MITIGATED NEGATIVE DECLARATION

FILES: General Plan Amendment A11-0003/ Rezone Z11-0004

PROJECT NAME: Green Valley Center

NAME OF APPLICANT: Winn Communities

ASSESSOR'S PARCEL NOS.: 124-140-33 **SECTION:** 22 **T:** 10N **R:** 8E

LOCATION: The project is located at the southwest corner of Green Valley Road and Francisco Drive, El Dorado Hills, El Dorado County

☒ **GENERAL PLAN AMENDMENT: FROM:** High Density Residential (HDR) **TO:** Commercial

☒ **REZONING: FROM:** One-Family Residential District-Planned Development (R1-PD) **TO:** Commercial-Planned (C-PD)

☐ **TENTATIVE PARCEL MAP**

☐ **SUBDIVISION**

☐ **SPECIAL USE PERMIT TO ALLOW:**

☐ **OTHER:**

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

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

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

☐ **OTHER:**

In accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), State Guidelines, and El Dorado County Guidelines for the Implementation of CEQA, the County Environmental Agent analyzed the project and determined that the project will not have a significant impact on the environment. Based on this finding, the Planning Department hereby prepares this MITIGATED NEGATIVE DECLARATION. A period of twenty (20) days from the date of filing this 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 the Board of Supervisors on _____.

_____

Executive Secretary

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

INITIAL STUDY
ENVIRONMENTAL CHECKLIST
FOR MODIFIED GREEN VALLEY CENTER PROJECT CONSISTING OF A GENERAL PLAN AMENDMENT AND ZONE CHANGE ONLY

Project Title/Application Nos.: Green Valley Center/A11-0003/Z11-0004	
Lead Agency Name and Address: El Dorado County, 2850 Fairlane Court, Placerville, CA 95667	
Contact Person: Mel Pabalinas, Senior Planner	**Phone Number:** (530) 621-5363
Property Owner's Name and Address: Family Real Property, LP, 3001 I ST STE 300, Sacramento, CA 95816	
Project Applicant's/Agent's Name and Address: Winn Communities 3001 I ST STE 300, Sacramento, CA 95816	
Project Engineer's Name and Address: RSC Engineering, 2250 Douglas Blvd., Ste 150, Roseville, CA 95661	
Project Location: The project is located at the southwest corner of Green Valley Road and Francisco Drive, El Dorado Hills, El Dorado County (Exhibit A)	
Assessor's Parcel Number(s): 124-140-33 (Exhibit B)	**Size:** 6.85 acres
Zoning: One-Family Residential- Planned Development (R1-PD) (Exhibit D)	
Section: 22 **T: 10N** **R:** 8E	
General Plan Designation: High Density Residential (HDR) (Exhibit C)	

Description of Project:

The project consists of the following request as recommended by the Planning Commission on December 13, 2012:

1. General Plan Amendment amending the land use designation from High Density Residential (HDR) to Commercial (C); and

2. Rezone from One-Family Residential-Planned Development (R1-PD) to Commercial-Planned Development (C-PD)

At that hearing, the Planning Commission recommended denial of a planned development and parcel map applications, recommending approval of the General Plan Amendment and zone change only. This Initial Study reflects the impacts likely to occur from those actions, without the specific project proposal of PD11-0002 and P11-0003.

Surrounding Land Uses and Setting:

The vacant project site is located at the southwest corner of Green Valley Road, a major east-west arterial road, and Francisco Drive, a minor north-south collector road, within the El Dorado Hills area. Cambria Way intersects with Francisco Drive and borders the southern perimeter of the site.

The 6.85-acre site was originally a part of a 69-lot Francisco Oaks residential subdivision. It was reserved for future development while the balance of the subdivision lots was developed residentially. This private gated subdivision is also accessed at the northern end via Cambria and Brittany Way at the southern end. Exhibits C and D and Table 1 below details the specific land use designations and uses of the subject and adjacent properties. Commercial development borders the project site to the north, northeast, west, and east of the site.

Table 1. Land Use Information

	General Plan	Zoning	Land Use/Improvements
Site	High Density Residential (HDR)	One-Family Residential District-Planned Development (R1-PD)	Undeveloped
North/ Northeast	Commercial (C)-Northwest El Dorado Hills Specific Plan	Planned Commercial (CP) District	Commercial
South	High Density Residential (HDR)	One-Family Residential District-Planned Development (R1A-PD)	Existing Residential Development-Francisco Oaks Subdivision
East	Commercial (C)	Commercial-Planned Development (C-PD)	Various Commercial Uses (Office and Restaurant)
West	Commercial (C)	Commercial-Planned Development (C-PD)	Commercial (Mini-Storage)

Briefly Describe the setting

The site primarily composes of annual grassland mixed with oak woodland canopy. The oak woodland canopy covers 3.42 acres of the 6.85-acre property. Site topography ranges from approximately 575 feet to 625 feet above mean sea level. Eighty seven percent of the site is contained within 0 to 30% slope gradient, while the balance of the site within 40% slope range primarily situated within swale areas. Soil composition consists of Auburn silt loam (AwD) and Auburn very rocky silt loam (AxE), which characterized with 2% to 30% slopes. The northern half of the property drains into a well-define runoff into a watercourse which carries upstream drainage while the southern half drains west-southwest from the site and also receives outflow from three offsite pipe systems. A total 0.14 acre of jurisdictional wetland (ephemeral and swale) exists along the northern and southern portions of the property. A 6-foot sidewalk exists along site frontage on Green Valley Road.

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION

On the basis of this initial evaluation:

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

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

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

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

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

Signature: _____ Date: 2/1/13

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

Signature: _____ Date: 2/4/13

Printed Name: Peter Maurer For: El Dorado County

DETAILED PROJECT DESCRIPTION

Background

The original Green Valley Center project consisted of a General Plan Amendment, Rezone, Planned Development Permit, and Tentative Map applications for a proposed 28,615 square foot commercial development. An Initial Study (SCH No. 2012092046) was circulated from November 9, 2012 to December 9, 2012 based on this project description. At the December 13, 2012 public hearing, the Planning Commission considered the project and recommended to the Board of Supervisors approval of the General Plan Amendment and Rezone components of the project. Therefore, this Initial Study has been prepared analyzing only the potential impacts associated with the General Plan Amendment and Rezone without a specific proposed development. Future development of the site would require a Planned Development Permit, subject to a separate environmental analysis.

Project Description

The project consists of the following:

1. **General Plan Amendment amending the land use designation of property from High Density Residential (HDR) to Commercial (C).**

   To facilitate future commercial development of the site, the project would amend the land use designation from High Density Residential to Commercial. As contemplated in the General Plan, this designation would provide a full range of commercial uses ranging from retail, office, and a variety of commercial uses that would serve the residents and businesses in the area (Exhibit E). No development would occur without first filing for a Development Plan.

2. **Rezone of subject property from One-Family Residential-Planned Development (R1-PD) to Commercial-Planned Development (C-PD).**

   The project would amend the underlying the residential zone to Commercial-Planned Development consistent with the proposed Commercial land use designation (Exhibit E). The proposed Commercial zone is subject to Chapter 17.32.I of the El Dorado County Zoning Ordinance. This district identifies various by-right and conditionally allowed uses (via special use permit) including offices, retail, mixed-residential use, and service uses. Development standards, including minimum setbacks, lot size, and height limitations, are provided regulating development building siting and design. The proposed Commercial zone would be combined with a Planned Development (PD) overlay zone, which would establish the Development Plan for the future development of the site subject to a Planned Development Permit. This is a discretionary permit and subject to future environmental analysis.

Project Characteristics

1. **Transportation/Circulation/Parking**

   No development project is proposed with these applications; however, future commercial development project could have direct access via Green Valley Road and Cambria Way. Details of access, circulation, and parking would be further reviewed for consistency with County standards and potential environmental effects during review of future development application.

2. **Utilities and Infrastructure**

   Future development of the site would be required to provide public utilities such as water, sewer and drainage from existing public infrastructure adjacent the property. Details of utilities and infrastructure would be further reviewed for consistency with County standards and potential environmental effects during review of future development application.

3. **Population**

The proposal to change the land use designation and zoning to Commercial and Commercial-Planned Development typically does not directly affect the change in population. However, the changes could foster future commercial development that would provide services and goods that would serve the local area.

4. **Construction Considerations**

Construction effects would be considered with the future development plan application that would be required with the –PD overlay zone.

5. **Initial Study Schedule**

This Initial Study is subject to a 20-day circulation for public review beginning February 6, 2013 to February 25, 2013. Written comments on the Initial Study should be submitted to the project planner indicated in the Summary section above.

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

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects 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 a fair argument that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

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

5. 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.

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

7. 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.

8. The explanation of each issue should identify:

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

ENVIRONMENTAL IMPACTS

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

Discussion:

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

a. and c. Scenic Vista and Visual Character: The project site is not located any areas considered as scenic or of significant importance in this area of El Dorado Hills. The site is surrounded by existing residential development to the south and variety of medium to large commercial uses in the northeast (shopping center), northwest and east (restaurants and office). Future commercial development of the site would be evaluated for consistency with site and architectural design standards existing in the area. Impacts are anticipated to be less than significant.

b. **Scenic Resources and Historic Buildings.** The project site is currently vacant. There are no significant existing cultural or historical resources on-site as described in the Cultural Resource Report. Oak woodland canopy covers 3.42 acres of the 6.85-acre property. Future commercial development of the site would be evaluated for impacts to oak woodland canopy against applicable General Plan policies and Zoning Ordinance standards. Impacts are anticipated to be less than significant.

c. **Light and Glare**. The resulting land use and zone change would facilitate for future commercial development of the site. As part of Planned Development Permit, Lighting Plan would be evaluated for potential building and parking lot lighting effects. Applicable light shielding, as required by the Zoning Ordinance, would be required verified for conformance with the standards. Impacts would be considered less than significant.

FINDING: Given that no development is proposed with this application, impacts to aesthetics either directly or indirectly could occur based on requested action. For this "Aesthetics" category, impacts would be less than significant.

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

II. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by California Department of forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forrest Protocols adopted by the California Air Resources Board. Would the project:				
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d. Result in the loss of forest land or conversion of forest land to non-forest use?				X
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

Discussion:

A substantial adverse effect to Agricultural Resources would occur if:

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

a-e. **Farmland Mapping and Monitoring Program.** The site is not designated as farmland or lands containing prime farmland of state wide or local importance. No impact.

Williamson Act Contract. The property is not subject to a Williamson Act Contract nor is agriculturally zoned. The site has a land use designation of High Density Residential and the proposed amendment would change this designation to Commercial. No impact.

Non-Agricultural Use. No conversion of agriculture land would occur as a result of the project. No impact.

Loss of Forest land or Conversion of Forest land. No forest land exists on site. No impact.

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

Conversion of Prime Farmland or Forest Land. No prime farmland exists on site. No impact.

FINDING: For this "Agriculture" category, there would be no impact.

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

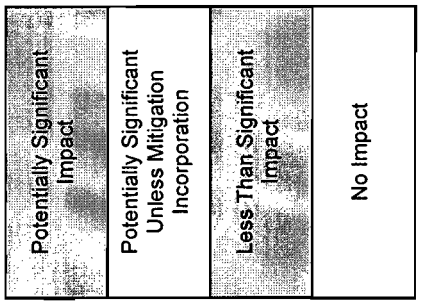
Discussion:

A substantial adverse effect on Air Quality would occur if:

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

a. **Air Quality Plan.** El Dorado County has adopted the *Rules and Regulations of the El Dorado County Air Pollution Control District* (February 15, 2000) establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NOx, and O3). Any activities associated to the grading and construction of this project would pose a less than significant impact on air quality because the El Dorado County Air Quality Management District (AQMD) would require that the project implement a Fugitive Dust Mitigation (FDM) plan during grading and construction activities. Such a plan would address grading measures and operation of equipment to minimize and reduce the level of defined particulate matter exposure and/or emissions, anticipated to be below a level of significance.

b-e. **Air Quality Standards, Cumulative Effects, Sensitive Receptors.** Future commercial development would be required to submit an Air Quality analysis evaluating potential air quality effects from site grading improvements and building construction activities, subject to the AQMD regulations. Specifically, the development would be analyzed for effects from dust emissions, presence of Asbestos, combustion emissions, and Ozone precursor. The



analysis would include verification of conformance with AQMD Rules 214 (Architectural Coatings), 223-1(Fugitive Dust-Construction, Bulk Material Handling, Blasting, Other Earthmoving Activities and Carryout and Trackout Prevention), 224 (Cutback and Emulsified Asphalt Paving Materials), and 300 (Open Burning). The analysis would also evaluate potential cumulative emission and objectionable odor from the construction and operation of the future commercial development and effects to sensitive receptors in the project area. The effects from future development would be considered potentially significant which would be minimized to less than significant with application of the following mitigation measures:

- *Mitigation Measure MM AIR-1: Future commercial development shall implement EDCAQMD's Rule 223-1 regulations.*

  Method of Verification: EDCAQMD's Rule 223-1 regulations shall be incorporated as Notes on Improvement Plan and Grading Plan for the future commercial development of the site.

  Implementation Timing: Prior to Approval of Improvement Plan and Issuance of Grading Permit for any subsequent development plan

  Monitoring Agency: Air Quality Management District (AQMD) and Planning Services

- *Mitigation Measure AIR-2: Future commercial development shall implement EDCAQMD's Rule 223-2 regulations.*

  Method of Verification: EDCAQMD's Rule 223-2 regulations shall be incorporated as Notes on Improvement Plan and Grading Plan for the future commercial development of the site

  Implementation Timing: Prior to Approval of Improvement Plan and Issuance of Grading Permit for any subsequent development plan

  Monitoring Agency: Air Quality Management District (AQMD) and Planning Services

- *Mitigation Measure AIR-3: Future development of the site shall verify that all diesel powered construction equipment is 1996 model year or later. With this newer equipment, the threshold of 402 gallons of diesel fuel per day shall not be exceeded.*

  Method of Verification: Incorporate Mitigation Measure as Notes on Improvement Plan and Grading Plan for the future commercial development of the site

  Implementation Timing: Prior to Approval of Improvement Plan and Issuance of Grading Permit for any subsequent development plan

  Monitoring Agency: Air Quality Management District (AQMD) and Planning Services

Objectionable Odors. Future commercial development plan would be reviewed against odor-generating uses in identified in Table 3.1 of the El Dorado County AQMD CEQA Guide. An air quality analysis will evaluate the effects of the proposed uses and identify potential standards and measures to minimize the effects. Impacts would

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

be considered potentially significant which would be minimized to less than significant with application of the following mitigation measure:

- *Mitigation Measure AIR-4: Future development of the site shall be reviewed against Table 3.1 of the El Dorado County AQMD CEQA Guide for odor-generating uses.*

  Method of Verification: Implement Mitigation Measure in Air Quality Analysis

  Implementation Timing: Prior to Issuance of Building Permit for any subsequent development plan

  Monitoring Agency: Air Quality Management District (AQMD) and Planning Services

FINDING: Though no actual development is proposed, the resulting land use and zone change would anticipate commercial development of the site. An air quality analysis, analyzing a range of potential air quality effects, would be reviewed for consistency with AQMD standards. Mitigation measures would be applied based on adopted standards and rules in effect at the time of submittal of the Development Plan application. Impacts are considered less than significant with application of above mitigation measures.

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 Game or U.S. Fish and Wildlife Service?		X		
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X		
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		X		
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

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

Discussion:

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

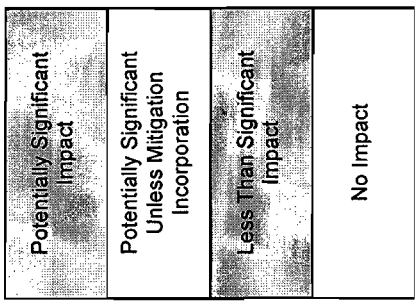
- Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by CDFG or USFWS;
- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by CDFG or USFWS;
- Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the CWA (including, but not limited to, marsh, vernal pool, coastal wetlands, 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; and
- Conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional or state

As detailed in the Biological Resource Assessment conducted for the project, two primary biological communities occur on the site including annual grassland and blue oak woodland (Attachment A). These communities provide potential habitat to a number of common species of wildlife and may provide suitable habitat for special-status species. The community is also supported by a small riparian area.

Annual grassland is present in small areas of the site where blue oak woodland does not dominate. Annual grassland species are also present in the understory of oak woodland habitats. The grassland is characterized primarily by an assemblage of non-native grasses and forbs. Dominant grass species includes soft chess (Bromus hordeaceous), ripgut brome (Bromus diandrus), and foxtail fescue (Vulpia myuros) Common dominant herbaceous non-natives include yellow star thistle (Centaurea solstitialis), woolly mullein (Verbascum thapsus), and vinegarweed (Trichostema lanceolatum). Annual grassland habitat supports breeding, foraging, and shelter habitat for several species of wildlife. Species observed or expected to occur in this habitat include savannah sparrow (Passerculus sandwichensis), California quail (Callipepla californica), western meadowlark (Sturnella neglecta), black-tailed jackrabbit (Lepus californicus), and coyote (Canis latrans).

The existing oak woodland canopy encompasses 3.42 acres. Blue oak woodland dominates the plant community on the site which defined as woodlands with blue oak (Quercus douglasii) being the sole or dominating species in the tree canopy along with foothill pine (Pinus sabiniana), interior live oak (Quercus wislizeni), and valley oak (Quercus lobata). Typically, blue oak woodland exhibits a continuous, intermittent, or savannah-like canopy that is one or two-tiered; shrubs are infrequent or common; and ground cover is grassy. The oak woodland on the site has a canopy with periodic dense and overlapping tree canopy. Oak woodlands provide breeding, foraging, and cover habitat to a variety of wildlife species. Species observed onsite or expected to occur within this habitat type include acorn woodpecker (Melanerpes formicivorus), Nuttall's woodpecker (Picoides nuttalli), and oak titmouse (Baeolophus inornatus). Table 1 of the BRA lists a variety of animal and plant species and describes the degree of occurrence within the project site.

A total of 0.146 acre of existing wetlands have been formally delineated and verified on the property (Attachment B). These wetland features consist of 0.092 acres of intermittent and ephemeral channels (identified as CH1 through CH3) located along the northern perimeter line and at the southwest corner of the site. The channels are fed by run-off via culvert outlet under Green Valley Road. The remaining 0.054 acres of wetland are situated within swales (identified as WS-1 and WS-2) along the southern perimeter. The swales comprised of shallow, linear drainage feature fed by urban run-off from adjacent roads and subdivision development. These water features are regulated under Section 404 of the Clean Water Act enforced by



the U.S. Army Corp of Engineers as these features are tributary or adjacent to tributaries to Folsom Lake and the American River.

a. **Special Status Species.** Within these biological communities of the site, raptors and hawks could potentially inhabit the site. Implementation of future commercial development project would potentially result in the removal of oak trees (discussed below) which these migratory bird species could potentially inhabit for foraging and nesting purposes. The following mitigation measure shall be incorporated which would minimize the impact to less than significant:

- *Mitigation Measure BIO-1: A pre-construction survey, prepare by a qualified biologist, shall be required for future development of the site. The survey shall analyze active bird nests if vegetation removal is conducted within the nesting period for most migratory bird species and nesting raptor species (between March 1 and August 15). If vegetation removal activities are delayed or suspended more than one month after the pre-construction survey, the area shall be re-surveyed. If active bird nests are identified, vegetation removal in these areas shall be postponed until after the nesting season, or a qualified biologist has determined the young have fledged and are independent of the nest site. No known active nests shall be disturbed without a permit or other authorization from USFWS or CDFW.*

  Method of Verification: Submittal of Pre-Construction Survey

  Implementation Timing: Prior to Approval of Improvement Plan and Issuance of Grading Permit for any subsequent development plan

  Monitoring Agency: Planning Services

The site was also evaluated for potential presence of sensitive status plants including the Rare Plants or Pine Hill Endemic Plants. The study concluded that no special status plants were observed within the project area. However, given that the site is within the Ecological Preserve Area 2, in accordance with Chapter 17.71 of the El Dorado County Zoning Ordinance and Board of Supervisors Resolution No. 205-98, payment of standard mitigation fee for impacts to rare plant would be required and collected prior to issuance of building permits.

b.-c. **Riparian Habitat/Wetlands.** Implementation of future commercial development may affect the existing 0.146-acre wetland on site. Impacts to these wetland features would be reduced to less than significant with implementation of the following mitigation measures.

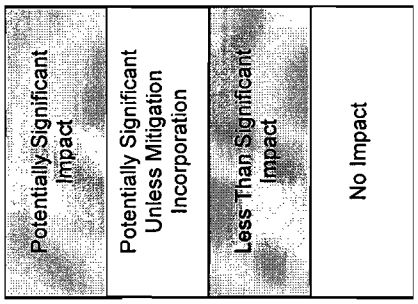
- *Mitigation Measure BIO-2: Future development of the site shall be required to obtain a Nationwide Permit from the U.S. Army Corp of Engineer for the impacted wetlands on the property.*

  Method of Verification: Provide Proof of Permit Documentation

  Monitoring Agency: Planning Services

  Implementation Timing: Prior to issuance of a Grading Permit for any subsequent development plan

- *Mitigation Measure BIO-3: Future development of the site shall be required to obtain a Streambed Alteration Agreement, pursuant to Fish and Game Code Section 1600 et seq, from the California Department of Fish and Game for the stream crossing and any other activities affecting the bed, bank, or associated riparian vegetation of any stream on the site. Appropriate mitigation measures shall be*



developed in coordination with CDFG in the context of the agreement process. Authorization prior to placement of any fill is required from the U.S. Army Corps of Engineers if any impacts are proposed to jurisdictional riparian habitat that were not disclosed during the project review. This authorization may require mitigation as deemed necessary by the Corps of Engineers.

Method of Verification: Provide Proof of Permit Documentation

Implementation Timing: Prior to Issuance of a Grading Permit for any subsequent development plan

Monitoring Agency: Planning Services

- *Mitigation Measure BIO-4: Future development of the site shall be required to obtain a Water Quality Certification, Section 401 permit from the California Regional Water Quality Control Board for applicable project improvements.*

  Method of Verification: Provide Proof of Permit Documentation

  Implementation Timing: Prior to Issuance of a Grading Permit for any subsequent development plan

  Monitoring Agency: Planning Services

Application of the above mitigation measures would apply to any future development proposal in order to minimize impacts to a less than significant level.

d. **Migration Corridor.** Wildlife movement zones are important for the movement of migratory wildlife populations. Corridors provide foraging opportunities and shelter during migration. Generally, wildlife movement zones are established migration routes for many species of wildlife. Movement corridors often occur in open areas or riverine habitats that provide a clear route for migration in addition to supporting ample food and water sources during movement. The Biological Resource Assessment concluded that the site does not contain habitat that would make it suitable for wildlife migration corridor. The site is surrounded by existing development on all sides which further limits the suitability for migration corridor. Impact to wildlife migration corridor is anticipated to be less than significant.

e. **Local Plans.** Future development impacts to the oak woodland canopy would be evaluated for consistency with General Plan Policies 7.4.4.4, 7.4.4.5, and 7.4.5.2. Specifically, Policy 7.4.4.4 contains two options to mitigate for the loss of oak woodlands: 1) Option A requires conformance to on-site tree canopy retention and replacement standards; and 2) Option B provides for in-lieu payment of mitigation fees in accordance with an Oak Woodland Management Plan (OWMP). With the invalidation of the OWMP as a result of the Third District Court of Appeals ruling in the case of Center for Sierra Nevada Conservation v. County of El Dorado, mitigation via in-lieu fee payment (Option B) is not available.

It is anticipated that the County will adopt a new mitigation program as an alternative to retention of on-site oaks (Option A). However, until the County adopts a new oak mitigation program there is no means to utilize such an alternative. Accordingly, recommended Mitigation Measure BIO-5 requires that a future development proposal be reviewed for consistency with Option A of the current General Plan Policy 7.4.4.4 or an alternative mitigation program as may be adopted by the Board of Supervisors that is compliant with CEQA and provides for a feasible alternative to retention of on-site oaks.

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

- *Mitigation Measure BIO-5: Future development of the site shall be required to submit an Oak Tree Plan as part of a Planned Development Permit. The Oak Tree plan shall indicate the size and location of all onsite oak trees and will indicate which trees are to be removed and retained, in accordance with Option A of General Plan Policy 7.4.4.4 or an alternative mitigation program that is compliant with CEQA and provides for a feasible alternative to retention of on-site oaks.*

  Method of Verification: Review of Future Planned Development Permit and Oak Tree Plan

  Implementation Timing: Prior to Approval of Final Planned Development Permit and Issuance of Grading Permit for any subsequent development plan

  Monitoring Agency: Planning Services

f. Adopted Plans. This project, as designed, would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. No impact.

FINDING: For the "Biological Resources" category, the site contains area of sensitive biological resources that would be impacted as part of the project. As analyzed, conditioned, and mitigated, these impacts would be minimized to less than significant.

V. CULTURAL RESOURCES. *Would the project:*				
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?			X	
b. Cause a substantial adverse change in the significance of archaeological resource pursuant to Section 15064.5?			X	
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d. Disturb any human remains, including those interred outside of formal cemeteries?			X	

Discussion

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

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

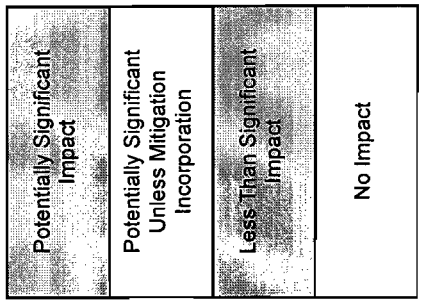
Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

a-c. **Historic, Pre-historic, and Archeological Resources.** General Plan Policy 7.51.3 requires discretionary projects for new development application to be analyzed for potential presence of sensitive cultural and archeological resources. Numerous cultural and archeological studies have been conducted on the site and the immediate area. A recent cultural study was conducted in 2006, followed by a Phase 1 evaluation, verified absence of potentially significant artifact. Based on the analysis and conclusions in the cultural and archeological reports, no significant resources exist on site therefore any anticipated impacts are less than significant.

d. **Human Remains.** In addressing the potential of presence of human remains during construction, standard condition of approval, in accordance with CEQA Guidelines § 15064.5, Health and Safety Code § 7050.5 and Public Resources Code §§ 5097.94 and 5097.98, would be incorporated. Impacts would be anticipated to be less than significant.

FINDING: Based on the studies, no sensitive cultural and historical resources were identified on the site. However, a possibility of previously unknown resources or human remains could be discovered during construction. Specific conditions would be incorporated to ensure any potential discoveries. This project would have a less than significant impact within the Cultural Resources category.

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



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

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

a. Seismic Hazards.

i) According to the California Department of Conservation, Division of Mines and Geology, there are no Alquist-Priolo active fault zones within El Dorado County. The nearest such faults are located in Alpine and Butte Counties. There would be no impact.

ii) The potential for seismic ground shaking in the area would be considered less than significant. Any potential impacts due to seismic impacts would be addressed through compliance with the Uniform Building Code. All commercial future development would be built to meet the construction standards of the UBC for the appropriate seismic zone. Impacts would be less than significant.

iii) El Dorado County is considered an area with low potential for seismic activity. The potential areas for liquefaction on the project site would be the swale and ephemeral drainage area, which may be avoided as part of future development. As part of future Planned Development Permit, Preliminary Drainage Plan would be further evaluated and verified for consistency with County standards. Impacts would be less than significant.

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

b.-d. Soil Erosion/ Geologic Hazards/Expansive Soils. According to the Soils Survey of El Dorado County, the soil composition consists of Auburn Series, specifically Auburn silt loam (AwD) and Auburn very rocky silt loam (AxE). Auburn silt loam is characterized to occur within slopes between 5 to 15%, well drained and is typically utilized for range, irrigated pasture. Auburn very rocky slit loam also occurs within the same slope grade. Both types of soils have moderate permeability, medium to rapid surface runoff, and erosion hazard is moderate to high and shrink-swell potential is considered low.

Future site development erosion effects would be mitigated through Best Management Practices subject to conformance with provisions of the El Dorado County Grading, Erosion Control and Sediment Ordinance. Development of the site would require submittal of a formal construction permit application which includes submittal of a Geotechnical Reports. These reports would be subject to review by the County and affected agencies for implementation of measures minimizing erosion hazards. Impacts would be less than significant.

e. Septic Capability. Future development project would be served by El Dorado Irrigation District for sewage services. There would be no impacts related to septic systems.

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

FINDING: A review of the soils and geologic conditions on the project site determined that the soil types are suitable for the future commercial development, subject to applicable construction and building standards. Future construction activities including building and grading activities would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance which would address potential impacts related to soil erosion, landslides and other geologic impacts. For this 'Geology and Soils' category impacts would be less than significant.

VII. GREENHOUSE GAS EMISSIONS. *Would the project:*				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		X		
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		X		

Discussion

The prominent GHGs contributing to the greenhouse effect as specifically listed in Assembly Bill AB 32, the California Global Warming Solutions Act of 2006, are carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors; in California, the transportation sector is the largest emitter of GHGs, followed by electricity generation. California Energy Commission. 2006. *Inventory of California Greenhouse Gas Emissions and Sinks: 1990 to 2004.* (Staff Final Report). Publication CEC-600-2006-013-SF.

GHGs are global pollutants, unlike criteria for air pollutants and toxic air contaminants, which are pollutants of regional and local concern. Carbon dioxide equivalents are a measurement used to account for the fact that different GHGs have different potential to retain infrared radiation in the atmosphere and contribute to the greenhouse effect. Emitting CO_2 into the atmosphere is not itself an adverse environmental affect. It is the increased concentration of CO_2 in the atmosphere potentially resulting in global climate change and the associated consequences of such climate change that results in adverse environmental affects (e.g., sea level rise, loss of snowpack, severe weather events). Although it is possible to generally estimate a project's incremental contribution of CO_2 into the atmosphere, it is typically not possible to determine whether or how an individual project's relatively small incremental contribution might translate into physical effects on the environment.

In June 2008, the Office of Planning and Research's (OPR) issued a technical advisory (*CEQA and Climate Change)* to provide interim guidance regarding the basis for determining the proposed project's contribution of greenhouse gas emissions and the project's contribution to global climate change. In the absence of adopted local or statewide thresholds, OPR recommends the following approach for analyzing greenhouse gas emissions:

- Identify and quantify the project's greenhouse gas emissions;
- Assess the significance of the impact on climate change; and
- If the impact is found to be significant, identify alternatives and/or Mitigation Measures that would reduce the impact to less-than-significant levels.

Neither El Dorado County nor the El Dorado County Air Quality Management District has established GHG significance thresholds to assess project impacts under CEQA. The only air district in northern California that has established a GHG CEQA significance threshold is the Bay Area Air Quality Management District (BAAQMD). BAAQMD has set the significance threshold at 1,100 metric tons CO2e for operational emissions but has not established a GHG threshold for construction emissions. The Sacramento Metropolitan Air Quality Management District (SMAQMD), although not

specifying CEQA thresholds, has suggested that a project's construction emissions be amortized over the life of the project and added to the project's operational emissions.

a and b. Generate Greenhouse Gas (GHG) Emissions. The change to Commercial would facilitate commercial development which would require specific review and analysis for Greenhouse Gas Emissions. Any applicable measures to minimize GHG effects would be applied. Impacts could potentially be significant depending on the design and scale of the project. Any applicable measures to minimize the GHG effects would be applied at the time that the subsequent development plan application is processed. The following mitigation measure shall be applied to minimize the effects to less than significant:

- *Mitigation Measure GHG-1: Future development of the site shall submit an Air Quality Analysis as part of a development plan application. The analysis shall evaluate the proposed development and its Greenhouse Gas Emissions effects. Measures to minimize the effects to less than significant shall be implemented prior to issuance of Grading Permit.*

  Method of Verification: Review of Future Planned Development Permit

  Implementation Timing: Prior to Issuance of Grading Permit for any subsequent development plan

  Monitoring Agency: Air Quality Management District (AQMD) and Planning Services

FINDING: The change to commercial land use and zone district anticipates future commercial development, which would be subject to greenhouse gas emission analysis. For this "Greenhouse Gas Emissions" category, impacts is anticipated to be potentially significant but would be minimized via future development plan.

VIII. HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X

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

Discussion

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

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

a-c, g. **Hazardous Materials.** Future commercial development may involve transportation, use, and disposal of hazardous materials such as construction materials, paints, fuels, landscaping materials. The usage of these materials is more typical during construction phase and commercial operational uses. Contractors are required to obtain approval of a Hazardous Materials Business Plan through the Environmental Management Department- Hazardous Waste Division of El Dorado County. Any uses of hazardous materials would be required to comply with all applicable federal, state, and local standards associated with the handling and storage of hazardous materials. The impacts are anticipated to be less than significant.

Hazardous Materials Near Schools. A private Montessori school and pre-school are located within the commercial development north of the project site. Jackson Elementary school is located approximately 2,000 feet to the east. As discussed above, any future commercial uses involving hazardous materials would be required to comply with all applicable federal, state, and local standards associated with the handling and storage of hazardous materials. Impacts would be anticipated to be less than significant.

Emergency Plan. Future development of the site would be reviewed against access and circulation standards in accordance with the County Design and Improvement Standards Manual and Zoning Ordinance including site designs necessary to accommodate necessary emergency situations. Impacts would be anticipated to be less than significant.

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

Aircraft Hazards and Private Airstrips. The project site is not within any airport plan, nor is it in any public or private airport. There would be no impact.

Wildfire Hazards. The project site is bordered to the west an undeveloped portion of the adjacent property. This portion of the property contains native vegetation including oak woodland canopy. Future site development would be subject to review for conformance to applicable fire standards by the El Dorado Hills Fire Department and CalFire. Impacts would be anticipated to be less than significant.

FINDING: For this 'Hazards and Hazardous Materials' category, impacts would be less than significant.

IX. HYDROLOGY AND WATER QUALITY. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?			X	
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or -off-site?			X	
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f. Otherwise substantially degrade water quality?			X	
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j. Inundation by seiche, tsunami, or mudflow?				X

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

Discussion

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

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

a. **Water Quality Standards.** Construction of future development project would require site and ground disturbance. Grading and Improvement plans shall be reviewed by the El Dorado County Department of Transportation (DOT) and/or Building Services for consistency with *County of El Dorado Grading, Erosion and Sediment Control Ordinance*. These standards require that erosion and sediment control be implemented into the design of the project. Grading and drainage plans would be designed pursuant to a project specific Storm Water Mitigation Plan (SWMP). This would address Storm Water Prevention and Pollution Program (SWPPP) standards in order to adhere to the state requirements, as well as the federal, National Pollution Discharge Elimination System (NPDES) requirements for water quality and water discharge. Impacts would be anticipated to be less than significant.

b. **Groundwater Supplies.** The project would require connection to public water service provided by El Dorado Irrigation District and would not utilize any groundwater source. Impact would be considered less than significant.

c-f. **Drainage Patterns.** As discussed in *Section IV Biological Resource Section*, the site contains wetland swales and an ephemeral drainage. Future development of the site and drainage design would be analyzed for potential impacts to the wetlands and effects to drainage system in the area subject to County design and construction standards. Impacts would be less than significant.

g-j. **Flood-related Hazards.** The site, which is identified within the 06017C0704E panel of the Flood Insurance Rate Map (FIRM) map, is designated as Flood Zone X. This designation describes areas that are outside of any mapped 100-year or 500-year flood areas. Future development shall be required to adhere to applicable construction and building standards involving drainage control and flood prevention. No dams are located in the project area and therefore, no potential hazards related to dam failures. The risk of exposure to seiche, tsunami, or mudflows is remote. There would be no impact.

FINDING: Future development drainage systems would be evaluated for conveyance of anticipated run-off. Water would be provided for this project via connections to the EID infrastructures, as well as adequate capacity to connect to the existing EID septic facility system. BMPs for pre-and-post-construction for erosion and sediment controls would be incorporated into the final grading and drainage design for the project. Impacts within this category is anticipated to be less than significant.

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

Discussion

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

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

a.-b. **Established Community and Land Use Consistency.** The project would not physically divide an established community, which contains both existing residential and commercial development. The corner vacant site is located in an area that is surrounded by existing commercial development on three sides and a residential development on one side. The site is bordered by a heavily traveled arterial road (Green Valley Road) and collector road (Francisco Drive). The land use and zone change would result in potential commercial development of the site which would provide additional sources of commercial opportunities to serve the immediate area. Impact is anticipated to be less than significant.

c. **Habitat Conservation Plan.** El Dorado County does not have an adopted Habitat Conservation Plan Program. There would be no impact.

FINDING: For the 'Land Use Planning' category, the project impacts are anticipated to be less than significant.

XI. MINERAL RESOURCES. *Would the project:*				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

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

Discussion

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

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

a-b. **Mineral Resources.** The site has a residential land use designation. The proposal is to amend the designation to commercial. There are no known mineral resources on the site according to the General Plan. There are no known mineral resources of local importance on or near the project site. There would be no impact.

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

XII. NOISE. *Would the project result in:*				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise level?				X
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion

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

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

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

The ambient noise environment in the project vicinity is dominated by local traffic along Green Valley Road, Francisco Drive and Cambria Way. Additional ambient noise source also comes from the neighboring commercial uses in the west, north, and east, and, to a lesser extent, residential development to the south and southeast. The location of the vacant project site between Green Valley Road and Cambria Way provides a natural noise buffer for the Francisco Oaks subdivision with its property depth and existing tree canopy. The project site and Green Valley Road are located at a lower elevation in comparison to the elevation of Francisco Oaks subdivision, which is further buffered by an existing 6-foot tall sound wall along its northern perimeter on Camrbria Way and eastern perimeter on Francisco Drive.

Noise impacts are regulated under the Public Health, Safety and Noise Element of the General Plan. In particular, noise levels from non-transportation sources and transportation sources are limited to standards established in Tables 6-1 and 6-2 under Objective 6.5.1 of the element.

TABLE 6-1
MAXIMUM ALLOWABLE NOISE EXPOSURE FOR TRANSPORTATION NOISE SOURCES

Land Use	Outdoor Activity Areas[1] L_{dn}/CNEL, dB	Interior Spaces	
		L_{dn}/CNEL, dB	L_{eq}, dB[2]
Residential	60[3]	45	--
Transient Lodging	60[3]	45	--
Hospitals, Nursing Homes	60[3]	45	--
Theaters, Auditoriums, Music Halls	--	--	35
Churches, Meeting Halls, Schools	60[3]	--	40
Office Buildings	--	--	45
Libraries, Museums	--	--	45
Playgrounds, Neighborhood Parks	70	--	--

Notes:
[1] In Communities and Rural Centers, where the location of outdoor activity areas is not clearly defined, the exterior noise level standard shall be applied to the property line of the receiving land use. For residential uses with front yards facing the identified noise source, an exterior noise level criterion of 65 dB L_{dn} shall be applied at the building facade, in addition to a 60 dB L_{dn} criterion at the outdoor activity area. In Rural Regions, an exterior noise level criterion of 60 dB L_{dn} shall be applied at a 100 foot radius from the residence unless it is within Platted Lands where the underlying land use designation is consistent with Community Region densities in which case the 65 dB L_{dn} may apply. The 100-foot radius applies to properties which are five acres and larger; the balance will fall under the property line requirement.

[2] As determined for a typical worst-case hour during periods of use.

[3] Where it is not possible to reduce noise in outdoor activity areas to 60 dB L_{dn}/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB L_{dn}/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

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

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

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

Notes:
Each of the noise levels specified above shall be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).

The County can impose noise level standards which are up to 5 dB less than those specified above based upon determination of existing low ambient noise levels in the vicinity of the project site.

In Community areas the exterior noise level standard shall be applied to the property line of the receiving property. In Rural Areas the exterior noise level standard shall be applied at a point 100' away from the residence. The above standards shall be measured only on property containing a noise sensitive land use as defined in Objective 6.5.1. This measurement standard may be amended to provide for measurement at the boundary of a recorded noise easement between all effected property owners and approved by the County.

*Note: For the purposes of the Noise Element, transportation noise sources are defined as traffic on public roadways, railroad line operations and aircraft in flight. Control of noise from these sources is preempted by Federal and State regulations. Control of noise from facilities of regulated public facilities is preempted by California Public Utilities Commission (CPUC) regulations. All other noise sources are subject to local regulations. Non-transportation noise sources may include industrial operations, outdoor recreation facilities, HVAC units, schools, hospitals, commercial land uses, other outdoor land use, etc.

a-d. **Noise Exposures, Groundborne Shaking, Temporary and Permanent Ambient Noise Increases.** In accordance with General Plan Policy 6.5.1.1, future commercial development on the site would be analyzed for noise effects. Specifically, an Acoustical Analysis would evaluate noise effects from the construction, operation, and vehicular traffic noise effects borne by the development in accordance with the established thresholds and with respect to the current ambient noise in the area. Appropriate mitigation measures to minimize effects to less than significant would be applied. Impacts are anticipated to be less than significant.

- *Mitigation Measure NOI-1: Future development of the site shall submit an Acoustical Analysis as part of a development plan application. The analysis shall evaluate the proposed development and its construction, operation, and vehicular traffic noise effects. Measures to minimize the effects to less than significant shall be implemented prior to issuance of Grading and/or Building Permit*

  Method of Verification: Review of Future Planned Development Permit

  Implementation Timing: Prior to Issuance of Grading and/or Building Permit for any subsequent development plan

  Monitoring Agency: Planning Services

e-f. **Aircraft Noise.** The project site is not within any airport plan. The site is not located the vicinity of public airport, or private airport. The nearest airport is the Cameron Park Airport, which is located 6.5 miles east of the project site. There would be no impact.

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

FINDING: The proposed change to Commercial land use and zone change would allow commercial development of the site. Future development would be evaluated for noise effects in accordance with General Plan standards. Impacts would be less than significant with application of above mitigation measure.

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

Discussion

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

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

a. **Population Growth.** The proposed commercial land use and zone change is not anticipated to induce substantial population growth. Impact would be less than significant.

b-c. **Housing Displacement.** The site is vacant and implementation would not result in any displacement or relocation of housing or people. There would be no impact.

FINDING: Implementation of project would not have any significant increase to population or housing. No displacement would occur. For this "Population and Housing" category, impacts would be less than significant.

XIV. PUBLIC SERVICES. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*				
a. Fire protection?			X	
b. Police protection?			X	
c. Schools?			X	
d. Parks?			X	
e. Other government services?			X	

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

Discussion

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

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

a. **Fire Protection.** The project site is within the El Dorado Hills Fire Department Service Area for fire and emergency service. The nearest fire station, Marina Station #84, is located less than ¼ mile north along Francisco Drive. Future site development would be reviewed for site design and construction standards in terms of accessibility and providing fire protection. Future commercial buildings would be subject to development impact fees based on the total square foot of the commercial building prior to issuance of building permit. Impacts would be anticipated to be less than significant.

b. **Police Protection.** Police services would continue to be provided by the El Dorado County Sheriff's Department. Though anticipated commercial development of the site would not necessarily affect the demand for additional police protection, police services would still be available for emergencies. Impacts are anticipated to be less than significant.

c-e. **Schools and Government Services.** The project site is within the Rescue Union School District (K-12) and El Dorado Union High School District. Two K-5 schools (Lake Forest Elementary and Marina Village Middle School) are located ¾ miles north along Francisco Drive and Jackson Elementary School located ½ mile at the northeast corner of El Dorado Hills Blvd. and Francisco Drive. Oak Ridge High School is located approximately two miles along Harvard Way southeast of the project site.

With the proposal of land use and zone change, commercial development would be anticipated; however, commercial development does not result in any permanent population-related increases that would contribute to additional demand on schools, new or expansion of recreational parks, or other governmental services. Impacts would be anticipated to be less than significant.

FINDING: No significant increase of services is anticipated as a result of this project. For this 'Public Services' category, impacts would be less than significant.

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

Discussion

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

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

a-b. **Parks and Recreational Services.** The change to commercial designation would result in future commercial development. Park fees are not required of commercial development, however, as allowed under the Commercial zone district, mixed-use development could create demand for parks and recreation, which would be assessed accordingly for park impacts. Specific review would be conducted with submittal of formal of development applications. Impact would be less than significant.

FINDING: Impacts to Parks and Recreational are anticipated to be less than significant.

XVI. TRANSPORTATION/TRAFFIC. *Would the project:*				
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?		X		
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?		X		
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		X		
e. Result in inadequate emergency access?			X	

XVI. TRANSPORTATION/TRAFFIC. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			X	

Discussion

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

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

a-b, d. Circulation and Congestion Management Plan.

In accordance with General Plan, a Traffic Impact Analysis (TIA) would be required for the future development of the site analyzing the potential traffic and circulation effects in accordance established protocols and procedures by DOT. The TIA would include analysis of the affected on-site and off-site roads, impacts to Level of Service (LOS), and estimation of generated trips by the project. The future development would also be evaluated for adequate on-site circulation, parking, and accessibility, subject to County design and improvement standards and Zoning Ordinance provisions. DOT would analyze potential traffic hazards that may be exacerbated with project implementation, such as impacts to intersections and roadways. Future development impacts would be considered potentially significant but would be minimized to less than significant with implementation of the following measure:

- *Mitigation Measure TRANS-1: Future development of the site shall submit a Traffic Impact Analysis (TIA) as part of a development plan application. The analysis shall include an evaluation of development traffic operation effects, potential design hazards, and site circulation constraints, in accordance with County DOT protocol. Measures to minimize the identified impacts to less than significant shall be implemented prior to issuance of Grading and/or Building Permit.*

  Method of Verification: Review of Future Planned Development Permit

  Implementation Timing: Prior to Issuance of Grading and/or Building Permit for any subsequent development plan

  Monitoring Agency: DOT

c. Air traffic. The project site is not identified in any airport plan, nor is it located within any public or private airport flight zones. There would be no impact to air traffic patterns.

e. Emergency Access. Future site development is likely to be accessed off Green Valley Road and Cambria Way. Access along frontage on Francisco poses design constraints given its close proximity with Green Valley Road to

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

the north and Camrbia Way to the south. Preliminary Site and Grading Plan, submitted as part of a development plan, shall be reviewed by affected agencies including Development Services Department and El Dorado Hills Fire Department for applicable site and design standards. Impacts would be less than significant.

f. **Alternative Transportation Plan.** The project site is along Green Valley Road, which is an identified corridor within the El Dorado County Master Bicycle Plan. Green Valley Road, along the project frontage currently includes a Class II bicycle lane. In accordance with the Building Code and the Bicycle Plan, the anticipated commercial development would be required to provide bicycle racks to accommodate potential bicyclist customers. Impacts would be less than significant.

FINDING: Future development of the site would be reviewed for potential traffic impacts and circulation design in accordance with current applicable standards. For the Transportation/ Traffic category, impacts would potentially be significant, which would be lessened by the identified mitigation measure.

XVII. UTILITIES AND SERVICE SYSTEMS. *Would the project:*				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g. Comply with federal, state, and local statutes and regulations related to solid waste?			X	

Discussion

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

- Breach published national, state, or local standards relating to solid waste or litter control;
- Substantially increase the demand for potable water in excess of available supplies or distribution capacity without also including provisions to adequately accommodate the increased demand, or is unable to provide an adequate on-site water supply, including treatment, storage and distribution;

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

- Substantially increase the demand for the public collection, treatment, and disposal of wastewater without also including provisions to adequately accommodate the increased demand, or is unable to provide for adequate on-site wastewater system; or
- Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.

a-e. **Potable, Wastewater, and Stormwater Facilities.** Future development of the site would be required to comply with EID requirements for the treatment, collection, processing, and disposal of waste as established by the Regional Water Quality Control Board (RWQCB). The analysis may include evaluation of necessary new or expansion to existing waste water facilities or requirement to connect to existing sewer lines adjacent the site in order to receive these services.

Future development of the site would be evaluated for storm runoff generated on-site and off-site that may affect existing storm water drainage facilities. These facilities, which include drainage inlets and culverts, shall be designed in accordance with El Dorado County Drainage Manual. The final drainage plan shall be reviewed as part of the Improvement Plan by DOT. Impacts would be less than significant.

f- g. **Solid Waste**. County Ordinance No. 4319 requires that new development provide for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables on site. Solid waste collection for the proposed lots would be handled through the local waste management contractor. The future operator of the commercial development shall coordinate with El Dorado Disposal to obtain garbage and recycle service in accordance with Environmental Management- Solid Waste Division standards. Impacts would be less than significant.

FINDING: For this 'Utilities and Service Systems' category, impacts would be less than significant.

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

Discussion

a. **Degradation of Environment.** No development or improvement is proposed with this application, as such, no physical impacts would occur. The general plan amendment and rezone, however, would facilitate future commercial development of the site which would require formal submittal of a development plan application. Development application would be `reviewed by the County and affected agencies for conformance to applicable development standards as well as its effects to its environment. As applicable, measures would be incorporated to minimize these impacts to less than significant. Impacts would be considered less than significant.

b.-c. **Cumulative Effects.** Future development proposal would be reviewed along with past and present development projects for cumulative effects to the environment and the immediate neighborhood. Application submittal would include project plans and technical analysis which would be used as basis for evaluating various effects to the environment and humans including aesthetic, traffic and safety, noise, air quality and utility usage. Various affected agencies would be consulted for specific comments or conditions of the development. Construction permits and other entitlements would be required through which implementation conditions and/or mitigations shall be further verified. Impacts would be less than significant.

PROJECT INFORMATION

EXHIBITS

Exhibit A: Location Map
Exhibit B: Assessor's Parcel Map
Exhibit C: General Plan Land Use Map
Exhibit D: Zoning Map
Exhibit E: General Plan Amendment and Rezone

ATTACHMENTS

Attachment A: Biological Resource Assessment
Attachment B: Wetland Delineation

SUPPORTING INFORMATION SOURCE LIST

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

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

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

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

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

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

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

El Dorado County Design and Improvement Standards Manual (DISM)

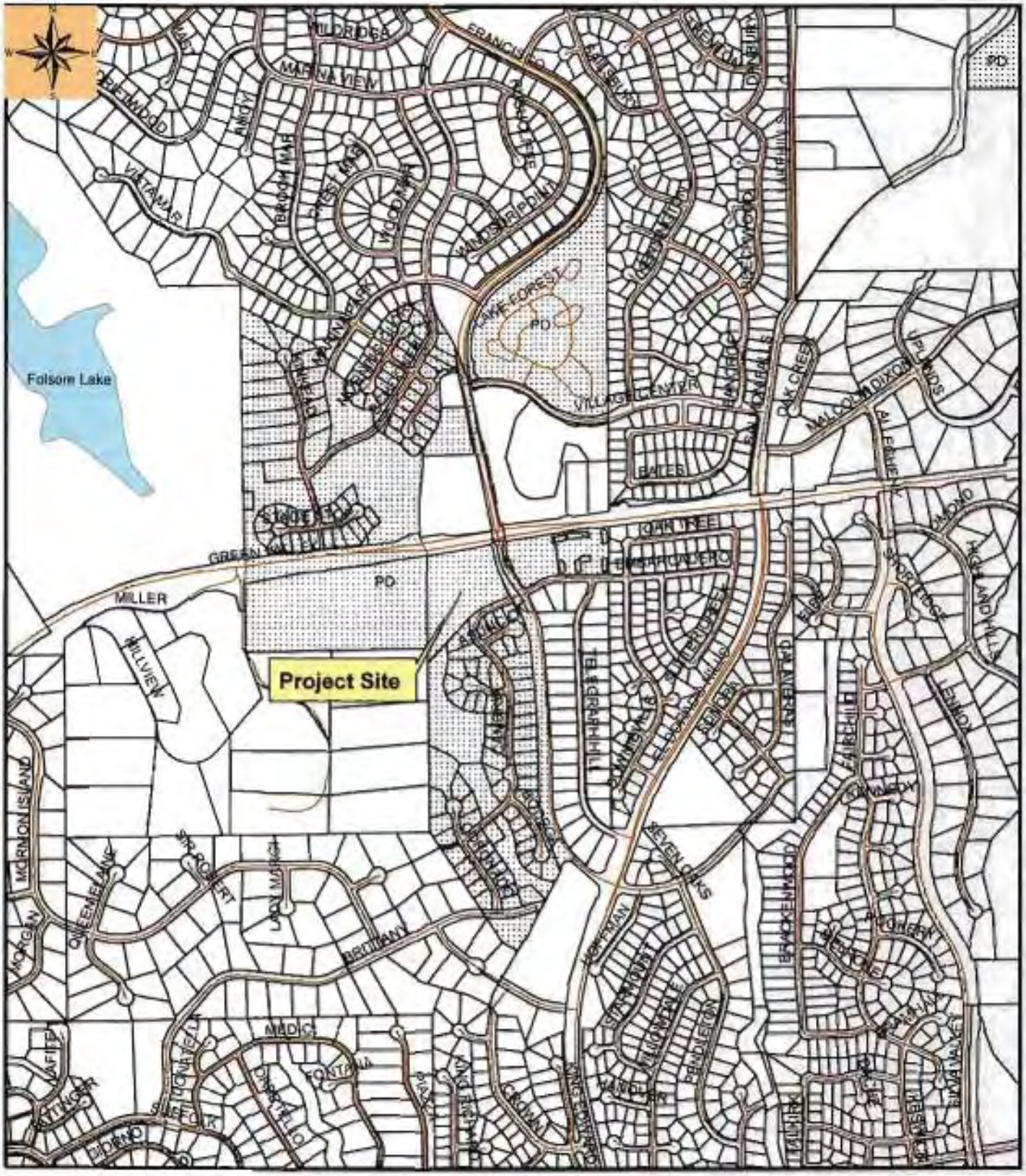
El Dorado County Subdivision Ordinances (Title 16- County Code)

Soil Survey of El Dorado Area, California

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

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

Green Valley/Francisco Commercial Center
File Nos. A11-0003, Z11-0004



0 170 340 680 Feet

Map prepared by
Matt Palmtree
El Dorado County
Development Services-Planning

Exhibit A- Location Map


POR. SECS. 22, T.10N., R.8E., M.D.M.
FRANCISCO OAKS
I - 149
124:14
1 " equals 200 '
GREEN VALLEY RD
Acreages Are Estimates
Rev. July 12, 2006
Assessor's Map Bk. 124 - Pg. 14
County of El Dorado, CA

EXHIBIT B

Green Valley/Francisco Commercial Center
File Nos. A11-0003, Z11-0004

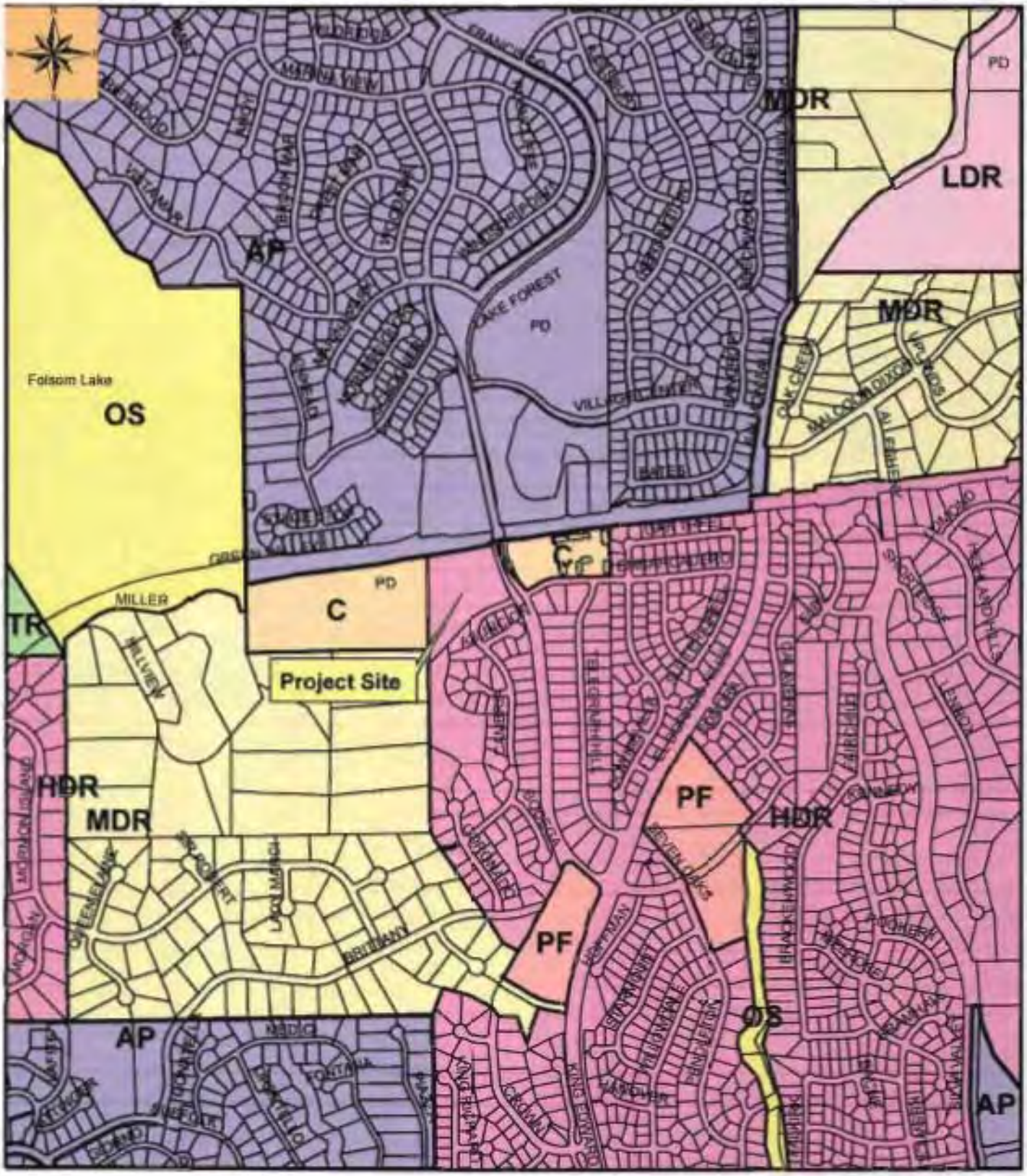
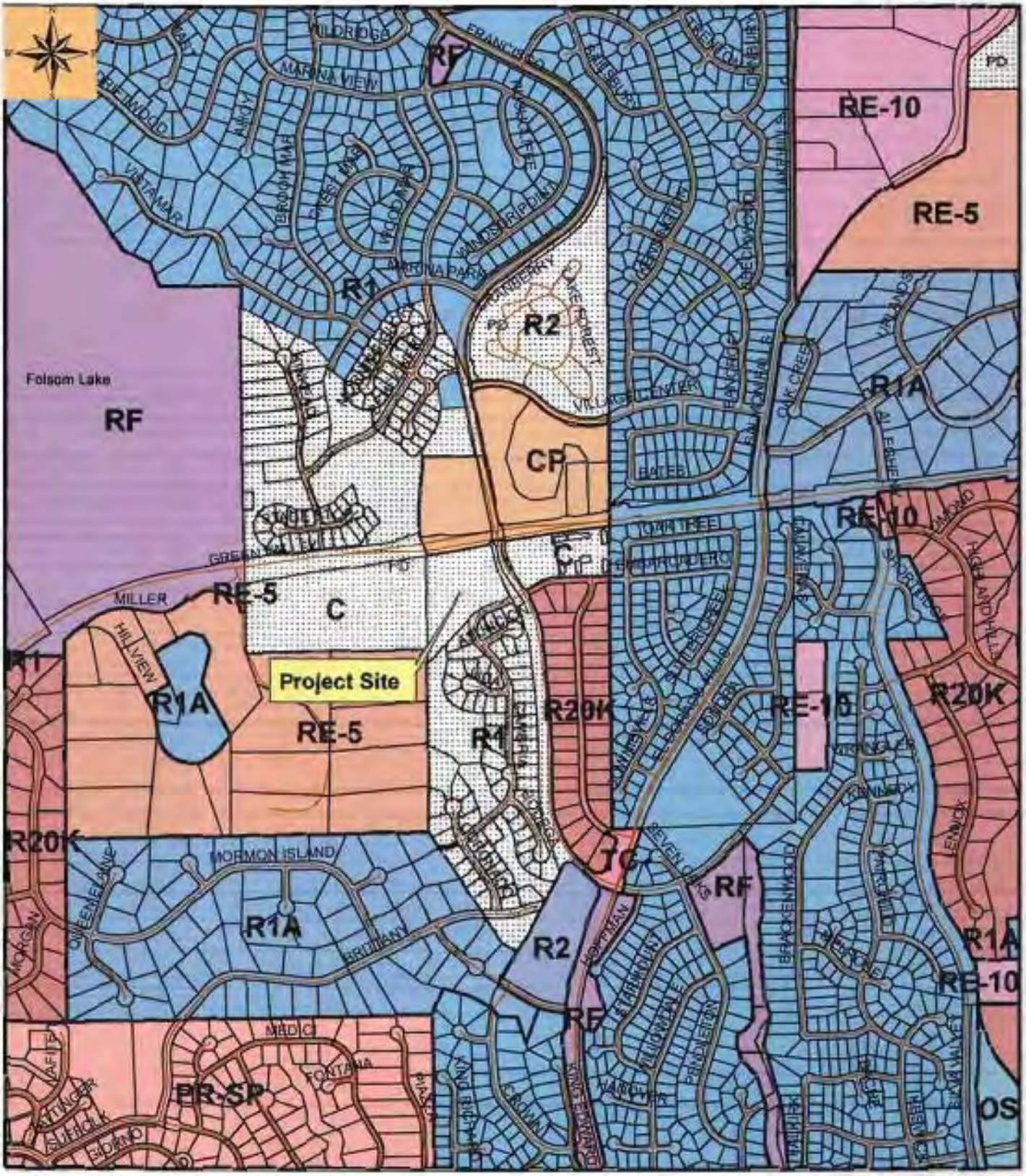


Exhibit C- General Plan Land Use Map

Green Valley/Francisco Commercial Center
File Nos. A11-0003, Z11-0004



Map prepared by:
Mel Pabalinas
El Dorado County
Development Services Planning

Exhibit D- Zone Map

OWNER:
FAMILY REAL PROPERTY
1130 IRON POINT ROAD, SUITE 150
FOLSOM, CA 95630
ATTN: GEORGE M. CARPENTER, JR.
(916) 355-1450

APPLICANT:
WINN COMMUNITIES
1130 IRON POINT ROAD, SUITE 150
FOLSOM, CA 95630
ATTN: GEORGE M. CARPENTER, JR.
(916) 355-1450

ENGINEER:
RSC ENGINEERING, INC.
2250 DOUGLAS BLVD., SUITE 150
ROSEVILLE, CA 95661
ATTN: RICHARD S. CHAVEZ, P.E.
(916) 788-2884

ASSESSOR'S PARCEL NO.:
124-140-33

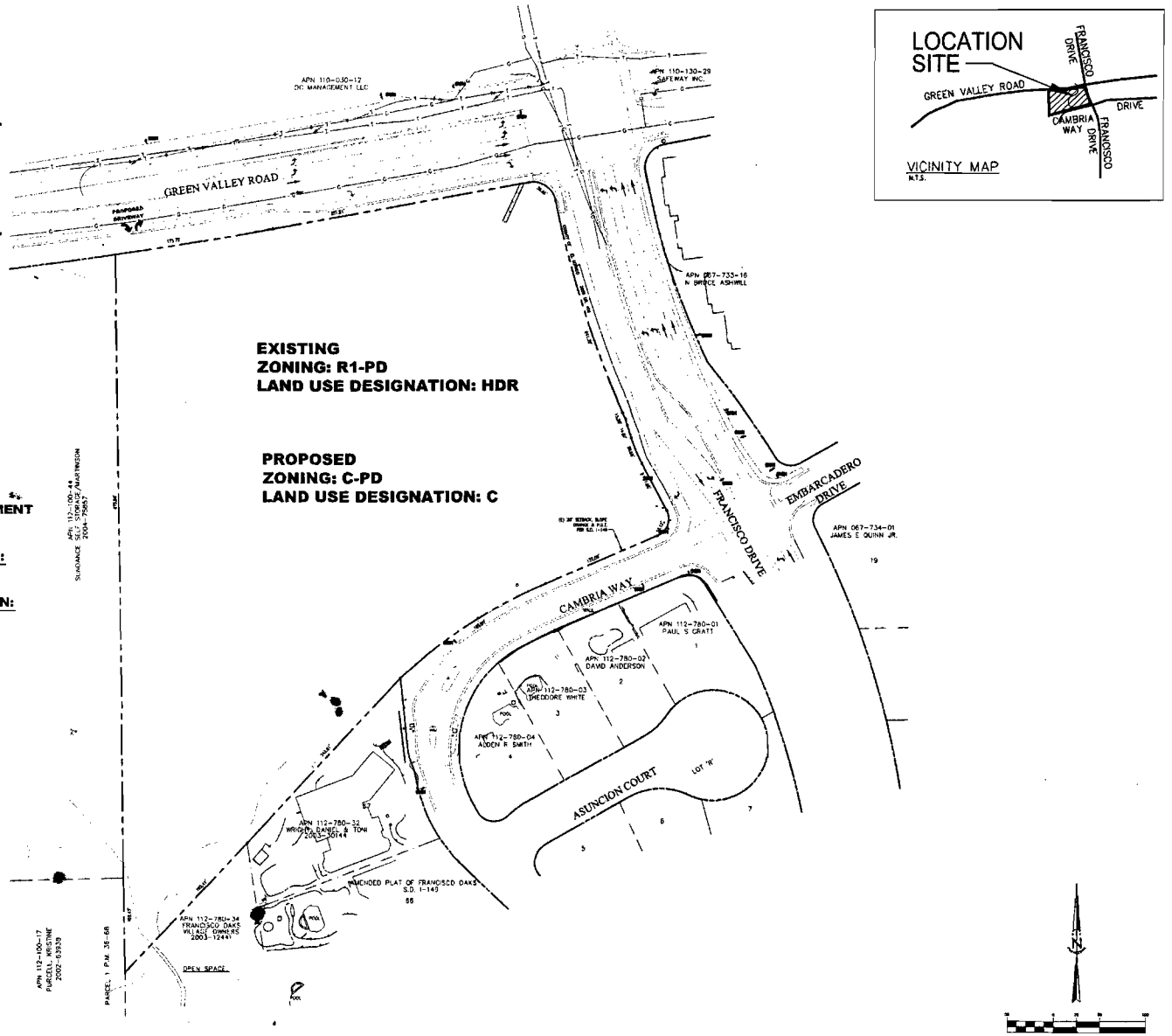
EXISTING ZONE:
ONE FAMILY RESIDENTIAL - PLANNED DEVELOPMENT (R1-PD)

PROPOSED ZONE:
COMMERCIAL-PLANNED DEVELOPMENT (C-PD)

EXISTING LAND USE DESIGNATION:
HIGH DENSITY RESIDENTIAL (HDR)

PROPOSED LAND USE DESIGNATION:
COMMERCIAL (C)

TOTAL ACREAGE:
6.85 ACRES



WINN COMMUNITIES

NO.	DESCRIPTION	BY	DATE

RSC ENGINEERING
2250 Douglas Blvd., Suite 150
Roseville, CA 95661
Ph: 916.788.2884 Fax: 916.788.2408

PROJECT NO:	082-001
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

REZONE & GENERAL PLAN AMENDMENT EXHIBIT
FRANCISCO/GREEN VALLEY COMMERCIAL CENTER
GREEN VALLEY RD & FRANCISCO DR.
COUNTY OF EL DORADO

SHEET TITLE
EXH

SHEET NO.
1 OF 1

DATE: MARCH 28, 2011

A 11-0003/Z 11-0004

FILE COPY

EXHIBIT E

JURISDICTIONAL DELINEATION AND SPECIAL STATUS SPECIES EVALUATION

WINN PARCEL

FILE COPY

GIBSON & SKORDAL, LLC
Wetland Consultants
2277 Fair Oaks Blvd., Suite 105
Sacramento, California 95825

A 11-0003/Z 11-0004

GIBSON & SKORDAL, LLC

Wetland Consultants

2277 Fair Oaks Blvd., Suite 105
Sacramento, California 95825
Telephone (916) 569-1830
Facsimile (916) 569-1835

James C. Gibson
Thomas M. Skordal
Ginger E. Fodge
Karen Shaffer
Samuel R. Garcia

December 21, 2006

Ms. Kathy Norton
U.S. Army Corps of Engineers
Regulatory Branch
1325 J Street
Sacramento, California 95814

Subject: **Jurisdictional Delineation and Special Status Species Evaluation – Winn Property, El Dorado County, California.**

Dear Ms. Norton:

I have enclosed a copy of the Winn Property Jurisdictional Delineation and Special Status Species Evaluation for your review. A CD containing the GPS files is also enclosed.

As stated in the report, we identified a total of 0.14 acre of potential waters of the United States within the 6.8-acre study area. In our opinion these features are subject to regulation by the Corps.

We request that you proceed with the verification process at your earliest convenience. Please notify our office if you would like to meet for a field verification. The contact for this project is Mr. John Caulfield. He can be reached during office hours at (916) 783-0356 (phone) or (916) 783-1837 (fax), and his address is listed below in the "cc" section of this letter.

If you have any questions or need additional information, feel free to contact me at (916) 569-1830.

Sincerely,

James C. Gibson
Principal
Attachments

A 11-0003/Z 11-0004

cc: Mr. John Caulfield
Winn Communities
Landmark Endeavors, Inc.
4120 Douglas Boulevard, Suite 3006-215
Granite Bay, California 95746

Mr. George M. Carpenter, Jr.
Winn Communities
1130 Iron Point Road, Suite 150
Folsom, California 95630

JURISDICTIONAL DELINEATION AND SPECIAL STATUS SPECIES EVALUATION

WINN PROPERTY

EL DORADO COUNTY, CALIFORNIA

MARCH 2004

Prepared For:

WINN COMMUNITIES
4120 Douglas Boulevard, Suite 306-215
Granite Bay, California 95746

Prepared By:

GIBSON & SKORDAL, LLC
Wetland Consultants
2277 Fair Oaks Blvd., Suite 105
Sacramento, California 95825

A 11-0003/Z 11-0004

INTRODUCTION

The purpose of this report is to present the results of a jurisdictional delineation and special status species evaluation conducted for the Winn Parcel.

LOCATION

The study area is an approximately 6.8-acre parcel located immediately southwest of the intersection of Francisco Drive and Green Valley Road. It lies in a portion of Section 22, Township 10 North, and Range 8 East of El Dorado County, California (Latitude 38° 42' North, Longitude 121° 05' West). Figure 1 is a vicinity map.

METHODOLOGY

Field studies were conducted on February 5 and March 20, 2004 for the purpose of delineating all potential waters and wetlands existing in the study area and evaluating special status species and their habitats.

Jurisdictional Delineation

The boundaries of all waters including wetlands were delineated and surveyed in the field by Gibson & Skordal, LLC utilizing a Trimble GPS data logger with sub-meter accuracy (NAD83 CA Zone II). The delineation map was prepared by layering the GPS data over aerial photography flown in May 2002 by the United States Geological Survey (USGS).

The **"Corps of Engineers Wetlands Delineation Manual"**[1] was used as the standard of determining whether specific areas are wetlands potentially subject to regulation under Section 404 of the Clean Water Act. Corps of Engineers' regulations (33 CFR 328) were used to determine the presence of waters of the United States other than wetlands. The **"National List of Plant Species That Occur in Wetlands: California (Region 0)"**[2] was used to determine the wetland indicator status of plants observed in the study area. The **"Soil Survey of El Dorado Area, California"**[3] was used to evaluate soil mapping in the study area.

[1] Environmental Laboratory. 1987. Corps of Engineers Wetlands Delineation Manual. Technical Report Y-87-1, U.S. Army Engineer Waterways Experiment Station. Vicksburg, Miss.

[2] Reed, P.B. 1988. National List of Plant Species That Occur In Wetlands: California (Region 0). Biological Report 88(26.10). May 1988. National Ecology Research Center, National Wetlands Inventory, U.S. Fish & Wildlife Service, St. Petersburg, Florida.

[3] USDA, Soil Conservation Service. 1974. Soil Survey of El Dorado Area, California.

FIGURE 1

VICINITY MAP

↑
N
(Scale: 1 Inch = 2000 Feet)

Source: Clarksville 7.5 Minute USGS Topographic Quadrangle

Detailed data on vegetation, soils, and hydrology characteristics was taken in the field. Data sheets documenting the basis for determining which areas are wetland or upland are provided in Appendix A.

Special Status Species Evaluation

The special status species evaluation includes those species that have been identified as having relative scarcity and/or declining populations by the United States Fish & Wildlife Service (FWS) or California Department of Fish & Game (CDFG). Special status species include those formally listed as threatened or endangered, those proposed for formal listing, candidates for Federal listing, and those considered to be Species of Concern by FWS or Species of Special Concern by CDFG. In addition to these, we also included those species considered to be "special animals" or "fully protected" by the CDFG and those plant species considered to be rare, threatened or endangered in California by the California Native Plant Society (CNPS).

In our evaluation, we considered those special status species documented by the California Natural Diversity Database (CNDDB) as occurring in the vicinity of the study area. A record search of the CNDDB was conducted for the Clarksville, Folsom, Pilot Hill, and Shingle Springs 7.5-minute USGS quadrangles to identify all documented sightings of special status species in the vicinity of the study area. In addition to these species, we included other special status species that may have some potential for occurring in the study area based on historical range data and/or the presence of suitable habitat.

GENERAL SITE CONDITIONS AND HABITATS

The study area is a mostly undeveloped parcel bordered by existing roads to the north and west, Cambria Road and ongoing subdivision development to the southeast, and oak woodland and grassland habitats to the west and southwest. Topography consists of moderately hilly to steep terrain that drains from north to south. The highest point is a hill in the center of the study area that slopes to the south and southwest. Several drainage/swale features bisect the site including a channel that bisects the northwest corner and swale/channel feature that straddles the eastern boundary of the site.

A majority of the study area supports mixed oak woodland with associated annual grassland habitat. The oak woodland is generally dominated by a canopy of interior live oak (*Quercus wislizeni*) and blue oak (*Quercus douglasii*) with associated foothill pine (*Pinus sabiniana*). Valley oaks (*Quercus lobata*) and California buckeye (*Aesculus californica*) also occur along the

lower terraces. The understory is annual grassland characterized by rip-gut brome (*Bromus diandrus*), soft chess (*Bromus mollis*), miner's lettuce (*Claytonia perfoliata*), chickweed (*Stellaria media*), and dogtail (*Cynosurus echinatus*) with scattered poison oak (*Toxicodendron diversilobum*). Other common species include filaree (*Erodium sp.*), cut-leaf geranium (*Geranium dissectum*), vetch (*Vicia sp.*), and bedstraw (*Galium aparine*).

Mapped soils include Auburn silt loam (2-30% slopes) mapped in the upper northeast corner, and Auburn very rocky silt loam (2-30% slopes) mapped over the remainder of the site. Auburn soils are well drained hardpan soils mapped on gently sloping to moderately steep slopes in the foothills. They are not considered to be hydric soils. Figure 2 provides a soil map for the study area.

EXISTING WATERS AND WETLANDS

We identified a total of 0.14 acre of waters and wetlands in the study area including 0.09 acre of channel and 0.05 acre of wet swale. Appendix B provides a delineation map showing the study area boundary, location of data points, and location and size of waters and wetlands. Appendix C provides a partial list of plant species observed in the study area including their status as wetland indicators.

We identified 2,368-sq. ft. of seasonal wet swale (WS1) in the study area comprised of a shallow, linear, drainage feature that extends along the eastern boundary of the study area. WS1 is augmented by urban run-off from adjacent roads and subdivision development. As such, it sustains long-term saturated soil conditions at or within 12 inches of the surface for a portion of the early growing season before drying up in the spring.

WS1 supports a facultative plant community dominated by perennial rye (*Lolium perenne*). Other common associate species include curly dock (*Rumex crispus*), loosestrife (*Lythrum hyssopifolia*), miner's lettuce, cut-leaf geranium, and buttercup *(Ranunculus alveolatus*). At the time of field surveys, soils in the wet swale were saturated to the surface through out, while other areas sustained 1 to 2 inches of flowing surface water. Soils were generally observed to be dark gray (10YR 4/1) sandy silt loam with heavy mottles at 1 to 6 inches. The adjacent upland is marked by a rise in landscape position lacking indicators or wetland hydrology and hydric soils, and the presence of an oak woodland-annual grassland plant community.

We identified a total of 0.09 acre of channels in the study area including 0.07 acre (2,997-sq. ft.) of intermittent channel associated with CH1, and 0.02 acre of ephemeral channel associated with

FIGURE 2

SOILS MAP

Soil Unit	Soil Name	Soil Classification	Drainage Class
AxD	Auburn very rocky silt loam, 2-30% slopes	Lithic Xerochrepts	well drained
AwD	Auburn silt loam, 2-30% slopes	Lithic Xerochrepts	well drained

Source: USDA, Soil Conservation Service. 1974. Soil Survey of El Dorado Area, California

CH2. Channels were differentiated from wet swales in the field by the presence of an ordinary high water mark (OHWM) as defined by a clear and discernible channel bed and bank.

CH1 is an intermittent drainage channel that enters the study area via a culvert outlet under Green Valley Road, and it bisects the northeast corner of the study area and extends off-site to the southwest. CH1 is a high gradient stream channel with a mostly gravel substrate as it bisects the study area. Although it carries intermittent flows augmented by adjacent residential and commercial development, it generally dries up by early summer. Sparse seasonal wetland habitat in CH1 includes curly dock, prickly lettuce, tall flatsedge (*Cyperus eragrostis*), Baltic rush (*Juncus balticus*), dallis grass (*Paspalum dilatatum*), watercress (*Rorripa nasturtium-aquaticum*), willow herb (*Epilobium sp.*), Fremont cottonwood (*Populus fremontii*), and broad-leaf cattail (*Typha latifolia*).

CH2 is an ephemeral channel that is fed by the wet swale (WS1) and it cascades down the steep slopes in the southeast corner of the study area. It is characterized by a defined bed and bank with rock and gravel substrates. Similar to WS1 located immediately up-slope, CH2 sustains ephemeral flow conditions that generally persist only during and immediately following periods of heavy precipitation.

Jurisdictional Status

The channels and wet swale in the study area all drain off-site to the south and southwest and connect into a surface tributary to Brown's Ravine that drains into Folsom Lake situated roughly ½ mile west of the study area. Based on this, all of the waters and wetlands in the study area are regulated by the Corps of Engineers under Section 404 of the Clean Water Act.

SPECIAL STATUS SPECIES

Table 1 provides a list of special status species that were evaluated including their listing status, habitat associations, and whether potential habitats occur in the study area. Of the twenty-three special status species evaluated in Table 1, nine species including the bald eagle, vernal pool fairy shrimp, valley elderberry longhorn beetle, Stebbins' morning glory, Pine Hill ceanothus, Pine Hill flannelbush, El Dorado bedstraw, and Layne's ragwort are Federal and/or State listed threatened and/or endangered species.

The following is a summary of potential special status species and their habitats including an evaluation of their potential for occurrence in the study area.

TABLE 1

EVALUATION OF SPECIAL STATUS SPECIES HABITATS

	State Status	Federal Status	CNPS Listing	Habitat Association	Potential Habitat In Study Area
Birds					
Accipter cooperi (Cooper's hawk)	Species of Special Concern	None		Inhabits forested habitats, forest edge, and riparian habitat, may forage in adjacent grassland and fields.	Yes -foraging & nesting habitat present.
Accipter striatus (sharp-shinned hawk)	Species of Special Concern	None		Inhabits forested habitats, forest edge, and riparian habitat, may forage in adjacent grassland and fields.	Yes -foraging & nesting habitat present.
Agelaius tricolor (tricolored blackbird)	Species of Special Concern	Species of Concern		Colonial nester in cattails, bullrush, or blackberries associated with marsh habitats.	No - lacks suitable nesting habitat.
Elanus leucurus (white-tailed kite)	Fully Protected	None		Nests in riparian areas associated with rivers, streams, and wetlands. Forgages in nearby grasslands or open fields.	Yes -foraging & nesting habitat present.
Eremophila alpestris actia (California horned lark)	Species of Special Concern	None		Forages in open grasslands and fields.	Yes
Haliaeetus leucocephalus (bald eagle)	Endangered	Threatened		Documented as wintering & nesing in El Dorado Co., they typically nest in oak woodland within 1 mile of lakes, rivers, or larger streams.	Yes -suitable nesting habitat present with foraging sites nearby.
Amphibians & Reptiles					
Clemmys marmorata (western pond turtle)	Species of Special Concern	Species of Concern		Ponds, rivers, streams, wetlands, and irrigation ditches with associated marsh habitat.	No
Phrynosoma coronatum (California horned lizard)	Species of Special Concern	Species of Concern		Diverse habitat associations, but normally a low land species associated with sandy scrub habitat in washes.	No
Rana aurora draytonii (California red-legged frog)	None	Threatened		Breeds in permanent to semi-permanent aquatic habitats including lakes, ponds, marshes, creeks, and other drainages.	No -lack suitable habitat or nexis with known RLF sites.
Scaphiophus hammondii (western spadefoot)	Species of Special Concern	Species of Concern		A lowland species associated with grassland habitats, it relies on vernal pools for breeding and egg-laying.	No
Invertebrates					
Branchinecta lynchi (vernal pool fairy shrimp)	None	Threatened		Vernal pools and seasonal wetlands	No

(Continued)

	State Status	Federal Status	CNPS Listing	Habitat Association	Potential Habitat In Study Area
Desmocerus californicus dimorphus (valley elderberry longhorn beetle)	None	Threatened		Dependent upon elderberry plant (Sambucus mexicana) as primary host species	No
Linderialla occidentalis (California linderiella)	None	None		Vernal pools and seasonal wetlands	No
Plants					
Balsamorhiza macrolepis macrolepis (big scale balsamroot)	None	Species of Concern	CNPS-1B	Valley and foothill grasslands, and cismontane woodland.	Yes
Calystegia stebbinsii (Stebbin's morning glory)	Endangered	Endangered	CNPS-1B	Foothill chaparral and cismontane woodland associated with Gabbro soils.	No
Ceanothus roderickii (Pine Hill ceanothus)	Rare	Endangered	CNPS-1B	Foothill chaparral and cismontane woodland associated with Gabbro soils.	No
Chlorogallum grandiflorum (Red Hills soaproot)	None	Species of Concern	CNPS-1B	Foothill chaparral, cismontane woodland, and lower montane coniferous forest.	Yes -marginal habitat exists.
Clarkia biloba brandegeeae (Brandegee's clarkia)	None	Species of Concern	CNPS-1B	Generally associated with chaparral and cismontane woodland, but may occur in foothill oak woodland and grassland.	Yes -local population recently documented within 1/8 mile of site.
Fremontodenderon decumbens (Pine Hill flannelbush)	Rare	Endangered	CNPS-1B	Foothill chaparral and cismontane woodland associated with Gabbro soils.	No
Galium californicum sierrae (El Dorado bedstraw)	Rare	Endangered	CNPS-1B	Foothill chaparral and cismontane woodland associated with Gabbro soils.	No
Helianthemum suffrutescens (Bisbee Peak rush rose)	None	Species of Concern	CNPS-3	Open areas within chapparal.	No
Senecio layneae (Layne's ragwort)	Rare	Threatened	CNPS-1B	Foothill chaparral and cismontane woodland associated with Gabbro soils.	No
Wyethia reticulata (El Dorado Co. mule ears)	None	Species of Concern	CNPS-1B	Foothill chaparral and cismontane woodland associated with Gabbro soils.	No

Bald Eagle and Other Raptors

The bald eagle (*Haliaeetus leucocephalus*) is a Federal threatened and State endangered raptor that typically nests within 1 mile of large bodies of water including lakes, streams, or rivers. Wintering adults have been documented in the Bass Lake area located roughly 4 miles southeast of the study area.

Given the presence of suitable nest trees in the study area and given the relatively close proximity of the study area to potential foraging sites including Folsom Lake and Bass Lake, the oak woodland habitat in the study area provides potential nesting habitat for bald eagles. It may also provide potential and suitable nesting habitat for other special status raptors including Cooper's hawk (*Accipiter cooperii*) and sharp-shinned hawk (*Accipiter striatus*).

Tricolored Blackbird

Tricolored blackbirds (*Agelaius tricolor*) are afforded protection by CDFG as a species of special concern due to declining populations in the region. They are colonial nesters preferring to nest in dense stands of cattails and/or bullrush, but they also commonly nest in blackberry thickets associated with drainages, ditches, and canals. They generally establish nesting colonies in close proximity to open water habitat.

Tricolored blackbird nesting colonies have been documented on the CNDDB as occurring in the Folsom, Clarksville, and Pilot Hill quadrangle areas, but the precise locations of the nesting colonies have been excluded from CNDDB records for security reasons. However, the lack of suitable or potential nesting habitat in the study area would eliminate any reasonable potential for tricolored blackbirds to nest at the site.

California Red-Legged Frog

California red-legged frog (*Rana aurora draytonii*) is a Federal Threatened species that typically breeds and forages in permanent to semi-permanent aquatic habitats including lakes, ponds, marshes, creeks, and other intermittent to perennial drainages. There have been no documented sightings of California red-legged frog in the Rocklin and Roseville area based on historical CNDDB records.

The closest documented red-legged frog habitat is in the North Fork Weber Creek, formerly designated as Critical Habitat Unit No.3, located roughly 1 mile south of the town of Camino, California and south of Highway 50 in El Dorado County, California. The Weber Creek

watershed eventually drains into the South Fork of the American River. There is no connectivity between the Weber Creek watershed and the study area for this report. The study area drains into a tributary to Brown's Ravine that eventually drains into Folsom Lake.

Although the study area does support an intermittent creek channel (CH1), the channel is a high gradient gravel bottom drainage that generally lacks ponded pools or associated emergent marsh habitat. The section of the creek located upstream of the study area, on the Green Valley Market Place project (Corps #200300064), was not considered to be potential RLF habitat by the FWS. Given this, it is our opinion that the creek channels in the study area do not provide potential habitat for RLF.

Valley Elderberry Longhorn Beetle

The valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*) is a Federal threatened species that is dependent upon the elderberry plant (*Sambucus sp.*) as a primary host species. Elderberry shrubs are a common component of riparian areas throughout the Sacramento Valley region, and they have been documented as occurring at numerous locations in the vicinity of the study area.

The absence of elderberry shrubs in the study area would eliminate any reasonable potential for valley elderberry longhorn beetle to occur at the site.

Vernal Pool Branchiopods

The threatened vernal pool fairy shrimp *(Branchinecta lynchi)* has been documented on the CNDDB as occurring in the Folsom and Clarksville quadrangles. However, the study area occurs at the upper range of elevation for this species. Another special status branchiopod that could potentially occur in the project vicinity is California linderiella (*Linderiella occidentalis*).

Both of these branchiopods occur in vernal pools and/or other seasonally ponded wetlands. The absence of these potential habitats in the study area would eliminate any reasonable potential for special status branchiopods to occur at the site.

Special Status Plants

Special status plant species identified on the CNDDB as occurring in the Clarksville quadrangle or in the general vicinity of the study area include big scale balsamroot (*Balsamorhiza macrolepis var. macrolepis*), Stebbins' morning glory (*Calystegia stebbinsii*), Pine Hill

ceanothus (*Ceanothus roderickii*), Red Hills soaproot (*Chlorogallum grandiflorum*), Brandegee's clarkia (*Clarkia biloba brandegeeae*), Pine Hill flannelbush (*Fremontodendron decumbens*), El Dorado bedstraw (*Galium californicum sierrae*), Layne's ragwort (*Senecio layneae*), and El Dorado County mule ears (*Wyethia reticulata*).

Most of these plants are restricted to and have only been documented in chaparral or cismontane woodland associated with the Gabbro soils region around Pine Hill and surrounding areas. The absence of suitable habitat in the study would eliminate the Gabbro associated plants from occurring in the study area.

Special status plants having some level of potential for occurring in the study area include big scale balsamroot, Red Hills soaproot, and Brandegee's clarkia. Of these, Brandegee's clarkia was recently documented as occurring on the Green Valley Market Place project site located roughly 1/8 mile northeast of the study area. Field studies in the study area were conducted too early in the growing season to determine presence or absence of these special status plants.

SUMMARY

We identified a total of 0.14 acre of waters and wetlands in the study area including wet swales, intermittent channels, and ephemeral channels that are subject to regulation by the Corps of Engineers under Section 404 of the Clean Water Act.

A variety of special status raptors including the bald eagle, Cooper's hawk, sharp-shinned hawk, and white-tailed kite may have a reasonable potential for occurring in the study area based on the presence of suitable nesting habitat and close proximity to suitable foraging areas. If proposed future development of the study area will occur during the raptor-nesting season from February to August, we recommend that a pre-construction raptor nesting survey be completed prior to the start of project construction.

In addition, the oak woodland and associated annual grassland may provide potential habitat for special status plant species including big scale balsamroot, Red Hills soaproot, and Brandegee's clarkia. Species determinate surveys to evaluate presence or absence of these special status plants have not been conducted for this site.

APPENDIX A

DATA FORMS

ROUTINE WETLAND DETERMINATION DATA FORM

Project/Site: Winn Parcel	Date: 2/5/04
Applicant/Owner: Donahue Schriber	City/County: El Dorado Co.
Investigator(s): D. Skordal, J. Gibson	State: California
Do Normal Circumstances exist on the site? (Yes) No	Community ID: Wet Swale
Is the site significantly disturbed (Atypical Situation)? Yes (No)	Transect ID: 1
Is the area a potential Problem Area? (If needed, explain on reverse.) Yes (No)	Data Point ID: A

VEGETATION

Plant Species Dominant (D) - Associate (A)	Stratum	Indicator	Plant Speices Dominant (D) - Associated (A)	Stratum	Indicator
1. Lolium perenne (D)		FAC	9.		
2. Stellaria media (A)		FACU	10.		
3. Rumex crispus (A)		FACW	11.		
4. Claytonia perfoliata (A)		FAC	12.		
5. Ranunculus sp. (A)		NI	13.		
6. Lythrum hyssopifolia (A)		FACW	14.		
7. Geranium dissectum (A)		UPL	15.		
8.			16.		

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-). 100% FAC Dominated

Remarks:

HYDROLOGY

___ Recorded Data (Describe in Remarks):
- ___ Streams, Lake, or Tide Gauge
- ___ Aerial Photographs
- ___ Other

___ No Recorded Data Available

Field Observations:

Depths of Surface Water: 1-2 (in.)

Depth to Free Water in Pit: _____ (in.)

Depth to Saturated Soil: Surface (in.)

Wetland Hydrology Indicators:

Primary Indicators:
- ✓ Inundated
- ___ Saturated in Upper 12 inches
- ___ Water Marks
- ___ Drift Lines
- ___ Sediment Deposits/Organic Detritus
- ✓ Drainage Patterns in Wetlands

Secondary Indicators (2 or more required):
- ✓ Oxidized Root Channels in Upper 12 inches
- ___ Water-Stained Leaves
- ___ Local Soil Survey Data
- ___ FAC-Neutral Test
- ___ Other (Explain in Remarks)

Remarks: Linear sloping swale fed by culverted outfalls from adjacent subdivision under construction.

SOILS

Map Unit Name (Series and Phase): (AxD) Auburn very rocky silt loam, 2-3% slopes

Drainage Class: well drained

Taxonomy (Subgroup): Ruptic-Lithic Xerochrepts

Field Observations
Confirm Mapped Type? Yes No

Profile Description:

Depth (inches)	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
1-5	10YR 4/1	yes	—	sandy silt loam
>5	—	—	—	hardpan

Hydric Soil Indicators:

- ___ Histosol
- ___ Histic Epipedon
- ___ Sulfidic Odor
- ✓ Aquic Moisture Regime
- ✓ Reducing Conditions
- ✓ Gleyed or Low-Chroma Colors
- ___ Concretion in upper 3 inches
- ___ High Organic Content in Surface Layer in Sandy Soils
- ___ Organic Streaking in Sandy Soils
- ___ Listed on Local Hydric Soils List
- ___ Listed on National Hydric Soils List
- ___ Other (Explain in Remarks)

Remarks:

WETLAND DETERMINATION

Hydrophytic Vegetation Present? (Yes) No
Wetland Hydrology Present? (Yes) No
Hydric Soils Present? (Yes) No

Is this Data Point Within a Wetland? (Yes) No

Remarks:

GIBSON & SKORDAL

ROUTINE WETLAND DETERMINATION DATA FORM

Project/Site: Winn Parcel	Date: 2/5/04
Applicant/Owner: Donahue Schriber	City/County: El Dorado
Investigator(s): D. Skordal, J. Gibson	State: CA
Do Normal Circumstances exist on the site? (Yes) No	Community ID: Adj. upland - oak woodland
Is the site significantly disturbed (Atypical Situation)? Yes (No)	Transect ID: 1
Is the area a potential Problem Area? Yes (No) (If needed, explain on reverse.)	Data Point ID: B

VEGETATION

Plant Species Dominant (D) - Associate (A)	Stratum	Indicator	Plant Speices Dominant (D) - Associated (A)	Stratum	Indicator
1. Quercus douglasii (D)	T/C	UPL	9.		
2. Quercus wislizeni (D)	T/C	UPL	10.		
3. Bromus diandrus (D)	H	UPL	11.		
4. Bromus Mollis (D)	H	FACU	12.		
5. Lolium perenne (D)	H	FAC	13.		
6. Claytonia perfoliata (A)	H	FAC	14.		
7. Stellaria Media (A)	H	FACU	15.		
8. Cynosurus echinatus (A)	H	UPL	16.		

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-). 20%

Remarks: Oak woodland

HYDROLOGY

___ Recorded Data (Describe in Remarks):
- ___ Streams, Lake, or Tide Gauge
- ___ Aerial Photographs
- ___ Other

___ No Recorded Data Available

Field Observations:

Depths of Surface Water: _____(in.)

Depth to Free Water in Pit: _____(in.)

Depth to Saturated Soil: _____(in.)

Wetland Hydrology Indicators:

Primary Indicators:
- ___ Inundated
- ___ Saturated in Upper 12 inches
- ___ Water Marks
- ___ Drift Lines
- ___ Sediment Deposits/Organic Detritus
- ___ Drainage Patterns in Wetlands

Secondary Indicators (2 or more required):
- ___ Oxidized Root Channels in Upper 12 inches
- ___ Water-Stained Leaves
- ___ Local Soil Survey Data
- ___ FAC-Neutral Test
- ___ Other (Explain in Remarks)

Remarks: Sloping terrain above adj. swale, lacks Sat. or ponding, lacks wetland hydrology.

SOILS

Map Unit Name (Series and Phase): (AxD) Auburn very rocky silt loam, 2-3% slopes

Drainage Class: well drained

Taxonomy (Subgroup): Ruptic-Lithic Xerochrepts

Field Observations
Confirm Mapped Type? Yes No

Profile Description:

Depth (inches)	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
1-8	7.5 YR 3/4	None	—	sil/cobm

Hydric Soil Indicators:

- ___ Histosol
- ___ Histic Epipedon
- ___ Sulfidic Odor
- ___ Aquic Moisture Regime
- ___ Reducing Conditions
- ___ Gleyed or Low-Chroma Colors
- ___ Concretion in upper 3 inches
- ___ High Organic Content in Surface Layer in Sandy Soils
- ___ Organic Streaking in Sandy Soils
- ___ Listed on Local Hydric Soils List
- ___ Listed on National Hydric Soils List
- ___ Other (Explain in Remarks)

Remarks:

WETLAND DETERMINATION

Hydrophytic Vegetation Present? Yes (No)
Wetland Hydrology Present? Yes (No)
Hydric Soils Present? Yes (No)

Is this Data Point Within a Wetland? Yes (No)

Remarks: Non-wetland

GIBSON & SKORDAL

ROUTINE WETLAND DETERMINATION DATA FORM

Project/Site: Winn Parcel
Applicant/Owner: Donahue Schriber
Investigator(s): D. Skordal, J. Gibson

Date: 2/5/04
City/County: El Dorado
State: CA

Do Normal Circumstances exist on the site? (Yes) No
Is the site significantly disturbed (Atypical Situation)? Yes (No)
Is the area a potential Problem Area? Yes (No)
(If needed, explain on reverse.)

Community ID: Wet Swale (upper portion)
Transect ID: 2
Data Point ID: A

VEGETATION

Plant Species Dominant (D) - Associate (A)	Stratum	Indicator
1. Lolium perenne (D)	H	FAC
2. Quercus lobata (A)	T/C	FAC
3. Stellaria media (A)	H	FACU
4. Claytonia perfoliata (A)	H	FAC
5.		
6.		
7.		
8.		

Plant Speices Dominant (D) - Associated (A)	Stratum	Indicator
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-). 100% FAC Dominated

Remarks:

HYDROLOGY

___ Recorded Data (Describe in Remarks):
- ___ Streams, Lake, or Tide Gauge
- ___ Aerial Photographs
- ___ Other

___ No Recorded Data Available

Field Observations:

Depths of Surface Water: _____ (in.)
Depth to Free Water in Pit: _____ (in.)
Depth to Saturated Soil: 3"-6" (in.)

Wetland Hydrology Indicators:
Primary Indicators:
- ___ Inundated
- ✓ Saturated in Upper 12 inches
- ___ Water Marks
- ___ Drift Lines
- ✓ Sediment Deposits/Organic Detritus
- ✓ Drainage Patterns in Wetlands

Secondary Indicators (2 or more required):
- ✓ Oxidized Root Channels in Upper 12 inches
- ___ Water-Stained Leaves
- ___ Local Soil Survey Data
- ___ FAC-Neutral Test
- ___ Other (Explain in Remarks)

Remarks: Swale sustains laylerm saturation at or within 1"-12" of surface.

SOILS

Map Unit Name (Series and Phase): (AxD) Auburn very rocky silt loam, 2-3% slopes

Drainage Class: well drained

Taxonomy (Subgroup): Ruptic-Lithic Xerochrepts

Field Observations
Confirm Mapped Type? Yes No

Profile Description:

Depth (inches)	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
1-10	10YR 3/1	heavy	—	silt loam

Hydric Soil Indicators:

- ___ Histosol
- ___ Histic Epipedon
- ___ Sulfidic Odor
- ___ Aquic Moisture Regime
- ✓ Reducing Conditions
- ✓ Gleyed or Low-Chroma Colors
- ___ Concretion in upper 3 inches
- ___ High Organic Content in Surface Layer in Sandy Soils
- ___ Organic Streaking in Sandy Soils
- ___ Listed on Local Hydric Soils List
- ___ Listed on National Hydric Soils List
- ___ Other (Explain in Remarks)

Remarks:

WETLAND DETERMINATION

Hydrophytic Vegetation Present? (Yes) No
Wetland Hydrology Present? (Yes) No
Hydric Soils Present? (Yes) No

Is this Data Point Within a Wetland? (Yes) No

Remarks:

GIBSON & SKORDAL

ROUTINE WETLAND DETERMINATION DATA FORM

Project/Site: Winn Parcel	Date: 2/5/04
Applicant/Owner: Donahue Schriber	City/County: El Dorado
Investigator(s): D. Skordal, J. Gibson	State: CA
Do Normal Circumstances exist on the site? (Yes) No	Community ID: oak woodland grassland
Is the site significantly disturbed (Atypical Situation)? Yes (No)	Transect ID: 2
Is the area a potential Problem Area? Yes (No) (If needed, explain on reverse.)	Data Point ID: B

VEGETATION

Plant Species Dominant (D) - Associate (A)	Stratum	Indicator	Plant Speices Dominant (D) - Associated (A)	Stratum	Indicator
1. Quercus lobata (D)	T/C	FAC	9.		
2. Bromus Mollis (D)	H	FACU	10.		
3. Stellaria Media (D)	H	FACU	11.		
4. Toxicodendron diversilobum (D)	SH	UPL	12.		
5. Bromus diandrus (A)	H	UPL	13.		
6. ~~Poa~~ Lolium perenne (A)	H	FAC	14.		
7. Silybum marianum (A)	H	UPL	15.		
8.			16.		

Percent of Dominant Species that are OBL, FACW or FAC (excluding FAC-). 25%

Remarks:

HYDROLOGY

___ Recorded Data (Describe in Remarks):
- ___ Streams, Lake, or Tide Gauge
- ___ Aerial Photographs
- ___ Other

___ No Recorded Data Available

Field Observations:

Depths of Surface Water: _____(in.)

Depth to Free Water in Pit: _____(in.)

Depth to Saturated Soil: _____(in.)

Wetland Hydrology Indicators:

Primary Indicators:
- ___ Inundated
- ___ Saturated in Upper 12 inches
- ___ Water Marks
- ___ Drift Lines
- ___ Sediment Deposits/Organic Detritus
- ___ Drainage Patterns in Wetlands

Secondary Indicators (2 or more required):
- ___ Oxidized Root Channels in Upper 12 inches
- ___ Water-Stained Leaves
- ___ Local Soil Survey Data
- ___ FAC-Neutral Test
- ___ Other (Explain in Remarks)

Remarks: Sloping terrain, lacks saturation @ 1-12, lacks wetland hydrology.

SOILS

Map Unit Name (Series and Phase): (AxD) Auburn very rocky silt loam, 2-3% slopes

Drainage Class:

Taxonomy (Subgroup): Ruptic-Lithic Xerochrepts

Field Observations
Confirm Mapped Type? Yes No

Profile Description:

Depth (inches)	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
1-12	7.5 YR 3/4	None	—	Sandy silt loam

Hydric Soil Indicators:

- ___ Histosol
- ___ Histic Epipedon
- ___ Sulfidic Odor
- ___ Aquic Moisture Regime
- ___ Reducing Conditions
- ___ Gleyed or Low-Chroma Colors
- ___ Concretion in upper 3 inches
- ___ High Organic Content in Surface Layer in Sandy Soils
- ___ Organic Streaking in Sandy Soils
- ___ Listed on Local Hydric Soils List
- ___ Listed on National Hydric Soils List
- ___ Other (Explain in Remarks)

Remarks:

WETLAND DETERMINATION

Hydrophytic Vegetation Present? Yes (No)
Wetland Hydrology Present? Yes (No)
Hydric Soils Present? Yes (No)

Is this Data Point Within a Wetland? Yes (No)

Remarks: Non-wetland

APPENDIX B

DELINEATION MAP

APPENDIX C

PLANT LIST

PARTIAL LIST OF PLANTS OBSERVED ON THE WINN PARCEL PROPERTY AND THEIR STATUS AS WETLAND INDICATOR SPECIES

Scientific Name	Common Name	Status [1&2]
Achillea millefolium	yarrow	FACU
Aegilops triuncialis	barbed goatgrass	UPL
Aesculus californica	California buckeye	UPL
Aira caryophyllea	silver hairgrass	UPL
Anagallis arvensis	scarlet pimpernel	FAC
Brodiaea sp.	brodiaea	---
Bromus diandrus (B. rigidus)	rip-gut grass	UPL
Bromus mollis	soft chess	FACU-
Centaurea solstitialis	yellow star-thistle	UPL
Cerastium viscosum	stock chickweed	UPL
Chlorogalum pomeridianum	soap-root	UPL
Claytonia perfoliata	Miner's lettuce	FAC
Cynosurus echinatus	dogtail	UPL
Cyperus eragrostis	tall flatsedge	FACW
Dactylis glomerata	orchard grass	FACU
Epilobium sp.	willow herb	---
Eriogonum sp.	buck wheat	UPL
Erodium botrys	filaree	UPL
Festuca arundinacea	tall fescue	FAC-
Galium aparine	catchweed bedstraw	FACU
Geranium dissectum	cut-leaf geranium	UPL
Hordeum hystrix (H. geniculatum)	Mediterranean barley	FAC
Hordeum leporinum	barley	NI
Juncus balticus	baltic rush	OBL
Juncus bufonius	toad rush	FACW+
Juncus effusus	soft rush	OBL
Juncus sp.	rush	---
Lactuca serriola	prickly lettuce	FAC
Lolium perenne (L. multiflorum)	perennial ryegrass	FAC*
Lotus purshianus	Spanish clover	FAC
Lythrum hyssopifolia	loosestrife	FACW
Marrubium vulgare	common horehound	FAC
Paspalum dilatatum	dallis grass	FAC
Phalaris aquatica	Harding grass	FAC+
Picris echioides	bristly ox-tongue	FAC*

[1] Reed, P.B. 1988. National List of Plant Species That Occur in Wetlands: California (Region 0). Biological Report 88(26.10) May 1988. National Ecology Research Center, National Wetland Inventory, U.S. Fish and Wildlife Service, St. Petersburg, Fl.

[2] OBL = obligate; FACW = facultative wetland; FAC = facultative; FACU = facultative upland; UPL = upland; and NI = no indicator.

Scientific Name	Common Name	Status
Pinus sabiniana	foothills pine	UPL
Plantago lanceolata	English plantain	FAC-
Poa annua	annual bluegrass	FACW-
Polygonum sp.	smartweed	---
Populus fremontii	Fremont cottonwood	FACW
Quercus douglasii	blue oak	UPL
Quercus lobata	valley oak	FAC*
Quercus wislizenii	interior live oak	UPL
Ranunculus sp.	buttercup	FAC-FACW
Rorippa nasturtium-aquaticum (Nasturtium officinale)	water-cress	OBL
Rubus procerus	Himalayan blackberry	FAC
Rumex crispus	curly dock	FACW-
Salix sp.	willow	---
Senecio vulgaris	common groundsel	NI
Silybum marianum	milk thistle	UPL
Stellaria media	chickweed	FACU
Toxicodendron diversilobum	poison oak	UPL
Trifolium hirtum	rose clover	UPL
Trifolium sp.	clover	---
Typha latifolia	broad-leaf cattail	OBL
Vicia villosa	winter vetch	---

JURISDICTIONAL DELINEATION
WINN PARCEL
(El Dorado County, California)

A 11-0003/Z 11-0004

El Dorado County Planning Services	Use the Back button to return to the previous page Use the Print button to print this page

Assessor's Parcel Number: 119-040-03

PROPERTY INFORMATION:

STATUS	JURISDICTION	TAX RATE	LEGAL DESCRIPTION	ACREAGE
Active	County	54 - 7	S 1 9 8&6 9 9	10.21

SITUS ADDRESS(ES):

ADDRESS NUMBER	STREET NUMBER	STREET NAME	STREET TYPE
1	4400	SILVER DOVE	WAY

ZONING INFORMATION:

ZONING DESIGNATION	DESIGN CONTROL	PLANNED DEVELOPMENT	OTHER OVERLAYS
A			

2004 LAND USE INFORMATION (See Note #1 below):

LAND USE DES.	AG DIST.	ECOLOGICAL PRESERVES	IMPORTANT BIOLOGICAL RESOURCES	MINERAL RESOURCES	PLATTED LANDS	COMMUNITY REGIONS	RURAL CENTERS	SPECIFIC PLANS	SPECIAL DISTRICTS	ADOPTED PLAN NAME
AP						EDH		BLH		BASS LAKE HILLS

AIRPORT SAFETY ZONE(S):

SAFETY ZONE	AIRPORT NAME
0	Not Applicable

DISTRICTS:

FIRE	SCHOOL	WATER
EL DORADO HILLS WATR/FIRE	BUCKEYE UNION	EL DORADO IRRIGATION DIST

FLOOD ZONE INFORMATION (See Note #2 below):

FIRM PANEL NUMBER & REVISION	PANEL REVISION DATE	FLOOD ZONE	FLOOD ZONE BUFFER	FLOODWAY	NOTES
06017C0725E	09/26/2008	X			

MISCELLANEOUS DATA:

SUPERVISORIAL DISTRICT		CENSUS TRACT	TRAFFIC ANALYSIS ZONE	RARE PLANT MITIGATION AREA	MISSOURI FLAT MC&FP
2	RAY NUTTING	307.03	337	2	No

REMARKS:

NOTE #1: The 2004 Land Use Information provides data based on the map adopted by the El Dorado County Board of Supervisors on July 18, 2004.

NOTE #2: The flood zone information presented here is based solely on data derived from the FEMA Flood Information Rate Maps, and does not include data from any other flood studies.

Information printed: 1/29/2013 8:18:45 AM

Biological Resources Assessment

±7-Acre Francisco Oaks Property
El Dorado County, California

Prepared for: Winn Communities

June 12, 2007

Submitted by:

FOOTHILL ASSOCIATES

ATTACHMENT B

Table of Contents

List of Tables

List of Figures

1.0 EXECUTIVE SUMMARY

Foothill Associates biologists conducted a biological resources assessment on March 1 and March 21, 2007 on the Francisco Oaks site that occurs within El Dorado County, California. The site is located immediately southwest of the intersection of Green Valley Road and Francisco Drive. The purpose of this document is to summarize the general biological resources on the site, to assess the suitability of the site to support special-status species and sensitive habitat types, and to provide recommendations for regulatory permitting or further analysis that may be required prior to development occurring on the site.

The site consists of ±7 acres of land that is currently oak woodland and annual grassland. Land uses surrounding the site include single-family housing and commercial developments. Known or potential biological constraints on the site include the following:

- Potential habitat for special-status plant species;
- Protected trees;
- Potential nesting habitat and foraging habitat for raptors and other bird species protected by the MBTA; and
- Sensitive habitats (wetlands including seasonal wetland swales, and oak woodland).

2.0 INTRODUCTION

This report summarizes the findings of a biological resources assessment and a delineation of waters of the U.S. completed for the ±7-acre Francisco Oaks site, located within El Dorado County, California. This document addresses the onsite physical features, as well as plant communities present and the common plant and wildlife species occurring, or potentially occurring on the site. Furthermore, the suitability of habitats to support special-status species and sensitive habitats are analyzed and recommendations are provided for any regulatory permitting or further analysis required prior to development activities occurring on the site.

3.0 REGULATORY FRAMEWORK

The following describes federal, state, and local environmental laws and policies that are relevant to the California Environmental Quality Act (CEQA) review process. The CEQA significance criteria are also included in this section.

3.1 Federal Endangered Species Act

The United States Congress passed the Federal Endangered Species Act (FESA) in 1973 to protect those species that are endangered or threatened with extinction. FESA is intended to operate in conjunction with the National Environmental Policy Act (NEPA) to help protect the ecosystems upon which endangered and threatened species depend.

FESA prohibits the "take" of endangered or threatened wildlife species. "The term "take" means to harass, harm, pursue, hunt, shoot, kill, trap, capture, or collect, or to attempt to engage in any such conduct" (FESA Section 3 [(3)(19)]). Harm is further defined to include significant habitat modification or degradation that results in death or injury to listed species by significantly impairing behavioral patterns (50 CFR §17.3). "*Harass* in the definition of "take" in the Act means an intentional or negligent act or omission which creates the likelihood of injury to wildlife by annoying it to such the extent as to significantly disrupt normal behavioral patterns which include but are not limited to, breeding, feeding, or sheltering" (50 CFR §17.3). Actions that result in take can result in civil or criminal penalties.

FESA and Clean Water Act (CWA) Section 404 guidelines prohibit the issuance of wetland permits for projects that jeopardize the continued existence of any endangered species or threatened species or result in the destruction or adverse modification of habitat of such species. The U.S. Army Corps of Engineers (Corps) must consult with the U.S. Fish and Wildlife Service (USFWS) and/or the National Marine Fisheries Service (NMFS) when threatened or endangered species under their jurisdiction may be affected by a proposed project. In the context of the proposed project, FESA would be initiated if development resulted in take of a threatened or endangered species or if issuance of a Section 404 permit or other federal agency action could result in take of an endangered species or adversely modify critical habitat of such a species.

3.2 Migratory Bird Treaty Act

Raptors (birds of prey), migratory birds, and other avian species are protected by a number of state and federal laws. The federal Migratory Bird Treaty Act (MBTA) prohibits the killing, possessing, or trading of migratory birds except in accordance with regulations prescribed by the Secretary of Interior. Section 3503.5 of the California Fish and Game Code states that it is "unlawful to take, possess, or destroy any birds in the order Falconiformes or Strigiformes or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto."

3.3 California Endangered Species Act

The State of California enacted the California Endangered Species Act (CESA) in 1984. CESA is similar to FESA but pertains to state-listed endangered and threatened species. CESA requires state agencies to consult with the California Department of Fish and Game (CDFG) when preparing CEQA documents. The purpose is to ensure that the lead agency's actions do not jeopardize the continued existence of a listed species or result in the destruction, or adverse modification of habitat essential to the continued existence of those species, if there are reasonable and prudent alternatives available (Fish and Game Code §2080). CESA directs agencies to consult with CDFG on projects or actions that could affect listed species, directs CDFG to determine whether jeopardy would occur and allows CDFG to identify "reasonable and prudent alternatives" to the project consistent with conserving the species. CESA allows CDFG to authorize exceptions to the state's prohibition against take of a listed species if the "take" of a listed species is incidental to carrying out an otherwise lawful project that has been approved under CEQA (Fish & Game Code § 2081).

3.4 CDFG Species of Concern

In addition to formal listing under FESA and CESA, species receive additional consideration by CDFG and local lead agencies during the CEQA process. Species that may be considered for review are included on a list of "Species of Special Concern," developed by CDFG. This list tracks species in California whose numbers, reproductive success, or habitat may be threatened.

3.5 California Native Plant Society

The California Native Plant Society (CNPS) maintains a list of plant species native to California that have low population numbers, limited distribution, or are otherwise threatened with extinction. This information is published in the Inventory of Rare and Endangered Vascular Plants of California. Potential impacts to populations of CNPS-listed plants receive consideration under CEQA review. The following identifies the definitions of the CNPS listings:

- List 1A: Plants presumed extinct in California
- List 1B: Plants Rare, Threatened, or Endangered in California and elsewhere
- List 2: Plants Rare, Threatened, or Endangered in California, but more numerous elsewhere
- List 3: Plants about which we need more information – A Review List
- List 4: Plants of limited distribution – A Watch List

3.6 Jurisdictional Waters of the United States

3.6.1 Federal Jurisdiction

The Corps regulates discharge of dredged or fill material into waters of the United States under Section 404 of the CWA. "Discharge of fill material" is defined as the addition of fill material into waters of the U.S., including, but not limited to the following: placement of fill that is necessary for the construction of any structure, or impoundment requiring rock, sand, dirt, or other material for its construction; site-development fills for recreational, industrial, commercial, residential, and other uses; causeways or road fills; fill for intake and outfall pipes and subaqueous utility lines [33 C.F.R. §328.2(f)]. In addition, Section 401 of the CWA (33 U.S.C. 1341) requires any applicant for a federal license or permit to conduct any activity that may result in a discharge of a pollutant into waters of the U. S. to obtain a certification that the discharge will comply with the applicable effluent limitations and water quality standards.

Waters of the U.S. include a range of wet environments such as lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, and wet meadows. Boundaries between jurisdictional waters and uplands are determined in a variety of ways depending on which type of waters is present. Methods for delineating wetlands and non-tidal waters are described below.

- Wetlands are defined as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions" [33 C.F.R. §328.3(b)]. Presently, to be a wetland, a site must exhibit three wetland criteria: hydrophytic vegetation, hydric soils, and wetland hydrology existing under the "normal circumstances" for the site.
- The lateral extent of non-tidal waters is determined by delineating the ordinary high water mark (OHWM) [33 C.F.R. §328.4(c)(1)]. The OHWM is defined by the Corps as "that line on shore established by the fluctuations of water and indicated by physical character of the soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas" [33 C.F.R. §328.3(e)].

3.6.2 State Jurisdiction

CDFG is a trustee agency that has jurisdiction under Section 1600 *et seq.* of the California Fish and Game Code. Under Section 1602, a private party must notify CDFG if a proposed project will "substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake designated by the department, or use any material from the streambeds...except when the department has been notified pursuant to Section 1601." If an existing fish or wildlife resource may be substantially adversely affected by the activity, CDFG may propose reasonable measures that will allow protection of those resources. If these measures are agreeable to the party, they may enter into an agreement with CDFG identifying the approved activities and associated mitigation measures.

3.7 CEQA Significance Criteria

Section 15064.7 of the CEQA Guidelines encourages local agencies to develop and publish the thresholds that the agency uses in determining the significance of environmental effects caused by projects under its review. However, agencies may also rely upon the guidance provided by the expanded Initial Study checklist contained in Appendix G of the CEQA Guidelines. Appendix G provides examples of impacts that would normally be considered significant. Based on these examples, impacts to biological resources would normally be considered significant if the project would:

- 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 CDFG or 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 CDFG or USFWS;
- Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the CWA (including, but not limited to, marsh, vernal pool, coastal wetlands, 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; and
- Conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional or state habitat conservation plan.

An evaluation of whether or not an impact on biological resources would be substantial must consider both the resource itself and how that resource fits into a regional or local context. Substantial impacts would be those that would diminish, or result in the loss of, an important biological resource, or those that would obviously conflict with local, state, or federal resource conservation plans, goals, or regulations. Impacts are sometimes locally important but not significant according to CEQA. This is necessary because although the impacts would result in an adverse alteration of existing conditions, they would not substantially diminish, or result in the permanent loss of, an important resource on a population-wide or region-wide basis.

3.8 El Dorado County General Plan

The project is also subject to all applicable regulations within the El Dorado County General Plan. Specifically, the project must comply with policy 7.3.3.4 regarding setbacks from streams and wetland features. This policy requires a 100-foot setback from all perennial streams, rivers, and lakes and a 50-foot setback from intermittent streams

and seasonal wetland habitats unless a justification can be made for a reduction in this setback.

4.0 METHODS

Available information pertaining to the natural resources of the region was reviewed. All references reviewed for this assessment are listed in the References section of this document. Site-specific information was reviewed including the following sources:

- California Department of Fish and Game. 2007. *California Natural Diversity Data Base* (CNDDB). Sacramento, CA.;
- Natural Resources Conservation Service. 1974. *Soil Survey of El Dorado Area, California*. U.S. Department of Agriculture;
- U.S. Fish and Wildlife Service. 2007. "Federal Endangered and Threatened Species that may be affected by Projects in the Clarksville 7.5 minute series quadrangle." Sacramento, CA.; and
- U.S. Geological Survey. 1953. Photorevised 1980. "Clarksville, California. 7.5-minute series topographic quadrangle." United States Department of Interior.

Foothill Associates biologists conducted field surveys on the site on March 1 and March 21, 2007. The site was systematically surveyed on foot to ensure total search coverage, with special attention given to identifying those portions of the site with the potential for supporting special-status species and sensitive habitats. During the field surveys, biologists recorded plant and animal species observed and characterized biological communities present onsite.

5.1 Site Location and Description

The site consists of ±20 acres of land that is currently composed primarily of annual grassland and oak woodland. Land uses surrounding the site include single-family residential areas and commercial property. The site is located in El Dorado County immediately southwest of the intersection of Green Valley Road and Francisco Drive. The site is located within Township 10 North, Range 8 East, Section 22 of the USGS 7.5-minute series Clarksville quadrangle (**Figure 1**).

5.2 Physical Features

5.2.1 Topography and Drainage

Topography on the site is relatively level to moderately sloped near drainage features. Elevations on the site range from approximately 575 to 625 feet above mean sea level (MSL). Surface runoff flows towards and exits the site via wetland swales that exit to the west of the site. The wetland swales run roughly east to west across the site and exit the site on the western boundary.

5.2.2 Soils

The Natural Resources Conservation Service has mapped two soil units on the site (**Figure 2**). The soil units present onsite include the following: **Auburn silt loam, 2 to 30 percent slopes** and **Auburn very rocky silt loam, 2 to 30 percent slopes**. General characteristics associated with these soils types are described below.

- **Auburn silt loam, 2 to 30 percent slopes:** These soils occur on undulating to very steep foothills, typically located between 500 to 1,800 feet above MSL. Bedrock outcroppings occur on the surface of this soil type at a frequency of less than five percent. The Auburn series consists of well-drained soils underlain by hard metamorphic rocks at a depth of 12 to 26 inches. Permeability is moderate and surface run-off is slow to medium. Auburn soils are typically used for livestock range and irrigated pasture. Occasionally, crops such as hay or grain and irrigated pasture are grown. Vegetation typically consists of annual grasses and herbaceous species. Areas of oaks, grey pine and shrub-dominated communities also occur. The hydric soils list for the El Dorado Area does not identify any hydric soil inclusions occurring within this soil type.
- **Auburn very rocky silt loam, 2 to 30 percent slopes:** These soils occur on the more prominent steep to very steep foothills and slopes descending into creek channels and drainageways, typically located between 500 to 1,800 feet above MSL. Bedrock outcroppings occur on the surface of this soil type at a frequency of five to 25 percent. The Auburn series consists of well-drained soils underlain by hard metamorphic rocks at a depth of 12 to 26 inches. Permeability is moderate and

surface run-off is slow to medium. Auburn soils are typically used for livestock range and irrigated pasture. Occasionally, crops such as hay or grain and irrigated pasture are grown. Vegetation typically consists of annual grasses and herbaceous species. Areas of oaks, grey pine and shrub-dominated communities also occur. The hydric soils list for the El Dorado Area does not identify any hydric soil inclusions occurring within this soil type.

5.3 Biological Communities

Two primary biological communities occur on the Francisco Oaks site including annual grassland and blue oak woodland (**Figure 4**). Within these two primary communities are various wetland swales. These communities provide habitat to a number of common species of wildlife and may provide suitable habitat for special-status species. Each of the biological communities including associated common plant and wildlife species observed, or that are expected to occur within these communities are described below.

5.3.1 Annual Grassland

Annual grassland is present in small areas of the site where blue oak woodland does not dominate. Annual grassland species are also present in the understory of oak woodland habitats. Annual grassland is characterized primarily by an assemblage of non-native grasses and forbs. Much of the vegetation in these communities is common to the Central Valley. Dominant grass species consists of soft chess (*Bromus hordeaceous*), ripgut brome (*Bromus diandrus*), foxtail fescue (*Vulpia myuros*), and wild oat (*Avena fatua*). Common dominant herbaceous non-natives include yellow star thistle (*Centaurea solstitialis*), woolly mullein (*Verbascum thapsus*), vinegarweed (*Trichostema lanceolatum*), and Italian thistle (*Carduus pycnocephalus*).

Annual grassland habitat supports breeding, foraging, and shelter habitat for several species of wildlife. Species observed or expected to occur in this habitat include savannah sparrow (*Passerculus sandwichensis*), California quail (*Callipepla californica*), western meadowlark (*Sturnella neglecta*), black-tailed jackrabbit (*Lepus californicus*), and coyote (*Canis latrans*).

5.3.2 Blue Oak Woodland

Blue oak woodland is the dominant plant community on the site. Blue oak woodlands are defined as woodlands with blue oak (*Quercus douglasii*) being the sole or dominating species in the tree canopy along with foothill pine (*Pinus sabiniana*), interior live oak (*Quercus wislizeni*), and valley oak (*Quercus lobata*). Typically, blue oak woodland exhibits a continuous, intermittent, or savannah-like canopy that is one or two-tiered; shrubs are infrequent or common; and ground cover is grassy (Sawyer and Keeler-Wolf 1995). The oak woodland on the site have a woodland canopy with periodic dense and overlapping tree canopy.

Oak woodlands provide breeding, foraging, and cover habitat to a variety of wildlife species. Species observed onsite or expected to occur within this habitat type include

acorn woodpecker (*Melanerpes formicivorus*), Nuttall's woodpecker (*Picoides nuttalli*), oak titmouse (*Baeolophus inornatus*), and northern flicker (*Colaptes auratus*).

5.3.3 Wetlands and other waters of the U.S.

Seasonal wetland swale

A total of **0.15** acre of wetland swales have been delineated within the site (**Figure 4**). Seasonal wetland features typically have a hydrologic regime dominated by saturation rather than inundation. These seasonal swales have plant communities adapted to this type of hydrologic regime. Swales have a unidirectional flow of water during and for a limited period after storm events. Seasonal wetland swales are located in the northern and southern portions of the site (**Figure 4**).

5.4 Special-Status Species

Special-status species are plant and animal species that have been afforded special recognition by federal, state, or local resource agencies or organizations. Listed and special-status species are of relatively limited distribution and may require specialized habitat conditions. Special-status species are defined as meeting one or more of the following criteria:

- Listed or proposed for listing under CESA or FESA;
- Protected under other regulations (e.g. Migratory Bird Treaty Act);
- CDFG Species of Special Concern;
- Listed as species of concern by CNPS or USFWS; or
- Receive consideration during environmental review under CEQA.

Special-status species considered for this analysis are based on queries of the CNDDB for the areas within a five-mile radius of the site, the USFWS Online Species List for the Clarksville quadrangle, CNPS literature, and field survey results. **Figure 3** depicts the locations of special-status species recorded in the CNDDB within five miles of the site, including a ten-mile radius query for Swainson's hawk locations.

Table 1 includes the common name and scientific name for each species, regulatory status (federal, state, local, CNPS), habitat descriptions, species identification period and potential for occurrence on the project site. The following set of criteria has been used to determine each species' potential for occurrence on the site:

- **Present**: Species is known to occur on the site, based on CNDDB records, and/or was observed onsite during the field survey(s).
- **High**: Species is known to occur on or near the site (based on CNDDB records within 5 miles, and/or based on professional expertise specific to the site or species) and there is suitable habitat onsite.

- **Low**: Species is known to occur in the vicinity of the site, and there is marginal habitat onsite.-OR-Species is not known to occur in the vicinity of the site, however there is suitable habitat onsite.
- **None**: Species is not known to occur on or in the vicinity of the site and there is no suitable habitat for the species onsite.-OR-Species was surveyed for during the appropriate season with negative results.

Only those species that are known to be present or have a high or low potential for occurrence will be discussed further following **Table 1**.

Table 1 — Listed and Special-Status Species Potentially Occurring on the Site or in the Vicinity

Common Name	Regulatory Status (Federal; State; Local; CNPS)	Habitat Requirements	Potential for Occurrence
Plants			
Ahart's dwarf rush *Juncus leiospermus var. ahartii*	--;--;--;4	Found on margins of vernal pools.	**None**; there is no habitat for this species onsite.
Big-scale balsamroot *Balsamorhiza macrolepis macrolepis*	--;--;--;1B	Valley and foothill grasslands.	**Low**; suitable habitat exists on the site, however, there are no records in the CNDDB in the vicinity of the site.
Bisbee Peak rush-rose *Helianthemum suffrutescens*	--;--;--;3	Rocky hillsides in chaparral areas. Often associated with gabbro soil types.	**None**; there is no potential habitat for this species onsite.
Boggs Lake hedge-hyssop *Gratiola heterosepala*	--;CE;--;1B	Shallow ponds and margins of vernal pools.	**None**; there is no potential habitat for this species on the site.
Brandegee's clarkia *Clarkia biloba* ssp *brandegeae*	--;--;--;1B	Foothill woodlands and conifer habitats. Usually in dry areas.	**High**; there is habitat for this species onsite and this species is known from the immediate vicinity.
El Dorado bedstraw *Galium californicum* ssp. *sierrae*	FE; --; SLC; 1B	Open pine forests and oak woodlands between 300 and 2,000 feet above mean sea level associated with gabbro soils.	**None**; there are no gabbro soils mapped on the site.
El Dorado mule-ears *Wyethia reticulata*	FSC;--;--;1B	Wooded slopes and chaparral between 1,000-1,500 feet above mean sea level. Usually associated with gabbro soils.	**None**; there are no gabbro soils mapped on the site.
Layne's ragwort *Senecio layneae*	FT;--;--;1B	Dry pine woodlands, oak woodlands, or chaparral areas associated with serpentine soils.	**None**; there are no gabbro or serpentine soils mapped on the site.
Legenere *Legenere limosa*	--;--;--;1B	Moist areas and vernal pools.	**None**; there is no potential habitat for this species on the site.
Pine Hill ceanothus *Ceanothus roderickii*	FE; --; --; 1B	Dry, stony soils in chaparral areas. Often associated with serpentine or gabbro soil types.	**None**; there is no habitat for this species onsite.
Pine Hill flannelbush *Fremontodendron californicum* ssp. *decumbens*	FE; --; -- 1B	Chaparral and oak and pine woodlands. Typically, but not always, found on gabbro soils.	**Low**; there is marginal habitat for this species onsite.

Common Name	Regulatory Status (Federal; State; Local; CNPS)	Habitat Requirements	Potential for Occurrence
Red Hills soaproot *Chlorogalum grandiflorum*	FSC;--;--;1B	Open hillsides in chaparral or woodland communities. Typically, but not always, found on gabbro soils.	**Low**; there is suitable habitat for this species onsite. However, no gabbro soils are mapped.
Wildlife			
Invertebrates			
California linderiella *Linderiella occidentalis*	FSC;--;--;--	Vernal pools, swales, and ephemeral freshwater habitat.	**None**; there is no potential habitat for this species on the site.
Midvalley fairy shrimp *Branchinecta mesovallensis*	FSC;--;--;--	Vernal pools, swales, and ephemeral freshwater habitat.	**None**; there is no potential habitat for this species on the site.
Ricksecker's water scavenger beetle *Hydrochara rickseckeri*	FSC;--;--;--	Permanent ponds and other freshwater habitat.	**None**; there is no potential habitat for this species on the site.
Valley elderberry longhorn beetle *Desmocerus californicus dimorphus*	FT;--;--;--	Blue elderberry shrubs usually associated with riparian areas.	**None**; there is no potential habitat for this species on the site.
Vernal pool fairy shrimp *Branchinecta lynchi*	FT; --; --; --	Vernal pools, swales, and ephemeral freshwater habitat.	**None**; there is no potential habitat for this species on the site.
Amphibians/Reptiles			
California red-legged frog *Rana aurora draytonii*	FT; CSC; --; --	Requires a permanent water source and is typically found along quiet slow moving streams, ponds, or marsh communities with emergent vegetation.	**None**; there is no potential habitat for this species on the site.
California horned lizard *Phrynosoma coronatum frontale*	FSC;CSC;--;--	Found in open oak and conifer woodlands, grasslands, and riparian areas. Most often found in areas with sandy soil types.	**Low**; the annual grassland and open oak woodlands onsite provides marginal habitat for the species and there is a record in the CNDDB within 5 miles of the site.
California tiger salamander *Ambystoma californiense*	FPT;CSC;--;--	Ponded water required for breeding. Adults spend summer in small mammal burrows.	**None**; there is no potential breeding habitat for this species on the site and the site is outside the known range of this species.
Foothill yellow-legged frog *Bufo boreas*	FSC;CSC;--;--	Typically found in slow-moving streams or channels with rocky or muddy bottoms.	**None**; there is no habitat onsite for this species.

Common Name	Regulatory Status (Federal; State; Local; CNPS)	Habitat Requirements	Potential for Occurrence
Giant garter snake *Thamnophis gigas*	FT; CT; --; --	Agricultural wetlands and other wetlands such as irrigation and drainage canals, low gradient streams, marshes, ponds, sloughs, small lakes, and their associated uplands.	**None**; there is no habitat onsite for this species.
Northwestern pond turtle *Emmys marmorata marmorata*	FSC;CSC;--;--	Agricultural wetlands and other wetlands such as irrigation and drainage canals, low gradient streams, marshes, ponds, sloughs, small lakes, and their associated uplands.	**None**; there is no potential breeding habitat for this species on the site.
Western spadefoot toad *Spea hammondii*	FSC;CSC;--;--	Open grasslands and woodlands. Requires vernal pools or seasonal wetlands for breeding.	**None**; there is no potential breeding habitat for this species on the site.
Fish			
Central Valley fall/late fall-run Chinook salmon *Oncorhynchus tshawytscha*	FC; CSC; --; --	Sacramento and San Joaquin Rivers and their tributaries.	**None**; there is no habitat onsite for this species.
Central Valley winter run Chinook salmon *Oncorhynchus tshawytscha*	FE;CE;--;--	Sacramento and San Joaquin Rivers and their tributaries.	**None**; there is no habitat onsite for this species.
Central Valley steelhead *Oncorhynchus mykiss*	FT;--;--;--	Sacramento and San Joaquin Rivers and their tributaries.	**None**; there is no habitat onsite for this species.
Delta smelt *Hypomesus transpacificus*	FT;CT;--;--	Sacramento and San Joaquin Rivers and their tributaries.	**None**; there is no habitat onsite for this species.
Green sturgeon *Acipenser medirostris*	--;CSC;--;--	Sacramento and San Joaquin Rivers and their tributaries.	**None**; there is no habitat onsite for this species.
Longfin smelt *Spirinchus thaleichthys*	FSC;CSC;--;--	Sacramento and San Joaquin Rivers and their tributaries.	**None**; there is no habitat onsite for this species.
Sacramento spittail *Pogonichthys macrolepidotus*	FSC;CSC;--;--	Sacramento and San Joaquin Rivers and their tributaries.	**None**; there is no habitat onsite for this species.
Birds			
Aleutian cackling goose *Branta canadensis leucopareia*	FD (FSC); CSC; -- (Wintering)	Winter resident of agricultural lands.	**None**; there is no habitat onsite for this species.
American peregrine falcon *Falco peregrinus anatum*	FD(FSC);CE;--;--	Nests on high cliffs, banks, dunes, or mounds in woodland, forest, and coastal habitats near permanent water sources.	**None**; there is no suitable nesting habitat for this species on the site.

Common Name	Regulatory Status (Federal; State; Local; CNPS)	Habitat Requirements	Potential for Occurrence
Bald eagle *Haliaeetus leucocephalus*	FT;CE;--;--	Nesting restricted to the mountainous habitats near permanent water sources in the northernmost counties of California, the Central Coast Region, and on Santa Catalina Island. Winters throughout most of California at lakes, reservoirs, river systems, and coastal wetlands.	**None**; there is no suitable nesting habitat for this species on the site.
Bank swallow *Riparia riparia*	FSC; CT;--;--	Nests in riverbanks and forages over riparian areas and adjacent uplands.	**None**; there is no suitable breeding habitat for this species on the site.
Black swift *Cypseloides niger*	FSC;CSC;--;--	Nests on cliffs near water sources.	**None**; there is no suitable breeding habitat for this species on the site.
California thrasher *Toxostoma redivivum*	FSC;--;--;--	Found in dense chaparral or thickets in riparian corridors.	**None**; there is no habitat onsite for this species.
Cooper's hawk *Accipiter cooperii*	--;CSC;--;--	Nests in riparian corridors. Forages in woodlands and riparian areas.	**High**; there is suitable nesting habitat on the site.
Ferruginous hawk *Buteo regalis*	FSC;CSC;--;--	A winter resident of open habitats in California including grasslands, shrubsteppes, sagebrush, deserts, saltbush-greasewood shrublands, and outer edges of pinyon-pine and other forests.	**None**; there is no suitable wintering habitat onsite for this species.
Lawrence's goldfinch *Carduelis lawrencei*	FSC;--;--;--	Nests in open oak or other arid woodland and chaparral habitats near water.	**Low**; there is limited nesting habitat on the site.
Lewis' woodpecker *Melanerpes lewis*	FSC;--;--;--	Coniferous forests and oak woodlands.	**Low**; there is a low potential for this species to winter on the site.
Little willow flycatcher *Empidonax traillii brewsteri*	FSC;CE;--;--	Nests in dense riparian vegetation such as willows, alders, up to 18 feet.	**None**; there is no potential habitat for this species on the site.
Loggerhead shrike *Lanius ludovicianus*	FSC; CSC;--;--	Found in a variety of woodland and grassland habitats throughout California.	**Low**; site contains suitable foraging habitat for the species but limited nesting habitat.
Long-billed curlew *Numenius americanus*	FSC;CSC;--;-- (nesting)	Mudflats and shallow marsh areas.	**None**; there is no potential habitat for this species on the site.
Mountain plover *Charadrius montanus*	FSC;CSC;--;--	Winters in California in agricultural fields and grasslands.	**None**; there is no potential wintering habitat for this species on the site.

Common Name	Regulatory Status (Federal; State; Local; CNPS)	Habitat Requirements	Potential for Occurrence
Nuttall's woodpecker *Picoides nuttallii*	FSC;--;--;--	Permanent resident of low-elevation riparian deciduous and oak habitats.	**Present**; observed onsite during biological assessment
Oak titmouse *Baeolophus inornatus*	FSC;--;--;--	Oak savannah and oak woodlands.	**Present**; observed onsite during biological assessment.
Rufous hummingbird *Selasphorus rufus*	--;CSC;--;--	Nests within berry tangles, shrubs, and conifers in areas north of California and in the Trinity Mountains of Trinity and Humboldt County.	**None**; site is outside the known breeding area for the species.
Swainson's hawk *Buteo Swainsoni*	FSC; CT; -- (Nesting)	Nests in isolated trees or riparian woodlands adjacent to suitable foraging habitat (agricultural fields, grasslands, etc.).	**None**; this species is typically restricted to Central Valley sites.
Tricolored blackbird *Agelaius tricolor*	FSC;CSC;--;--	Nests in dense blackberry, cattail, tules, willow, or wild rose within emergent wetlands throughout the Central Valley and foothills surrounding the valley.	**None**; there is no potential nesting habitat for this species on the site.
Vaux's swift *Chaetura vauxi*	FSC;CSC(nesting);--;--	Nests within large hollow trees and snags in redwood and Douglas-fir habitats.	**None**; there is no potential nesting habitat for this species on the site.
Western burrowing owl *Athene cunicularia hypugaea*	FSC;CSC; (burrow sites);--;--	Nests in burrows in the ground, often in old ground squirrel burrows or badger, within open dry grassland and desert habitat.	**None**; there is no potential nesting habitat for this species on the site.
White-faced ibis *Plegadis chihi*	FSC;CSC;--;--	Nests colonially in riparian areas with large trees.	**None**; there is no potential nesting habitat for this species on the site.
White-tailed kite *Elanus leucurus*	FSC;CFP;--;--	Nests in isolated trees or woodland areas with suitable open foraging habitat.	**High**; site contains suitable foraging and nesting habitat for this species.
Yellow-breasted chat *Icteria virens*	--;CSC;--;-- (nesting)	Nests in riparian woodlands.	**None**; there is no potential nesting habitat for this species on the site.
Other Raptors (Hawks, Owls and Vultures)	MBTA and §3503.5 Department of Fish and Game Code	Nests in a variety of communities including cismontane woodland, mixed coniferous forest, chaparral, montane meadow, riparian, and urban communities.	**High**; site contains suitable foraging habitat and some suitable nesting sites for raptors in scattered oak trees onsite.
Mammals			

Common Name	Regulatory Status (Federal; State; Local; CNPS)	Habitat Requirements	Potential for Occurrence
Fringed myotis bat *Myotis thysanodes*	FSC;--;--;--	Found in a variety of habitats in California except in the Central Valley and desert areas. Roosts in caves, buildings, and rock crevices.	**None**; no suitable roosting habitat for this species occurs on the site.
Greater western mastiff bat *Eumops perotis californicus*	FSC;CSC;--;--	Found in grasslands and open woodlands and conifer habitats. Roosts in cliff faces, buildings, tunnels, and caves.	**None**; no suitable roosting habitat for this species occurs on the site.
Long-legged myotis bat *Myotis volans*	FSC; --; --; --	Roosts in a wide variety of habitats (i.e., riparian, scrub, woodland), in abandoned buildings, and bridges.	**None**; no suitable roosting habitat for this species occurs on the site.
Long-eared myotis bat *Myotis evotis*	FSC;--;--;--	Found throughout California except for the Central Valley and desert areas. Roosts in buildings, snags, and rock crevices.	**None**; no suitable roosting habitat for this species occurs on the site.
Pacific western big-eared bat *Corynorhinus townsendii townsendii*	FSC;CSC;--;--	Roosts in a wide variety of habitats (i.e., riparian, scrub, woodland), in abandoned buildings, and bridges.	**None**; no suitable roosting habitat for this species occurs on the site.
Small-footed myotis bat *Myotis ciliolabrum*	FSC;--;--;--	Roosts in a wide variety of habitats (i.e., riparian, scrub, woodland), in abandoned buildings, and bridges.	**None**; no suitable roosting habitat for this species occurs on the site.
Spotted bat *Euderma maculatum*	FSC;CSC;--;--	Roosts in rock crevices and occasional buildings of foothills and desert areas.	**None**; no suitable roosting habitat for these species occurs on the site.
Yuma myotis bat *Myotis yumanensis*	FSC;--; --; --	Reside in open forests and woodland habitats with sources of water over which to feed. Roost in buildings, mines, caves, and crevices.	**None**; no suitable roosting habitat for this species occurs on the site.

Common Name	Regulatory Status (Federal; State; Local; CNPS)	Habitat Requirements	Potential for Occurrence
Federally Listed Species:		**California State Listed Species:**	**CNPS* List Categories:**
FE = federal endangered	FC = candidate	CE = California state endangered	1A = plants presumed extinct in California
FT = federal threatened	PT = proposed threatened	CT = California state threatened	1B = plants rare, threatened, or endangered in California and elsewhere
FSC = federal species of concern	FPD = proposed for delisting	CR = California state rare	2 = plants rare, threatened, or endangered in California, but common elsewhere
	FD = delisted	CSC = California Species of Special Concern	3 = plants about which we need more information
		CFP=California Fully Protected	4 = plants of limited distribution
			Other Special-status Listing:
			SLC = species of local or regional concern or conservation significance
Source: Foothill Associates			

5.4.1 Listed and Special-Status Plants

Based on a records search of the CNDDB and the USFWS list, special-status plant species have the potential to occur onsite or in the vicinity of the site. Based on field observations and literature review specific to the special-status plants listed in **Table 1**, the potential for occurrence has been determined for each species. Species that are known to be present or that are considered to have a high potential to occur onsite include the following: Brandegee's clarkia (*Clarkia biloba* ssp. *brandegeae*). The species that are considered to have a low potential onsite include the following: big-scale balsamroot (*Balsamorhiza macrolepis* var. *macrolepis*), Pine Hill flannelbush (*Fremontodendron californicum* ssp. *decumbens*), and Red Hills soaproot (*Chlorogallum grandiflorum*). A focused special-status plant survey was conducted on the site in May of 2007. None of the above mentioned plant species were found on the site.

Species with a High Potential for Occurrence

Brandegee's clarkia

Brandegee's clarkia is typically found in foothill woodlands and low elevation conifer forests. This species typically flowers from May through June. This species was not observed on the site during the biological assessment. There are two records of this species in the CNDDB occurring within five miles of the site (CNDDB 2006) including one record within the shopping center development across Green Valley Parkway from the site. Based on the vegetation communities found on the site and the proximity of the project site to known locations for this species, the potential for this species to occur onsite was high. However, this species was not found during a May 2007 focused special-status plant survey.

Species with a Low Potential for Occurrence

Big-scale balsamroot

Big-scale balsamroot is typically found in foothill grassland, woodland, and chaparral below 2,500 feet above MSL. It is typically associated with serpentine soils. This species typically flowers from March to June. This species was not observed on the site during the biological assessment. There are no records in the CNDDB for this species within five miles of the site. Based on the absence of mapped gabbro soil types and CNDDB records in the vicinity, the potential for this species to occur onsite was low. However, this species was not found during a May 2007 focused special-status plant survey.

Pine Hill flannelbush

Pine Hill flannelbush is typically found in rocky areas associated with gabbro soils. This species typically flowers from April though July. This species was not observed on the site during the biological assessment. There are two records of this species occurring in the CNDDB within five miles of the site (CNDDB 2006). Based on the absence of mapped gabbro soil types within the project site, the potential for this species to occur

onsite was considered to be low. However, this species was not found during a May 2007 focused special-status plant survey.

Red Hills soaproot

Red Hills soaproot is typically found in chaparral areas and occasionally in woodland areas and is most often associated with serpentine or gabbro soils. This species typically flowers from May through June. This species was not observed on the site during the biological assessment. There are two records of this species occurring within five miles of the site. Based on the absence of mapped gabbro soil types and chaparral communities within the project site, the potential for this species to occur onsite was considered to be low. However, this species was not found during a May 2007 focused special-status plant survey.

5.4.2 Listed and Special-Status Animals

Based on a records search of the CNDDB and the USFWS list, special-status animal species have the potential to occur onsite or in the vicinity. Based on field observations and literature review specific to the special-status animals listed in **Table 1**, the potential for occurrence has been determined for each species. Species that are known to be present or that are considered to have a high potential to occur onsite include the following: Cooper's hawk (*Accipiter cooperii*), Nuttall's woodpecker (*Picoides nuttallii*), oak titmouse (*Baeolophus inornatus*), white-tailed kite (*Elanus leucurus*), as well as other protected raptor species. The species that are considered to have a low potential to occur onsite include the following: California horned lizard (*Phrynosoma coronatum frontale*), Lawrence's goldfinch (*Carduelis lawrencei*), Lewis' woodpecker (*Melanerpes lewis*), and loggerhead shrike (*Lanius ludovicianus*).

Species with a High Potential for Occurrence

Cooper's hawk

Cooper's hawks are usually found in riparian woodlands near streamcourses or other water. Cooper's hawks are a state species of special concern. The breeding season for this species is typically between March and August (Zeiner et. al. 1990). Nests are typically built in woodlands or riparian areas and consist of a platform of sticks. Cooper's hawks will also sometimes uses abandoned corvid nests (Ehrlich et. al. 1988). Cooper's hawks feed primarily on small birds and mammals. There are no records in the CNDDB for this species within five miles of the site (CNDDB 2006) and this species was not observed onsite during the biological assessment. However, this species is more widespread in California than CNDDB records would indicate. Given the suitable oak woodland habitat on the site with suitable nesting sites, this species has a high potential to occur on the site.

Nuttall's woodpecker

The Nuttall's woodpecker is a year-round resident in oak woodlands and riparian woodlands throughout the Central Valley, Coast Ranges, and lower elevations of the

Sierra Nevada and Cascades. Nuttall's woodpeckers can be found in a variety of habitats including urban environments, landscaped areas, and riparian areas but are most often associated with oak woodlands. It is a cavity nester in snags or dead limbs of willow, cottonwood, alder and sycamore trees, but rarely oak trees. Breeding typically occurs between March and July (Zeiner et. al. 1990). There are no records in the CNDDB for this species within five miles of the site. However, this species is more widespread in California than CNDDB records would indicate. This species was observed on the site during the field assessment. Therefore, this species is considered present on the site and has a high potential to nest on the site.

Oak titmouse

Formerly the plain titmouse, the genus *Baeolophus* was recently split into juniper titmouse and oak titmouse. The oak titmouse is a year-round resident in northern California of a variety of habitats but is most often associated with oaks, but also occurs in montane hardwood, blue, coastal and valley oak woodlands, and mixed conifer habitats. It occurs in cismontane California from Humboldt County south to the Mexican border. It nests in tree cavities or old woodpecker holes, natural cavities or nest boxes. Breeding typically occurs between March and July (Zeiner et. al. 1990). There are no records in the CNDDB for this species within five miles of the site. However, this species is more widespread in California than CNDDB records would indicate. This species was observed on the site during the field assessment. Therefore, this species is considered present on the site and has a high potential to nest on the site.

White-tailed kite

The white-tailed kite is widespread throughout California where there is suitable habitat. Their population scatters widely throughout California during the non-breeding season. They occur in low elevation grassland, agricultural areas, wetlands, oak woodland, and oak-savannah habitats, and riparian areas adjacent to open areas (Small 1994). Nests are placed in trees and large shrubs. This species is considered both a California State Species of Special Concern and a Fully Protected Species (CDFG 2005). In recent years, this species has become increasingly less common in southern California. Suitable foraging habitat occurs throughout the site and suitable nesting habitat occurs in the oak trees on the site. Therefore, this species has a high potential to occur on the site.

Other Raptor Species

Other raptor species forage and nest in a variety of habitats throughout El Dorado County. Raptor nests are protected under the MBTA and Section 3503.5 of the California Fish and Game Code, which makes it illegal to destroy any active raptor nest. The site contains suitable foraging and nesting habitat for several raptor species and a red-tailed hawk was observed on the site during the site assessment. Therefore, raptor species have a high potential to occur on the site.

Species with a Low Potential for Occurrence

California horned lizard

The California horned lizard is a large lizard with five head spines projected toward the posterior. The species, *P. coronatum*, is known to occur in valley-foothill hardwood, conifer and riparian habitats, as well as in pine-cypress, juniper, and annual grassland habitats. This subspecies ranges in the central valley from southern Tehama County south, in the Sierra foothills from Butte County in the mountains of southern California exclusive of desert regions; throughout the Coast Ranges south from Sonoma County. California horned lizards typically breed during April and hatchlings first appear during July and August. This species is associated with habitats that contain a sandy substrate that they can burrow into and supports their prey base of ants and beetles. California lowland populations are in decline primarily due to urban and agricultural expansion. There are no records in the CNDDB for this species within five miles of the site. This species was not observed on the site during the field assessment. Given the lack of records in the vicinity of the site and unfavorable soil conditions, this species has a low potential to occur on the site. Mitigation that would be required for impacts to individual oaks and oak woodland would provide mitigation for any potential impacts to this species, so specific mitigation for this species should not be necessary.

Lawrence's goldfinch

Lawrence's goldfinches are found in open woodlands, chaparral, and grassland habitats throughout central and southern California. This species winters from southern California east to Texas (Zeiner et. al. 1990). This species typically nests from May through August. There are no CNDDB records for this species within five miles of the project site (CNDDB 2006). However, this species is rarely reported in the CNDDB. Based on the available woodland and grassland habitat available within the project area, there is a low potential for this species to occur.

Lewis' woodpecker

Lewis' woodpeckers are associated with open canopied, pine forests and riparian woodlands dominated by cottonwoods (*Populus* spp.). In the Central Valley, they can be found within oak-pine woodlands in the foothills throughout the year although most commonly in the winter. Habitats are typically open woodlands or recently burned forests. They breed in the Sierra Nevada and migrate to lower foothill and valley elevations during winter months; they often appear in eruptive patterns as they are flushed from higher elevations to lower valleys after winter snow storms. They winter in the Central Valley and Transverse Ranges in southern California; they are known to breed along the eastern slopes of the Coast Ranges, Sierra Nevada, Klamath Mountains and Cascade Range. They breed in open forests of pine, oak or cottonwood riparian areas with groundcover, snags, and insects. There are no records in the CNDDB for this species within five miles of the site and it was not observed on the site during the field assessment. This species has a low potential to winter on the site. Since it would only be expected to winter on the site, it would not be expected to be impacted since initial

construction activity would not be expected to occur during the rainy season. Therefore, no impacts to this species are expected and no mitigation is expected to be necessary.

Loggerhead shrike

Loggerhead shrikes are common residents and winter visitors of valleys and foothills throughout California. The loggerhead shrike utilizes open habitats with scattered shrubs and trees, posts, fences, utility lines, and occurs often in cropland (Zeiner et. al. 1990). The highest density of shrikes occurs in open valley foothill grassland areas with occasional shrubs and available perch sites. Shrikes are predators and are often observed at a fixed perch site; they hunt from perches for lizards, large insects and small mammals where often they spear prey on fence posts or thorns. This species nests from March to May, building twig nests within the dense foliage of shrubs or trees that conceal the nest. There are no records in the CNDDB for this species within five miles of the site (CNDDB 2006). However, this species is more widespread in California than CNDDB records would indicate. This species was not observed on the site during the field assessment. Given the relative lack of suitable nesting habitat on the site, this species has a low potential to occur on the site.

5.5 Sensitive Habitats

Sensitive habitats include those that are of special concern to resource agencies or those that are protected under CEQA, Section 1600 of the California Fish and Game Code, and/or Sections 401 and 404 of the Clean Water Act. Additionally, sensitive habitats are protected under the specific policies outlined in the El Dorado General Plan. Sensitive habitats known to occur onsite, which include wetlands/waters of the U.S., are seasonal wetland swales and blue oak woodland (**Figure 4**).

5.5.1 Potential Jurisdictional Waters of the U.S.

Potential jurisdictional waters of the U.S. located on the site total approximately 0.15 acre composed of seasonal wetland swales (**Figure 4**). To date, potential wetland areas on the site have been formally delineated. However, the Corps has not verified these acreages as of the date of this biological assessment.

Jurisdictional waters of the U.S. include jurisdictional wetlands as well as all other waters of the U.S. such as creeks, ponds, and intermittent drainages. Wetlands are defined as "those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions" (Corps 1987). The majority of jurisdictional wetlands in the United States meet three wetland assessment criteria: hydrophilic vegetation, hydric soils, and wetland hydrology, Jurisdictional waters of the U.S. can also be defined by exhibiting a defined bed and bank and ordinary high water mark (OHWM). As discussed in Regulatory Framework, jurisdictional waters of the U.S. are subject to Section 404 of CWA and are regulated by the Corps.

The preserved wetland features are also subject to setback requirements in policy 7.3.3.4 of the El Dorado County General Plan as previously mentioned. The wetland swales onsite are intermittent and would generally be subject to a 50-foot setback under this policy. The proposed site plan is generally in compliance with this policy. However, the project proponent is requesting a reduction in the setback for one feature on the site to 20 feet based on existing site conditions and project element requirements.

Implementing a 20-foot buffer between the drainage and proposed development is still expected to protect the existing riparian habitat values and quality of the drainage in an open space corridor given the current proximity of the drainage to existing development including Green Valley Road and an El Dorado Irrigation District (EID) maintenance road that is currently within 20 feet of the margins of the seasonal feature in question with no apparent detrimental effect on the feature. Therefore, the proposed setback adjustment would appear to sufficiently protect the feature in question. However, the authorized buffer from development activities will ultimately be decided during CEQA review and any wetland permitting that may be necessary for the project.

5.5.2 Wildlife Migration Corridors

Wildlife movement zones are important for the movement of migratory wildlife populations. Corridors provide foraging opportunities and shelter during migration. Generally, wildlife movement zones are established migration routes for many species of wildlife. Movement corridors often occur in open areas or riverine habitats that provide a clear route for migration in addition to supporting ample food and water sources during movement.

The site does not contain habitat that would make it suitable as a significant wildlife migration corridor. Various wildlife species may utilize and move across the site as they would on any other parcels in the vicinity with similar on-site land uses and surrounding land uses.

6.0 CONCLUSION AND RECOMMENDATIONS

As discussed, the Francisco Oaks site consists of land that supports primarily annual grassland and blue oak woodland. Known or potential biological constraints on the site include the following:

- Potential habitat for special-status plant species;
- Protected trees;
- Potential nesting habitat and foraging habitat for raptors and other bird species protected by the MBTA; and
- Sensitive habitats (wetlands including seasonal wetland swales, and oak woodland).

6.1 Special-status Plants

As discussed, the vegetation communities onsite provide potential habitat for several special-status plant species including Brandegee's clarkia, big-scale balsamroot, Pine Hill flannelbush, and Red Hills soaproot. Based on this information, a focused plant survey focusing on these species was conducted on the site in May of 2007. The results of this survey are contained in a botanical survey report under separate cover from this document. In general, no special-status plant species were found on the site. Therefore, additional mitigation measures for special-status plant species are not expected to be necessary.

6.2 Protected Trees

The site contains native oak trees that are protected under the El Dorado County General Plan and CEQA. A tree report prepared by a certified arborist will be required by El Dorado County to document anticipated impacts to native oaks. El Dorado County will also likely require a tree mitigation plan for impacted trees and a tree avoidance plan to adequately preserve and maintain those trees that will be preserved on the site. Tree mitigation measures within El Dorado County are based on existing oak tree canopy coverage on a site and the estimated remaining tree canopy coverage after development occurs on the site.

6.3 Raptors

As discussed earlier, several species of raptors forage and may nest on the site. A red-tailed hawk was observed foraging at the site. Active raptor nests are protected by the California Fish and Game code Section 3503.5 and the MBTA. For this reason, if construction is expected to occur during the nesting season (February 1-August 31), a pre-construction raptor survey is recommended to determine if active raptor nests are present on the site. The survey should be conducted by a qualified biologist no more than 30 days prior to the start of construction activity. If nests are found and considered to be active, construction activities should not occur within 500 feet of an active nest until the young have fledged or until the biologist determines that the nest is no longer active. If

construction activities are proposed to occur during non-breeding season (September 1-January 31), a survey is not required and no further studies are necessary.

6.4 Other Bird Species Protected by the MBTA

The trees, shrubs, and grasslands on the site provide suitable nesting habitat for a number of common and special-status birds protected solely by the MBTA. As discussed, the MBTA prohibits the killing of migratory birds. Therefore, if any vegetation removal occurs during the typical avian nesting season (February 1-August 31), a pre-construction survey is recommended to determine if active nests are present on the site. The survey should be conducted by a qualified biologist no more than two weeks prior to the onset of vegetation removal. If active nests are found on the site, disturbance or removal of the nest should be avoided until the young have fledged and the nest is no longer active. Extensive buffers, such as those recommended for nesting raptors, are not necessary for nesting avian species protected solely by the MBTA. However, depending on the species, site conditions, and the proposed construction activities near the active nest, a small buffer may be prescribed, as determined by the biologist. Alternatively, vegetation removal could be scheduled to avoid all potential impacts. Vegetation removal conducted between September 1 and January 31 will prevent impacts to nesting birds or unfledged young.

6.5 Sensitive Habitats

The site supports a total of 0.15 acre of potentially jurisdictional waters of the U.S composed of seasonal wetland swales. These areas are potentially regulated by the Corps and/or CDFG. Additionally, these areas are protected under the El Dorado County General Plan as specified in the regulatory framework section of this document. Consequently, it is recommended that prior to disturbing any of these wetland features, the jurisdictional assessment for the project site should be submitted to the Corps and the appropriate Section 404 permit should be acquired. Additionally, it is also likely that a Section 401 permit from the California Regional Water Quality Control Board will also be required prior to disturbance. Any waters of the U.S. that would be lost or disturbed should be replaced or rehabilitated on a "no-net-loss" basis in accordance with the Corps' mitigation guidelines. Habitat restoration, rehabilitation, and/or replacement should be at a location and by methods agreeable to the Corps.

It is also recommended that a Streambed Alteration Agreement be obtained from CDFG, pursuant to Section 1600 of the CDFG Code, for each stream crossing and any other activities affecting the bed, bank or associated riparian vegetation of the wetland swales if determined to be necessary by CDFG. If required, the project applicant should coordinate with CDFG in developing appropriate mitigation, and should abide by the conditions of any executed permits.

The site also contains several native oak tree species that are protected under the El Dorado County general plan and CEQA guidelines.

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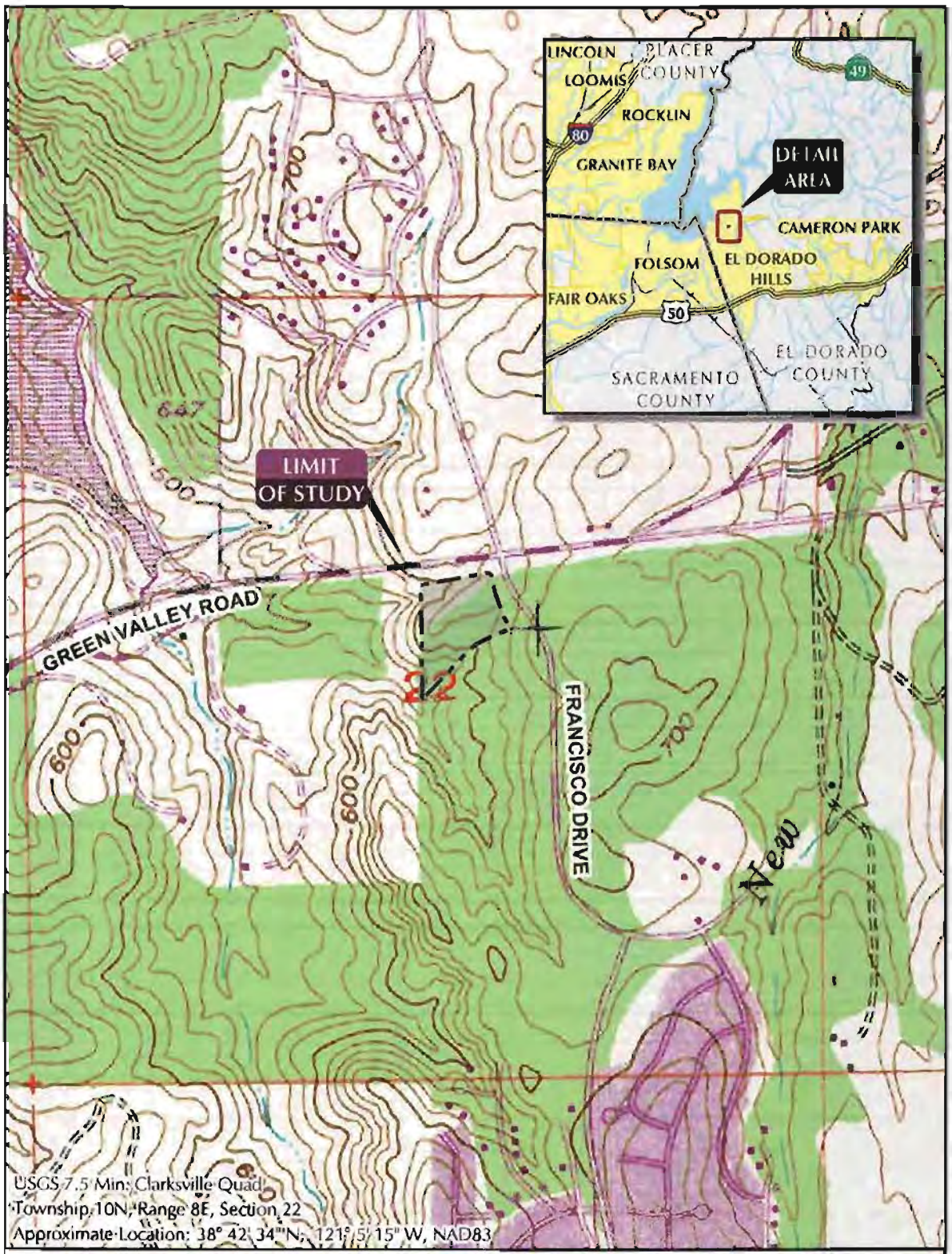


SITE AND VICINITY

FOOTHILL ASSOCIATES
ENVIRONMENTAL CONSULTING • PLANNING • LANDSCAPE ARCHITECTURE

N

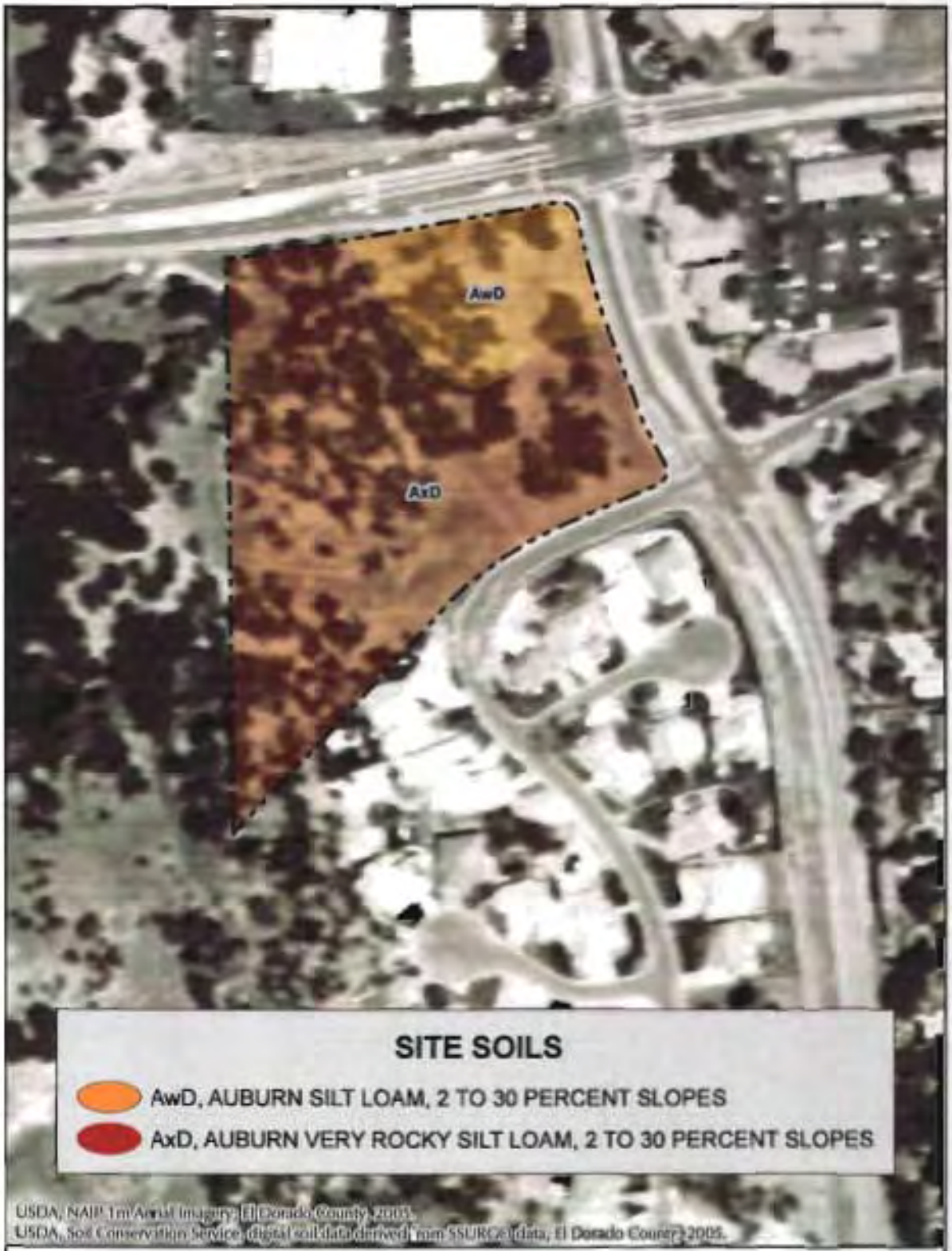
0 500 1000
SCALE IN FEET

Drawn By: RJM
Date: 04/12/07

FIGURE 1

FRANCISCO OAKS

site_and_vicinity.mxd
© 2007



SOILS

FOOTHILL ASSOCIATES

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SCALE IN FEET

Drawn By: RJM
Date: 04/12/07

FIGURE 2

FRANCISCO OAKS

soils.mxd
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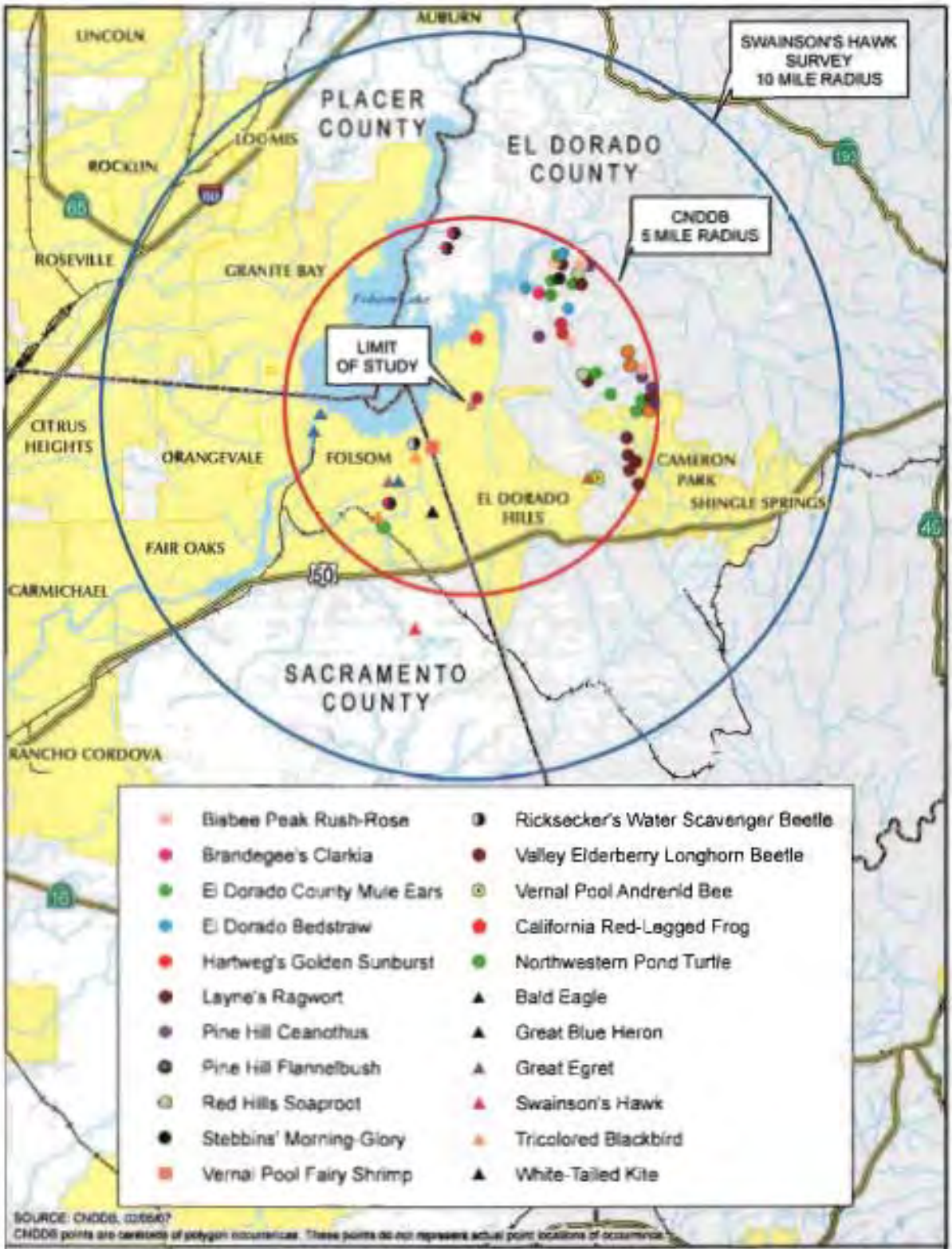

CNDDB

FOOTHILL ASSOCIATES

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0 2 4

SCALE IN MILES

Drawn By: RJM
Date: 04/17/07

FIGURE 3

FRANCISCO OAKS

cnddb.mxd
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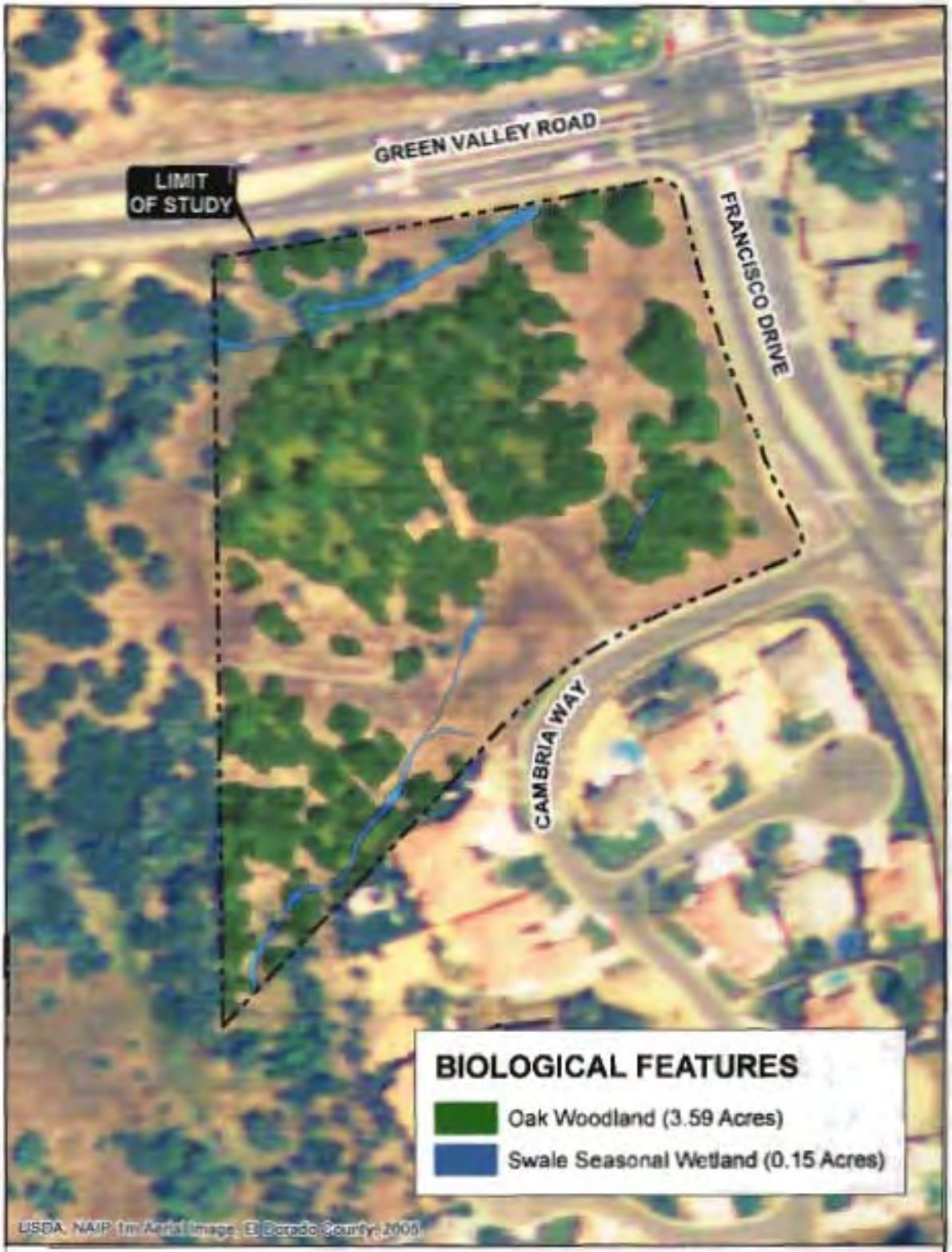

BIOLOGICAL CONSTRAINTS

FOOTHILL ASSOCIATES

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SCALE IN FEET

Drawn By: RJM

Date: 04/12/07

FIGURE 4

FRANCISCO OAKS

bio_constraints.mxd