the nest by a qualified biologist during activities shall be required if the							

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activity has potential to adversely affect the nest as determined by the qualified biologist, the buffer has been reduced, or if birds within active nests are showing behavioral signs of agitation (e.g., standing up from a brooding position, flying off the nest) during project activities, as determined by the qualified biologist. ▸ Documentation of compliance with this mitigation measure and any required coordination with CDFW shall be provided to El Dorado County before commencement of any project construction activities.							
MM-3.4-3: Bat Protection The following shall be incorporated on any grading or building permit plans. Future development at the Project site must implement the following measures to protect bats: ▸ Within 14 days before any tree removal, a qualified biologist familiar with bats and bat ecology, and experienced in conducting bat surveys, shall conduct surveys for bat roosts in suitable habitat (e.g., large trees, crevices, cavities, exfoliating bark, foliage, buildings) within 250 feet of the tree(s) to be removed. ▸ If no evidence of bat roosts is found, the qualified biologist shall submit a report summarizing the results of the survey to the applicant and El	Property owner or designee	Preconstruction bat survey(s) and report(s) provided to El Dorado County Planning Division	Prior to issuance of grading permit, prior to issuance of building permit	El Dorado County Planning Division			

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Dorado County, and no further study shall be required. ▸ If evidence of bat maternity roosts or hibernacula is observed, the species and number of bats using the roost shall be determined by a qualified biologist using noninvasive methods. Bat detectors (i.e., acoustic monitoring) or evening emergence surveys shall be used if deemed necessary to supplement survey efforts by the qualified biologist. ▸ A no-disturbance buffer of 250 feet shall be established by the qualified biologist around active maternity roosts or hibernacula of pallid bat, as well as maternity roosts (i.e., considered to be a wildlife nursery) or winter hibernacula of other bat species that contain a substantial number of bats (i.e., more than a few roosting bats that would leave on their own during the day). Project activities shall not occur within this buffer until after the roosts no longer support juvenile bats or hibernating bats as determined by a qualified biologist. ▸ If roosts of pallid bat are determined to be present and must be removed, the bats shall be excluded from the roosting site before the tree is removed. A program addressing compensation, exclusion methods, and roost removal procedures shall be developed in coordination							

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with CDFW before implementation. Exclusion methods may include use of one-way doors at roost entrances (bats may leave but not reenter) or sealing roost entrances when the site can be confirmed to contain no bats. Exclusion efforts may be restricted during periods of sensitive activity (e.g., during hibernation or while females in maternity colonies are nursing young). The loss of each roost (if any) resulting from the project shall be replaced in coordination with CDFW and may require construction and installation of bat boxes suitable to the bat species and colony size excluded from the original roosting site. If determined necessary during coordination with CDFW, replacement roosts shall be implemented before bats are excluded from the original roost sites. After the replacement roosts are constructed and it is confirmed that bats are not present in the original roost site by a qualified biologist, the roost tree or building may be removed. For roost trees, a two-step tree removal process supervised by a qualified biologist shall be implemented, including removal of all branches that do not provide roosting habitat on the first day, and removal of the remaining portion of the tree on the following day. For trees used as maternity roosts or hibernacula by non-special status bat species, the trees may be							

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	Implementing Party	*Type of Monitoring Action*	*Timing Requirements*	*Monitoring/ Verification Entity*	*Signature*	*Date*	*Comments*
removed either when a qualified biologist determines that bats are no longer present, or using the exclusion and removal method described above for pallid bat if bats are using the tree for a daytime roost, but it is no longer functioning as a maternity roost or hibernacula. Coordination with CDFW and compensatory measures, such as installation of bat boxes, will not be required for non-special status bat species. ▸ Documentation of compliance with this mitigation measure shall be provided to El Dorado County before commencement of any tree removal activities. **Mitigation Measure 3.4-4: Horned Lizard Protection.** The following shall be incorporated on any grading or building permit plans. Future development at the Project site shall implement the following measures to protect horned lizard: ▸ Within 14 days prior to vegetation removal or ground disturbing activities within the Project site, a qualified biologist familiar with the life history of horned lizard shall conduct a focused visual survey of the work area, plus a 100-foot buffer,							

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which shall include walking linear transects of the site. ▸ If horned lizards are not detected during the focused survey, the qualified biologist shall submit a report summarizing the results of the survey to the applicant and El Dorado County, and no additional measures are required prior to proposed activities. ▸ If horned lizards are detected, a qualified biologist with an appropriate CDFW Scientific Collecting Permit that allows handling of reptiles shall be present during ground disturbing and/or vegetation removal activities and shall inspect the project site before initiation of activities. If horned lizards are detected, the qualified biologist shall move individuals into nearby suitable habitat that will not be disturbed by project activities. ▸ Documentation of compliance with this mitigation measure and any required coordination with CDFW shall be provided to El Dorado County before commencement of any project construction activities.							
Mitigation Measure 3.4-5: Aquatic Resources Protection. The following shall be incorporated on any grading or building permit plans. Future development at the	Property owner or designee	Wetland delineations and copies of applicable agreements	Prior to issuance of building permit, prior to	El Dorado County Planning Division			

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Project site must implement the following measures to protect aquatic resources: ▸ If the aquatic feature is determined to be jurisdictional, all applicable permits shall be obtained prior to any disturbance of the feature(s). All permit requirements shall be adhered to, including any potential compensatory mitigation that may be required. ▸ If the aquatic feature is determined to be jurisdictional, all applicable permits shall be obtained prior to any disturbance of the feature(s). All permit requirements shall be adhered to, including any potential compensatory mitigation that may be required. ▸ Authorization for dredge or fill of waters of the United States shall be secured from USACE and the regional water quality control board (RWQCB) through the permitting processes for Clean Water Act Sections 401 and 404. In association with Section 404, Section 401 Water Quality Certification from the Central Valley RWQCB shall be obtained. For impacts on waters of the state that are not also waters of the United States and are therefore not covered by the 401 Water Quality Certification, the applicant shall apply to the RWQCB for Waste Discharge Requirements. Any waters of the United States or waters of the state that are affected by the project shall be		and permits provided to El Dorado County Planning Division	issuance of grading permit				

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replaced on a no-net-loss basis in accordance with the applicable USACE and RWQCB permit requirements. ▸ Before commencing activity that may divert the natural flow or otherwise alter the bed or bank of any lake or stream on the Project site (i.e., the intermittent channels, ephemeral channels, and any associated water bodies), the applicant shall notify CDFW, through issuance of a Lake and Streambed Alteration Notification (notification). If CDFW determines, based on the notification, that project activities trigger the need for a Lake and Streambed Alteration Agreement, the project applicant shall obtain an agreement from CDFW before the activity commences. The applicant shall conduct activities in accordance with the agreement, including implementing reasonable measures in the agreement necessary to protect fish and wildlife resources, when working within the bed or bank of waterways or in riparian habitats associated with those waterways.							