County of El Dorado

MEETING AGENDA

Zoning Administrator

Planning and Building
Department
2850 Fairlane Court
Placerville, CA 95667
www.edcgov.us
phone:530-621-5355
fax:530-642-0508

Wednesday, July 15, 2026 **3:00 PM** **https://edcgov-us.zoom.us/j/89570485733**

2850 Fairlane Court, Building C Hearing Room, Placerville CA 95667
OR
Live Streamed

PUBLIC PARTICIPATION INSTRUCTIONS: In accordance with new guidance from the California Department of Public Health, the meeting will be open to the public. The meeting will continue to be live-streamed via Zoom. By participating in this meeting, you acknowledge that you are being recorded.

Members of the public may address the Zoning Administrator in-person or via Zoom to make a public comment. Seating is limited and available on a first-come, first-served basis. The public should call into 530-621-7603 or 530-621-7610. The Meeting ID is 895 7048 5733. Please note you will not be able to join the live-stream until the posted meeting start time.

To observe the live stream of the Zoning Administrator meeting go to https://edcgov-us.zoom.us/j/89570485733.

PUBLIC COMMENT PARTICIPATION: If you are joining the meeting via Zoom and wish to make a comment on an item, press the "raise a hand" button. If you are joining the meeting by phone, press *9 to indicate a desire to make a comment. Speakers will be limited to 3 minutes.

Although the County strives to offer remote participation, be advised that remote Zoom participation is provided for convenience only. In the event of a technological malfunction, the only assurance of live comments being received by the Zoning Administrator is to attend in person. Except for a noticed teleconference meeting, the Zoning Administrator reserves the right to conduct the meeting without remote access if there is a malfunction.

If you choose not to observe the Zoning Administrator meeting but wish to make a comment on a specific agenda item, please submit your comments to the Zoning Administrator at planning@edcgov.us. Planning Services cannot guarantee that any public comment received the day of the Zoning Administrator meeting will be delivered to the Zoning Administrator prior to any action.

The Zoning Administrator and Planning staff is here to assist you, please call 530-621-5355 if you need any assistance with the above directions to access the meeting.

Public testimony will be received on each agenda item as it is called. The applicant (where applicable) is allocated ten minutes to speak; individual comments are limited to three minutes; and individuals representing a group are allocated five minutes. The Zoning Administrator reserves the right to waive time limitations.

Public Forum/Public Comment: The general public may address items not on the agenda during Public Forum/Public Comment. Comments are limited to five minutes per person. The Zoning Administrator reserves the right to waive time limitations. Please note that Public Forum/Public Comment is for comment only. No action will be taken on these items unless they are scheduled on a future agenda.

Written Information from the Public: To ensure delivery to the Zoning Administrator prior to the hearing, any written information from the public must be received by Planning Services by Friday the week prior to the meeting. Planning Services cannot guarantee that any FAX or mail received the day of the hearing will be delivered to the Zoning Administrator prior to any action.

Project Applicants: It is important that the applicant or applicant's representative attend the hearing no later than 3:00 P.M., as agenda items may be heard out of order and hearings often proceed quickly. If attendance is not possible, the project planner should be contacted prior to the hearing.

Zoning Administrator Agendas, Staff Reports and Supplemental Materials are available on the internet at: https://eldorado.legistar.com/Calendar.aspx

All Zoning Administrator hearings are recorded. An audio recording of this meeting will be published on the internet.

HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE INQUIRE WITHIN THE PLANNING SERVICES OFFICE

3:00 P.M.

CALL TO ORDER

ADOPTION OF THE AGENDA

PUBLIC FORUM/PUBLIC COMMENT

AGENDA ITEMS

26-1098 Hearing to consider Dawson Project (Tentative Parcel Map P24-0001) to create four (4) new residential parcels ranging in size from 9.4 to 10.1 acres on property, identified by Assessor's Parcel Number 069-150-023, consisting of 39.25 acres, is located on the west side of Deer Valley Road between Green Valley Road and Duncan Hill Road, in the Rescue area, submitted by Lebeck Engineering, Inc.; staff recommends the Zoning Administrator take the following actions:
1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
2) Adopt the Mitigation Monitoring and Reporting Program (MMRP) (Exhibit H), in accordance with the CEQA Guidelines Section 15074(d), based on the Mitigation Measures contained in the Mitigated Negative Declaration and Initial Study; and
3) Approve Tentative Parcel Map P24-0001, based on the Findings and subject to the Conditions of Approval as presented.
(Supervisorial District 4)

26-1099 Hearing to consider El Dorado Ranch Trailhead Project (Conditional Use Permit CUP24-0009) to allow the construction and ongoing operation of a new trailhead and parking lot to access El Dorado Ranch Wildlife Area on property, identified by Assessor's Parcel Number 092-040-067, consisting of 30 acres, is located on the west side of State Highway 49, approximately 1.5 miles south of the intersection with Sand Ridge Road, in the Nashville area, submitted by American River Conservancy; staff recommends the Zoning Administrator take the following actions:
1) Find Conditional Use Permit CUP24-0009 to be Categorically Exempt pursuant to Section 15303, New Construction or Conversion of Small Structures, of the CEQA Guidelines; and
2) Approve Conditional Use Permit CUP24-0009, based on the Findings and subject to the Conditions of Approval as presented.
(Supervisorial District 2)

ADJOURNMENT

Respectfully submitted,
KAREN L. GARNER, Planning and Building Department Director

All persons interested are invited to participate remotely (following instructions listed under the Public Participation Instructions in this agenda) and be heard or to write their comments to the Zoning Administrator. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator at, or prior to, the public hearing. Any written correspondence should be directed to Planning Services; 2850 Fairlane Court; Placerville, CA 95667 or via e-mail: planning@edcgov.us.

*This project is exempt from the California Environmental Quality Act (CEQA) pursuant to the above-referenced section, and it is not subject to any further environmental review.

County of El Dorado

330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
www.edcgov.us/bos/

Master Report

File Number: 26-1098

***File ID #:**	26-1098	**Agenda Type:**	Agenda Item	**Status:**	Agenda Item
Version:	1	**Reference:**		**Gov Body:**	Zoning Administrator
Department:	Planning and Building			**Created:**	06/17/2026
Agenda Title:	07/15/26 ZA P24-0001/Dawson Parcel Map			**Final Action:**	

Title: Hearing to consider Dawson Project (Tentative Parcel Map P24-0001) to create four (4) new residential parcels ranging in size from 9.4 to 10.1 acres on property, identified by Assessor's Parcel Number 069-150-023, consisting of 39.25 acres, is located on the west side of Deer Valley Road between Green Valley Road and Duncan Hill Road, in the Rescue area, submitted by Lebeck Engineering, Inc.; staff recommends the Zoning Administrator take the following actions:
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3) Approve Tentative Parcel Map P24-0001, based on the Findings and subject to the Conditions of Approval as presented.
(Supervisorial District 4)

Notes:			
Code Sections:		**Agenda Date:**	07/15/2026
		Agenda Number:	
Sponsors:		::	
Attachments:	A - Staff Report, B - Staff Report Exhibits A-F, C - Staff Report Exhibit G - Proposed Mitigated Negative Declaration and Initial Study, D - Staff Report Exhibits H-I, E - Notification Map, F - Proof of Publication-Mountain Democrat	::	
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Contact:	Craig Osborn	::	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 26-1098

Hearing to consider Dawson Project (Tentative Parcel Map P24-0001) to create four (4) new residential parcels ranging in size from 9.4 to 10.1 acres on property, identified by Assessor's Parcel Number 069-150-023, consisting of 39.25 acres, is located on the west side of Deer Valley Road between Green Valley Road and Duncan Hill Road, in the Rescue area, submitted by Lebeck Engineering, Inc.; staff recommends the Zoning Administrator take the following actions:
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2) Adopt the Mitigation Monitoring and Reporting Program (MMRP) (Exhibit H), in accordance with the CEQA Guidelines Section 15074(d), based on the Mitigation Measures contained in the Mitigated Negative Declaration and Initial Study; and
3) Approve Tentative Parcel Map P24-0001, based on the Findings and subject to the Conditions of Approval as presented.
(Supervisorial District 4)

DISCUSSION / BACKGROUND

Request to consider Tentative Parcel Map P24-0001/Dawson submitted by Lebeck Engineering, Inc., request to create four (4) new residential parcels ranging in size from 9.4 to 10.1 acres. The property, identified by Assessor's Parcel Number 069-150-023, consisting of 39.25 acres, is located on the west side of Deer Valley Road between Green Valley Road and Duncan Hill Road, in the Rescue area, Supervisorial District 4. (County Planner: Craig Osborn, 530-621-5697) (Mitigated Negative Declaration)

A Staff Report is attached.

CONTACT

Craig Osborn
Planning and Building Department, Planning Division

COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
ZONING ADMINISTRATOR
STAFF REPORT

Agenda of: July 15, 2026

Staff: Craig Osborn

TENTATIVE PARCEL MAP

FILE NUMBER: P24-0001/Dawson

APPLICANT: Lebeck Engineering, Inc.

OWNER: Scott & Kimberly Dawson

REQUEST: Tentative Parcel Map creating four (4) new residential parcels ranging in size from 9.4 to 10.1 acres.

LOCATION: On the west side of Deer Valley Road between Green Valley Road and Duncan Hill Road, in the Rescue area (Exhibit A).

SUPERVISOR DISTRICT: 4

APN: 069-150-023 (Exhibit B)

ACREAGE: 39.25 acres

GENERAL PLAN: Rural Residential (RR) and Commercial (C) (Exhibit C)

CURRENT ZONING: Rural Lands - 10-Acre Minimum (RL-10) and Community Commercial (CC) (Exhibit D)

ENVIRONMENTAL DOCUMENT: A Mitigated Negative Declaration determination based on an Initial Study prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines (Exhibit G).

RECOMMENDATION: Staff recommends the Zoning Administrator take the following actions:

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

2. Adopt the Mitigation Monitoring and Reporting Program (MMRP) (Exhibit H), in accordance with the CEQA Guidelines Section 15074(d), based on the Mitigation Measures contained in the Mitigated Negative Declaration and Initial Study; and

3. Approve Tentative Parcel Map P24-0001, based on the Findings and subject to the Conditions of Approval as presented.

PROJECT DESCRIPTION

This project is a Tentative Parcel Map that would allow the subdivision of an approximately 39.25 acre parcel into four (4) parcels as follows: 10.1 acres (Parcel 1/ RL-10), 10.0 acres (Parcel 2/ RL-10), 10.1 acres (Parcel 3/ RL-10), and 9.06 acres (Parcel 4/ RL-10 and CC). The subject parcel is zoned RL-10 and CC and is consistent with the General Plan land use designation of Rural Residential (RR) and Commercial (C).

SITE DESCRIPTION

The project site is an approximately 39.25 acre developed parcel characterized by white leaf manzanita chaparral and mixed oak-foothill pine woodlands. The project site is hilly, with elevations ranging from approximately 1,215 to 1,600 feet above mean sea level (msl). The site generally slopes from west to east with the highest elevation occurring in the northwest corner of the property and the lowest elevation in the southeast corner along White Oak Creek. A 0.14-acre segment of White Oak Creek crosses through the southeast corner of the project site. The site does not include the presence of riparian or wetland resources. A Biological and Wetland Resources Assessment dated June 2023 was prepared by Salix Consulting, Inc. (Exhibit F). No oak trees are proposed for removal as a part of this project and no special-status species, as listed in either the State or Federal Endangered Species Acts, were found on the project site.

Proposed Parcels 1 and 2 are currently undeveloped, and the only development proposed is the construction of an access road. Proposed Parcel 3 is developed with an approximately 3,000-square-foot house and a swimming pool. Proposed Parcel 4 is developed with a barn, single wide mobile home, and an approximately 5,000-square-foot shop.

SURROUNDING LAND USES:

The adjacent parcels are zoned as Residential Estate – Five Acre Minimum (RE-5), RL-10, CC, Residential - One-Acre Minimum (R1A), Agricultural Grazing – 40-Acre Minimum (AG-40), and Limited Commercial (CL). These surrounding properties (Table 1) are a mix of rural single-family residences and vacant/undeveloped parcels, along with a United States Postal Services (USPS) Post Office and Rescue Volunteer Fire Station located directly across Deer Valley Road.

	Zoning	**General Plan**	**Land Use/Improvements**
Site	Rural Lands - Ten-Acre Minimum (RL-10), Community Commercial (CC)	Rural Residential (RR), Commercial (C)	Rural residential
North	Rural Lands - Ten-Acre Minimum (RL-10), Residential Estate – 5-Acre Minimum	Medium Density Residential (MDR), Rural Residential (RR)	Rural residential
South	Residential Estate – 5-Acre Minimum, Community Commercial (CC), Limited Commercial (CL), Agricultural Grazing – 40-Acre Minimum (AG-40)	Medium Density Residential (MDR), Commercial (C), Agricultural Lands (AL)	Rural residential

East	Agricultural Grazing – 40-Acre Minimum (AG-40)	Public Facilities (PF), Commercial (C), Medium Density Residential (MDR)	USPS Post Office, Rescue Volunteer Fire Station
West	Residential - One-Acre Minimum (R1A), Community Commercial (CC),	Agricultural Lands (AL)	Rural residential

STAFF ANALYSIS

As proposed and conditioned, Parcels 1,2, and 3 will meet the required development standards for new parcels in the RL-10 zone including minimum parcel size and lot frontage. Parcel 4, at 9.06 acres, is eligible for a parcel size exception per County Code 130.30.040 (Parcel Size Exception), as it is less than the maximum 10 percent less than the acreage required to make even divisions into the minimum parcel size to which it is zoned (Exhibit I).

Access to each of the proposed parcels will be from an existing driveway encroachment onto Dunkin Hill Road (a privately maintained roadway) and a new road, Road A, extending from Dunkin Hill Road. The existing driveway provides access to the existing residential development. Electricity service in the area is provided by Pacific Gas and Electric (PG&E), and the project proposes connection to well water for water service should future development occur. The project proposes connection to septic systems on each proposed parcel for sanitation service should future development occur.

Environmental Review: In accordance with the CEQA, staff has prepared an Initial Study analyzing the potential environmental impacts resulting from the implementation of the project. Based on the Initial Study, a Mitigated Negative Declaration has been prepared (Exhibit G).

According to CEQA Guidelines Section 15075, filing a Notice of Determination (NOD) is required to institute a 30-day statute of limitations on legal challenges to the County's decision. Within 48 hours of approval of the requested Tentative Parcel Map, the applicant shall submit to the Planning Division a recording fee of $50.00 as required by the County Recorder to file the NOD by the County, as well as the current California Department of Fish and Wildlife (CDFW) CEQA review fee for a Mitigated Negative Declaration. This fee is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

General Plan Consistency: The project is consistent with all applicable General Plan policies including Policy 2.2.1.2. (Rural Residential Land Use Designation), Policy 2.2.5.2 (General Plan Consistency), Policy 2.2.5.21 (compatibility with adjoining land uses), Policy 5.1.2.1 (adequacy of public services and utilities), Policy 5.2.1.2 (adequate quantity and quality of water for all uses, including fire protection), Policy 5.2.3.4 (Groundwater Systems), Policy 5.3.2.3 (Rural Sewage Disposal/Alternative Wastewater Systems), Policy 6.2.2.2 (High and Very High Fire Zone Development Limitations), Policy 6.2.3.2 (Adequate Access for Emergencies), Policy 7.4.4.4 (Impacts to Oak Resources), and Policies TC-Xa through TC-Xi (Transportation and Circulation Element). Staff has determined that the project is consistent with these policies and related requirements of the El Dorado County General Plan, as discussed in more detail in Section 2.0 of the Findings section below.

Zoning Ordinance Consistency: Staff has determined that the proposed project, as conditioned, is consistent with all applicable standards and requirements of Title 130 of the County Ordinance (Zoning Ordinance). The project parcel is zoned RL-10 and CC, and the project has been analyzed in accordance with all applicable development standards for this zone district. Any future development would be required to comply with standard RL-10 and CC zoning setbacks. The proposed parcels meet the required minimum parcel size and parcel widths as described in Section 3.0 of the Findings section below.

County Subdivision Ordinance: Staff has determined that the project is consistent with all applicable standards and requirements of the County Subdivision Ordinance (Title 120 of the County Ordinance Code) for Tentative Parcel Maps. Further details are discussed in Section 4.0 of the Findings section below.

Public and Agency Comments: The project was distributed to all applicable public agencies and organizations for review and comment including the County Department of Transportation (DOT), the County Air Quality Management District, the County Environmental Management Department (EMD), PG&E, the El Dorado County Sheriff's Department, the County Surveyor's Office, the County Stormwater Division, the County Assessor's Office, the Rescue Fire Protection District (RFPD), and the California Department of Forestry and Fire Protection (CAL FIRE). Of these agencies and organizations notified of the project, comments were received from DOT, PG&E, the County Surveyor's Office, the County Stormwater Division, RFPD, and CAL FIRE. None of these agencies had any significant issues or concerns regarding the project. Comments received have been considered and if applicable, incorporated as Conditions of Approval from each of the agencies listed above. To date, no public comments have been received about the project.

Public Outreach: No formal outreach was conducted by the County, and a public outreach plan was not required for this project pursuant to the County Zoning Ordinance. The project was duly noticed per County Code Section 130.52.030 with a public notification range of 1,000 feet and a legal advertisement was published in applicable local newspapers.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings
Conditions of Approval

Exhibit A.....Vicinity Map
Exhibit B.....Assessor's Parcel Map
Exhibit C.....General Plan Land Use Map
Exhibit D.....Zoning Map
Exhibit E.....Tentative Parcel Map
Exhibit F.....Biological and Wetlands Resources Assessment
Exhibit G.....Proposed Mitigated Negative Declaration and Initial Study
Exhibit H.....Mitigation Monitoring and Reporting Program
Exhibit I.....Zoning Acreage Verification Map

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FINDINGS

Tentative Parcel Map P24-0001/Dawson
Zoning Administrator/July 15, 2026

1.0 CEQA FINDINGS

1.1 An Initial Study has been prepared analyzing potential environmental impacts with implementation of the project. Based on the Initial Study, impacts have been identified to be less than significant with mitigation. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15064(f)(2), a Mitigated Negative Declaration has been prepared for the project.

1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Building Department, Planning Division, at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

2.1 **The project is consistent with General Plan Policy 2.2.1.2.**

General Plan Policy 2.2.1.2 identifies that the purpose of the Rural Residential (RR) land use designation establishes areas for residential and agricultural development. These lands will typically have limited infrastructure and public services and will remain for the most part in their natural state. This designation shall provide a transition from Low Density Residential and Natural Resource areas of the County. The maximum allowable density shall be one (1) dwelling unit per 10 to 160 acres.

Rationale: The Tentative Parcel Map is consistent with this policy. The proposed project is compatible with the land use designation with potential future development being consistent with the density standards of the RR land use designation utilizing General Plan Policy 2.2.5.5 as detailed below.

General Plan Policy 2.2.1.2 identifies that he purpose of the Commercial (C) land use designation is to provide a full range of commercial retail, office and service uses to serve the residents, business, and visitors of El Dorado County. Numerous zone districts shall be utilized to direct specific categories of commercial uses to the appropriate areas of the County. This designation is considered appropriate within Community Regions, Rural Centers and Rural Regions.

Rationale: The Tentative Parcel Map is consistent with this policy. The proposed project is compatible with the land use designation with potential future development being consistent with development standards of the C land use designation.

2.2 **The project is consistent with General Plan Policy 2.2.5.2.**

This policy requires that all applications for discretionary projects or permits shall be reviewed to determine consistency with the policies of the General Plan.

Rationale: Staff has prepared this section on General Plan findings to document the project's consistency with the policies of the General Plan.

2.3 **The project is consistent with General Plan Policy 2.2.5.5.**

General Plan Policy 2.2.5.5 allows for the creation of one parcel of lesser size than is required under policy 2.2.1.1 as implemented by the Zoning Ordinance.

Rationale: The project site is zoned RL-10. As proposed and conditioned, Parcels 1, 2, and 3 will meet the required development standards for new parcels in the RL-10 zone including minimum parcel size and lot frontage. Parcel 4, at 9.06 acres, is eligible for a parcel size exception per County Code 130.30.040 (Parcel Size Exception), as it is less than the maximum 10 percent less than the acreage required to make even divisions into the minimum parcel size to which it is zoned. With the parcel size exception for Parcel 4, staff has determined that the project is consistent with the County General Plan RR land use designation and the RL-10 zone, as well as other applicable County General Plan policies, Zoning Ordinance, and Subdivision Ordinance requirements as discussed in the Findings.

The project is consistent with General Plan Policy 2.2.5.19.

General Plan Policy 2.2.5.19 requires that if an applicant desires to obtain approvals for a zoning designation that is compatible with the General Plan but would provide development below the densities contemplated by the General Plan, the County may, but need not, grant such approvals as being consistent with the General Plan.

Rationale: The project would create 10-acre parcels with a density range of one (1) unit per 10 acres; thus the project would be consistent with the density ranges of the RR General Plan land use designation.

2.4 **The project is consistent with General Plan Policy 2.2.5.21.**

General Plan Policy 2.2.5.21 requires that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses.

Rationale: The project site is developed with a single-family residence. The adjoining properties to the north are zoned for large lot residential uses and rural land, and the adjoining properties to the south are zoned for large lot residential uses and agricultural grazing. The adjoining property to the west is zoned for agricultural grazing. The adjoining property to the east is zoned for community commercial and is currently developed with a United States Postal Service (USPS) Post Office and Rescue Volunteer Fire Station. Therefore, the project has been located and designed to be compatible with adjoining land uses.

2.5 **The project is consistent with** Ge**neral Plan Policy 5.1.2.1**

General Plan Policy 5.1.2.1 requires determination of the adequacy of the public services and utilities to be impacted by that development.

Rationale: The project proposes development on each new parcel to connect to future onsite wells for water service. With the creation of four (4) parcels, four (4) primary residential units could be constructed on each lot. The existing residence on Parcel 3 is served by a septic system. Parcel 4 has an existing septic system. Parcels 1 and 2 would result in two (2) new septic systems.

2.6 **The project is consistent with** Ge**neral Plan Policy 5.2.1.2.**

General Plan Policy 5.2.1.2 requires that adequate quantity and quality of water for all uses, including fire protection, be provided with proposed development.

Rationale: The project was reviewed by the Rescue Fire Protection District (RFPD) and the project, as conditioned, is consistent with this policy.

2.7 **The project is consistent with** G**eneral Plan Policy 5.5.2.1.**

Policy 5.5.2.1 provides that concurrent with the approval of new development, evidence will be required that capacity exists within the solid waste system for the processing, recycling, transformation, and disposal of solid waste.

Rationale: The project would generate solid waste that would be similar in character to that associated with domestic use and construction-related waste. The project site will be served by El Dorado Disposal Service for solid waste collection, disposal, and recycling services. El Dorado Disposal Service transports waste to the Transfer Station and Material Recovery Facility in Placerville and the Potrero Hills Landfill (CalRecycle 2015a). The Potrero Hills Landfill has a remaining estimated capacity of approximately 13.9 million cubic yards (in 2006) and is estimated to remain in operation until February 2048. The relatively small increase in solid waste would not consume a substantial proportion of the permitted capacity at either facility and would not result in the need to expand or construct new landfill facilities. In addition, this project would adhere to all required State or County waste management ordinances and requirements, such as diversion of construction and demolition debris and hazardous waste handling, ensuring that use of landfill space is limited and potential for accidental spills is minimized.

2.8 **The project is consistent with General Plan Policy 5.7.2.1.**

General Plan Policy 5.7.2.1 (Fire Protection in Rural Regions and Rural Centers) requires that prior to approval of new development, the responsible fire protection district shall be requested to review all applications to determine the ability of the district to provide protection services.

Rationale: The RFPD currently provides fire protection service to the project site. RFPD has imposed standard Conditions of Approval to ensure adequate water supply, storage, conveyance, and site access for fire protection remains adequate.

2.9 **The project is consistent with General Plan Policy 6.2.2.2.**

Policy 6.2.2.2 states that the County shall preclude development in areas of high and very high wildland fire hazard or in areas identified as wildland-urban interface (WUI) communities within the vicinity of Federal lands that are a high risk for wildfire, as listed in the Federal Register Executive Order 13728 of May 18, 2016, unless such development can be adequately protected from wildland fire hazard, as demonstrated in a WUI Fire Safe Plan prepared by a qualified professional as approved by the local fire protection district and/or California Department of Forestry and Fire Protection (CAL FIRE).

Rationale: The project site is in an area of high fire hazard for wildland fire pursuant to Figure 5.8-4 of the 2004 General Plan Draft Environmental Impact Report (EIR). The El Dorado County General Plan Safety Element precludes development in areas of high wildland fire hazard unless such development can be adequately protected from wildland fire hazards as demonstrated in a Fire Safe Plan prepared by a Registered Professional Forester (RPF) and approved by the local fire protection district and/or CAL FIRE. Both the RFPD and CAL FIRE reviewed the application. A Wildland Fire Safe Plan is required for the project, which will require fire fuel hazard reduction, water tanks at each residence to supply residential, fire sprinkler and firefighting water, standpipes to act as fire hydrants, residential sprinkler systems, and specific building materials, as needed. Implementation of the WUI Fire Safe Plan is required as a Condition of Approval to reduce the potential for project construction resulting in fire that could spread to the adjacent wildland and affect existing residences.

2.10 **The project is consistent with General Plan Policy 6.2.3.2.**

Policy 6.2.3.2 (Adequate Access for Emergencies) requires the applicant demonstrate that adequate access exists or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Rationale: Both RFPD and CAL FIRE reviewed the application materials and do not require additional site access or improvement to the existing roads. A Wildland Fire Safe Plan has been conditioned to be approved by RFPD for the project, conditioning the project on roadway widths and turning radii, fire flow and sprinkler requirements, and vehicle ingress/egress. Compliance with these requirements will ensure adequate emergency access and evacuation routes. The project is in compliance with this policy.

2.11 **The project is consistent with General Plan Policy 8.1.3.1.**

Policy 8.1.3.1 requires that agriculturally zoned lands including Williamson Act Contract properties be buffered from increases in density on adjacent lands by requiring a minimum of 10 acres for any parcel created adjacent to such lands. Parcels used to buffer agriculturally zoned lands should have a similar width to length ratio of other parcels when feasible.

Rationale: The parcels created by the parcel division that are adjacent to the western Williamson Act Contract property are a minimum of 10 acres.

2.12 **The project is consistent with General Plan Policy 8.1.3.5.**

On any parcel 10 acres or larger identified as having an existing or potential agricultural use, the Agricultural Commission must consider and provide a recommendation on the

agricultural use (except for parcels assigned urban or other non-agricultural uses by the land use map for the 1996 General Plan) or potential of that parcel and whether the request will diminish or impair the existing or potential use prior to any discretionary permit being approved.

Rationale: The Agricultural Commission reviewed the project on February 11, 2026, and provided the recommendations found in the Conditions of Approval.

2.13 **The project is consistent with General Plan Policy 8.1.4.1.**

The Agricultural Commission shall review all discretionary development applications and the location of proposed public facilities involving land zoned for or designated agriculture, or lands adjacent to such lands, and shall make recommendations to the reviewing authority. Before granting approval, a determination shall be made by the approving authority that the proposed use:

A. Will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities; and

B. Will not create an island effect wherein agricultural lands located between the project site and other non-agricultural lands will be negatively affected; and

C. Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.

Rationale: The Agricultural Commission reviewed the project on February 11, 2026 and found the project will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities, nor create an island effect wherein agricultural lands located between the project site and other non-agricultural lands will be negatively affected, and will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.

2.14 **The project is consistent with General Plan Policy TC-Xa.**

Except as otherwise provided, the following TC-Xa policies shall remain in effect indefinitely unless amended by voters:

A. Traffic from residential development projects of five (5) or more units or parcels of land shall not result in, or worsen, Level of Service (LOS) F (gridlock, stop-and-go) traffic congestion during weekday, peak-hour periods on any highway, road, interchange, or intersection in the unincorporated areas of the County.

Rationale: The project to create four (4) parcels will not result in, or worsen, LOS F traffic congestion during weekday, or peak-hour periods within the unincorporated areas of the County.

B. The County shall not add any additional segments of U.S. Highway 50, or any other highways and roads, to the County's list of roads from the original Table TC-2 of the 2004 General Plan that are allowed to operate at LOS F without first getting the voters' approval.

Rationale: This is not applicable as the project is not requesting any modifications to Table TC-2.

C. Intentionally blank (Resolution 125-2019, August 6, 2019)

D. Intentionally blank (Resolution 159-2017, October 24, 2017)

E. The County shall not create an Infrastructure Financing District unless allowed by a 2/3rds majority vote of the people within that district.

Rationale: This is not applicable as the project is not requesting the County create an Infrastructure Financing District.

F. Intentionally blank (Resolution 159-2017, October 24, 2017)

G. Before giving approval of any kind to a residential development of five (5) or more units or parcels of land, the County shall make the finding that the project complies with the policies above. If this finding cannot be made, then the County shall not approve the project in order to protect public health and safety as provided by state law to assure that safe and adequate roads and highways are in place as such development occurs.

Rationale: The project would create four (4) residential parcels; therefore, this policy does not apply.

2.15 **General Plan Policy TC-Xb does not apply.**

To ensure that potential development in the County does not exceed available roadway capacity, the County shall:

A. Every year prepare an annual Capital Improvement Plan (CIP) specifying expenditures for roadway improvements within the next 10 years. At least every five (5) years prepare a CIP specifying expenditures for roadway improvements within the next 20 years. Each plan shall contain identification of funding sources sufficient to develop the improvements identified;

B. At least every five (5) years, prepare a Traffic Impact Fee (TIF) Program specifying roadway improvements to be completed within the next 20 years to ensure compliance with all applicable LOS and other standards in this plan; and

C. Annually monitor traffic volumes on the County's major roadway system depicted in Figure TC-1.

Rationale: This Policy is not applicable as this policy refers to the County preparing a CIP, preparing a TIF Program, and monitoring traffic volumes.

2.16 **General Plan Policy TC-Xc does not apply.**

Developer paid TIF combined with any other available funds shall fully pay for building all necessary road capacity improvements to fully offset and mitigate all direct and cumulative traffic impacts from new development during peak hours upon any highways, arterial roads and their intersections during weekday, peak-hour periods in unincorporated areas of the County. (Resolution 201-2018, September 25, 2018)

Rationale: This policy is not applicable as this policy directs how the County will pay for building the necessary road capacity. No road capacity increases are necessary for this project.

2.17 **The project is consistent with General Plan Policy TC-Xd.**

LOS for County-maintained roads and state highways within the unincorporated areas of the County shall not be worse than LOS E in the Community Regions or LOS D in the Rural Centers and Rural Regions except as specified in Table TC-2. The volume to capacity ratio of the roadway segments listed in Table TC-2 shall not exceed the ratio specified in that table. LOS will be defined in the latest edition of the Highway Capacity Manual (Transportation Research Board, National Research Council) and calculated using the methodologies contained in that manual. Analysis periods shall be based on the professional judgement of the Department of Transportation which shall consider periods including, but not limited to, Weekday Average Daily Traffic (ADT), AM peak hour, and PM peak hour traffic volumes.

Rationale: This project will not worsen LOS (as defined in General Plan Policy TC-Xe) for any County-maintained road or State highway.

2.18 **The project is consistent with General Plan Policy TC-Xe.**

For the purposes of this Transportation and Circulation Element, "worsen" is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project:

A. A two (2) percent increase in traffic during the AM peak hour, PM peak hour, or daily; or

B. The addition of 100 or more daily trips; or

C. The addition of 10 or more trips during the a.m. peak hour or the p.m. peak hour.

Rationale: The project, as proposed, would not worsen traffic operations and is therefore consistent with this policy. Using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition, the project is anticipated to generate three (3) AM peak hour trips, four (4) PM peak hour trips, and 36 trips daily. The thresholds in criteria A, B, and C of this policy would not be exceeded.

2.19 **General Plan Policy TC-Xf does not apply.**

At the time of approval of a Tentative Parcel Map for a single-family residential subdivision of five (5) or more parcels that worsens (defined as a project that triggers Policy TC-Xe [A], [B], or [C]) traffic on the County road system, the County shall do one of the following: (1) condition the project to construct all road improvements necessary to maintain or attain LOS standards detailed in this Transportation and Circulation Element based on existing traffic plus traffic generated from the development plus forecasted traffic growth at 10-years from project submittal; or (2) ensure the commencement of construction of the necessary road improvements are included in the County's 10-year CIP.

For all other discretionary projects that worsen (defined as a project that triggers Policy TC-Xe [A], [B], or [C]) traffic on County road system, the County shall do one of the following: (1) condition the project to construct all road improvements necessary to maintain or attain LOS standards detailed in this Transportation and Circulation Element; or (2) ensure the construction of the necessary road improvements are included in the County's 20-year CIP.

Rationale: The project would create four (4) residential parcels and would not worsen traffic operations. This policy does not apply.

2.20 **This project is consistent with General Plan Policy TC-Xg.**

Each development project shall dedicate right-of-way, design and construct or fund any improvements necessary to mitigate the effects of traffic from the project. The County shall require an analysis of impacts of traffic from the development project, including impacts from truck traffic, and require dedication of needed right-of-way and construction of road facilities as a condition of the development. This policy shall remain in effect indefinitely unless amended by voters.

Rationale: This policy is not applicable as the proposed project would not worsen traffic conditions.

2.21 **This project is consistent with General Plan Policy TC-Xh.**

All subdivisions shall be conditioned to pay the TIF in effect at the time a building permit is issued for any parcel created by the subdivision.

Rationale: This project will pay TIF at the time a building permit is issued. Resolution 073-2025 of the Board of Supervisors of El Dorado County states, "Applicants shall pay the TIF rate in effect at the time of building permit issuance or at the time of approval of an application for a change in the use of a building or property as provided in County Code Chapter 12.28 and the TIF Administration Manual." The project is consistent with this policy.

2.22 **General Plan Policy TC-Xi does not apply.**

The planning for the widening of U.S. Highway 50, consistent with the policies of this General Plan, shall be a priority of the County. The County shall coordinate with other affected agencies, such as the City of Folsom, the County of Sacramento, and Sacramento Area Council of Governments (SACOG) to ensure that U.S. Highway 50 capacity enhancing projects are coordinated with these agencies with the goal of delivering these projects on a schedule agreed to by related regional agencies.

Rationale: This policy is not applicable to the project as it is direction to the County to coordinate with other agencies, and the project does not include any U.S. Highway 50 capacity enhancements.

3.0 ZONING FINDINGS

3.1 **The project is consistent with Section 130.21.030.**

Section 130.21.030 (Agricultural, Rural, and Resource Zone Development Standards) prescribes site-specific development standards for new lots, allowed uses, and associated structures within the Rural Lands - 10-Acre Minimum (RL-10) zone district.

Rationale: The project site is zoned RL-10 As proposed and conditioned, Parcels 1, 2, and 3 will meet the required development standards for new parcels in the RL-10 zone including minimum parcel size and lot frontage. Parcel 4, at 9.06 acres, is eligible for a parcel size exception per County Code 130.30.040 (Parcel Size Exception), as it is less than the maximum 10 percent less than the acreage required to make even divisions into the minimum parcel size to which it is zoned. With the parcel size exception for Parcel 4, staff has determined that the project is consistent with the County

General Plan RR land use designation and the RL-10 zone, as well as other applicable County General Plan policies, Zoning Ordinance, and Subdivision Ordinance requirements as discussed in the Findings.

4.0 PARCEL MAP FINDINGS

4.1 **The proposed tentative map, including design and improvements, is consistent with the General Plan.**

Rationale: The project proposes to create four (4) residential parcels from a 39.25 acre parcel. The resulting residential lots would be approximately 10.1 acres (Parcel 1), 10.0 acres (Parcel 2), 10.01 acres (Parcel 3), and 9.06 acres (Parcel 4). The project's General Plan land use designation is RR and C. The Tentative Parcel Map has been found consistent with all applicable General Plan policies as set forth in Finding 2.2.

4.2 **The Tentative Parcel Map conforms to the applicable standards and requirements of the County zoning regulations and Minor Land Division Ordinance.**

Rationale: The proposed parcels have been analyzed and conditioned in accordance with RL-10 zoning and will comply with all applicable development standards for new lots in that zone. As proposed and conditioned, the Tentative Parcel Map conforms to the Minor Land Division Ordinance.

4.3 **The site is physically suitable for the proposed type and density of development.**

Rationale: The proposed development meets the density requirements of the RR land use designation and conforms to the minimum parcel size and development standards of the RL-10 zoning designation.

4.4 **The proposed subdivision is not likely to cause substantial environmental damage.**

Rationale: The project impacts have been analyzed in the Initial Study, which resulted in a Mitigated Negative Declaration. The project would not cause substantial environmental damage.

CONDITIONS OF APPROVAL

Tentative Parcel Map P24-0001/Dawson
Zoning Administrator/July 15, 2026

1. This Tentative Parcel Map is based upon and limited to compliance with the project description, Conditions of Approval set forth below, and the hearing exhibits marked:

   Exhibit E .....Tentative Parcel Map
   Exhibit H.....Mitigation Monitoring and Reporting Plan

   Any deviations from the project description, exhibits, or Conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval would constitute a violation of permit approval.

   The project description is as follows:

   The project consists of a Tentative Parcel Map allowing for the creation of four (4) residential parcels from an existing 39.25 acre parcel (Assessor's Parcel Number 069-150-023). All residential parcels would be served by individual wells and by on-site septic systems. The approval includes the following:

Lot Number	Gross Area
1	10.1 acres
2	10.0 acres
3	10.1 acres
4	9.06 acres

   The development, use, and maintenance of the property, the size, shape and the protection and preservation of resources shall conform to the project description and hearing exhibits above and the Conditions of Approval below. The remainder parcel is not divided for the purpose of sale, lease, or financing and is not counted as a parcel for the purpose of determining whether a parcel or subdivision map is required. A conditional Certificate of Compliance is required prior to the development of a designated remainder parcel (Condition of Approval No. 5).

Planning Division

2. **Permit Time Limits:** This Tentative Parcel Map shall expire 36 months from the date of approval unless a timely extension has been filed consistent with Section 120.74.020 (Expiration Period of Approved or Conditionally Approved Maps) of the Subdivision Ordinance.

3. **Archeological Resources:** In the event of the discovery of human remains, all work shall cease, and the County coroner shall be immediately notified pursuant to subdivision(c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two (2) working days from the time the person responsible for the excavation, or in his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendant of the deceased Native American.

   Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h) of the Public Resources Code. Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

4. **Indemnity:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

   The developer and landowner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a Tentative Parcel Map.

   The County shall notify the applicant of any claim, action, or proceeding, and the County shall cooperate fully in the defense.

5. **Park Fees:** The subdivider shall be subject to an appraisal fee payable to the County Assessor's Office for the determination of parkland dedication in-lieu fees.

   The subdivision is subject to parkland dedication in-lieu fees based on values supplied by the County Assessor's Office and calculated in accordance with Section 120.12.090 of the County Code. Payment of the required fees shall be remitted to the Ponderosa Recreation

District prior to the filing of the Parcel Map. A copy of the transaction receipt shall be provided to the Planning Division.

6. **Mitigation Measures:** The Mitigation Monitoring and Reporting Program (MMRP) represents the MMRP for the project (Exhibit H). To ensure that the mitigation measures identified in the Mitigated Negative Declaration are implemented, property owner or designee is responsible for implementation of the MMRP according to stated timing requirements. The Planning Division will verify mitigation compliance according to each monitoring and/or reporting action.

County Surveyor's Office

7. All survey monuments shall be set prior to filing the Parcel Map.

8. Situs addressing for the project and interior suites shall be coordinated with the County Surveyor's Office prior to filing the Final Map.

9. Prior to filing the Parcel Map, a letter shall be required from all agencies that have placed Conditions on the map. The letter shall state that "all Conditions placed on P24-0001 by (that agency) have been satisfied." The letter is to be sent to the County Surveyor's Office and copied to the consultant and applicant.

California Department of Forestry and Fire Protection (CAL FIRE)

The project (P24-0001) listed above is within lands identified as SRA (State Responsibility Area). CAL FIRE has prevention and suppression responsibilities in these areas including enforcement of development standards in accordance with the SRA Minimum Fire Safe Regulations. The following comments related to this project are the state minimum requirements for this project within the SRA. Local fire jurisdictions and County planning departments may have more restrictive requirements.

In accordance with CA CCR Title 14, Division 1.5, Chapter 7, Subchapter 2

10. **Emergency Access and Egress**
Roads and driveways, whether public or private, unless exempted under 14 California Code of Regulations (CCR) § 1270.02(d), shall provide for safe access for emergency wildfire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency.

11. **Width**
All roads shall be constructed to provide a minimum of two (2) 10-foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article, or additional requirements are mandated by local jurisdictions or local

subdivision requirements. Road grade not to exceed 16%. No more than 20% with mitigations.

12. **Roadway Surface**
Roadways shall be designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide an aggregate base. Project proponent shall provide engineering specifications to support design, if requested by the local authority having jurisdiction (AHJ).

13**. Roadway/Driveway Grades**
The grade for all roads, streets, private lanes and driveways shall not exceed 16%. Grade may exceed 16%, not to exceed 20%, with approval from AHJ.

14**. Driveways**
Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.

Any Driveway structures shall be designed and maintained to support at least 40,000 pounds.

A turnaround shall be provided on driveways over 300 feet in length and shall be within 50 feet of the building.

All driveways shall be constructed to provide a minimum of one (1) 12-foot traffic lane, 14 feet unobstructed horizontal clearance, and unobstructed vertical clearance of 15 feet.

15. **Turnarounds are required on driveways and dead-end roads.**
The minimum turning radius for a turnaround shall be 40 feet, not including parking.

If a hammerhead/T is used instead, the top of the “T” shall be a minimum of 60 feet in length.

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

16. **Dead-end Roads**
The maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:

- Parcels zoned for less than 1 acre - 800 feet
- Parcels zoned for 1 acre to 4.99 acres - 1,320 feet
- Parcels zoned for 5 acres to 19.99 acres - 2,640 feet

All lengths shall be measured from the edge of the road surface at the intersection that begins the road to the end of the road surface at its farthest point. Where a dead-end road crosses areas of differing zoned parcel sizes requiring different length limits, the shortest allowable length shall apply.

17. **Gate Entrances**
Gate entrances shall be at least two (2) feet wider than the width of the traffic lane(s) serving that gate and a minimum width of fourteen (14) feet unobstructed horizontal clearance and unobstructed vertical clearance of 13 feet, 6 inches.

All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road.

Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used.

Security gates shall not be installed without approval. Where security gates are installed, they shall have an approved means of emergency operation. Approval shall be by the local AHJ. The security gates and the emergency operation shall be always maintained in operational status.

18. **Signing and Building Numbering Addresses for Buildings**.
All buildings shall be issued an address by the local jurisdiction which conforms to that jurisdiction's overall address system. Utility and miscellaneous Group U buildings are not required to have a separate address; however, each residential unit within a building shall be separately identified.

The size of letters, numbers, and symbols for addresses shall conform to the standards in the California Fire Code, CCR title 24, part 9.

Addresses for residential buildings shall be reflectorized.

Address Installation, Location, and Visibility.
All buildings shall have a permanently posted address which shall be plainly legible and visible from the road fronting the property.
Where access is by means of a private road and the address identification cannot be viewed from the public way, an unobstructed sign or other means shall be used so that the address is visible from the public way.

Address signs along one-way roads shall be visible from both directions.
Where multiple addresses are required at a single driveway, they shall be mounted on a single sign or post.

In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter.

19. **Emergency Water**
Emergency water for wildfire protection shall be available, accessible, and maintained in quantities and locations specified in the statute and these regulations in order to attack a wildfire or defend property from a wildfire. Water quantity and location will be determined by local jurisdiction.

Water sources shall be identified with proper signage as outlined in the above referenced regulation.

Building Siting, Setbacks, and Fuel Modification

20. **Fuel Breaks**
The local jurisdiction shall determine the need and location for Fuel Breaks in consultation with CAL FIRE:

Fuel Breaks, shall be located, designed, and maintained in a condition that reduces the potential of damaging radiant and convective heat or ember exposure to access routes, buildings, or infrastructure within the development.

Fuel Breaks shall have, at a minimum, one (1) point of entry for fire fighters and any fire apparatus. The specific number of entry points and entry requirements shall be determined by the local jurisdiction, in consultation with the fire authority.

If it is determined a fuel break is required, the prescription for such fuel break will be determined in a Wildfire Safe Plan or other means.

21. **Maintenance of Defensible Space Measures**
California Public Resource Code (PRC) 4291 requires 100 feet of defensible space to the property line around structures to protect residents, first responders, and property.

22. **Disposal of Flammable Vegetation and Fuels**
Disposal, including chipping, burying, burning or removal to a site approved by the local jurisdiction, of flammable vegetation and fuels caused by site development and construction, road and driveway construction, and fuel modification, shall be completed prior to completion of road construction or final inspection of a building permit.

Rescue Fire Protection District (RFPD)

23. The water system with the purpose of fire protection for this residential development shall meet current California Fire Code, and local ordinance requirements. Local Ordinance D003 Fire Water Storage Tanks is an acceptable alternative for fire water and National Fire Protection Association (NFPA) 13D Sprinkler water storage.

    All homes when built shall be fire sprinklered in accordance with NFPA 13D and fire department requirements.

24. For single-family dwelling unit (R3) applications, all building shall comply with Title 14 SRA Fire Safe Regulations as adopted by El Dorado County Section 1273.09 and Local Adopted El Dorado County Fire Code.

25. Fire Apparatus Access Road Gates shall meet the standards identified in the fire department's Gate Standard.

26. All driveways as defined by Title 14 SRA Fire Safe Regulations as adopted by El Dorado County shall be not less than 12 feet wide. Vegetation shall be cleared to an unobstructed vertical clearance of not less than 15 feet. Driveway grades exceeding 16% shall be of an all-weather surface (pavement or asphalt). Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart. A turnaround shall be provided at all building sites on driveways over 300 feet in length, and shall be within 50 feet of the building.

27. If any fencing is used that backs up to wildland open space, it shall be required to use non-combustible type fencing.

28. Payment for Fire Prevention Fees for Services in Full. Nothing in this review is intended to authorize any aspects of the work which is not in accordance with applicable codes, local fire department requirements, manufacturer's requirements, and/or the contract documents.

    The fire department reserves the right to make amendments to the aforementioned requirements, as deemed necessary and as conditions warrant.

29. A wildfire safe plan will be required due to the split resulting in four (4) parcels.

30. **Vegetative Fire Clearances:** Prior to June 1st each year, there shall be vegetation clearance around all Emergency Vehicle Accesses (EVAs), buildings, up to the property line as stated in PRC Section 4291, Title 19 as referenced in the California Fire Code. Conformance with this Condition shall be verified during review of the improvement plans.

31. **Funding Mechanism for Vegetative Clearances and Emergency Fire Access Components:** This development shall provide a funding mechanism to ensure the maintenance of all emergency access roadways, gates, and vegetative clearances as required by the Wildland Fire Safe Plan (WFSP), and other required fire access components. Compliance with this Condition shall be verified during review of the Final Map for the subdivision. A WFSP shall be approved by RFPD prior to Final Map recordation.

County Department of Transportation (DOT)

PROJECT-SPECIFIC DOT CONDITIONS:

32. **Onsite Road Improvements:** Design and construct the on-site access road consistent with County Standard Plan 101C, modified to a minimum width of 20 feet if required by the Fire Department.

33. **Offer of Dedications:** Irrevocably offer to dedicate road and public utility easements for on-site access roadways 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.

    Irrevocably offer to dedicate the right of way for Deer Valley Road in fee for a half-width of 30 feet from the centerline of Deer Valley Road along the project frontage. Also offer any appurtenant slope, drainage, pedestrian, public utility, or other public service easements as determined necessary by the County. This offer will be accepted by the County.

    Irrevocably offer to dedicate the right of way for Green Valley Road in fee for a half-width of 40 feet from the centerline of Green Valley Road along the project frontage. Also offer any appurtenant slope, drainage, pedestrian, public utility, or other public service easements as determined necessary by the County. This offer will be accepted by the County.

DOT STANDARD CONDITIONS:

34. **Proof of Offsite Road Entitlements:** Demonstrate to the County that this project has entitlements for use of the off-site roads and public utility easements for access to the project.

35. **Maintenance Entity:** Prior to filing a final map, form an entity, or join an existing entity, for the maintenance of private roads and drainage facilities. When joining an existing entity, amend and modify (as necessary) the existing entity to equitably incorporate maintenance of the Project improvements.

36. **Consistency with County Codes and Standards:** Obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (as may be modified by these Conditions of Approval or by approved Design Waivers) from DOT and pay all applicable fees prior to filing of the final map.

    Ensure the project improvement plans and grading plans conform to the County *Grading, Erosion and Sediment Control Ordinance, Grading Design Manual, the Drainage Manual, Storm Water Ordinance (Ord. No. 5022), Off-Street Parking and Loading Ordinance, all applicable State of California Water Quality Orders, the State of California Handicapped Accessibility Standards, and the California Manual on Uniform Traffic Control Devices* (MUTCD).

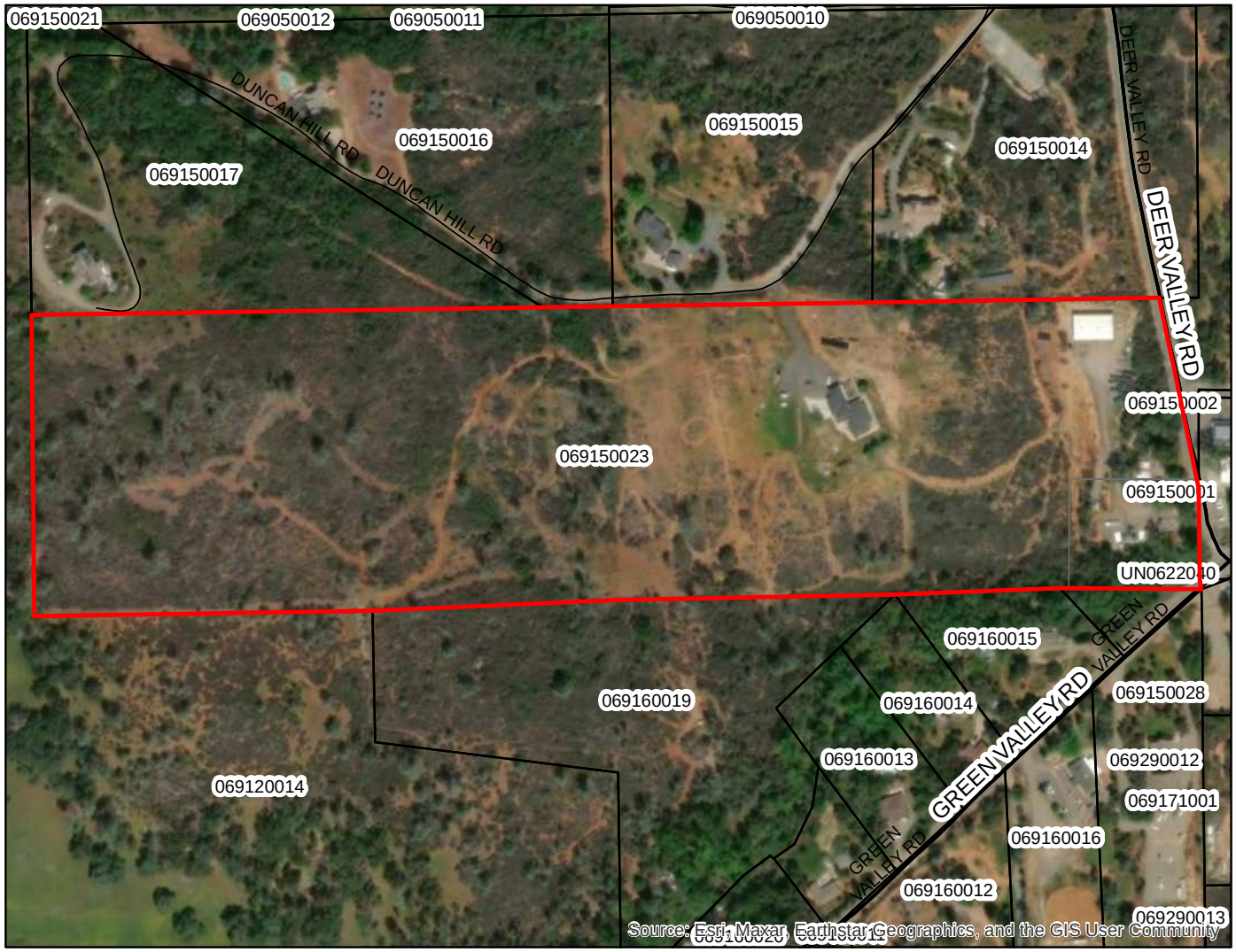
37. **Stormwater Management:** Comply with the West Slope Development and Redevelopment Standards and Post Construction Storm Water Plan.

38. **Water Quality Stamp:** Include a storm water quality message stamped into the concrete on new or reconstructed drainage inlets, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. Obtain approval of proposed message from County Engineer prior to construction.

39. **Regulatory Permits and Documents:** Incorporate all regulatory permits and agreements between the project and any State or Federal Agency into the Project Grading and Improvement Plans prior to the start of construction of improvements.

    Grading or Improvement plans for any phase may be approved prior to obtaining regulatory permits or agreements for that phase, but grading/construction of improvements may not proceed until the appropriate permits or agreements are obtained and the grading/improvement plans reflect any necessary changes or modifications to reflect such permits or agreements.

    Project conditions of approval shall be incorporated into the Project Improvement Plans when submitted for review.

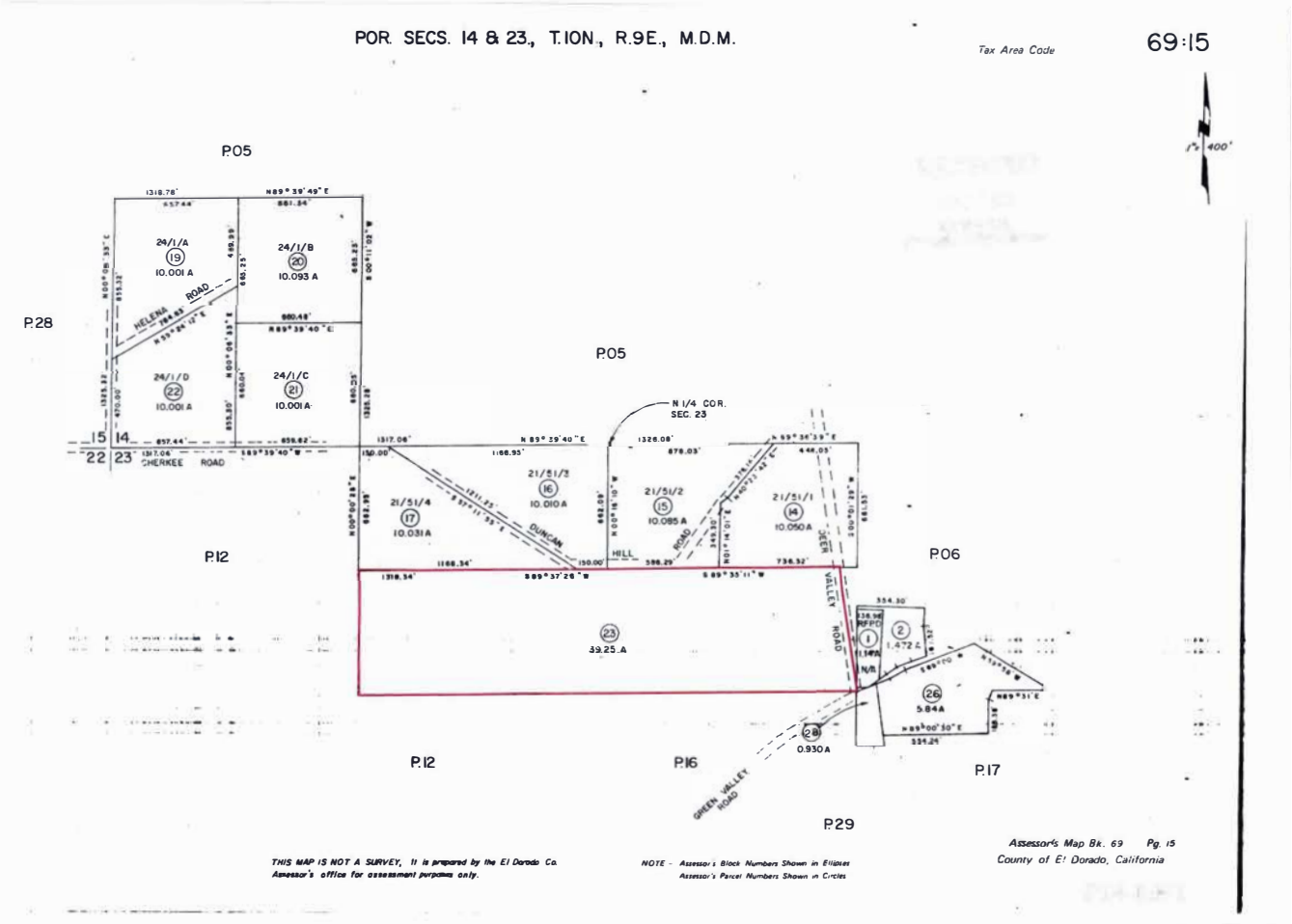


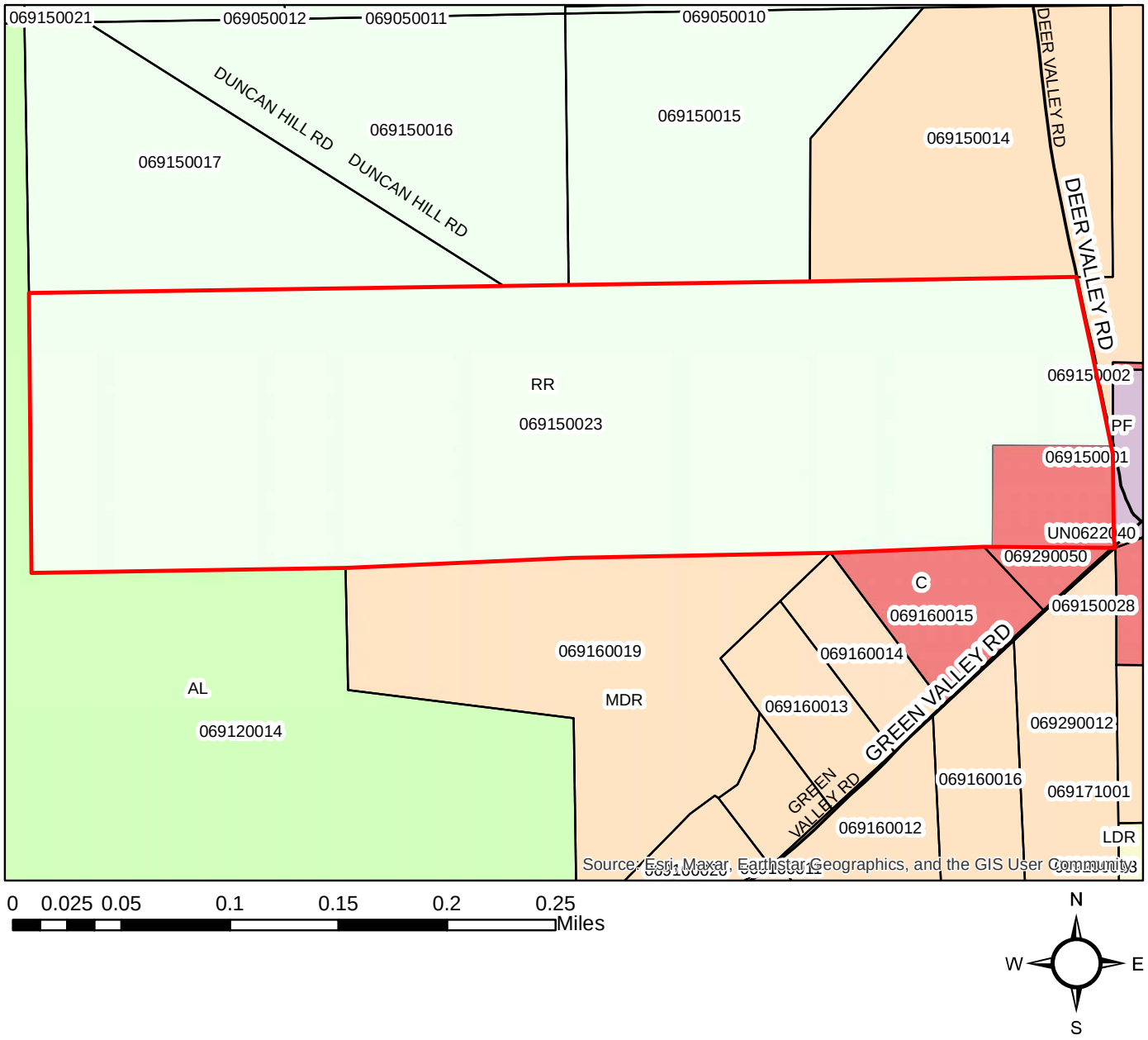
Map created August 27, 2024

P24-0001/Dawson
Exhibit A - Vicinity Map

Parcel boundaries in this map are illustrative only and not considered the legal boundary.

P24-0001/Dawson
Exhibit B - Assessor's Parcel Map





Land Use Designations

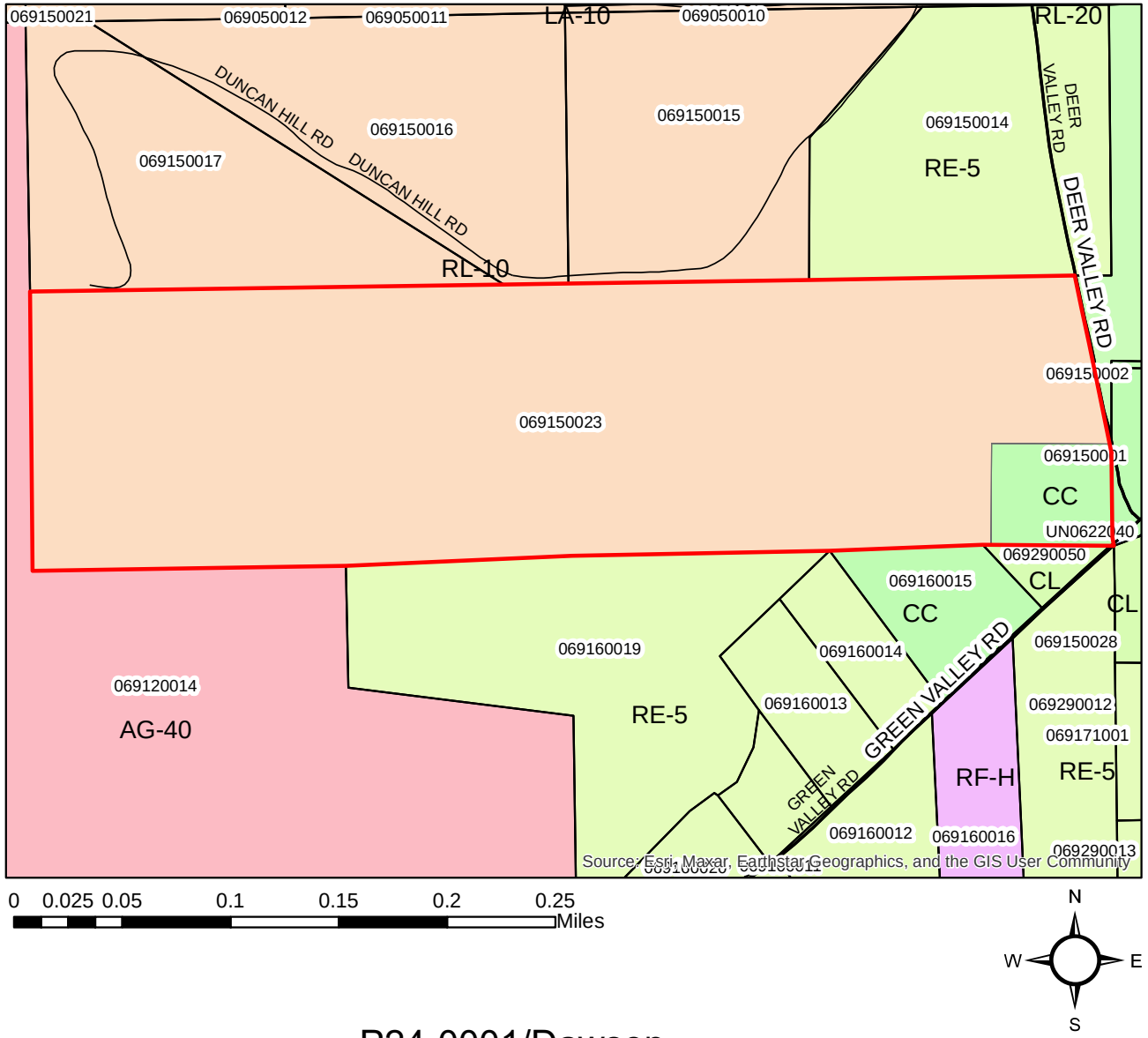
- Adopted Plan
- Agricultural Lands
- Commercial
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Multi-Family Residential
- Natural Resources
- Open Space
- Public Facilities
- Research & Development
- Rural Residential
- Tourist Recreational

Map created August 27, 2024

P24-0001/Dawson
Exhibit C - General Plan Land Use Map

Parcel boundaries in this map are illustrative only and not considered the legal boundary.

P24-0001 Dawson Tentative Parcel Map



Zoning Designations

ZONEDES

- AG-40
- CC
- CL
- LA-10
- R1A
- RE-5
- RF-H
- RL-10
- RL-20
- TC

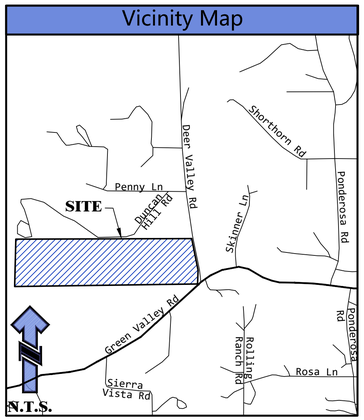
Map created August 27, 2024

P24-0001/Dawson
Exhibit D - Zoning Map

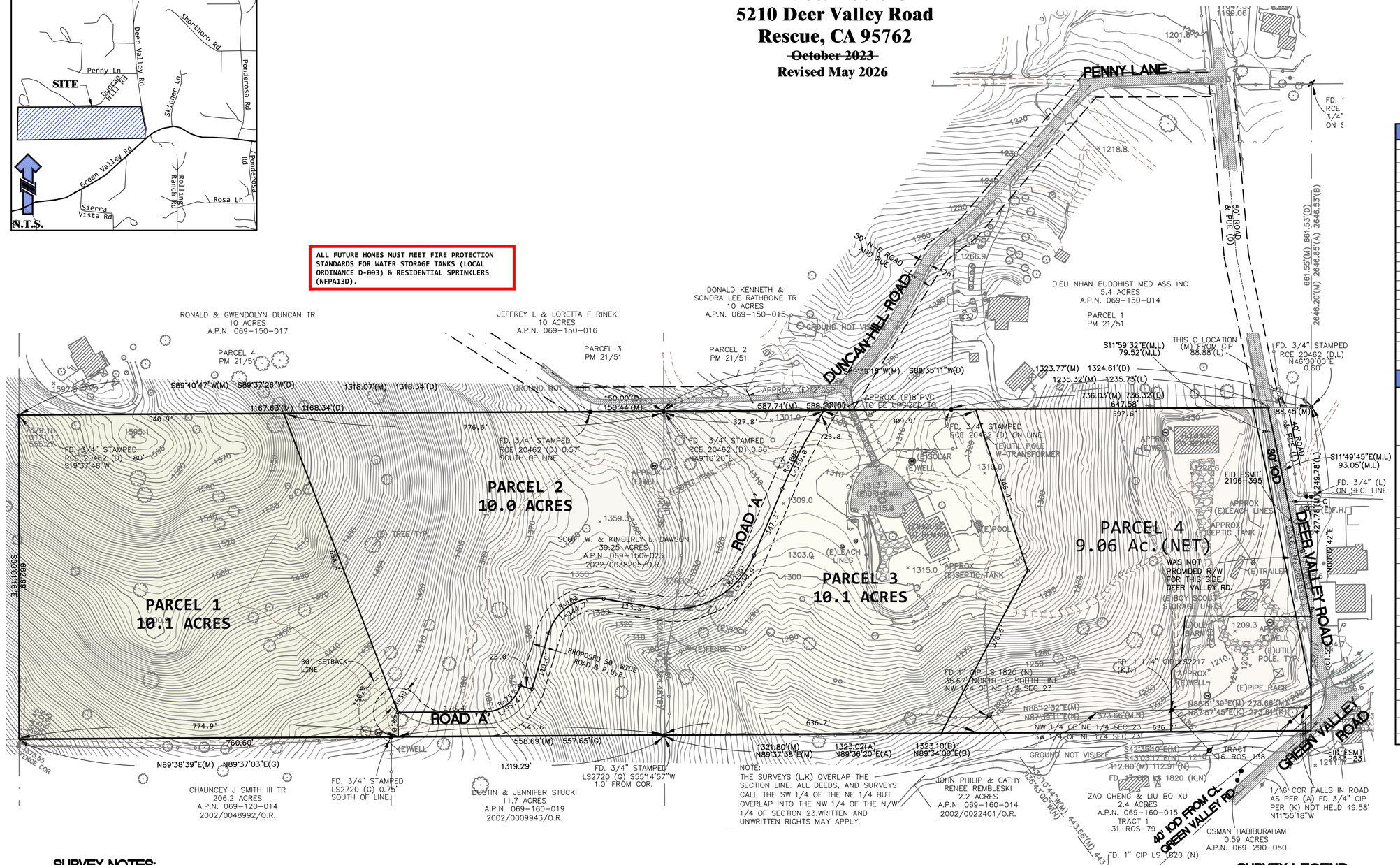
Parcel boundaries in this map are illustrative only and not considered the legal boundary.

DAWSON TENTATIVE PARCEL MAP

APN: 069-150-023
5210 Deer Valley Road
Rescue, CA 95762
~~October 2023~~
Revised May 2026



ALL FUTURE HOMES MUST MEET FIRE PROTECTION STANDARDS FOR WATER STORAGE TANKS (LOCAL ORDINANCE D-003) & RESIDENTIAL SPRINKLERS (NFPA13D).


PENNY LANE
DUNCAN HILL ROAD
50' N.E. ROAD AND PUE
50' ROAD & PUE (D)
DEER VALLEY ROAD
40' HOD
GREEN VALLEY ROAD
40' HOD FROM CL GREEN VALLEY RD.
ROAD 'A'
PROPOSED 50' WIDE ROAD & P.U.E.
RONALD & GWENDOLYN DUNCAN TR
10 ACRES
A.P.N. 069-150-017
PARCEL 4
PM 21/51
JEFFREY L & LORETTA F RINEK
10 ACRES
A.P.N. 069-150-016
PARCEL 3
PM 21/51
DONALD KENNETH & SONDRA LEE RATHBONE TR
10 ACRES
A.P.N. 069-150-015
PARCEL 2
PM 21/51
DIEU NHAN BUDDHIST MED ASS INC
5.4 ACRES
A.P.N. 069-150-014
PARCEL 1
PM 21/51
PARCEL 1
10.1 ACRES
PARCEL 2
10.0 ACRES
PARCEL 3
10.1 ACRES
PARCEL 4
9.06 Ac. (NET)
SCOTT W. & KIMBERLY L. DAWSON
39.25 ACRES
A.P.N. 069-150-023
2022/0038295/O.R.
CHAUNCEY J SMITH III TR
206.2 ACRES
A.P.N. 069-120-014
2002/0048992/O.R.
DUSTIN & JENNIFER STUCKI
11.7 ACRES
A.P.N. 069-160-019
2002/0009943/O.R.
JOHN PHILIP & CATHY RENEE REMBLESKI
2.2 ACRES
A.P.N. 069-160-014
2002/0022401/O.R.
ZAO CHENG & LIU BO XU
2.4 ACRES
A.P.N. 069-160-015
TRACT 1
31-ROS-79
OSMAN HABIBURAHAM
0.59 ACRES
A.P.N. 069-290-050
TRACT 1
16-ROS-138
EID ESMT 2196-395
EID ESMT 264-8-23
(E)HOUSE TO REMAIN
(E)SOLAR (E)WELL
(E)POOL
(E)LEACH LINES
(E)SEPTIC TANK
(E)TRAILER
(E)BOY SCOUT STORAGE UNITS
(E)OLD BARN
(E)PIPE RACK
(E)UTIL POLE, TYP.
(E)ROCK
(E)FENCE TYP.
(E)DRIVEWAY
(E)UTIL POLE W-TRANSFORMER
APPROX (E)18" PVC TO BE UPSIZED TO 24"
APPROX (E)12" PVC
APPROX (E)WELL
APPROX (E)LEACH LINES
APPROX (E)SEPTIC TANK
(E)OAK TREE TYP.
GROUND NOT VISIBLE
30' SETBACK LINE
WAS NOT PROVIDED R/W FOR THIS SIDE DEER VALLEY RD.
THIS ℄ LOCATION (M) FROM CIP 88.88'(L)
FD. 3/4" STAMPED RCE 20462 (D,L) N46°00'00"E 0.50'
FD. 3/4" STAMPED RCE 20462 (D) 1.80' S19°37'48"W
FD. 3/4" STAMPED RCE 20462 (D) 0.57' SOUTH OF LINE.
FD. 3/4" STAMPED RCE 20462 (D) 0.66' N49°16'20"E
FD. 3/4" STAMPED RCE 20462 (D) ON LINE.
FD. 3/4" STAMPED LS2720 (G) 0.75' SOUTH OF LINE.
FD. 3/4" STAMPED LS2720 (G) S55°14'57"W 1.0' FROM COR.
FD 1" CIP S 1820 (N) 35.67' NORTH OF SOUTH LINE NW 1/4 OF NE 1/4 SEC 23
FD 1 1/4" OPF LS2217 (K,N)
1/16 COR FALLS IN ROAD AS PER (A) FD 3/4" CIP PER (K) NOT HELD 49.58' N11°55'18"W
FD. 1" CIP LS 1820 (N)
N89°38'39"E(M) N89°37'03"E(G)
S89°40'47"W(M) S89°37'26"W(D)
S89°39'18"W(M) S89°35'11"W(D)
S11°59'32"E(M,L) 79.52'(M,L)
S11°49'45"E(M,L) 93.05'(M,L)
N88°12'32"E(M) N87°38'11"E(N)
N88°51'39"E(M) 273.66'(M) N87°57'45"E(K) 273.81'(K)
S42°36'10"E(M) S43°03'17"E(N) 112.80'(M) 112.91'(N)
N36°10'44"W(M) N36°43'00"W(N) 443.68'(M) 443.75'(N)
661.55'(M) 661.53'(D)
2646.20'(W) 2646.85'(A) 2646.53'(B)
S00°03'42"W 2646.20'
N00°04'42"E 2646.20'
1323.77'(M) 1324.61'(D)
1235.32'(M) 1235.73'(L)
736.03'(M) 736.32'(D)
647.58'
597.6'
88.45'(M)
249.78'(L)
427.78'(M)
1167.63'(M) 1168.34'(D)
1318.07'(M) 1318.34'(D)
1592.6
1595.1
1555.27'
1379.18'
1011.11'
540.9'
776.6'
327.8'
309.9'
23.8'
587.74'(M) 588.28'(D)
150.00'(D) 150.44'(M)
1301.0
1313.3
1315.8
1315.0
1303.0
1309.0
1359.3
1339.06
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BIOLOGICAL RESOURCES EVALUATION FOR 5210 DEER VALLEY ROAD, RESCUE, EL DORADO COUNTY, CA

PREPARED BY: FEC, INC.

Introduction

FEC, Inc. (FEC) has prepared this Biological Resources Evaluation (BRE) of the property located at 5210 Deer Valley Road, which is located in the community of Rescue in unincorporated El Dorado County, CA. The purpose of this BRE is to document baseline biological resources in the project site and to assess the potential for sensitive biological resources including special-status species, sensitive natural communities, or other protected biological resources such as aquatic resources or protected trees to occur in the project site and/ or be impacted by the proposed project. Proposed mitigation measures are also included. This report is intended to support project planning and entitlements including California Environmental Quality Act (CEQA) documentation.

Project Location and Description

The project site is a ±39.25-acre parcel located at 5210 Deer Valley Road (APN 069-150-023) in the community of Rescue, El Dorado County, California (Attachment A; Figure 1). The project site is located in Township 10N, Range 09E, Section 23 of the "Shingle Springs, CA" U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle (quad) (Attachment A; Figure 2). The approximate center of the site is located at latitude 38°42'43.28"N and longitude 120°57'24.74"W, North American Datum (NAD) 83. Figure 3 in Attachment A is an aerial map of the project site.

The proposed project consists of splitting the existing parcel into four parcels ranging in size from 9.1 acres to 10.3 acres and construction of a 50-foot-wide access road and public utility easement(s) to the two western parcels (Lots 1 and 2). The industrial operation would remain on the easternmost parcel (Lot 4) and the single-family residence would remain on Lot 3.

Methods:

Biological Studies

Biological studies conducted in support of this report included a special-status species evaluation, a biological reconnaissance survey, and focused botanical surveys. The special-status species evaluation was conducted in order to assemble a list of regionally-occurring special-status species with the potential to be impacted by proposed projects in the region. The biological reconnaissance survey was then conducted to determine whether any of the regionally-occurring special-status species have the potential to occur on the project site and/or be impacted by the proposed project. Focused botanical surveys were conducted to determine whether special-status plant species were present on the project site.

Special-Status Species Evaluation

The special-status species evaluation included obtaining lists of special-status species with the potential to occur in the project region from the following sources: the U.S. Fish and Wildlife Service (USFWS) online list of federally-listed special-status species with the potential to occur in, or be affected by projects in the site, the list of reported occurrences of special-status species in the California Natural Diversity Database (CNDDB) and the California Native Plant Society (CNPS) database for the "Shingle Springs, CA" USGS quad and the eight surrounding quads (Pilot Hill, Garden Valley, Coloma, Clarksville, Placerville, Folsom, Latrobe, and Fiddletown). Results of these queries are included in Attachment B. Special status species with the potential to occur in the project vicinity were compared with the habitats on site and other factors such as soil types on the project site and elevational and geographic ranges of the special-status species to determine if a species has the potential to occur within the project site.

Biological Reconnaissance Survey/Focused Botanical Surveys

FEC biologists/environmental scientists conducted a biological reconnaissance survey and focused botanical survey on May 10, 2023, to characterize and map the biological habitats within the proposed project site and inventory the site's flora and fauna. The biological reconnaissance survey area consisted of the entire ±39.25-acre parcel. During the survey, the entire site was walked and searched for the presence of special-status species or sensitive natural communities, including the potential presence of wetlands or other waters. FEC staff conducted an additional biological survey on June 22, 2023, that included a second focused botanical survey to identify plant species that may not have been blooming and evident in May. Plant and animal species observed on the project site that were identifiable at the time of the biological surveys were documented and representative photographs were taken. Attachment C is a list of plant and animal species observed on the project site during the surveys.

Surveys on both dates were conducted by Principal Environmental Scientist Matt Fremont and Senior Biologist/Botanist Stephen Stringer. Matt Fremont is an Environmental Scientist/GIS specialist with more than 20 years of experience assisting with biological surveys, wetland delineations, botanical surveys, arborist surveys and other biological surveys throughout northern California. Mr. Stringer holds a B.S. and M.S. in Biological Sciences with a focus in Biological Conservation from California State University, Sacramento and has more than 20 years of experience conducting biological and wetland studies in northern and central California. Mr. Stringer holds a U.S. Fish and Wildlife Service Section 10(a)(1)(A) Recovery Permit (TE-141359-4) for vernal pool branchiopods and California tiger salamander (Central DPS), a CDFW Rare Plant Voucher Collecting Permit (No. 2081(a)-22-093-V), a CDFW Specific Use Scientific Collecting Permit (S-230460010-23048-001) for California tiger salamander, special-status vernal pool branchiopods, western spadefoot, and common reptiles and amphibians, is an International Society of Arboriculture, Certified Arborist (WE-7129A), and is a part-time instructor for plant identification and wetland delineation courses for the Wetland Training Institute (WTI).

Regulatory Background

Special-Status Species and Nesting Birds

For the purpose of this technical memorandum, special-status species are defined as: species listed under the Federal Endangered Species Act of 1973 (hereafter, "FESA," 16 USC Section 1531 et seq.) as Threatened or Endangered, as well as Candidate species and species proposed for listing; species listed under the California Endangered Species Act (CESA) of 1970 (California Fish and Game Code Section 2050 et seq., and California Code of Regulations Title 14, Subsection 670.2, 670.51) as Threatened or Endangered, as well as Candidate species and species proposed for listing; species of special concern or watch list species as designated by the California Department of Fish and Wildlife (CDFW); species that are not currently protected by statute or regulation, but would be considered rare, threatened, or endangered under these criteria, or by the scientific community [California Environmental Quality Act (CEQA) Guidelines subsection 15380(b) and (d)]; and plant species considered rare according to the California Native Plant Society (CNPS); specifically plants with a California Rare Plant Rank of 1A, 1B, 2, and 3 are considered special-status species under CEQA. While not technically considered special-status species, migratory bird species listed on the federal list (50 CFR Section 10.13) are protected under the Migratory Bird Treaty Act of 1918 (16 USC Subsection 703-712). Migratory bird species and their nests and eggs are protected from injury or death. California Fish and Game Code Subsections 3503, 3503.5, and 3800 also prohibit the possession, incidental take, or needless destruction of birds, their nests, and eggs. Therefore, potential impacts to migratory birds and nesting birds are discussed.

Aquatic Resources

Any person, firm, or agency planning to alter or work in "waters of the U.S.," including the discharge of dredged or fill material, must first obtain authorization from the U.S. Army Corps of Engineers (USACE) under Section 404 of the Clean Water Act (CWA; 33 USC 1344) or Section 10 of the Rivers and Harbors Act. The Rivers and Harbors Act prohibits the obstruction or alteration of navigable waters of the U.S. without a permit from USACE (33 USC 403). Within non-tidal waters, in the absence of adjacent wetlands, the extent of USACE jurisdiction extends to the ordinary high water mark (OHWM), which is defined as:

"A line on the shore established by fluctuations of water and indicated by a clear, natural line impressed on the bank, shelving, changes in soil character, destruction of terrestrial vegetation, or the presence of litter and debris."

Wetlands are defined in 33 CFR Part 328 as:

"Areas that are inundated or saturated by surface or ground water at a frequency and duration to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions."

Any action requiring a CWA Section 404 permit, or a Rivers and Harbors Act Section 10 permit, must also obtain a CWA Section 401 Water Quality Certification from the Regional Water Quality Control Board (RWQCB) for impacts to "Waters of the State", which are defined as:

"*any surface water or groundwater, including saline waters, within the boundaries of the state*."

If a CWA Section 404 permit or a Rivers and Harbors Act Section 10 permit is not required but "Waters of the State" would be impacted, an application must still be filed with the appropriate Regional Water Quality Control Board and Waste Discharge Requirements must be obtained. Impacts to "Waters of the State" may also require a Lake or Streambed Alteration Agreement under Section 1600 et seq. of the California Fish and Game Code. A Lake or Streambed Alteration Agreement is required if a proposed project will "substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of streambeds.

Protected Oak Resources

The El Dorado County General Plan Amendment approved in October 2017, as well as the County's Oak Resources Management Plan and Oak Resources Conservation Ordinance, protect individual native oak trees and oak woodland canopy. Project proponents are required to inventory all native oak trees in the woodland area that are 24 inches in diameter and greater, identify all Heritage Trees 36 inches in diameter and greater, and any individual oak trees 6

inches in diameter and greater located outside of the woodland area. A permit is required from El Dorado County for non-exempt impacts to oak resources including oak canopy, individual native oaks and Heritage Trees and mitigation is required to replace lost oak resources.

Determination of Potential Impacts

The following thresholds of impact significance are based on CEQA guidelines. Based on the CEQA guidelines, the Project would have a significant impact on biological resources if it would result in any of the following:

- Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or the USFWS;
- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFW or the USFWS;
- Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means;
- Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites;
- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or,
- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Results: Environmental Setting

Existing Conditions

The project site is located in a rural setting in the community of Rescue, which is located in western El Dorado County roughly 26 miles northeast of the City of Sacramento. The project site is located within the foothills of the Sierra Nevada. Folsom Lake is roughly 8 miles west of the project site and the U.S. Highway 50 (U.S. 50) corridor crossing through the communities of Cameron Park and Shingle Springs is approximately 3.5 miles south of the project site. The land surrounding the project site is comprised of rural residential and commercial development within the community of Rescue. The Rescue Post Office and Rescue Baptist Church are directly

across Deer Valley Road from the project site to the east. Residential properties and undeveloped land border the project site directly to the south, with more residential development, the Rescue Community Center, Church of Christ, two equestrian riding and boarding facilities, and Rescue Elementary School across Green Valley Road to the south. The Thien Vien Dieu Nhan Buddhist Meditation Center and large single family residential parcels border the project site to the north. The land to the west appears to be a large rural residential parcel that is currently comprised primarily of undeveloped grazing land.

The western half of the project site is undeveloped and generally undisturbed with the exception of dirt roads/paths through the chaparral. The eastern half of the project site is fairly disturbed and contains fenced pastures for livestock, an existing residence with fenced/landscaped areas and sheds, and an industrial yard with a shop, trailer, boy scout storage units, an old barn, and parking and storage areas for vehicles and equipment. Goats were grazing in the fenced pastures at the time of both biological surveys.

Topography and Soils

The project site is hilly with an elevation of roughly 1,215 to 1,600 feet above mean sea level (amsl). The site generally slopes from west to east with the highest elevation occurring in the northwest corner of the property and the lowest elevation in the southeast corner along White Oak Creek.

According to the Natural Resources Conservation Service (NRCS) Web Soil Survey Database (NRCS 2023), three soil mapping units occur within the project site including Argonaut clay loam, 3 to 9 percent slopes, Rescue extremely stony sandy loam, 3 to 50 percent slopes, eroded, and loamy alluvial land (Attachment A; Figure 4). These soil types are discussed below.

Rescue extremely stony sandy loam, 3 to 50 percent slopes, eroded, occupies roughly 85% of the project site and occurs in all but the very eastern portion of the project site. This soil series occurs on ridges between 800 to 2,000 feet above mean sea level and consists of residuum weathered from granodiorite. A typical profile is stony sandy loam from 0 to 5 inches, sandy clay loam from 5 to 29 inches, coarse sandy loam from 29 to 45 inches, and weathered bedrock from 45 to 49 inches. This soil series is well drained with a frequency of flooding of "none" and ponding of "none" and a depth to water table of more than 80 inches. This soil type and its minor components do not have a hydric rating (NRCS 2023).

Argonaut clay loam, 3 to 9 percent slopes, occupies roughly 15% of the project site and occurs in the far eastern portion of the site. This soil series occurs on ridges between 120 to 2,500 feet above mean sea level and consists of residuum weathered from andesite and/or residuum

weathered from metasedimentary rock. A typical profile is clay loam from 0 to 11 inches, clay from 11 to 40 inches, and weathered bedrock from 40 to 44 inches. This soil series is well drained with a frequency of flooding of "none" and ponding of "none" and a depth to water table of more than 80 inches. This soil type does not have a hydric rating; however, 1% of its unnamed minor components are hydric when occurring in drainageways (NRCS 2023).

Loamy alluvial land occupies less than 1% of the project site and occurs in the southeast corner adjacent to Green Valley Road. This soil series occurs in channels from an elevation of 300 to 3,500 feet above mean sea level and consists of recent mixed alluvium derived from volcanic and sedimentary rock. A typical profile is loam from 0 to 48 inches and weathered bedrock from 48 to 52 inches. This soil series is moderately well drained with a frequency of flooding of "occasional, none" and a depth to water table of about 36 to 48 inches. This soil type and its minor components do not have a hydric rating (NRCS 2023).

Habitat Types in the Project Site

Terrestrial habitat types/vegetation communities in the project area include whiteleaf manzanita chaparral, mixed oak – foothill pine woodland, and developed. Aquatic resources include ephemeral drainages, constructed drainages, a roadside drainage, and White Oak Creek (Attachment A; Figure 5).

Whiteleaf Manzanita Chaparral

Whiteleaf manzanita chaparral, which totals 33.38 acres, is the pre-dominate habitat type in the project site. This habitat type corresponds to gabbroic northern mixed chaparral in the *Preliminary Descriptions of the Terrestrial Natural Communities of California* (Holland 1986). This habitat type is characterized by >30% relative cover in the shrub canopy of whiteleaf manzanita (*Arctostaphylos viscida*), which is an evergreen, sclerophyllous shrub that grows up to 4 meters in height, with various other mostly evergreen shrubs as co-dominants. Other dominant shrub species in the project site are Lemmon's ceanothus (*Ceanothus lemmonii*), California yerba santa (*Eriodictyon californicum*), chamise (*Adenostoma fasciculatum*), redbud (*Cercis occidentalis*), Sonoma sage (*Salvia sonomensis*), and California coffee berry (*Frangula californica*). The herbaceous layer is sparse and consists of species such as gamble weed (*Sanicula crassicaulis*), gum plant (*Grindelia camporum*), tarweed (*Madia elegans*), cudweed (*Psuedognaphalium californicum*), Lewis flax (*Linum lewisii* var. *lewisii*), and tall western groundsel (*Senecio integerrimus*).

Mixed Oak – Foothill Pine Woodland

Mixed oak – foothill pine woodland totals 1.83 acres in the project site and occurs as a narrow strip in a disturbed area along Deer Valley Road as well as along White Oak Creek. This habitat type in the project site doesn't correspond well to a specific vegetation alliance in the *Manual*

of California Vegetation (https://vegetation.cnps.org) as it contains elements of both the mixed oak woodland and foothill pine woodland alliances. This habitat on-site is dominated by interior live oak (*Quercus wislizenii*) and blue oak (*Quercus douglassii*), with scattered foothill pine (*Pinus sabiniana*) at less than 5% of the tree canopy. The understory of the woodland is sparse and contains species similar to the whiteleaf manzanita chaparral.

Developed

Developed portions of the site total 4.22 acres and include an existing residence and an industrial yard with a shop, trailer, boy scout storage units, an old barn, and parking and storage areas. Developed habitat also includes driveways to the residence and industrial yard as well as portions of Duncan Hill Road and Green Valley Road.

Drainage

Several drainages are present in the site including two ephemeral drainages (0.06 acre) that drain the hillside in the southcentral portion of the site, two constructed drainages (0.08 acre) that capture and direct runoff around the industrial yard, and a short segment of roadside ditch (0.01 acre) in the southeastern corner of the site that runs from the shoulder of Green Valley Road to White Oak Creek. The drainages are generally sparsely vegetated with herbaceous vegetation typical of the surrounding chaparral and woodland habitats with occasional wetland species such as tall flatsedge (*Cyperus eragrostis*) in wetter areas.

White Oak Creek

A 0.14-acre segment of White Oak Creek crosses through the southeast corner of the project site. The bed of White Oak Creek in the project site has a substrate of mud with scattered cobble and small boulders and is mostly unvegetated. The banks of the creek in the project site are vegetated with trees and shrubs associated with the mixed oak – foothill pine woodland. Algal mats were floating on the surface of the creek at the time of the biological survey on June 22, 2023. White Oak Creek appears to originate on a hillside roughly 0.5 mile west of the study area within a matrix of woodland and grassland habitat. White Oak Creek flows in an easterly direction to its confluence with Kelley Creek roughly 500 feet downstream of the project site. Kelley Creek flows in a northerly direction and drains to Dry Creek roughly 1 mile north of the project site. Dry Creek drains to Weber Creek, which ultimately drains to the South Fork American River upstream of Folsom Lake.

General Wildlife Use of the Site

The project site is located in the center of the community of Rescue and is adjacent to the associated central development of the community. Beyond the development associated with the central portion of Rescue, the greater area around the project site generally consists of low-density residential development and rural commercial development extending for miles. In addition, the eastern half of the project site is characterized by low to moderate disturbance by

humans and domestic animals. As a result, wildlife using the site would be expected to consist primarily of common species tolerant of moderate levels of human activity and/or species with a very small home range that can persist in small patches of undisturbed habitat. A variety of common reptiles, small mammals, and birds are expected to use the project site for foraging, refugia, and dispersal. In addition, the chaparral habitat on the site provides habitat for the coast horned lizard (*Phyrnosoma blainvillii*), which is considered a species of special concern by CDFW. Wildlife species observed during the survey included mule deer (*Odocoileus hemionus*), western fence lizard (*Sceloporus occidentalis*), red-tailed hawk (*Buteo jamaicensis*), red-shouldered hawk (*Buteo lineatus*), acorn woodpecker (*Melanerpes formicivorus*), and California towhee (*Melozone crissalis*). A complete list of wildlife species observed on the site during the survey is included in Attachment C.

Results: Special-Status Species and Other Protected Biological Resources

Special-Status Species

Based on the results of the background review and database searches, there are a total of 21 special-status plant species and 25 special-status animal species as defined in this report that are documented within the "Shingle Springs, CA" USGS quad and the surrounding eight quads. All 21 special-status plants and 25 special-status animals were evaluated for the potential to occur within the project site and/or be impacted by the proposed project. The evaluation was based on factors such as habitat affinities, host plants (in the case of certain animals), known elevational and geographic ranges, and soil requirements (plants), as well as the results of focused bloom-season botanical surveys. This evaluation is documented in Attachment D. Species that were determined to have no potential to occur in the project site and/or be impacted by the proposed project are not discussed further in this document.

Special-Status Plants

Three special-status plant species were documented in the project site during botanical surveys in May and June 2023: Layne's ragwort (*Packera layneae*), El Dorado bedstraw (*Galium californicum* ssp. *sierrae*), and El Dorado County mule ears (*Wyethia reticulata*). These species are discussed below. The project site provides suitable habitat for several other special-status plant species associated with volcanic, gabbroic or serpentine soils, and the Pine Hill Formation. Because no other special-status plant species were observed during focused botanical surveys, the remaining special-status plant species evaluated in Attachment D are either presumed absent or considered to have no potential to occur on the site due to a lack of suitable habitat or other factors such as soil requirements.

Layne's Ragwort (Federal Threatened; State Rare; CRPR 1B.2)
Layne's ragwort is an early successional perennial herb of the aster family (Asteraceae) that sprouts from a rootstock. It has mostly basal lance-shaped leaves that are 8 to 24 centimeters (3 to 10 inches) long and several flower heads that are 4 to 6 centimeters (2 to 3 inches) wide. Each flower head has 5 to 8 orange-yellow ray flowers (the flowers usually located around the perimeter of the inflorescence of members of the aster family) and numerous yellow disk flowers (flowers in the central portion of an inflorescence of a member of the aster family) (USFWS 2002a). The blooming period of Layne's ragwort is from April to August (CNPS 2023).

Layne's ragwort grows in open rocky areas within chaparral plant communities, primarily on gabbro soil formations and occasionally on serpentine soils (USFWS 2002a) from 655 to 3,560 feet in elevation (CNPS 2023). Most known sites of Layne's ragwort (a total of 48 occurrences) are scattered within a 16,200-hectare (40,000-acre) area in western El Dorado County that includes the Pine Hill formation and some adjacent serpentine soil areas (USFWS 2002a). Layne's ragwort is found in five other general areas: two locations near Brownsville in Yuba County; Sugarpine Reservoir and Michigan Bluff on Tahoe National Forest in Placer County; Little Bald Mountain and along Traverse Creek near Georgetown on El Dorado National Forest in El Dorado County; scattered private lands in El Dorado County outside the Pine Hill Preserve; and roughly six locations near Don Pedro Reservoir in Tuolumne County.

The primary threat to Layne's ragwort is the encroachment of native vegetation due to succession in the absence of the natural fire regime that would have occurred prior to human intervention. The long fire return interval due to fire suppression is preventing the formation of clearings needed by Layne's ragwort for establishment and possibly the scarification of seeds needed for germination (USFWS 2023). Other threats include urbanization, development, clearing, grazing, road construction, vehicles, and non-native plants (CNPS 2023).

Layne's ragwort were documented throughout the eastern half of the project site as well as in the southern portion of the western half of the site (see Figure 6). Due to the site disturbances, the ground surface in the eastern half of the project site is generally more open with less chaparral cover, while the western half of the project site is characterized by dense chaparral except where there are dirt roads/paths. Layne's ragwort prefers areas of open ground often associated with roadcuts and disturbances within chaparral and is therefore localized in disturbed areas and along dirt roads/paths in the project site. There is a reported occurrence of Layne's ragwort in the CNDDB that overlaps the northeast corner of the Project site (CDFW 2023). Several populations of Layne's ragwort were documented in 2013 north and south of Green Valley Road near the intersection with Deer Valley Road (CDFW 2023), including the population that overlaps the project site.

Project activities such as grading, vegetation clearing, or other ground disturbance associated with construction of the access road would have the potential to directly impact Layne's ragwort if individual plants are present within the construction footprint. Individuals and/or seed could be destroyed or buried under the road surface. Indirect impacts to Layne's ragwort could occur through loss of habitat, habitat fragmentation, introduction of non-native or invasive plant seed, and future land uses.

El Dorado Bedstraw (Federal Endangered; State Rare; CRPR 1B.2)
El Dorado bedstraw is a perennial herb found on gabbroic soil in chaparral, cismontane woodland, and lower montane coniferous forest. El Dorado bedstraw is a clonal species that spreads mainly by underground stems (USFWS 2019). This species occurs from an elevation of 330 to 1,920 feet and blooms from May to June (CNPS 2023). El Dorado bedstraw is known from only 17 occurrences, all in western El Dorado County in and around the Pine Hill Formation. Threats to El Dorado bedstraw include habitat destruction and fragmentation through residential and commercial development and overgrazing by horses (USFWS 2019).

Eight populations of El Dorado bedstraw were documented within the central portion of the project site (see Figure 6). Six of the populations occur in mature, undisturbed chaparral habitat along an ephemeral drainage in the southcentral portion of the site. There are no documented occurrences of this species on the project site, but there is a reported occurrence of El Dorado bedstraw in the CNDDB on the parcel adjacent to the northeast corner of the Project site where El Dorado bedstraw was documented in 2007 and 2013 (CDFW 2023).

No El Dorado bedstraw populations were found within the location of the proposed access road, so no direct impacts are anticipated to occur as a result of the proposed project. Indirect impacts to El Dorado bedstraw could occur through loss of habitat, habitat fragmentation, introduction of non-native or invasive plant seed, and future land uses.

El Dorado County Mule Ears (CRPR 1B.2)
El Dorado County mule ears is a clonal perennial plant species in the aster family (Asteraceae) that grows to 1 meter tall (3.3 feet). This species spreads extensively by underground rhizomes and has populations dominated by a few large individuals. Its leaves are cauline, ovate lanceolate to deltoid (triangular); the largest are 5 to 20 centimeters (2 to 8 inches) long and 8 to 12 centimeters (3 to 4.5 inches) wide. The one to four yellow flower heads are 2.5 to 4 centimeters (1 to 1.6 inches) wide (USFWS 2002).

El Dorado County mule ears is known from a total of 25 occurrences (CNPS 2023), all on the Pine Hill gabbro formation in western El Dorado County (USFWS 2002). This species grows in open rocky areas within chaparral, cismontane woodland, and lower montane coniferous forest

on clay or gabbro soil formations from an elevation of 605 to 2,065 feet above mean sea level. El Dorado County mule ears blooms from April to August (CNPS 2023).

El Dorado County mule ears were documented in the central and eastern portions of the project site (see Figure 6). This species was growing in open areas as well as in the understory of the chaparral where the canopy was not completely closed. There is a reported occurrence of El Dorado County mule ears in the CNDDB that overlaps the northeast corner of the Project site (CDFW 2023). Several populations of El Dorado County mule ears were documented in multiple years between 1986 and 2013 north and south of Green Valley Road near the intersection with Deer Valley Road (CDFW 2023), including the population that overlaps the project site. The CNDDB record generally corresponds to the location of mule ear sightings in the eastern portion of the project site.

Project activities such as grading, vegetation clearing, or other ground disturbance associated with construction of the access road would have the potential to directly impact El Dorado County mule ears if individual plants are present within the construction footprint. Individuals and/or seed could be destroyed or buried under the road surface. Indirect impacts to El Dorado County mule ears could occur through loss of habitat, habitat fragmentation, introduction of non-native or invasive plant seed, and future land uses.

Special-Status Animals

No special-status animal species were observed in the project site during the biological reconnaissance survey. Based on the evaluation of the potential for special-status animal species to occur in the project site that is described above and documented in Attachment D, two special-status animal species were identified as having the potential to occur in the project site and/or be impacted by future site development: coast horned lizard and Cooper's hawk (*Accipiter cooperii*). The majority of the regionally-occurring special-status animal species require aquatic habitats such as vernal pools, ponds, marshes, and riverine habitats. The remaining species occur in large tracts of undeveloped lands such as open grasslands or old growth forest habitats. These habitats required by the majority of the regionally-occurring special-status species are not present in the project site. Coast horned lizard and Cooper's hawk are discussed below.

Coast Horned Lizard (CDFW SSC)

Coast horned lizard is found in a variety of habitats including sage scrub, dunes, alluvial scrub, annual grassland, chaparral, oak woodland, riparian woodland, Joshua tree woodland, coniferous forest, and saltbush scrub (Thomson et al. 2016) where they inhabit open areas of sandy or loose soil and low vegetation (California Herps 2023). This species is often found in lowlands along sandy washes with scattered shrubs and along dirt roads as well as near ant hills

feeding on ants. Coast horned lizard needs loose, fine soils for burrowing, open areas for thermoregulation, and shrub cover for refugia (California Herps 2023).

Coast horned lizards are diurnal. They are generally active during periods of warm weather and retreat underground and become inactive during extended periods of low temperatures or extreme heat (Thomson et al. 2016). Adults are typically active in California from February to November, with peak activity between April and July. Hatchlings are active from mid to late summer into November. Diurnal activity switches from midday peaks in the spring to more crepuscular activity in summer and early fall. Studies have shown that reproductive activity occurs from March to June, with females commonly ovipositing in May. Clutch sizes usually average around 11–12 eggs. Threats to coast horned lizard include urbanization, agriculture, off-highway vehicles, flood control structures, energy development, and non-native Argentine ants (Thomson et al. 2016).

Coast horned lizard was not observed during the biological surveys; however, suitable habitat is present in the project site in the form of patches of loose soil, shrub cover, and adjacent open areas. There are four reported occurrences of this species in the CNDDB within 5 miles of the project site, with the closest occurrence approximately 1.7 miles west of the site in chaparral habitat similar to what is present on the project site (CDFW 2023). Coast horned lizard has the potential to occur in chaparral habitat in and adjacent to the project site.

Project activities such as grading, vegetation clearing, or other ground disturbance associated with construction of the access road would have the potential to impact coast horned lizard if individuals are present within the construction footprint. Impacts could include harm to individuals resulting from contact with construction equipment or personnel or individuals being entombed in burrows if lizards were inactive due to low temperatures or extreme heat.

Cooper's Hawk (CDFW Watch List)

Cooper's hawk is a year-round resident in California in wooded areas in the Central Valley and Sierra foothills, where it prefers to reside near bodies of water. Cooper's hawks typically forage within open woodland and habitat edges and feed mainly on small birds and mammals. Cooper's hawks are also known to forage in wooded urban areas. Cooper's hawk nests in open woodland as well as urban trees, making this species likely to be found in developing areas (Zeiner et al. 1990).

Cooper's hawk was not observed during the biological survey; however, suitable nesting and foraging habitat is present in and adjacent to the project site. Patches of mixed oak – foothill pine woodland are present as well as habitat edges along the perimeter of the woodland that provides suitable nesting and foraging habitat for Cooper's hawk. There are no reported occurrences of Cooper's hawk in the CNDDB within a five-mile radius of the Project site (CDFW 2023); however, there are three documented occurrences of Cooper's hawk in Rescue within

1.5 to 2 miles of the project site in iNaturalist (iNaturalist 2023), indicating that this species is likely nesting in the Rescue area.

Project activities such as grading, vegetation clearing, or other ground disturbance associated with construction of the access road would have the potential to impact Cooper's hawk if this species were to nest in or adjacent to the project site prior to or during construction. Project activities during the breeding season (February 1 through August 31) could result in injury or mortality of eggs and chicks directly through destruction of the nest tree or nest or indirectly through forced nest abandonment or forced fledging due to noise and other human disturbance.

Raptors, Migratory Birds, and Other Nesting Birds

No nesting birds were observed in the project site during the survey, however, nesting habitat for common raptors, migratory birds and other nesting birds is present in the whiteleaf manzanita chaparral and mixed oak-foothill pine woodland in and adjacent to the project site. Common raptor species such as red-tailed hawk and red-shouldered hawk were observed in the project site and could nest in oak or pine trees in or adjacent to the site. Common bird species could also nest in herbaceous vegetation or on the ground such as mourning dove (*Zenaida macroura*), killdeer (*Charadrius vociferous*), or a variety of other songbirds. If project activities were to commence during the typical bird nesting season (February 1 to August 31), project activities associated with ground disturbance or vegetation removal in the vicinity of bird nests could lead to destruction of nests, abandonment of eggs or young or forced fledging, which would be a violation of Fish and Game Code.

Riparian Habitats or Other Sensitive Natural Communities

Riparian habitats are often considered sensitive natural communities by CDFW and are also sometimes regulated under Section 1600 of the Fish and Game Code. Plant communities are considered sensitive biological resources if they have limited distributions, have high wildlife value, include sensitive species, and/or are particularly susceptible to disturbance. CDFW ranks sensitive communities as "threatened" or "very threatened" and keeps records of their occurrences in CNDDB. CNDDB vegetation alliances are ranked 1 through 5, with those alliances ranked globally (G) or statewide (S) as 1 through 3 considered sensitive. Some alliances with the rank of 4 and 5 have also been included in the 2020 sensitive natural communities list under CDFW's revised ranking methodology (CDFW 2023).

There are no sensitive riparian habitats or other sensitive natural communities on the site. Although there is a narrow strip of riparian vegetation along White Oak Creek, it is primarily composed of upland tree and shrub species associated with the adjacent woodland and

chaparral habitats, as well as a mix of non-native species, and is not a distinct riparian community. White Oak Creek does not qualify as a Central Valley Drainage Hardhead/Squawfish Stream, which is the only natural community considered sensitive by CDFW that is mapped in the project region. The closest hardhead/squawfish streams in the region are the Lower American River below Nimbus Dam and the Upper Cosumnes River. Therefore, no impacts to sensitive natural communities would occur as a result of the proposed project.

Wildlife Movement Corridors

Wildlife movement corridors, or habitat linkages, are connections between patches of habitat, generally native vegetation, which join two or more larger areas of similar wildlife habitat and allows for physical and genetic exchange between animal populations that could otherwise be isolated. Habitat linkages are typically contiguous strips of natural areas such as riparian corridors, oak woodlands, or drainages. Wildlife movement corridors are critical for the maintenance of ecological processes including facilitating the movement of animals and the continuation of viable populations. Movement corridors may serve to provide a more local linkage such as between foraging and denning areas, or they may be regional in nature providing larger scale migration corridors such as between wintering and summering habitat. Habitat linkages may also serve to allow animals to periodically move away from an area and then subsequently return. Other corridors may be important as dispersal corridors for young animals. A group of habitat linkages in an area can form a wildlife corridor network.

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 (CDFW 2023). However, the project site is located along the southern edge of an approximately 9,300-acre subsection of the American River, Middle Sierra Wildlife Linkage designated by CDFW. The project is within a block of the Lower Foothills Metamorphic Belt subsection, which includes the region from Rescue northwestward around Pine Hill and Kanaka Valley. In the immediate project area, this wildlife linkage stops at Green Valley Road approximately 1,000 feet southeast of the project site, although a small section of it extends southward into Cameron Park to the southwest of the site. Due to its proximity to a designated wildlife linkage, the project site could contribute to overall wildlife habitat connectivity in the region and function as an important dispersal corridor for wildlife.

As the current proposed project is a parcel split and access road, it would not result in any adverse impacts to wildlife corridors. The presumed future development of two additional single-family residences on Lots 1 and 2 would also not be expected to significantly impact the value of the project site as a wildlife movement corridor as the majority of the site would

remain undeveloped and common wildlife currently using the site would be expected to continue moving through the site. As discussed above in *General Wildlife Use of the Site*, 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 area surrounding the project site contains scattered residences at a density similar to what would presumably occur in the project site at full build-out. Additionally, the project site is at the edge of the designated wildlife linkage adjacent to Green Valley Road and central development within Rescue. Therefore, no significant impacts to the value of the project site as a wildlife movement corridor or significant impacts to the designated wildlife linkage are expected to occur as a result of the proposed project or anticipated future site development associated with a parcel split into four parcels.

Aquatic Resources

Natural and constructed drainages are present on the site including two ephemeral drainages, two constructed drainages, a roadside ditch, and White Oak Creek.

White Oak Creek is a potential "Waters of the U.S." and "Waters of the State" subject to regulation by the USACE and the Central Valley RWQCB under Section 404 and 401 of the CWA and by CDFW under the Lake and Streambed Alteration Program.

The two ephemeral drainages likely would not qualify as "Waters of the U.S." as defined by the USACE based on the current definition, which has been revised as a result of the U.S. Supreme Court's May 25, 2023, decision in the case of *Sackett v. Environmental Protection Agency*. On August 29, 2023, the U.S. EPA and the USACE issued a pre-publication version of the Revised Definition of "Waters of the United States"; Conforming (referred to as the "Conforming Rule") to amend the January 2023 Rule. The Conforming Rule was published in the Federal Register and became effective on September 8, 2023. The two ephemeral drainages may qualify as "Waters of the State" subject to RWQCB jurisdiction.

Based on the current site plan, it appears that the access road would cross an ephemeral drainage. If the access road cannot be designed to avoid impacts to the ephemeral drainage concurrence would need to be obtained from the RWQCB and CDFW regarding their potential jurisdiction. The process would require permits from the RWQCB and potentially a Streambed Alteration Agreement from CDFW.

Protected Oak Resources

An oak resources technical report has not been prepared as of the time of document preparation. The project site contains native blue oak and interior live oak trees within the whiteleaf manzanita chaparral and mixed oak – foothill pine woodland habitats.

Additionally, some or all of the mixed oak – foothill pine woodland may qualify as an oak woodland according to County's Oak Resources Management Plan and the Oak Resources Conservation Ordinance. Oak woodlands and certain native oaks are protected by El Dorado County and require a permit prior to impacts.

Habitat Conservation Plans, Natural Community Conservation Plans, and Local Conservation Plans

There are no Habitat Conservation Plans or Natural Community Conservation Plans that cover the project site, and the proposed project will have no impact on any such plans. The project site is located within an El Dorado County Rare Plant Mitigation Area. Mitigation will be implemented for impacts to rare plants as required by the County Ecological Preserve Fee Program. Therefore, no impacts to Habitat Conservation Plans, Natural Community Conservation Plans, or local conservation plans would occur as a result of any proposed site development.

Representative photographs of the habitat on-site are included as Figures 7a, 7b, and 7c. in Attachment A. Photographs of the rare plants observed are included as Figure 8 in Attachment A.

Summary of Potential Biological Impacts and Recommended Mitigation Measures

The proposed project has the potential to impact special-status plants, coast horned lizard, Cooper's hawk, nesting raptors and migratory birds and/or other nesting birds, aquatic resources that are potential "Waters of the State", and protected oak resources. Recommended measures are included below to reduce potential impacts to less than significant.

Recommended Mitigation Measures

Special-Status Plants

Layne's ragwort is designated as "Rare" under CESA and holds a CRPR of 1B.2. It is also listed as "Threatened" under FESA. El Dorado bedstraw is designated as "Rare" under CESA and holds a CRPR of 1B.2. It is also listed as "Endangered" under FESA. El Dorado County mule ears has no state or federal listing status but holds a CRPR of 1B.2. Mitigation will be required under the El Dorado County Ecological Preserve Fee Program for any impacts to these three special-status plant species. Consultation will also be required with CDFW and USFWS to obtain take authorization for any impacts to Layne's ragwort and El Dorado bedstraw and to develop the appropriate mitigation strategies to minimize impacts to these species. Section 2081 subdivision

(b) of the Fish and Game Code allows CDFW to authorize take of species listed as endangered, threatened, candidate, or a rare plant, if that take is incidental to otherwise lawful activities and if certain conditions are met. Take authorization is not required under FESA for impacts to listed plants incidental to otherwise lawful activities. FESA requires the project proponent to abide by any state laws affording protection to the plant.

The following avoidance and minimization and mitigation measures are recommended for special-status plants:

- Impacts to special-status plants should be avoided or minimized to the extent practicable. If impacts to special-status plants cannot be avoided, the project proponent will be required to pay into the County's Ecological Preserve Fee Program. This would satisfy compensatory mitigation requirements for El Dorado County mule ears.

- In areas where special-status plants occur outside of the project footprint but adjacent to the work area, brightly colored environmentally sensitive area fencing should be installed to prevent impacts to preserved special-status plants. Signage should be placed at regular intervals along the fencing, noting the area as off-limits during construction due to the presence of special-status plants. Additionally, construction crews should receive training to avoid these special-status plant species to avoid unnecessarily trampling them during project implementation.

- For Layne's ragwort and El Dorado bedstraw, the project proponent will also be required to consult with CDFW to develop a mitigation strategy to reduce impacts and obtain take authorization. Mitigation requirements could include but are not limited to, development of a plan to relocate the special-status plants (or seed) to a suitable location outside of the impact area and monitoring the relocated population to demonstrate transplant success, preservation of this species or its habitat at an on or offsite location, and measures to improve habitat on-site such as brush clearing.

Coast Horned Lizard

A clearance survey should be conducted for coast horned lizard by a qualified biologist within 14 days prior to any project-related activities that resulted in ground disturbance or vegetation removal such as clearing/grubbing, grading, mowing etc. The survey should be conducted during the lizard's active season (February to November) and when temperatures are warm enough for the lizard to be above ground and active. Indicators that it is warm enough include other lizards or snakes being active and/or temperatures above approximately 70 degrees Fahrenheit. If coast horned lizard is not observed, no further measures are necessary. If coast horned lizard is observed on the site during the survey, CDFW should be contacted to determine the appropriate avoidance measures, which could include relocation to a suitable

location outside of the project footprint, exclusion fencing around work areas to prevent access by coast horned lizard, and/or monitoring during construction.

Cooper's Hawk and Other Nesting Raptors and Migratory Birds

- Any vegetation clearing or ground disturbing activities within the project site should take place outside of the typical avian nesting season (e.g., February 15 through August 31), if feasible. If construction needs to commence between February 15 and August 31, a pre-construction survey for nesting birds should be conducted within 500 feet of active construction areas within 14 days prior to commencement of construction. If a lapse in project activity occurs for 14 days or more during the bird nesting season, then the nesting bird surveys should be re-conducted. If no nesting birds are observed, no further mitigation is required.
- If active bird nests are observed during the pre-construction survey, a buffer zone should be established around the nest tree(s) until the young have fledged or are no longer dependent on the nest, as determined by a qualified biologist. The radius of the required buffer zone can vary depending on the species, (i.e., 25-100 feet for passerines and 200-300 feet for Cooper's hawk or other raptors), with the dimensions of any required buffer zones to be determined by a qualified biologist. Buffer zones could be reduced if the nest is monitored by a qualified biologist.
- The buffer zone around a nesting tree should be demarcated with high visibility orange construction fencing (or similar highly visible material) and no construction activities or personnel should be allowed within the buffer zone.

Aquatic Resources

The only waters that may be impacted as a result of construction of the access road are the ephemeral drainages. Construction activities that would impact any jurisdictional aquatic resources on the site [e.g., result in grading or fill material (including culverts) placed below the OHWM of a natural drainage], permits would need to be obtained from the RWQCB and/or CDFW and mitigation would be required at a minimum 1:1 ratio to ensure no net loss of "Waters of the State." As discussed above, the ephemeral drainages are not considered to be "Waters of the U.S." as defined by the USACE.

Protected Oak Resources

An oak resources technical report should be prepared prior to project implementation to determine whether there would be any impacts to protected oak resources (individual native oak trees, heritage trees, oak canopy). If any impacts to protected oak resources are identified, mitigation should be implemented in accordance with the County's Oak Resources Management Plan.

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Attachment A: Figures

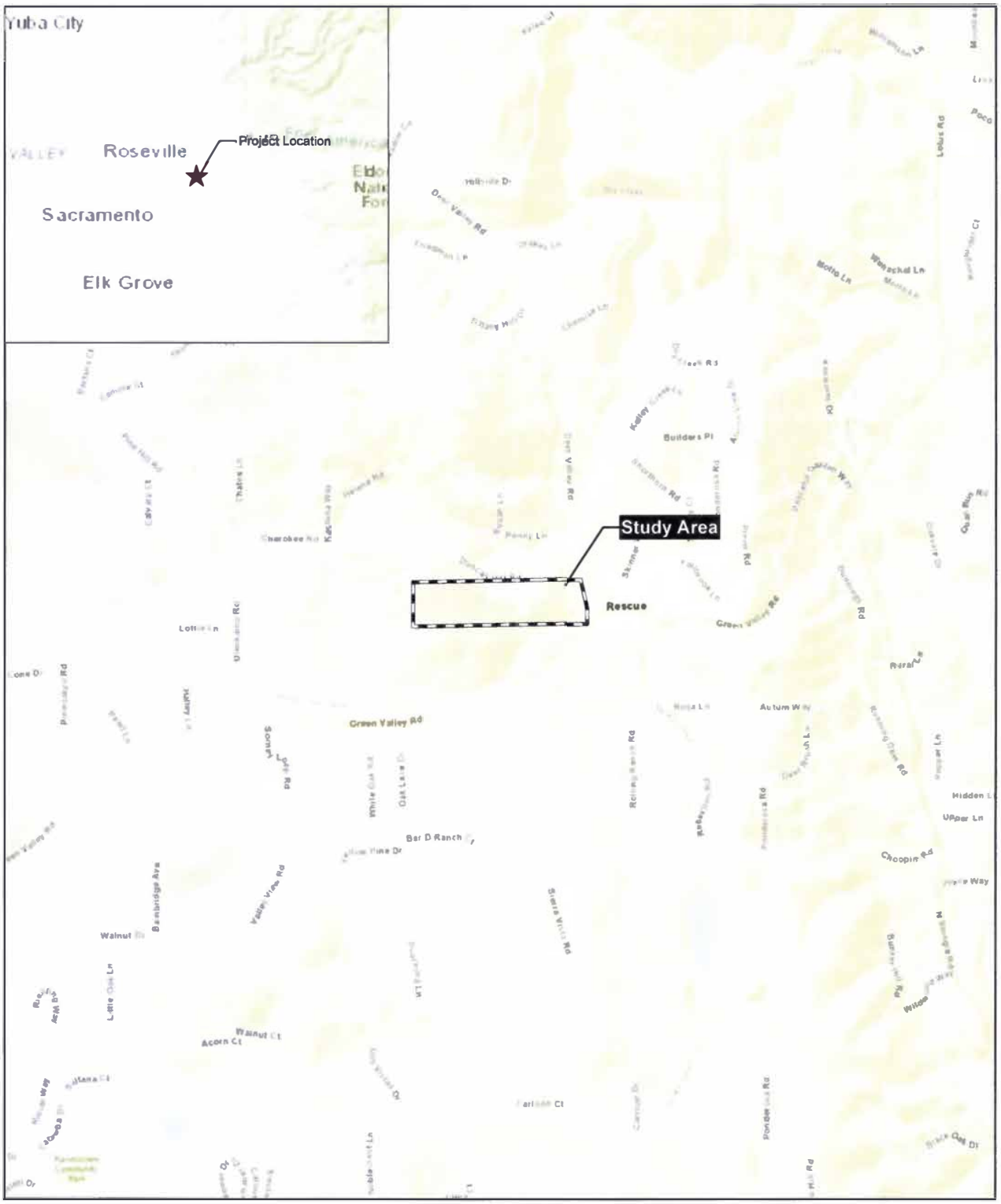


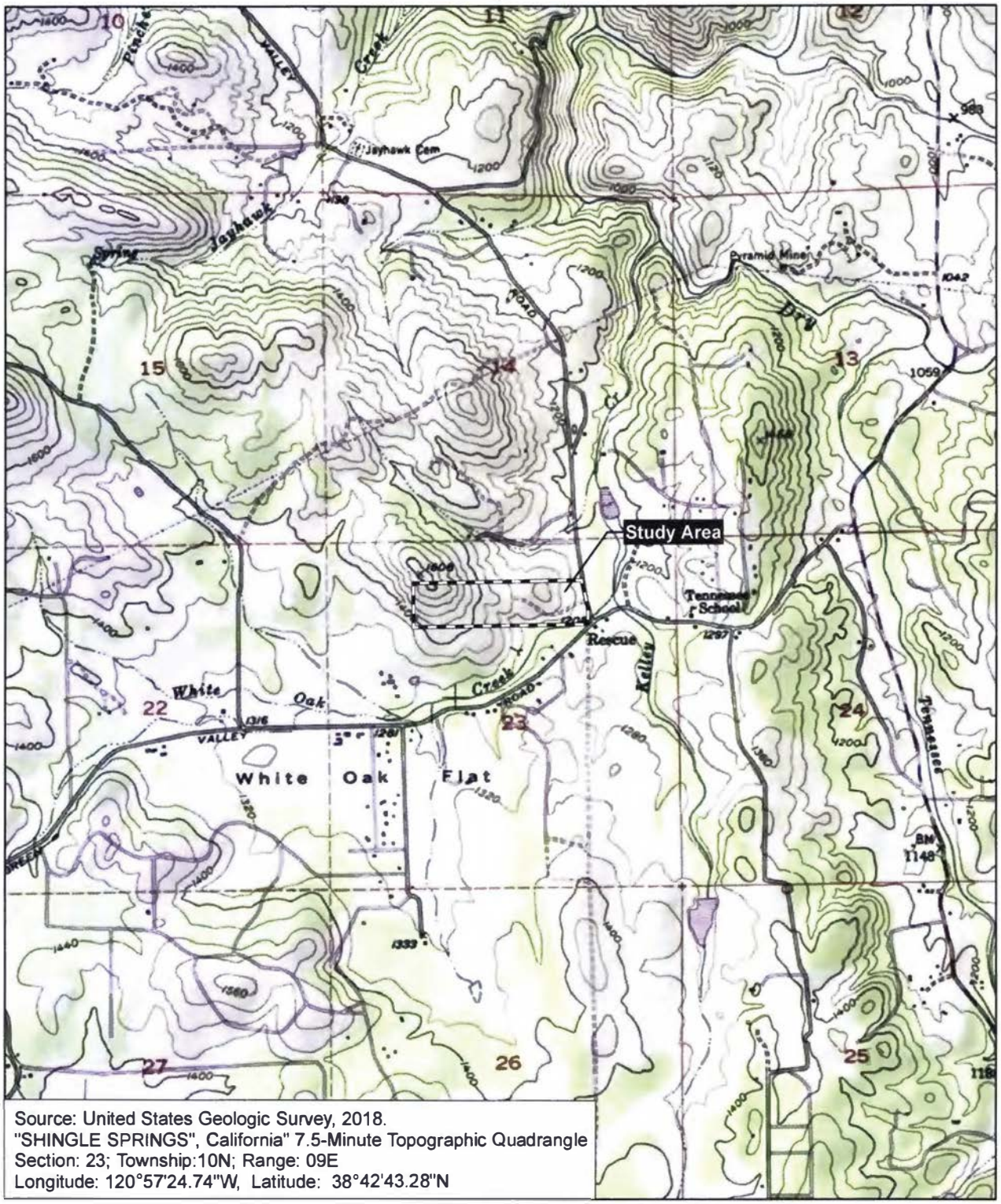
Figure 1

Regional Location and Vicinity

5210 Deer Valley Road
Rescue, El Dorado County, CA 95672 (APN: 069-150-023)

Fremont Environmental Consulting

Basemap Source: ESRI (2023)



Source: United States Geologic Survey, 2018.
"SHINGLE SPRINGS", California" 7.5-Minute Topographic Quadrangle
Section: 23; Township:10N; Range: 09E
Longitude: 120°57'24.74"W, Latitude: 38°42'43.28"N

Figure 2
USGS
5210 Deer Valley Road
Rescue, El Dorado County, CA 95672 (APN: 069-150-023)

Fremont Environmental Consulting



Figure 3
AERIAL
5210 Deer Valley Road
Rescue, El Dorado County, CA 95672 (APN: 069-150-023)

Fremont Environmental Consulting

Aerial Base: Google Earth (06/2021)



Figure 4
SOILS
5210 Deer Valley Road
Rescue, El Dorado County, CA 95672 (APN: 069-150-023)

Fremont Environmental Consulting

Aerial Base: Google Earth (06/2021)

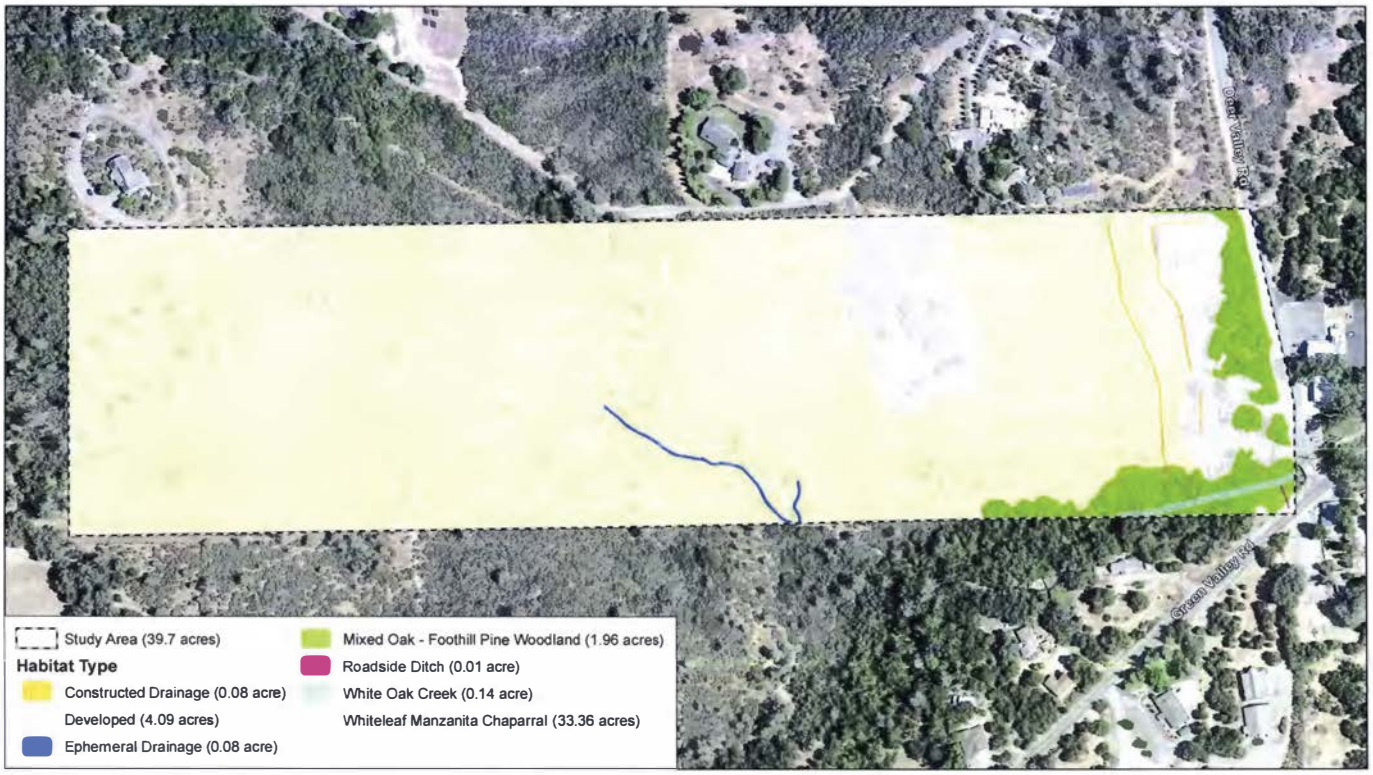


Figure 5
Land Cover
5210 Deer Valley Road
Rescue, El Dorado County, CA 95672 (APN: 069-150-023)

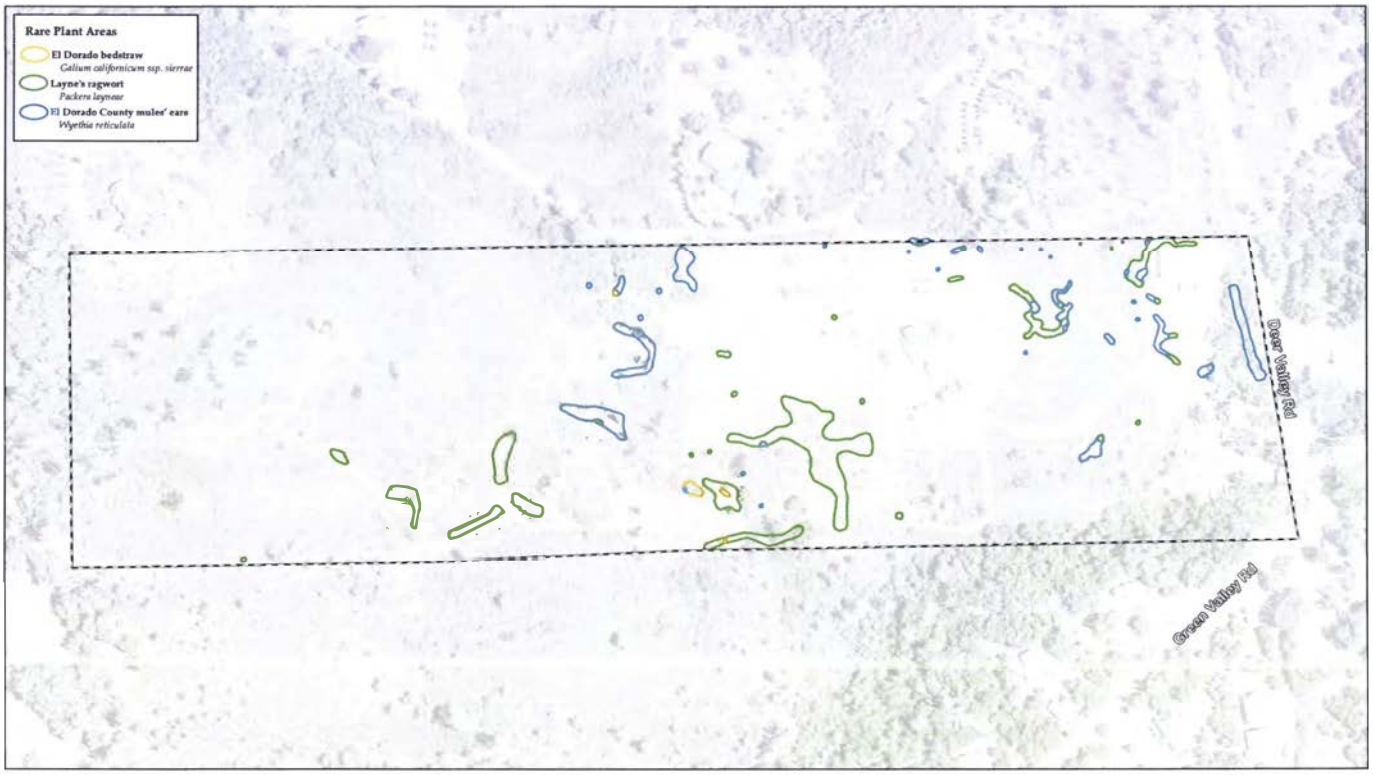


Figure 6
Special Status Species (Plants)
5210 Deer Valley Road
Rescue, El Dorado County, CA 95672 (APN: 069-150-023)

PREBLE ENVIRONMENTAL CONSULTING

Aerial Base: Google Earth, 06/2021



Constructed drainage running north/south through the eastern portion of the property.



Ephemeral Drainage running northwest to southeast located in the southeastern portion of the property.



White Oak Creek running along the southern boundary of the property.

Photograph Date: 06/22/2023

Figure 7a

Site Photographs

5210 Deer Valley Road
Rescue, El Dorado County, CA 95672 (APN: 069-150-023)

Fremont Environmental Consulting



The majority of the property consists of Whiteleaf Manzanita Chaparral.





Photograph Date: 06/22/2023

Figure 7b

Site Photographs

5210 Deer Valley Road
Rescue, El Dorado County, CA 95672 (APN: 069-150-023)

PREMORE ENVIRONMENTAL CONSULTING



Developed area in the central portion of the property.

Developed and Mixed Oak-Foothill Pine Woodland in the eastern portion of the property.



Photograph Date: 06/22/2023

Figure 7c

Site Photographs

5210 Deer Valley Road
Rescue, El Dorado County, CA 95672 (APN: 069-150-023)

Premier Environmental Consulting



El Dorado County mule ears
Wyethia reticulata



Layne's ragwort
Packera layneae



El Dorado bedstraw
Galium californicum ssp. sierrae

Photograph Date: 05/10/2023

Figure 8

Site Photographs

5210 Deer Valley Road
Rescue, El Dorado County, CA 95672 (APN: 069-150-023)

Attachment B: Regional Special-Status Species Queries

Biological Resources Evaluation
5210 Deer Valley Road

September 29, 2023

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

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

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Accipiter gentilis northern goshawk	ABNKC12060	None	None	G5	S3	SSC
Agelaius tricolor tricolored blackbird	ABPBXB0020	None	Threatened	G1G2	S2	SSC
Allium jepsonii Jepson's onion	PMLIL022V0	None	None	G2	S2	1B.2
Ammodramus savannarum grasshopper sparrow	ABPBXA0020	None	None	G5	S3	SSC
Andrena blennospermatis Blennosperma vernal pool andrenid bee	IIHYM35030	None	None	G2	S1	
Antrozous pallidus pallid bat	AMACC10010	None	None	G4	S3	SSC
Aquila chrysaetos golden eagle	ABNKC22010	None	None	G5	S3	FP
Arctostaphylos nissenana Nissenan manzanita	PDERI040V0	None	None	G1	S1	1B.2
Ardea alba great egret	ABNGA04040	None	None	G5	S4	
Ardea herodias great blue heron	ABNGA04010	None	None	G5	S4	
Athene cunicularia burrowing owl	ABNSB10010	None	None	G4	S2	SSC
Atractelmis wawona Wawona riffle beetle	IICOL58010	None	None	G3	S1S2	
Balsamorhiza macrolepis big-scale balsamroot	PDAST11061	None	None	G2	S2	1B.2
Banksula californica Alabaster Cave harvestman	ILARA14020	None	None	GH	SH	
Bombus occidentalis western bumble bee	IIHYM24252	None	Candidate Endangered	G3	S1	
Bombus pensylvanicus American bumble bee	IIHYM24260	None	None	G3G4	S2	
Branchinecta lynchi vernal pool fairy shrimp	ICBRA03030	Threatened	None	G3	S3	
Buteo regalis ferruginous hawk	ABNKC19120	None	None	G4	S3S4	WL
Buteo swainsoni Swainson's hawk	ABNKC19070	None	Threatened	G5	S4	

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Calystegia stebbinsii Stebbins' morning-glory	PDCON040H0	Endangered	Endangered	G1	S1	1B.1
Calystegia vanzuukiae Van Zuuk's morning-glory	PDCON040Q0	None	None	G2Q	S2	1B.3
Carex cyrtostachya Sierra arching sedge	PMCYP03M00	None	None	G2	S2	1B.2
Carex xerophila chaparral sedge	PMCYP03M60	None	None	G2	S2	1B.2
Ceanothus roderickii Pine Hill ceanothus	PDRHA04190	Endangered	Rare	G1	S1	1B.1
Central Valley Drainage Hardhead/Squawfish Stream Central Valley Drainage Hardhead/Squawfish Stream	CARA2443CA	None	None	GNR	SNR	
Chlorogalum grandiflorum Red Hills soaproot	PMLIL0G020	None	None	G3	S3	1B.2
Clarkia biloba ssp. brandegeeae Brandegee's clarkia	PDONA05053	None	None	G4G5T4	S4	4.2
Cosumnoperla hypocrena Cosumnes stripetail	IIPLE23020	None	None	G2	S2	
Crocanthemum suffrutescens Bisbee Peak rush-rose	PDCIS020F0	None	None	G2?Q	S2?	3.2
Desmocerus californicus dimorphus valley elderberry longhorn beetle	IICOL48011	Threatened	None	G3T3	S3	
Elanus leucurus white-tailed kite	ABNKC06010	None	None	G5	S3S4	FP
Emys marmorata western pond turtle	ARAAD02030	None	None	G3G4	S3	SSC
Erethizon dorsatum North American porcupine	AMAFJ01010	None	None	G5	S3	
Eryngium pinnatisectum Tuolumne button-celery	PDAPI0Z0P0	None	None	G2	S2	1B.2
Fremontodendron decumbens Pine Hill flannelbush	PDSTE03030	Endangered	Rare	G1	S1	1B.2
Galium californicum ssp. sierrae El Dorado bedstraw	PDRUB0N0E7	Endangered	Rare	G5T1	S1	1B.2
Haliaeetus leucocephalus bald eagle	ABNKC10010	Delisted	Endangered	G5	S3	FP
Horkelia parryi Parry's horkelia	PDROS0W0C0	None	None	G2	S2	1B.2
Hydrochara rickseckeri Ricksecker's water scavenger beetle	IICOL5V010	None	None	G2?	S2?	
Lasionycteris noctivagans silver-haired bat	AMACC02010	None	None	G3G4	S3S4	

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Laterallus jamaicensis coturniculus California black rail	ABNME03041	None	Threatened	G3T1	S2	FP
Myotis yumanensis Yuma myotis	AMACC01020	None	None	G5	S4	
Oncorhynchus mykiss irideus pop. 11 steelhead - Central Valley DPS	AFCHA0209K	Threatened	None	G5T2Q	S2	
Packera layneae Layne's ragwort	PDAST8H1V0	Threatened	Rare	G2	S2	1B.2
Pekania pennanti Fisher	AMAJF01020	None	None	G5	S2S3	SSC
Phrynosoma blainvillii coast horned lizard	ARACF12100	None	None	G4	S4	SSC
Rana boylii pop. 5 foothill yellow-legged frog - south Sierra DPS	AAABH01055	Proposed Endangered	Endangered	G3T2	S2	
Rana draytonii California red-legged frog	AAABH01022	Threatened	None	G2G3	S2S3	SSC
Riparia riparia bank swallow	ABPAU08010	None	Threatened	G5	S3	
Sagittaria sanfordii Sanford's arrowhead	PMALI040Q0	None	None	G3	S3	1B.2
Spea hammondii western spadefoot	AAABF02020	None	None	G2G3	S3S4	SSC
Thamnophis gigas giant gartersnake	ARADB36150	Threatened	Threatened	G2	S2	
Viburnum ellipticum oval-leaved viburnum	PDCPR07080	None	None	G4G5	S3?	2B.3
Wyethia reticulata El Dorado County mule ears	PDAST9X0D0	None	None	G2	S2	1B.2

Record Count: 54

CNPS Rare Plant Inventory

CALIFORNIA NATIVE PLANT SOCIETY

Search Results

20 matches found. Click on scientific name for details

Search Criteria: CRPR is one of **[1A:1B:2A:2B:3]** , Quad is one of **[3812171:3812077:3812078:3812161:3812068:3812067:3812162:3812058:3812057]**

▲ SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	GLOBAL RANK	STATE RANK	CA RARE PLANT RANK	CA ENDEMIC	DATE ADDED	PHOTO
Allium jepsonii	Jepson's onion	Alliaceae	perennial bulbiferous herb	Apr-Aug	None	None	G2	S2	1B.2	Yes	1994-01-01	 © 2019 Steven Perry
Arctostaphylos nissenana	Nissenan manzanita	Ericaceae	perennial evergreen shrub	Feb-Mar	None	None	G1	S1	1B.2	Yes	1974-01-01	No Photo Available
Balsamorhiza macrolepis	big-scale balsamroot	Asteraceae	perennial herb	Mar-Jun	None	None	G2	S2	1B.2	Yes	1974-01-01	 ©1998 Dean Wm. Taylor
Calystegia stebbinsii	Stebbins' morning-glory	Convolvulaceae	perennial rhizomatous herb	Apr-Jul	FE	CE	G1	S1	1B.1	Yes	1980-01-01	No Photo Available
Calystegia vanzuukiae	Van Zuuk's morning-glory	Convolvulaceae	perennial rhizomatous herb	May-Aug	None	None	G2Q	S2	1B.3	Yes	2014-07-16	No Photo Available
Carex cyrtostachya	Sierra arching sedge	Cyperaceae	perennial herb	May-Aug	None	None	G2	S2	1B.2	Yes	2015-08-18	No Photo Available
Carex xerophila	chaparral sedge	Cyperaceae	perennial herb	Mar-Jun	None	None	G2	S2	1B.2	Yes	2016-06-06	 © 2023 Steven Perry
Ceanothus roderickii	Pine Hill ceanothus	Rhamnaceae	perennial evergreen shrub	Apr-Jun	FE	CR	G1	S1	1B.1	Yes	1974-01-01	No Photo Available
Chlorogalum grandiflorum	Red Hills soaproot	Agavaceae	perennial bulbiferous herb	(Apr)May-Jun	None	None	G3	S3	1B.2	Yes	1974-01-01	No Photo Available
Crocanthemum suffrutescens	Bisbee Peak rush-rose	Cistaceae	perennial evergreen shrub	Apr-Aug	None	None	G2?Q	S2?	3.2	Yes	1974-01-01	No Photo Available

Downingia pusilla	dwarf downingia	Campanulaceae	annual herb	Mar-May	None	None	GU	S2	2B.2		1980-01-01	 © 2013 Aaron Arthur
Fremontodendron decumbens	Pine Hill flannelbush	Malvaceae	perennial evergreen shrub	Apr-Jul	FE	CR	G1	S1	1B.2	Yes	1974-01-01	No Photo Available
Galium californicum ssp. sierrae	El Dorado bedstraw	Rubiaceae	perennial herb	May-Jun	FE	CR	G5T1	S1	1B.2	Yes	1974-01-01	 © 2019 John Doyen
Horkelia parryi	Parry's horkelia	Rosaceae	perennial herb	Apr-Sep	None	None	G2	S2	1B.2	Yes	1974-01-01	 © 2009 Barry Breckling
Navarretia myersii ssp. myersii	pincushion navarretia	Polemoniaceae	annual herb	Apr-May	None	None	G2T2	S2	1B.1	Yes	1994-01-01	 © 2020 Leigh Johnson
Orcuttia viscida	Sacramento Orcutt grass	Poaceae	annual herb	Apr-Jul(Sep)	FE	CE	G1	S1	1B.1	Yes	1974-01-01	 © Rick York and CNPS
Packera layneae	Layne's ragwort	Asteraceae	perennial herb	Apr-Aug	FT	CR	G2	S2	1B.2	Yes	1974-01-01	No Photo Available
Sagittaria sanfordii	Sanford's arrowhead	Alismataceae	perennial rhizomatous herb (emergent)	May-Oct(Nov)	None	None	G3	S3	1B.2	Yes	1984-01-01	 ©2013 Debra L. Cook
Viburnum ellipticum	oval-leaved viburnum	Viburnaceae	perennial deciduous shrub	May-Jun	None	None	G4G5	S3?	2B.3		1974-01-01	 © 2006 Tom Engstrom
Wyethia reticulata	El Dorado County mule ears	Asteraceae	perennial herb	Apr-Aug	None	None	G2	S2	1B.2	Yes	1974-01-01	No Photo Available

Showing 1 to 20 of 20 entries

Suggested Citation:

California Native Plant Society, Rare Plant Program. 2023. Rare Plant Inventory (online edition, v9.5). Website https://www.rareplants.cnps.org [accessed 11 July 2023].

IPaC **U.S. Fish & Wildlife Service**

IPaC resource list

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

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

Location

El Dorado County, California



Local office

Sacramento Fish And Wildlife Office

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

Federal Building

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

Endangered species

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

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

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

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

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

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

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

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. 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

NAME	STATUS
California Red-legged Frog Rana draytonii Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/2891	Threatened
Foothill Yellow-legged Frog Rana boylii No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/5133	Proposed Endangered

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 — Endangered
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/3293

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.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act.

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

Additional information can be found using the following links:

- Eagle Managment https://www.fws.gov/program/eagle-management

- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf

There are bald and/or golden eagles in your project area.

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
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.	Breeds Jan 1 to Aug 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

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.



What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence 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). To see a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs of bald and golden eagles 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 Rapid Avian Information Locator (RAIL) Tool.

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. Please contact your local Fish and Wildlife Service Field Office if you have questions.

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 https://www.fws.gov/program/migratory-birds/species
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.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
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.	Breeds Jan 1 to Aug 31
Belding's Savannah Sparrow Passerculus sandwichensis beldingi 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/8	Breeds Apr 1 to Aug 15
Bullock's Oriole Icterus bullockii This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Mar 21 to Jul 25

California Gull Larus californicus — Breeds Mar 1 to Jul 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

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

Cassin's Finch Carpodacus cassinii — Breeds May 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/9462

Clark's Grebe Aechmophorus clarkii — Breeds Jun 1 to Aug 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

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

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

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

Olive-sided Flycatcher Contopus cooperi — Breeds May 20 to Aug 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3914

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

Western Grebe aechmophorus occidentalis — Breeds Jun 1 to Aug 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/6743

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.

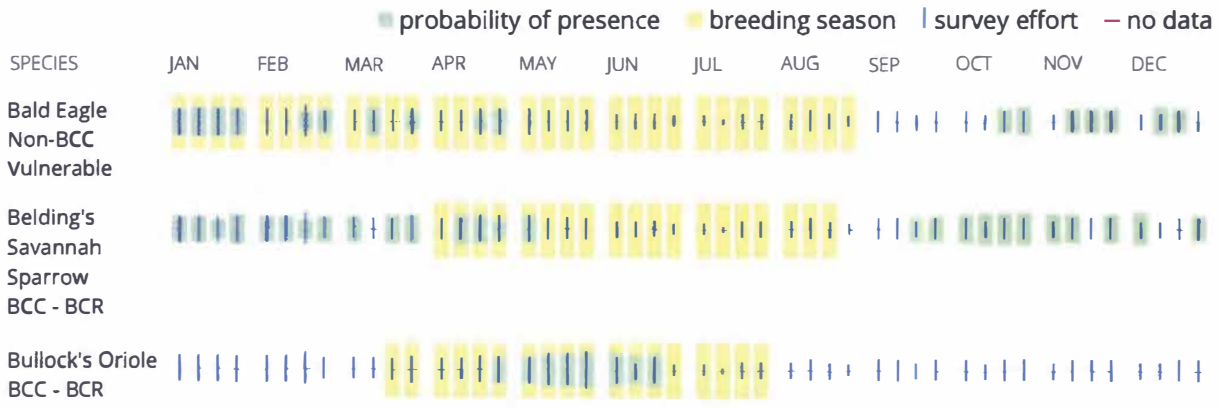
Breeding Season ( )
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

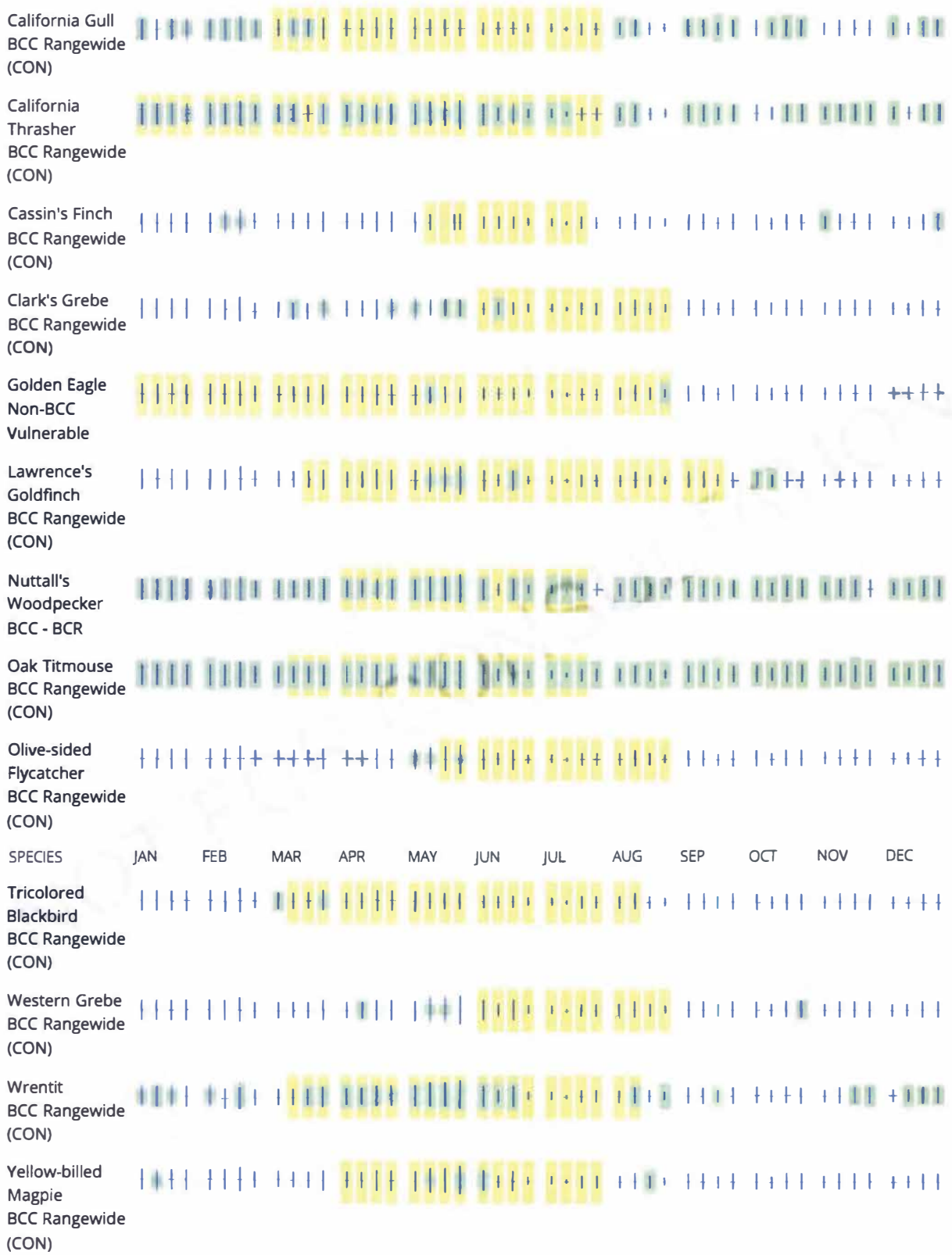
Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

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.




California Gull
BCC Rangewide
(CON)
California
Thrasher
BCC Rangewide
(CON)
Cassin's Finch
BCC Rangewide
(CON)
Clark's Grebe
BCC Rangewide
(CON)
Golden Eagle
Non-BCC
Vulnerable
Lawrence's
Goldfinch
BCC Rangewide
(CON)
Nuttall's
Woodpecker
BCC - BCR
Oak Titmouse
BCC Rangewide
(CON)
Olive-sided
Flycatcher
BCC Rangewide
(CON)
SPECIES
JAN
FEB
MAR
APR
MAY
JUN
JUL
AUG
SEP
OCT
NOV
DEC
Tricolored
Blackbird
BCC Rangewide
(CON)
Western Grebe
BCC Rangewide
(CON)
Wrentit
BCC Rangewide
(CON)
Yellow-billed
Magpie
BCC Rangewide
(CON)

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 list of migratory birds that potentially occur 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 Rapid Avian Information Locator (RAIL) 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 or migrating in my 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 query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

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

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

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

Details about birds that are potentially affected by offshore projects

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

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

What if I have eagles on my list?

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

Proper Interpretation and Use of Your Migratory Bird Report

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

more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

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

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

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.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

RIVERINE

R3UBH

A full description for each wetland code can be found at the National Wetlands Inventory website

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

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 C: Plant and Animal Species Observed in the Project Site

Attachment C
Species Observed in the Project Site

Table C-1. Plant Species Observed in the Project Site

Family	Scientific Name	Common Name	Federal/State/CNPS Listing Status
Native			
Agavaceae	*Chlorogalum pomeridianum var. pomeridianum*	Common soap plant	
Apiaceae	*Sanicula crassicaulis*	Gamble weed	
Asteraceae	*Baccharis pilularis*	Coyote brush	
	Ericameria sp.	Goldenbush	
	Grindelia camporum	Gum plant	
	Madia elegans	Tarweed	
	Matricaria discoidea	Pineapple weed	
	Packera layneae	**Layne's ragwort**	**FT/CR/CRPR 1B.2**
	Pseudognaphalium californicum	cudweed	
	Senecio integerrimus		
	Uropappus lindleyi		
	Wyethia reticulata	**El Dorado County mule ears**	**--/--/CRPR 1B.2**
Anacardiaceae	*Toxicodendron diversilobum*	Poison oak	
Caprifoliaceae	*Lonicera hispidula*	honeysuckle	
Cyperaceae	*Cyperus eragrostis*	Tall flatsedge	
Ericaceae	*Arctostaphylos viscida*	White-leaf manzanita	
Fabaceae	*Acmispon glaber*	Deerweed	
	Cercis occidentalis	Western redbud	
Fagaceae	*Quercus douglasii*	Blue oak	
	Quercus wislizenii	Interior live oak	
Hydrophyllaceae	*Nemophila sp.*		
Hypericaceae	*Hypericum concinnum*	Gold-wire	
	Hypericum perforatum	St. John's wort	
Iridaceae	*Iris douglasiana*		
Juncaceae	*Luzula comosa var. comosa*	Wood rush	
Lamiaceae	*Lepechinia calycina*	Pitcher sage	
	Salvia sonomensis	Sonoma sage	
	Scutelleria tuberosa	Skullcap	
Liliaceae	*Calochortus albus*	White globe lily	
Linaceae	*Linum lewisii var. lewisii*	Lewis flax	
Namaceae	*Eriodictyon californicum*	California yerba santa	
Orobanchaceae	*Castilleja foliolosa*	Woolly paintbrush	
	Castilleja attenuata	Valley tassels	
Pinaceae	*Pinus sabiniana*	Foothill pine	

Attachment C (cont.)
Species Observed in the Study Area

Family	Scientific Name	Common Name	Federal/State/CNPS Listing Status
Poaceae	*Melica californica*	California melic	
	Muhlenbergia rigens	Deer grass	
	Stipa pulchra	Purple needle grass	
Polygalaceae	*Polygala sp.*	Milkwort	
Polypodiaceae	*Polypodium californicum*	California polypody	
Ranunculaceae	*Clematis lasiantha*	Chaparral clematis	
Rhamnaceae	*Ceanothus lemmonii*	Lemmon's ceanothus	
	Frangula californica	California coffee berry	
	Rhamnus ilicifolia	Hollyleaf redberry	
Roseaceae	*Adenostoma fasciculatum*	Chamise	
	Heteromeles arbutifolia	Toyon	
Rubiaceae	*Galium aparine*	Bedstraw	
	Galium californicum ssp. sierrae	**El Dorado Bedstraw**	**FE/CR/CRPR 1B.2**
	Galium parisiense	Wall bedstraw	
	Galium porrigens var. *tenue*	Climbing bedstraw	
Sapindaceae	*Aesculus californica*	California buckeye	
Themidaceae	*Dichelostemma volubile*	Twining brodiaea	
	Dipterostemon capitatus	Blue dicks	
Non-native			
Amaranthaceae	*Amaranthus albus*	Tumbleweed	
Apiaceae	*Torilis arvensis*	Common hedge-parsley	
Asteraceae	*Carduus pycnocephalis*	Italian thistle	
	Lactuca serriola	Prickly lettuce	
	Logfia gallica	Daggerleaf cottonrose	
	Senecio vulgaris	Common groundsel	
	Sonchus asper	Prickly sow thistle	
	Sonchus oleraceus	Common sow thistle	
	Taraxacum officinale	Common dandelion	
Brassicaceae	*Capsella bursa-pastoris*	Shepherd's purse	
	Cardamine oligosperma	Little bittercress	
Caryophyllaceae	*Cerastium glomeratum*	Sticky mouse-ear chickweed	
Convolvulaceae	*Convolvulus arvensis*	Field bindweed	
Fabaceae	*Trifolium hirtum*	Rose clover	
	Vicia sativa	Spring vetch	
Geraniaceae	*Erodium botrys*	Big heron bill	
	Erodium moschatum	White stemmed filaree	
Myrsinaceae	*Lysimachia arvensis*	Scarlet pimpernel	
Poaceae	*Aegilops triuncialis*	Barbed goat grass	

Attachment C (cont.)
Species Observed in the Study Area

Family	Scientific Name	Common Name	Federal/State/CNPS Listing Status
	Aira caryophyllea	Silver European hairgrass	
	Avena fatua	Wild oat	
	Brachypodium distachyon	False brome	
	Briza minor	Little quakinggrass	
	Bromus diandrus	Ripgut brome	
	Bromus hordeaceus	Soft chess	
	Cynosurus echinatus	Dogtail grass	
	Festuca myuros	Annual fescue	
	Poa bulbosa		

Status is as follows: Federal (ESA) listing/State (CESA) listing/other CDFW status or CRPR. F = Federal; S = State of California; E = Endangered; R = Rare; T = Threatened; C = Candidate; P = Proposed.

California Rare Plant Rank (CRPR): 1B – rare, threatened, or endangered in California and elsewhere; 2B – rare, threatened, or endangered in California but more common elsewhere. Extension codes: .1 – seriously endangered; .2 – moderately endangered.

Table C-2. Wildlife Species Observed in the Study Area

Family	Scientific Name	Common Name
Birds		
Accipitridae	*Buteo jamaicensis*	Red-tailed hawk
	Buteo lineatus	Red-shouldered hawk
Cathartidae	*Cathartes aura*	Turkey vulture
Corvidae	*Aphelocoma californica*	California scrub jay
Mimidae	*Mimus polyglottos*	Northern mockingbird
Odontophoridae	*Callipepla californica*	California quail
Passerellidae	*Melanerpes formicivorus*	Acorn woodpecker
	Melozone crissalis	California towhee
	Pipilo maculatus	Spotted towhee
Sittadae	*Sitta carolinensis*	White-breasted nuthatch
Reptiles		
Phrynosomatidae	*Sceloporus occidentalis*	Western fence lizard
Mammals		
Cervidae	*Odocoileus hemionus*	Mule deer
Leporidae	*Lepus californicus*	Black-tailed jackrabbit

Attachment D: Potential for Regionally-Occurring Special-Status Species and Sensitive Natural Communities to Occur in the Project Site

Biological Resources Evaluation
5210 Deer Valley Road

September 29, 2023

Attachment D
Potential for Regionally-Occurring Special-Status Species and Sensitive Natural Communities to Occur in the Project Site

Scientific Name/ Common Name[1]	Status[2]	Habitat Requirements	Potential to Occur	Rationale
PLANTS				
Allium jepsonii Jepson's onion	--/--/1B.2	A perennial bulbiferous herb found on serpentinite or volcanic soils within chaparral, cismontane woodland, and lower montane coniferous forest from an elevation of 985 - 4330 feet. Blooms April to August (CNPS 2023).	Presumed absent	Suitable habitat may be present in the project site; however, this species was not observed during focused botanical surveys conducted in May and June during the blooming season.
Arctostaphylos nissenana Nissenan manzanita	--/--/1B.2	A perennial evergreen shrub found in rocky areas within closed-cone coniferous forest and chaparral from an elevation of 1,475 to 3,610 feet. Blooms February to March (CNPS 2023).	Presumed absent	Suitable habitat may be present in the higher elevations in the project site; however, this perennial evergreen shrub was not observed during focused botanical surveys. There are no reported occurrences in the CNDDB within 5 miles of the project site (CDFW 2023).
Balsamorhiza macrolepis Big-scale balsamroot	--/--/1B.2	A perennial herb found in chaparral, cismontane woodland, and valley and foothill grassland, sometimes on serpentinite, from an elevation of 150 to 5,100 feet. Blooms March to June (CNPS 2023).	Presumed absent	Suitable habitat may be present in the project site; however, this species was not observed during focused botanical surveys conducted in May and June during the blooming season.
Calystegia stebbinsii Stebbins' morning glory	FE/CE/1B.1	A perennial rhizomatous herb found in chaparral openings and woodland on red clay soils of the Pine Hill Formation, sometimes on gabbroic or serpentine soils, from an elevation of 605 – 3,575 feet. Blooms April to July (CNPS 2023).	Presumed absent	Suitable habitat may be present in the project site; however, this species was not observed during focused botanical surveys conducted in May and June during the blooming season.
Calystegia vanzuukiae Van Zuuk's morning-glory	--/--/1B.3	A perennial rhizomatous herb found on gabbroic and serpentinite soils within chaparral and cismontane woodland from an elevation of 1,640 to 3,870 feet. Blooms May to August (CNPS 2023).	Presumed absent	Suitable habitat may be present in the highest elevations in the project site; however, this species was not observed during focused botanical surveys conducted in May and June during the blooming season.
Carex cyrtostachya Sierra arching sedge	--/--/1B.2	A perennial herb in lower montane coniferous forest (mesic), meadows and	Will not occur	The project site is below the elevational range of this species and

Attachment D
Potential for Regionally-Occurring Special-Status Species and Sensitive Natural Communities to Occur in the Project Site

Scientific Name/ Common Name[1]	Status[2]	Habitat Requirements	Potential to Occur	Rationale
		seeps, marshes and swamps, and riparian forest margins from 2,000 to 4,460 feet. Blooms May to August (CNPS 2023)		does not provide suitable habitat.
Carex xerophila Chaparral sedge	--/--/1B.2	A perennial herb found on gabbroic or serpentinite soils in chaparral, cismontane woodland, or lower montane coniferous forest at an elevation of 1,445 – 2,525 feet. Blooms March to June (CNPS 2023).	Presumed absent	Suitable habitat may be present in the highest elevations in the project site; however, this species was not observed during focused botanical surveys conducted in May and June during the blooming season.
Ceanothus roderickii Pine Hill ceanothus	FE/CR/1B.1	A perennial evergreen shrub found in chaparral and woodland on nutrient-deficient forms of gabbro-derived soils characterized by low concentrations of available K, P, S, Fe, and Zn, sometimes on gabbroic or serpentinite soils from 805 – 3,575 feet in elevation. Blooms April to June (CNPS 2023).	Presumed absent	Suitable habitat may be present in the project site; however, this species was not observed during focused botanical surveys conducted in May and June during the blooming season.
Chlorogalum grandiflorum Red Hills soaproot	--/--/1B.2	A perennial bulbiferous herb found on gabbroic or serpentinite soils within chaparral, cismontane woodland, and lower montane coniferous forest from an elevation of 805 – 5,545 feet. Blooms May to June (CNPS 2023).	Presumed absent	Suitable habitat may be present in the project site; however, this species was not observed during focused botanical surveys conducted in May and June during the blooming season.
Crocanthemum suffrutescens Bisbee Peak rush-rose	--/--/3.2	A perennial evergreen shrub found in chaparral on gabbroic soils or soils in burned or disturbed areas from an elevation of 245 - 2200 feet. Blooms April to August (CNPS 2023)	Presumed absent	Suitable habitat may be present in the project site; however, this species was not observed during focused botanical surveys conducted in May and June during the bloom season.
Downingia pusilla Dwarf downingia	--/--/2B.2	An annual herb found in mesic areas within valley and foothill grassland and vernal pools from an elevation of 5 to 1460 feet. Blooms March to May (CNPS 2023).	Will not occur	No suitable mesic habitat or vernal pools are present in the project site.
Eryngium pinnatisectum Tuolumne button-	--/--/1B.2	An annual/perennial herb found in mesic areas within cismontane woodland, lower montane coniferous forest, and vernal	Will not occur	No suitable mesic habitat or vernal pools are present in the project site.

Attachment D
Potential for Regionally-Occurring Special-Status Species and Sensitive Natural Communities to Occur in the Project Site

Scientific Name/ Common Name[1]	Status[2]	Habitat Requirements	Potential to Occur	Rationale
celery		pools from an elevation of 230 to 3,000 feet. Blooms May to August (CNPS 2023).		
Fremontodendron decumbens Pine Hill flannelbush	FE/CR/1B.2	A perennial evergreen shrub found on gabbroic or serpentinite rocky soils within chaparral and cismontane woodland from an elevation of 1395 - 2495 feet. Blooms April to July (CNPS 2023).	Presumed absent	Suitable habitat may be present in the project site; however, this species was not observed during focused botanical surveys conducted in May and June during the bloom season.
Galium californicum ssp. *sierrae* El Dorado bedstraw	FE/CR/1B.2	A perennial herb found on gabbroic soil in chaparral, cismontane woodland, and lower montane coniferous forest from an elevation of 330 to 1,920 feet in elevation. Blooms May to June (CNPS 2023).	Present	This species was documented in the project site during botanical surveys.
Horkelia parryi Parry's horkelia	--/--/1B.2	A perennial herb found in chaparral and cismontane woodland (on lone formation and other soils) from an elevation of 260 to 3,510 feet. Blooms April to September (CNPS 2023).	Presumed absent	Suitable habitat may be present in the project site; however, this species was not observed during focused botanical surveys conducted in May and June during the bloom season.
Navarretia myersii ssp. *myersii* Pincushion navarettia	--/--/1B.1	An annual herb found in vernal pools, often acidic, from an elevation of 65 to 1,085 feet. Blooms April to May (CNPS 2023).	Will not occur	There are no vernal pools in the project site.
Orcuttia viscida Sacramento Orcutt grass	FE/CE/1B.1	An annual herb found in vernal pools from an elevation of 100 to 330 feet. Blooms April to July (Sept.) (CNPS 2023).	Will not occur	There are no vernal pools in the project site.
Packera layneae Layne's butterweed	FT/CR/1B.2	A perennial herb found on serpentinite or gabbroic rocky soils within chaparral and cismontane woodland from 655 – 3,560 feet in elevation. Blooms April to August (CNPS 2023).	Present	This species was documented in the project site during botanical surveys.
Sagittaria sanfordii Sanford's arrowhead	--/--/1B.2	An emergent perennial rhizomatous herb found in shallow freshwater marshes and swamps from 0 – 2,135 feet in elevation. Blooms May – October (sometimes November) (CNPS 2023).	Will not occur	There are no suitable aquatic habitats on the project site to support this species.

Attachment D
Potential for Regionally-Occurring Special-Status Species and Sensitive Natural Communities to Occur in the Project Site

Scientific Name/ Common Name[1]	Status[2]	Habitat Requirements	Potential to Occur	Rationale
Viburnum ellipticum Oval-leaved viburnum	--/--/2B.3	A perennial deciduous shrub found in chaparral, cismontane woodland, and lower montane coniferous forest from an elevation of 705 to 4,595 feet. Blooms May to June (CNPS 2023).	Presumed absent	Suitable habitat may be present in the project site; however, this species was not observed during focused botanical surveys conducted in May and June during the blooming season.
Wyethia reticulata El Dorado County mule ears	--/--/1B.2	A perennial herb found on clay or gabbroic soil within chaparral, cismontane woodland, and lower montane coniferous forest from an elevation of 605 – 2,065 feet. Blooms April to August (CNPS 2023).	Present	This species was documented in the project site during botanical surveys.
ANIMALS				
Invertebrates				
Branchinecta lynchi vernal pool fairy shrimp	FT/--/--	Vernal pool fairy shrimp is found in vernal pools, seasonal wetlands, and other aquatic habitats such as still or slow-moving ditches and artificial lakes and ponds. Vernal pools where this species is found range from small, clear, sandstone rock pools to large, turbid, alkaline, grassland valley floor pools. Typical aquatic habitats where this species is found measure less than 0.05 acre, although this species has been collected from vernal pools and other water bodies exceeding 25 acres (USFWS 2005).	Will not occur	There are no suitable aquatic habitats on the project site to support this species.
Bombus occidentalis Western bumble bee	--/CE/--	Bumble bees live in underground colonies and typically occupy abandoned rodent burrows (Thorp et al. 1983). This species is a generalist forager and has been reported visiting a wide variety of flowering plants. Select food plants include *Melilotus* spp., *Cirsium* spp., *Trifolium* spp., *Centaurea* spp., *Eriogonum* spp., and *Chrysothamnus* spp. (Koch et al. 2012).	Will not occur	Suitable food plants are present in the project site; however, the project site is outside of this species known range. This species is currently rare across its range and in California it is currently limited to high elevation meadows in the Sierra Nevada and small coastal populations (CDFW 2019b). There is a historic

MITIGATED NEGATIVE DECLARATION

FILE: P24-0001

PROJECT NAME Dawson Tentative Parcel Map

NAME OF APPLICANT: Scott and Kimberly Dawson

ASSESSOR'S PARCEL NO.: 069-150-023 **SECTION:** 4 **T:** 10N **R:** 9E

LOCATION: The project is located on the west side of Deer Valley Road between Green Valley Road and Duncan Hill Road, in the Rescue area, Supervisorial District 4.

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

☐ **REZONING: FROM: TO:**

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

SUBDIVISION (NAME):

☐ **SPECIAL USE PERMIT TO ALLOW:**

☐ **OTHER:**

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

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

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

☐ **OTHER:**

In accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), State Guidelines, and El Dorado County Guidelines for the Implementation of CEQA, the County Environmental Agent analyzed the project and determined that the project will not have a significant impact on the environment with incorporated mitigation measures. Based on this finding, the Planning Department hereby prepares this MITIGATED NEGATIVE DECLARATION. A period of thirty (30) days from the date of filing this mitigated negative declaration will be provided to enable public review of the project specifications and this document prior to action on the project by COUNTY OF EL DORADO. A copy of the project specifications is on file at the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667.

This Mitigated Negative Declaration was adopted by *Hearing Body on Date*

_____

Executive Secretary

Draft
Initial Study/Proposed Mitigated Negative Declaration for the Dawson Parcel Split Project

Prepared for:

El Dorado County
2850 Fairlane Court
Placerville, CA 95667
530/621-5697

Contact: Craig Osborn

March 2026

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LIST OF ABBREVIATIONS

2023 Ozone Plan	Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan
AB	Assembly Bill
ADU	accessory dwelling unit
APN	Assessor's Parcel Number
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
CARB	California Air Resources Board
CESA	California Endangered Species Act
CFC	California Fire Code
CNDDB	California Natural Diversity Database
CO_2	carbon dioxide
County	El Dorado County
County DOT	El Dorado County Department of Transportation
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
EDCSO	El Dorado County Sheriff's Office
EDUHSD	El Dorado Union High School District
EP	Ecological Preserve
ESA	federal Endangered Species Act
GHG	greenhouse gas
I	Industrial
IL-PD	Industrial Low, Planned Development
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
PM_{10}	respirable particulate matter
$PM_{2.5}$	fine particles
Project Applicant	Scott Dawson
Project	Dawson Parcel Split Project
RFPD	Rescue Fire Protection District
RWQCB	regional water quality control board
SB	Senate Bill
sf	square feet
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 ON INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The attached Initial Study/Proposed Mitigated Negative Declaration (IS/Proposed MND) has been prepared for El Dorado County (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 Dawson Parcel Split 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

Scott Dawson (the project applicant) has submitted an application to the County for the Dawson Parcel Split Project (project). The project would split an existing, approximately 40-acre parcel into four parcels ranging in size from 9.4 to 10.1 acres. Although no development is proposed at this time, as a result of the proposed parcel split, it is possible that in the future additional residences and other associated structures and facilities, consistent with County General Plan and Zoning designations, may be developed on the new parcels.

1.2 LOCATION

The project site is located at 5210 Deer Valley Road, in the unincorporated community of Rescue, in western El Dorado County, California (assessor parcel number [APN] 069-150-023).

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

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 arborist or 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 Community Development Department.

Mitigation Measure 3.4-1: Special-Status Plant Protection

Prior to project construction, 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.
- The surveys shall include all areas where habitat potentially suitable for special-status plant species would be removed or disturbed, plus a 25-foot buffer.
- Surveys shall follow methods from the California Department of Fish and Wildlife's (CDFW) *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 Pine Hill endemics, mitigation shall include compliance with the County's Ecological Preserve Fee Program and Zoning Ordinance Section 130.71.060. The project site is located within Mitigation Area 1, where payment of an in-lieu fee is encouraged. Whatever method of compliance with Zoning Ordinance Section 130.71.060 is selected for implementation, it will meet the performance standard of no-net-loss of numbers of individuals and extent of occupied habitat for the species being mitigated for.
- For unavoidable impacts to special-status plants that are not Pine Hill Endemics and 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. 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. Monitoring, reporting, and land preservation methods will follow those established by the County in County's Ecological Preserve Fee Program and Zoning Ordinance Section 130.71.060.

- If an affected plant species, whether a Pine Hill Endemic or not, 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 the 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: Coast Horned Lizard Protection

Future development at the project site shall implement the following measures to protect coast 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 coast 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 coast 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 coast 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 shall be provided to El Dorado County before commencement of any project construction activities.

Mitigation Measure 3.4-3: Nesting Bird and Raptor Protection

The project applicant 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 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 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 3.4-4: Aquatic Resources Protection

Future development at the project site must implement the following measures to protect aquatic resources:

- If ground disturbance is proposed within 25 feet of the bank of the ephemeral drainages or White Oak Creek, at a minimum, any portion of the drainage or creek within 25 feet of the disturbance footprint shall be delineated and evaluated by a qualified biologist for jurisdiction as a water or wetland of the United States and/or water of the state. The delineation shall follow the USACE methods 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 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., the ephemeral drainages or White Oak Creek), 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.

Mitigation Measure 3.4-5: Oak Resources Protection

Implement Mitigation Measure 3.2-1 in Section 3.2, "Agriculture and Forest Resources."

Mitigation Measure 3.5-1: Protection of Archaeological Resources

The following shall be implemented before future ground-disturbing activities:

After initial brush cutting is undertaken on the new parcels, and prior to further ground disturbance, an archaeologist shall be contacted and a survey conducted of the areas still not surveyed as indicated in the 2023 cultural resources report. Clearance crews shall be asked to stop if they observe evidence of prehistoric or historic-period land use, and move 50 feet away until the evidence can be inspected.

The following shall be implemented during future ground-disturbing activities:

In the event that unknown buried archaeological deposits (e.g., stone tools, milling stones, shells, midden soils) are encountered during construction, all ground-disturbing activity within 50 feet of the resources shall be halted and a qualified professional archaeologist (36 Code of Federal Regulations 61) and appropriate Native American tribal representative shall be notified immediately and retained to assess the significance of the find. Construction activities could continue in other areas.

If the find is determined to be significant by the qualified archaeologist or Native American tribe (i.e., because it is determined to constitute a unique archaeological resource), the archaeologist, in consultation with the County and the culturally affiliated Native American tribe(s) shall develop appropriate procedures to protect the integrity of the resource and ensure that no additional resources are affected. Procedures could include but would not necessarily be limited to preservation in place, subsurface testing, or contiguous block unit excavation and data recovery.

Mitigation Measure 3.11-1: Oak Resources Protection

Implement Mitigation Measure 3.2-1 in Section 3.2, "Agriculture and Forest Resources."

Mitigation Measure 3.18-1: Protection of Archaeological Resources

Implement Mitigation Measure 3.5-1 in Section 3.5, "Cultural Resources."

1.4 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 9, 2026 to May 8, 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:

Craig Osborn, Associate Planner
Planning and Building Department
2850 Fairlane Court, Building C
Placerville, California 95667

E-mail comments may be addressed to: craig.osborn@edcgov.us

If you have questions regarding the IS/Proposed MND, please call Craig Osborn at: (530) 621-5697. If you wish to send written comments (including via e-mail), they must be postmarked by May 8, 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.

1.5 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

Scott Dawson (the project applicant) has submitted an application to the County for the Dawson Parcel Split Project (project). The project would split an existing, approximately 39.72-acre parcel into four parcels ranging in size from 9.4 to 10.1 acres (Parcels 1, 2, 3, and 4). A Tentative Parcel Map is provided in Attachment A.

2.2 PROJECT LOCATION AND EXISTING SETTING

The project site is located at 5210 Deer Valley Road, in the unincorporated community of Rescue, in western El Dorado County, California. The project site is comprised of a 39.72-acre parcel, Assessor's Parcel Number (APN) 069-150-023, extending westward from the northwestern corner of the intersection between Green Valley Road and Deer Valley Road. Located within the western edge of the Sierra Nevada foothills, the project site is approximately 26 miles northeast of the City of Sacramento. Folsom Lake is approximately 8 miles west of the project site and the US Highway 50 corridor is approximately 3.5 miles south of the project site.

The western half of the project site is undeveloped and generally undisturbed with the exception of dirt roads/paths through the chaparral vegetation that is present. The eastern half of the project site is fairly disturbed and contains fenced pastures for livestock, an existing residence with fenced/landscaped areas and sheds, and an industrial yard with a shop, trailer, storage structures, an old barn, and parking and storage areas for vehicles and equipment. Access to the project site is provided via existing driveway encroachments onto Deer Valley Road and Duncan Hill Road (see maps in Attachment A).

The project site and surrounding properties are located in a rural setting predominately characterized by whiteleaf manzanita chaparral and mixed oak-foothill pine woodlands. The project site is hilly, with elevations ranging from approximately 1,215 to 1,600 feet above mean sea level (msl). The site generally slopes from west to east with the highest elevation occurring in the northwest corner of the property and the lowest elevation in the southeast corner along White Oak Creek. A 0.14-acre segment of White Oak Creek crosses through the southeast corner of the project site.

The land surrounding the project site is comprised of rural residential and commercial development within the community of Rescue. The Rescue Post Office and Rescue Fire Department are directly across Deer Valley Road from the project site to the east. Residential properties and undeveloped land border the project site directly to the south, with more residential development, the Rescue Community Center, Church of Christ, two equestrian riding and boarding facilities, and Rescue Elementary School across Green Valley Road to the south. The Thien Vien Dieu Nhan Buddhist Meditation Center and residential uses border the project site to the north. The land to the west appears to be a large rural residential parcel that is comprised primarily of undeveloped grazing land.

2.2.1 General Plan and Zoning

The project site is designated as Rural Residential (RR) and Commercial (C) in the County General Plan Land Use Diagram (EDC 2004a). As described in the County's General Plan Land Use Element, the RR designation establishes areas for residential and agricultural development. These lands typically have limited infrastructure and public services. This category is appropriate for lands that are characterized by steeper topography, high fire hazards, and limited or substandard access. Clustering of residential units under allowable densities is encouraged as a means of preserving large areas in their natural state or for agricultural production. Typical uses include single-family residences, agricultural support structures, a full range of agricultural production uses, recreation, and mineral development activities. The C designation establishes areas for commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County. These lands typically have a full range of commercial retail,

office, and service uses to serve the residents, business, and visitors of El Dorado County. Mixed use development of commercial lands within Community Regions and Rural Centers that combine commercial and residential uses are permitted.

The zoning designation for the project site is Rural Lands – 10 acres (RL-10) and Community Commercial (CC). The RL zone identifies lands that are suitable for limited residential development based on topography, access, groundwater or septic capability, and other infrastructural requirements. This zone may be applied where resource-based industries in the vicinity may impact residential uses. Commercial support activities that are compatible with the available infrastructure may be allowed within this zone to serve the surrounding rural and agricultural communities. Although agricultural uses are allowed, these lands generally do not support exclusive agricultural use, but rather supplement the agricultural use. For special setback purposes, the RL zone is not considered to be an agricultural or timber zone. Minimum lot size designators are applied to this zone based on the constraints of the site, surrounding uses, and other appropriate factors. The minimum lot size designator for the project site is 10 acres.

The CC zone provides for the retail sales, office, and service needs of the residents residing within the surrounding community and accommodates the commercial and service needs of visitors to the County. Mixed use development compatible with General Plan densities is appropriate in this zone.

2.3 PROJECT OBJECTIVES

The objective of the proposed project is to subdivide the subject parcel into smaller lots to provide the opportunity for additional residences.

2.4 PROJECT DESCRIPTION

The project applicant is requesting a Tentative Parcel Map to subdivide an approximately 39.72-acre parcel into four parcels as follows: 10.1 acres (Parcel 1), 10 acres (Parcel 2), 10.1 acres (Parcel 3), and 9.4 acres (Parcel 4) (see Attachment A). As described above, an access point to the project site is provided via an existing driveway encroachment onto Deer Valley Road; this driveway would continue to provide access to Proposed Parcel 4. Access to Proposed Parcel 3 would be from an existing driveway access encroachment onto Duncan Hill Road. Access to Proposed Parcels 1 and 2 would be from individual driveway access points onto an onsite roadway that would connect to Duncan Hill Road near the shared boundary between Proposed Parcels 2 and 3 (Attachment A).

Electric utility service would be provided by Pacific Gas & Electric (PG&E). The project proposes well water access and individual septic sanitation systems.

Although no development is proposed at this time, as a result of the proposed parcel split, it is possible that in the future additional residences and other associated structures and facilities, consistent with County General Plan and Zoning designations, may be developed on the new parcels. Each proposed parcel would be allowed to develop up to one primary residence, one secondary residence, and/or accessory residential structures. Limited commercial activities may occur in the form of a residentially based accessory use. Any future development would be reviewed by the County at the time of building permit submittal. No trees are proposed for removal at this time.

2.5 PROJECT APPROVALS

The project would require the following approvals:

- County of El Dorado: approval of tentative parcel map.
- El Dorado County Building Department/ Future Grading and Building Projects: project approval.
- El Dorado County Environmental Management Department: approval of septic system leach field areas for proposed new parcels.
- Rescue Fire Protection District: plan review.

3 ENVIRONMENTAL CHECKLIST

PROJECT INFORMATION

1.	Project Title:	Dawson Parcel Split Project
2.	Lead Agency Name and Address:	County of El Dorado Planning and Building Department 2850 Fairlane Court, Building C Placerville, California 95667
3.	Contact Person and Phone Number:	Craig Osborn – Associate Planner 530-621-5697
4.	Project Location:	5210 Deer Valley Road, Rescue, CA 95672 Assessor parcel number (APN) 069-150-023
5.	Project Sponsor's Name and Address:	Scott Dawson 5210 Deer Valley Road, Rescue, CA 95672
6.	General Plan Designation:	Rural Residential (RR) and Commercial (C)
7.	Zoning:	Rural Land – 10 acres (RL-10) and Community Commercial (CC)

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 would split an existing, approximately 39.72-acre parcel into four parcels ranging in size from 9.4 to 10.1 acres (Parcels 1, 2, 3, and 4). See Chapter 2 of this document for additional information.

9. Surrounding Land Uses and Setting:

   The land surrounding the project site is comprised of rural residential and commercial development within the community of Rescue. See Chapter 2 of this document for additional information.

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

- County of El Dorado: approval of tentative parcel map.
- El Dorado County Building Department/ Future Grading and Building Projects: project approval.
- El Dorado County Environmental Management Department: approval of septic system leach field areas for proposed new parcels.
- Rescue Fire Protection District: plan review.

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.?
Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

    Yes. In accordance Assembly Bill (AB) 52, the County notified the following Tribes that had requested to be notified of proposed projects for consultation in the project area: Colfax-Todds Valley Consolidated Tribe, Ione Band of Miwok Indians, Nashville Enterprise Miwok-Maidu-Nishinam Tribe, Shingle Springs Band of Miwok Indians, T'si-Akim Maidu, United Auburn Indian Community (UAIC) of the Auburn Rancheria, and Washoe Tribe of California and Nevada. Consultation notices were sent on August 20, 2024. Staff received a response from the UAIC on September 10, 2024. Staff sent the cultural report and resources record search on September 10, 2024. Later in the day on September 10, 2024, the UAIC asked the County to include the standard unanticipated discovery condition of approval to the staff report. The UAIC closed their consultation on September 10, 2024. Staff had not received another consultation request within the 30-day consultation period; therefore, AB 52 consultation closed on September 20, 2024.

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: April 2, 2026

Ande Flower — Printed Name

Planning Manager — Title

El Dorado County — 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 in a rural area. The western half of the project site is undeveloped and generally undisturbed with the exception of dirt roads/paths through the chaparral. The eastern half of the project site is fairly disturbed and contains fenced pastures for livestock, an existing residence with fenced/landscaped areas and sheds, and an industrial yard with a shop, trailer, storage structures, an old barn, and parking and storage areas for vehicles and equipment. Views of and from the project site are generally limited to immediately adjacent properties. Adjacent properties contain various residential and commercial uses. The visual quality of the project site and surroundings is typical for the area, with no unusual or distinctive characteristics. The topography of the project site is hilly with an elevation of roughly 1,215 to 1,600 feet above msl. A 0.14-acre segment of White Oak Creek crosses through the southeast corner of the project site.

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 (EDC 2003: 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 8 miles east of the project site (Caltrans 2025). The closest eligible state scenic highway is State Route (SR) 49, approximately 7 miles northeast of the project site (Caltrans 2025). The project site is not within the viewshed of State US 50 or SR 49, given the distance and topography.

Existing light sources in the vicinity of the project site are minimal, as is typical of a rural environment, and include light from nearby commercial and residential buildings and lights from motor vehicles traveling on adjacent roadways. Existing sources of glare in the vicinity of the project site are also minimal and include light reflected from building windows and vehicles, as well as roof-top solar panels.

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. Therefore, the project would have no effect on 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 rural area. The western half of the project site is undeveloped and generally undisturbed with the exception of dirt roads/paths through the chaparral. The eastern half of the project site is fairly disturbed and contains fenced pastures for livestock, an existing residence with fenced/landscaped areas and sheds, and an industrial yard with a shop, trailer, storage structures, an old barn, and parking and storage areas for vehicles and equipment. A 0.14-acre segment of White Oak Creek crosses through the southeast corner of the project site.

The parcel split would divide one large parcel into four parcels ranging in size from 9.4 to 10.1 acres. The parcel split itself would not alter the physical conditions at the site. However, potential future development at the project site would include widely spaced residences at a density similar to 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 uses.

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 interior and exterior building lights from nearby commercial and residential structures, lights from motor vehicles traveling on adjacent roadways, and small amounts of glare from light reflected from windows and solar panels. 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 and appurtenant facilities. Future

development would be required to comply with the County lighting ordinance, including the shielding of lights to avoid potential glare. Therefore, 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 located on Important Farmland and is classified as Grazing Land and Other Land (CDC 2025a). Additionally, the project site is not located within any Williamson Act enrolled lands; however, land

immediately to the west and southwest of the site is enrolled in a Williamson Act contract and used as grazing land (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 RL-10 and CC and does not contain forestland or 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 agricultural uses within the project site. 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 split. 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 as forest land, timberland, or Timberland Production. The proposed project does not include rezoning or a change in zoning of the subject parcel. Therefore, the project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production.

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

Less than Significant Impact with Mitigation. An oak resources technical report has not been prepared for the project site (FEC 2023). According to the biological resources evaluation conducted for the project in 2023, the project site contains native blue oak and interior live oak trees within the white leaf manzanita chaparral and mixed oak - foothill pine woodland habitats. Additionally, some or all of the mixed oak - foothill pine woodland may qualify as an oak woodland according to County's Oak Resources Management Plan (ORMP)

and the Oak Resources Conservation Ordinance. Oak woodlands and certain native oaks are protected by El Dorado County and require a permit prior to impacts.

If oak woodland areas on the project site support at least 10 percent native tree cover, the areas would meet the PRC Section 12220(g) definition of a forest. Potential future development at the project site could include tree removal that could convert oak woodland areas to a non-forest use. Without mitigation, the project would conflict with local policies and ordinances protecting biological resources. As described in Section 3.4, "Biological Resources," of this IS, the County has adopted an Oak Resources Conservation Ordinance, found in County Code Chapter 130.39, which provides the standards for implementing the County's ORMP. The ORMP provides a mechanism to offset and compensate for any unavoidable impacts to oaks and loss of forest land.

Mitigation Measures

Mitigation Measure 3.2-1: Oak Resources Protection

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 arborist or 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 Community Development 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 preventing a net loss of oak woodland qualifying as forestland and would compensate for any unavoidable conversion of forest land to a 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?

No Impact. Potential effects of the proposed project on Farmland and forest land on the project site are described above. There is no designated Farmland or forest land in the vicinity of the project site, although land immediately to the west and southwest of the site is used as grazing land. Project activities have no mechanism to affect Farmland or forest land outside or distant from 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 is comprised of 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 three new residences, plus any associated Accessory Dwelling Units, 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, EDCAQMD reviewed the proposed parcel split application and confirmed that quantitative Air Quality Impact Analysis is not required for the project (EDCAQMD 2023). In their review of the parcel split application, 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 AQMD prior to start of project construction if a Grading Permit is required from the Building Department. Mitigation measures for dust control 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.
- Paving: Road construction shall adhere to AQMD Rule 224, Cutback and Emulsified Asphalt Paving Materials.
- Open Burning: Burning of wastes that result 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 and burning shall adhere to AQMD Rule 300, Open Burning.

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;	chronic bronchitis, decreased lung function

Pollutant	Sources	Acute[1] Health Effects	Chronic[2] Health Effects
		breathing abnormalities, cough, cyanosis, chest pain, rapid heartbeat, death	
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.

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

Source: CARB 2024.

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 NOA or are considered to be subject to elevated risk of containing NOA (EDC 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 (EDC 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 consist of a parcel split that would not require a change in existing land use or zoning for the project site, and which was included in growth projections used in the formulation of applicable AQAPs. Potential short-term construction and long-term operation associated with future residential development that may result from the parcel split 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 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)

As described in Section 3.3.1, EDCAQMD has advised that the proposed project is below the size of projects requiring modeling of anticipated emissions (EDCAQMD 2023). In their review of the parcel split application, 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 AQMD prior to start of project construction if a Grading Permit is required from the

Building Department. Mitigation measures for dust control 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.

- Paving: Road construction shall adhere to AQMD Rule 224, Cutback and Emulsified Asphalt Paving Materials.
- Open Burning: Burning of wastes that result 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 and burning shall adhere to AQMD Rule 300, Open Burning.

Future construction-related activities for new residences may occur as an indirect result of the proposed parcel split, 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 residences at the project site could include area sources (landscape equipment, consumer products, maintenance activities) and mobile sources (vehicle trips to and from the project site). Future development of the project site (construction and operation) would be required to comply with applicable EDCAQMD conditions, including those listed above. 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 nearby properties, most of which are at least 200 feet from project site boundaries.

The proposed project includes the splitting of a single parcel into four smaller parcels, which would have no air quality impacts. Potential future residential development of proposed new parcels 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 (9.4 to 10.1 acres) and the distance of existing nearby residences from parcel boundaries, potential future development on proposed new parcels is not expected to occur in close proximity to 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. The proposed parcel split would not result in the introduction of any new permanent sources of odors to the area. Potential future residential development at proposed new parcels 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. Therefore, the proposed project would not generate objectionable odors affecting a substantial number of people.

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 located in a rural setting in the community of Rescue, which is located in western El Dorado County. The project site is hilly, with elevations ranging from approximately 1,215 to 1,600 feet above msl. The site generally slopes from west to east with the highest elevation occurring in the northwest corner of the property and the lowest elevation in the southeast corner along White Oak Creek. A 0.14-acre

segment of White Oak Creek crosses through the southeast corner of the project site. The land surrounding the project site is comprised of rural residential and commercial uses.

SITE SOILS

According to the Natural Resources Conservation Service (NRCS) Web Soil Survey Database (NRCS 2023, cited in FEC 2023), three soil mapping units occur within the project site: Argonaut clay loam, 3 to 9 percent slopes; Rescue extremely stony sandy loam, 3 to 50 percent slopes, eroded; and loamy alluvial land. Rescue extremely stony sandy loam, 3 to 50 percent slopes, eroded, occupies roughly 85 percent of the project site and occurs in all but the very eastern portion of the project site. This soil series occurs on ridges between 800 to 2,000 feet above msl and consists of residuum weathered from granodiorite. A typical profile is stony sandy loam from 0 to 5 inches, sandy clay loam from 5 to 29 inches, coarse sandy loam from 29 to 45 inches, and weathered bedrock from 45 to 49 inches. This soil series is well drained with a frequency of flooding of "none" and ponding of "none" and a depth to water table of more than 80 inches. This soil type and its minor components do not have a hydric rating.

Argonaut clay loam, 3 to 9 percent slopes, occupies roughly 15 percent of the project site and occurs in the far eastern portion of the site. This soil series occurs on ridges between 120 to 2,500 feet above msl and consists of residuum weathered from andesite and/or residuum weathered from metasedimentary rock. A typical profile is clay loam from 0 to 11 inches, clay from 11 to 40 inches, and weathered bedrock from 40 to 44 inches. This soil series is well drained with a frequency of flooding of "none" and ponding of "none" and a depth to water table of more than 80 inches. This soil type does not have a hydric rating; however, 1 percent of its unnamed minor components are hydric when occurring in drainageways. (NRCS 2023, cited in FEC 2023)

Loamy alluvial land occupies less than 1 percent of the project site and occurs in the southeast corner adjacent to Green Valley Road. This soil series occurs in channels from an elevation of 300 to 3,500 feet above msl and consists of recent mixed alluvium derived from volcanic and sedimentary rock. A typical profile is loam from 0 to 48 inches and weathered bedrock from 48 to 52 inches. This soil series is moderately well drained with a frequency of flooding of "occasional, none" and a depth to water table of about 36 to 48 inches. This soil type and its minor components do not have a hydric rating. (NRCS 2023, cited in FEC 2023)

HABITAT TYPES

According to the biological surveys (conducted in May and June 2023) (also see the site-specific Biological Resources Evaluation Report [FEC 2023] provided as Attachment B), terrestrial habitat types/vegetation communities in the project area include whiteleaf manzanita chaparral and mixed oak - foothill pine woodland. Whiteleaf manzanita chaparral is the predominate habitat type at the project site. Dominant shrub species include whiteleaf manzanita *(Arctostaphylos viscida),* Lemmon's ceanothus *(Ceanothus lemmonii),*California yerba santa *(Eriodictyon californicum),* chamise *(Adenostoma fasciculatum),* redbud (*Cercis occidentalis),* Sonoma sage *(Salvia sonomensis),* and California coffee berry *(Frangula californica).* The herbaceous layer is sparse and consists of species such as gamble weed *(Sanicula crassicaulis),* gum plant *(Grindelia camporum),* tarweed *(Madia elegans),* cudweed *(Psuedognaphalium californicum),* Lewis flax *(Unum lewisii* var. *lewisii),* and tall western groundsel *(Senecio integerrimus).* (FEC 2023)

Mixed oak - foothill pine woodland occurs as a narrow strip in a disturbed area along Deer Valley Road as well as along White Oak Creek. This habitat is dominated by interior live oak *(Quercus wislizenii)* and blue oak *(Quercus douglassii),* with scattered foothill pine *(Pinus sabiniana)* at less than 5 percent of the tree canopy.

The understory of the woodland is sparse and contains species similar to the white leaf manzanita chaparral. (FEC 2023)

Aquatic resources include ephemeral drainages, constructed drainages, a roadside drainage, and White Oak Creek (FEC 2023).

The greater project area generally consists of low-density residential development and rural commercial development extending for miles. In addition, the eastern half of the project site is characterized by low to moderate disturbance by humans and domestic animals. As a result, wildlife using the site would be expected to consist primarily of common species tolerant of moderate levels of human activity and/or species with a very small home range that can persist in small patches of undisturbed habitat. A variety of common reptiles, small mammals, and birds are expected to use the project site for foraging, refugia, and dispersal. In addition, the chaparral habitat on the site provides habitat for the coast horned lizard *(Phyrnosoma blainvillii),* which is considered a species of special concern by the California Department of Fish and Wildlife (CDFW). Wildlife species observed during the surveys included mule deer *(Odocoileus hemionus),* western fence lizard *(Sceloporus occidentalis),* red-tailed hawk *(Buteo jamaicensis),* red-shouldered hawk *(Buteo lineatus),* acorn woodpecker *(Melanerpes formicivorus),* and California towhee *(Melozone crissalis).* (FEC 2023)

3.4.2 Discussion

Information on sensitive biological resources previously recorded on and near the project site was collected through review of the following materials:

- Site-specific Biological Resources Evaluation Report (FEC 2023) (Attachment B); and
- 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

A biological resources evaluation was completed for the project site in 2023 (FEC 2023) (Attachment B). There are 21 special-status plant species with records in the region. Of the 21 regionally occurring special-status plants, three species were documented on the project site during botanical surveys in May and June 2023: Layne's ragwort *(Packera layneae),* El Dorado bedstraw *(Galium californicum* ssp. *sierrae),* and El Dorado County mule ears *(Wyethia reticulata).* The project site provides suitable habitat for several other special-status plant species associated with volcanic, gabbroic, or serpentine soils, and the Pine Hill Formation. Because no other special-status plant species were observed during the 2023 botanical surveys, the remaining special-status plant species are either presumed absent or considered to have no potential to occur on the site due to a lack of suitable habitat or other factors such as soil requirements (FEC 2023).

The proposed parcel split would not alter conditions on the project site and would, therefore, not affect special-status plant species. However, 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

Prior to project construction, 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.
- The surveys shall include all areas where habitat potentially suitable for special-status plant species would be removed or disturbed, plus a 25-foot buffer.
- 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 Pine Hill endemics, mitigation shall include compliance with the County's Ecological Preserve Fee Program and Zoning Ordinance Section 130.71.060. The project site is located within Mitigation Area 1, where payment of an in-lieu fee is encouraged. Whatever method of compliance with Zoning Ordinance Section 130.71.060 is selected for implementation, it will meet the performance standard of no-net-loss of numbers of individuals and extent of occupied habitat for the species being mitigated for.
- For unavoidable impacts to special-status plants that are not Pine Hill Endemics and 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. 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. Monitoring, reporting, and land preservation methods will follow those established by the County in County's Ecological Preserve Fee Program and Zoning Ordinance Section 130.71.060.
- If an affected plant species, whether a Pine Hill Endemic or not, 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 the 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 the County's Ecological Preserve Fee Program, 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 evaluation was completed for the project site in 2023 (FEC 2023) (Attachment B). There are 25 special-status animal species with records in the region. Of the 25 regionally occurring special-status animals, two species could potentially occur on the project site due to the availability of suitable nesting and foraging habitat: coast horned lizard and Cooper's Hawk *(Accipiter cooperii)*. No special-status animal species were observed on the project site during the 2023 surveys. The majority of the regionally occurring special-status animal species require aquatic habitats such as vernal pools, ponds, marshes, and riverine habitats. The remaining species occur in large tracts of undeveloped lands such as open grasslands or old growth forest habitats. These habitats required by the majority of the regionally occurring special-status species are not present at the project site. (FEC 2023)

The proposed parcel split would not affect special-status wildlife species. However, potential future development at the project site, including vegetation clearing, grading, and other ground disturbance, could affect these species, 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 the potential to

reduce population levels and contribute to a trend towards these species becoming threatened or endangered in the future, this impact would be significant.

Nesting Birds

No nesting birds were observed in the project site during the 2023 surveys; however, nesting habitat for common raptors, migratory birds, and other nesting birds protected under the Fish & Game Code, Migratory Bird Treaty Act, or other regulations is present in the whiteleaf manzanita chaparral and mixed oak-foothill pine woodland in and adjacent to the project site. Common raptor species such as red-tailed hawk and red-shouldered hawk were observed on the project site and could nest in oak or pine trees in or adjacent to the site. Common bird species could also nest in herbaceous vegetation or on the ground such as mourning dove *(Zenaida macroura),* killdeer *(Charadrius vociferous),* or a variety of other songbirds. The proposed parcel split would not affect nesting birds; however, potential future development at the project site, including vegetation clearing, grading, and other ground disturbance, could affect nesting birds, if present. If potential future development at the project site were to commence during the typical bird nesting season (February 1 to August 31), activities associated with ground disturbance or vegetation removal in the vicinity of bird nests could lead to destruction of nests, abandonment of eggs or young, or forced fledging, which could be a violation of the Fish and Game Code and/or Migratory Bird Treaty Act. Therefore, this impact would be significant.

Mitigation Measures

Mitigation Measure 3.4-2: Coast Horned Lizard Protection

Future development at the project site shall implement the following measures to protect coast 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 coast 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 coast 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 coast 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 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, potential direct impacts to coast horned lizard individuals would be minimized as much as feasible, thereby reducing the potential impact to less than significant.

Mitigation Measure 3.4-3: Nesting Bird and Raptor Protection

The project applicant shall implement the following measures to protect nesting birds and raptors (including Cooper's hawk):

- 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 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 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 3.4-3, 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 the project would be avoided. This would reduce potential impacts to a less-than-significant level.

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?

No Impact. No sensitive riparian habitats or other sensitive natural communities were identified on the project site during biological surveys in 2023 (FEC 2023). Although there is a narrow strip of vegetation along White Oak Creek, it is primarily composed of upland tree and shrub species associated with the adjacent woodland and chaparral habitats, as well as a mix of non-native species, and is not a distinct riparian community. White Oak Creek does not qualify as a Central Valley Drainage Hardhead/Squawfish Stream, which is the only natural community considered sensitive by CDFW that is mapped in the project region. The closest hardhead/squawfish streams in the region are the Lower American River below Nimbus Dam and the Upper Cosumnes River. Therefore, no impacts to sensitive natural communities would occur.

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. Natural and constructed drainages are present on the site including two ephemeral drainages, two constructed drainages, a roadside ditch, and White Oak Creek (FEC 2023). The two ephemeral drainages likely would not qualify as Waters of the US as defined by the US Army Corps of Engineers (USACE); however, the two ephemeral drainages may qualify as Waters of the State subject to the jurisdiction of the Central Valley Regional Water Quality Control Board (RWQCB). White Oak Creek is a potential Waters of the US and Waters of the State subject to regulation by USACE and the Central Valley RWQCB under Section 404 and 401 of the Clean Water Act and by CDFW under the Lake and Streambed Alteration Program.

The proposed parcel split would not affect aquatic resources. However, potential future development at the project site could affect aquatic resources if ground disturbance cannot be avoided at their location. Based on the current site plan, it appears that a proposed access road to one of the proposed parcels would cross an ephemeral drainage. If the access road cannot be designed to avoid impacts to the ephemeral drainage, concurrence would need to be obtained from the RWQCB and CDFW regarding their potential jurisdiction. The process would require permits from the RWQCB and potentially a Streambed Alteration Agreement from CDFW. Although there is no current indication that White Oak Creek would be disturbed, if it were to be affected by development, the same permit and authorization requirements identified for the ephemeral drainages would apply.

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

Mitigation Measures

Mitigation Measure 3.4-4: Aquatic Resources Protection

Future development at the project site must implement the following measures to protect aquatic resources:

- If ground disturbance is proposed within 25 feet of the bank of the ephemeral drainages or White Oak Creek, at a minimum, any portion of the drainage or creek within 25 feet of the disturbance footprint shall be delineated and evaluated by a qualified biologist for jurisdiction as a water or wetland of the United States and/or water of the state. The delineation shall follow the USACE methods 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 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., the ephemeral drainages or White Oak Creek), 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 3.4-4, aquatic resources would be avoided and protected wherever feasible. If avoidance isn't possible, impacts would be reduced to a less-than-significant level through permitting and compliance with permit requirements, including compensation for unavoidable impacts, as applicable, such that there is no net loss of these resources.

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. 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 (CDFW 2023, cited in FEC 2023). However, the project site is located along the southern edge of an approximately 9,300-acre subsection of the American River, Middle Sierra Wildlife Linkage designated by CDFW. The project site is within a block of the Lower Foothills Metamorphic Belt subsection, which includes the region from Rescue northwestward around Pine Hill and Kanaka Valley. In the immediate project area, this wildlife linkage stops at Green Valley Road approximately 1,000 feet southeast of the project site, although a small section of it extends southward into Cameron Park to the southwest of the site. Due to its proximity to a designated wildlife linkage, the project site could contribute to overall wildlife habitat connectivity in the region and function as a dispersal corridor for wildlife (FEC 2023).

The proposed parcel split would not affect wildlife movement or migration. There could be future residential development at the project site following the parcel split. However, potential future residential development 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 what is proposed on the property. Additionally, the project site is at the edge of the designated wildlife linkage adjacent to Green Valley Road and central development within Rescue. Therefore, no significant impacts on the function of the property as a wildlife movement corridor or significant impacts to the designated wildlife linkage would occur as a result of potential future development.

The project site has habitat that may function as a nursery site for native wildlife and bird species. As discussed in Section 3.4.2(a), future development could have a significant effect on special-status birds. However, mitigation measures, including preconstruction surveys and avoidance of active bird nests, will be implemented to reduce impacts to a less-than-significant level.

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

Less than Significant Impact with Mitigation. 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.
  - Policy 7.3.3.5: Rivers, streams, lakes and ponds, and wetlands shall be integrated into new development in such a way that they enhance the aesthetic and natural character of the site while disturbance to the resource is avoided or minimized and fragmentation is limited.
- 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: Pine Hill Rare Plant Species - 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 7.4.1.2: Private land for Pine Hill rare plant preserve sites will be purchased only from willing sellers.
  - Policy 7.4.1.3: Limit land uses within established Pine Hill rare plant preserve areas to activities deemed compatible. Such uses may include passive recreation, research and scientific study, and

education. In conjunction with use as passive recreational areas, develop a rare plant educational and interpretive program.

- 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.

El Dorado County Ecological Preserve Fee Program

In 1998, the County established the Ecological Fee Program, through Ordinance 4500 and Resolution 205-98, to protect eight special-status gabbro soils plant species (i.e., El Dorado bedstraw, Layne's butterweed, Pine Hill ceanothus, Pine Hill flannel bush, Stebbins' morning glory, Bisbee Peak rush rose, El Dorado mule ears, Red Hills soaproot). The County has established the following three Mitigation Areas to protect gabbro soils rare plants through on-site and off-site mitigation requirements and options.

- Mitigation Area 0 – Lands within one of the five ecological preserves that comprise Pine Hill Preserve (i.e., Salmon Falls, Martel Creek, Pine Hill, Penny Lane Ridge, Cameron Park). The Mitigation Area 0 boundaries are the same as the General Plan Ecological Preserve overlay (approximately 3,450 acres).
- Mitigation Area 1 – Lands outside of Mitigation Area 0 that contain gabbro soils rare plant habitat (approximately 36,000 acres).
- Mitigation Area 2 – Lands outside of Mitigation Areas 0 and 1, but within the service area of the El Dorado Irrigation District, excluding parcels served by wells.

The project site is located within Mitigation Area 1, where development is subject to the mitigation requirements described in Section 130.71.060 of the County's Zoning Ordinance, provided below.

Sec. 130.71.060 - Off-Site Mitigation Fee Payment in Lieu of Ecological Preserve Mitigation in Mitigation Areas 1 and 2

Payment of a fee in lieu of Ecological Preserve Mitigation is encouraged in Mitigation Areas 1 and 2. Developments in Mitigation Areas 1 and 2 shall mitigate impacts by exercising one of the following two options:

- A. Pay the appropriate fee in lieu of Ecological Preserve Mitigation for the direct or indirect impacts caused by development on rare plants and rare plant habitat; or
- B. Participate in a Rare Plant Off-Site Mitigation Program, upon adoption of such program by the Board.

Protected Oak Resources

The proposed parcel split would not affect oak resources or Pine Hill endemics. However, potential future development at the project site could result in a loss of protected oak resources and/or Pine Hill endemics. Without mitigation, the project would conflict with local policies and ordinances protecting biological resources.

Mitigation Measures

Mitigation Measure 3.4-1: Special-Status Plant Protection

Implement Mitigation Measure 3.4-1 above.

Mitigation Measure 3.4-5: Oak Resources Protection

Implement Mitigation Measure 3.2-1 in Section 3.2, “Agriculture and Forest Resources.”

Significance after Mitigation

With implementation of Mitigation Measures 3.4-1 and 3.4-5, the project would avoid impacts to special-status plants and 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.

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 in Section 3.4.2(e), above.

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 conducted in November 2023 by the North Central Information Center (NCIC) of the California Historical Resources Information System at California State University, Sacramento. The records search was conducted to determine if archaeological or historic 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 1/3-mile radius of the project site. The results indicate that the project area had never been subject to prior surveys, and there are no recorded cultural resources sites in the project area. Outside of the project area, but within the 1/3-mile buffer area, four Native American sites and seven historic-period sites were identified. Additionally, nine cultural resource study reports have been completed within the larger search area.

A pedestrian survey of the project area was performed by Michael Lawson of Peak & Associates, Inc. on December 8, 2023 (Peak & Associates 2023). Several portions of the project area could not be physically inspected due to the density of vegetation (approximately 1/3 of the parcel or less). The only possible resource observed during the survey is a wooden barn with possible added living quarters. Portions of the barn appear to be older than 50 years old and the barn appears to have been moved onto the project site and modernized; the interior of the barn was not available to inspect. The barn was not formally recorded as it is heavily altered and does not retail integrity.

No prehistoric artifacts, features, or other cultural remains were observed in the surveyed areas. There are no properties eligible for the California Register of Historical Resources present within the project area boundaries.

Given the extent of known cultural resources and patterns of local history, there is moderate potential for locating indigenous cultural resources and historic-period cultural resources in the immediate vicinity.

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. A CHRIS records search indicates that the project area does not contain recorded historic resources. Outside of the project area, but within a 1/3-mile radius, the broader search area contains seven historic-period sites. Given the extent of known cultural resources and patterns of local history, there is a moderate potential for locating historic-period cultural resources within the proposed project area.

No prehistoric artifacts, features, or other cultural remains were observed during the 2023 pedestrian survey of the project site. Further, there are no properties eligible for the California Register of Historical Resources present within project area boundaries. Therefore, the project would not result in a substantial adverse change in the significance of a historic resource pursuant to Section 15064.5.

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

Less than Significant Impact with Mitigation. As previously discussed, a CHRIS records search indicates that the project area does not contain any recorded indigenous-period/ethnographic-period resources. Outside of the project area, but within a 1/3-mile radius, the broader search area contains four recorded Native American sites. Given the extent of known cultural resources and the environmental setting, there is a moderate potential for locating indigenous-period/ethnographic-period cultural resources within the project area.

No indigenous-period/ethnographic-period artifacts, features, or other resources were observed during the 2023 pedestrian survey of the project site. Nevertheless, the possibility remains that subsurface archaeological materials could be encountered during ground disturbing activities. This impact would be potentially significant.

Mitigation Measures

Mitigation Measure 3.5-1: Protection of Archaeological Resources

The following shall be implemented before future ground-disturbing activities:

After initial brush cutting is undertaken on the new parcels, and prior to further ground disturbance, an archaeologist shall be contacted and a survey conducted of the areas still not surveyed as indicated in the 2023 cultural resources report. Clearance crews shall be asked to stop if they observe evidence of prehistoric or historic-period land use, and move 50 feet away until the evidence can be inspected.

The following shall be implemented during future ground-disturbing activities:

In the event that unknown buried archaeological deposits (e.g., stone tools, milling stones, shells, midden soils) are encountered during construction, all ground-disturbing activity within 50 feet of the resources shall be halted and a qualified professional archaeologist (36 Code of Federal Regulations 61) and appropriate Native American tribal representative shall be notified immediately and retained to assess the significance of the find. Construction activities could continue in other areas.

If the find is determined to be significant by the qualified archaeologist or Native American tribe (i.e., because it is determined to constitute a unique archaeological resource), the archaeologist, in consultation with the County and the culturally affiliated Native American tribe(s) shall develop appropriate procedures to protect the integrity of the resource and ensure that no additional resources are affected. Procedures could

include but would not necessarily be limited to preservation in place, subsurface testing, or contiguous block unit excavation and data recovery.

Significance after Mitigation

Implementation of Mitigation Measure 3.5-1 would reduce impacts to a less-than-significant level by requiring cessation of work, evaluation of the significance of the find, and implementation of preservation and/or proper data recovery upon discovery of previously unknown resources.

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

Less than Significant. Based on documentary research, no evidence suggests that any indigenous-period/ethnographic-period or historic era marked or un-marked human interments are present within or in the immediate vicinity of the project site. However, the location of grave sites and Native American remains can occur outside of identified cemeteries or burial sites. Therefore, 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 construction activities associated with potential future development of the project site.

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.

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 percent 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 percent 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 service is provided to the project site by the Pacific Gas and Electric Company (PG&E).

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. The project would split one parcel into four smaller parcels. The proposed parcel split would not affect energy use. However, potential future development of new parcels at the project site could result in a negligible increase in energy use compared to existing conditions from both construction and operational activities.

Potential future development at the project site could include construction of houses, accessory dwelling units (ADUs), outbuildings (e.g., barns, garages, sheds), on-site wells, septic systems, landscaping, access routes, and/or other typical residential developments. 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 residential 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 residential development of this size in a rural setting. Non-renewable energy would not be consumed in a wasteful, inefficient, and unnecessary manner when compared to other construction activity in the region.

The potential for additional residences at the project site could result in a negligible 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 residential uses requiring electricity for lighting, climate control, kitchen facilities, and miscellaneous appliances. 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 negligible 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. Thus, 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 2025c). 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, cited in EDC 2003); 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, cited in EDC 2003). All other faults located in El Dorado County are classified as pre-Quaternary (inactive). (EDC 2003)

According to the NRCS Web Soil Survey Database (NRCS 2023, cited in FEC 2023), three soil mapping units occur within the project site: Argonaut clay loam, 3 to 9 percent slopes; Rescue extremely stony sandy loam, 3 to 50 percent slopes, eroded; and loamy alluvial land. Rescue extremely stony sandy loam, 3 to 50 percent slopes, eroded, occupies roughly 85 percent of the project site and occurs in all but the very eastern portion of the project site. This soil series occurs on ridges between 800 to 2,000 feet above msl and consists of residuum weathered from granodiorite. A typical profile is stony sandy loam from Oto 5 inches, sandy clay loam from 5 to 29 inches, coarse sandy loam from 29 to 45 inches, and weathered bedrock from 45 to 49 inches. This soil series is well drained with a frequency of flooding of "none" and ponding of "none" and a depth to water table of more than 80 inches. This soil type and its minor components do not have a hydric rating.

Argonaut clay loam, 3 to 9 percent slopes, occupies roughly 15 percent of the project site and occurs in the far eastern portion of the site. This soil series occurs on ridges between 120 to 2,500 feet above msl and consists of residuum weathered from andesite and/or residuum weathered from metasedimentary rock. A typical profile is clay loam from 0 to 11 inches, clay from 11 to 40 inches, and weathered bedrock from 40 to 44 inches. This soil series is well drained with a frequency of flooding of "none" and ponding of "none" and a depth to water table of more than 80 inches. This soil type does not have a hydric rating; however, 1 percent of its unnamed minor components are hydric when occurring in drainageways. (NRCS 2023, cited in FEC 2023)

Loamy alluvial land occupies less than 1 percent of the project site and occurs in the southeast corner adjacent to Green Valley Road. This soil series occurs in channels from an elevation of 300 to 3,500 feet above msl and consists of recent mixed alluvium derived from volcanic and sedimentary rock. A typical profile is loam from 0 to 48 inches and weathered bedrock from 48 to 52 inches. This soil series is moderately well drained with a frequency of flooding of "occasional, none" and a depth to water table of about 36 to 48 inches. This soil type and its minor components do not have a hydric rating. (NRCS 2023, cited in FEC 2023)

The project site is hilly with an elevation of roughly 1,215 to 1,600 feet above msl. The site generally slopes from west to east with the highest elevation occurring in the northwest corner of the property and the lowest elevation in the southeast corner along White Oak Creek.

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 west of the nearest Alquist-Priolo Fault Zones (CDC 2025c). 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 more than 80 inches 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 2025c). 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 parcel split would not affect erosion. Potential future development at new parcels could include ground disturbance, such as excavation, grading, and trenching, which could increase the potential for erosion to occur. However, future development would 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 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.

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. Three soil mapping units occur within the project site: Argonaut clay loam, 3 to 9 percent slopes; Rescue extremely stony sandy loam, 3 to 50 percent slopes, eroded; and loamy alluvial land. The topography is hilly, with relatively gentle slopes, and soils are typically well-drained stony, sandy, loams. The potential for on- or off-site landslides, lateral spreading, liquefaction, or collapse is considered low. Potential future development at the project site would not cause soils to become unstable.

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.

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. Wastewater service would be provided to the project site by an onsite septic tank and leach field. A percolation test was completed in 2023 for two of the four proposed parcels (Duncan 2023). As stated above in Section 3.7.1, rescue extremely stony sandy loam, 3 to 50 percent slopes, eroded, occupies roughly 85 percent of the project site and occurs in all but the very eastern portion of the project site. Therefore, soil conditions, and areas suitable for septic systems, would be expected to be available on all four proposed parcels. However, the County requires a soil evaluation of each proposed parcel, including a soil percolation rate, soil depth, depth to groundwater, and a minimum wastewater disposal area identified, based on soil percolation rate. The County's Environmental Management Department reviewed the

proposed parcel split application and requested this information for each of the four proposed parcels (EDC Environmental Management Department 2024).

Development of any future new septic systems at the project site would require approval from the County Environmental Management Department and compliance with the County's Private Sewage Disposal System Ordinance (EDC 2024b). The project site is expected to have sufficient capacity to accommodate potential additional future onsite septic systems.

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

No Impact. 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 highly unlikely to encounter a paleontological resource. The project would not destroy a unique paleontological resource or site or unique geologic feature.

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 EDCAQMD 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 of 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, EDCAQMD recommends the use of thresholds adopted by 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 of new parcels 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 $MTCO_2e$ (EDC 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 indirectly result from the proposed parcel split 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

The project site is not listed as a hazardous materials site; and there is no hazardous material site located within 0.5 miles of the project site (DTSC 2025; SWRCB 2025). There are no existing or proposed schools within 0.25 miles of the project site. The nearest school is Rescue Elementary School, located at 3880 Green Valley Road in Rescue, approximately 0.4 miles southwest of the project site. The Cameron Park Airport is the closest public airport, located approximately 2.7 miles southwest 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 a very high fire hazard severity zone (CAL FIRE 2025). The project is also in the service area of the Rescue Fire Protection District (RFPD), which provides fire and emergency medical services to the project site. Wildfire risks are discussed further in Section 3.20, "Wildfire." The project 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 result in 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, residential land use would not involve activities that 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?

No Impact. 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?

Less than Significant. As described in Section 3.9.1, the project site is not listed as a hazardous materials site; and there is no hazardous material site located within 0.5 miles of the project site (DTSC 2025; SWRCB 2025). As described in Section 3.3, "Air Quality," both the CDC and El Dorado County have identified the project site as an area that does not contain NOA (EDC 2018). Therefore, future ground disturbance would not result in the potential for NOA to be mobilized and for particles to reach nearby parcels.

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 2.7 miles southwest of the project site. The project site is not within the airport's land use plan.

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

Less than Significant. The proposed parcel split would not affect emergency response or evacuation. 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 alternation 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. Thus, the project would not impair or physically interfere with implementation of the EDCHMP.

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

Less than Significant. The project site is in an area susceptible to wildland fires. Future development on the project site could increase human activity on the project site, thereby incrementally increasing the ignition risk. However, future development on the project site would also increase the potential to quickly respond to ignitions via improved access and the presence of individuals to identify and report ignitions. Rapid firefighter response would remain due to the presence of the Rescue Fire Department station immediately across Deer Valley Road from the eastern side of the project site. 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). Implementation of the County CWPP would reduce the likelihood of an ignition becoming an out-of-control wildfire.

A wildland fire safe plan is required to be developed for the project site and required to be approved by CAL FIRE and RFPD representatives before recordation of the Final Map. The wildland fire safety plan 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 development and implementation of

the project site's wildland fire safe plan, 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

According to the USGS Watershed Boundary Dataset, the project site is in the South Fork American River Subbasin and the Dry Creek Watershed (USGS 2025). A 0.14-acre segment of White Oak Creek crosses through the southeast corner of the project site.

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 (FEMA), the project site is within an area of minimal flood hazard (FEMA 2008). The project site is not within a tsunami hazard area (CDC 2025d) 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. While the proposed parcel split would not affect water quality, potential future development at new parcels could include activities that could affect surface or groundwater quality, including 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 2024a), 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 square feet [sf]) 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 sf of impervious surface are exempt from post construction requirements; small projects that create or replace between 2,500 and 4,999 sf of impervious surface, must follow a set of standard site design measures, found in Section E.12.b of the MS4 Permit (EDC 2024a). Future development at the project site would 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. The proposed parcel split would not affect groundwater. However, potential future development at the project site could include new well drilling and/or introduction of new impervious surfaces. The project site is located in a non-basin area and any new 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 not substantially decrease groundwater supplies or interfere substantially with 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 in Section 3.10.2(a), above, 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.

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?

No Impact. As discussed in Section 3.10.1, the project site is within an area of minimal flood hazard (FEMA 2008). Therefore, future 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?

No Impact. 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 2025d). Therefore, future development on the project site 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. 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 in a rural setting in the unincorporated community of Rescue, in western El Dorado County. The land surrounding the project site includes rural residential and commercial development, grazing land, and vegetation between the interspersed development consisting primarily of grassland oak-foothill pine woodlands, and chaparral. The Rescue Post Office and Rescue Fire Department are directly across Deer Valley Road from the project site to the east. Residential properties and undeveloped land border the project site directly to the south, with more residential development, the Rescue Community Center, Church of Christ, two equestrian riding and boarding facilities, and Rescue Elementary School across Green Valley Road to the south. The Thien Vien Dieu Nhan Buddhist Meditation Center and residential uses border the project site to the north.

The project site is designated as Rural Residential (RR) and Commercial (C) in the County General Plan Land Use Diagram (EDC 2004a). As described in the County's General Plan Land Use Element, the RR designation establishes areas for residential and agricultural development. The C designation establishes areas for commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County.

The zoning designation for the project site is Rural Lands – 10 acres (RL-10) and Community Commercial (CC). The RL zone identifies lands that are suitable for limited residential development based on topography, access, groundwater or septic capability, and other infrastructural requirements. The minimum lot size designator for the project site is 10 acres. The CC zone provides for the retail sales, office, and service needs of the residents residing within the surrounding community and accommodates the commercial and service needs of visitors to the County.

3.11.2 Discussion

a) Physically divide an established community?

No Impact. As described in Section 3.11.1, the project site consists of an approximately 39.72-acre parcel in a rural area surrounded by rural residential and commercial development. The project would split the parcel into four parcels ranging in size from 9.4 to 10.1 acres. 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 Impact with Mitigation. As discussed in Section 3.11.1, the project site is designated for RR and C land uses and is zoned RL-10 and CC. 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.

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. Additionally, the following permits or approvals may be required for the project:

- 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.

The project would be consistent with existing land use and zoning designations for the project site and all but one applicable policy from the County's General Plan. According to the Biological Resources Report prepared for the project (see Attachment B), the project site contains native blue oak and interior live oak trees. Additionally, some or all of the mixed oak-foothill pine woodland may qualify as an oak woodland according to County's ORMP and the Oak Resources Conservation Ordinance. Oak woodlands and certain native oaks are protected by El Dorado County and require a permit prior to impacts. Without mitigation, the project could conflict with local policies and ordinances protecting biological resources.

Mitigation Measures

Mitigation Measure 3.11-1: Oak Resources Protection

Implement Mitigation Measure 3.2-1 in Section 3.2, "Agriculture and Forest Resources."

Significance after Mitigation

With implementation of Mitigation Measure 3.11-1, the project would not conflict with the County's ORMP and this impact would be reduced to a less-than-significant level.

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,b) 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? 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. The project site is not mapped as being within an MRZ by the California Division of Mines and Geology or in the El Dorado County General Plan (EDC 2003). The project site's land use designation is RR, which allows for mineral resource extraction if desired by existing and future residents. The proposed parcel split would not preclude future mineral resource extraction. However, because the project site is not known to support significant mineral deposits, 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.

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.

Term	Definition
	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.
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 area with rural residential commercial uses, the project site has low levels of ambient noise, with existing noise sources consisting primarily of vehicular traffic along Deer Valley Road, Green Valley Road, and other nearby roadways. Additionally, vehicle and operational noise are associated with nearby commercial and institutional uses, including the Rescue Post Office and Rescue Fire Department, which are directly across Deer Valley Road from the project site to the east; the Rescue Community Center, Church of Christ, two equestrian riding and boarding facilities, and Rescue Elementary School, which are across Green Valley Road to the south; and the Thien Vien Dieu Nhan Buddhist Meditation Center to the north.

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 rural area, with rural residential and commercial land uses. Noise- and vibration-sensitive receptors in the project area consist primarily of nearby residents. However, the Thien Vien Dieu Nhan Buddhist Meditation Center would be a land use where a quite setting is an essential element of the intended purposed. The closest sensitive receptors to the project site are existing residences and the meditation center on nearby properties, most of which are at least 200 feet from project site boundaries. There are currently residences on parcels adjacent to the meditation center. The nearest school is Rescue Elementary School, located at 3880 Green Valley Road in Rescue, approximately 0.4 miles southwest of the project site.

AIRPORTS AND PRIVATE AIRSTRIPS

The nearest public airport is the Cameron Park Airport, located approximately 2.7 miles southwest 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. The proposed parcel split would not affect noise levels. Potential future development at the project site could result in temporary and 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 p.m. and 7:00 a.m. Monday through Friday, and between the hours of 8:00 a.m. and 7:00 p.m. 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 also 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 three additional single-family dwellings, plus potential ADUs at the four parcels), 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 distance to nearby sensitive receptors, noise from potential new HVAC equipment at potential new residences at the project site would attenuate to below the County's noise standard before reaching the nearest sensitive receptor.

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 involve 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. Potential future site development would involve vehicle trips to and from the site, which could result in some ground vibration or noise. 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 nearest public airport is the Cameron Park Airport, located approximately 2.7 miles southwest of the project site. The project is not located within the Cameron Park Airport Influence Area (EDC 2012). Given these circumstances, on-site residences would not be exposed 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. The proposed parcel split would divide one large parcel into four smaller parcels. In addition to the existing residence on proposed Parcel 4, potential future development could include construction of three additional single-family dwellings on proposed Parcels 1, 2, and 3, as well as potential ADUs on all four parcels, as authorized under Section 130.40.300 of the County municipal code, which allows one attached or detached ADU per lot, plus one junior ADU per lot (junior ADUs must be within the footprint of the single-family dwelling). This potential future development would result in a minor 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 parcel split is within the level of "buildout" covered in the County General Plan and is well below 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

FIRE PROTECTION

The RFPD is a volunteer fire department that provides fire and initial emergency medical services to the project site. The RFPD has a service area covering approximately 5,744 residents and approximately 2,116 homes with one staffed station, one volunteer station, four engines, one water tender, one utility vehicle, and one command vehicle (RFPD 2025). The staffed station, Station 83, has a service area of approximately 30 square miles and is located at 5221 Deer Valley Road, which is directly across Deer Valley Road from the project site to the east. The staff consists of six paid members and eleven volunteer members. The RFPD has a mutual aid agreement in place with all other fire agencies in El Dorado County (RFPD 2025).

The RFPD reviewed the proposed parcel split application and identified the following standard conditions as potentially applicable to the future potential development of the project site (RFPD 2024):

1. The water system with the purpose of fire protection for this residential development shall meet current CA Fire Code, and local ordinance requirements. Local Ordinance D003 Fire Water Storage Tanks is an acceptable alternative for fire water and NFPA13D Sprinkler water storage.
2. All homes when built shall be fire sprinklered in accordance with NFPA 13D and Fire Department requirements.

3. For single family dwelling units (R3) applications, all building shall comply with Title 14 SRA Fire Safe Regulations as adopted by El Dorado County Section 1273.09 and Local Adopted El Dorado County Fire Code.
4. Fire Apparatus Access Road Gates shall meet the standards identified in the Fire Department's Gate Standard.
5. All driveways as defined by Title 14 SRA Fire Safe Regulations as adopted by El Dorado County shall be not less than 12 feet wide. Vegetation shall be cleared to an unobstructed vertical clearance of not less than 15 feet. Driveway grades exceeding 16% shall be of an all-weather surface (pavement or asphalt).
    a. Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.
    b. A turnaround shall be provided at all building sites on driveways over 300 feet in length, and shall be within 50 feet of the building.
6. If any fencing is used that backs up to wildland open space, it shall be required to use noncombustible type fencing.
7. Payment for Fire Prevention Fees for Services in Full. Nothing in this review is intended to authorize any aspects of the work that is not in accordance with applicable codes, local fire department requirements, manufacturer's requirements, and/or the contract documents. The Fire Department reserves the right to make amendments to the aforementioned requirements, as deemed necessary and as conditions warrant.
8. A wildfire safe plan will be required due to the split resulting in 4 parcels.

CAL FIRE has wildland fire responsibility for the project site. CAL FIRE reviewed the proposed parcel split application and identified the state minimum requirements that may be applicable to the future potential development of the project site, including those related to emergency access and egress; roadway width, surface, and grade; driveways; turnarounds; dead-end roads; gate entrances; signing and building numbering; emergency water; and building siting, setbacks, and fuel modification (CAL FIRE 2024).

POLICE PROTECTION

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 percent of all 911 calls be answered within 15 seconds. (EDCSO 2023)

SCHOOLS

The project site is within the boundaries of the Rescue Union Elementary School District and the El Dorado Union High School District. The Rescue Union School District enrolls approximately 3,500 students at two middle schools and five elementary schools (RUSD 2024). The El Dorado Union High School District serves 6,561 students at four high schools and three alternative schools (EDUHSD 2025).

PARKS

Nearby public parks and open space/recreation areas include Rescue Community Center Park, directly across Green Valley Road to the south of the project site; Pine Hill State Ecological Reserve, approximately 2 miles northwest of the project site; Rasmussen Park, approximately 2 miles southwest of the project site; and Cameron Park Lake, approximately 2.5 miles southwest 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 that could indirectly result from the parcel split could result in a minor increase in population at the project site; 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 RFPD. The project application was distributed to and reviewed by CAL FIRE and RFPD. Based on this review, it was determined that potential future development would be subject to applicable fire safety requirements, including those listed above (CAL FIRE 2024; RFPD 2024); however, the need for new fire personnel or facilities was not identified. Building permits associated with potential future residential 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 government facilities. The potential addition of three new residential parcels and associated population in their service area would not significantly affect the response time, service ratios, or performance of the RFPD or any other public service. The RFPD would review improvement plans at the time of grading and/or building permit submittal to ensure compliance with applicable fire safety requirements. Thus, 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 following the parcel split could include up the three new single-family residences. This change 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 Rescue Union Elementary School District enrolls approximately 3,500 students and the El Dorado Union High School District serves approximately 6,561 students (EDUHSD 2025). The proposed parcel split would divide one large parcel into four smaller parcels. In addition to the existing residence on proposed Parcel 4, potential future development could include construction of three additional single-family dwellings on proposed Parcels 1, 2, and 3, as well as potential ADUs on all four parcels. 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 parcel split is minor 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 minor amount of population growth that could indirectly result from the proposed parcel split, it would not cause a substantial adverse physical impact 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 discussed in Section 3.15.1, nearby public parks and open space/recreation areas include Rescue Community Center Park, directly across Green Valley Road to the south of the project site; Pine Hill State Ecological Reserve, approximately 2 miles northwest of the project site; Rasmussen Park, approximately 2 miles southwest of the project site; and Cameron Park Lake, approximately 2.5 miles southwest of the project site. The potential future population growth at the project site that could result from the proposed parcel split would be minor 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.

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

Access to the project site is provided by the surrounding roadway network, which includes Duncan Hill Road immediately north of the project site, Green Valley Road, and Deer Valley Road. Duncan Hill Road is a 2-lane paved dead-end rural roadway that currently provides access to four residences and the Thien Vien Dieu Nhan Buddhist Meditation Center. Green Valley Road, between Silva Valley Parkway and Der Valley Road, is classified as a Major 2-Lane Facility for 2035 and as a future 4-lane divided facility. Deer Valley Road is classified as a minor collector roadway and it supports a Class III Bike Route, where the travel lane is shared by drivers and bicyclists. Class III routes are generally designated on roadways with low levels of motor vehicle traffic where bicycles may share the travel lane (EDCTC 2024). US 50 is an east-west freeway that traverses the United States from Sacramento, California to Ocean City, Maryland. In the vicinity of the project, US 50 passes through the communities of Cameron Park and Shingle Springs and is located approximately 3.5 miles south of the project site.

El Dorado Transit provides public transportation for the western slope of El Dorado County. The Cameron Park/Shingle Springs route, which runs hourly on weekdays, extends up to Green Valley Road, with the closest stop approximately 1.8 miles southwest of the project site. This route provides transfers to the 50 Express and Sacramento Commuter. The 50 Express bus route includes a stop at the Sacramento Regional Transit light rail station in Folsom, which provides transportation to the broader Sacramento area.

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 percent 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 would split one large parcel into four smaller parcels, which could potentially result in future additional residential development at the project site. Additional residences at the

site 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 Section 3.17.2[b], below). Therefore, further traffic modeling and analysis are not required and impacts are presumed to be less than significant.

Furthermore, the County Department of Transportation (County DOT) reviewed the proposed parcel split application and confirmed that a traffic impact study and on-site transportation review are both waived and that no further transportation studies are required (EDC 2023). According to the County DOT's comments, the following circulation requirements apply to the project (County DOT 2024):

- On-Site Road Improvements: Design and construct the on-site access road consistent with County Standard Plan 101C, modified to a minimum width of 20 feet if required by the Fire Department.
- Offer of Dedication: Irrevocably offer to dedicate road and public utility easements for on-site access roadways 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, both operationally at residences and temporarily during construction. This may generate new VMT, or it may redistribute existing VMT. Trip generation from the properties (four primary residences) using the ITE Trip Generation Manual, 10th Edition would be 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. Furthermore, the County DOT reviewed the proposed parcel split application and confirmed that a traffic impact study and on-site transportation review are both waived and that no further transportation studies are required (EDC 2023). Therefore, further traffic modeling and analysis are not required and project impacts are presumed to 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. As described in Section 3.17.2(a), above, potential future changes related to new parcel access would require an encroachment permit from the County DOT for each point of access, and potential future driveways serving each proposed parcel would be constructed in compliance with the County Design and Improvements Standards Manual. The County DOT reviewed the proposed parcel split application and provided requirements that are incorporated as conditions of approval (County DOT 2024). With the incorporation of standard conditions of approval, the project would not create dangerous intersections, would not include incompatible uses, and would not substantially increase hazards.

d) Result in inadequate emergency access?

Less than Significant. Potential future driveways at new parcels would comply with County Design and Improvements Standards Manual, 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.

In accordance AB 52, the County notified the following Tribes that had requested to be notified of proposed projects for consultation in the project area: Colfax-Todds Valley Consolidated Tribe, Ione Band of Miwok Indians, Nashville Enterprise Miwok-Maidu-Nishinam Tribe, Shingle Springs Band of Miwok Indians, T'si-Akim Maidu, United Auburn Indian Community (UAIC) of the Auburn Rancheria, and Washoe Tribe of California and Nevada. Consultation notices were sent on August 20, 2024. Staff received a response from the UAIC on September 10, 2024. Staff sent the cultural report and resources record search on September 10, 2024. Later in the day on September 10, 2024, the UAIC asked the County to include the standard unanticipated discovery condition of approval to the staff report. The UAIC closed their consultation on September 10,

2024. Staff had not received another consultation request within the 30-day consultation period; therefore, AB 52 consultation closed on September 20, 2024.

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 Impact with Mitigation. As described in Section 3.5, "Cultural Resources," a CHRIS records search indicates that the project area does not contain any recorded indigenous-period/ethnographic-period resources. Outside of the project area, but within a 1/3-mile radius, the broader search area contains four recorded Native American sites. Given the extent of known cultural resources and the environmental setting, there is a moderate potential for locating indigenous-period/ethnographic-period cultural resources within the project area.

No indigenous-period/ethnographic-period artifacts, features, or other resources were observed during the 2023 pedestrian survey of the project site (Peak & Associates 2023). Although there is no evidence of indigenous-period/ethnographic-period occupancy or use of the project site, there is the potential for discovering unknown resources, including artifacts, exotic rock, unusual amounts of shell or bone, and human remains, during project construction activities. Therefore, the possibility exists that previously unknown resources that could quality as a tribal cultural resource could be encountered during ground disturbing activities. This impact would be potentially significant.

Mitigation Measures

Mitigation Measure 3.18-1: Protection of Archaeological Resources

Implement Mitigation Measure 3.5-1 in Section 3.5, "Cultural Resources."

Significance after Mitigation

Implementation of Mitigation Measure 3.18-1 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

Water for domestic use and fire protection is currently provided to the project site by an onsite groundwater well. Based on a well production report from July 2004, the onsite well produces greater than 50 gallons per minute (EDC Environmental Management Department 2024).

Wastewater service would be provided to the project site by onsite septic tanks and leach fields. A percolation test was completed in 2023 for two of the four proposed parcels (Duncan 2023).

Electricity infrastructure is available onsite and service would continue to be provided by PG&E.

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 2025a). 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 2025b).

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. The project consists of the splitting of one large parcel into four smaller parcels, which would have no direct impact on utilities and service systems. Potential future development may occur on the newly formed lots. This could include the construction of new onsite groundwater well(s), onsite septic systems, new stormwater drainage features, and new tie-ins for electric power, telecommunication, and/or other utility and service facilities.

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. 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 installing this utility infrastructure on the project site are evaluated throughout this IS. For example, impacts pertaining to grading, soils, and stormwater are addressed in Section 3.7, "Geology and Soils," and 3.10, "Hydrology and Water Quality." PG&E provided an initial review of the proposed parcel split application and indicated that the project does not appear to directly interfere with existing PG&E facilities or impact their easement rights (PG&E 2024).

As discussed below, the capacity of on-site and off-site infrastructure for utilities including water supply, septic systems, and landfill capacity supporting the project site would be sufficient to accommodate potential future site development. Impacts pertaining to energy are discussed in Section 3.6, "Energy"- the construction of new or expanded energy production facilities would not be required.

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. Water for domestic use and fire protection is provided to the project site by an onsite groundwater well. Based on a well production report from July 2004, the onsite well produces greater than 50 gallons per minute (EDC Environmental Management Department 2024). Additionally, a percolation test was completed in 2023 for two of the four proposed parcels (Duncan 2023).

The County's Environmental Management Department reviewed the proposed parcel split application and provided the following comments, which would be included as conditions of project approval (EDC Environmental Management Department 2024):

The El Dorado County Local Agency Management Plan requires a soil evaluation of each proposed parcel including a soil percolation rate, soil depth, depth to groundwater, and a minimum wastewater disposal area identified, based on soil percolation rate.

The application submitted contains soil depth, depth to groundwater, and soil percolation rate data for two test trenches conducted on the property. Please submit information detailing soil percolation rate, soil depth, depth to groundwater, and wastewater disposal area for each proposed parcel. The application submitted does not detail where Ron Duncan's soil evaluations were conducted in relation to the proposed parcel map. Please note that soil information as detailed above is required for Lot 1, Lot 2, and Lot 4.

Potential future development of new parcels may include drilling of new wells. Before installing new future groundwater wells, the applicant 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). Furthermore, 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 (DWR 2025).

While the project may indirectly 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. Wastewater service would be provided to the project site by an onsite septic tank and leach field. As noted above, a percolation test was completed in 2023 for two of the four proposed parcels (Duncan 2023). As stated previously in Section 3.7.1, rescue extremely stony sandy loam, 3 to 50 percent slopes, eroded, occupies roughly 85 percent of the project site and occurs in all but the very eastern portion of the project site. Therefore, soil conditions, and areas suitable for septic systems, would be expected to be available on all four proposed parcels. However, the County requires a soil evaluation of each proposed parcel, including a soil percolation rate, soil depth, depth to groundwater, and a minimum wastewater disposal area identified, based on soil percolation rate. The County's Environmental Management Department reviewed the proposed parcel split application and requested this information for each of the four proposed parcels (EDC Environmental Management Department 2024).

Development of any future new septic systems at the project site would require approval from the County Environmental Management Department and compliance with the County's Private Sewage Disposal System Ordinance (EDC 2024b). The project site is expected to have sufficient capacity to accommodate potential additional future onsite septic systems.

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 parcel split would not generate solid waste. However, potential future development of new parcels could generate solid waste from construction, as well as future household solid waste 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?

Less than Significant. 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. Potential future residential 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 a designated very high fire hazard severity zone (CAL FIRE 2025). Surrounding properties support rural residential and commercial development, amongst grasslands, chaparral and mixed oak-foothill pine woodlands. The project site is hilly, with elevations ranging from approximately 1,215 to 1,600 feet above msl; however, there are no steep slopes within or adjacent to the project site. Nearby roads that may be used for project site access include Green Valley Road, Deer Valley Road, and Duncan Hill Road. The Rescue Fire Department has a station immediately across Deer Valley Road from the eastern side of 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 responded 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.

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 project site, thereby increasing the ignition risk. However, the project would also increase the potential to quickly respond to ignitions via improved access and the presence of individuals to identify and report ignitions. 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 is required to be developed for the project site and required to be approved by CAL FIRE and RFPD representatives before recording the Final Map. The wildland fire safety plan 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. Implementation of the County CWPP and the project site-specific wildland fire safety plan, would reduce the likelihood of an ignition becoming an out-of-control wildfire. With adherence to these requirements, 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?

No impact. While the proposed parcel split would have no impact, potential future development at the project site could result in construction and operational 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 because the site generally has gentle hills and there are no steep slopes within or adjacent to the project site. 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.

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 the arrival of Europeans)?	☐	☒	☐	☐
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 information 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 the arrival of Europeans)?

Less than Significant Impact with Mitigation. Based on evaluations and discussions contained in Sections 3.1 through 3.20, the project would not substantially degrade the quality of the environment. As discussed in Section 3.4, "Biological Resources," the project would implement Mitigation Measures 3.4-1 through 3.4-5. 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 project would implement Mitigation Measure 3.5-1, which requires that specific procedures be followed in the event of unanticipated discoveries. Therefore, the project would not eliminate important examples of the major periods of California history (both before and after the arrival of Europeans).

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

Less than Significant Impact with Mitigation. 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 and mineral resources due to the lack of Important Farmland, forest land, and known mineral resources at the project site. Because potential impacts to special-status species and archaeological resources would be reduced to less-than-significant levels through mitigation, the project would not make a substantial contribution to the cumulative condition for biological resources and cultural and tribal cultural resources.
- 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 Municipal Code and ordinances, and the County's Design Guidelines. 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 to be less than significant. GHG emissions, which are understood to result in global warming, would be less than significant.

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Section 3.21, Mandatory Findings of Significance

No citations are used in this section.

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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 and Administrative Permit provided to El Dorado County Planning Division	Prior to issuance of grading permit, prior to issuance of building permit	El Dorado County Planning Division			
Biological Resources							

Mitigation Measure	Monitoring				Verification		
	Implementing Party	*Type of Monitoring Action*	*Timing Requirements*	*Monitoring/ Verification Entity*	*Signature*	*Date*	*Comments*
▸ **Mitigation Measure 3.4-1: Special-Status Plant Protection** ▸ 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. ▸ The surveys shall include all areas where habitat potentially suitable for special-status plant species would be removed or disturbed, plus a 25-foot buffer. 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,	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			

Mitigation Measure	Monitoring				Verification		
	Implementing Party	*Type of Monitoring Action*	*Timing Requirements*	*Monitoring/ Verification Entity*	*Signature*	*Date*	*Comments*
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							

Mitigation Measure	Monitoring				Verification		
	Implementing Party	*Type of Monitoring Action*	*Timing Requirements*	*Monitoring/ Verification Entity*	*Signature*	*Date*	*Comments*
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 Pine Hill endemics, mitigation shall include compliance with the County's Ecological Preserve Fee Program and Zoning Ordinance Section 130.71.050 (described further under question e below). The Project site is located within Mitigation Area 0, where on-site							

Mitigation Measure	Monitoring				Verification		
	Implementing Party	*Type of Monitoring Action*	*Timing Requirements*	*Monitoring/ Verification Entity*	*Signature*	*Date*	*Comments*
mitigation is encouraged, such as setting aside part of the property as a protected area or purchasing and protecting land in the same ecological preserve (Pine Hill Preserve) that is at least 1.5 times the developed acreage. Whatever method of compliance with Zoning Ordinance Section 130.71.050 is selected for implementation, it will meet the performance standard of no-net-loss of numbers of individuals and extent of occupied habitat for the species being mitigated for.							
▸ For unavoidable impacts to special-status plants that are not Pine Hill Endemics and 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. 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							

Mitigation Measure	Monitoring				Verification		
	Implementing Party	*Type of Monitoring Action*	*Timing Requirements*	*Monitoring/ Verification Entity*	*Signature*	*Date*	*Comments*
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. Monitoring, reporting, and land preservation methods will follow those established by the County in County's Ecological Preserve Fee Program and Zoning Ordinance Section 130.71.050.If an affected plant species, whether a Pine Hill Endemic or not, 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:							

Mitigation Measure	Monitoring				Verification		
	Implementing Party	*Type of Monitoring Action*	*Timing Requirements*	*Monitoring/ Verification Entity*	*Signature*	*Date*	*Comments*
▸ 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 the completion of the mitigation strategy and coordination/consultation process with USFWS or CDFW shall be provided							

Mitigation Measure	Monitoring				Verification		
	Implementing Party	*Type of Monitoring Action*	*Timing Requirements*	*Monitoring/ Verification Entity*	*Signature*	*Date*	*Comments*
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	Monitoring				Verification		
	Implementing Party	*Type of Monitoring Action*	*Timing Requirements*	*Monitoring/ Verification Entity*	*Signature*	*Date*	*Comments*
Mitigation Measure 3.4-2: Coast Horned Lizard 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 Coast Horned Lizards: ▸ Mitigation Measure 3.4-2: Coast Horned Lizard Protection ▸ Future development at the Project site shall implement the following measures to protect coast 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 coast 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 coast 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,	Property owner or designee	Preconstruction focused visual inspection by qualified biologist per mitigation measures	Prior to issuance of grading permit, prior to issuance of building permit	El Dorado County Planning Division			

Mitigation Measure	Monitoring				Verification		
	Implementing Party	*Type of Monitoring Action*	*Timing Requirements*	*Monitoring/ Verification Entity*	*Signature*	*Date*	*Comments*
and no additional measures are required prior to proposed activities. ▸ If coast 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 shall be provided to El Dorado County before commencement of any project construction activities.							
▸ Mitigation Measure 3.4-3: Nesting Bird and Raptor Protection ▸ The following shall be incorporated on any grading or building permit plans. Future development at the Project site must implement	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			

Mitigation Measure	Monitoring				Verification		
	Implementing Party	*Type of Monitoring Action*	*Timing Requirements*	*Monitoring/ Verification Entity*	*Signature*	*Date*	*Comments*
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 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-							

Mitigation Measure	Monitoring				Verification		
	Implementing Party	*Type of Monitoring Action*	*Timing Requirements*	*Monitoring/ Verification Entity*	*Signature*	*Date*	*Comments*
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							

Mitigation Measure	Monitoring				Verification		
	Implementing Party	*Type of Monitoring Action*	*Timing Requirements*	*Monitoring/ Verification Entity*	*Signature*	*Date*	*Comments*
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							

Mitigation Measure	Monitoring				Verification		
	Implementing Party	*Type of Monitoring Action*	*Timing Requirements*	*Monitoring/ Verification Entity*	*Signature*	*Date*	*Comments*
Mitigation Measure 3.4-4: Aquatic Resources Protection Future development at the Project site must implement the following measures to protect aquatic resources: ▸ If ground disturbance is proposed within 25 feet of the bank of the ephemeral drainages or White Oak Creek, at a minimum, any portion of the drainage or creek within 25 feet of the disturbance footprint shall be delineated and evaluated by a qualified biologist for jurisdiction as a water or wetland of the United States and/or water of the state. The delineation shall follow the USACE methods current at the time.	Property owner or designee	Wetland delineations and copies of applicable agreements and permits provided to El Dorado County Planning Division	Prior to issuance of building permit, prior to issuance of grading permit	El Dorado County Planning Division			

Mitigation Measure	Monitoring				Verification		
	Implementing Party	*Type of Monitoring Action*	*Timing Requirements*	*Monitoring/ Verification Entity*	*Signature*	*Date*	*Comments*
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							

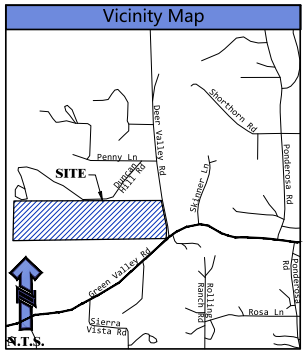
Mitigation Measure	Monitoring				Verification		
	Implementing Party	*Type of Monitoring Action*	*Timing Requirements*	*Monitoring/ Verification Entity*	*Signature*	*Date*	*Comments*
any lake or stream on the Project site (i.e., the seasonal stream and any associated water bodies), the applicant shall 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.							
Mitigation Measure 3.4-5: Oak Resources Protection Implement Mitigation Measure 3.2-1 in Section 3.2, "Agriculture and Forest Resources."	Property owner or designee	Oak technical report and Administrative Permit provided to El Dorado County Planning Division	El Dorado County Planning Division				

Mitigation Measure	Monitoring				Verification		
	Implementing Party	*Type of Monitoring Action*	*Timing Requirements*	*Monitoring/ Verification Entity*	*Signature*	*Date*	*Comments*
Cultural and Tribal Cultural Resources							
Mitigation Measure 3.5-1: Protection of Archaeological Resources. The following shall be incorporated on any grading or building permit plans and implemented during future ground-disturbing activities: ▸ In the event that unknown buried archaeological deposits (e.g., stone tools, milling stones, shells, midden soils) are encountered during grading or construction, all ground-disturbing activity within 50 feet of the resources shall be halted and a qualified professional archaeologist (36 Code of Federal Regulations 61) and appropriate Native American tribal representative shall be notified immediately and retained to assess the significance of the find. Construction activities could continue in other areas. ▸ If the find is determined to be significant by the qualified archaeologist or Native American tribe (i.e., because it is determined to constitute a unique archaeological resource), the archaeologist, in consultation with the County and the culturally affiliated Native American tribe(s) shall develop appropriate procedures to protect the integrity of the resource and ensure that no additional resources are affected. Procedures could include but would not necessarily be limited to preservation in place, subsurface testing, or	Property owner or designee (e.g., contractor)	Construction period inspection (in event of discovery)	During project construction	El Dorado County Planning Division			

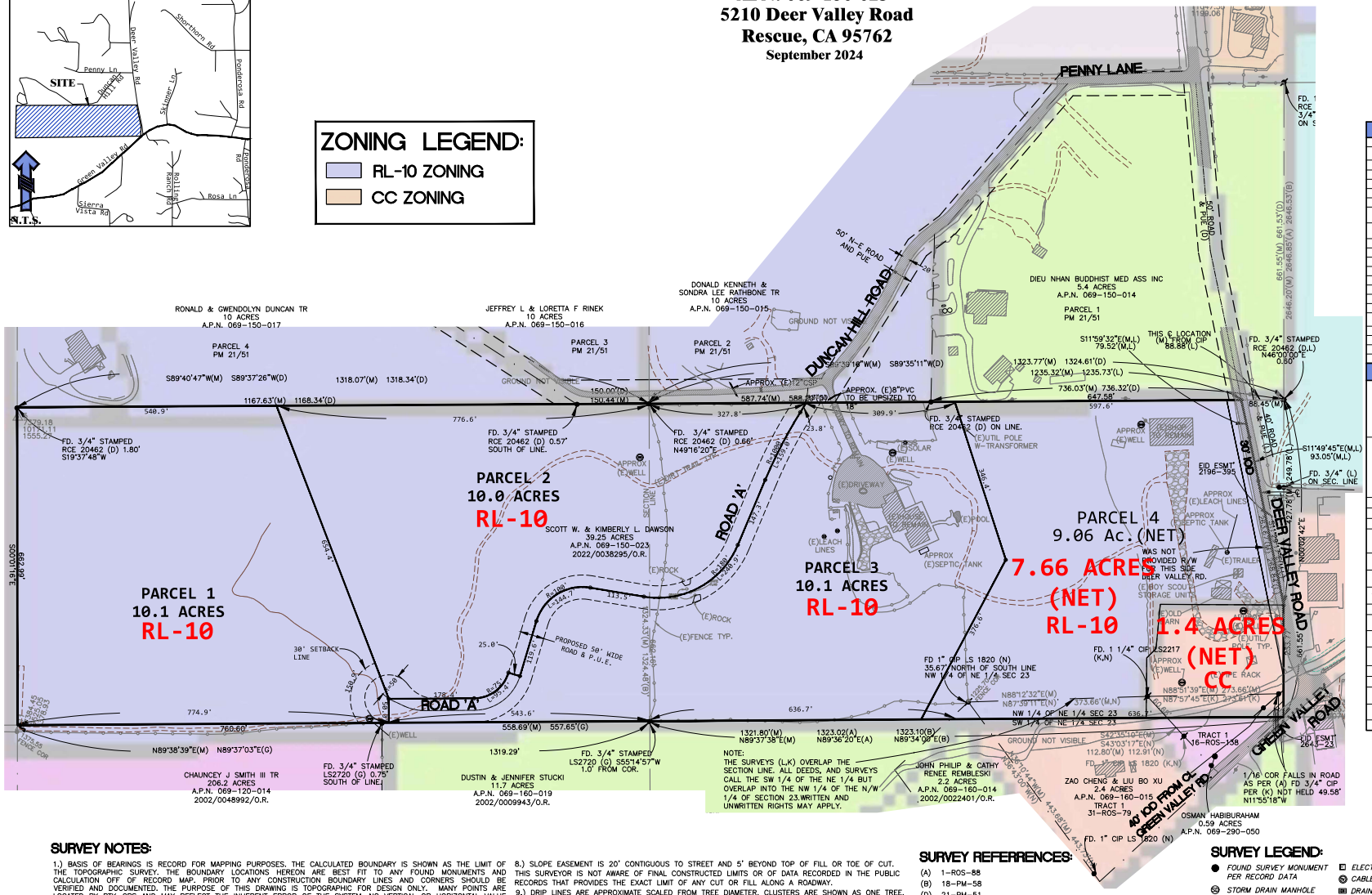
Mitigation Measure	Monitoring				Verification		
	Implementing Party	*Type of Monitoring Action*	*Timing Requirements*	*Monitoring/ Verification Entity*	*Signature*	*Date*	*Comments*
contiguous block unit excavation and data recovery.							
Mitigation Measure 3.11-1: Oak Resources Protection Implement Mitigation Measure 3.2-1 in Section 3.2, "Agriculture and Forest Resources."							
Mitigation Measure 3.18-1: Protection of Archaeological Resources Implement Mitigation Measure 3.5-1 in Section 3.5, "Cultural Resources."							

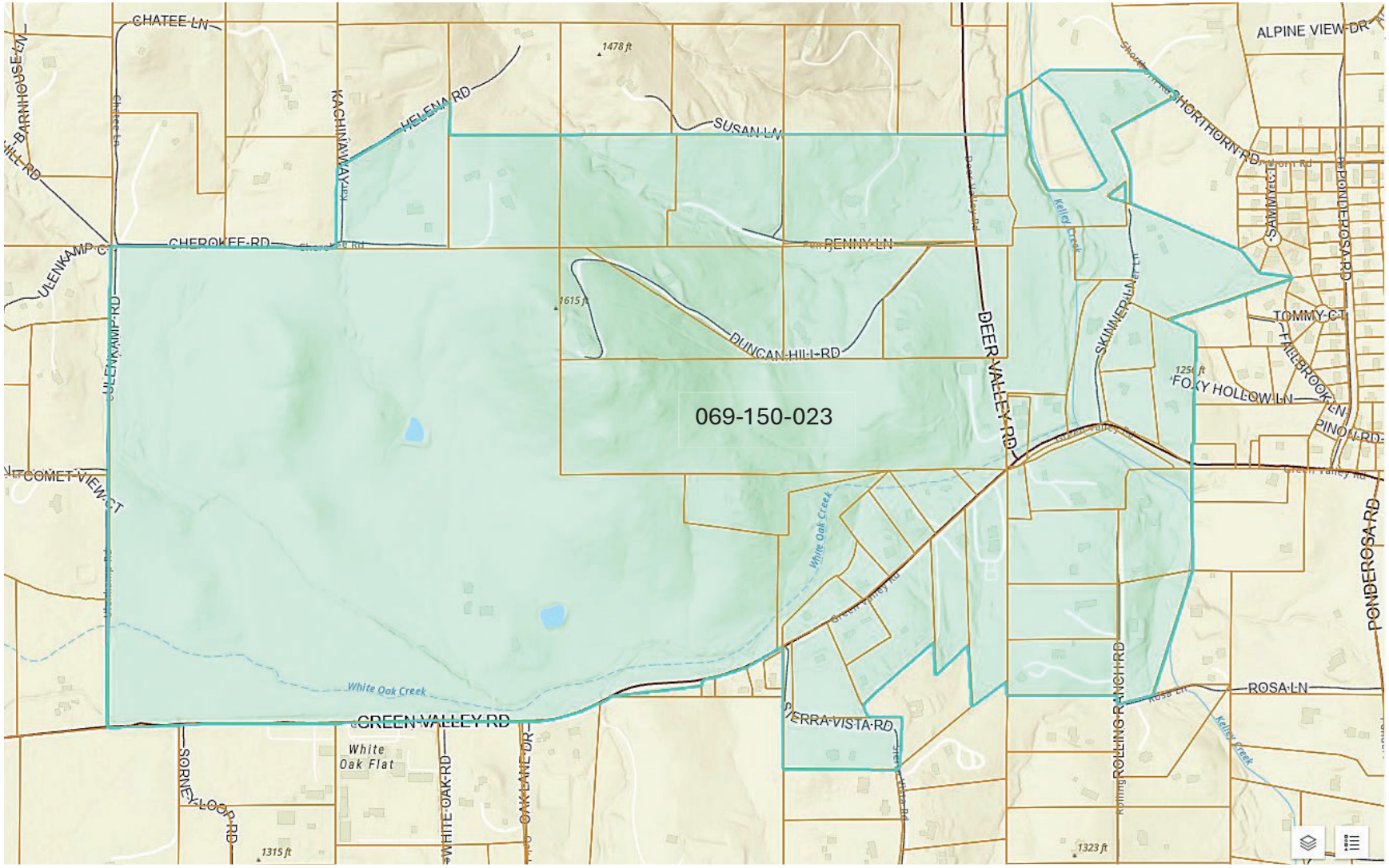
DAWSON ZONE CHECK EXHIBIT

APN: 069-150-023
5210 Deer Valley Road
Rescue, CA 95762
September 2024



ZONING LEGEND:
- RL-10 ZONING
- CC ZONING


PENNY LANE
DUNCAN HILL ROAD
DEER VALLEY ROAD
GREEN VALLEY ROAD
ROAD 'A'
50' N-E ROAD AND PUE
PARCEL 1
10.1 ACRES
RL-10
PARCEL 2
10.0 ACRES
RL-10
SCOTT W. & KIMBERLY L. DAWSON
39.25 ACRES
A.P.N. 069-150-023
2022/0038295/O.R.
PARCEL 3
10.1 ACRES
RL-10
PARCEL 4
9.06 Ac.(NET)
7.66 ACRES
(NET)
RL-10
1.4 ACRES
(NET)
CC
DIEU NHAN BUDDHIST MED ASS INC
5.4 ACRES
A.P.N. 069-150-014
PARCEL 1
PM 21/51
RONALD & GWENDOLYN DUNCAN TR
10 ACRES
A.P.N. 069-150-017
JEFFREY L & LORETTA F RINEK
10 ACRES
A.P.N. 069-150-016
DONALD KENNETH & SONDRA LEE RATHBONE TR
10 ACRES
A.P.N. 069-150-015
CHAUNCEY J SMITH III TR
206.2 ACRES
A.P.N. 069-120-014
2002/0048992/O.R.
DUSTIN & JENNIFER STUCKI
11.7 ACRES
A.P.N. 069-160-019
2002/0009943/O.R.
JOHN PHILIP & CATHY RENEE REMBLESKI
2.2 ACRES
A.P.N. 069-160-014
2002/0022401/O.R.
ZAO CHENG & LIU BO XU
2.4 ACRES
A.P.N. 069-160-015
TRACT 1
31-ROS-79
OSMAN HABIBURAHAM
0.59 ACRES
A.P.N. 069-290-050
TRACT 1
16-ROS-138
EID ESMT
2196-395
EID ESMT
2643-23
WAS NOT PROVIDED R/W ON THIS SIDE DEER VALLEY RD.
THIS C LOCATION (M) FROM CIP 88.88 (L)
1/16 COR FALLS IN ROAD AS PER (A) FD 3/4" CIP PER (K) NOT HELD 49.58' N11°55'16"W
40' ROD FROM C/L GREEN VALLEY RD.
NOTE: THE SURVEYS (L,K) OVERLAP THE SECTION LINE. ALL DEEDS, AND SURVEYS CALL THE SW 1/4 OF THE NE 1/4 BUT OVERLAP INTO THE NW 1/4 OF THE N/W 1/4 OF SECTION 23.WRITTEN AND UNWRITTEN RIGHTS MAY APPLY.
PROPOSED 59' WIDE ROAD & P.U.E.
30' SETBACK LINE
(E)WELL
(E)ROCK
(E)FENCE TYP.
(E)POOL
(E)LEACH LINES
(E)SEPTIC TANK
(E)DRIVEWAY
(E)SOLAR
(E)UTIL POLE W-TRANSFORMER
APPROX. (E)8"PVC TO BE UPSIZED TO 18
APPROX. (E)12" CSP
FD. 3/4" STAMPED RCE 20462 (D) 0.57' SOUTH OF LINE.
FD. 3/4" STAMPED RCE 20462 (D) 0.66' N49°16'20"E
FD. 3/4" STAMPED RCE 20462 (D) ON LINE.
FD. 3/4" STAMPED RCE 20462 (D,L) N46°00'00"E 0.50'
FD. 3/4" (L) ON SEC. LINE
FD. 3/4" STAMPED RCE 20462 (D) 1.80' S19°37'48"W
FD. 3/4" STAMPED LS2720 (G) 0.75' SOUTH OF LINE.
FD. 3/4" STAMPED LS2720 (G) S55°14'57"W 1.0' FROM COR.
FD 1" CIP LS 1820 (N) 35.67' NORTH OF SOUTH LINE NW 1/4 OF NE 1/4 SEC 23
FD. 1 1/4" CIP LS2217 (K,N)
FD. 1" CIP LS 1820 (N)
GROUND NOT VISIBLE
S11°59'32"E(M,L) 79.52'(M,L)
S11°49'45"E(M,L) 93.05'(M,L)
S89°40'47"W(M) S89°37'26"W(D)
S89°38'39"E(M) S89°37'03"E(G)
N89°37'38"E(M) N89°36'20"E(A) N89°34'00"E(B)
N88°12'32"E(M) N87°39'11"E(N)
N88°51'39"E(M) N87°57'45"E(K)
S42°15'10"E(M) S43°03'17"E(N)
S89°35'11"W(D) S89°35'18"W(M)
1318.07'(M) 1318.34'(D)
1167.63'(M) 1168.34'(D)
1323.77'(M) 1324.61'(D)
1235.32'(M) 1235.73'(L)
736.03'(M) 736.32'(D)
647.58'
587.74'(M) 588.32'(D)
1321.80'(M)
1323.02(A)
1323.10(B)
1319.29'
558.69'(M) 557.65'(G)
760.60'
774.9'
636.7'
543.6'
478.4'
309.9'
327.8'
776.6'
540.9'
597.6'
373.66'(M,N)
112.80'(M) 112.91'(N)
1324.33'(M) 1324.48'(G)
1324.37'(M) 1324.48'(G)
150.00'(D) 150.44'(M)
R=100' L=146.1'
R=100' L=146.9'
R=100' L=139.6'
R=100' L=139.9'
R=100' L=139.9'
R=100' L=139.9



Dawson Notification Map ZA 07-15-26 (1000 Feet)

Mountain Democrat

PROOF OF PUBLICATION
(2015.5. C.C.P.)

STATE OF CALIFORNIA
County of El Dorado

I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 2889 Ray Lawyer Drive, a newspaper of general circulation, printed and published Wednesday and Friday, in the City of Placerville, County of El Dorado, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court to the County of El Dorado, State of California, under the date of March 7, 1952, Case Number 7258; that the notice, of which the annexed is a printed copy (set in type no smaller than non-pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-with:

6/24

ALL IN THE YEAR 2026

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Placerville, California, this 24th day of JUNE, 2026

Allison Rains

Signature

Allison Rains
Legals Clerk

Proof of Publication
NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

The County of El Dorado Zoning Administrator will hold a public hearing in the Building C Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on July 15, 2026, at 3:00 p.m., to consider the following: Tentative Parcel Map P24-0001/Dawson submitted by LEBECK ENGINEERING, INC., request to create four (4) new residential parcels ranging in size from 9.4 to 10.1 acres. The property, identified by Assessor's Parcel Number 069-150-023, consisting of 39.25 acres, is located on the west side of Deer Valley Road between Green Valley Road and Duncan Hill Road, in the Rescue area, Supervisorial District 4. (County Planner: Craig Osborn, 530-621-5697) (Mitigated Negative Declaration)

Agenda and Staff Reports are available two weeks prior at https://eldorado.legistar.com/Calendar.aspx

Project Information is available online at https://edc-trk.aspgov.com/etrakit/. In order to view attachments, please login or create an E-Trakit account and search the project name or application file number in the search box.

All persons interested are invited to write their comments to the Zoning Administrator in advance of the hearing. For the current remote options, including whether in-person attendance is allowed, please check the meeting Agenda no less than 72 hours before the meeting, which will be posted on line at https://eldorado.legistar.com/Calendar.aspx. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator at, or prior to, the public hearing. Any written correspondence should be directed to the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us.

To ensure delivery prior to the hearing, written information from the public is encouraged to be submitted to Planning Services by Friday the week prior to the meeting. Planning Services cannot guarantee that any FAX or mail received the day of the meeting will be delivered to the Zoning Administrator prior to any action.

COUNTY OF EL DORADO ZONING ADMINISTRATOR
KAREN L. GARNER, Planning and Building Department Director
June 24, 2026
6/24 **16329**

County of El Dorado

330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
www.edcgov.us/bos/

Master Report

File Number: 26-1099

***File ID #:**	26-1099	**Agenda Type:**	Agenda Item	**Status:**	Agenda Item
Version:	1	**Reference:**		**Gov Body:**	Zoning Administrator
Department:	Planning and Building			**Created:**	06/17/2026
Agenda Title:	07/15/26 ZA CUP24-0009/El Dorado Ranch Trailhead			**Final Action:**	

Title: Hearing to consider El Dorado Ranch Trailhead Project (Conditional Use Permit CUP24-0009) to allow the construction and ongoing operation of a new trailhead and parking lot to access El Dorado Ranch Wildlife Area on property, identified by Assessor's Parcel Number 092-040-067, consisting of 30 acres, is located on the west side of State Highway 49, approximately 1.5 miles south of the intersection with Sand Ridge Road, in the Nashville area, submitted by American River Conservancy; staff recommends the Zoning Administrator take the following actions:
1) Find Conditional Use Permit CUP24-0009 to be Categorically Exempt pursuant to Section 15303, New Construction or Conversion of Small Structures, of the CEQA Guidelines; and
2) Approve Conditional Use Permit CUP24-0009, based on the Findings and subject to the Conditions of Approval as presented.
(Supervisorial District 2)

Notes:			
Code Sections:		**Agenda Date:**	07/15/2026
		Agenda Number:	
Sponsors:		::	
Attachments:	A - Staff Report, B - Staff Report Exhibits A-G, C - Notification Map, D - Proof of Publication-Mountain Democrat	::	
::		::	
Contact:	Michelle Drehobl	::	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 26-1099

Hearing to consider El Dorado Ranch Trailhead Project (Conditional Use Permit CUP24-0009) to allow the construction and ongoing operation of a new trailhead and parking lot to access El Dorado Ranch Wildlife Area on property, identified by Assessor's Parcel Number 092-040-067, consisting of 30 acres, is located on the west side of State Highway 49, approximately 1.5 miles south of the intersection with Sand Ridge Road, in the Nashville area, submitted by American River Conservancy; staff recommends the Zoning Administrator take the following actions:
1) Find Conditional Use Permit CUP24-0009 to be Categorically Exempt pursuant to Section 15303, New Construction or Conversion of Small Structures, of the CEQA Guidelines; and
2) Approve Conditional Use Permit CUP24-0009, based on the Findings and subject to the Conditions of Approval as presented.
(Supervisorial District 2)

DISCUSSION / BACKGROUND

Request to consider Conditional Use Permit CUP24-0009/El Dorado Ranch Trailhead submitted by American River Conservancy to allow the construction and ongoing operation of a new trailhead and parking lot to access El Dorado Ranch Wildlife Area. The property, identified by Assessor's Parcel Number 092-040-067, consisting of 30 acres, is located on the west side of State Highway 49, approximately 1.5 miles south of the intersection with Sand Ridge Road, in the Nashville area, Supervisorial District 2. (County Planner: Michelle Drehobl, 530-621-5726) (Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines)

A Staff Report is attached.

CONTACT

Michelle Drehobl
Planning and Building Department, Planning Division

COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
ZONING ADMINISTRATOR
STAFF REPORT

Date: July 15, 2026

Staff: Michelle Drehobl

CONDITIONAL USE PERMIT

FILE NUMBER: CUP24-0009/El Dorado Ranch Trailhead

APPLICANT: American River Conservancy

PROPERTY OWNER: American River Conservancy

REQUEST: Conditional Use Permit (CUP) application to allow the construction and ongoing operation of a new trailhead and parking lot to access El Dorado Ranch Wildlife Area.

LOCATION: On the west side of State Highway 49, approximately 1.5 miles south of the intersection with Sand Ridge Road in the Nashville area (Exhibit A).

SUPERVISOR DISTRICT: 2

APN: 092-040-067 (Exhibit B)

ACREAGE: 30 acres

GENERAL PLAN: Natural Resource (NR) (Exhibit C)

ZONING: Rural Lands – 80 Acres (RL-80) (Exhibit D)

ENVIRONMENTAL DOCUMENT: This project has been found to be Categorically Exempt pursuant to Section 15303 (New Construction or Conversion of Small Structures), of the California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION: Staff recommends the Zoning Administrator take the following actions:

1. Find Conditional Use Permit CUP24-0009 to be Categorically Exempt pursuant to Section 15303, New Construction or Conversion of Small Structures, of the CEQA Guidelines; and

2. Approve Conditional Use Permit CUP24-0009, based on the Findings and subject to the Conditions of Approval as presented.

REGULATORY AUTHORITY

Pursuant to Zoning Ordinance Section 130.21.020 (Agricultural, Rural, and Resource Zone Districts Use Matrix), trailhead parking is allowed as a conditional use under Recreation and Open Space in the Rural Lands (RL) zoning designation. Section 130.52.021 (Conditional Use Permits) states that either the Zoning Administrator, or the Commission shall have review authority for CUP applications, based on the nature and complexity of the project. Zoning Administrator review has been determined appropriate for the nature of this proposed project.

EXISTING CONDITIONS/SITE CHARACTERISTICS

The 30-acre subject parcel is located on the west side of State Highway 49, approximately 1.5 miles south of the intersection with Sand Ridge Road in the Nashville area. The subject parcel and the adjacent parcel to the southwest (Assessor's Parcel Number [APN]: 092-040-066) were acquired by American River Conservancy (ARC) to protect oak woodlands and provide access to El Dorado Ranch Wildlife Area. The proposed development site is an undeveloped portion of the southeast section of the subject parcel. The topography of the subject parcel ranges from 825 feet to 895 feet above sea level and the vegetation on the site is primarily grass, shrubs, and oak woodlands. The subject parcel borders similarly zoned parcels with rural and natural resource designations.

PROJECT DESCRIPTION

The proposed project is a request for a Conditional Use Permit (CUP) to allow the construction and ongoing operation of a new trailhead and parking lot to access El Dorado Ranch Wildlife Area. The proposed development includes two (2) phases. Phase one (1) consists of grading the path to the parking lot and the first thirteen (13) parking stalls. Phase two (2) consists of the remaining thirty-nine (39) parking stalls for a total of fifty-two (52) gravel parking stalls. Project activities include grading, filling, and creating an entry/exit to State Highway 49. No buildings, structures, or utility installation are involved with this project.

STAFF ANALYSIS

Environmental Review: Staff has reviewed the project and has determined CUP24-0009 is Categorically Exempt pursuant to Section 15303 (New Construction or Conversion of Small Structures), of the CEQA Guidelines, without exception. Class 3 categorical exemptions consist of construction and location of limited numbers of new, small facilities or structures.

Filing of a Notice of Exemption is required in accordance with CEQA Guidelines Section 15062(d) to initiate a 35-day statute of limitations on legal challenges to the County's decision that the project is exempt from CEQA. The applicant may submit a $50.00 recording fee to the Planning Division for the County Recorder to file the Notice of Exemption. If the fee is not received and the notice is not filed, an 180-day statute of limitations will apply.

General Plan Consistency: Staff has determined that the proposed project is consistent with the applicable policies and requirements in the El Dorado County General Plan, as discussed below in Section 2.0, General Plan Findings.

Zoning Ordinance Consistency: Staff has determined that the proposed project is consistent with the applicable regulations and requirements in Title 130 of the El Dorado County Code, as discussed below in Sections 3.0 and 4.0, Zoning, and Conditional Use Permit Findings.

Agency Comments: The project was distributed to all applicable agencies and departments for review and comment. Comments were received from California Department of Forestry and Fire Protection (Cal Fire), California Department of Transportation (Caltrans), El Dorado County Department of Transportation (DOT), and El Dorado County Environmental Management Department. Comments received have been reviewed and, if applicable, incorporated as Conditions of Approval for the project.

Public Notice: The project was duly noticed for a Zoning Administrator public hearing with a public notification range of 1,000 feet and a legal advertisement was published in applicable local newspapers. In addition, project notification was sent to the County's Zoning Administrator email subscription list and posted on the Planning Division's Zoning Administrator webpage. No physical sign posting is required for CUPs.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings
Conditions of Approval

Exhibit A.....Vicinity Map
Exhibit B.....Assessor's Parcel Map
Exhibit C.....General Plan Land Use Designation Map
Exhibit D.....Zoning Designation Map
Exhibit E .....Project Site Map
Exhibit F.....Phase 1 Project Plans
Exhibit G.....Phase 2 Project Plans

\\CDAData\DS-Shared\DISCRETIONARY\CUP\2024\CUP24-0009 El Dorado Ranch Trailhead

FINDINGS

Conditional Use Permit CUP24-0009/El Dorado Ranch Trailhead
Zoning Administrator/July 15, 2026

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the Staff Report and evidence in the record, the following Findings can be made:

1.0 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

1.1 Conditional Use Permit CUP24-0009 has been found Categorically Exempt pursuant to Section 15303 (New Construction or Conversion of Small Structures), of the CEQA Guidelines. Class 3 categorical exemptions consist of construction and location of limited numbers of new, small facilities or structures. Biological, archaeological, and paleontological reports have all come back with results stating no impacts on any potential resources. As proposed, the project is consistent with this exemption classification under CEQA. Furthermore, the project does not qualify for any of the exceptions to the categorical exemptions to exemptions found in CEQA Guidelines Section 15300.2.

Exception (a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. The project location is not environmentally sensitive; therefore, this exception does not apply.

Exception (b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant. The proposed project does not anticipate further development. Therefore, this exception does not apply.

Exception (c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances at the location of this proposed project; therefore, this exception does not apply.

Exception (d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified Environmental Impact Report (EIR). The proposed project is not within an officially designated scenic highway corridor; therefore, this exception does not apply.

Exception (e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code. The proposed project is not located on a hazardous waste site; therefore, this exception does not apply.

Exception (f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. The location of the proposed project on the subject site does not include historical resources. Therefore, this exception does not apply.

1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Building Department - Planning Division at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

2.1 **The proposed use is consistent with General Plan Policy 2.2.1.2.**

General Plan Policy 2.2.1.2 establishes an appropriate range of land use types and densities within the County. The Natural Resource (NR) land use designation establishes areas for conservation of natural resources in a rural setting and is only allowed in Rural Regions.

Rationale: The project proposes to allow the construction and operation of a new trailhead and parking lot. The land use designation of the subject parcel allows for the development of wildlife management, recreation, and associated structures, including those uses and structures allowed as a conditional use. The proposed trailhead and parking lot will not intensify uses on the parcel to a significant degree and will not result in negative impacts to the general health, safety, or welfare of nearby residents. This use is consistent with the intent of the NR land use designation and is

compatible with the existing landscape and surrounding uses. As proposed, and conditioned, this proposal is consistent with this policy.

2.2 **The project is consistent with General Plan Policy 2.2.5.2.**

General Plan Policy 2.2.5.2 requires that all applications for discretionary projects or permits shall be reviewed to determine consistency with the policies of the General Plan.

Rationale: The proposed Conditional Use Permit (CUP) is consistent with applicable General Plan policies as discussed in the Staff Report and Findings and is, therefore, consistent with this policy.

2.3 **The project is consistent with General Plan Policy 2.2.5.11.**

General Plan Policy 2.2.5.11 recognizes the need and importance of managing forest products and natural resources. The policy further recognizes that it is important to provide for an efficient and cost-effective means of harvesting and using forest lands. It is further recognized that the forested areas have a need for certain commercial support used which should be allowed in a manner which is consistent with the forest use and outdoor recreation areas.

Uses which are consistent here may include the processing of forest products and natural resources, overnight individual and group outdoor accommodations, outdoor recreation facilities, equestrian facilities, and interpretive centers. These special support uses shall only be allowed to be established with the approval of a conditional use permit.

Rationale: The proposed development will preserve the county's forests and natural resources and is being pursued through the conditional use permit application process to allow an outdoor recreation facility. As proposed, and as conditioned, this proposal is consistent with this policy.

2.4 **The project is consistent with General Plan Policy 2.2.5.21.**

General Plan Policy 2.2.5.21 requires that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the development project is proposed. Development projects that are potentially incompatible with existing adjoining uses shall be designed in a manner that avoids incompatibility or shall be located on a different site.

Rationale: The proposed project site is surrounded by Natural Resource (NR) land uses on adjacent parcels to the north, south and west with Tourist Recreational (TR) on the east. The proposed development will be located near the center southern portion of the subject parcel and is set back approximately 275 feet from the nearest lot line and State Highway 49. The nearest residentially developed parcel to the proposed project is approximately 0.25 miles away, northeast of the parcel. The proposed project has been designed and located in a manner that avoids incompatibility with adjoining land uses and is therefore consistent with this policy.

2.5 **The project is consistent with General Plan Policy 2.6.1.3**

General Plan Policy 2.6.1.3 requires that discretionary projects reviewed prior to the adoption of the Scenic Corridor Ordinance, that would be visible from any of the important public scenic viewpoint identified in Table 5.3-1 and Exhibit 5.3-1 of the El Dorado County General Plan Draft Environmental Impact Report (DEIR), shall be subject to design review, and policies 2.6.1.4, 2.6.1.5 and 2.6.1.6.

Rationale: The project is not viewable from any County scenic viewpoints identified along State Highway 49. Therefore, this project is consistent with this policy.

2.6 **The project is consistent with General Plan Policy 5.1.2.2.**

General Plan Policy 5.1.2.2 requires that new discretionary development shall not result in a reduction of service below minimum established to current users.

Rationale: The project has been reviewed by California Department of Forestry and Fire Protection (Cal Fire), California Department of Transportation (Caltrans), El Dorado County Department of Transportation (DOT), El Dorado County Environmental Management Department, El Dorado County Sheriff's Office, and California Highway Patrol. All services have been found to be available and adequate for the proposed development.

2.7 **The project is consistent with General Plan Policy 6.2.3.2.**

General Plan Policy 6.2.3.2, Adequate Access for Emergencies, requires that the applicant demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Rationale: The proposed project was reviewed by Cal Fire, Caltrans, and DOT for adequate site access. The project will obtain an encroachment permit from Caltrans to construct a driveway with adequate site access in the event of emergency access and/or evacuation. Therefore, this project is consistent with this policy.

2.8 **The project is consistent with General Plan Policy 7.4.4.4.**

General Plan Policy 7.4.4.4 requires all new non-exempt development projects that would result in impacts to oak woodlands and/or individual native oak trees must adhere to the standards of the Oak Resources Management Plan (ORMP).

Rationale: An Oak Resources Technical Report was completed on February 19, 2026, by EN2 Water & Energy Consulting Services and non-exempt oak mitigation fees have been conditioned. Therefore, the project is consistent with this policy.

2.9 **The project is consistent with General Plan Policy 9.1.1.1.**

General Plan Policy 9.1.1.1 directs that the County shall assist in the development of regional, community, and neighborhood parks, and ensure a diverse range of recreational opportunities at a regional, community, and neighborhood level.

Rationale: This project will increase the number of recreational opportunities available at regional and community levels. As proposed, and as conditioned, this proposal is consistent with this policy.

2.10 **The project is consistent with General Plan Policy 9.1.1.4.**

General Plan Policy 9.1.1.4 states that regional parks and recreational facilities shall incorporate natural resources and serve a region involving more than one community. Facilities may include trails and natural or historic points of interest.

Rationale: This project would serve the region as an outdoors recreational site, incorporating natural resources, natural points of interest, and a trail. As proposed, and as conditioned, this proposal is consistent with this policy.

2.11 **The project is consistent with General Plan Policy 9.1.2.3.**

General Plan Policy 9.1.2.3 requires the County to assume the responsibility, where possible, of acquiring and developing regional trails outside the boundaries of the cities, Community Service Districts, and park and recreation districts.

Rationale: This project is not being acquired by the County itself but is being managed in coordination with the American River Conservancy (ARC) and other applicable agencies. It is also a regional trail outside the boundaries of cities. As proposed, and as conditioned, this proposal is consistent with this policy.

2.12 **The project is consistent with General Plan Policy 9.1.3.1.**

General Plan Policy 9.1.3.1 suggests that linear parks and trails may be incorporated along rivers, creeks, and streams wherever possible.

Rationale: This project is not directly along the Cosumnes River but is directly adjacent to the parcel to the west of it and is within the watershed of the Cosumnes River. Additionally, the trail is on elevated topography sloping down towards the river. As proposed, and as conditioned, this proposal is consistent with this policy.

2.13 **The project is consistent with General Plan Policy 9.1.3.3.**

General Plan Policy 9.1.3.3 requires the County to coordinate with Federal, State, other agencies, and private landholders to provide public access to recreational resources, including rivers, lakes, and public lands.

Rationale: This project is proposed by ARC and has been distributed to all applicable federal, state, and county agencies. As proposed, and as conditioned, this proposal is consistent with this policy.

3.0 ZONING FINDINGS

3.1 **The proposed use is consistent with Title 130.**

The Rural Lands (RL) zone is intended to identify those lands that are suitable for limited residential development based on topography, access, groundwater or septic capability, and other infrastructural requirements.

Rationale: The subject parcel is zoned RL-80 (Exhibit D). The Agricultural, Rural, and Resource Zone Districts Matrix of allowed uses (Table 130.21.020) establishes those uses that are permitted and those that require approval by a CUP in the RL zoning designation. The matrix includes trailheads as a use that is allowed by the issuance of an approved CUP.

The project has been analyzed in accordance with Zoning Ordinance Section 130.21.030 (Agricultural, Rural, and Resource Zone Development Standards) for minimum lot size, dimensions, height, and building setbacks. The project, as proposed and conditioned, is consistent with the Zoning Ordinance and complies with all applicable development standards. Therefore, the project is consistent with this policy.

3.2 **The project is consistent with Chapter 130.33: Landscaping Standards.**

Landscaping standards are provided in Chapter 130.33 and in the Community Design Standards - Landscaping and Irrigation Manual. Discretionary development for industrial, research and development, commercial, multi-unit residential, civic or utility uses shall provide landscaping for all areas of a lot that do not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or impervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).

Rationale: The proposed project consists of access and parking for passive recreational use on a parcel with non-irrigated areas comprised of existing native vegetation. The road frontage has existing native oak trees which will create a buffer between the road and the gravel parking lot for the trailhead, approximately 275 feet in distance and approximately 40 feet in height from the road entrance. “Trailhead parking” is a conditional use listed under the category *Recreation and Open Space* for the RL zoning designation. Landscaping requirements are not applicable for this conditional use on land zoned RL.

3.3 **The project is consistent with Section 130.40.210.**

Section 130.40.210 specifies that commercial or public outdoor recreational facilities allowed by right shall be subject to the building permit process, while those subject to Administrative or CUP approval shall be reviewed for impacts to the surrounding area.

Rationale: The project will result in the construction and operation of a parking lot and trailhead. The project is set back approximately 275 feet from the property line, across the highway from the only surrounding residential use zoned Tourist Recreational (TR) to the east, and the project is located up a hill, partially obstructing it from view. Therefore, as proposed, the project is consistent with Section 130.40.210.

4.0 CONDITIONAL USE PERMIT FINDINGS

4.1 **The issuance of the permit is consistent with the General Plan.**

Rationale: The proposed use is consistent with all applicable policies and requirements of the General Plan as discussed above in Section 2.0 in the General Plan Findings section of the Staff Report.

4.2 **The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the surrounding neighborhood.**

Rationale: The use will not conflict with the adjacent uses as it is surrounded on three (3) sides by RL zoned properties that are undeveloped on the north, south and west, with TR on the east. The proposed development, a passive recreational use, will be located near the center southern portion of the subject parcel and is set back approximately 275 feet from the nearest lot line and State Highway 49. The nearest residentially developed parcel to the proposed project is approximately 0.30 miles away, west of the parcel. As conditioned, the project is not anticipated to result in significant environmental impacts or impacts to neighboring parcels. The proposed use is not anticipated to create hazards that would be considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood based on the data and conclusions contained in the staff report.

4.3 **The proposed use is specifically permitted by Conditional Use Permit.**

Rationale: The subject parcel is zoned RL-80. The Agricultural, Rural, and Resource Zone Districts Matrix of allowed uses (Table 130.21.020) establishes those uses that are permitted and those that require approval by a CUP in the RL zoning designation. The matrix includes trailhead parking as a use that is allowed by the issuance of an approved CUP. This application meets the requirement of the applicable provisions above for a CUP.

CONDITIONS OF APPROVAL

Conditional Use Permit CUP24-0009/El Dorado Ranch Trailhead
Zoning Administrator/July 15, 2026

Planning Division

1. The Conditional Use Permit (CUP) is based upon and limited to compliance with the project description, the following hearing exhibits, and Conditions of Approval set forth below:

   Exhibit E .....Project Site Map
   Exhibit F.....Phase 1 Project Plans
   Exhibit G.....Phase 2 Project Plans

   Approval of the CUP allows the construction and ongoing operation of a new trailhead and parking lot to access El Dorado Ranch Wildlife Area. The proposed development includes two (2) phases. Phase one (1) consists of grading the path to the parking lot and the first thirteen (13) parking stalls. Phase two (2) consists of the remaining thirty-nine (39) parking stalls for a total of fifty-two (52) gravel parking stalls.

   Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

   The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description and the hearing exhibits above and Conditions of Approval below. The property and any portions thereof shall be sold, leased, or financed in compliance with this project description and the approved hearing exhibits and Conditions of Approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

2. **Permit Expiration:** In compliance with County Code Section 130.54.060 (Time Limits, Extensions, and Permit Expiration), implementation of the project must occur within 24 months of approval of this Conditional Use Permit, or the permit becomes null and void. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with the Conditions of Approval.

3. **Compliance Responsibility:** The operator (lessee) and property owner (lessor) are responsible for complying with all Conditions of Approval contained in this CUP. Any zoning violations concerning the installation, operation, and/or abandonment of the facility are the responsibility of the owner and the operator.

4. **Payment of Processing Fees-Development Services:** The applicant shall make the actual and full payment of Planning and Building Department processing fees for the CUP and building permit prior to issuance of a building permit.

5. **Legal Indemnity/Hold Harmless Agreement:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

   The developer and landowner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a CUP.

6. **Archeological Resources:** In the event of the discovery of human remains, all work shall cease, and the County coroner shall be immediately notified pursuant to subdivision(c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two (2) working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, he or she shall contact, by telephone within 24-hours, the Native American Heritage Commission. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendant of the deceased Native American.

   Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48-hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific

removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h) of the Public Resources Code. Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

California Department of Transportation (Caltrans)

7. **Encroachment Permits:** Any project along or within the State's Right-of-Way (ROW) requires an encroachment permit issued by Caltrans. To apply, a completed encroachment permit application, environmental documentation, and five (5) sets of plans clearly indicating State ROW must be submitted to: California Department of Transportation, District 3, Office of Permits in 703 B Street Marysville, CA 95901. Required studies must be completed by a qualified professional and approved before a permit can be processed. A pre-application meeting is required.

California Department of Forestry & Fire Protection (Cal Fire)

8. Emergency Access & Egress: Roads and driveways, whether public or private, unless exempted under 14 CCR § 1270.02(d), shall provide for safe access for emergency wildfire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency.

9. Roadway Surface: Roadways shall be designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide an aggregate base. Project proponent shall provide engineering specifications to support design, if requested by the local authority having jurisdiction.

10. Disposal of Flammable Vegetation & Fuels: Disposal, including chipping, burying, burning or removal to a site approved by the local jurisdiction, of flammable vegetation and fuels caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to completion of road construction or final inspection of a building permit.

11. Open Spaces & Parks: Where a Greenbelt, Greenway, open space, park, landscaped or natural area, or portions thereof, is intended to serve as a Fuel Break, the space or relevant portion thereof shall conform with the requirements in § 1276.03.



CUP24-0009 - El Dorado Ranch Trailhead
Exhibit A - Vicinity Map

Legend

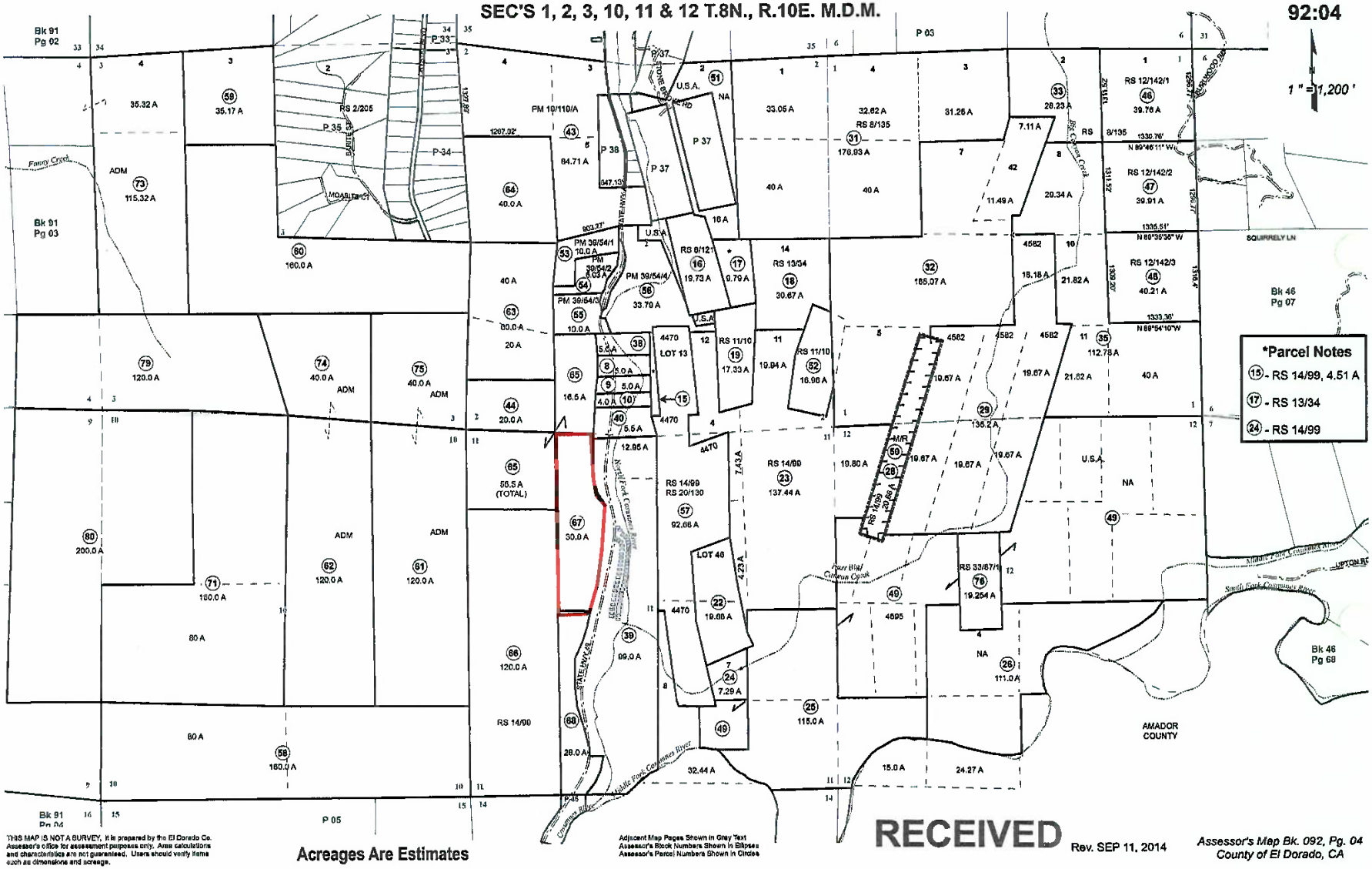
- Parcel Lines
- HIGHWAY

N
W
E
S

0 750 1,500 3,000 Feet

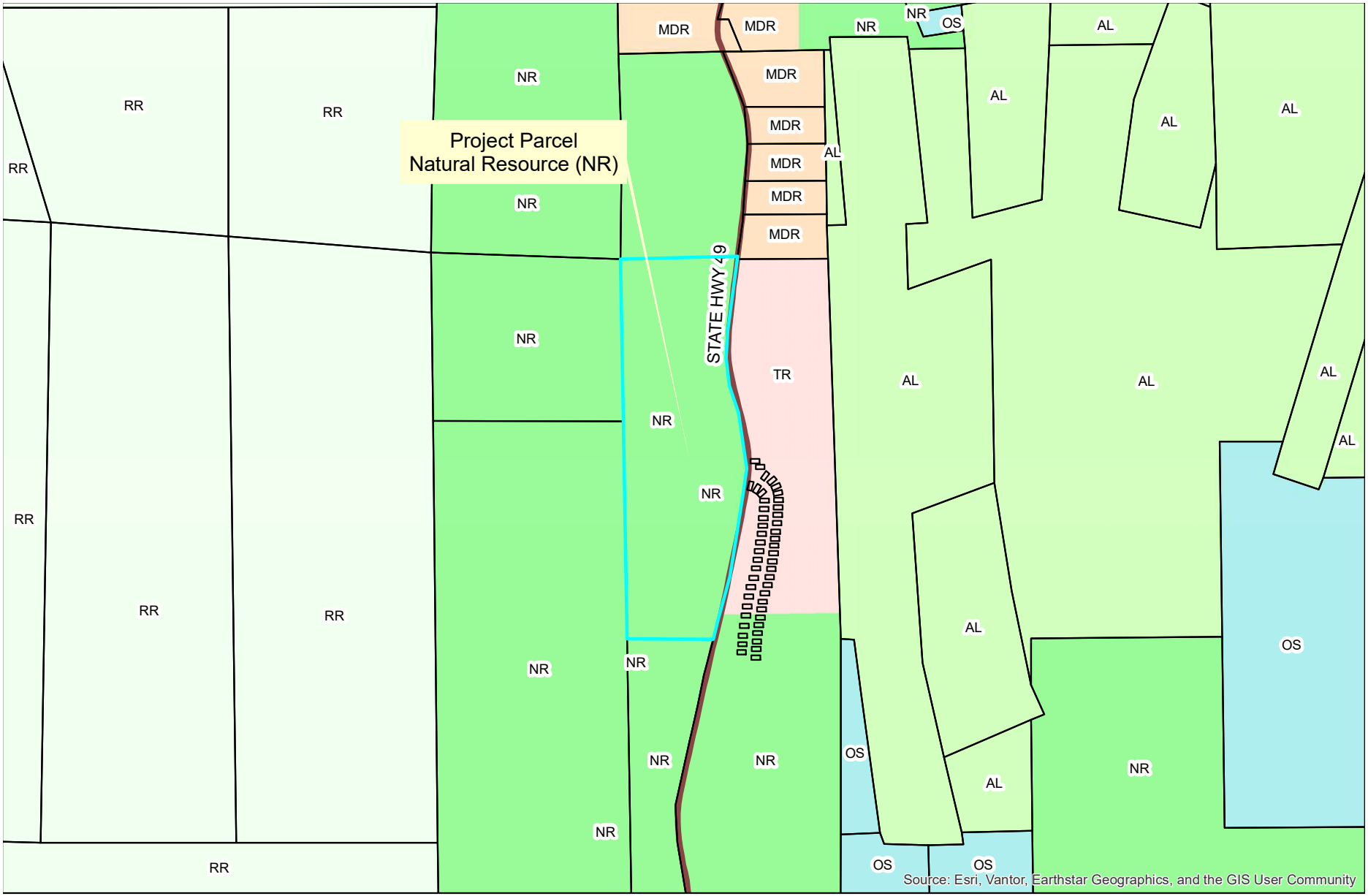
26-1099 B 1 of 12

Exhibit B - Assessor's Parcel Map
CUP24-0009/El Dorado Ranch Trailhead



RECEIVED
FEB 03 2026
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

CUP24-0009



Legend

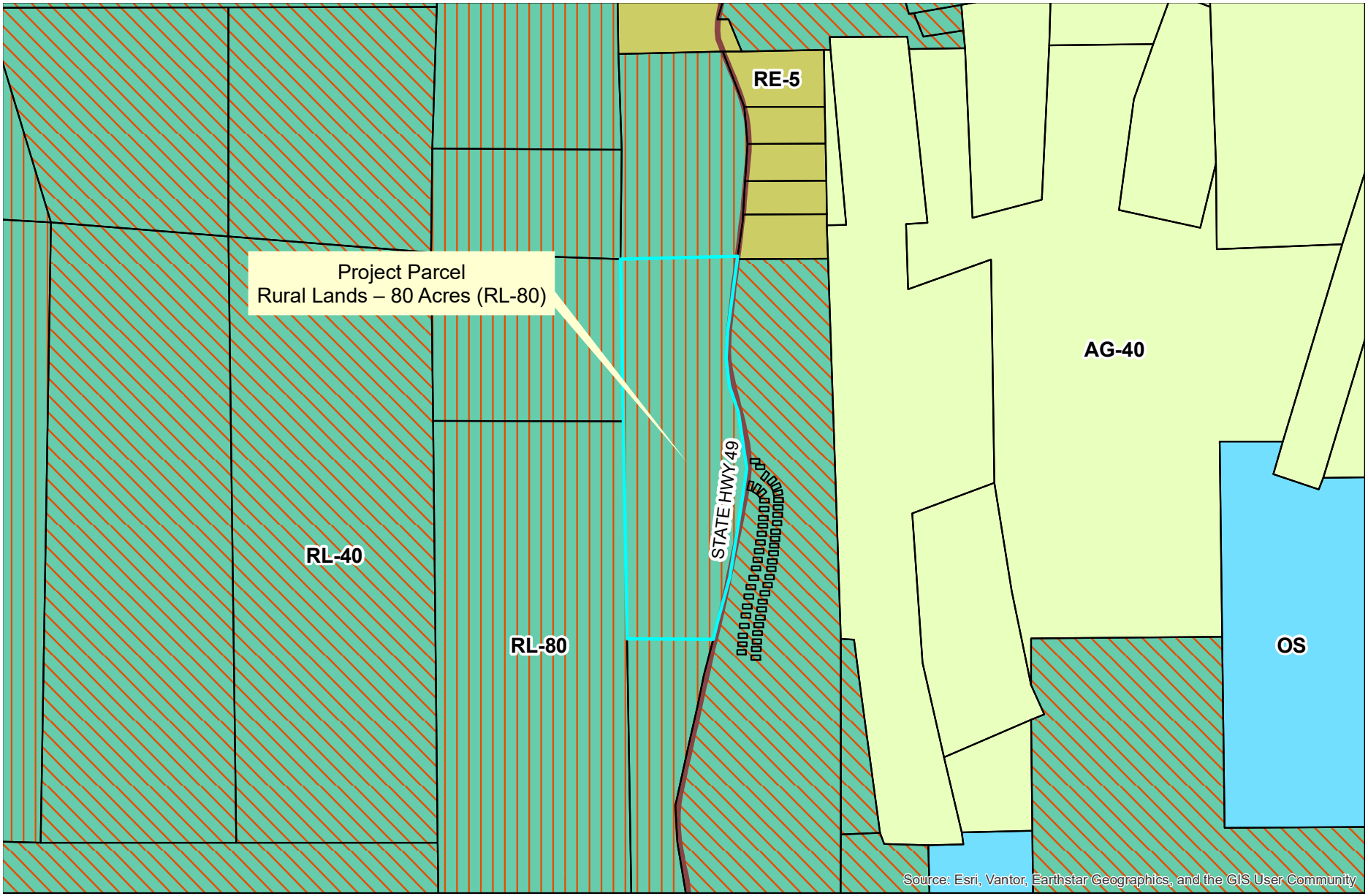
- Parcel Lines
- HIGHWAY
- Agricultural Lands
- Medium Density Residential
- Natural Resources
- Open Space
- Rural Residential
- Tourist Recreational

CUP24-0009 - El Dorado Ranch Trailhead
Exhibit C - General Plan Land Use Designation Map

N
W E
S

0 750 1,500 3,000 Feet

26-1099 B 3 of 12



Legend

- AG-40 = Agricultural Grazing 40 Acres
- OS = Open Space
- RE-5 = Residential Estate 5 Acres
- RL-40 = Rural Land 40 Acres
- RL-80 = Rural Land 80 Acres

- Parcel Lines
- HIGHWAY
- TC = Transportation Corridor

CUP24-0009 - El Dorado Ranch Trailhead
Exhibit D - Zoning Designation Map

N
W E
S

0 750 1,500 3,000 Feet

26-1099 B 4 of 12

CUP24-0009 - El Dorado Ranch Trailhead
Exhibit E - Project Ste Map

ANGELO K TSAKOPOULAS HLDG CALP
SEC 11 8 10
25.75 ACRES
A.P.N. 092-040-065

ANGELO K TSAKOPOULAS HLDG CALP
SEC 11 8 10
32.57 ACRES
A.P.N. 092-040-065

APPROXIMATE LOCATION 60' WIDE CAL-TRANS RIGHT OF WAY PER BOOK A, PAGE 411

60'

30.0 ACRES
SEC 11 8 10
APN: 092-040-067

GOLD BEACH MANUFACT HOUSING COMMUNITY LLC CA LLC
99 A SEC 11 8 10
99.0 ACRES
A.P.N. 092-040-039

AMERICAN RIVER CONSERVANCY &
NON PROF CA PBC
SEC 11 8 10
120.0 ACRES
A.P.N. 092-040-066

SEE PHASE 1 & 2 GRADING PLANS FOR DETAILED GRADING DESIGN

(P)PARKING LOT

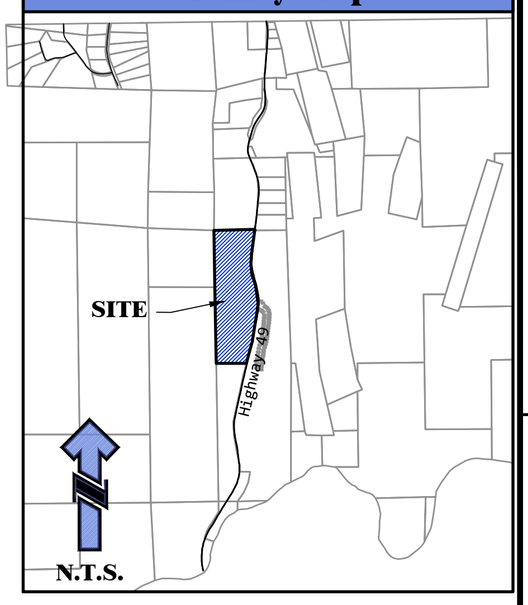
(P)DWY

CA SR 49

AMERICAN RIVER CONSERVANCY &
NON PROF CA PBC
SEC 11 8 10
28.0 ACRES
A.P.N. 092-040-068

80 40 0 80 160
SCALE: 1" = 80'

Vicinity Map



PREPARED BY:
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1044 DIAMANTE ROBLES CT.
DIAMOND SPRINGS, CA 95619
(530) 957-0293

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
BM	BOOK OF MAPS
BOW	BOTTOM OF WALL
CC	CONCRETE
DI	DRAIN INLET
(E)	EXISTING
ELV	ELEVATION
EP	EDGE OF PAVEMENT
FL	FLOW LINE
GS	GROUND SHOT
INV	INVERT
MOW	CONCRETE MOW STRIP
SSMH	SANITARY SEWER MANHOLE
SW	SIDEWALK
SDMH	STORM DRAIN MANHOLE
ROW	RIGHT OF WAY
TOE	TOE OF SLOPE
TOP	TOP OF SLOPE
TOW	TOP OF WALL

SURVEY LEGEND

- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- STORM DRAIN INLETS
- VARIOUS SIZED ELECTRICAL VAULT
- ELECTRICAL RISER
- POWER POLE
- MISC SIGN
- FIRE HYDRANT
- SPRINKLER
- IRRIGATION CONTROL VALVE
- WATER VALVE
- TELEPHONE RISER
- MONITORING WELL
- PARCEL BOUNDARY
- SECTION LINE
- EDGE OF PAVEMENT
- FENCE

UTILITY STATEMENT

UNDERGROUND UTILITIES THAT MAY EXIST WERE NOT LOCATED AND ARE NOT SHOWN.

BENCH MARK

ASSUMED ELEVATION BASED ON CSDS VSN NETWORK

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS GRID NORTH BASED ON CSDS VSN NETWORK

SURVEYOR'S STATEMENT

THIS SURVEY IS BASED UPON A FIELD SURVEY CONDUCTED UNDER MY DIRECTION. A UAV (MATRICE 350) WAS FLOWN AT 300' TO ACQUIRE THE INFORMATION SHOWN AND AEROTAS WAS USED TO PROCESS THE FLIGHT DATA. THE BOUNDARY IS NOT SHOWN. THERE WAS NO TITLE REPORT SUPPLIED THEREFORE EASEMENTS OF RECORD MAY EXIST.

LICENSED LAND SURVEYOR
BRENDON WILLIAMS
No. 9049
STATE OF CALIFORNIA

05-24-2025
BRENDAN WILLIAMS, P.L.S. 9049 DATE

SITE PLAN - PHASE 1 & 2

SITE PLAN

State Highway 49, El Dorado, CA
APN: 092-040-067

PREPARED FOR:
AMERICAN RIVER CONSERVANCY
c/o ELENA DELACY
348 HIGHWAY 49
COLOMA, CA 95613
530-621-1224 work
elena@arconservancy.org

Project # 25-120
Date: JUNE 2026
Scale: 1" = 80'
Designed by: B. Lebeck
Drawn by: E.A.

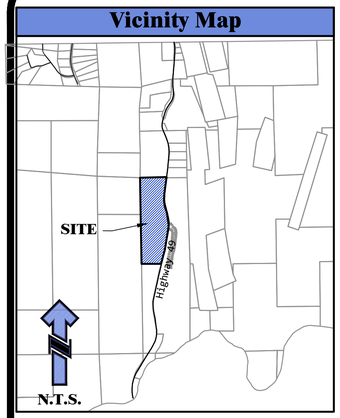
SHEET NO.
S1

Plot Date: Jun 04, 2026

GRADING PLANS - PHASE 1

for
State Highway 49, El Dorado, CA
APN: 092-040-067
January 2026

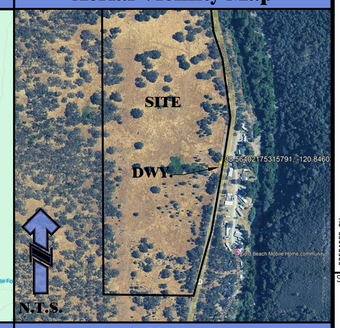
Vicinity Map



Postmile Map

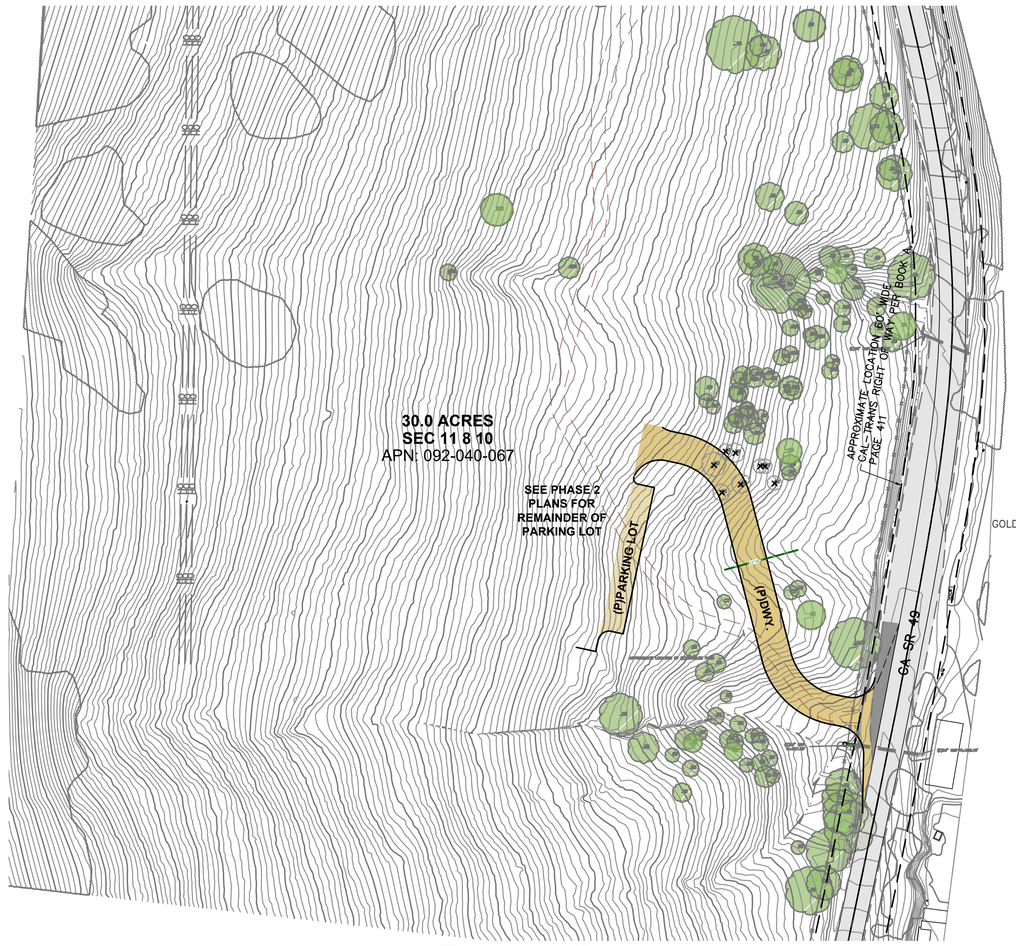


Aerial Vicinity Map



TREE TABLE

1	06" OAK	62	07" OAK
2	06" OAK	63	08" OAK
3	07" OAK	64	06" OAK
4	3 OAK CLUSTER 08"08"11'	65	06" OAK
5	22" OAK	66	06" OAK
6	15" OAK	67	10" OAK
7	13" OAK	68	07" OAK
8	19" OAK	69	08" OAK
9	15" TREE	70	3 OAK CLUSTER 06"06"06"
10	20" OAK	71	08" OAK
11	06" TREE	72	20" OAK
12	09" OAK	73	09" OAK
13	06" OAK	74	09" OAK
14	07" OAK	75	15" OAK
15	07" OAK	76	14" OAK
16	07" OAK	77	20" OAK
17	06" OAK	78	09" OAK
18	06" OAK	79	12" OAK
19	07" OAK	80	14" OAK
20	08" OAK	81	13" OAK
21	07" OAK	82	2 OAK CLUSTER 14"14"
22	4 OAK CLUSTER 08"10"07"13"	83	19" OAK
23	06" OAK	84	15" OAK
24	08" OAK	85	09" OAK
25	07" OAK	86	24" OAK
26	2 OAK CLUSTER 08"09"	87	12" OAK
27	09" OAK	88	10" OAK
28	06" OAK	89	08" OAK
29	06" OAK	90	14" OAK
30	13" OAK	91	08" OAK
31	18" OAK	92	08" OAK
32	07" OAK	93	25" OAK
33	08" OAK	94	07" TREE
34	08" OAK	95	06" OAK
35	05" OAK	96	2 OAK CLUSTER 09"06"
36	07" OAK	97	09" OAK
37	19" OAK	98	09" OAK
38	22" OAK	99	05" OAK
39	06" OAK	100	10" OAK
40	09" OAK	101	07" OAK
41	3 OAK CLUSTER 11"11"11"	102	06" OAK
42	06" OAK	103	07" OAK
43	06" OAK	104	08" TREE
44	06" OAK	105	06" OAK
45	08" OAK	106	06" OAK
46	07" OAK	107	10" OAK
47	10" OAK	108	07" OAK
48	06" OAK	109	06" OAK
49	08" OAK	110	07" OAK
50	08" OAK	111	07" OAK
51	10" OAK	112	10" OAK
52	09" OAK	113	06" OAK
53	06" OAK	114	07" OAK
54	2 OAK CLUSTER 06"07"	115	06" OAK
55	09" OAK	116	05" OAK
56	06" OAK	117	05" OAK
57	06" OAK	118	09" OAK
58	07" OAK	119	3 OAK CLUSTER 14"14"14"
59	08" OAK	120	07" OAK
60	09" OAK	121	21" OAK
61	07" OAK	122	10" OAK



Project Overview

*SEE SHEET G2 FOR DETAILED GRADING PLAN

DISTURBED AREA= 0.92 Ac.

SCALE: 1" = 60'

Earthwork Calculations (Phase 1)

EMBANKMENT (FILL)		3,353 C.Y.
EXCAVATION (CUT)	801 C.Y.	
LESS 10% SHRINKAGE & LOSS	80 C.Y.	
TOTAL CUT	721 C.Y.	
SITE TOTAL	SEE PH. 2 FOR EW TO BALANCE	2,632 C.Y. IMPORT

Note: earthwork calculation are approximate and may vary based upon characteristics of the soil and/or contractors methodology.

Note: The earthwork quantities calculated above exclude any trench dirt for utilities, wall/foundation footings, or other landscaping items. Contractor shall adjust quantities as necessary to account for these items once design is know and/or structural calculations & details are completed by the structural engineer.

Notes

1. THE ZONING OF THIS LOT IS RL-80. THE SETBACKS ARE: 30' FRONT, 15' SIDES AND 30' REAR PER EL DORADO COUNTY.
2. ALL GRADES SHOWN HEREON ARE FINISHED GRADES UNLESS OTHERWISE STATED.
3. ALL CUTS AND FILLS SHOWN HEREON ARE 2:1 MAX., UNLESS OTHERWISE STATED CUTS AND/OR FILLS STEEPER THAN 2:1 REQUIRE APPROVAL FROM A LICENSED GEOTECHNICAL ENGINEER. ALL CUTS AND FILLS SHALL FOLLOW THE EDC DESIGN & IMPROVEMENT STANDARDS MANUAL.
4. TOPOGRAPHICAL & BOUNDARY/PROPERTY LINE DATA IS FROM A SURVEY PROVIDED BY: NORCAL GEOMATICS. LEBECK ENGINEERING, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF TOPOGRAPHICAL OR BOUNDARY DATA SHOWN HEREON.
5. ALL FILLS SHALL BE KEYED-IN AND COMPACTED ACCORDING TO ALL APPLICABLE LOCAL AND STATE REQUIREMENTS (EDC DESIGN & IMPROV. STDS. MANUAL - SEC. B, ITEM 3).
6. GRADING, DRAINAGE, & RETAINING WALL CONSTRUCTION SHALL CONFORM WITH THE EL DORADO COUNTY GRADING, EROSION, AND SEDIMENT CONTROL ORDINANCE AND THE 2019 CALIFORNIA BUILDING CODE. SEE SEPARATE STRUCTURAL CALCULATIONS (BY OTHERS) FOR ALL RETAINING WALLS AS IS REQUIRED.
7. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, STATUTORY CONDITIONS AND SIMILAR MATTERS PERTINENT TO SAID PROPERTY WHETHER RECORDED OR NOT. LEBECK ENGINEERING ASSUMES NO LIABILITY FOR THE POSITION, ACCURACY OR CHARACTER OF SUCH INFORMATION AS IT WAS TAKEN FROM PUBLIC RECORDS, TITLE REPORTS, INFORMATION PROVIDED BY CLIENT AND/OR LAND SURVEYS PROVIDED BY OTHERS. THIS MAP IS INTENDED FOR ENGINEERING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR TITLE DOCUMENTATION.

Abbreviations

BSW	BACK OF SIDEWALK	LF	LEFT
BW	BOTTOM OF WALL AT FG	LPG	PROPANE TANK
CH	CHORD BEARING	(P)	PROPOSED
CL	CHORD LENGTH	PAD	FINISHED PAD
CR	CURB RETURN	PKG	PARKING
D	DEGREE OF CURVE	PP	POWER POLE
DI	DROP INLET	P.E.	POSTAL EASEMENT
DWY	DRIVEWAY	PUE	PUBLIC UTILITIES EASEMENT
(E)	EXISTING	R	CURVE RADIUS PER FINAL MAP
E.D.C.	EL DORADO COUNTY	ROW	RIGHT OF WAY
EL	ELEVATION	RT	RIGHT
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
FC	FACE OF CURB	SS	SEWER SERVICE
FF	FINISHED FLOOR	SW	SIDEWALK
FG	FINISHED GRADE	TBC	TOP BACK OF CURB
FH	FIRE HYDRANT	TC	TOP OF CURB ELEV.
FL	FLOWLINE	TW	TOP OF WALL
FND.	FOUND	UPC	UNIVERSAL PLUMBING CODE
GA	GUY ANCHOR	US	UTILITY SERVICE
GB	GRADE BREAK	W	WALL HEIGHT
HP	HIGH POINT	WL	WATER LINE
JP	JOINT POLE	WS	WATER SERVICE

Legend

	EXISTING TREE TO BE SAVED		(E) TREE TO BE REMOVED
S' SW	STEM WALL HEIGHT AS MEASURED FROM FINISHED FLOOR TO EXISTING GROUND OR FINISHED GRADE		
S' FW	HEIGHT OF FRAMED WALL & STEM WALL TOGETHER AS MEASURED FROM FINISHED FLOOR TO EXISTING GROUND OR FINISHED GRADE BELOW.		
S' RW	RETAINING WALL EXPOSED HEIGHT AS MEASURED FROM FINISHED GRADE (OR FINISHED FLOOR) TO EXISTING GROUND OR FINISHED GRADE. (This plan is prepared in advance of any structural calcs., so when structural calcs call for retaining wall to be 6' above finished grade, then wall heights will increase by that amount. Wall heights might also be increased by amount of cover a structural engineer desires over a footing before 2:1 grading can occur below it.)		

Sheet Index

G1	COVER SHEET
G2	GRADING PLAN
G3	SIGHT DISTANCE EXHIBIT
G4	EROSION CONTROL PLAN

General Construction Notes

1. MATERIALS, CONSTRUCTION QUALITY, AND METHODS FOR THIS PROJECT ARE SUBJECT TO THE COUNTY OF EL DORADO DESIGN AND IMPROVEMENT STANDARDS MANUAL STANDARD PLANS, AND THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD PLANS AND STANDARD SPECIFICATIONS.
2. ALL WORK SHALL BE ACCOMPLISHED TO THE SATISFACTION OF THE EDC DEVELOPMENT SERVICES OR THEIR AUTHORIZED REPRESENTATIVE.
3. ALL REFERENCE TO THE STANDARD SPECIFICATIONS SHALL MEAN THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS DATED JULY 2006
4. THE CONTRACTOR'S ATTENTION IS DIRECTED TO SECTION 7, "LEGAL RELATIONS AND RESPONSIBILITY" OF THE STANDARD SPECIFICATIONS.
5. CLEARING AND GRUBBING SHALL CONFORM TO THE PROVISIONS OF SECTION 17-2, "CLEARING AND GRUBBING" OF THE STANDARD SPECIFICATIONS.
6. EARTHWORK SHALL CONFORM TO THE PROVISIONS OF SECTION 19, "EARTHWORK" OF THE STANDARD SPECIFICATIONS.
7. AGGREGATE BASE SHALL CONFORM TO THE PROVISIONS OF SECTION 26, "AGGREGATE BASE" OF THE STANDARD SPECIFICATIONS FOR CLASS 2 AGGREGATE BASE, 3/4" MAXIMUM GRADATION.
8. ASPHALT CONCRETE SHALL CONFORM TO THE PROVISIONS OF SECTION 39, "ASPHALT CONCRETE" OF THE STANDARD SPECIFICATIONS FOR TYPE B ASPHALT CONCRETE.
9. THE GROUND ADJACENT TO THE FOUNDATION SHALL BE SLOPED SO THAT THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'. IMPERVIOUS SURFACES MAY BE SLOPED AT 2% MINIMUM (CBC R401.3).

811 CONTACT 811 BEFORE YOU DIG — 48 HOURS BEFORE BEGINNING EXCAVATION

SURVEY PREPARED BY:
NORTHERN CALIFORNIA GEOMATICS
1044 DIAMANTE ROBLES CT.
DIAMOND SPRINGS, CA 95619
(530) 957-0293

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
BM	BOOK OF MAPS
BOW	BOTTOM OF WALL
CC	CONCRETE
DI	DRAIN INLET
(E)	EXISTING
ELV	ELEVATION
EP	EDGE OF PAVEMENT
FL	FLOW LINE
GS	GROUND SHOT
INV	INVERT
MOW	CONCRETE MOW STRIP
SSMH	SANITARY SEWER MANHOLE
SW	SIDEWALK
SDMH	STORM DRAIN MANHOLE
ROW	RIGHT OF WAY
TOE	TOE OF SLOPE
TOP	TOP OF SLOPE
TOW	TOP OF WALL

SURVEY LEGEND

- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- STORM DRAIN INLETS
- VARIOUS SIZED ELECTRICAL VAULT
- ELECTRICAL RISER
- POWER POLE
- MISC SIGN
- FIRE HYDRANT
- SPRINKLER
- IRRIGATION CONTROL VALVE
- WATER VALVE
- TELEPHONE RISER
- MONITORING WELL
- PARCEL BOUNDARY
- SECTION LINE
- EDGE OF PAVEMENT
- FENCE

LICENSED LAND SURVEYOR BRENDON WILLIAMS No. 9049 STATE OF CALIFORNIA

UTILITY STATEMENT

UNDERGROUND UTILITIES THAT MAY EXIST WERE NOT LOCATED AND ARE NOT SHOWN.

BENCH MARK

ASSUMED ELEVATION BASED ON CSDS VSN NETWORK

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS GRID NORTH BASED ON CSDS VSN NETWORK

SURVEYOR'S STATEMENT

THIS SURVEY IS BASED UPON A FIELD SURVEY CONDUCTED UNDER MY DIRECTION. A UAV (MATRICE 350) WAS FLOWN AT 300' TO ACQUIRE THE INFORMATION SHOWN AND AEROTAS WAS USED TO PROCESS THE FLIGHT DATA. THE BOUNDARY IS NOT SHOWN. THERE WAS NO TITLE REPORT SUPPLIED THEREFORE EASEMENTS OF RECORD MAY EXIST.

05-24-2025
BRENDAN WILLIAMS, P.L.S. 9049 — DATE

PREPARED BY:
LEBECK ENGINEERING, INC.
3430 ROBIN LANE, BLDG. #2
CAMERON PARK, CA 95682
Ph. (530) 677-4080 Fax. (530) 677-4096

Stamp Date: Jan 16, 2026

ENGINEER'S STAMP: PREPARED BY A LICENSED PROFESSIONAL ENGINEER — ANDREW A. LEBECK — No. 47045 — REGISTERED CIVIL — STATE OF CALIFORNIA

PREPARED FOR:
AMERICAN RIVER CONSERVANCY
c/o ELENA DELACY
348 HIGHWAY 49
COLOMA, CA 95613
530-621-1224 work
elena@arconservancy.org

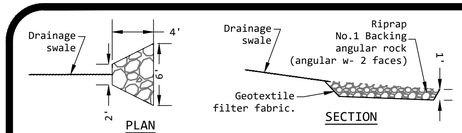
GRADING PLANS - PHASE 1
COVER SHEET
State Highway 49, El Dorado, CA
APN: 092-040-067

Project # 25-120
Date: JANUARY 2026
Scale: 1" = 60'
Designed by: B. Lebeck
Drawn by: E. Alliguie

SHEET NO.
G1

Plot Date: Jan 16, 2026

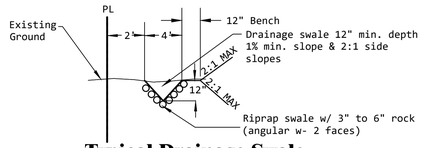
Phase 1



Note: Contractor shall ensure runoff is not directed toward a downhill home, pool, or other appurtenance.

Cobble Outfall (Typ.)

N.T.S.



Typical Drainage Swale

N.T.S.

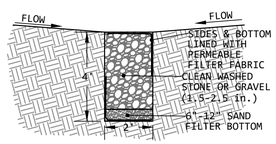
INFILTRATION TRENCH MAINTENANCE:

Infiltration trenches required the least maintenance of any of the BMPs evaluated in the Caltrans study, with approximately 17 field hours spent on the operation and maintenance of each site. Inspection of the infiltration trench was the largest field activity, requiring approximately 8 hr/yr.

In addition to reduced water quality performance, clogged infiltration trenches with surface standing water can become a nuisance due to mosquito breeding. If the trench takes more than 72 hours to drain, then the rock fill should be removed and all dimensions of the trench should be increased by 2 inches to provide a fresh surface for infiltration.

As needed:
- Inspect the infiltration trench after major storms.
- Manually remove sediment and debris.

Seasonally:
- Mow surrounding grass and remove trash.
- Manually remove vegetation and weeds.



INFILTRATION TRENCH DETAIL

N.T.S.

ALL GRADING & DRAINAGE SHALL CONFORM WITH THE EL DORADO COUNTY GRADING DESIGN MANUAL.

TESTS AND INSPECTIONS (SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, COUNTY INSPECTIONS, ETC.) ARE REQUIRED PER EDC GRADING MANUAL FOR FILL PLACEMENT AND RETAINING WALLS.

TEMPORARY PHASE 1 GRADING (TYP.).

SEE PHASE 2 PLANS FOR REMAINDER OF PARKING LOT

(P)INFILTRATION TRENCH 2' WIDE 4' DEPTH 185 L.F.

13 STALLS (10'X20') (6" CLASS 2 A.B.) 1%

CONSTRUCT COBBLE OUTFALL PER SWALE COBBLE OUTFALL DETAIL (THIS SHEET). DRAINAGE SHALL BE DISPERSED INTO SHEETFLOW (IE. NOT CONCENTRATED FLOW) (TYP.)

INSTALL 66.2 LF 12" HDPE @ 12.08%

12"FL=851.0 E.O. PER EDC STD PLAN T-504, TYP.

12"FL=843.0 PER EDC STD PLAN T-504, TYP.

INSTALL 66.2 LF OF 12" HDPE @ 12.1%. 12"FL IN= 851.0 12"FL OUT= 843.0

CONTRACTOR SHALL REMOVE APPROX. 190 LF OF EX. FENCE; RE-GRADE TO LAY BACK EX. CUT SLOPE AS SHOWN FROM 832-FT CONTOUR TO IMPROVE SIGHT DISTANCE, THEN RE-STALL FENCING.

CONTRACTOR SHALL SAWCUT AND REMOVE PORTION OF EX. AC SHOULDER (DUE TO STEEP CROSS-SLOPE)(APPROX.1193 SF)

EXTEND (E)24"CMP APPROX. 8 LF @ 1.5% & INSTALL 36" DIA. OCP PER EDC STD PLAN 115A W-2 EA. SIDE INLETS 18"W X12"H W=#4 REBAR ACROSS AT MID-HT. GRATE=830.7 SIDE INLET(S) FL=829.7 24"FL=827.70

(E)24" CMP FL=827.58

STEEPEN SLOPE TO MATCH EX. SLOPE & TO SAVE EX. TREE

R=20'(TO (E)E.P. LINE)

(P)INFILTRATION TRENCH 2' WIDE 4' DEPTH 135 L.F.

APPROXIMATE LOCATION 60' WIDE CAL-TRANS RIGHT OF WAY PER BOOK A, PAGE 411

(E)18" CMP FL=829.10

30.0 ACRES
SEC 11 8 10
APN: 092-040-067

CA SR 49

(E)E.P.
(E)A.C. 2' SHOULDER
(E)WHITE STRIPE
(E)DBL.YELLOW STRIPE
(E)WHITE STRIPE

50' TAPER
50' TAPER

(E)TW 831.94
(E)TW 832.86
(E)TW 832.72

SAVE
SAVE
SAVE

R/W

GOLD BEACH MANUFACT HOUSING COMMUNITY LLC CA LLC
99 A SEC 11 8 10
99.0 ACRES
A.P.N. 092-040-039

20 10 0 20 40
SCALE: 1" = 20'

811 CONTACT 811 BEFORE YOU DIG 811 811 DIGGING YOU'RE

PREPARED BY:
LEBECK ENGINEERING, INC.
3430 ROBIN LANE, BLDG. #2
CAMERON PARK, CA 95682
Ph. (530) 677-4080 Fax. (530) 677-4096

Stamp Date: Jan 16, 2026

ENGINEER'S STAMP: BARBARA A. LEBECK No. 47045 CIVIL REGISTERED PROFESSIONAL ENGINEER STATE OF CALIFORNIA

GRADING PLANS - PHASE 1
GRADING PLAN
State Highway 49, El Dorado, CA
APN: 092-040-067

PREPARED FOR:
AMERICAN RIVER CONSERVANCY
c/o ELENA DELACY
348 HIGHWAY 49
COLOMA, CA 95613
530-621-1224 work
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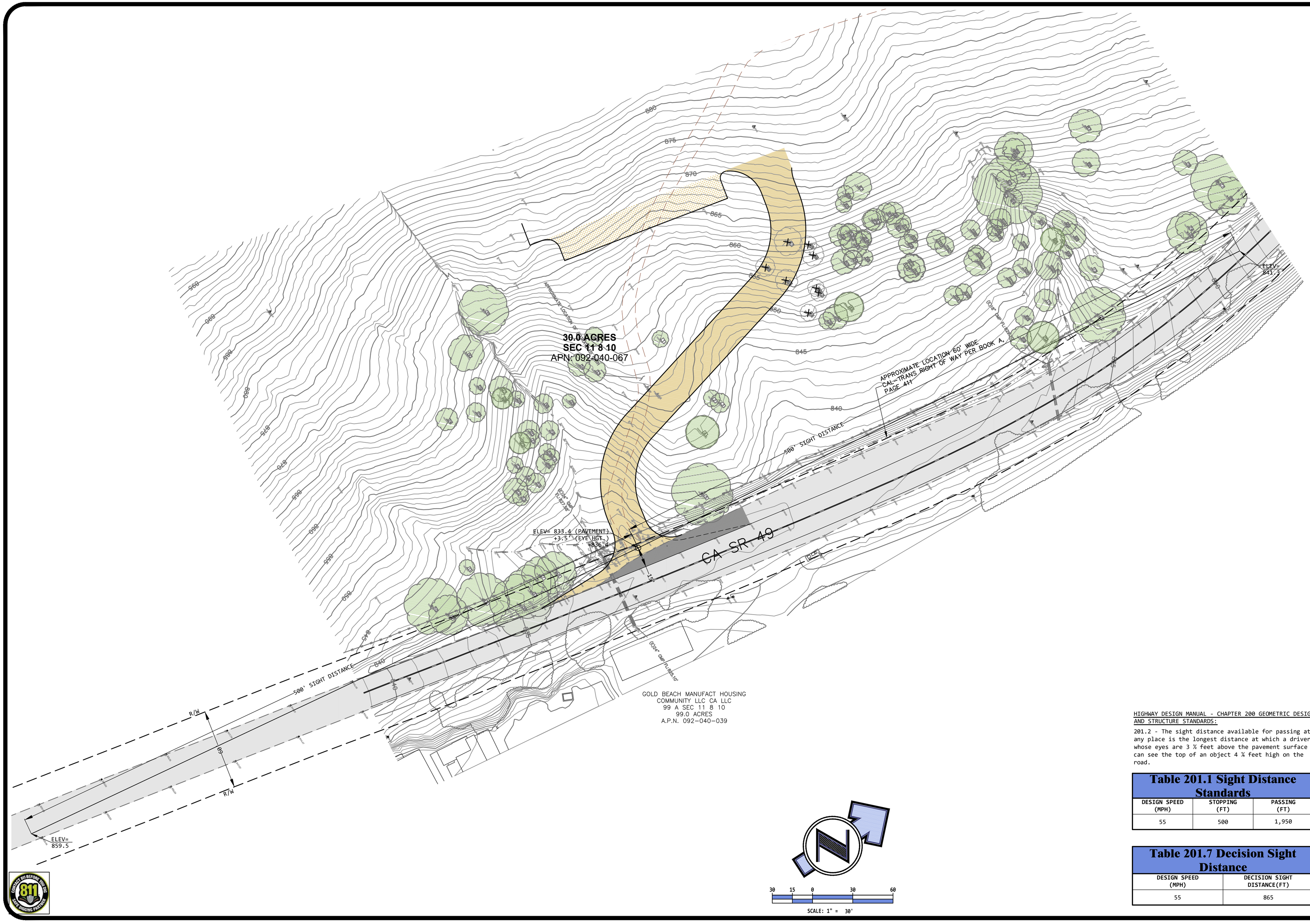
Project #	25-120
Date:	JANUARY 2026
Scale:	1" = 20'
Designed by:	B. Lebeck
Drawn by:	E.A. & B.L.

SHEET NO.

G2

Plot Date: Jan 16, 2026

Phase 1



HIGHWAY DESIGN MANUAL - CHAPTER 200 GEOMETRIC DESIGN AND STRUCTURE STANDARDS:

201.2 - The sight distance available for passing at any place is the longest distance at which a driver whose eyes are 3 ¼ feet above the pavement surface can see the top of an object 4 ¼ feet high on the road.

Table 201.1 Sight Distance Standards

DESIGN SPEED (MPH)	STOPPING (FT)	PASSING (FT)
55	500	1,950

Table 201.7 Decision Sight Distance

DESIGN SPEED (MPH)	DECISION SIGHT DISTANCE(FT)
55	865

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Ph. (530) 677-4080 Fax. (530) 677-4096

Stamp Date: Jan 16, 2026

ENGINEER'S STAMP:
BARBARA A. LEBECK No. 47045 RCE 12-31-27 CIVIL REGISTERED PROFESSIONAL ENGINEER STATE OF CALIFORNIA

GRADING PLANS - PHASE 1

SITE DISTANCE EXHIBIT

State Highway 49, El Dorado, CA
APN: 092-040-067

PREPARED FOR:
AMERICAN RIVER CONSERVANCY
c/o ELENA DELACY
348 HIGHWAY 49
COLOMA, CA 95613
530-621-1224 work
elena@arconservancy.org

Project #	25-120
Date:	JANUARY 2026
Scale:	1" = 30'
Designed by:	B. Lebeck
Drawn by:	E.A. & B.L.

SHEET NO.
G3

Plot Date: Jan 16, 2026

Phase 1

Erosion Control Requirements and Specifications

COMBINED EL DORADO COUNTY RESOURCE CONSERVATION DISTRICT AND
EL DORADO COUNTY DEPARTMENT OF TRANSPORTATION EROSION CONTROL
REQUIREMENTS AND SPECIFICATIONS
July 2006

I. Minimum Construction Site Storm Water Management Practices
The storm water management practices described below are the minimum, required water quality protection measures applicable to all construction sites, within Western El Dorado County. This listing does not include the various inspection, record keeping, training and reporting requirements. Additionally, there will be instances where project and site conditions require supplementing or deviating from these minimum protection requirements. The contractor is expected to deploy measures sufficient to achieve compliance with the County's Grading Ordinance; and, as applicable (projects which involve one acre or more of disturbed soil or are part of a larger common plan of development that encompasses one acre or more of disturbed soil), with the State Water Resources Control Board's (SWRCB) NPDES General Permit for Storm Water Discharges Associated with Construction Activity.

A. Scheduling
Construction shall be scheduled to minimize construction activities in "high-risk areas" and the amount of active disturbed soil areas, during the rainy season (Oct. 15th to May 1st). "High-risk areas" include those areas within 50 feet of USGS watercourses, 100-year flood plains, regulated wetlands, and where slopes exceed 16%.
Unless specifically authorized by the County's on-site representative, during the rainy season the contractor shall not schedule construction activities in "high risk areas" or schedule to have more than 5 acres of active disturbed soil area.
Where permanent storm water treatment devices are to be constructed, these devices should, whenever feasible, be constructed as an early work item.

B. Preservation of Natural Features
Prior to the commencement of soil-disturbing activities, areas of existing vegetation that are to remain and environmentally sensitive areas (i.e. wetlands, protected habitats, etc) shall be fenced for protection. In general, site designs shall preserve existing vegetation to the maximum extent possible; and during construction, existing vegetation shall be preserved (and protected by fencing) for as long as possible to minimize erosion.

C. Storm Water Run-On and Concentrated Flows
Existing watercourses shall be protected; and if diverted, handled in a non-eroding fashion. To the extent feasible, all concentrated water flows shall be channeled away from disturbed soil areas / stockpiles. Concentrated water flows shall be conveyed in a non-eroding fashion.

D. Stockpile Management
Stockpiles shall be managed as follows:
1. Soil stockpiles
Rainy season: Covered, or protected with soil stabilization measures & perimeter sediment barriers
Non-rainy season: Covered or protected with perimeter sediment barriers
2. Concrete/asphalt rubble, rock and aggregate base/sub-base- Covered or protected with perimeter sediment barriers
3. "Cold mix" asphalt - Covered

E. Sediment Tracking Control
Appropriate measures shall be deployed to minimize any tracking of sediment off-site by vehicles and/or equipment. These measures include stabilized construction entrances/exits & roadways, and tire washing. Where tracking occurs, streets shall be swept using a pickup sweeper with water supply.

F. Non-Storm Water Management
Non-storm water discharges shall be minimized to the extent feasible. Sediment-laden non-storm water is required to be filtered (or equivalent treatment) prior to discharging. Measures required to manage non-storm water discharges include: water conservation practices, dust control, material storage practices, vehicle/equipment operation and maintenance requirements, waste management practices, and spill prevention/control measures.

G. Disturbed Soil Area Management
Disturbed soil areas (DSA) shall be protected with an "effective combination" of measures including soil stabilization, sediment barriers and basins / traps. There may be situations where "Sediment Basins" or "Treatment" are able to substitute as alternative control measures to the normally required "effective combination" of soil stabilization, sediment barriers and basins / traps. However, when substituting these measures, the contractor must be prepared to demonstrate that the sediment load within storm water discharges from the construction site does not exceed natural or pre-construction levels.
1. Soil stabilization measures include:
- Hydraulic mulch (ref. CASQA BMP # EC-3)
- Hydroseeding (ref. CASQA BMP # EC-4)
- Suitably stabilized, non-polluting straw / wood / organic mulch (ref. CASQA BMP #'s EC-6 & EC-8)
- Geotextiles, mats, plastic covers and erosion control blankets (ref. CASQA BMP # EC-7)
- Stabilized construction roadways (ref. CASQA BMP # TC-2)

2. Sediment barriers include:
- Silt fences (ref. CASQA BMP # SE-1)
- Sand/gravel bag barriers (ref. CASQA BMP #'s SE-6 & SE-8)
- Straw bale barriers (ref. CASQA BMP # SE-9)
- Fiber rolls (ref. CASQA BMP # SE-5)

3. Basin / traps include:
- Desilting basins (ref. Caltrans BMPs)
- Sediment traps (ref. Caltrans BMPs)

4. On DSAs with slope lengths greater than 10 feet, the following measures shall be deployed:
a. Rainy season (Oct. 15th to May 1st):
Non-active areas (no soil disturbing activities for 21 or more days)
- On slopes equal to or flatter than 1:20 (V/H), soil stabilization
- On slopes steeper than 1:20 (V/H), soil stabilization and sediment barriers

Active areas
- On slopes steeper than 1:20 (V/H), sediment barriers
- On slopes steeper than 1:2 (V/H) with slope lengths greater than 50 feet: soil stabilization; sediment barriers; and where feasible, basins / traps

b. Non-rainy season:
Non-active areas (no soil disturbing activities for 21 or more days)
- On slopes steeper than 1:2 (V/H), sediment barriers

5. General:
- Protection shall be deployed on non-active DSAs within 14 days from the cessation of soil-disturbing activities or one day prior to the predicted (40% or more chance) onset of significant precipitation, whichever occurs first. Protection shall be deployed on active DSAs prior to the predicted (40% or more chance) onset of significant precipitation.
- "Terraces." For cut slopes up to 60 feet in height, terraces at least 8 feet (2.4 meters) in width shall be established at not more than 30-foot (9.1 meters) vertical intervals on all cut slopes to control surface drainage and debris except that where only one terrace is required, it shall be at midheight. For cut slopes greater than 60 feet (18 meters) and up to 120 feet (37 meters) in vertical height, one additional terrace at approximately midheight shall be 12 feet (3.6 meters) in width. Terraces shall slope a minimum of 5 percent gradient toward the hillside. Terrace widths and spacing for cut slopes greater than 120 feet (36 meters) in height shall be designed by the Civil Engineer and approved by the Director. Suitable access shall be provided to permit proper cleaning and maintenance.
- "Sediment Basin:" A basin with a capacity equivalent to at least 3600 cubic feet of storage (as measured from the bottom of the basin to the principal outlet) per acre draining into the basin. The length of the basin shall be more than twice the basin's width (length is determined by measuring the distance between the inlet and the outlet). The depth of the basin must not be less than three feet nor greater than five feet.
- "Treatment": A combination of basin and treatment engineered to capture and treat (to remove 0.01 mm sized particles and larger) the 10-year, 6-hour rain event using Q=C×I×A where C=0.5 and I ranges from 0.286 (El Dorado Hills) to 0.500 (Sly Park).

General reference:
El Dorado County "Storm Water Management Plan", October 2004. Available online at www.co.el-dorado.ca.us
Detailed references:
4. California Storm water Quality Association (CASQA) "Construction Handbook," January 2003, Errata September 2004. Available online at: www.co.el-dorado.ca.us
5. Caltrans "Statewide Storm Water Quality Practice Guidelines," April 2003. Available online at: www.co.el-dorado.ca.us
6. High Sierra Resource Conservation and Development Council "Vegetation Establishment Guidelines for the Sierra Nevada Foothills and Mountains," 2005. Available online at: http://www.co.el-dorado.ca.us/emd/solidwaste/StormWater/HSRCD%20Vegetation%20Guidelines%20Final%202005.pdf

II. CRITICAL AREA PLANTING SPECIFICATIONS (January 2006)

A. SCOPE - Establishing vegetation on severely eroding areas or areas with an erosion potential. Its purpose is to stabilized the soil, minimize or prevent damage from sediment and runoff to downstream areas, protect wildlife habitat, and maintain aesthetic qualities.

B. AREAS TO BE SEEDED, TIMING OF SEEDING - Complete revegetation and stabilization of all disturbed soils, both within and outside county rights-of-way, will be accomplished with specified amounts and types of vegetative species, mulch and fertilizer material. See Major Land Resource Area exhibits MLRA 18 OR 22.
All erosion and sediment control practices performed after October 15, shall follow "rainy season" specification contained in the storm water management practices.

C. MATERIAL
1. Seed - All seed shall be delivered to the site tagged and labeled in accordance with the California Agricultural Code and shall be acceptable to the County Agricultural Commissioner. Seed shall be of a quality which has a minimum pure live seed content of 80% (% purity × % germination) and weed seed shall not exceed 0.5% of the aggregate of pure live seed and other materials. Legume seed shall be inoculated with inoculate specific to its needs within two hours prior to seeding. Inoculants shall not be used later than the date indicated on the container or as otherwise specified. All inoculated seed shall be labeled to show weight of seed, date of inoculation, and the weight and source of inoculant materials.
2. Fertilizer - A commercial fertilizer shall be Ammonium Phosphate and contain a minimum of 16% nitrogen, 20% phosphorus and 0% potash, uniform in composition, dry and free flowing, pelleted or granular. All fertilizer shall be delivered in unbroken or unopened containers, labeled in accordance with applicable state regulations and bearing the warranty of the producer for the grade furnished.
3. Mulch - Mulch shall be one of the following materials as approved by the government representative.
3A. Straw - Straw shall be new straw derived from rice, wheat, oats, or barley and be free of mold and noxious weed seed. Straw shall be furnished in air dry bales. Evidence shall be furnished that clearance has been obtained from the County Agricultural Commissioner, as required by law, before straw obtained from outside the county in which it is to be used is delivered to the site of the work.
3B. Wood Fiber Mulch - Wood fiber mulch is a wood cellulose fiber that contains no germinating or growth inhibiting factors. It is colored with a non-toxic, water soluble, green dye to provide a proper gauge for metering over ground surfaces. It has the property to be evenly dispersed and suspended when agitated in water.

D. SEEDING REQUIREMENTS
1. General - All seeding, fertilizer and mulching operations shall begin when approval is given by the appropriate County Engineer or Conservation District representative.
2. Seedbed Preparation - The entire area to be seeded shall be reasonably smooth and conform to the desired shape before actual seedbed preparation is begun. Any debris which would interfere with seeding operations, growth or maintenance of the vegetative cover will be removed. The area to be seeded shall have a firm seedbed which has previously been roughened by scarifying, disking, harrowing, chiseling, or otherwise worked to a depth of two to four inches (2" - 4"). No implement shall be used that will create an excessive amount of downward movement of soil or clods of sloping areas. Seedbed may be prepared at time of completion of earth-moving work.
3. Fertilizing - Fertilizer shall be distributed uniformly over the seedbed at the rate of 300 pounds per acre, and shall be in such physical condition to insure uniform application over the area to be fertilized. Fertilizer may be applied in any way that will result in uniform distribution. The fertilizer shall be incorporated into the soil.
4. Seeding - Seed shall be broadcast by hand, mechanical hand seeder, power operated seeder, hydroseeder or other approved equipment. 'Seed shall have a soil cover of not more than one-half inch. Seeding will be carried out using either of the following methods:
Method 1 The seed may be drilled, not to exceed one-half (1/2) inch deep and cultipacked or rolled once over with a corrugated roller on all areas where equipment can be operated safely. Seed operations will be across the slope.
Method 2 The seed may be applied in a slurry mix of wood cellulose fiber distributed uniformly at the prescribed rate (see Item E.2, Wood Celulose Fiber -Hydro-mulching, below). The application unit used for "Hydro Mulch" shall be equipped with an agitator to maintain the seed and mulch in suspension within the unit's tank prior to and during application.
Method 3 Where emergency treatment of exposed soils extends beyond October 15, emergency mulching without seed will be prescribed in accordance with "Soil stabilization measures" described previously.

Special Note: A minimum 70% seed germination with at least 1" growth must be obtained by December 1st, or area must be covered with straw mulch. (Section E-1)

NOTE: PLACE STORM DRAIN INLET PROTECTION (STONE-FILLED OR GRAVEL-FILLED GEOTEXTILE BAGS) AT THE NEAREST DOWNSTREAM DRAINAGE INLETS ON THE STREET BEFORE DISTURBING SOIL.

Erosion Control Legend

DESCRIPTION	DEPICTION
STRAW WATTLE	
CRUSHED ROCK FILLED BAGS	

STRAW WATTLE/FIBER ROLL PLACEMENT

INSTALL ON ALL GRADED AREAS, PADS AND DRIVEWAYS (PRIOR TO PAVING) AND ON TOP AND MID-SLOPES

WATTLES IN STREETS AND ON PADS:

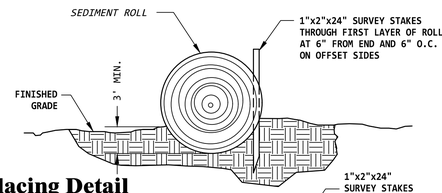
- 0-2% - 200' SPACING
- 2-5% - 100' SPACING
- 5-10% - 50' SPACING
- 10-20% - 25' SPACING
- 20-50% - 10' SPACING

Erosion/Pollution Control Notes

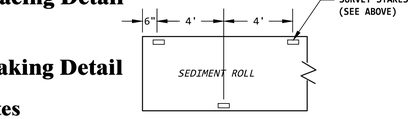
1. THE CONTRACTOR'S EQUIPMENT AND MATERIALS STORAGE YARD SHALL BE LOCATED AT LEAST FIFTY (50) FEET AWAY FROM ANY SWALES OR INTERMITTENT STREAMS AND THE INTERVENING VEGETATION SHALL BE LEFT INTACT.
2. ON-SITE FUEL TANKS SHALL HAVE PROPER CONTAINMENT BERMS IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. ALL WASTE OIL OR OTHER HAZARDOUS MATERIALS RESULTING FROM THE MAINTENANCE OFTHE CONSTRUCTION EQUIPMENT ARE THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF-SITE.
3. UPON COMPLETION OF WORK, ALL MATERIALS, DEBRIS, AND EQUIPMENT SHALL BE REMOVED FROM THE STORAGE SITE AND THE SITE REGRADED AND REVEGETATED TO BRING IT BACK TO A NATURAL CONDITION.
4. NO DUST PALLIATIVE MATERIALS OTHER THAN WATER SHALL BE USED ON THIS PROPERTY.
5. NO ROAD OIL OR LIQUID ASPHALT SHALL BE SPRAYED ON ROADWAYS DURING PERIODS WHERE STORM WATER RUNOFF WOULD BE LIKELY.
6. THE CONTRACTOR SHALL CONTROL HIS OPERATIONS TO MAKE SURE THAT CONSTRUCTION TRAFFIC THAT ENTERS AND LEAVES THE SITE SHALL HAVE FIRM STABLE ACCESS SO AS TO MINIMIZE THE TRACKING OF SEDIMENTS ONTO PAVED ROADWAYS.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CLEAN SEDIMENTS TRACKED ONTO PAVED ROADWAYS BY THE END OF EACH WORKDAY. LARGE CHUNKS OF SOIL SHALL BE SCRAPED OR BROOMED FROM THE ROADWAY AND PROPERLY RETURN TO THE CONSTRUCTION SITE PRIOR TO WASHING THE PAVEMENT CLEAN.
8. THE CONTRACTOR SHALL, AT ALL TIMES, KEEP PROPERTY ON WHICH WORK IS PROGRESS AND THE ADJACENT PROPERTY FREE FROM ACCUMULATIONS OF WASTE MATERIAL OR RUBBISH CAUSED BY EMPLOYEES OR BY THE WORK . THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WASTE RECEPTACLES ON THE JOB SITE AND INFORMING ALL EMPLOYEES THAT NO LITTER WILL BE ALLOWED ON THE PROJECT SITE. UPON COMPLETION OF THE CONSTRUCTION, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY STRUCTURES, RUBBISH, AND WASTE MATERIALS RESULTING FROM HIS OPERATIONS.
9. ALL EROSION CONTROL AND DESILTATION FACILITIES FOR A CONSTRUCTION PROJECT SHALL BE IN PLACE AND FUNCTIONAL BY 15 OCTOBER. SAID FACILITIES SHALL BE INSPECTED WEEKLY AND AFTER ANY STORM EVENTS BY CONTRACTOR'S PERSONNEL TO DETERMINE THAT THE FACILITIES ARE FUNCTIONING PROPERLY. ANY REPAIRS NEEDED SHALL BE MADE PROMPTLY AND ANY SUBSTANTIAL DEPOSITS OF SILT OR DEBRIS SHALL BE CLEANED FROM THE FACILITIES AND PROPERLY DISPOSED OF.
10. ALL EROSION CONTROL AND DESILTATION FACILITIES FOR A CONSTRUCTION PROJECT SHALL BE IN PLACE AND FUNCTIONAL BY 15 OCTOBER. SAID FACILITIES SHALL BE INSPECTED WEEKLY AND AFTER ANY STORM EVENTS BY CONTRACTOR'S PERSONNEL TO DETERMINE THAT THE FACILITIES ARE FUNCTIONING PROPERLY. ANY REPAIRS NEEDED SHALL BE MADE PROMPTLY AND ANY SUBSTANTIAL DEPOSITS OF SILT OR DEBRIS SHALL BE CLEANED FROM THE FACILITIES AND PROPERLY DISPOSED OF.
11. THE CONTRACTOR SHALL CONTROL THE LOCATIONS WHERE CONCRETE TRUCK CLEAN OUT MAY OCCUR. CLEAN OUT SHALL NOT OCCUR WITHIN FIFTY (50) FEET OF A FLOWING STREAM
12. IN ADDITION TO COMPREHENSIVE PROJECT EROSION CONTROL FEATURES (SEDIMENTATION PONDS, INLET FILTERS, ETC.) SILT FENCES/HAY BALES/STRAW ETC. SHALL BE PLACED AS A FIRST LINE OF EROSION CONTROL BELOW ALL AREAS DISTURBED (10/15-5/15), INCLUDING STOCKPILED MATERIAL FROM GRADING AND TRENCHING OPERATIONS. ANY GRADING COMPLETED SHALL BE SEEDED/STRAWED IMMEDIATELY (10/15-5/15).
13. IT IS EXPRESSLY UNDERSTOOD THAT APPROVAL OF THIS PLAN SHALL NOT RELIEVE THE DEVELOPER, ENGINEER, OR CONTRACTOR OF ANY RESPONSIBILITIES UNDER THE PERMIT, AGREEMENT, OR PLANS FOR THE SUCCESSFUL IMPLEMENTATION OF SEDIMENTATION CONTROL IN CONFORMITY WITH THE REQUIREMENTS OF ALL COUNTY, STATE AND FEDERAL ORDINANCES, LAWS, MANUALS, CONDITIONS, PERMITS OR PLANS.
14. DURING GRADING, PAVE SURFACE OR ROCK ENCROACHMENTS TO ANY EXISTING ROADWAYS.

Straw Wattle Detail

NOT TO SCALE



Placing Detail



Staking Detail

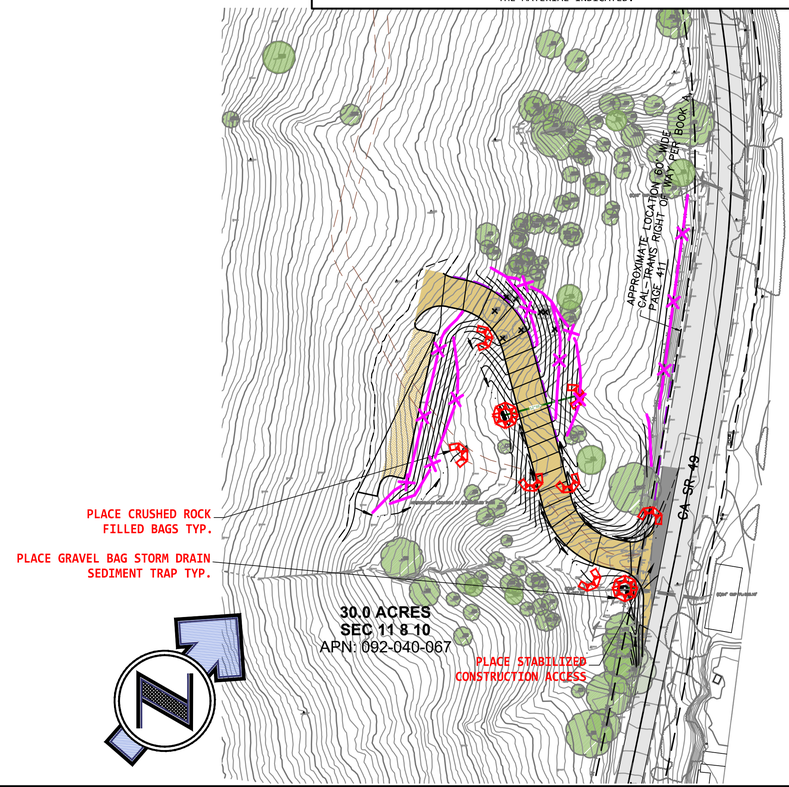
Notes

1. SEDIMENT ROLLS ARE TUBES MADE FROM BIODEGRADABLE EXCELSIOR WITH PHOTO-DEGRADABLE NETTING. THEY ARE 12" IN DIAMETER AND AS LONG AS CAN BE CONVENIENTLY PLACED.
2. SEDIMENT ROLLS TRAP AND CAPTURE SEDIMENT, INCREASE FILTRATION RATES, SLOW RUNOFF VELOCITIES AND REDUCE SHEET RILL EROSION. THEY CREATE A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.
3. SEDIMENT ROLLS SHOULD BE PLACED INTO A TRENCH APPROXIMATELY 3" DEEP AND SECURELY STAKED AT 6' O.C. WITH 1"X2"X24" WOODEN STAKES.

MLRA 18

PERIOD	METHOD	TYPE OF SEED	AMOUNT PER ACRE	AMOUNT PER 1000 SQUARE FEET	MULCH TYPE
SEPT 15 - OCT 15	Hydroseed	Blando Brome and either	12 lbs.	0.3 lbs.	straw or wood fiber
		Wimerra '62 or Annual Ryegrass	9 lbs.	0.2 lbs.	
SEPT 15 - OCT 15	Broadcasted	Blando Brome and	12 lbs.	0.3 lbs	straw or wood fiber
		Rose Clover	9 lbs.	0.2 lbs	
OCT 16 - SEPT 14	Hydroseed	Blando Brome and either	24 lbs.	0.6 lbs.	straw only
		Wimerra '62 or Annual Ryegrass	18 lbs.	0.4 lbs.	
OCT 16 - SEPT 14	Broadcasted	Blando Brome and	24 lbs.	0.6 lbs.	straw only
		Rose Clover	18 lbs.	0.4 lbs.	

A MULCH COVERING SHALL BE APPLIED OVER THE SURFACE OF THE SEEDED AREA. MULCHING SHALL FOLLOW IMMEDIATELY AFTER SEEDING UNLESS OTHERWISE DIRECTED. MULCH WILL BE OF THE MATERIAL INDICATED.



PREPARED BY:
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Stamp Date: Jan 16, 2026
ENGINEER'S STAMP:
REGISTERED PROFESSIONAL ENGINEER
BARBARA A. LEBECK
No. 47045
CIVIL
STATE OF CALIFORNIA

GRADING PLANS - PHASE 1
EROSION CONTROL PLAN
State Highway 49, El Dorado, CA
APN: 092-040-067

PREPARED FOR:
AMERICAN RIVER CONSERVANCY
c/o ELENA DELACY
348 HIGHWAY 49
COLOMA, CA 95613
530-621-1224 work
elena@arconservancy.org

Project # 25-120
Date: JANUARY 2026
Scale: 1" = 60'
Designed by: B. Lebeck
Drawn by: E. Alliguie

SHEET NO.
G4

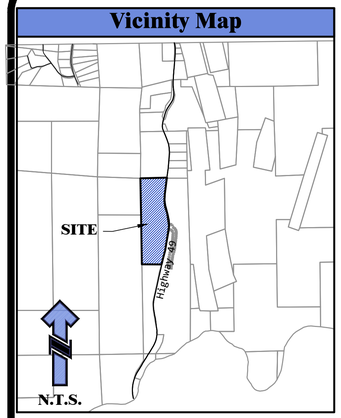
Plot Date: Jan 16, 2026

Phase 1

GRADING PLANS - PHASE 2

for
State Highway 49, El Dorado, CA
APN: 092-040-067
January 2026

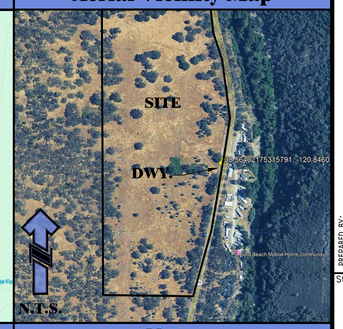
Vicinity Map



Postmile Map

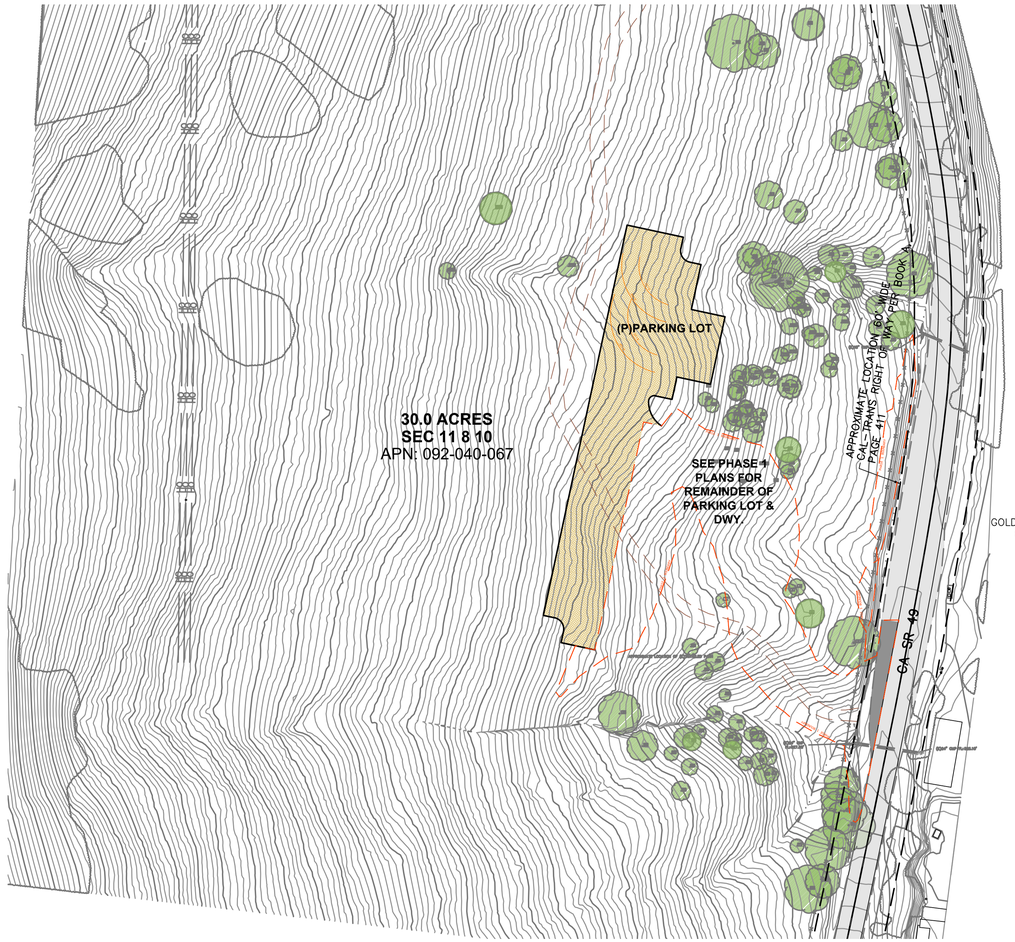


Aerial Vicinity Map



TREE TABLE

1	06" OAK		62	07" OAK	
2	06" OAK		63	08" OAK	
3	07" OAK		64	06" OAK	
4	3 OAK	CLUSTER 08"08"11'	65	06" OAK	
5	22" OAK		66	06" OAK	
6	15" OAK		67	10" OAK	
7	13" OAK		68	07" OAK	
8	19" OAK		69	08" OAK	
9	15" TREE		70	3 OAK	CLUSTER 06"06"06"
10	20" OAK		71	08" OAK	
11	06" TREE		72	20" OAK	
12	09" OAK		73	09" OAK	
13	06" OAK		74	09" OAK	
14	07" OAK		75	15" OAK	
15	07" OAK		76	14" OAK	
16	07" OAK		77	20" OAK	
17	06" OAK		78	09" OAK	
18	06" OAK		79	12" OAK	
19	07" OAK		80	14" OAK	
20	08" OAK		81	13" OAK	
21	07" OAK		82	2 OAK	CLUSTER 14"14"
22	4 OAK	CLUSTER 08"10"07"13"	83	19" OAK	
23	06" OAK		84	15" OAK	
24	08" OAK		85	09" OAK	
25	07" OAK		86	24" OAK	
26	2 OAK	CLUSTER 08"09"	87	12" OAK	
27	09" OAK		88	10" OAK	
28	06" OAK		89	08" OAK	
29	06" OAK		90	14" OAK	
30	13" OAK		91	08" OAK	
31	18" OAK		92	08" OAK	
32	07" OAK		93	25" OAK	
33	08" OAK		94	07" TREE	
34	08" OAK		95	06" OAK	
35	05" OAK		96	2 OAK	CLUSTER 09"06"
36	07" OAK		97	09" OAK	
37	19" OAK		98	09" OAK	
38	22" OAK		99	05" OAK	
39	06" OAK		100	10" OAK	
40	09" OAK		101	07" OAK	
41	3 OAK	CLUSTER 11"11"11"	102	06" OAK	
42	06" OAK		103	07" OAK	
43	06" OAK		104	08" TREE	
44	06" OAK		105	06" OAK	
45	08" OAK		106	06" OAK	
46	07" OAK		107	10" OAK	
47	10" OAK		108	07" OAK	
48	06" OAK		109	06" OAK	
49	08" OAK		110	07" OAK	
50	08" OAK		111	07" OAK	
51	10" OAK		112	10" OAK	
52	09" OAK		113	06" OAK	
53	06" OAK		114	07" OAK	
54	2 OAK	CLUSTER 06"07"	115	06" OAK	
55	09" OAK		116	05" OAK	
56	06" OAK		117	05" OAK	
57	06" OAK		118	09" OAK	
58	07" OAK		119	3 OAK	CLUSTER 14"14"14"
59	08" OAK		120	07" OAK	
60	09" OAK		121	21" OAK	
61	07" OAK		122	10" OAK	



Project Overview

*SEE SHEET G2 FOR DETAILED GRADING PLAN

DISTURBED AREA= 0.96 Ac.

SCALE: 1" = 60'

Earthwork Calculations (Phase 2)

EMBANKMENT (FILL)		707 C.Y.
EXCAVATION (CUT)	3,380 C.Y.	
LESS 10% SHRINKAGE & LOSS	338 C.Y.	
TOTAL CUT	3042 C.Y.	
SITE TOTAL	2,335 C.Y. EXPORT	BALANCE W- PH#1 EW

Note: earthwork calculation are approximate and may vary based upon characteristics of the soil and/or contractors methodology.

Note: The earthwork quantities calculated above exclude any trench dirt for utilities, wall/foundation footings, or other landscaping items. Contractor shall adjust quantities as necessary to account for these items once design is know and/or structural calculations & details are completed by the structural engineer.

Notes

1. THE ZONING OF THIS LOT IS RL-80. THE SETBACKS ARE: 30' FRONT, 15' SIDES AND 30' REAR PER EL DORADO COUNTY.
2. ALL GRADES SHOWN HEREON ARE FINISHED GRADES UNLESS OTHERWISE STATED.
3. ALL CUTS AND FILLS SHOWN HEREON ARE 2:1 MAX., UNLESS OTHERWISE STATED CUTS AND/OR FILLS STEEPER THAN 2:1 REQUIRE APPROVAL FROM A LICENSED GEOTECHNICAL ENGINEER. ALL CUTS AND FILLS SHALL FOLLOW THE EDC DESIGN & IMPROVEMENT STANDARDS MANUAL.
4. TOPOGRAPHICAL & BOUNDARY/PROPERTY LINE DATA IS FROM A SURVEY PROVIDED BY: NORCAL GEOMATICS. LEBECK ENGINEERING, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF TOPOGRAPHICAL OR BOUNDARY DATA SHOWN HEREON.
5. ALL FILLS SHALL BE KEYED-IN AND COMPACTED ACCORDING TO ALL APPLICABLE LOCAL AND STATE REQUIREMENTS (EDC DESIGN & IMPROV. STDS. MANUAL - SEC. B, ITEM 3).
6. GRADING, DRAINAGE, & RETAINING WALL CONSTRUCTION SHALL CONFORM WITH THE EL DORADO COUNTY GRADING, EROSION, AND SEDIMENT CONTROL ORDINANCE AND THE 2019 CALIFORNIA BUILDING CODE. SEE SEPARATE STRUCTURAL CALCULATIONS (BY OTHERS) FOR ALL RETAINING WALLS AS IS REQUIRED.
7. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, STATUTORY CONDITIONS AND SIMILAR MATTERS PERTINENT TO SAID PROPERTY WHETHER RECORDED OR NOT. LEBECK ENGINEERING ASSUMES NO LIABILITY FOR THE POSITION, ACCURACY OR CHARACTER OF SUCH INFORMATION AS IT WAS TAKEN FROM PUBLIC RECORDS, TITLE REPORTS, INFORMATION PROVIDED BY CLIENT AND/OR LAND SURVEYS PROVIDED BY OTHERS. THIS MAP IS INTENDED FOR ENGINEERING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR TITLE DOCUMENTATION.

Abbreviations

BSW	BACK OF SIDEWALK	LF	LEFT
BW	BOTTOM OF WALL AT FG	LPG	PROPANE TANK
CH	CHORD BEARING	(P)	PROPOSED
CL	CHORD LENGTH	PAD	FINISHED PAD
CR	CURB RETURN	PKG	PARKING
D	DEGREE OF CURVE	PP	POWER POLE
DI	DROP INLET	P.E.	POSTAL EASEMENT
DWY	DRIVEWAY	PUE	PUBLIC UTILITIES EASEMENT
(E)	EXISTING	R	CURVE RADIUS PER FINAL MAP
E.D.C.	EL DORADO COUNTY	ROW	RIGHT OF WAY
EL	ELEVATION	RT	RIGHT
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
FC	FACE OF CURB	SS	SEWER SERVICE
FF	FINISHED FLOOR	SW	SIDEWALK
FG	FINISHED GRADE	TBC	TOP BACK OF CURB
FH	FIRE HYDRANT	TC	TOP OF CURB ELEV.
FL	FLOWLINE	TW	TOP OF WALL
FND.	FOUND	UPC	UNIVERSAL PLUMBING CODE
GA	GUY ANCHOR	US	UTILITY SERVICE
GB	GRADE BREAK	W	WALL HEIGHT
HP	HIGH POINT	WL	WATER LINE
JP	JOINT POLE	WS	WATER SERVICE

Legend

	EXISTING TREE TO BE SAVED		(E) TREE TO BE REMOVED
5' SW	STEM WALL HEIGHT AS MEASURED FROM FINISHED FLOOR TO EXISTING GROUND OR FINISHED GRADE		
5' FW	HEIGHT OF FRAMED WALL & STEM WALL TOGETHER AS MEASURED FROM FINISHED FLOOR TO EXISTING GROUND OR FINISHED GRADE BELOW.		
5' RW	RETAINING WALL EXPOSED HEIGHT AS MEASURED FROM FINISHED GRADE (OR FINISHED FLOOR) TO EXISTING GROUND OR FINISHED GRADE. (This plan is prepared in advance of any structural calcs., so when structural calcs call for retaining wall to be 6" above finished grade, then wall heights will increase by that amount. Wall heights might also be increased by amount of cover a structural engineer desires over a footing before 2:1 grading can occur below it.)		

Sheet Index

G1	COVER SHEET
G2	GRADING PLAN
G3	EROSION CONTROL PLAN

General Construction Notes

1. MATERIALS, CONSTRUCTION QUALITY, AND METHODS FOR THIS PROJECT ARE SUBJECT TO THE COUNTY OF EL DORADO DESIGN AND IMPROVEMENT STANDARDS MANUAL STANDARD PLANS, AND THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD PLANS AND STANDARD SPECIFICATIONS.
2. ALL WORK SHALL BE ACCOMPLISHED TO THE SATISFACTION OF THE EDC DEVELOPMENT SERVICES OR THEIR AUTHORIZED REPRESENTATIVE.
3. ALL REFERENCE TO THE STANDARD SPECIFICATIONS SHALL MEAN THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS DATED JULY 2006
4. THE CONTRACTOR'S ATTENTION IS DIRECTED TO SECTION 7, "LEGAL RELATIONS AND RESPONSIBILITY" OF THE STANDARD SPECIFICATIONS.
5. CLEARING AND GRUBBING SHALL CONFORM TO THE PROVISIONS OF SECTION 17-2, "CLEARING AND GRUBBING" OF THE STANDARD SPECIFICATIONS.
6. EARTHWORK SHALL CONFORM TO THE PROVISIONS OF SECTION 19, "EARTHWORK" OF THE STANDARD SPECIFICATIONS.
7. AGGREGATE BASE SHALL CONFORM TO THE PROVISIONS OF SECTION 26, "AGGREGATE BASE" OF THE STANDARD SPECIFICATIONS FOR CLASS 2 AGGREGATE BASE, 3/4" MAXIMUM GRADATION.
8. ASPHALT CONCRETE SHALL CONFORM TO THE PROVISIONS OF SECTION 39, "ASPHALT CONCRETE" OF THE STANDARD SPECIFICATIONS FOR TYPE B ASPHALT CONCRETE.
9. THE GROUND ADJACENT TO THE FOUNDATION SHALL BE SLOPED SO THAT THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'. IMPERVIOUS SURFACES MAY BE SLOPED AT 2% MINIMUM (CBC R401.3).

811 DIG ALERT — CALL BEFORE YOU DIG — 48 HOURS BEFORE BEGINNING WORK

SURVEY PREPARED BY:
NORTHERN CALIFORNIA GEOMATICS
1044 DIAMANTE ROBLES CT.
DIAMOND SPRINGS, CA 95619
(530) 957-0293

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
BM	BOOK OF MAPS
BOW	BOTTOM OF WALL
CC	CONCRETE
DI	DRAIN INLET
(E)	EXISTING
ELV	ELEVATION
EP	EDGE OF PAVEMENT
F	FLOW LINE
GS	GROUND SHOT
INV	INVERT
MOW	CONCRETE MOW STRIP
SSMH	SANITARY SEWER MANHOLE
SW	SIDEWALK
SDMH	STORM DRAIN MANHOLE
ROW	RIGHT OF WAY
TOE	TOE OF SLOPE
TOP	TOP OF SLOPE
TOW	TOP OF WALL

SURVEY LEGEND

- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- STORM DRAIN INLETS
- VARIOUS SIZED ELECTRICAL VAULT
- ELECTRICAL RISER
- POWER POLE
- MISC SIGN
- FIRE HYDRANT
- SPRINKLER
- IRRIGATION CONTROL VALVE
- WATER VALVE
- TELEPHONE RISER
- MONITORING WELL
- PARCEL BOUNDARY
- SECTION LINE
- EDGE OF PAVEMENT
- FENCE

LICENSED LAND SURVEYOR — BRENDON WILLIAMS — No. 9049 — STATE OF CALIFORNIA

UTILITY STATEMENT

UNDERGROUND UTILITIES THAT MAY EXIST WERE NOT LOCATED AND ARE NOT SHOWN.

BENCH MARK

ASSUMED ELEVATION BASED ON CSDS VSN NETWORK

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS GRID NORTH BASED ON CSDS VSN NETWORK

SURVEYOR'S STATEMENT

THIS SURVEY IS BASED UPON A FIELD SURVEY CONDUCTED UNDER MY DIRECTION. A UAV (MATRICE 350) WAS FLOWN AT 300' TO ACQUIRE THE INFORMATION SHOWN AND AEROTAS WAS USED TO PROCESS THE FLIGHT DATA. THE BOUNDARY IS NOT SHOWN. THERE WAS NO TITLE REPORT SUPPLIED THEREFORE EASEMENTS OF RECORD MAY EXIST.

05-24-2025
BRENDAN WILLIAMS, P.L.S. 9049 — DATE

PREPARED BY:
LEBECK ENGINEERING, INC.
3430 ROBIN LANE, BLDG. #2
CAMERON PARK, CA 95682
Ph. (530) 677-4086 Fax. (530) 677-4096

ENGINEER'S STAMP:
Stamp Date: Jan 16, 2026
REGISTERED PROFESSIONAL ENGINEER ★ VIRGINIA ★ BARBARA A. LEBECK No. 47045 ★ STATE OF CA ★

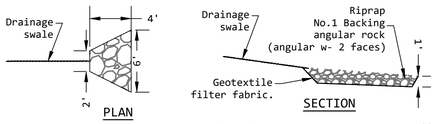
PREPARED FOR:
AMERICAN RIVER CONSERVANCY
c/o ELENA DELACY
348 HIGHWAY 49
COLOMA, CA 95613
530-621-1224 work
elena@arconservancy.org

Project # 25-120
Date: JANUARY 2026
Scale: 1" = 60'
Designed by: B. Lebeck
Drawn by: E. Alliguie

SHEET NO.
G1
Plot Date: Jan 16, 2026

GRADING PLANS - PHASE 2
COVER SHEET
State Highway 49, El Dorado, CA
APN: 092-040-067

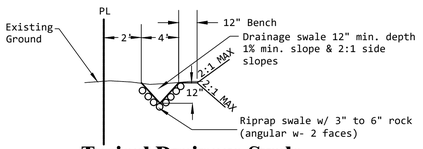
Phase 2



Note: Contractor shall ensure runoff is not directed toward a downhill home, pool, or other appurtenance.

Cobble Outfall (Typ.)

N.T.S.



Typical Drainage Swale

N.T.S.

CONTRACTOR SHALL CONSTRUCT INTERCEPTOR DITCHES AS SHOWN TO DIRECT RUN-OFF TO SAME EX.CULVERTS CROSSING HWY 49 AS PRIOR TO PARKING LOT CONSTRUCTION.

CONTRACTOR SHALL FILL-IN AND REDIRECT LOW AREA TO INTERCEPTOR SWALE AS SHOWN

2-FT MIN. BERM AT TOP DITCH, TYP.

4-FT WIDE BERM

23 STALLS (10'X20')

52 TOTAL STALLS (6" CLASS 2 A.B.)

BACK-AROUND AREA

BACK-AROUND AREA FOR TRAILERS

5 STALLS (10' X 20')

2 STALLS

4 STALLS (10' X 20')

5 STALLS (12' X 50')

13 STALLS (10'X20')

SEE PHASE 1 PLANS FOR REMAINDER OF PARKING LOT

SEE PHASE 1 PLANS FOR REMAINDER OF DRIVEWAY

SAVE

APPROXIMATE LOCATION OF (E)RAGLED PAVE

PHASE 1 BOUNDARY

12"FL=842.0 E.O. PER DOCSTD PLAN T-504 TYP.

12"FL=843.0 E.O.

(E)24" CMP FL=827.66

(E)18" CMP FL=829.10

R=20' (TO (E)E.P. LINE)

APPROXIMATE LOCATION 60' WIDE CAL-TRANS RIGHT OF WAY PER BOOK A, PAGE 411

30.0 ACRES
SEC 11 8 10
APN: 092-040-067

CONSTRUCT COBBLE OUTFALL PER SWALE COBBLE OUTFALL DETAIL (THIS SHEET). DRAINAGE SHALL BE DISPERSED INTO SHEETFLOW (IE. NOT CONCENTRATED FLOW) (TYP.)

(E)E.P.

(E)A.C. PAVED SHOULDER

(E)WHITE STRIPE

(E)DBL.YELLOW STRIPE

(E)WHITE STRIPE

CA SR 49

50' TAPER

50' TAPER

R/W

PAVE

GOLD BEACH MANUFACT HOUSING COMMUNITY LLC CA LLC
99 A SEC 11 8 10
39.0 ACRES
A.P.N. 092-040-039

20 10 0 20 40
SCALE: 1" = 20'

ALL GRADING & DRAINAGE SHALL CONFORM WITH THE EL DORADO COUNTY GRADING DESIGN MANUAL.

TESTS AND INSPECTIONS (SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, COUNTY INSPECTIONS, ETC.) ARE REQUIRED PER EDC GRADING MANUAL FOR FILL PLACEMENT AND RETAINING WALLS.

811 CONTACT US BEFORE YOU DIG, IT'S THE LAW!

PREPARED BY:
LEBECK ENGINEERING, INC.
3430 ROBIN LANE, BLDG. #2
CAMERON PARK, CA 95682
Ph. (530) 677-4080 Fax. (530) 677-4096

Stamp Date: Jan 16, 2026

ENGINEER'S STAMP: REGISTERED PROFESSIONAL ENGINEER ★ BARBARA A. LEBECK ★ No. 47045 ★ CIVIL ★ STATE OF CALIFORNIA

GRADING PLANS - PHASE 1

GRADING PLAN

State Highway 49, El Dorado, CA
APN: 092-040-067

PREPARED FOR:
AMERICAN RIVER CONSERVANCY
c/o ELENA DELACY
348 HIGHWAY 49
COLOMA, CA 95613
530-621-1224 work
elena@arconservancy.org

Project #	25-120
Date:	JANUARY 2026
Scale:	1" = 20'
Designed by:	B. Lebeck
Drawn by:	E.A. & B.L.

SHEET NO.

G2

Plot Date: Jan 16, 2026

Phase 2

Erosion Control Requirements and Specifications

COMBINED EL DORADO COUNTY RESOURCE CONSERVATION DISTRICT AND
EL DORADO COUNTY DEPARTMENT OF TRANSPORTATION EROSION CONTROL
REQUIREMENTS AND SPECIFICATIONS
July 2006

I. Minimum Construction Site Storm Water Management Practices

The storm water management practices described below are the minimum, required water quality protection measures applicable to all construction sites, within Western El Dorado County. This listing does not include the various inspection, record keeping, training and reporting requirements. Additionally, there will be instances where project and site conditions require supplementing or deviating from these minimum protection requirements. The contractor is expected to deploy measures sufficient to achieve compliance with the County's Grading Ordinance; and, as applicable (projects which involve one acre or more of disturbed soil or are part of a larger common plan of development that encompasses one acre or more of disturbed soil), with the State Water Resources Control Board's (SWRCB) NPDES General Permit for Storm Water Discharges Associated with Construction Activity.

A. Scheduling
Construction shall be scheduled to minimize construction activities in "high-risk areas" and the amount of active disturbed soil areas, during the rainy season (Oct. 15th to May 1st). "High-risk areas" include those areas within 50 feet of USGS watercourses, 100-year flood plains, regulated wetlands, and where slopes exceed 16%.
Unless specifically authorized by the County's on-site representative, during the rainy season the contractor shall not schedule construction activities in "high risk areas" or schedule to have more than 5 acres of active disturbed soil area.
Where permanent storm water treatment devices are to be constructed, these devices should, whenever feasible, be constructed as an early work item.

B. Preservation of Natural Features
Prior to the commencement of soil-disturbing activities, areas of existing vegetation that are to remain and environmentally sensitive areas (i.e. wetlands, protected habitats, etc) shall be fenced for protection. In general, site designs shall preserve existing vegetation to the maximum extent possible; and during construction, existing vegetation shall be preserved (and protected by fencing) for as long as possible to minimize erosion.

C. Storm Water Run-On and Concentrated Flows
Existing watercourses shall be protected; and if diverted, handled in a non-eroding fashion. To the extent feasible, all concentrated water flows shall be channeled away from disturbed soil areas / stockpiles. Concentrated water flows shall be conveyed in a non-eroding fashion.

D. Stockpile Management
Stockpiles shall be managed as follows:
1. Soil stockpiles
Rainy season: Covered, or protected with soil stabilization measures & perimeter sediment barriers
Non-rainy season: Covered or protected with perimeter sediment barriers
2. Concrete/asphalt rubble, rock and aggregate base/sub-base- Covered or protected with perimeter sediment barriers
3. "Cold mix" asphalt - Covered

E. Sediment Tracking Control
Appropriate measures shall be deployed to minimize any tracking of sediment off-site by vehicles and/or equipment. These measures include stabilized construction entrances/exits & roadways, and tire washing. Where tracking occurs, streets shall be swept using a pickup sweeper with water supply.

F. Non-Storm Water Management
Non-storm water discharges shall be minimized to the extent feasible. Sediment-laden non-storm water is required to be filtered (or equivalent treatment) prior to discharging. Measures required to manage non-storm water discharges include: water conservation practices, dust control, material storage practices, vehicle/equipment operation and maintenance requirements, waste management practices, and spill prevention/control measures.

G. Disturbed Soil Area Management
Disturbed soil areas (DSA) shall be protected with an "effective combination" of measures including soil stabilization, sediment barriers and basins / traps. There may be situations where "Sediment Basins" or "Treatment" are able to substitute as alternative control measures to the normally required "effective combination" of soil stabilization, sediment barriers and basins / traps. However, when substituting these measures, the contractor must be prepared to demonstrate that the sediment load within storm water discharges from the construction site does not exceed natural or pre-construction levels.
1. Soil stabilization measures include:
- Hydraulic mulch (ref. CASQA BMP # EC-3)
- Hydroseeding (ref. CASQA BMP # EC-4)
- Suitably stabilized, non-polluting straw / wood / organic mulch (ref. CASQA BMP #'s EC-6 & EC-8)
- Geotextiles, mats, plastic covers and erosion control blankets (ref. CASQA BMP # EC-7)
- Stabilized construction roadways (ref. CASQA BMP # TC-2)

2. Sediment barriers include:
- Silt fences (ref. CASQA BMP # SE-1)
- Sand/gravel bag barriers (ref. CASQA BMP #'s SE-6 & SE-8)
- Straw bale barriers (ref. CASQA BMP # SE-9)
- Fiber rolls (ref. CASQA BMP # SE-5)

3. Basin / traps include:
- Desilting basins (ref. Caltrans BMPs)
- Sediment traps (ref. Caltrans BMPs)

4. On DSAs with slope lengths greater than 10 feet, the following measures shall be deployed:
a. Rainy season (Oct. 15th to May 1st):
Non-active areas (no soil disturbing activities for 21 or more days)
- On slopes equal to or flatter than 1:20 (V/H), soil stabilization
- On slopes steeper than 1:20 (V/H), soil stabilization and sediment barriers

Active areas
- On slopes steeper than 1:20 (V/H), sediment barriers
- On slopes steeper than 1:2 (V/H) with slope lengths greater than 50 feet: soil stabilization; sediment barriers; and where feasible, basins / traps

b. Non-rainy season:
Non-active areas (no soil disturbing activities for 21 or more days)
- On slopes steeper than 1:2 (V/H), sediment barriers

5. General:
- Protection shall be deployed on non-active DSAs within 14 days from the cessation of soil-disturbing activities or one day prior to the predicted (40% or more chance) onset of significant precipitation, whichever occurs first. Protection shall be deployed on active DSAs prior to the predicted (40% or more chance) onset of significant precipitation.
- "Terraces." For cut slopes up to 60 feet in height, terraces at least 8 feet (2.4 meters) in width shall be established at not more than 30-foot (9.1 meters) vertical intervals on all cut slopes to control surface drainage and debris except that where only one terrace is required, it shall be at midheight. For cut slopes greater than 60 feet (18 meters) and up to 120 feet (37 meters) in vertical height, one additional terrace at approximately midheight shall be 12 feet (3.6 meters) in width. Terraces shall slope a minimum of 5 percent gradient toward the hillside. Terrace widths and spacing for cut slopes greater than 120 feet (36 meters) in height shall be designed by the Civil Engineer and approved by the Director. Suitable access shall be provided to permit proper cleaning and maintenance.
- "Sediment Basin:" A basin with a capacity equivalent to at least 3600 cubic feet of storage (as measured from the bottom of the basin to the principal outlet) per acre draining into the basin. The length of the basin shall be more than twice the basin's width (length is determined by measuring the distance between the inlet and the outlet). The depth of the basin must not be less than three feet nor greater than five feet.
- "Treatment": A combination of basin and treatment engineered to capture and treat (to remove 0.01 mm sized particles and larger) the 10-year, 6-hour rain event using Q=CxIxA where C=0.5 and I ranges from 0.286 (El Dorado Hills) to 0.500 (Sly Park).

General reference:
El Dorado County "Storm Water Management Plan", October 2004. Available online at www.co.el-dorado.ca.us

Detailed references:
4. California Storm water Quality Association (CASQA) "Construction Handbook," January 2003, Errata September 2004. Available online at: www.co.el-dorado.ca.us
5. Caltrans "Statewide Storm Water Quality Practice Guidelines," April 2003. Available online at: www.co.el-dorado.ca.us
6. High Sierra Resource Conservation and Development Council "Vegetation Establishment Guidelines for the Sierra Nevada Foothills and Mountains," 2005. Available online at: http://www.co.el-dorado.ca.us/emd/solidwaste/StormWater/HSRCD%20Vegetation%20Guidelines%20Final%202005.pdf

II. CRITICAL AREA PLANTING SPECIFICATIONS (January 2006)

A. SCOPE - Establishing vegetation on severely eroding areas or areas with an erosion potential. Its purpose is to stabilized the soil, minimize or prevent damage from sediment and runoff to downstream areas, protect wildlife habitat, and maintain aesthetic qualities.

B. AREAS TO BE SEEDED, TIMING OF SEEDING - Complete revegetation and stabilization of all disturbed soils, both within and outside county rights-of-way, will be accomplished with specified amounts and types of vegetative species, mulch and fertilizer material. See Major Land Resource Area exhibits MLRA 18 OR 22.
All erosion and sediment control practices performed after October 15, shall follow "rainy season" specification contained in the storm water management practices.

C. MATERIAL
1. Seed - All seed shall be delivered to the site tagged and labeled in accordance with the California Agricultural Code and shall be acceptable to the County Agricultural Commissioner. Seed shall be of a quality which has a minimum pure live seed content of 80% (% purity x % germination) and weed seed shall not exceed 0.5% of the aggregate of pure live seed and other materials. Legume seed shall be inoculated with inoculate specific to its needs within two hours prior to seeding. Inoculants shall not be used later than the date indicated on the container or as otherwise specified. All inoculated seed shall be labeled to show weight of seed, date of inoculation, and the weight and source of inoculant materials.
2. Fertilizer - A commercial fertilizer shall be Ammonium Phosphate and contain a minimum of 16% nitrogen, 20% phosphorus and 0% potash, uniform in composition, dry and free flowing, pelleted or granular. All fertilizer shall be delivered in unbroken or unopened containers, labeled in accordance with applicable state regulations and bearing the warranty of the producer for the grade furnished.
3. Mulch - Mulch shall be one of the following materials as approved by the government representative.
3A. Straw - Straw shall be new straw derived from rice, wheat, oats, or barley and be free of mold and noxious weed seed. Straw shall be furnished in air dry bales. Evidence shall be furnished that clearance has been obtained from the County Agricultural Commissioner, as required by law, before straw obtained from outside the county in which it is to be used is delivered to the site of the work.
3B. Wood Fiber Mulch - Wood fiber mulch is a wood cellulose fiber that contains no germinating or growth inhibiting factors. It is colored with a non-toxic, water soluble, green dye to provide a proper gauge for metering over ground surfaces. It has the property to be evenly dispersed and suspended when agitated in water.

D. SEEDING REQUIREMENTS
1. General - All seeding, fertilizer and mulching operations shall begin when approval is given by the appropriate County Engineer or Conservation District representative.
2. Seedbed Preparation - The entire area to be seeded shall be reasonably smooth and conform to the desired shape before actual seedbed preparation is begun. Any debris which would interfere with seeding operations, growth or maintenance of the vegetative cover will be removed. The area to be seeded shall have a firm seedbed which has previously been roughened by scarifying, disking, harrowing, chiseling, or otherwise worked to a depth of two to four inches (2" - 4"). No implement shall be used that will create an excessive amount of downward movement of soil or clods of sloping areas. Seedbed may be prepared at time of completion of earth-moving work.
3. Fertilizing - Fertilizer shall be distributed uniformly over the seedbed at the rate of 300 pounds per acre, and shall be in such physical condition to insure uniform application over the area to be fertilized. Fertilizer may be applied in any way that will result in uniform distribution. The fertilizer shall be incorporated into the soil.
4. Seeding - Seed shall be broadcast by hand, mechanical hand seeder, power operated seeder, hydroseeder or other approved equipment. Seed shall have a soil cover of not more than one-half inch. Seeding will be carried out using either of the following methods:
Method 1 The seed may be drilled, not to exceed one-half (1/2) inch deep and cultipacked or rolled once over with a corrugated roller on all areas where equipment can be operated safely. Seed operations will be across the slope.
Method 2 The seed may be applied in a slurry mix of wood cellulose fiber distributed uniformly at the prescribed rate (see Item E.2, Wood Celulose Fiber -Hydro-mulching, below). The application unit used for "Hydro Mulch" shall be equipped with an agitator to maintain the seed and mulch in suspension within the unit's tank prior to and during application.
Method 3 Where emergency treatment of exposed soils extends beyond October 15, emergency mulching without seed will be prescribed in accordance with "Soil stabilization measures" described previously.

Special Note: A minimum 70% seed germination with at least 1" growth must be obtained by December 1st, or area must be covered with straw mulch. (Section E-1)

NOTE: PLACE STORM DRAIN INLET PROTECTION (STONE-FILLED OR GRAVEL-FILLED GEOTEXTILE BAGS) AT THE NEAREST DOWNSTREAM DRAINAGE INLETS ON THE STREET BEFORE DISTURBING SOIL.

Erosion Control Legend

DESCRIPTION	DEPICTION
STRAW WATTLE	
CRUSHED ROCK FILLED BAGS	

STRAW WATTLE/FIBER ROLL PLACEMENT

INSTALL ON ALL GRADED AREAS, PADS AND DRIVEWAYS (PRIOR TO PAVING) AND ON TOP AND MID-SLOPES

WATTLES IN STREETS AND ON PADS:

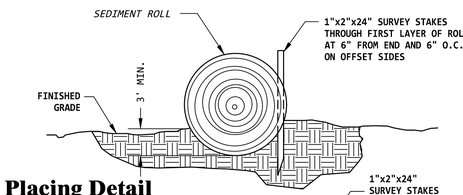
- 0-2% - 200' SPACING
- 2-5% - 100' SPACING
- 5-10% - 50' SPACING
- 10-20% - 25' SPACING
- 20-50% - 10' SPACING

Erosion/Pollution Control Notes

1. THE CONTRACTOR'S EQUIPMENT AND MATERIALS STORAGE YARD SHALL BE LOCATED AT LEAST FIFTY (50) FEET AWAY FROM ANY SWALES OR INTERMITTENT STREAMS AND THE INTERVENING VEGETATION SHALL BE LEFT INTACT.
2. ON-SITE FUEL TANKS SHALL HAVE PROPER CONTAINMENT BERMS IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. ALL WASTE OIL OR OTHER HAZARDOUS MATERIALS RESULTING FROM THE MAINTENANCE OFTHE CONSTRUCTION EQUIPMENT ARE THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF-SITE.
3. UPON COMPLETION OF WORK, ALL MATERIALS, DEBRIS, AND EQUIPMENT SHALL BE REMOVED FROM THE STORAGE SITE AND THE SITE REGRADED AND REVEGETATED TO BRING IT BACK TO A NATURAL CONDITION.
4. NO DUST PALLIATIVE MATERIALS OTHER THAN WATER SHALL BE USED ON THIS PROPERTY.
5. NO ROAD OIL OR LIQUID ASPHALT SHALL BE SPRAYED ON ROADWAYS DURING PERIODS WHERE STORM WATER RUNOFF WOULD BE LIKELY.
6. THE CONTRACTOR SHALL CONTROL HIS OPERATIONS TO MAKE SURE THAT CONSTRUCTION TRAFFIC THAT ENTERS AND LEAVES THE SITE SHALL HAVE FIRM STABLE ACCESS SO AS TO MINIMIZE THE TRACKING OF SEDIMENTS ONTO PAVED ROADWAYS.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CLEAN SEDIMENTS TRACKED ONTO PAVED ROADWAYS BY THE END OF EACH WORKDAY. LARGE CHUNKS OF SOIL SHALL BE SCRAPED OR BROOMED FROM THE ROADWAY AND PROPERLY RETURN TO THE CONSTRUCTION SITE PRIOR TO WASHING THE PAVEMENT CLEAN.
8. THE CONTRACTOR SHALL, AT ALL TIMES, KEEP PROPERTY ON WHICH WORK IS PROGRESS AND THE ADJACENT PROPERTY FREE FROM ACCUMULATIONS OF WASTE MATERIAL OR RUBBISH CAUSED BY EMPLOYEES OR BY THE WORK . THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WASTE RECEPTACLES ON THE JOB SITE AND INFORMING ALL EMPLOYEES THAT NO LITTER WILL BE ALLOWED ON THE PROJECT SITE. UPON COMPLETION OF THE CONSTRUCTION, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY STRUCTURES, RUBBISH, AND WASTE MATERIALS RESULTING FROM HIS OPERATIONS.
9. ALL EROSION CONTROL AND DESILTATION FACILITIES FOR A CONSTRUCTION PROJECT SHALL BE IN PLACE AND FUNCTIONAL BY 15 OCTOBER. SAID FACILITIES SHALL BE INSPECTED WEEKLY AND AFTER ANY STORM EVENTS BY CONTRACTOR'S PERSONNEL TO DETERMINE THAT THE FACILITIES ARE FUNCTIONING PROPERLY. ANY REPAIRS NEEDED SHALL BE MADE PROMPTLY AND ANY SUBSTANTIAL DEPOSITS OF SILT OR DEBRIS SHALL BE CLEANED FROM THE FACILITIES AND PROPERLY DISPOSED OF.
10. ALL EROSION CONTROL AND DESILTATION FACILITIES FOR A CONSTRUCTION PROJECT SHALL BE IN PLACE AND FUNCTIONAL BY 15 OCTOBER. SAID FACILITIES SHALL BE INSPECTED WEEKLY AND AFTER ANY STORM EVENTS BY CONTRACTOR'S PERSONNEL TO DETERMINE THAT THE FACILITIES ARE FUNCTIONING PROPERLY. ANY REPAIRS NEEDED SHALL BE MADE PROMPTLY AND ANY SUBSTANTIAL DEPOSITS OF SILT OR DEBRIS SHALL BE CLEANED FROM THE FACILITIES AND PROPERLY DISPOSED OF.
11. THE CONTRACTOR SHALL CONTROL THE LOCATIONS WHERE CONCRETE TRUCK CLEAN OUT MAY OCCUR. CLEAN OUT SHALL NOT OCCUR WITHIN FIFTY (50) FEET OF A FLOWING STREAM
12. IN ADDITION TO COMPREHENSIVE PROJECT EROSION CONTROL FEATURES (SEDIMENTATION PONDS, INLET FILTERS, ETC.) SILT FENCES/HAY BALES/STRAW ETC. SHALL BE PLACED AS A FIRST LINE OF EROSION CONTROL BELOW ALL AREAS DISTURBED (10/15-5/15), INCLUDING STOCKPILED MATERIAL FROM GRADING AND TRENCHING OPERATIONS. ANY GRADING COMPLETED SHALL BE SEEDED/STRAWED IMMEDIATELY (10/15-5/15).
13. IT IS EXPRESSLY UNDERSTOOD THAT APPROVAL OF THIS PLAN SHALL NOT RELIEVE THE DEVELOPER, ENGINEER, OR CONTRACTOR OF ANY RESPONSIBILITIES UNDER THE PERMIT, AGREEMENT, OR PLANS FOR THE SUCCESSFUL IMPLEMENTATION OF SEDIMENTATION CONTROL IN CONFORMITY WITH THE REQUIREMENTS OF ALL COUNTY, STATE AND FEDERAL ORDINANCES, LAWS, MANUALS, CONDITIONS, PERMITS OR PLANS.
14. DURING GRADING, PAVE SURFACE OR ROCK ENCROACHMENTS TO ANY EXISTING ROADWAYS.

Straw Wattle Detail

NOT TO SCALE



Placing Detail

Staking Detail

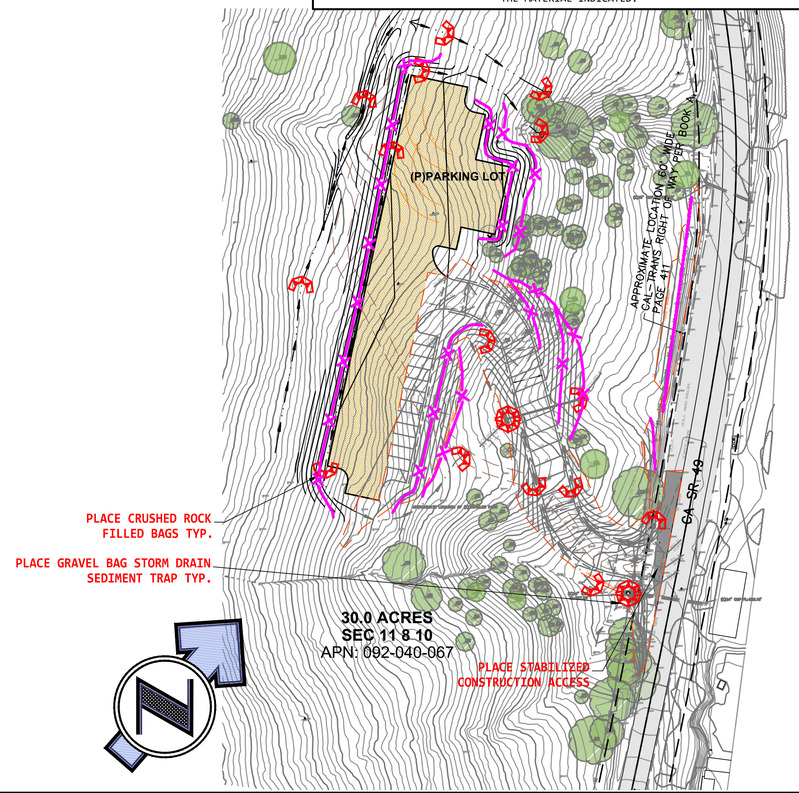
Notes

1. SEDIMENT ROLLS ARE TUBES MADE FROM BIODEGRADABLE EXCELSIOR WITH PHOTO-DEGRADABLE NETTING. THEY ARE 12" IN DIAMETER AND AS LONG AS CAN BE CONVENIENTLY PLACED.
2. SEDIMENT ROLLS TRAP AND CAPTURE SEDIMENT, INCREASE FILTRATION RATES, SLOW RUNOFF VELOCITIES AND REDUCE SHEET RILL EROSION. THEY CREATE A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.
3. SEDIMENT ROLLS SHOULD BE PLACED INTO A TRENCH APPROXIMATELY 3" DEEP AND SECURELY STAKED AT 6' O.C. WITH 1"X2"X24" WOODEN STAKES.

MLRA 18

PERIOD	METHOD	TYPE OF SEED	AMOUNT PER ACRE	AMOUNT PER 1000 SQUARE FEET	MULCH TYPE
SEPT 15 - OCT 15	Hydroseed	Blando Brome and either	12 lbs.	0.3 lbs.	straw or wood fiber
		Wimerra '62 or Annual Ryegrass	9 lbs.	0.2 lbs.	
SEPT 15 - OCT 15	Broadcasted	Blando Brome and	12 lbs.	0.3 lbs	straw or wood fiber
		Rose Clover	9 lbs.	0.2 lbs	
OCT 16 - SEPT 14	Hydroseed	Blando Brome and either	24 lbs.	0.6 lbs.	straw only
		Wimerra '62 or Annual Ryegrass	18 lbs.	0.4 lbs.	
OCT 16 - SEPT 14	Broadcasted	Blando Brome and	24 lbs.	0.6 lbs.	straw only
		Rose Clover	18 lbs.	0.4 lbs.	

A MULCH COVERING SHALL BE APPLIED OVER THE SURFACE OF THE SEEDED AREA. MULCHING SHALL FOLLOW IMMEDIATELY AFTER SEEDING UNLESS OTHERWISE DIRECTED. MULCH WILL BE OF THE MATERIAL INDICATED.



PREPARED BY:
LEBECK ENGINEERING, INC.
3430 ROBIN LANE, BLDG. #2
CAMERON PARK, CA 95682
Ph. (530) 677-4080 Fax. (530) 677-4096

Stamp Date: Jan 16, 2026

ENGINEER'S STAMP: PROFESSIONAL ENGINEER ★ REGISTERED ★ CIVIL ★ STATE OF CALIFORNIA ★ ANDREW A. LEBECK ★ No. 47045 ★ RENEWAL 06-30-27

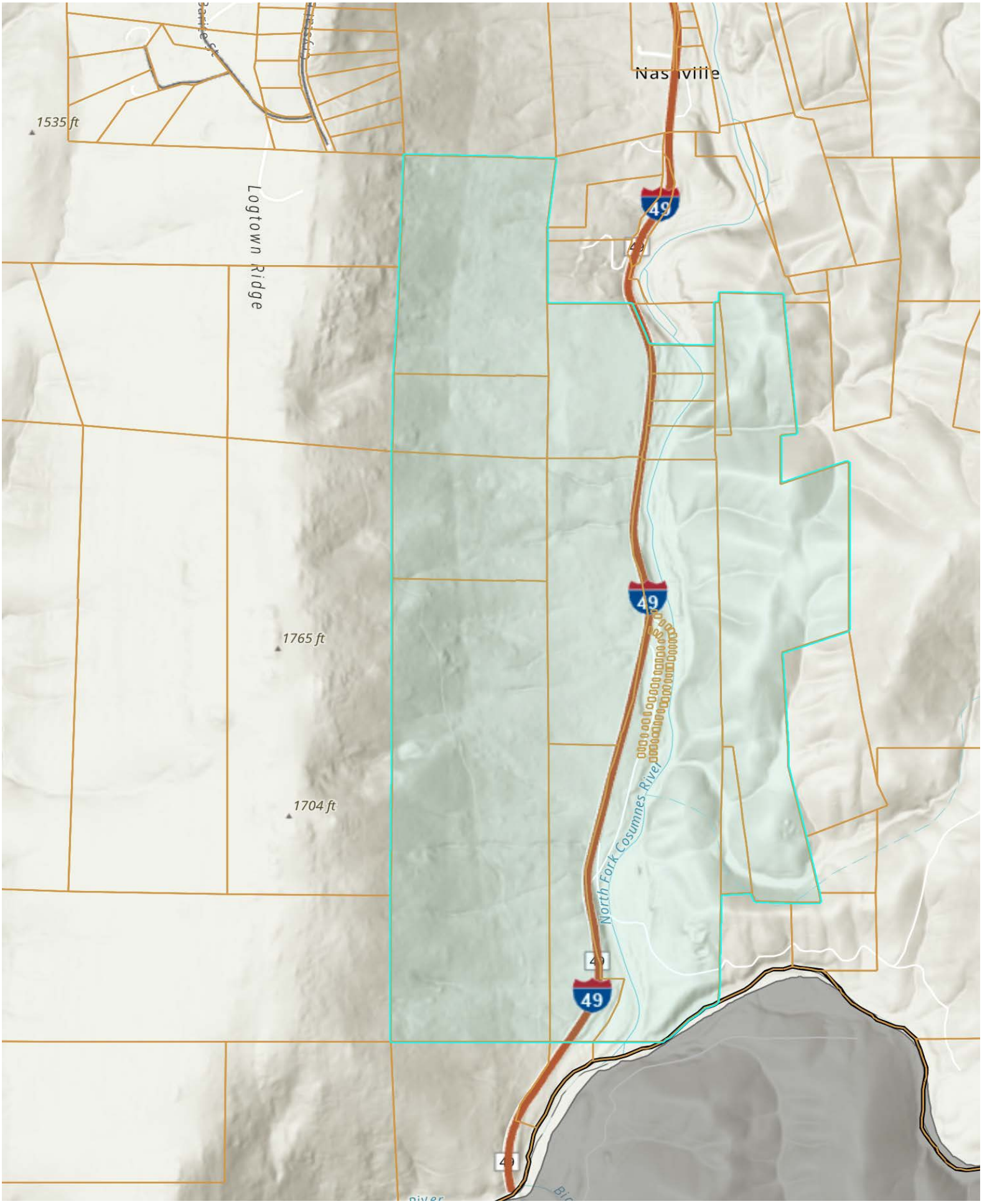
GRADING PLANS - PHASE 1
EROSION CONTROL PLAN
State Highway 49, El Dorado, CA
APN: 092-040-067

PREPARED FOR:
AMERICAN RIVER CONSERVANCY
c/o ELENA DELACY
348 HIGHWAY 49
COLOMA, CA 95613
530-621-1224 work
elena@arconservancy.org

Project #	25-120
Date:	JANUARY 2026
Scale:	1" = 60'
Designed by:	B. Lebeck
Drawn by:	E. Alliguie

SHEET NO.
G3
Plot Date: Jan 16, 2026

Phase 2


Nashville
1535 ft
Logtown Ridge
49
1765 ft
1704 ft
North Fork Cosumnes River

Mountain Democrat

PROOF OF PUBLICATION
(2015.5. C.C.P.)

STATE OF CALIFORNIA
County of El Dorado

I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 2889 Ray Lawyer Drive, a newspaper of general circulation, printed and published Wednesday and Friday, in the City of Placerville, County of El Dorado, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court to the County of El Dorado, State of California, under the date of March 7, 1952, Case Number 7258; that the notice, of which the annexed is a printed copy (set in type no smaller than non-pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-with:

6/24

ALL IN THE YEAR 2026

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Placerville, California, this 24th day of JUNE, 2026

Allison Rains

Signature

Allison Rains
Legals Clerk

Proof of Publication
NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

The County of El Dorado Zoning Administrator will hold a public hearing in the Building C Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on July 15, 2026, at 3:00 p.m., to consider the following: Conditional Use Permit CUP24-0009/El Dorado Ranch Trailhead submitted by AMERICAN RIVER CONSERVANCY to allow the construction and ongoing operation of a new trailhead and parking lot to access El Dorado Ranch Wildlife Area. The property, identified by Assessor's Parcel Number 092-040-067, consisting of 30 acres, is located on the west side of State Highway 49, approximately 1.5 miles south of the intersection with Sand Ridge Road, in the Nashville area, Supervisorial District 2. (County Planner: Michelle Drehobl, 530-621-5726) (Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines)*

Agenda and Staff Reports are available two weeks prior at https://eldorado.legistar.com/Calendar.aspx

Project Information is available online at https://edc-trk.aspgov.com/etrakit/. In order to view attachments, please login or create an E-Trakit account and search the project name or application file number in the search box.

All persons interested are invited to write their comments to the Zoning Administrator in advance of the hearing. For the current remote options, including whether in-person attendance is allowed, please check the meeting Agenda no less than 72 hours before the meeting, which will be posted on line at https://eldorado.legistar.com/Calendar.aspx. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator at, or prior to, the public hearing. Any written correspondence should be directed to the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us.

*This project is exempt from the California Environmental Quality Act (CEQA) pursuant to the above-referenced section, and it is not subject to any further environmental review.

To ensure delivery prior to the hearing, written information from the public is encouraged to be submitted to Planning Services by Friday the week prior to the meeting. Planning Services cannot guarantee that any FAX or mail received the day of the meeting will be delivered to the Zoning Administrator prior to any action.

COUNTY OF EL DORADO ZONING ADMINISTRATOR
KAREN L. GARNER, Planning and Building Department Director
June 24, 2026
6/24 **16330**