EL DORADO COUNTY BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL
Meeting of September 26, 2006

AGENDA TITLE: A06-0003/Z05-0008/TM05-1400/P05-0014/PD05-0005/S05-0017 (District IV)

DEPARTMENT: Development Services/Planning	**DEPT SIGNOFF:**	**CAO USE ONLY:**
CONTACT: Gregory L. Fuz/Lisa Burke		
DATE: 9/7/2006 **PHONE:** 5445/5331		

DEPARTMENT SUMMARY AND REQUESTED BOARD ACTION: Hearing to consider applications submitted by ERIK PILEGAARD/CAMERON PARK VENTURES for the following: 1. General Plan Amendment to modify the boundary between MFR Multi Family Residential (MFR) and Commercial (C) land use designations; 2. Rezone from Estate Residential Ten-acre-Planned Development (RE-10/PD) to Commercial-Planned Development (C-PD) and Limited Multifamily Residential-Planned Development (R2-PD); 3. Tentative map to create 64 duets and three large lots; (continued to Page 2)

RECOMMENDATION: The Planning Commission recommends the Board take the following action: 1. Adopt the mitigated negative declaration, as prepared and modified; 2. Approve A06-0003 modifying the boundary between the Multi-Family Residential (MFR) and Commercial(C) land use designations, as shown on Exhibit A, based on the findings listed on Attachment 2; 3. Approve Z05-0008, rezoning a portion of (continued to Page 2)

CAO RECOMMENDATIONS:

Financial impact? ( ) Yes (X) No	Funding Source: ( ) Gen Fund ( ) Other
BUDGET SUMMARY:	Other:
Total Est. Cost _____	**CAO Office Use Only:**
Funding	4/5's Vote Required ( ) Yes ( ) No
Budgeted _____	Change in Policy ( ) Yes ( ) No
New Funding _____	New Personnel ( ) Yes ( ) No
Savings _____	CONCURRENCES:
Other _____	Risk Management _____
Total Funding _____	County Counsel _____
Change in Net County Cost	Other _____

2006 Sep 19 PM 5:12 RECEIVED BOARD OF SUPERVISORS

***Explain**

BOARD ACTIONS:

Vote: Unanimous _____ **Or**	**I hereby certify that this is a true and correct copy of an action taken and entered into the minutes of the Board of Supervisors**
Ayes:	**Date:** _____
Noes:	**Attest: Cindy Keck, Board of Supervisors Clerk**
Abstentions:	**By:** _____
Absent:	

Rev. 04/05

DEPARTMENT SUMMARY (continued)

4. Development plan to allow a 35 room Alzheimer's unit, 140 units of congregate care, and 64 duet cottages along with an 8,000 square foot clubhouse; and 5. Special use permit for a community care facility. The property, identified by Assessor's Parcel Number 083-350-43, consists of approximately 68 acres, is located on the northeast side of Gabbert Road, approximately 0.25 mile east of the intersection with Gabbert Road and Palmer Drive, in the **Cameron Park area.**

RECOMMENDATION (continued)

Assessor's Parcel Number 083-350-43 from Estate Residential Ten-acre (RE-10) to Commercial-Planned Development (C-PD/14.16 acres) and Limited Multifamily Residential-Planned Development (R2-PD/12.05 acres) (as shown on Exhibit B), based on the findings listed on Attachment 2; 4. Approve PD05-0005, adopting the development plan as the official development plan, based on the findings listed on Attachment 2, subject to the conditions listed on Attachment 1; 5. Approve Tentative Parcel Map P05-0014 and Tentative Map TM05-1400 based on the findings listed on Attachment 2, subject to the conditions listed on Attachment 1; and 6. Approve Special Use Permit S05-0005 based on the findings listed on Attachment 2, subject to the conditions listed on Attachment 1.

DISCUSSION

These applications were considered by the Planning Commission on August 24, 2006, and unanimously recommended for approval. Art Marinaccio spoke in favor of the project. No other members of the public gave input.

Graciela Hinshaw, Pine Hill Preserve Manager, spoke regarding the species of plants in the preserve. Pete Trenham, Fish and Wildlife Service, commented they do not feel there is adequate mitigation for the plants. Roberta Gerson, Fish and Wildlife spoke regarding the Endangered Species Act.

GLF:JCB:jcb

ATTACHMENTS

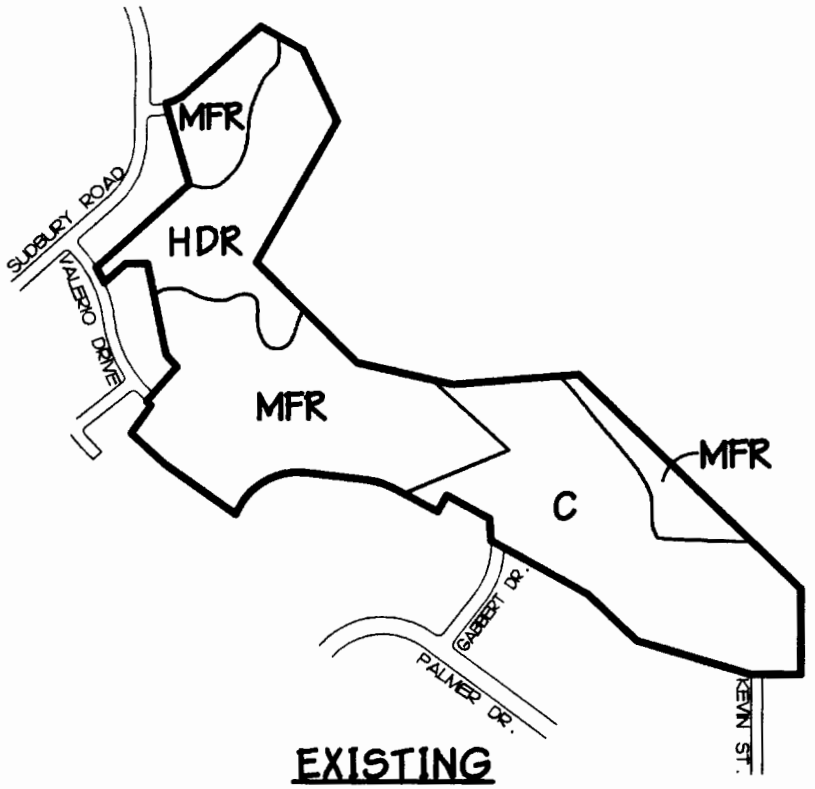
Exhibit A – Proposed Land Use Change
Exhibit B – Proposed Zone Change

Attachment 1 – Conditions of approval
Attachment 2 – Findings for approval
Attachment 3 – Minutes from Planning Commission hearing on August 24, 2006
Staff Report

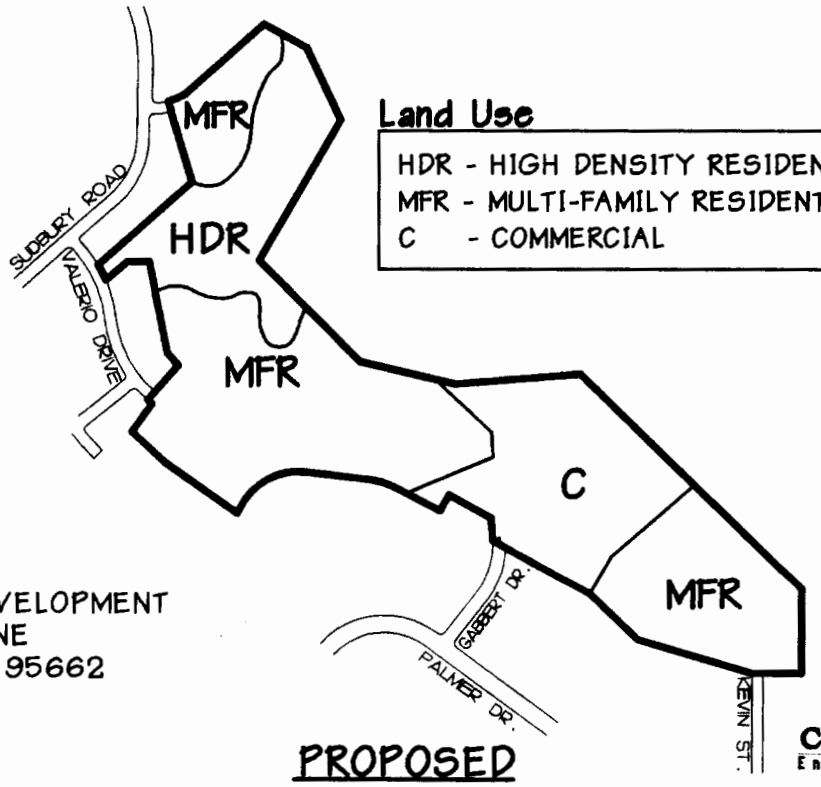
Land Use Exhibit

A PORTION OF SECTIONS 2 & 3,
T. 9. N., R. 9 E., M.D.M.
(APN 083-350-43)

NTS



EXISTING



Land Use

HDR - HIGH DENSITY RESIDENTIAL
MFR - MULTI-FAMILY RESIDENTIAL
C - COMMERCIAL

PROPOSED

OWNER:
PACIFIC OAKS DEVELOPMENT
9260 CHERRY LANE
ORANGEVALE, CA 95662
916-425-5858

5085-01-05

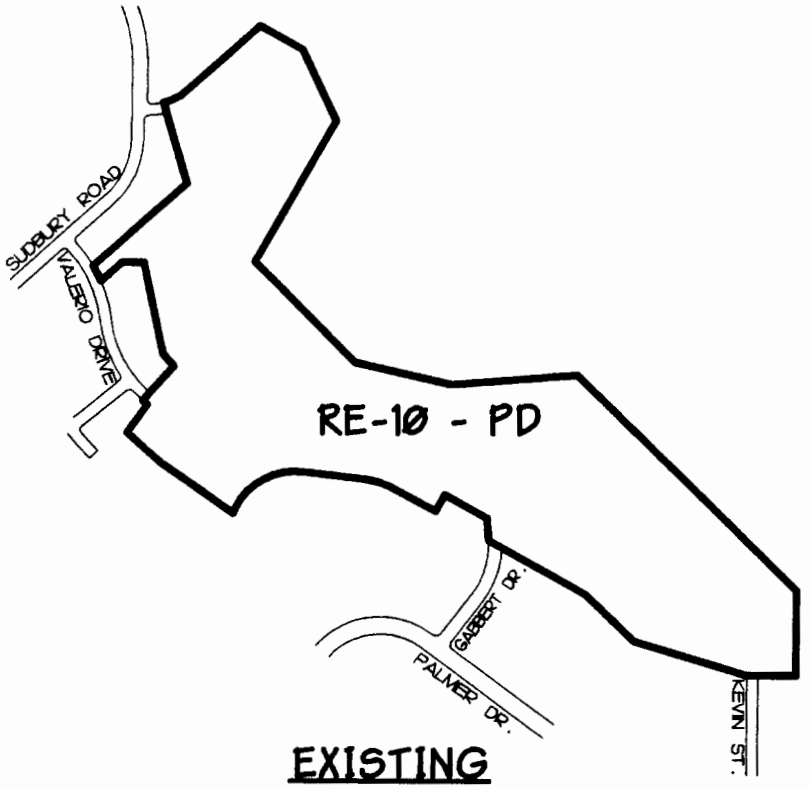
CARLTON
Engineering Inc.

EXHIBIT B

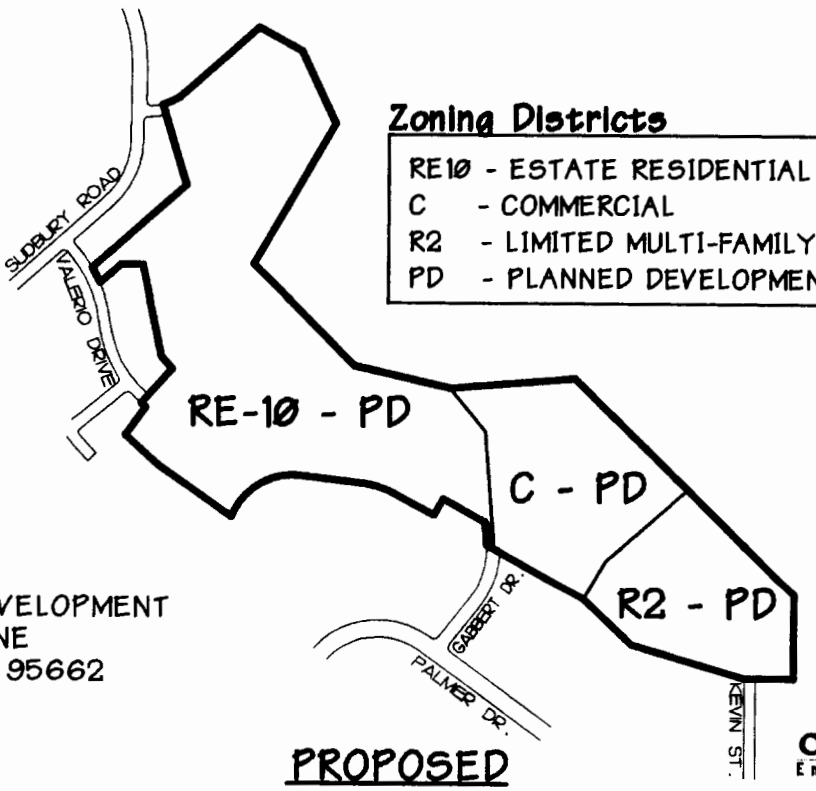
Rezone Exhibit

A PORTION OF SECTIONS 2 & 3,
T. 9. N., R. 9 E., M.D.M.
(APN 083-350-43)

NTS



EXISTING



Zoning Districts

RE10	- ESTATE RESIDENTIAL TEN-ACRE
C	- COMMERCIAL
R2	- LIMITED MULTI-FAMILY RESIDENTIAL
PD	- PLANNED DEVELOPMENT

PROPOSED

OWNER:
PACIFIC OAKS DEVELOPMENT
9260 CHERRY LANE
ORANGEVALE, CA 95662
916-425-5858

5085-01-05

CARLTON
Engineering Inc.

A06-0003/Z05-0008/TM05-1400/P05-0014/PD05-0005/S05-0017

As recommended by the Planning Commission August 24, 2006

MITIGATION MEASURES/CONDITIONS

Mitigation Measures

1. Grading and improvement plans shall state: "It is the Contractor's responsibility to comply with all applicable state and federal laws and regulations including the Federal and State Endangered Species Acts and the Clean Water Act. The County Grading Permit does not authorize Contractor to conduct activities not permitted by applicable State and Federal agencies in areas subject to State and Federal jurisdiction."

2. Twenty-four hours prior to construction activities, a qualified biologist shall conduct a preconstruction survey for California horned lizard.

3. All horned lizards found on the project site during the preconstruction survey shall be relocated to the property west of the EID easement by a qualified biologist.

4. A qualified biologist shall be present on-site for all clearing and grubbing activities. All horned lizards found during clearing and grubbing shall be relocated to the property west of the EID easement.

5. A qualified biologist shall conduct a survey within three weeks prior to the start of grading, clearing, or other construction activities for active nests. The survey will be conducted within 200 feet of the project site.

    a. If no active nests are found, no further avoidance measures will be necessary.
    b. If an active nest is located within 200 feet of a construction area, the biologist shall record the location(s) on a site map.
        i. If the species is listed under the federal or state endangered species acts, the appropriate federal or state agency shall be contacted for guidance.
        ii. If the species is not federal or state listed, but protected under the federal Migratory Bird Treaty Act of 1918, the biologist shall establish a minimum 100 foot buffer (Environmentally Sensitive Area) around the nest tree.
        iii. The biologist will delimit the buffer zone with yellow caution tape, surveyor's flagging, pin flags, stakes, etc. The buffer zone shall be maintained until young have fledged. No construction activities shall occur within 100 feet of a nest tree while young are in the nest.
        iv. A biologist shall monitor the nest weekly during construction to evaluate potential disturbance caused by construction activities. The biological monitor shall have the authority to stop construction if the nesting birds appear to be adversely affected by construction activities.

6. The landscaping plan shall show that only plants associated with gabbroic northern mixed chaparral shall be planted on graded slopes surrounding the project site. Additionally, only native riparian vegetation shall be placed within the 50 foot setback area.

7. The applicant shall pay El Dorado County the rare plant mitigation fee for Zone 1.

8. The applicant shall establish an on-site Calystegia Preserve north of the project site, adjacent to the Pine Hill Preserve.

9. The applicant shall transplant the four Calystegia stebbinsii from the project site to the Calystegia Preserve.

10. A qualified biologist shall collect seeds of Calystegia stebbinsii from plants in project study area; treat seeds (scarify and/or heat treatments), and plant seeds or seedlings in the Calystegia Preserve.

11. The applicant shall remove chaparral shrubs from Calystegia stebbinsii transplant/seedling areas to encourage germination and growth of Calystegia stebbinsii plants.

12. A qualified biologist shall stake the ordinary high watermark (OHWM) of channels 1 and 2 adjacent to the project site.

13. The contractor will install temporary, high visibility construction fencing five feet from the staked ordinary high watermark (OHWM) prior to clearing and grubbing activities commence.

14. The contractor will remove the temporary fencing after the grading pad is completed and drainage, roads, and utilities are installed.

15. A certified arborist shall prepare a tree replacement plan showing the replacement of every inch diameter at breast height of tree removed from the site by planting the same number of inches of native oak trees on-site. The tree replacement plan shall be submitted and approved by the Planning Division prior to clearing and grubbing.

Conditions of Approval

16. The subject General Plan amendment, rezone, parcel map, planned development and special use permit approval is based upon and limited to compliance with the project description and Conditions of Approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

17. The project, as approved, shall consist of the following (Exhibits A-J):

    a. A General Plan amendment to modify the boundary between Multi-Family Residential (MFR) and Commercial (C) land use designations.
    b. A rezone of the parcel from Estate Residential Ten-acre/Planned Development (RE-10/PD) to Commercial-Planned Development (C-PD) and Estate-Residential Ten-acre (RE-10) to Commercial-Planned Development (C-PD).
    c. Tentative map to create 64 duets and three large lots.
    d. Special use permit for a community care facility.
    e. Development plan to allow a 35 room (21,000 square feet) Alzheimer's unit, 140 units of congregate care, and 64 duet cottages along with an 8,000 square foot clubhouse.

PLANNED DEVELOPMENT

18. All site improvements shall conform to the site plan(s), landscape plans, elevations, and color material boards as submitted and approved in Exhibits A-J.

19. The gates to the trash receptacle enclosure shall remain closed at all times when not in use.

20. Lighting for the project shall conform to standards set forth in Section 17.14 of the Zoning Ordinance.

21. Signs shall conform to the standards set forth in Section 17.16 of the County Zoning Ordinance and shall be consistent with the proposed building materials and colors

22. The project shall conform to the County's Water Conserving Landscaping Ordinance.

23. All windows for the project shall be trimmed with a minimum four-inch wide casing. Window trim shall be shown on plans and approved by the Planning Division prior to issuance of building permits.

24. The clubhouse building shall have a tile roof consistent with the roofs of all other buildings on the project site.

25. Landscape plans shall demonstrate compliance with Section 17.18.090 of the County Zoning Ordinance and be submitted and approved by the Planning Services prior to the issuance of building permits.

26. All buildings within the project shall have a stone veneer accent feature. Window trim shall be show on plans and approved by the Planning Services on prior to issuance of building permits.

27. The applicable requirements of the Medical Waste Management Act for the handling, storage, treatment and disposal of medical waste generated at the site shall be complied with.

28. The applicable requirements of Chapter 6.5 through 6.95 of the California Health and Safety Code for the handling, storage and disposal of hazardous waste at the site shall be complied with through the submittal and approval of the appropriate medical waste and hazardous materials reporting forms to the Solid Waste/Hazardous Materials Division of the Environmental Management Department.

29. The applicant shall construct and dedicate Gabbert Drive to the northerly curb return of the project entrance driveway using Standard Plan 101B, including curb and gutter, a six foot wide sidewalk, and a barricade at the end. This work must be substantially complete, as determined by the Department of Transportation, prior to occupancy of the site.

30. The applicant shall construct a Standard Plan 110 driveway (with pedestrian ramps and truncated domes per Caltrans Standard Plan A88A) on Gabbert Drive. The driveway shall have a "throat" length of at least 30 feet to the gate kiosk, per Tables 7-8 and 31 of the ITE manual Transportation and Land Planning and the Fire Safe standards, to prevent backup onto Gabbert Drive. This work must be substantially complete, as determined by the Department of Transportation, prior to occupancy of the site.

PARCEL MAP

County Surveyor

31. All survey monuments must be set prior to filing the parcel map.

32. Prior to filing the parcel map, a letter to the County Surveyor will be required from all agencies that have conditions placed on the map. The letter will state that all conditions placed on the map by that agency have been met.

TENTATIVE MAP

Planning Services

33. Domestic water shall be supplied by a public entity with a minimum six-inch water line to the property being divided, and a water meter award letter or similar assurance from the water purveyor, guaranteeing water service upon demand to each of the parcels created, shall be submitted to the County Surveyor at the time of filing the parcel map.

34. Only native riparian vegetation shall be planted within the wetland's 50 foot setback area.

Department of Transportation

35. The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation and pay all applicable fees prior to commencement of any improvements on the project facilities. All improvements shall be consistent with the approved tentative map.

36. The developer shall enter into an Improvement Agreement with the County and provide security to guarantee performance of the Improvement Agreement as set forth within the County of El Dorado Major Land Division Ordinance, prior to filing the final map.

37. The final map shall show all utility, road and drainage easements per the recommendation of the utility purveyors and the County Engineer. Final determination of the location of said easements shall be made by the County Engineer. Said easements shall be irrevocably offered to the County.

38. The applicant shall improve the on-site access road (Lot R) to a minimum roadway width of 24 feet, with curb, gutter, and sidewalk, per Standard Plan 101B (including signage as necessary – stop signs, street name signs, etc.) prior to occupancy.

39. An irrevocable offer of dedication (IOD) of easement for Lot R for road and public utility purposes shall be dedicated for access for this project. A complete submittal for this IOD shall be made to the right-of-way unit of the Department of Transportation or shall be dedicated on the final map for this project. The County will reject this IOD.

40. The applicant shall secure approval of improvement plans and obtain an encroachment permit, for the following and prior to performing any work within the County right of way, including:

    a. The attachment of the extension of roadway Lot R to Kevin Street (and the extension shall include sidewalk) to the existing Kevin Street, including a sign stating "End of County Maintained Road" at the property line.
    b. The applicant shall construct a four-foot wide concrete sidewalk along the north side of Palmer Drive, from Kevin Street westerly, to join the existing sidewalk, in order to provide pedestrian access for the project residents. The improvement plans for this work shall be submitted with the application for on-site grading/improvement plans, and construction shall be complete prior to occupancy of the project.

41. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to DOT with the approved drainage and geotechnical reports (and any other technical reports, such as structural or traffic reports, if applicable) in PDF format and the approved record drawings in TIF format.

42. The applicant shall pay the traffic impact fees in effect at the time a building permit is issued. Until such time as updated traffic impact fees are adopted pursuant to the General Plan, any subdivisions will be required to either (1) execute an agreement agreeing to pay the higher fees, even after building permits have been issued or (2) have a notice of restriction placed on the final map prohibiting the issuance of building permits until the updated traffic impact fees are adopted.

43. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department for review and approval. The plan shall be in conformance with the County of El Dorado Design and Improvement Standards Manual,

the Grading, Erosion and Sediment Control Ordinance, the Drainage Manual, the Off-Street Parking and Loading Ordinance, and the State of California Handicapped Accessibility Standards.

44. The applicant shall provide a soils report at time of grading plan submittal addressing, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, and pavement section based on TI and R values. The report shall include recommended design criteria for any retaining walls. Any export to be deposited within El Dorado County shall require an additional grading permit.

45. The applicant shall provide a drainage report at time of grading plan submittal, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation.

46. If blasting activities are to occur in conjunction with grading or improvements, applicant shall ensure that such blasting activities are conducted in compliance with state and local regulations.

47. If burning activities are to occur during the construction of the project improvements, applicant shall obtain the necessary burning permits from the California Department of Forestry and air pollution permits from the County prior to said burning activities.

48. The location of fire hydrants and systems for fire flows are to meet the requirements of the responsible Fire Protection District.

49. The emergency vehicle circulation requirements for roads and driveways, and the location of hydrants, shall be shown on the improvement plans, which shall be subject to the approval of the responsible Fire Protection District.

50. If human remains are discovered at any time during the grading or improvement phase, the County Coroner and the Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. If archaeological artifacts are discovered, the developer shall retain an archaeologist to make recommendations for the treatment of the artifacts. Treatment of Native American remains or archaeological artifacts shall be the responsibility of the developer and shall be subject to the review and approval of the County Development Services Director.

County Surveyor

51. All survey monuments must be set prior to presentation of the final map to the Board of Supervisors for approval, or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit, are to be coordinated with the County Surveyor's Office.

52. The roads serving the development shall be named by filing a completed Road Name Petition with the County Surveyor's Office prior to filing the final map.

Environmental Health Department – Air Quality Division

53. District Rules 223, 223.1, and 223.2 which address the regulations and mitigation measures for fugitive dust emissions and asbestos emissions, shall be adhered to during the construction process.

54. The appropriate Fugitive Dust Plan (FDP) application or Asbestos Dust Mitigation Plan (ADMP) application shall be submitted to and approved by the District prior to the start of project construction.

55. Project construction for the road should adhere to District Rule 224, Cutback and Emulsified Asphalt paving materials, and the County Ordinance concerning asbestos dust.

56. Burning of wastes that result from "Land Development Clearing" must be permitted through the District. Only vegetative waste materials may be disposed of using an open outdoor fire (Rule 300 Open Burning).

57. The project construction will involve the application of architectural coating, which shall adhere to District Rule 215 Architectural Coatings.

El Dorado County Resource Conservation District

58. The project shall comply with the District's Erosion Control Requirements and Specifications.

A06-0003/Z05-0008/TM05-1400/P05-0014/PD05-0005/S05-0017 – As recommended by the Planning Commission August 24, 2006

Findings

1.0 CEQA FINDING

1.1 The proposed project, as conditioned, will not have a significant effect on the environment and a mitigated negative declaration has been filed.

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

2.0 ADMINISTRATIVE FINDINGS

2.1 General Plan/Rezone/Development Plan

2.1.1 This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of $1,285.00 after approval, but prior to the County filing the Notice of Determination on the project. This fee, less $35.00 processing fee, is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

2.1.2. The proposed use and design conforms to the General Plan in that the parcel is located within a community region, the proposed use and developmental density are consistent with both land use designation, as well as the zoning district, and the natural resources on site will be protected pursuant to related policies in the General Plan.

2.1.3. The proposed use and development plan conforms to the Zoning Ordinance as follows:

a. *The PD zone request is consistent with the general plan*;

The project parcel consists of a rezone and development plan to make all the parcels consistent the Zoning and General Plan Land Use designations.

b. *The proposed development is so designed to provide a desirable environment within its own boundaries*;

The project is designed to provide a desirable environment within its own boundaries for visitors and residents. The project contains adequate parking and landscaping and has a consistent design throughout the project.

c. *There are no exceptions to the Zoning Ordinance proposed for the project;*

No variances to the Zoning Ordinance have been requested.

d. *The site is physically suited for the proposed uses;*

The site is physically suited for the proposed uses. The project will be built on slopes less than 30 percent slopes and although trees will be removed, a tree replacement plan will be required and adhered to.

e. *Adequate services are available for the proposed uses, including, but not limited to, water supply, sewage disposal, roads and utilities;*

The project is located in a Commercial area of Cameron Park where there is existing development, therefore adequate services and improvements are available for the project.

f. *The proposed uses do not significantly detract from the natural land and scenic values of the site.*

The project is suitable within a commercialized area of Cameron Park. The buildings are compatible with the surrounding development and will provide a consistent appearance to the site.

2.1.4. The proposed use and design will not be detrimental to the public health, safety, and welfare, nor be injurious to the neighborhood.

2.2 Tentative Map/Parcel Map

2.2.1. The proposed tentative map, including design and improvements, is consistent with the General Plan policies and land use map.

2.2.2. The proposed tentative map does conform with the applicable standards and requirements of the County's zoning regulations and the Minor Land Division Ordinance.

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

2.2.4. The proposed tentative map is not likely to cause substantial environmental damage, as it is a commercial parcel map for an existing development.

2.3 Special Use Permit

2.3.1 The proposed use is consistent with the policies in the El Dorado County General Plan and as discussed in the General Plan section of this staff report.

2.3.2 The use is found to comply with the requirements of Chapter 17.22.500, Special Use Permits, and the proposed use is not considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood, based on the conclusions contained in the staff report and the analysis of potential impacts in the Initial Study.

2.3.3. The proposed uses are specifically permitted by a special use permit as required by Chapter 17.32.190.

FROM THE MINUTES OF AUGUST 24, 2006

10. GENERAL PLAN AMENDMENT/ZONG CHANGE/PLANNED DEVELOPMENT/ TENTATIVE MAP/TENTATIVE PARCEL MAP (Public Hearing)

a. **A06-0003/Z05-0008/PD05-0005/TM05-1400/P05-0014/Special Use Permit S05-0017** submitted by ERIK PILEGAARD/CAMERON PARK VENTURES for the following: 1. General Plan Amendment to modify the boundary between MFR Multi Family Residential (MFR) and Commercial (C) land use designations; 2. Rezone from Estate Residential Ten-acre-Planned Development (RE-10/PD) to Commercial-Planned Development (C-PD) and Limited Multifamily Residential-Planned Development (R2-PD); 3. Tentative map to create 64 duets and three large lots; 4. Development plan to allow a 35 room Alzheimer's unit, 140 units of congregate care, and 64 duet cottages along with an 8,000 square foot clubhouse; and 5. Special use permit for a community care facility. The property, identified by Assessor's Parcel Number 083-350-43, consists of approximately 68 acres, is located on the northeast side of Gabbert Road, approximately 0.25 mile east of the intersection with Gabbert Road and Palmer Drive, in the **Cameron Park area.** (Mitigated negative declaration prepared)

Lisa Burke presented this item with a recommendation for approval. She suggested the addition of two conditions from the Department of Transportation (new Conditions 29 and 30).

Erik Pilegaard thanked staff. This project has been in progress for one and a half years. They agree with the two new conditions. Mr. Pilegaard also thanked the Cameron Park Committee.

Chair Knight and Commissioner Machado did meet with the applicant.

Graciela Hinshaw, Pine Hill Preserve Manager, said the Cameron Park parcel of the Pine Hill Preserve is very rich in species. She explained some of the species in the preserve. She had a lot of questions this morning that have been answered by the project proponent, Fish and Game, and the County. Commissioner Machado asked if the preserves are given notices of this type of project. Mr. Hust said the Preserve Management Team is not noticed but Fish and Game is.

Commissioner Machado asked if the Preserve is satisfied there is sufficient mitigation. Ms. Hinshaw said they are partially satisfied. She further explained. Her comments did not pertain specifically to this project.

Art Marinaccio spoke in support of the project.

Pete Trenham, Fish and Wildlife Service, said they are responsible for the Federal Species Act. They do not feel there is adequate mitigation for the plants. They would like to be involved in any future projects.

ATTACHMENT 3

Ms. Hinshaw said if you add to a preserve, it needs to be contiguous land in order to protect the species.

Mr. Pilegaard said it is a five-year ongoing mitigation measure to ensure the mitigation is adequate.

John Little, Sycamore Environmental Consultants, said the applicant has to pay a fee and transplant the plants. The area where the plants will be placed is adjacent to the Pine Hill Preserve. The applicant is willing to provide an easement, so the preserve will have the property in perpetuity. They are also planting additional plants in the preserve. Fish and Game has accepted their plan based on an acceptable preserve manager in perpetuity. Commissioner Mac Cready asked the location of the property they are transplanting to. Mr. Little explained the location. Commissioner Machado asked who the applicant goes to for a decision. There are eight or nine partners. Steve Hust explained. Mr. Pilegaard said there is a condition for a 2081 permit from Fish and Game.

Roberta Gerson, Fish and Wildlife, said only the federal government can manage the Endangered Species Act.

ON MOTION OF COMMISSIONER MACHADO, SECONDED BY COMMISSIONER KNIGHT AND UNANIMOUSLY CARRIED, IT WAS MOVED TO FORWARD A RECOMMENDATION THAT THE BOARD OF SUPERVISORS APPROVE A06-0003 MODIFYING THE BOUNDARY BETWEEN THE MULTI-FAMILY RESIDENTIAL (MFR) AND COMMERCIAL (C) LAND USE DESIGNATIONS BASED ON THE FINDINGS PROPOSED BY STAFF; APPROVE Z05-0008 REZONING ASSESSOR'S PARCEL NUMBER 083-350-43 FROM ESTATE RESIDENTIAL TEN-ACRE-PLANNED DEVELOPMENT (RE-10/PD) TO COMMERCIAL-PLANNED DEVELOPMENT (C-PD) AND LIMITED MULTIFAMLY RESIDENTIAL-PLANNED DEVELOPMENT (R2-PD) BASED ON THE FINDINGS PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS AS MODIFIED; ADOPT THE DEVELOPMENT PLAN AS THE OFFICIAL DEVELOPMENT PLAN; APPROVE TM05-1400/P05-0014 BASED ON THE FINDINGS AND SUBJECT TO THE CONDITIONS PROPOSED BY STAFF; AND APPROVE S05-0017 BASED ON THE FINDINGS AND SUBJECT TO THE CONDITIONS PROPOSED BY STAFF.

EL DORADO COUNTY DEVELOPMENT SERVICES
STAFF REPORT

Agenda of:	August 24, 2006
Item No.:	10.a.
Staff:	Lisa Burke

GENERAL PLAN AMENDMENT, REZONE, PLANNED DEVELOPMENT, TENTATIVE PARCEL MAP, TENTATIVE SUBDIVISION MAP, SPECIAL USE PERMIT

FILE NUMBER: A06-0003/Z05-0008/TM05-1400/P05-0014/PD05-0005/S05-0017

APPLICANT: Cameron Park Ventures

AGENT: Erik Pilegaard

REQUEST:

1. General Plan Amendment to modify the boundary between Multi-Family Residential (MFR) and Commercial (C) land use designations (Exhibit A).

2. Rezone from Estate Residential Ten-acre/Planned Development (RE-10/PD) to Commercial-Planned Development (C-PD) and Limited Multifamily Residential Planned Development (R2-PD) (Exhibit B).

3. Tentative map to create 64 duets and three large lots (Exhibits C and D).

4. Special use permit for a community care facility.

5. Development plan to allow a 35 room (21,000 square feet) Alzheimer's unit, 140 units of congregate care, and 64 duet cottages, along with an 8,000 square foot clubhouse (Exhibit E).

LOCATION:	On the northeast side of Gabbert Road, approximately 0.25 mile east of the intersection with Gabbert Road and Palmer Drive, in the Cameron Park area. (Exhibit F)
APN:	083-350-43
ACREAGE:	68.0 +/- acres
GENERAL PLAN:	Multi-Family Residential (MFR) and Commercial (C)
ZONING:	Estate Residential Ten-acre/Planned Development (RE-10PD)
ENVIRONMENTAL DOCUMENT:	Mitigated Negative Declaration
SUMMARY RECOMMENDATION:	Conditional Approval

BACKGROUND: The applicant had previously received approval for construction of a congregate care facility on an adjacent parcel (DR03-0011S). On January 12, 2005, the applicant submitted a subsequent design review application, DR05-0001S, to construct an office complex on the site instead of the congregate care facility. The applicant is now proposing to construct a congregate care facility on this 68 acre parcel.

STAFF ANALYSIS

Project Description: General Plan Amendment to modify the boundary between MFR Multi-family Residential (MFR) and Commercial (C) land use designations (Exhibit A); rezone from Estate Residential Ten-acre/Planned Development (RE-10/PD) to Commercial Planned Development (C-PD) and Limited Multifamily Residential-Planned Development (R2-PD) (Exhibit B); tentative map to create 64 duets and three large lots; special use permit for a community care facility; and development pan to allow a 35 room (21,000 square feet) Alzheimer's unit, 140 units of congregate care, and 64 duet cottages to house approximately 325 residents, along with an 8,000 square foot clubhouse.

Site Description: The site has hilly terrain with slopes trending down in a northwesterly direction. Vegetation consists of mixed chaparral with sporadic oaks and grey pine. A relatively dense grove of grey pine grows within the southern portion of the parcel. A dry stream channel could be seen at the southern end of the parcel adjacent to the Marshall Medical Center.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	RE-10/PD	MFR,HDR,C	Undeveloped
North	RE-10	OS	Cameron Park Ecological Preserve
East	RE-5	MFR, MDR	Undeveloped
South	R2, C	MFR,C	Marshall Medical Center, Offices, Assisted Living Facilities
West	R1-RM	HDR, MFR	Single Family Residences

General Plan: The General Plan designates the subject site as Commercial, Multi-Family Residential and High Density Residential, which permits a full range of commercial retail, office, and service" uses as well as residential uses and is applicable in community regions and rural centers. The project parcel is located in the Cameron Park Community Region, and its development as a congregate care facility is consistent with these land use designations.

The applicant is proposing a General Plan Amendment to adjust the boundary between the Commercial and Multi-Family General Plan land use designations (Exhibit A). By adjusting the boundaries, the General Plan land use designations will be consistent with the proposed zoning designations.

Policies 7.3.3.4 and 7.4.1.5 concern the protection of intermittent streams, wetlands, and rare plant species on parcels subject to the discretionary review process. These resources exist on the 68 acre project site. The environmental document prepared for the project includes mitigation measures to protect these resources during construction activities as well as landscaping. These mitigation measures are included in Attachment 1 of this report.

According to biological study prepared for the project, there are two ephemeral channels that are on site. One of the channels has a roadway approximately 50 feet from the edge of the channel, and mitigation measures have been included in the environmental document to address this issue. Only native riparian vegetation could be placed within the 50 foot setback area.

The project site contains some slopes that are over 30 percent. General Plan policy 7.1.2.1 prohibits development on slopes 30 percent or greater. This project does not propose development on any of the 30 percent or greater slopes.

General Plan Policy 7.4.4.4 states oak tree canopy retention policies for development projects. Per the General policy, the proposed project must retain 90 percent of the existing oak tree canopy. The project will require removal of 37 trees. An arborists report and tree preservation plan submitted for the project indicates that even with the removal of the oak trees, 90 percent of the existing oak tree canopy will be retained. Mitigation measures have been attached to the project to address replacement and protection of trees.

The project is located within a developed area of Cameron Park. Public utilities, including water, sewer, and fire protection services are available to serve the project. The project is also compatible with adjacent development including the Marshall Medical Center and offices.

Conclusion: As discussed above, staff finds that the project conforms to the General Plan in that the parcel is located within a community region, the proposed uses are consistent with the land use designations, as well as the combining zone district, and the natural resources on site will be protected pursuant to related policies in the General Plan and associated mitigation measures and conditions placed on the project.

Zoning/Planned Development/Special Use Permit: The entire subject site is currently zoned Estate Residential Ten-acre /Planned Development (RE-10/PD). The applicant is proposing to split one parcel into three parcels (Exhibit B and C). Parcel 1 will remain as RE-10/PD, and no development is currently proposed for that parcel. Parcel 2 is proposed to be rezoned to Commercial-Planned Development (C-PD) for the Alzheimer's unit, congregate care units, and the clubhouse, while parcel 3 will be rezoned to Limited Multifamily Residential-Planned Development (R2-PD) and will contain the duet units. One small guard booth will be located at each entrance of the facility to increase security within the project. The colors and materials of the guard booth will be consistent with the other buildings within the project.

Parcel 2 will be rezoned to C-PD and will have the congregate care housing, Alzheimer's unit, and the clubhouse located on it. The buildings will be on the interior of the parcel with parking located on the edges of the parcel. The breakdown of units is shown below:

Congregate Care Building A – 40 units
Congregate Care Building B – 34 units
Congregate Care Building C – 30 units
Congregate Care Building D – 36 units
Alzheimer's Building - 21,000 square feet
Clubhouse - 8,000 square feet

Parcel 3 will contain 64 duet cottages/lots and will be rezoned to R2/PD. Each cottage will be single story with single car garages. The duet units will be easily accessed from Kevin Street and will be in a loop configuration.

Discussion: The project parcel is situated within a commercialized area of Cameron Park. The buildings are compatible with the surrounding development and will provide an agreeable appearance to the site.

The proposed development plan has been analyzed and is consistent with the zone district development standards. The components of the development plan are as follows:

Elevations: The four congregate care buildings will be two-story and include garages underneath the units. The clubhouse and Alzheimer's buildings are single story buildings. The duet units are single story units with single car garages (Exhibits G, H, I, J).

Building Materials and Colors: The exterior finish materials consist of plaster walls for the congregate care buildings, duet units, and Alzheimer's building. The walls will be two-tone with the main color being beige with a white banding on the bottom of the building. The trim color for the buildings will also be white. The roofing material will be tile with a darker beige color that will blend with the walls. Staff is recommending that a minimum 4-inch trim be added to the all the windows to add some dimension to the walls. Stone veneer accents shall also be added to the buildings as conditions of approval so that there is an added design element to have a consistent look between the buildings.

The clubhouse includes some rock veneer along with a green metal roof. Staff has reviewed the plans for the clubhouse and is recommending that the metal roof be changed to a tile roof in order to match the other buildings. This will be added as a condition of approval for the project.

Signage: Two internally illuminated monument signs are proposed for the project, one at the Gabbert Drive entrance and one at the Kevin Drive entrance to the facility. The signs will consist of a wrought iron pedestrian gates and fence with rock pilaster and pre-cast caps. The base of each will measure approximately 18 feet in length. The proposed signs will be beige and will be consistent with the proposed building materials and colors. Signs will be conditioned to conform to the Zoning Ordinance.

Directory signs will be sited within the congregate care facility, and will be compatible with the proposed building materials and colors. The signs are to be internally illuminated and limited to six square feet of sign face.

Parking: The zoning code requires 438 parking spaces including 9 required ADA spaces. The applicant is proposing parking consisting of 449 stalls, including 12 handicap, 227 standard spaces, and 210 spaces in the units of the garages.

Landscaping: Preliminary landscape plans demonstrated substantial compliance with §17.18.090. Final landscape plans will be in compliance with Section 17.18.090 and will demonstrate that a minimum of 50 percent of proposed landscaping will consistent with the predominant plant community and fit the natural vegetation native to the area. Only native riparian vegetation is allowed to be placed within the 50 foot setback of the intermittent drainage channel. Additionally, the project will comply with the County's Water Conserving Landscaping Requirements.

Lighting: Recessed, soffit lighting will be installed under the building eaves. Pole lighting in the parking area measures 20 feet in height. The standard condition for full shielding of all exterior lighting will be placed on the project.

Utilities: All trash receptacles will be required to be fully enclosed behind a concrete wall and metal gates, which will be further conditioned to remain closed at all times when not in use. The enclosure is required to be compatible in design and materials with the existing building

Conclusion: The proposed development plan has been found in compliance with zoning standards for access, parking, and landscaping as listed is the Zoning Ordinance. Conditions have been added to the project to insure that the project will not be detrimental to the public health, safety and welfare, or injurious to the surrounding area.

Parcel Map/Tentative Subdivision Map: The applicant is requesting a parcel map to split the 68 acre parcel into three parcels. The northernmost parcel is 41.17 acres and will not be developed at this time. The applicant has also submitted a tentative subdivision map for the duets (Exhibit D) which shows the layout of the 64 cottages/lots.

Access/Circulation: There will be two access points to the project, one from Kevin Street which will most directly access the duets, and from Gabbert Street which will access the congregate care buildings. Circulation through the project consists of a loop driveway external to the units. Parking will be located on the perimeter of the site.

In this vicinity, Palmer Drive is a two-lane roadway with curb, gutter, and portions of sidewalk. Kevin Street, connecting this facility to Palmer Drive, is a two-lane local road, with curb, gutter, and sidewalk.

Biology: A Biological Resources Evaluation and Jurisdictional Delineation Report was prepared by Sycamore Environmental Consultants, Inc on April 28, 2005. The Biological Evaluation concluded that there were several Special Status species and/or habitat located on the project site. The applicant has submitted a Take Permit to the Department of Fish and Game in order to develop the site. Additionally, mitigation measures have been placed on the project (Attachment 1) to mitigate any potential impacts.

Traffic: A traffic study for the overall Cameron Park Congregate Care Facility completed by KD Anderson Transportation Engineers on February 7, 2005, determined that the overall congregate care facility would incrementally contribute to the need and mitigation for the improvements to U.S. Highway 50 westbound ramps, Country Club Drive, and Cameron Park Drive. These projects are currently funded in the Five-Year CIP (Projects 72363 and 72364), the plans are at 95 percent, and the projects are programmed for construction for spring of 2007. This meets the requirements of the 2004 General Plan Policies TC-Xd, TC-Xe, and TC-Xf.

Grading: A moderate amount of grading is expected at this site with the proposed improvements with moderate slopes anticipated and maximum 15 foot high retaining walls. The project will adhere to the County's Erosion and Sediment Control Ordinance.

Other Issues:

Agency and Public Comments: The following agencies provided comments on this application. Copies of their written comments are available at the Planning Services office.

> **Department of Transportation:** The applicant prepared a traffic study for the project and submitted it for review by the Department of Transportation (DOT). DOT has determined that, based on its analysis, a traffic study is not warranted for this project. DOT has provided conditions of approval for grading, drainage, and roadway improvements in the project vicinity.
>
> **Air Quality Management District:** The District has provided standard conditions of approval to mitigate air quality impacts.
>
> **County of El Dorado – Surveyor's Office:** Conditions of approval regarding survey monuments and road naming were provided.
>
> **Resource Conservation District:** The District will require the project to comply the District's Erosion Control Requirements and Specification.

These agencies had no specific concerns regarding this project:

> **El Dorado County Environmental Management Department, Environmental Health Division**
>
> **PG&E**

At the time of the preparation of this report, staff had not received any comments from the public. New issues may arise as a result of the public notice of the hearing which will be discussed at that time.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Environmental Checklist with Discussion attached) to determine if the project may have a significant effect on the environment. Staff has determined that there is no substantial evidence that the proposed project as conditioned will have a significant effect on the environment, and a Mitigated Negative Declaration has been prepared.

This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of $1,285.^{00}$ after approval, but prior to the County filing the Notice of Determination on the project.

This fee, less $35.^{00}$ processing fee, is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

RECOMMENDATION: Recommend approval

SUPPORT INFORMATION

Attachments to Staff Report:

Exhibit A	General Plan Land Use Map
Exhibit B	Rezone Exhibit
Exhibit C	Tentative Parcel Map
Exhibit D	Tentative Subdivision Map
Exhibit E	Site Plan
Exhibit F	Vicinity Map
Exhibit G	Elevation – Alzheimer's Building
Exhibit H	Elevation – Clubhouse
Exhibit I	Elevation – Congregate Care
Exhibit J	Elevation - Duet Cottages
Exhibit K	Initial Study
Exhibit L	Mitigation Monitoring and Reporting Program

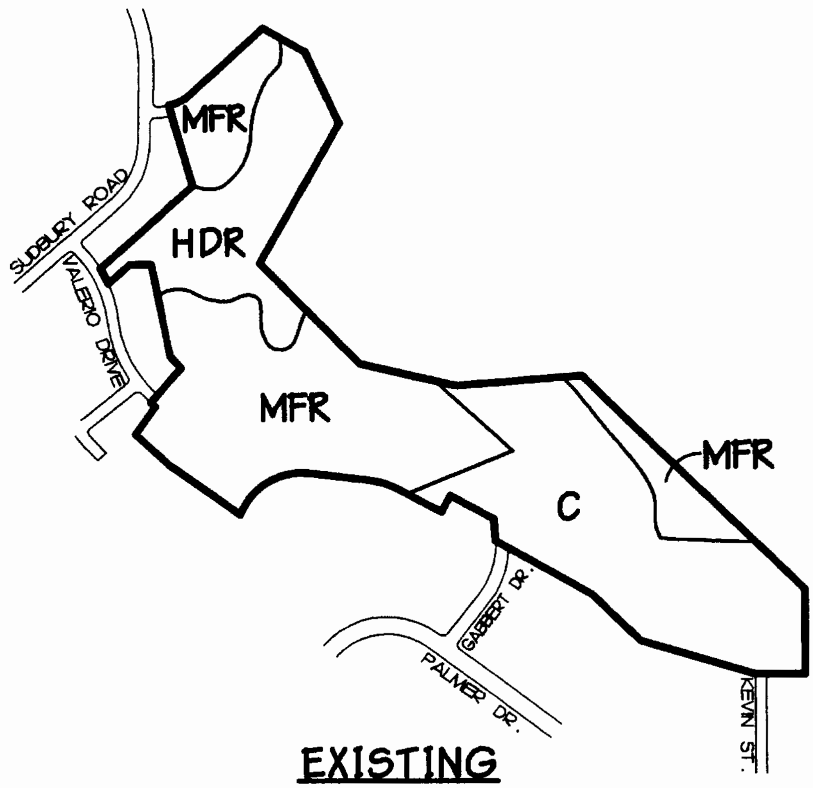
EXHIBIT A

A06-0003

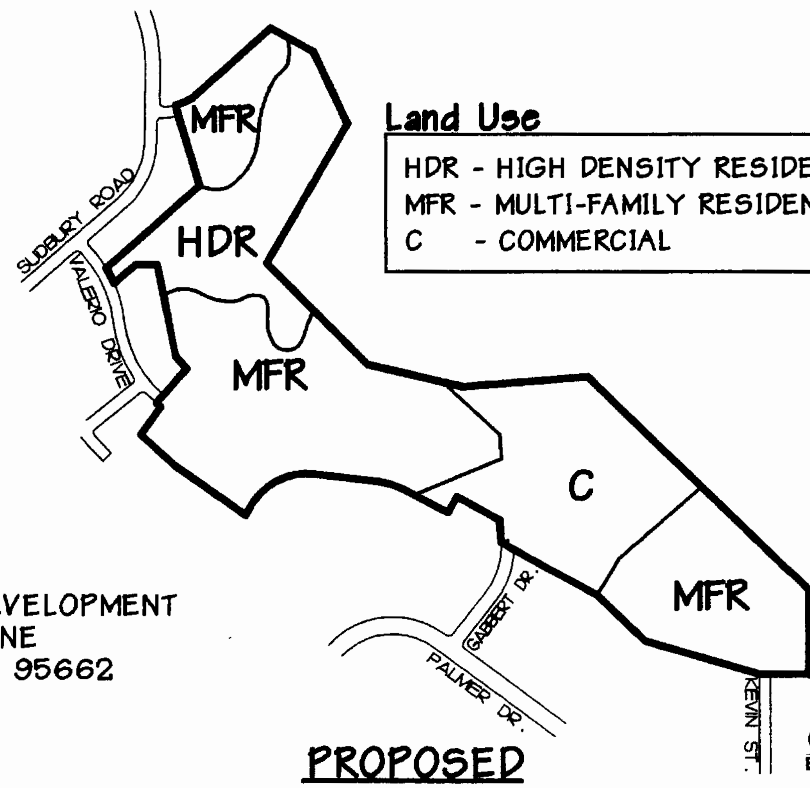
Land Use Exhibit

A PORTION OF SECTIONS 2 & 3,
T. 9. N., R. 9 E., M.D.M.
(APN 083-350-43)

NTS



EXISTING



Land Use

HDR - HIGH DENSITY RESIDENTIAL
MFR - MULTI-FAMILY RESIDENTIAL
C - COMMERCIAL

PROPOSED

OWNER:
PACIFIC OAKS DEVELOPMENT
9260 CHERRY LANE
ORANGEVALE, CA 95662
916-425-5858

5085-01-05

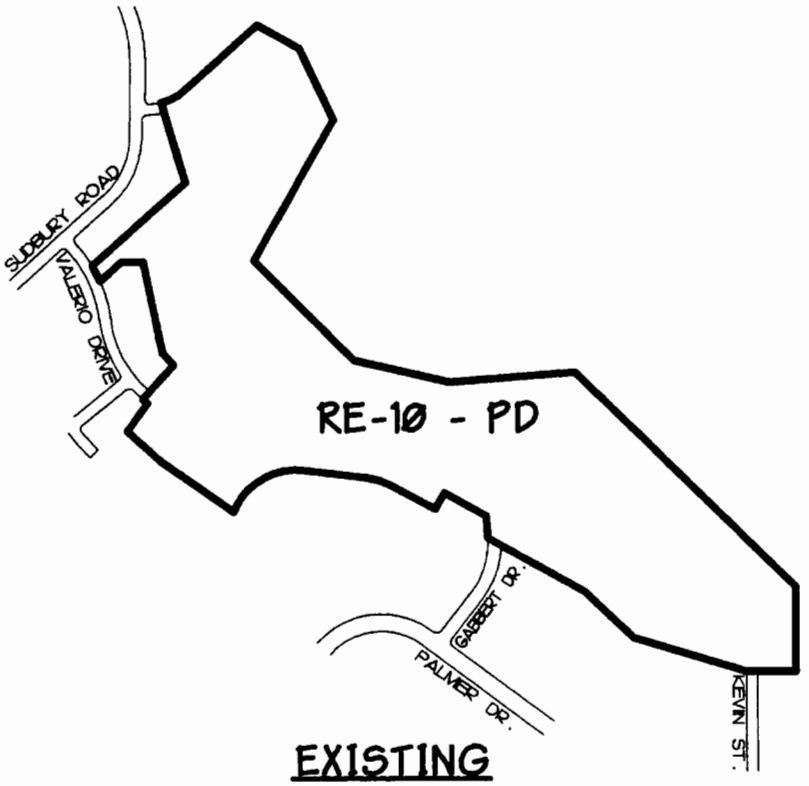
CARLTON
Engineering Inc.
3883 Ponderosa Road, Shingle Springs, CA 95682
Voice 530.677.5515 Fax 530.677.6846

EXHIBIT B

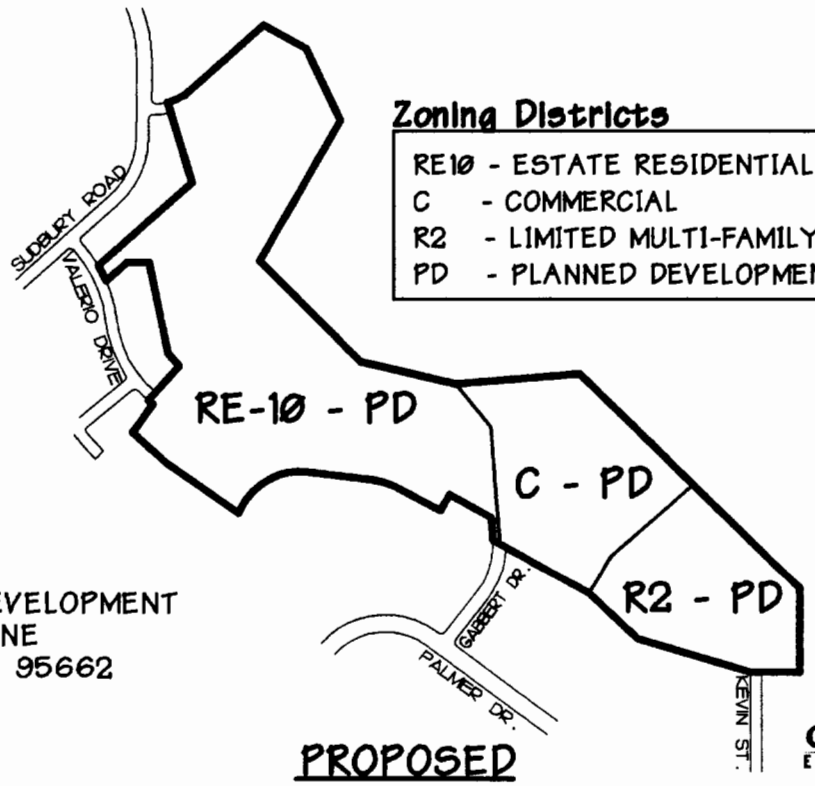
Rezone Exhibit

A PORTION OF SECTIONS 2 & 3,
T. 9. N., R. 9 E., M.D.M.
(APN. 083-350-43)

NTS



EXISTING



PROPOSED

Zoning Districts

RE10	- ESTATE RESIDENTIAL TEN-ACRE
C	- COMMERCIAL
R2	- LIMITED MULTI-FAMILY RESIDENTIAL
PD	- PLANNED DEVELOPMENT

OWNER:
PACIFIC OAKS DEVELOPMENT
9260 CHERRY LANE
ORANGEVALE, CA 95662
916-425-5858

5085-01-05

CARLTON Engineering Inc.
3883 Ponderosa Road, Shingle Springs, CA 95682
Voice: 530.677.8615 Fax: 530.677.8645

Tentative Parcel Map

Cameron Park Campgrounds *Job # 5085-01-04*

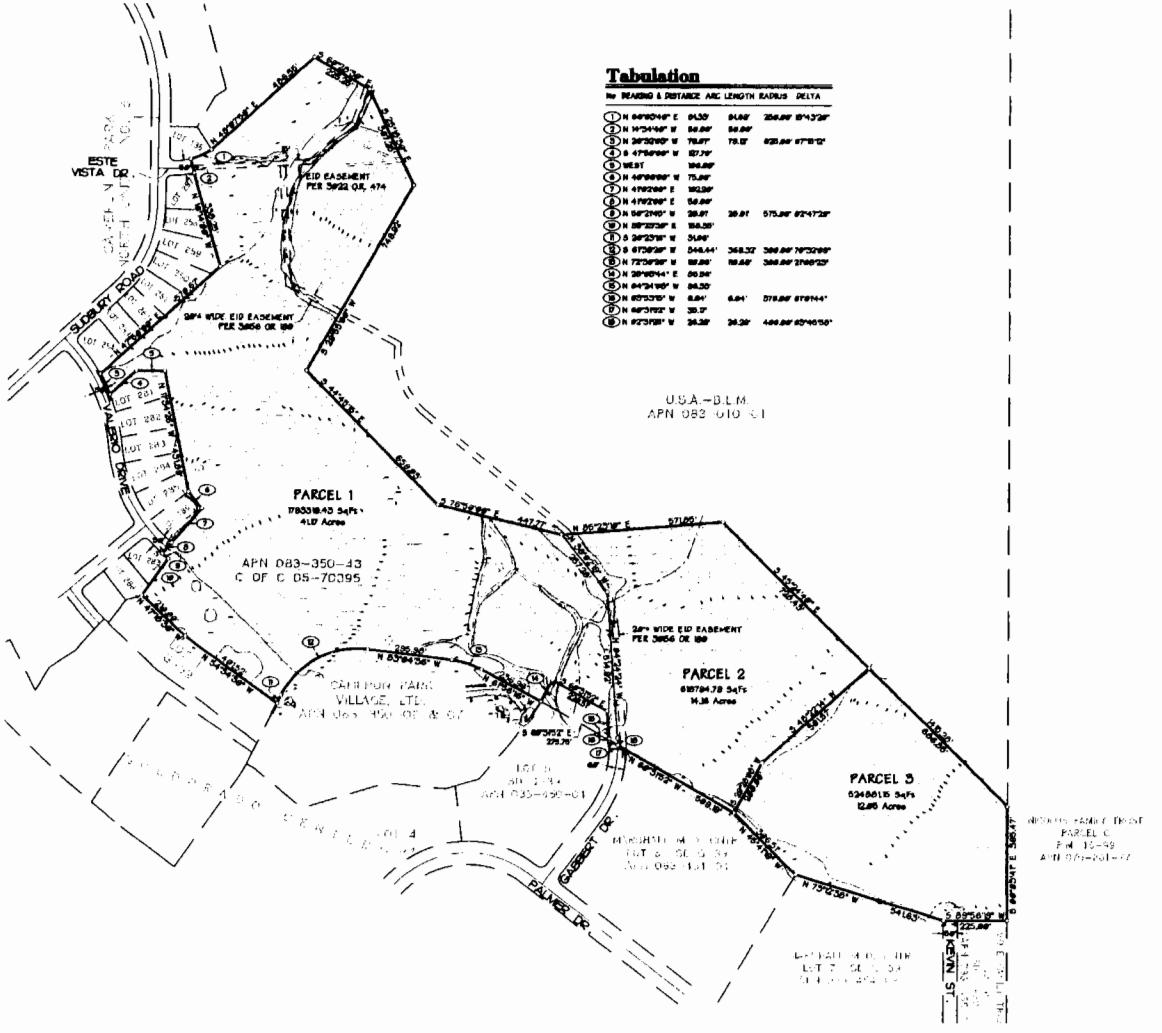
A PORTION OF LOT 5 OF SD 5-58 AND A PORTION OF THE N.E. 1/4 OF SECTION 3 AND THE N.W. 1/4 OF SECTION 2, T. 9 N., R. 9 E., M.D.M.

COUNTY of EL DORADO — STATE of CALIFORNIA

DECEMBER, 2005 — 1"=200'

SHEET 1 of 1

CARLTON ENGINEERING INC.



Tabulation

No	BEARING & DISTANCE	ARC LENGTH	RADIUS	DELTA
1	N 64°16'46" E	94.30'	84.00'	206.00' 64°13'28"
2	N 14°34'48" W	54.00'	54.00'	
3	N 26°30'00" W	78.07'	78.13'	625.00' 07°09'12"
4	S 47°59'00" W	107.76'		
5	WEST	166.00'		
6	N 46°00'00" W	75.00'		
7	N 43°00'00" E	182.00'		
8	N 47°00'00" E	58.00'		
9	N 56°21'45" W	38.01'	38.01	575.00' 03°47'28"
10	N 89°23'28" E	156.30'		
11	S 24°23'28" E	34.00'		
12	S 67°36'28" E	344.44'	368.32	388.00' 76°00'00"
13	N 72°36'28" W	82.00'	78.60'	368.00' 12°46'23"
14	N 28°16'44" E	66.26'		
15	N 64°21'45" W	84.30'		
16	N 67°33'15" W	6.84'	6.84'	278.00' 01°24'44"
17	N 66°39'22" W	38.7'		
18	N 67°33'15" W	34.28'	34.28'	466.00' 03°46'56"

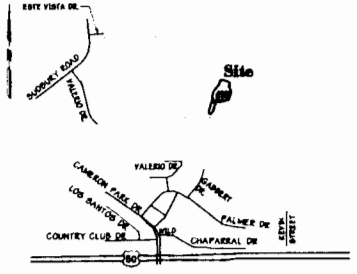
1 inch = 200 ft.

OWNER / APPLICANT: PACIFIC OAKS DEVELOPMENT, 9268 CHERRY LANE, ORANGEVALE, CA 95662, 916-425-6868

MAP PREPARED BY: CARLTON ENGINEERING INC., 5585 PONDEROSA ROAD, SHINGLE SPRINGS, CA 95682

Scale of Map:	1"=200'
Contour Interval:	5'
Source of Topography:	AERIAL SURVEY PROVIDED BY: CARTWRIGHT AERIALS, INC.
Section, Township, Range	A PORTION OF SECTIONS 2 & 3, T. 9 N., R. 9 E., M.D.M.
Assessor's Parcel No.	A PORTION OF 083-350-43
Present Zoning:	RE-10 - PD
Proposed Zoning:	RE-10 - PD / C - PD / R2 - PD
Total Parcel Area:	67.56 ACRES
Total Number of Parcels:	3
Minimum Parcel Area:	12.05 ACRES
Water Supply:	EL DORADO IRRIGATION DISTRICT
Sewage Disposal:	PUBLIC
Structural Fire Protection:	CAMERON PARK CSD FIRE

VICINITY MAP — NTS



PLANNING DIRECTOR

Date: _____ Approval: _____

Date: _____ Conditional Approval: _____

Date: _____ Disapproval: _____

BOARD OF SUPERVISORS

Date: _____ Approval: _____

Date: _____ Conditional Approval: _____

Date: _____ Disapproval: _____

CARLTON Engineering Inc.

TW

EXISTING ASSESSORS PARCEL NUMBER 083-350-43

EXHIBIT C

A06-0003

Tentative Subdivision Map

Cameron Park Congregate - The Ducts Job # 3085-01-04

A PORTION OF THE WEST HALF OF SECTION 2, T. 9 N., R. 9 E., M.D.M.

COUNTY of EL DORADO — STATE of CALIFORNIA

JANUARY, 2006 — 1"=50'

SHEET 1 of 1

CARLTON ENGINEERING INC.

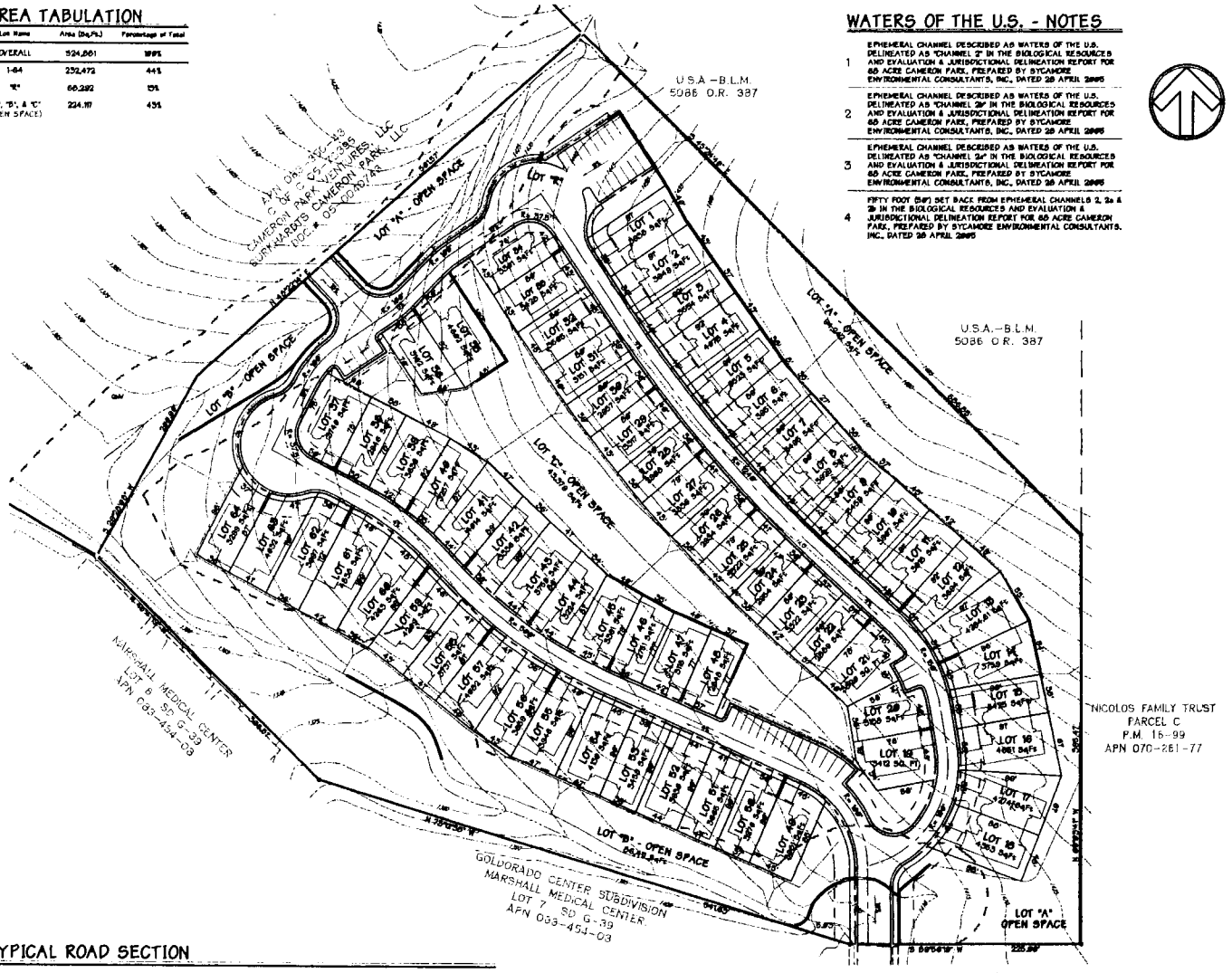
1 inch = 50 ft.

AREA TABULATION

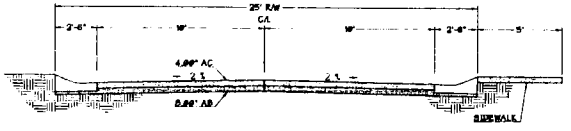
Lot Name	Area (Sq.Ft.)	Percentage of Total
OVERALL	524,661	100%
1-64	232,472	44%
"B"	66,292	13%
"A", "B", & "C" (OPEN SPACE)	224,117	43%

WATERS OF THE U.S. - NOTES

1. EPHEMERAL CHANNEL DESCRIBED AS WATERS OF THE U.S. DELINEATED AS "CHANNEL 2" IN THE BIOLOGICAL RESOURCES AND EVALUATION & JURISDICTIONAL DELINEATION REPORT FOR 65 ACRE CAMERON PARK, PREPARED BY SYCAMORE ENVIRONMENTAL CONSULTANTS, INC., DATED 28 APRIL 2005
2. EPHEMERAL CHANNEL DESCRIBED AS WATERS OF THE U.S. DELINEATED AS "CHANNEL 2a" IN THE BIOLOGICAL RESOURCES AND EVALUATION & JURISDICTIONAL DELINEATION REPORT FOR 65 ACRE CAMERON PARK, PREPARED BY SYCAMORE ENVIRONMENTAL CONSULTANTS, INC., DATED 28 APRIL 2005
3. EPHEMERAL CHANNEL DESCRIBED AS WATERS OF THE U.S. DELINEATED AS "CHANNEL 2a" IN THE BIOLOGICAL RESOURCES AND EVALUATION & JURISDICTIONAL DELINEATION REPORT FOR 65 ACRE CAMERON PARK, PREPARED BY SYCAMORE ENVIRONMENTAL CONSULTANTS, INC., DATED 28 APRIL 2005
4. FIFTY FOOT (50') SET BACK FROM EPHEMERAL CHANNELS 2, 2a & 2b IN THE BIOLOGICAL RESOURCES AND EVALUATION & JURISDICTIONAL DELINEATION REPORT FOR 65 ACRE CAMERON PARK, PREPARED BY SYCAMORE ENVIRONMENTAL CONSULTANTS, INC., DATED 28 APRIL 2005



TYPICAL ROAD SECTION

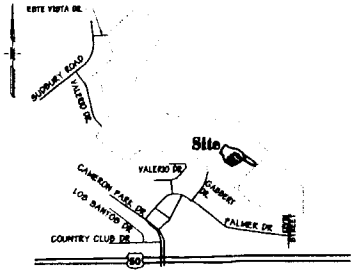


EXISTING ASSESSORS PARCEL NUMBER A PORTION OF 083-356-45

OWNER / APPLICANT:	PACIFIC OAKS DEVELOPMENT 8260 CHERRY LANE ORANGEVALE, CA 95662 916-425-5858
MAP PREPARED BY:	CARLTON ENGINEERING INC. 5665 PONDEROSA ROAD SHINGLE SPRINGS, CA 95682
Scale of Map:	1"=50'
Contour Interval:	5'
Source of Topography:	AERIAL SURVEY PROVIDED BY: CARTWRIGHT AERIALS, INC.
Section, Township, Range	A PORTION OF SECTION 2, T. 9 N., R. 9 E., M.D.M.
Assessor's Parcel No.	A PORTION OF 083-356-45
Present Zoning:	RE-10 - PD
Proposed Zoning:	R2 - PD
Total Parcel Area:	12.05 ACRES
Total Number of Parcels:	64
Minimum Parcel Area:	2751 SqFt.
Water Supply:	EL DORADO IRRIGATION DISTRICT
Sewage Disposal:	PUBLIC
Structural Fire Protection:	CAMERON PARK CSD FIRE

VICINITY MAP

NTS



PLANNING DIRECTOR

Date: ..... Approval: .....

Date: ..... Conditional Approval: .....

Date: ..... Disapproval: .....

BOARD OF SUPERVISORS

Date: ..... Approval: .....

Date: ..... Conditional Approval: .....

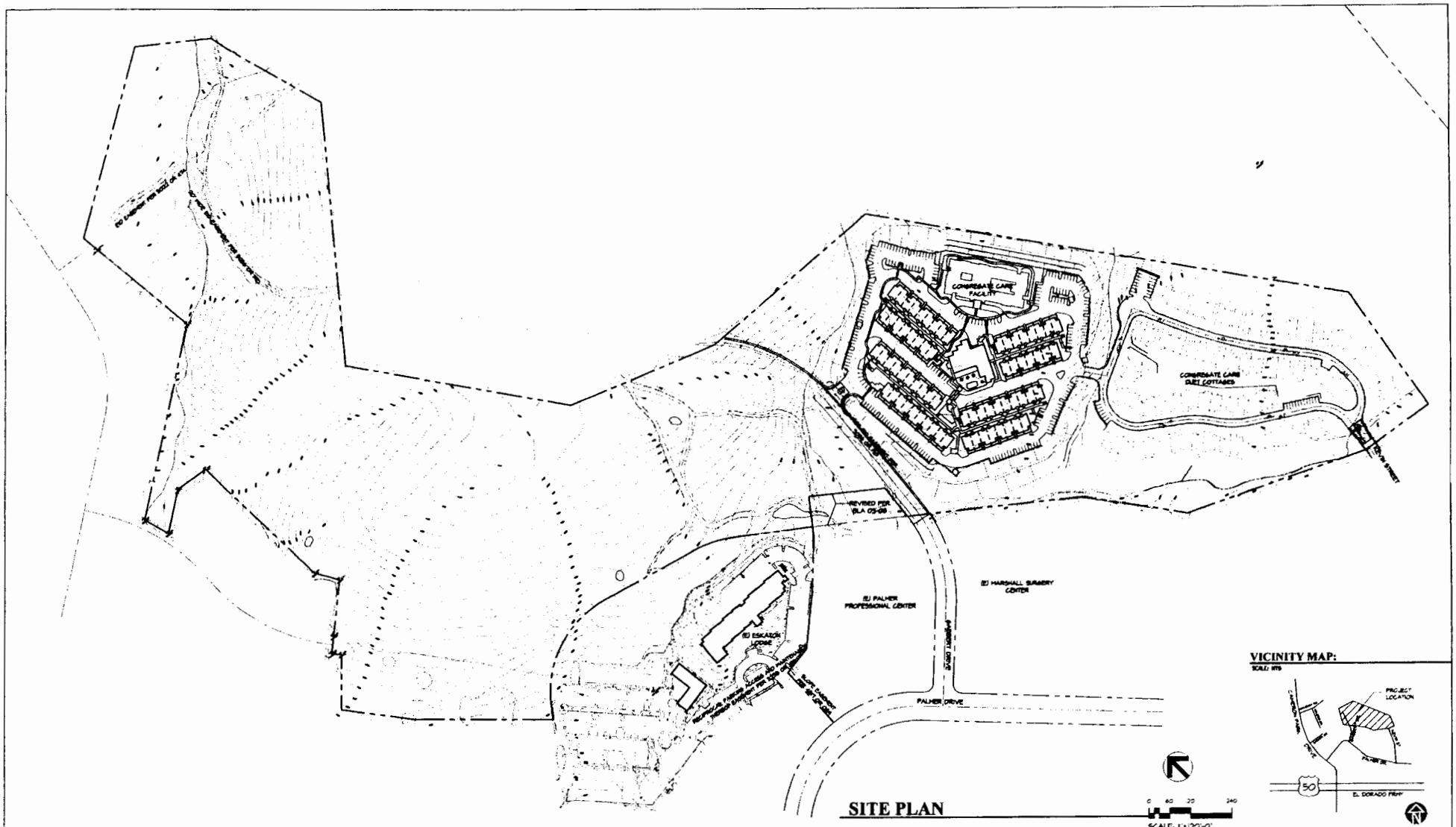
Date: ..... Disapproval: .....

CARLTON Engineering Inc

EXHIBIT D

A06-0003

E



SA-1.3
Job No. 04110
August 22, 2005

Cameron Park Congregate Care

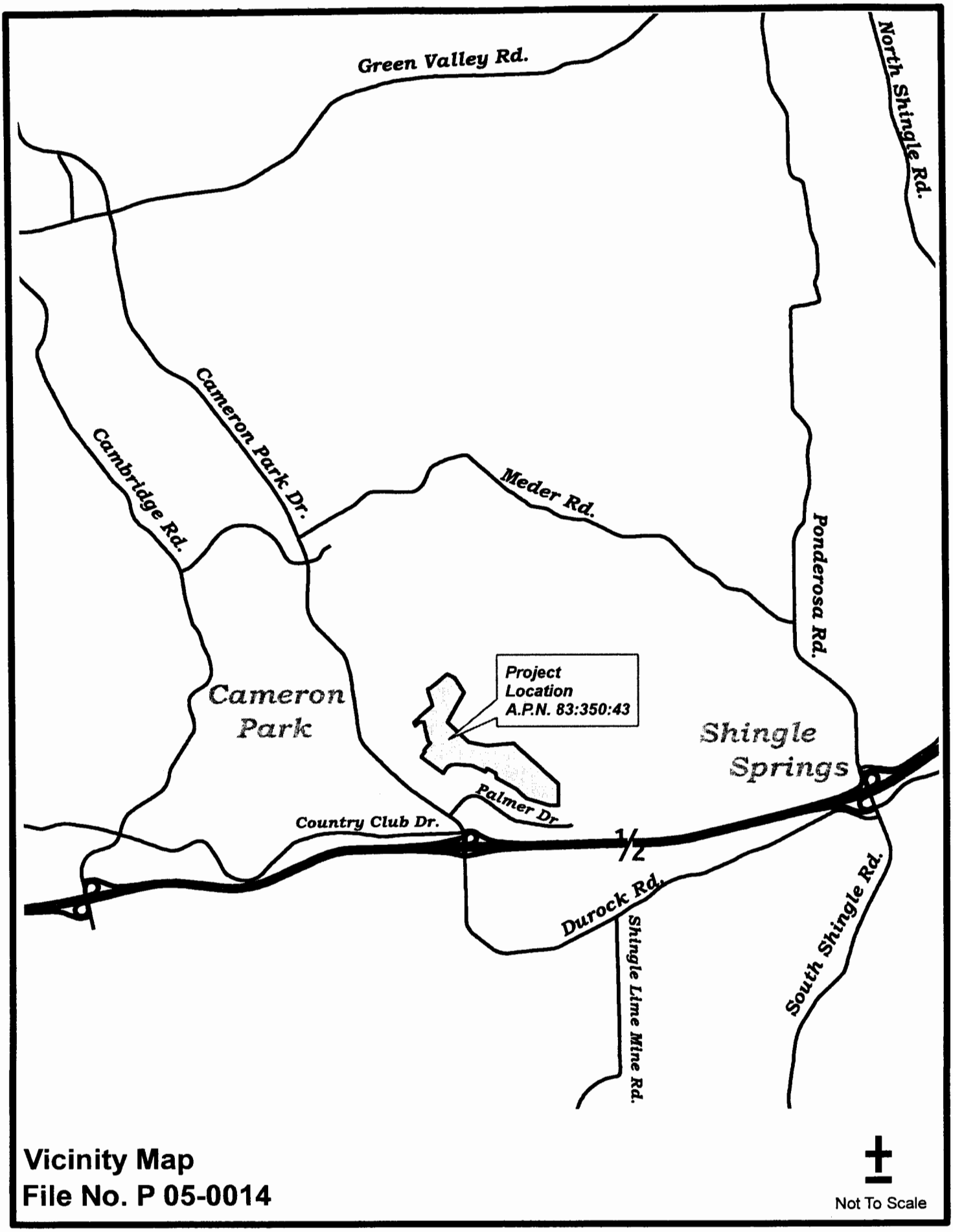
Gabbert Drive
Cameron Park, California

Pacific Oak Development

Borges
Architecture Planning Interior Design

EXHIBIT E

A06-0003



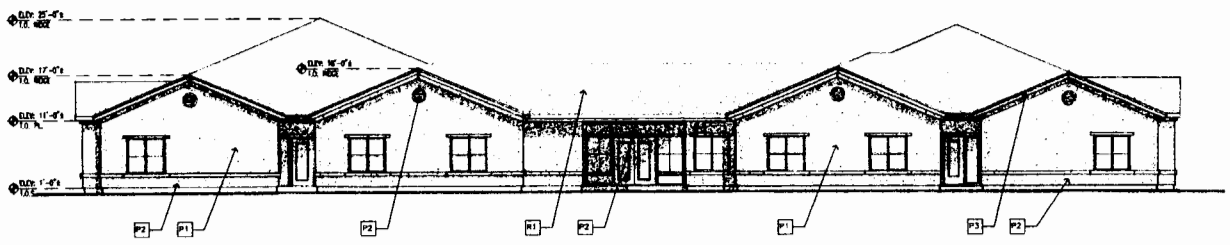
Vicinity Map
File No. P 05-0014

Not To Scale

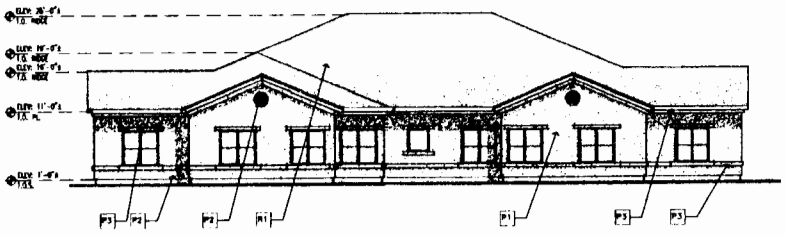
A06-0003

EXHIBIT G

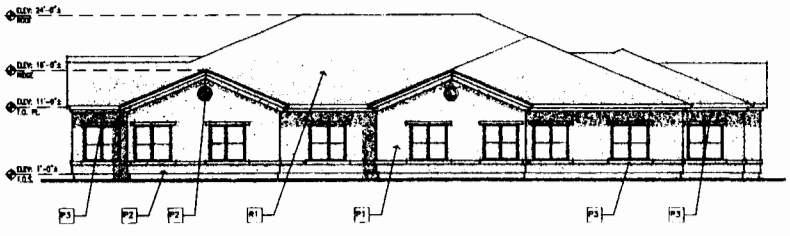
EXTERIOR FINISH SCHEDULE
R1 - TILE ROOF "SIERRA BLEND" EAGLE ROOFING 5HP 8707
P1 - CEMENT PLASTER "DESERT FLOOR" ICI 561
P2 - CEMENT PLASTER "STONE HARBOR" ICI 474
P3 - FACIA WINDOW TRIM "STONE WHITE" ICI 779
V1 - STONE VENEER "YUKON" MOUNTAIN LEDGE ELDORADO STONE



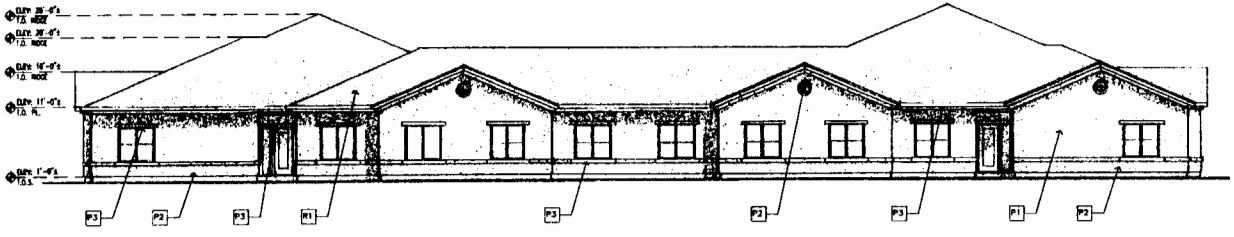
1 SOUTH ELEVATION



2 WEST ELEVATION



3 EAST ELEVATION



4 NORTH ELEVATION

ALZHEIMER'S BUILDING

SCALE: 1/8" = 1'-0"

SA-4.1

Job No. 04110

August 22, 2005

Cameron Park Congregate Care

Gabbert Drive

Cameron Park, California

Pacific Oak Development

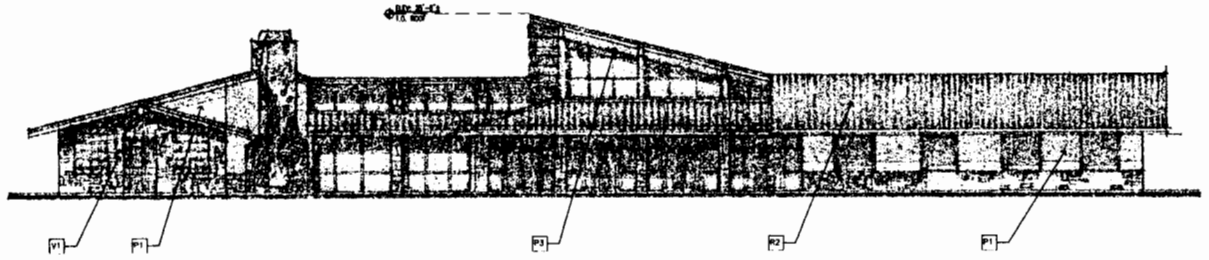
Borges

Architecture Planning Interior Design

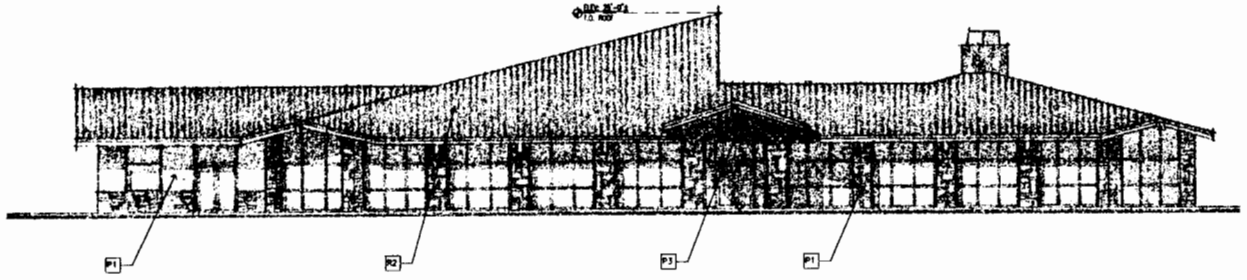
A06-0003

EXHIBIT H

EXTERIOR FINISH SCHEDULE
R1 – TILE ROOF "SIERRA BLEND" EAGLE ROOFING SHP 8707
R2 – METAL ROOF GREEN
P1 – CEMENT PLASTER "DESERT FLOOR" ICI 561
P2 – CEMENT PLASTER "STONE HARBOR" ICI 474
P3 – FACIA WINDOW TRIM "STONE WHITE" ICI 779
V1 – STONE VENEER 'YUKON' MOUNTAIN LEDGE ELDORADO STONE



1 SOUTH ELEVATION



2 NORTH ELEVATION

CLUB HOUSE
SCALE: 1/8" = 1'-0"

SA-4.2
Job No. 04110
August 22, 2005

Pacific Oak Development

Cameron Park Congregate Care

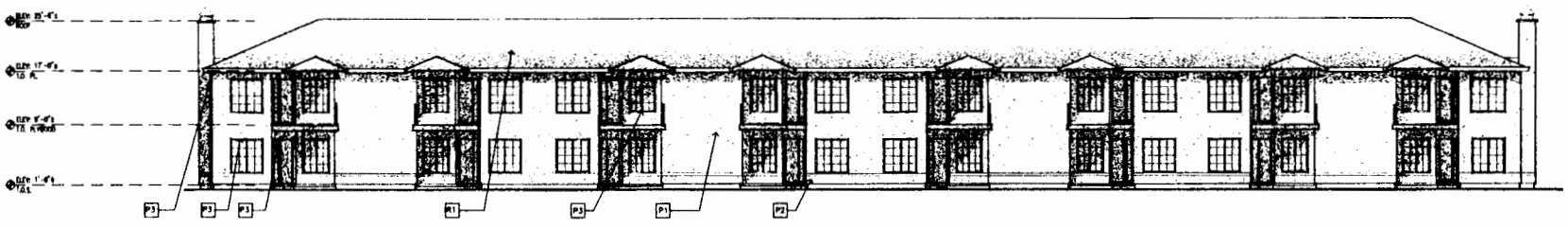
Gabbert Drive
Cameron Park, California

Borges
Architecture Planning Interior Design

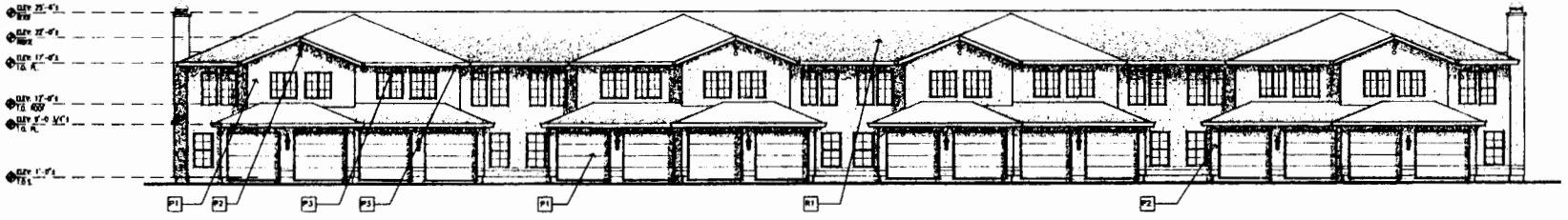
A06-0003

EXHIBIT I

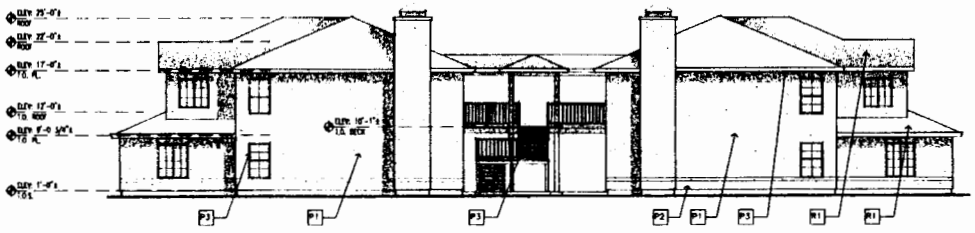
EXTERIOR FINISH SCHEDULE	
R1	TILE ROOF "SIERRA BLEND" EAGLE ROOFING SHP 8707
R2	METAL ROOF GREEN
P1	CEMENT PLASTER "DESERT FLOOR" ICI 561
P2	CEMENT PLASTER "STONE HARBOR" ICI 474
P3	FACIA WINDOW TRIM "STONE WHITE" ICI 779
V1	STONE VENEER 'YUKON' MOUNTAIN LEDGE ELDORADO STONE



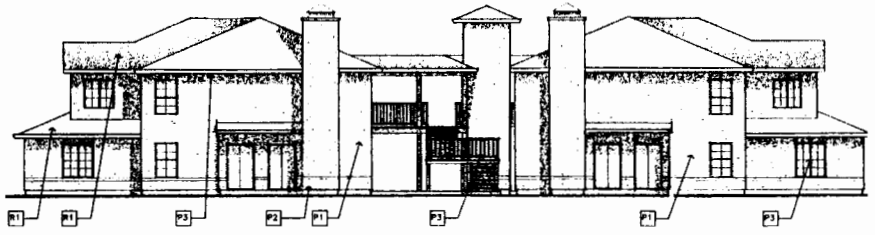
1 INTERIOR ELEVATION (TYP.)



2 DRIVE AISLE ELEVATION (TYP.)



3 END ELEVATION (TYP.)



4 END ELEVATION (TYP.)

CONGREGATE CARE BUILDINGS

SCALE 1/8" = 1'-0"

SA-4.3

Job No. 04110

August 22, 2005

Cameron Park Congregate Care

Gabbert Drive

Cameron Park, California

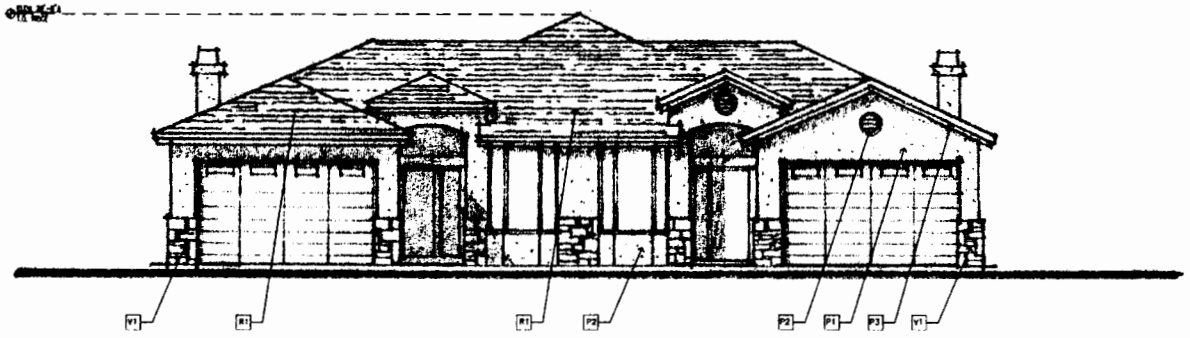
Pacific Oak Development

Borges Architecture Planning Interior Design

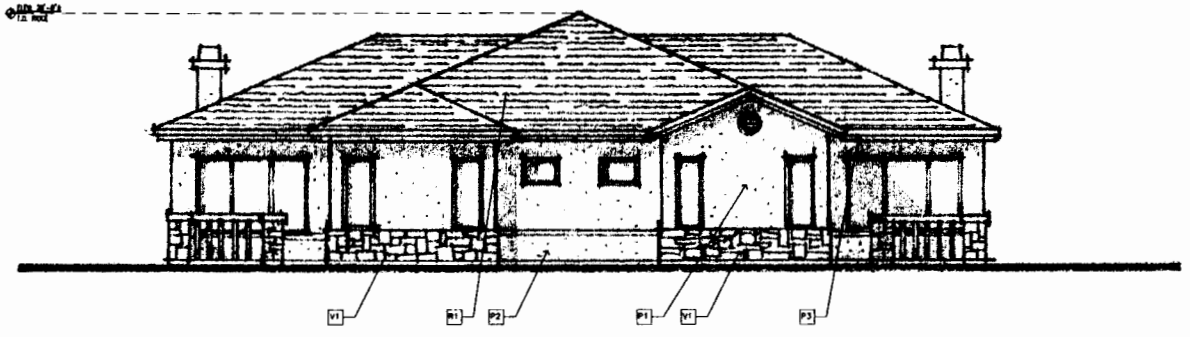
A06-0003

EXHIBIT J

EXTERIOR FINISH SCHEDULE
R1 - TILE ROOF "SIERRA BLEND" EAGLE ROOFING SHP 8707
P1 - CEMENT PLASTER "DESERT FLOOR" ICI 561
P2 - CEMENT PLASTER "STONE HARBOR" ICI 474
P3 - FACIA WINDOW TRIM "STONE WHITE" ICI 774
V1 - STONE VENEER "YUKON MOUNTAIN LEDGE ELDORADO STONE



1 FRONT ELEVATION (TYP.)



2 REAR ELEVATION (TYP.)

COTTAGES

SCALE: 1/4" = 1'-0"

SA-4.4

Job No. 04110

August 22, 2005

Pacific Oak Development

Cameron Park Congregate Care

Gabbert Drive

Cameron Park, California

Borges

Architecture Planning Interior Design

EXHIBIT K

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

ENVIRONMENTAL CHECKLIST FORM
AND DISCUSSION OF IMPACTS

Project Title: A06-0003/Z05-0008/PD05-0005/TM05-1400/P05-0014/ S05-0017, Cameron Park Congregate Care

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

Contact Person: Lisa Burke, AICP, Senior Planner | **Phone Number:** (530) 621-5355

Property Owner's Name and Address: Cameron Park Ventures, 2452 Bay View Avenue, Carmel, CA. 93923-9119

Project Applicant/Agent's Name and Address: Erik Pilegaard, 2452 Bay View Avenue, Carmel, CA. 93923-9119

Project Engineer's Name and Address: Carlton Engineering, 883 Ponderosa Drive, Shingle Springs, CA. 95682

Project Architect's Name and Address: Borges Architectural Group, 1508 Eureka Road, #150, Roseville, CA 95661

Project Location: Terminus of Gabbert Drive, 1/4 mile north of the intersection with Palmer Drive, in the Cameron Park area.

Assessor's Parcel No(s): 083-350-43

Zoning: Estate Residential - 10 acres (RE-10)

Section: 2 and 3 **T:** 9N **R:** 9E

General Plan Designation: Multifamily Residential (MFR), High Density Residential (HDR), Commercial (C)

Description of Project: General Plan Amendment to modify the boundary between MFR (Multi-family Residential) and C (Commercial) land use designations (Exhibit A); rezone from RE-10PD (Estate Residential Ten Acre Planned Development) and to C-PD (Commercial Planned Development) and R2-PD (Limited Multi-family Residential Planned Development),(Exhibit B); tentative Map to create 64 duets and three large lots; and special use permit for a community care facility. Development Plan to allow a 35 room Alzheimer's unit, 140 units of congregate care, and 64 duet cottages to house approximately 325 residents, along with an 8,000 square foot clubhouse.

Surrounding Land Uses and Setting:

	Zoning	General Plan	Land Use (e.g., Single Family Residences, Grazing, Park, School)
Site:	RE10-PD	MFR, HDR, C	Undeveloped
North:	RE-10	OS	Cameron Park Ecological Preserve
East:	RE-5	MFR, MDR	Undeveloped
South:	R2, C	MFR, C	Marshall Medical Center, Offices, Assisted Living Facilities
West:	R1, RM	HDR, MFR	Single Family Residences

Briefly Describe the environmental setting: Hilly terrain with slopes trending down in a northwesterly direction. Vegetation consists of mixed chaparral with sporadic oaks and grey pine. A relatively dense grove of grey pine grows within the southern portion of the parcel. A dry stream channel could be seen at the southern end of the parcel adjacent to the Marshall Medical Center.

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.): Building Department: Building permit. Environmental Management: Medical HazMat Waste permit. Department of Transportation: CIP programmed and funded for Cameron Park Drive/Hwy 50/Palmer Drive interchange or project-specific, bid-ready improvement package submitted by applicant prior to Phase II development; Grading and Encroachment permits.

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

DETERMINATION

In the basis of this initial evaluation:

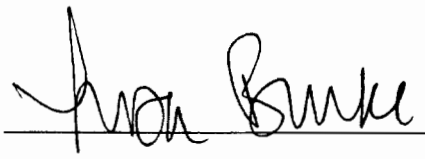
☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☒ 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: July 17, 2006

Printed Name: Lisa Burke, AICP, Senior Planner For: El Dorado County

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

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

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

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

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

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

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

9. The explanation of each issue should identify:

   a. the significance criteria or threshold, if any, used to evaluate each question; and

   b. the mitigation measure identified, if any, to reduce the impact to less than significant.

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

ENVIRONMENTAL SETTING

The project area consists of commercial land uses nearby including the Goldorado Shopping Center and Marshall Medical Center. The project would involve construction of a 140-unit congregate care facility with a 35 patient Alzheimer Care building and 64 duet congregate care garden cottages.

DISCUSSION OF IMPACTS

a) Would the project have a substantial adverse effect on a scenic vista?

There are no identified scenic vistas within or in the vicinity of the project site; therefore, the proposed project would have no substantial adverse effects on a scenic vista.

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

No scenic resources are located in the project area, and no roadway in the adjacent area is designated as a state scenic highway. The nearest scenic highway designation is on U.S. Highway 50 between and within the City of Placerville and the Tahoe Basin. This designation occurs approximately 9.0 miles east of the proposed project area. As such, the project would not affect aesthetic resources within the proximity of a State scenic highway.

There are no identified historic buildings within or in the vicinity of the project site. The proposed project would not impact any nearby historic buildings or historic resources.

There are no identified rock outcroppings within or in the vicinity of the project site. Rock outcroppings are not normally found in the area, and the project would not affect rock outcroppings within the project site. The project would require the removal of approximately 37 trees (23 live oaks, 13 grey pines, and 1 Freemont cottonwood). According to County guidelines, the ratio of removal to replacement of trees is 1:1. The preliminary landscape proposes planting hundreds of trees, in particular the planting of approximately 62 interior live oaks on the project site, which achieves the County's 1:1 replacement policy. Therefore, the proposed project would not have a substantial adverse affect on any scenic resources.

c) *Would the project substantially degrade the existing visual character or quality of the site and its surroundings?*

The proposed project vicinity consists of a shopping center and medical building located off Palmer Drive. The proposed project would be located at the terminus of Gabbert Drive 0.25 mi. north of the intersection with Palmer Drive. The addition of a community care facility would not significantly change the existing visual character of the project area. This is considered a less than significant impact to visual resources in the project area.

d) *Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?*

The project may include installation of lighting for buildings and parking lots. Lighting will be installed so as to ensure that light and glare do not escape the subject parcel onto neighboring parcels or into any established public street right-of-way. All on-site lighting will conform to Section 17.14.170 of the El Dorado County Code, and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. As such, the proposed improvements would not substantially increase or alter light and glare sources over existing levels, nor would it impact nighttime views; therefore, this impact is considered less than significant.

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3.2	**AGRICULTURE RESOURCES** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997), prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c)	Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to non-agricultural use?	☐	☐	☐	☒

ENVIRONMENTAL SETTING

The project area is located within the unincorporated portion of El Dorado County. The project area is approximately 68 acres with commercial and residential land uses nearby. No agricultural resources are present within the project area or in the areas immediately surrounding or adjacent to the parcel.

DISCUSSION OF IMPACTS

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

No agricultural resources exist within or adjacent to the project area, therefore the project would result in no impact from agricultural conversion.

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

No land zoned for agricultural uses exists within or adjacent to the project area. The proposed project would not disrupt agricultural activities, and does not conflict with existing zoning for agricultural use or a Williamson Act contract.

c) Would the project involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to non-agricultural use?

Refer to discussions a) and b) above. The project would not directly or indirectly result in conversion of farmland to a non-agricultural use.

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3.3	**AIR QUALITY** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a)	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e)	Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

ENVIRONMENTAL SETTING

REGIONAL SETTING

The project is located within the El Dorado County Air Quality Management District (EDCAQMD), which is located within the Mountain Counties Air Basin. The San Francisco Bay Area Air Basin and the Sacramento Valley Air Basin lay to the west, and the San Joaquin Valley Air Basin is located to the south.

Ozone, which is classified as a "regional" pollutant, often afflicts areas downwind of the original source of precursor emissions. Ozone can be easily transported by winds from a source area. Winds from the west transport ozone from the Bay Area and the Sacramento Valley Air Basin to the Sierra Nevada foothills. Ozone precursor transport depends on daily meteorological conditions such as wind speed and air temperature.

Other primary pollutants, CO, for example, may form high concentrations when wind speed is low. Cold temperatures and calm conditions increase the likelihood of a climate conducive to high, localized CO concentrations.

In the summer, air flowing into the Mountain Counties Air Basin from the Central Valley to the west transports ozone precursors and ozone generated in the Bay Area and the Sacramento and San Joaquin valleys into the Mountain Counties Air Basin. These transported pollutants are largely responsible for exceeding state and federal ozone standards in the air basin.

Air Pollution Sources and Current Air Quality

The EDCAQMD is responsible for the management of air pollutant emissions in El Dorado County. The District regulates air quality through its permit authority for most types of stationary emission sources, and through its planning and review activities for other sources.

Federal and California ambient air quality standards have been established for the following five critical pollutants: nitrogen dioxide, sulfur dioxide, particulate matter, carbon monoxide, and ozone. Ozone pollution is the most conspicuous type of air pollution, and is often characterized by visibility-reducing haze, eye irritation, and high oxidant concentrations (i.e., "smog"). Ozone is a pollutant of particular concern in El Dorado County and in the Sacramento Valley.

Particulate matter is another pollutant of concern in the Mountain Counties Air Basin. Particulate matter less than 10 microns in diameter, commonly called PM_{10}, and less than 2.5 microns in diameter, commonly called $PM_{2.5}$, refers to substances that can be inhaled into lungs and can potentially cause serious health problems. Common particulate matter sources include construction and demolition activities, agricultural operations, burning, and traffic.

Additionally, of particular concern to El Dorado County is the presence and release of Naturally Occurring Asbestos (NOA). NOA can be present in serpentine rock, and, when the rock is broken or crushed, NOA may be released from the rock and become airborne, which may cause a health hazard. Serpentine rock is known to occur in the project region.

In general, there are five major sources of air pollutant emissions in the air basin, including motor vehicles, industrial plants, agricultural activities, construction activities, and residential burning activities. It is motor vehicles that account for a significant portion of regional gaseous and particulate emissions. Local large employers, such as industrial plants, can also generate substantial regional gaseous and particulate emissions. In addition, construction, agricultural activities, and the burning of wood in fireplaces for residential heat can generate significant temporary gaseous and particulate emissions (dust, ash, smoke, etc.).

Applicable Federal and State standards for each regulated pollution category is provided in **Table 1**. The applicable standard for each pollution category, for environmental documentation purposes (i.e., identification of significant impacts), is whichever are the more stringent of the Federal or State standards. Based on existing monitoring data located nearest the project site, El Dorado County and the Mountain Counties Air Basin are not in attainment for Federal ozone standards.

Ozone Emissions

The most severe air quality problem in El Dorado County is the high level of ozone. Ozone can cause eye irritation and impair respiratory functions. Accumulations of ozone depend heavily on weather patterns and thus vary substantially from year to year. Ozone is produced in the atmosphere through photochemical reactions involving

reactive organic compounds (ROG) and nitrogen oxides (NO_X). Numerous small sources throughout the region are responsible for most of the ROG and NO_X emissions in the Basin.

TABLE 1
FEDERAL AND STATE AIR QUALITY STANDARDS

Pollutant	Averaging Time	Federal Standard	State Standard
Ozone	1-Hour	0.12 ppm	0.09 PPM
	8-Hour	0.08 ppm	--
Carbon Monoxide	1-Hour	35.0 ppm	20.0 ppm
	8-Hour	9.0 ppm	9.0 ppm
Nitrogen Dioxide	Annual	0.05 ppm	--
	1-Hour	--	0.25 ppm
Sulfur Dioxide	Annual	0.03 ppm	--
	24-Hour	0.14 ppm	0.05 ppm
	1-Hour	--	0.25 ppm
PM_{10}	24-Hour	150 □g/m^3	50 □g/m^3
$PM_{2.5}$	Annual	15 □g/m^3	--
	24-Hour	65 □g/m^3	--
Lead	30-Day Avg. Month Average	-- 1.5 □g/m^3	1.5 □g/m^3 --

ppm = parts per million
□g/m^3 = Micrograms per Cubic Meter

Source: Sacramento Metropolitan Air Quality Management District Guide to Air Quality Assessment, July 2004.

Suspended PM_{10} Emissions

PM_{10} refers to particulate matter less than 10 microns in diameter - those that can be inhaled and cause health effects. Common sources of particulate matter include demolition, construction activity, agricultural operations, traffic and other localized sources such as from fireplaces. Very small particulate of certain substances can cause direct lung damage, or can contain absorbed gases that may be harmful when inhaled.

Carbon Monoxide (CO)

Because CO is emitted primarily by motor vehicles and is non-reactive, ambient CO concentrations normally follow the spatial and temporal distributions of vehicular traffic. CO concentrations are also influenced by meteorological factors such as wind speed and atmospheric mixing. High levels of CO can impair the transport of oxygen in the bloodstream and thereby aggravate cardiovascular disease and cause fatigue, headaches, and dizziness.

Nitrogen Dioxide (NO_2)

The major sources of nitrogen dioxide (NO_2), essential to the formation of photochemical smog, are vehicular, residential, and industrial fuel combustion. NO_2 is the "whiskey brown" colored gas evident during periods of heavy

air pollution. NO_2 increases the risk of respiratory disease and irritation and may reduce resistance to certain infections.

Sulfur Dioxide (SO_2)

The major source of sulfur dioxide (SO_2) is the combustion of high-sulfur fuels for electricity generation, petroleum refining, and shipping. In humid atmospheres, sulfur oxides can react with vapor to produce sulfuric acid, a component of acid rain. SO_2 can irritate the lungs, damage vegetation and materials and reduce visibility.

Lead (Pb)

Gasoline-powered automobile engines are a major source of airborne lead, although the use of leaded fuel is being reduced. Lead can cause blood effects such as anemia and the inhibition of enzymes involved in blood synthesis. Lead may also affect the central nervous and reproductive systems. Ambient lead levels have dropped dramatically as the percentage of motor vehicles using unleaded gasoline continues to increase.

Naturally Occurring Asbestos (NOA)

NOA is prevalent in at least 44 of California's 58 counties. Asbestos is the name for a group of naturally occurring silicate minerals, and may be found in serpentine rock, the California State rock, other ultramafic rock, and volcanic rock. When rock containing NOA is broken or crushed, asbestos may be released from the rock and may become airborne, potentially causing a heath hazard.

Asbestos can be found in outside ambient air and has historically been higher in urban areas. The levels of asbestos found in the ambient air and through transport (both resulting from the Earth's shedding, attrition from wear and tear of asbestos containing consumer goods, mining activities, and general disturbance in other areas of California) into and out of El Dorado County, and possibly globally, are not yet understood or defined.

El Dorado County AQMD has adopted an El Dorado County Naturally Occurring Asbestos Review Area Map, which identifies those areas more likely to contain NOA. The project area is not located within an area identified on the most recent NOA Review Area Map as being "More Likely to Contain Asbestos" within a quarter-mile buffer area of areas found or more likely to contain NOA, or found areas of NOA (July 22, 2005).

Air Quality Standards

Federal

The 1977 Federal Clean Air Act (CAA) required the U.S. Environmental Protection Agency (EPA) to identify National Ambient Air Quality Standards (NAAQS) to protect public health and welfare. NAAQS have been established for the six criteria air pollutants. (These are included in **Table 1**)

In June of 1997, the EPA adopted new ozone and PM_{10} standards. The EPA intends to phase out the 1 – hour ozone standard of 0.12 ppm and replace it with an 8-hour standard of 0.08 ppm. The EPA also adopted an additional standard for particulate matter less than 2.5 microns in diameter ($PM_{2.5}$).

Pursuant to the 1990 amendments to the Federal CAA, the EPA has classified air basins (or portions thereof) as either "attainment" or "non-attainment" for each criteria air pollutant, based on whether or not the NAAQS have been achieved.

State

In 1988, the State of California passed the California Clean Air Act (CCAA, State 1988 Statutes, Chapter 1568) that established more stringent State ambient air quality standards, and set forth a program for their achievement. State air basins are established by the CARB. CARB implements State ambient air quality standards, as required in the

State CCAA, and cooperates with the Federal government in implementing pertinent sections of the Federal Clean Air Bill, Amendments. Further, CARB has responsibility for controlling stationary and mobile source air pollutant emissions throughout the State. Like its Federal counterpart, the CCAA designates areas as attainment or non-attainment, with respect to the CCAAQS.

Most of El Dorado County is in the CARB-designated Mountain Counties Air Basin (MCAB), except for that portion included in the Lake Tahoe Air Basin. In addition to the majority of El Dorado County, the MCAB includes Plumas, Sierra, Nevada, Amador, Calaveras, Tuolumne, and Mariposa Counties, and all of Placer County, except that portion included in the Lake Tahoe Air Basin, and that portion included in the Sacramento Valley Air Basin.

Attainment Status Designations

In accordance with federal and state law, the CARB is required to designate areas of the state as attainment, nonattainment, or unclassified for ambient air quality standards. An "Attainment" designation for an area signifies that pollutant concentrations did not violate the standard for that pollutant in that area. A "Nonattainment" designation indicates that a pollutant concentration violated the standard at least once, excluding those occasions when a violation was caused by an exceptional event, as defined in the criteria. An "Unclassified" designation signifies that data do not support either an attainment or nonattainment status. Nonattainment areas are divided into moderate, serious, and severe air pollution categories, with increasingly stringent control requirements mandated for each category. The attainment status designations for the El Dorado County portion of the Basin are summarized in **Table 2**.

TABLE 2
ATTAINMENT STATUS DESIGNATIONS
MOUNTAIN COUNTIES AIR BASIN—EL DORADO COUNTY PORTION

State Designation	Pollutant	Federal Designation
Nonattainment	Ozone – 1 Hour	Severe nonattainment
Unclassified	Carbon monoxide	Unclassified/attainment
Nonattainment	Particulate matter (PM_{10})	Unclassified
Attainment	Nitrogen dioxide	Attainment
Attainment	Sulfur dioxide	Attainment
Attainment	Sulfates	No federal standard
Attainment	Lead (Particulate)	No designation
Attainment	Hydrogen sulfide	No federal standard
Unclassified	Visibility reducing particulates	Unclassified

Source: El Dorado County AQMD 2002

Standards of Significance

The EDCAQMD recognizes both qualitative and quantitative thresholds of significance for air quality.

Qualitative thresholds include:

- Land use conflicts and exposure of sensitive receptors.
- Compliance with District rules and regulations.
- Potential to generate nuisance odors.

Quantitative thresholds established by the El Dorado County AQMD are:

- A project results in new direct or indirect emissions of ozone precursors (ROG or NO_x) in excess of 82 pounds per day.
- A project would cause or significantly contribute to a violation of the applicable ambient air quality standard for other criteria pollutants, including carbon monoxide, PM_{10}, SO_2, and NO_2.
- For toxic air contaminants (TAC) a lifetime probability of contracting cancer greater than one in one-million (10 in one-million if Toxic-Best Available Control Technology is utilized); or the ground level concentration of non-carcinogenic toxic air contaminants would result in a Hazard Index of greater than 1.

Methodology

Air quality impacts were analyzed in accordance with EDCAQMD recommended methodologies, as outlined in the EDCAQMD's *CEQA Guide* (February 2002). Accordingly, short-term construction-generated exhaust emissions associated with the operation of onsite construction equipment were evaluated based on estimated fuel usage requirements. Fugitive dust emissions from project construction are based on incorporation of EDCAQMD-recommended control measures. Emissions of fugitive dust would be considered less than significant if the measures have been incorporated to prevent visible emissions beyond the boundaries of the project.

DISCUSSION OF IMPACTS

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

The proposed project could result in a minor, temporary increase in ozone, PM_{10}, carbon monoxide, reactive organic compounds, or nitrogen oxides due to the use of construction equipment. The EDCAQMD *CEQA Guide to Air Quality Assessment* sets forth the maximum daily fuel use for all construction equipment at a single site that would ensure that emissions remain below the 82 lbs/day significance threshold for ROG and NOx emissions. If fuel use is kept below the levels shown in **Table 3** on the peak equipment use day, ROG and NOx emissions from construction equipment would be considered less than significant.

TABLE 3
CONSTRUCTION EQUIPMENT FUEL USE SCREENING LEVELS

Equipment Age Distribution	Maximum Daily Fuel Use (GAL. PER DAY)
All equipment 1995 model year or earlier	337
All equipment 1996 model year or later	402

Assumptions: 12.5 g/hp-hr ROG+NOx for 1995 and earlier equipment (from EPA Nonroad Model); 10.5 g/hp-hr ROG+NOx for 1996 and later equipment (Based on EPA and CARB Tier 1 standards).

Notes: Determination of fuel use should be documented based on the equipment manufacturer's data. Use linear interpolation between 337 and 402 gal. per day in proportion to distribution of equipment into the two age categories; e.g. 50/50 age distribution yields allowable fuel use of (337+ ((402-337)/2) or 370 gal. per day.

If project-specific fuel use estimates are calculated to be less than those maximum volumes referenced in **Table 3,** and ROG and Nox emissions are considered less than significant above, then exhaust emissions of CO and PM_{10} from construction equipment, and exhaust emissions of all constituents from worker commute vehicles, may also be deemed not significant.

At the time of the preparation of this initial study, detailed construction information (e.g., type of equipment, number of pieces of equipment, number of employees, etc.) was not available. Based upon a Traffic Impact Assessment performed February 7, 2005 by kdAnderson Transportation Engineers, the project will generate approximately 473 additional vehicle trips onto Cameron Park Drive daily. While this increase in traffic will result in short-term and long-term increases in mobile emission sources, under Table 5.2 of the Air Pollution Control District's CEQA Guide, the project size of 204 dwelling units is under the 230 dwelling unit level of potential significance that is likely to generate 82 pounds/day (lbs/day) of ROG and NOX per day. Therefore, regardless of the model year of the equipment used, construction activities associated with the proposed project would not be anticipated to exceed the EDCAQMD's significance thresholds of 82 pounds/day (lbs/day) for ROG and NO_X and would be considered less than significant. Because estimated fuel use would not exceed EDCAQMD's screening-level thresholds and in accordance with EDCAQMD-recommended screening-level methodologies, localized concentrations of construction-generated exhaust emissions, including emissions of CO and diesel-exhaust PM, would, likewise, not be considered significant.

The proposed project would not conflict with or obstruct local, State or Federal air quality plans; therefore, the project would have less than significant impacts on air quality plans.

b) *Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

Refer to response a) above. The proposed project would require the use of construction equipment for the proposed improvements. Construction activities, such as the use of heavy equipment that generate dust, exhaust, and tire-wear emissions and from paints and coatings, may increase the air pollutants in the area temporarily. The short-term occurrence of emissions may result in a minor, temporary increase in regional pollutants, such as ozone, carbon monoxide, particulate matter, reactive organic compound or nitrogen oxides.

Construction air quality impacts are generally attributable to dust generated by equipment and vehicles. Fugitive dust is emitted both during construction activity and as a result of wind erosion over exposed earth surfaces. Clearing and earth moving activities comprise a major source of construction dust emissions, but traffic and general disturbances of soil surfaces during construction can also generate significant dust emissions. Further, dust generation is dependent on soil type and soil moisture. Any grading that would occur as part of project construction would be subject to EDCAQMD's current Fugitive Dust Rule 223- General Requirements (amended July 19, 2005), and Rule 223.1-Construction Requirements, (adopted July 19, 2005) which include requirements for visible dust minimization within the project area and at the property line. In addition to the necessary compliance with the regulations identified above, the project site plans include specific and comprehensive dust and air pollution control measures that must be adhered to by the project contractor. Pursuant to the EDCAQMD guidelines, if fuel usage limits or other appropriate mitigation is applied to reduce ROG and NOx, or if the project would require the use of fewer than 10 diesel-burning vehicles/day, TAC-related impacts are considered less than significant.

As discussed above, project construction would create short-term increases in fugitive dust and vehicle and equipment operation. Base on the fuel-use screening criteria, these emissions would be considered less than significant.

c) *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?*

Refer to response a and b) above. While the project would generate short-term air quality impacts as a result of construction activities, the project would not result in long-term or cumulatively considerable increases in air quality pollutant emissions for which El Dorado County is currently in non-attainment (ozone precursors). The project would have a less than significant contribution to cumulative pollutant increases in the region.

d) *Would the project expose sensitive receptors to substantial pollutant concentrations?*

See analysis under (a). "Sensitive receptors" include residences, schools, parks, hospitals, or other land uses where children or the elderly congregate, or where outdoor activity is the primary land use. A sensitive receptor evaluation was completed to comply with the El Dorado County General Plan (July 2004) Objective 6.7.6 concerning separation of air pollution sensitive land uses (senior housing) from significant sources of air pollution (U.S. Highway 50). The proposed project's southern boundary is approximately 1,000 feet north of U.S. Highway 50.

The California Air Resources Board (CARB), on page 10 in Chapter 1 of the CARB "2005 Air Quality and Land Use Handbook (Handbook) ARB Recommendations on Siting New Sensitive Land Uses" states: "Avoid siting new sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day."

The CALTRANS 2004 annual average daily traffic count for U.S. Highway 50 at Cameron Park Drive is 63,000. The El Dorado County Department of Transportation average daily traffic count for Cameron Park Drive 200 yards south of Hacienda drive for 2004 was 21,000. Both are below the Handbook recommended ADT siting criteria.

Based upon the forgoing evaluation, there should be no adverse health effects from U.S. Highway 50 or the U.S. Highway 50 off-ramp at Cameron Park Drive from traffic emission for the residents at the proposed Cameron Park Congregate Care Facility and impacts related to substantial pollutants and sensitive receptor land uses are considered less than significant.

The project site is not within the Asbestos Review Area Map, developed by EDCAQMD. However, it is assumed that NOA may be present on the project site once site grading begins. It is also assumed that the NOA may be at levels that can be mitigated to a less than significant level by compliance with EDCAQMD regulations and El Dorado County Contract Standard Special Provisions, as approved by EDCAQMD. Specifically, measures found in Rule 223-2-Fugitive Dust – Asbestos Hazard Mitigation (adopted July 19, 2005) would be implemented, which include monitoring and mitigation that is standardized and approved by the AQMD. The applicable Best Available Control Measures listed in Tables 1 through 6 of Rule 223-2 would be implemented, including application of water or stabilizing agents to all disturbed soils on a regular basis to prevent the generation of visible dust, pre-watering soils prior to excavation, minimizing drop heights and emptying speeds from loader buckets to avoid dust plumes, hydroseeding, and limiting stockpile sizes among other measures.

In 2002 the California Air Resources Board (CARB) adopted an Airborne Toxic Control Measure (ATCM) at Title 17 Section 93105. The standard addresses Construction, Grading, Quarrying, and Surface Mining activities. This ATCM identifies Construction as any activity that disturbs soil containing asbestos in concentrations of 0.25% or greater. The Construction ATCM also includes activities that disturb soil where asbestos building material debris or NOA may have been dumped or in areas that contain NOA.

Section 93105 adds another surface regulations for NOA and complements the existing Surfacing ATCM (Title 17 Section 93106) that was modified in 2001 to reflect the lowering of the allowable level of asbestos used in surfacing applications from 5% to 0.25%.

In accordance with the California Air Resources Board Final Regulation Order for Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations, Section 93105 (March 10, 2004), the Department of Transportation would notify the EDCAQMD Officer in writing at least 14 days prior to construction, and must implement dust control measures from Section 93105 in addition to the County regulations.

As stated above, El Dorado County AQMD has adopted an El Dorado County Naturally Occurring Asbestos Review Area Map, which identifies those areas more likely to contain NOA. The project area is not located within an area identified on the most recent NOA Review Area Map as being "More Likely to Contain Asbestos" within a quarter-mile buffer area of areas found, or more likely to contain NOA, or found areas of

NOA (July 22, 2005). Therefore, it is assumed the project is not within an area likely to contain NOA, and because it would comply with the regulations identified above, impacts related to NOA are considered less than significant.

e) *Would the project create objectionable odors affecting a substantial number of people?*

Construction activities would involve the use of a variety of gasoline or diesel powered engines that emit exhaust fumes. However, these emissions would occur intermittently throughout the workday, and the exhaust odors would dissipate rapidly within the immediate vicinity of the equipment. While some persons who live or walk by the construction site may find these odors objectionable, the infrequency of the emissions, rapid dissipation of the exhaust into the air, and short-term nature of the construction activities would be considered a less than significant impact.

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3.4	**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?	☐	☒	☐	☐
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
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 wetlands, etc.), through direct removal, filling, hydrological interruption or other means?	☐	☐	☒	☐
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	☐	☐	☒	☐

ENVIRONMENTAL SETTING

The project site is located within the western foothills of the Sierra Nevada. The project site is undeveloped hilly land with mostly chaparral vegetation. The elevation ranges from approximately 1,319 to 1,480 feet above sea level. The Cameron Park unit of the Pine Hill Preserve borders the project site on the north and east. The project site contains four biological communities, these being; gabbroic northern mixed chaparral; cattail wetland; red willow riparian forest, and channels. The primary biological community is gabbroic northern mixed chaparral.

REGULATORY CONTEXT

This section lists specific environmental review and consultation requirements and identifies permits and approvals that must be obtained from local, state, and federal agencies before construction of the proposed project.

Federal

Endangered Species Act

Provisions of the federal Endangered Species Act (FESA), as amended (16 USC 1531), protect federally listed threatened and endangered species and their habitats from unlawful take. "Take" under FESA includes activities such as "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct." The U.S. Fish and Wildlife Service's (USFWS) regulations define harm to include some types of "significant habitat modification or degradation." The U.S. Supreme Court ruled on June 29, 1995, that "harm" may include habitat modification "...where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering."

For projects with a federal nexus, Section 7 of the FESA requires that federal agencies, in consultation with USFWS or NOAA Fisheries, use their authorities to further the purpose of FESA and to ensure that their actions are not likely to jeopardize the continued existence of listed species or result in destruction or adverse modification of critical habitat. Section 10(a)(1)(B) allows non-federal entities to obtain permits for incidental taking of threatened or endangered species through consultation with USFWS or NOAA Fisheries.

Clean Water Act, Section 404

The objective of the Clean Water Act (CWA 1977, as amended) is to restore and maintain the chemical, physical, and biological integrity of the Nation's waters. Discharge of fill material into "waters of the U.S.," including wetlands, is regulated by the U.S. Army Corps of Engineers (Corps) under Section 404 of the federal Clean Water Act (33 USC 1251-1376). Corps regulations implementing Section 404 define "waters of the U.S." to include intrastate waters, including lakes, rivers, streams, wetlands, and natural ponds, the use, degradation or destruction of which could affect interstate or foreign commerce.

Wetlands are defined for regulatory purposes as "areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions" (33 CFR 328.3; 40 CFR 230.3). The placement of structures in "navigable waters of the U.S." is also regulated by the Corps under Section 10 of the federal Rivers and Harbors Act (33 USC 401 et seq.).

Projects are permitted under either individual or general (e.g., nationwide) permits. Specific applicability of permit type is determined by the Corps on a case-by-case basis.

In 1987 the Corps published a manual that standardized the manner in which wetlands were to be delineated nationwide. To determine whether areas that appear to be wetlands are subject to Corps jurisdiction (i.e., are "jurisdictional" wetlands), a wetlands delineation must be performed. Under normal circumstances, positive indicators from three parameters, (1) wetland hydrology, (2) hydrophytic vegetation, and (3) hydric soils must be present to classify a feature as a jurisdictional wetland. In addition to verifying wetlands for potential jurisdiction, the Corps is responsible for the issuance of permits for projects that propose filling of wetlands. Any permanent loss of a jurisdictional wetland as a result of project construction activities is considered a significant impact.

Sycamore Environmental Consultants) prepared a Jurisdictional Delineation Report (2005) for the project site. The report indicated that the total acreage of potential jurisdictional wetlands and other waters of the U.S. within the project area is 0.908 acre.

Migratory Bird Treaty Act

Migratory birds are protected under the Migratory Bird Treaty Act (MBTA) of 1918 (16 USC 703-711). The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in 50 CFR Part 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21). Project construction has the potential to directly take nests, eggs, young or individuals of these protected species. Further, construction disturbance during the breeding season could result in the incidental loss of fertile eggs or nestlings, or otherwise lead to the abandonment of nests, a violation of the MBTA.

Bald Eagle Protection Act

The bald eagle and golden eagle are federally protected under the Bald Eagle Protection Act (16 U.S.C. 668-668c). It is illegal to take, possess, sell, purchase, barter, offer to sell or purchase or barter, transport, export or import at any time or in any manner a bald or golden eagle, alive or dead; or any part, nest or egg of these eagles unless authorized by the Secretary of the Interior. Violations are subject to fines and/or imprisonment for up to one year. Active nest sites are also protected from disturbance during the breeding season.

State

California Endangered Species Act

Under the California Endangered Species Act (CESA), CDFG has the responsibility for maintaining a list of endangered and threatened species (California Fish and Game Code 2070). CDFG maintains a list of "candidate species" which are species that CDFG formally notices as being under review for addition to the list of endangered

or threatened species. CDFG also maintains lists of "species of special concern" which serve as species "watch lists." Pursuant to the requirements of CESA, an agency reviewing a proposed project within its jurisdiction must determine whether any state listed endangered or threatened species may be present in the project study area and determine whether the proposed project will have a potentially significant impact on such species. In addition, CDFG encourages informal consultation on any proposed project that may impact a candidate species.

Project-related impacts to species on the CESA endangered or threatened list would be considered significant. State listed species are fully protected under the mandates of the CESA. "Take" of protected species incidental to otherwise lawful management activities may be authorized under California Fish and Game Code Section 2081. Authorization from CDFG would be in the form of an Incidental Take Permit. The proposed project would require an incidental take permit issued to El Dorado County if the proposed project would result in the take of a state-listed species.

California Regional Water Quality Control Board

Clean Water Act, Section 401 Water Quality Certification/ Waiver

The Central Valley Regional Water Quality Control Board (CVRWQCB) is responsible for enforcing water quality criteria and protecting water resources in association with the proposed project. The CVRWQCB is responsible for controlling discharges to surface waters of the state by issuing waste discharge requirements (WDR) or commonly by issuing conditional waivers to WDRs. The CVRWQCB requires that a project proponent obtain a Section 401 (Clean Water Act) water quality certification or waiver for Section 404 permits granted by the Corps.

For wetlands impacts totaling less than one (1) acre, the CVRWQCB typically issues a waiver, provided the applicant is also applying for a Streambed Alteration Permit from the CDFG. The CVRWQCB has 60 days to issue a waiver. For between one (1) and two (2) acres of wetland impacts, a waiver could also be issued, but only after thorough review by agency or public comments during the 40-day comment period on the Corps issue notice (if the Corps has required an individual permit). For more than two (2) acres of wetland removal, the CVRWQCB requires a mitigation plan, a public hearing, and approval of the water quality certification by the SWRCB.

A request for water quality certification (including WDRs) by the CVRWQCB and a Notice of Intent (NOI) application for a General Permit for Storm Water Discharges Associated with Construction Activities should be prepared and submitted following completion of the CEQA environmental document and submittal of a formal (jurisdictional) wetland delineation to the Corps.

California Department of Fish and Game

Streambed Alteration Agreement (Sections 1600-1607 of the California Fish and Game Code)

State and local public agencies are subject to Section 1602 of the California Fish and Game Code, which governs construction activities that 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 CDFG. Under Section 1602, a discretionary Stream Alteration Agreement permit from the CDFG (Region 2 for the proposed Project) must be issued by the CDFG to El Dorado County prior to the initiation of construction activities within lands under CDFG jurisdiction. As a general rule, this requirement applies to any work undertaken within the 100-year floodplain of a stream or river containing fish or wildlife resources.

Native Plant Protection Act

The Native Plant Protection Act (California Fish and Game Code Section. 1900-1913) prohibits the taking, possessing, or sale within the state of any plants with a state designation of rare, threatened, or endangered (as defined by CDFG). An exception to this prohibition in the Act allows landowners, under specified circumstances, to take listed plant species, provided that the owners first notify CDFG and give that state agency at least 10 days to come and retrieve (and presumably replant) the plants before they are plowed under or otherwise destroyed (Fish and

Game Code, § 1913 exempts from "take" prohibition "the removal of endangered or rare native plants from a canal, lateral ditch, building site, or road, or other right of way"). Project impacts to these species are not considered significant unless the species are known to have a high potential to occur within the area of disturbance associated with construction of the proposed project.

Birds of Prey

Under Section 3503.5 of the California Fish and Game Code it is unlawful to take, possess, or destroy any birds in the orders of Falconiformes or Strigiformes (birds of prey) 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.

"Fully Protected" Species

California statutes also accord "fully protected" status to a number of specifically identified birds, mammals, reptiles, and amphibians. These species cannot be "taken," even with an incidental take permit. Section 3505 of the California Fish and Game Code makes it unlawful to "take" "any aigrette or egret, osprey, bird of paradise, goura, numidi, or any part of such a bird." Section 3511 protects from "take" the following "fully protected birds": (a) American peregrine falcon (Falco peregrinus anatum); (b) brown pelican (Pelecanus occidentalis); (c) California black rail (Laterallus jamaicensis coturniculus); (d) California clapper rail (Rallus longirostris obsoletus); (e) California condor (Gymnogyps californianus); (f) California least tern (Sterna albifrons browni); (g) golden eagle; (h) greater sandhill crane (Grus canadensis tabida); (i) light-footed clapper rail (Rallus longirostris levipes); (j) southern bald eagle (Haliaeetus leucocephalus leucocephalus); (k) trumpeter swan (Cygnus buccinator); (l) white-tailed kite (Elanus leucurus); and (m) Yuma clapper rail (Rallus longirostris yumanensis).

California Fish and Game Code Section 4700 identifies the following "fully protected mammals" that cannot be "taken": (a) Morro Bay kangaroo rat (Dipodomys heermanni morroensis); (b) bighorn sheep (Ovis canadensis), except Nelson bighorn sheep (subspecies Ovis canadensis nelsoni); (d) Guadalupe fur seal (Arctocephalus townsendi); (e) ring-tailed cat (genus Bassariscus); (f) Pacific right whale (Eubalaena sieboldi); (g) salt-marsh harvest mouse (Reithrodontomys raviventris); (h) southern sea otter (Enhydra lutris nereis); and (i) wolverine (Gulo gulo).

Fish and Game Code Section 5050 protects from "take" the following "fully protected reptiles and amphibians": (a) blunt-nosed leopard lizard (Crotaphytus wislizenii silus); (b) San Francisco garter snake (Thamnophis sirtalis tetrataenia); (c) Santa Cruz long-toed salamander (Ambystoma macrodactylum croceum); (d) limestone salamander (Hydromantes brunus); and (e) black toad (Bufo boreas exsul).

Fish and Game Code Section 5515 also identifies certain "fully protected fish" that cannot lawfully be "taken" even with an incidental take permit. The following species are protected in this fashion: (a) Colorado River squawfish (Ptychocheilus lucius); (b) thicktail chub (Gila crassicauda); (c) Mohave chub (Gila mohavensis); (d) Lost River sucker (Catostomus luxatus); (e) Modoc sucker (Catostomus microps); (f) shortnose sucker (Chasmistes brevirostris); (g) humpback sucker (Xyrauchen texanus); (h) Owens River pupfish (Cyprinoden radiosus); (i) unarmored threespine stickleback (Gasterosteus aculeatus williamsoni); and (j) rough sculpin (Cottus asperrimus).

Local

2004 El Dorado County General Plan

- In addition to federal and state regulations, the 2004 El Dorado County General Plan defines certain goals, objectives, and policies protecting natural resources:

- Objective 7.4.1 of the General Plan states that the County will protect state and federally recognized rare, threatened, or endangered species and their habitats consistent with federal and state laws.

- Policy 7.4.1.1 - The County shall continue to provide for the permanent protection of the eight sensitive plant species known as the Pine Hill endemics and their habitat through the establishment of ecological preserves consistent with County Code Chapter 17.71 and the USFWS's Gabbro Soil Plants for the Central Sierra Nevada Foothills Recovery Plan (USFWS 2002).;

- Policy 7.5.1.4 - Proposed rare, threatened, or endangered species preserves, as approved by the County Board of Supervisors, shall be designated Ecological Preserve (-EP) overlay on the General Plan land use map;.

- Policy 7.4.1.5 - Species, habitat, and natural community preservation/conservation strategies shall be prepared to protect special status plant and animal species and natural communities and habitats when discretionary development is proposed on lands with such resources unless it is determined that the resources exist, and either are or can be protected, on public lands or private Natural Resource lands; and

- Policy 7.4.1.6 – All development projects involving discretionary review shall be designed to avoid disturbance or fragmentation of important habitats to the extent reasonably feasible. Where avoidance is not possible, the development shall be required to fully mitigate the effects of important habitat loss and fragmentation. Mitigation shall be defined in the Integrated Natural Resources Management Plan.

- Policy 7.4.4.4: The County shall apply tree canopy coverage standards to discretionary permit review applicable to oak woodland habitats. Parcels having canopy cover by trees of at least 10 percent, as determined from base line aerial photography or by site survey performed by a qualified licensed arborist or botanist, are subject to canopy coverage retention or replacement standards shown in **Table 4**:

TABLE 4
TREE CANOPY RETENTION STANDARDS

Percent Existing Canopy Cover	Canopy Cover to be Retained
80-100	60 % of existing canopy
60-79	70% of existing canopy
40-59	80% of existing canopy
20-39	85% of existing canopy
10- 19	90% of existing canopy
1-9 for parcels > 1 acre	90% of existing canopy

Listed and 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. A Biological Resources Evaluation and Jurisdictional Delineation Report was prepared by Sycamore Environmental Consultants, Inc on April 28, 2005.

TABLE 5
SPECIAL-STATUS SPECIES FOR WHICH SUITABLE HABITAT OCCURS IN THE PSA.

Special Status Species	Common Name	Federal Status [a]	State Status [a]	Source [b]	Habitat Present? / Species Observed?
Amphibians					
Rana aurora draytonii	California red-legged frog	T	CSC	1	No/ No
Reptiles					
Phrynosoma coronatum frontale	California horned lizard	SC	CSC	1, 2, 3	Yes/ Yes
Natural Communities					
Gabbroic Northern Mixed Chaparral	--	--	--	3	Yes/ Yes
Red Willow Riparian Forest	--	--	--	3	Yes/ Yes
Plants			/ CNPS List		
Calystegia stebbinsii	Stebbins' morning-glory	E	E/ 1B	1, 2, 3	Yes/ Yes
Ceanothus roderickii	Pine Hill Ceanothus	E	R/ 1B	1, 2, 3	Yes/ Yes
Chlorogalum grandiflorum	Red Hills soaproot	SC	--/ 1B	1, 2, 3	Yes/ Yes
Fremontodendron californicum ssp. *decumbens*	Pine Hill flannelbush	E	R/ 1B	1, 2	Yes/ No
Galium californicum ssp. *sierrae*	El Dorado bedstraw	E	R/ 1B	1, 2	Yes/ No
Helianthemum suffrutescens	Amador (Bisbee Peak) rush-rose	SLC	--/ 3	1, 2, 3	Yes/ Yes
Senecio layneae	Layne's butterweed (ragwort)	T	R/ 1B	1, 2	Yes/ No
Wyethia reticulata	El Dorado County mule ears	SC	--/ 1B	1, 2, 3	Yes/ Yes

[a] ***Listing Status*** *Federal status determined from USFWS letter. State status determined from DFG (2004a,c). Codes used in table are:*
E *= Endangered;* ***T*** *= Threatened;* ***P*** *= Proposed;* ***C*** *= Candidate;* ***R*** *= California Rare;* ******* *= Possibly extinct.*
Other Codes *Other codes determined from USFWS letter; DFG (2004a); and CNPS (2001). Codes used in table are as follows:*
SC *= USFWS Species of Concern: Taxa for which existing information may warrant listing but for which substantial biological information to support a proposed rule is lacking.*
SLC*= Species of local or regional concern or conservation significance. An informal term used by some but not all U.S. Fish & Wildlife Service offices.*
CSC *= DFG Species of Special Concern;* ***FP*** *= DFG Fully Protected;* ***Prot*** *= DFG Protected*
CNPS List *(plants only):* ***1B*** *= Rare or Endangered (R/E) in CA and elsewhere;* ***3*** *= Need more information;*
[b] ***Sources*** ***1*** *= From USFWS letter.* ***2*** *= From CNDDB/ RareFind.* ***3*** *= Observed by Sycamore Environmental.*

IMPACTS AND MITIGATION MEASURES

Standards of Significance

The significance criteria in the biological resources checklist are based on Appendix G of the CEQA Guidelines. These criteria were developed to establish thresholds for determining the significance of impacts pursuant to CEQA (Section 15064.7) and should not be confused with "take" or an adverse effect under the ESA. The following impacts discussion is based upon the biological resources checklist at the beginning of this chapter and analyzes each of them under "a" through "f" in the following section.

Direct impacts are those, which directly destroy occupied or potentially suitable habitat for a part of a species' life history or which causes mortality or injury.

DISCUSSION OF IMPACTS

a) *Would the project 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?*

Review of the County's Critical Habitat Area for the California Red-legged Frog notes that the parcel is neither within the critical habitat nor the designated core area for this protected species. The project is located within the Cameron Park unit of the Pine Hill Preserved, though outside of a designated ecological preserve under the General Plan. As such, a biological survey was required. The applicant has submitted a "Biological Resources Evaluation and Jurisdictional Delineation Report for 68 acre Cameron Park" prepared by Sycamore Environmental Consultants, Inc. on April 28, 2005.

The Biological Evaluation concluded that there were several Special Status species and/or habitat located on the project site (Table 5). The following mitigation measures will be incorporated into the project to make the impacts less than significant.

The following mitigation measures are required:

Mitigation Measure 1: Grading and improvement plans shall state: "It is the Contractor's responsibility to comply with all applicable state and federal laws and regulations including the Federal and State Endangered Species Acts and the Clean Water Act. The County Grading Permit does not authorize Contractor to conduct activities not permitted by applicable State and Federal agencies in areas subject to State and Federal jurisdiction."

Timing/Implementation: *Review improvement plans*

Enforcement/Monitoring: *El Dorado County Planning*

Mitigation Measure 2:

a. Twenty-four hours prior to construction activities, a qualified biologist will conduct a preconstruction survey for California horned lizard.

b. All horned lizards found on the project site during the preconstruction survey will be relocated to the property west of the EID easement.

c. A qualified biologist will be present on-site for all clearing and grubbing activities. All horned lizards found during clearing and grubbing will be relocated to the property west of the EID easement.

Timing/Implementation: Prior to clearing and grubbing

Enforcement/Monitoring: El Dorado County Planning

Mitigation Measure 3:

A qualified biologist will conduct a survey within 3 weeks prior to the start of grading, clearing, or other construction activities for active nests. The survey will be conducted within 200 ft of the project site.

a. If no active nests are found, no further avoidance measures will be necessary.

b. If an active nest is located within 200 ft of a construction area, the biologist will record the location(s) on a site map.

- -If the species is listed under the federal or state endangered species acts, the appropriate federal or state agency will be contacted for guidance.
- -If the species is not federal or state listed, but protected under the federal Migratory Bird Treaty Act of 1918, the biologist will establish a minimum 100 ft buffer (Environmentally Sensitive Area) around the nest tree.
- -The biologist will delimit the buffer zone with yellow caution tape, surveyor's flagging, pin flags, stakes, etc. The buffer zone shall be maintained until young have fledged. No construction activities shall occur within 100 ft of a nest tree while young are in the nest.
- -A biologist will monitor the nest weekly during construction to evaluate potential disturbance caused by construction activities. The biological monitor will have the authority to stop construction if the nesting birds appear to be adversely affected by construction activities.

Timing/Implementation: Prior to clearing and grubbing

Enforcement/Monitoring: El Dorado County Planning

Mitigation Measure 4:

The landscaping plan must show that only plants associated with gabbroic northern mixed chaparral will be planted on graded slopes surrounding the project site.

Timing/Implementation: Prior to clearing and grubbing

Enforcement/Monitoring: El Dorado County Planning

Mitigation Measure 5:.

Pay El Dorado County rare plant mitigation fee for Zone 1.

Timing/Implementation: Prior to clearing and grubbing

Enforcement/Monitoring: El Dorado County Planning

Mitigation Measure 6:

a. Establish an on-site Calystegia Preserve north of the project site, adjacent to the Pine Hill Preserve.

b. Transplant the four *Calystegia stebbinsii* from the project site to the Calystegia Preserve.

c. Collect seeds of *Calystegia stebbinsii* from plants in project study area; treat seeds (scarify and/or heat treatments), and plant seeds or seedlings in the Calystegia Preserve.

d. Remove chaparral shrubs from *Calystegia stebbinsii* transplant/seedling areas to encourage germination and growth of *Calystegia stebbinsii* plants

Timing/Implementation: Prior to clearing and grubbing

Enforcement/Monitoring: El Dorado County Planning

b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

See a) above. Sensitive habitats include those that are of special concern to resource agencies and those that are protected under CEQA, Section 1600 of the California Fish and Game Code, or Section 404 of the Clean Water Act. A 2081 CESA Take of Permit is required from the California Department of Fish and Game. The application has submitted the 2081 Application and is working with the Department of Fish and Game. This environmental document and mitigation measures contained in this document will be referenced in the Take Permit

c) Would the project 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 wetlands, etc.), through direct removal, filling, hydrological interruption or other means?

See discussion b) above. The total acreage of potential jurisdictional wetlands and other waters of the U.S. on the project site total 0.908 acre. The project design avoids impacts to wetlands and other waters of the U.S. The following mitigation measure is applied to the project.

Mitigation Measure 7:

a. A qualified biologist will stake the ordinary high watermark (OHWM) of channels 1 and 2 adjacent to the project site.

b. Contractor will install temporary, high visibility construction fencing five feet from the staked OHWM prior to clearing and grubbing activities commence.

c. Contractor will remove the temporary fencing after the grading pad is completed and drainage, roads, and utilities are installed.

Timing/Implementation: Prior to clearing and grubbing

Monitoring/Enforcement: El Dorado County Planning

d) *Would the project 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?*

See a), b) and c) above. Construction activities that require the disturbance of trees and vegetation could cause direct impacts to nesting raptors and migratory birds. Removal of habitat at the project site would be considered a direct and significant impact if sensitive bird species were taken or deterred from traditional nesting locations. Construction could also result in noise, dust, increased human activity, and other indirect impacts to nesting raptors or migratory bird species in the project vicinity. Potential nest abandonment, mortality to eggs and chicks, as well as stress from loss of foraging areas would also be considered potentially significant impacts.

e) *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

See a) through d) above. The project would require the removal of approximately 37 trees (23 live oaks, 13 grey pines, and 1 Freemont cottonwood). The project will retain 90% of the existing tree canopy. According to County guidelines, the ratio of removal to replacement of trees is 1:1. The preliminary landscape proposes planting hundreds of trees, in particular the plating of approximately 62 interior live oaks on the project site, which achieves the County's 1:1 replacement policy. The project will include the following mitigation:

Mitigation Measure 8: Prepare tree replacement plan showing the replacement of every inch diameter at breast height of tree removed from the site by planting the same number of inches of native oak trees on- site.

Timing/Implementation: Prior to clearing and grubbing

Monitoring/Enforcement: El Dorado County Planning

f) *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?*

There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans that are applicable to the project area. The project would not affect implementation of the USFWS' adopted recovery plans for California Red-legged Frog or gabbro soil plants, both of which apply to portions of El Dorado County. Though the proposed project is located within the Sierra Nevada Foothills and Central Valley Recovery Unit identified in the USFWS Recovery Plan for the California Red-legged Frog, the project area lacks water features that could potentially provide suitable habitat. Therefore, the proposed project would not conflict with the provisions of the California Red-legged Frog Recovery Plans. The project area is within the south portion of the Pine Hill formation; however, the Proposed Project does not conflict with any of the tasks identified in the implementation schedule of the recovery plan for gabbro soil plants, and the County has mitigated for potential disturbance to Pine Hill Endemic plant species throughout the county by creating the Pine Hill Preserve. The Pine Hill Preserve protects gabbro soils plants and would result in a less than significant impact to protected plant species with mitigation identified previously in this document.

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

ENVIRONMENTAL SETTING

The project area is located within the "Motherlode" and was generally affected by the Gold Rush of the 1850s. The continual discovery of gold along the forks and tributaries of the American River established Green Valley Road, which is north of the project area, as a major travel route into El Dorado County and the Sierra. Several small mining camps arose in the vicinity, including Mormon Island, Folsom, Salmon Falls, and Clarksville. Beginning in the 1860's, as mining activity began to diminish, agricultural communities began to develop in the area.

The proposed project is located in an area that is urbanized and has been previously disturbed by grading and development. There are no known cultural, archaeological, historical, or paleontological resources in the vicinity of the proposed project. For paleontological resources, files from the Museum of Paleontology at the University of California Berkeley were searched. The GeoRef database was also consulted for information relating to the Cameron Park region.

CEQA presents guidelines at Section15064.5 and Section 21083.2 for the identification of historical resources and determining their historical significance. The area to be disturbed by the project does not include any cultural resources (e.g., prehistoric sites, historic sites, or buildings) that meet the CEQA criteria for consideration as historical resources or unique archaeological resources.

Based on the *Cultural Resources Assessment* prepared by Pacific Legacy, Inc., April 8, 2005, no cultural resources were identified as a result of a records search at the North Central Information Center. In addition, archaeological surveys performed on March 21 and 25, 2005 did not identify any historic or archaeological resources.

DISCUSSION OF IMPACTS

a) *Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?*

As discussed above, there are no identified historical resources, as defined in Section 15064.5, located within the project area. Therefore, the proposed project would have no impact on a historical resource.

b) *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?*

As discussed above, there are no identified historical or archaeological resources, as defined in Section 15064.5, located within the project area. Therefore, the proposed project would have no impact on an archaeological resource. However, should a previously unidentified or unanticipated archaeological resource be discovered during project construction, the project would be subject to the provisions of the California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097.94 et seq., which protect Native American burials, skeletal remains, and associated grave goods regardless of their antiquity, and provides for the sensitive treatment an disposition of those remains. In addition to the mandatory compliance with the State regulations identified above, the project site plans also contain specific instructions and measures that must be adhered to by the project contractor should a potential cultural resource be discovered during construction activities.

c) *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geological feature?*

There are no identified unique paleontological resources or sites, or unique geological features located within the project area. Therefore, the proposed project would have no impact on a unique paleontological resource or site, or a unique geological feature. Although it is possible a previously unidentified paleontological feature could be discovered during project construction, project construction plans would implement existing policies in CEQA for the protection of paleontological resources. These policies include stopping work in the vicinity of any paleontological resources and a determination of their significance made by a qualified paleontologist.

d) *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

The proposed project would be subject to the provisions of the California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097.94 et seq., regarding the discovery and disturbance of human remains. It is not anticipated that any human remains would be encountered during construction of the proposed project. In addition to the mandatory compliance with the State regulations identified above, the project site plans also contain specific instructions and measures that must be adhered to by the project contractor should any human remains be discovered during construction activities. These instructions state that if unusual amounts of stone, bone, or artifacts are uncovered during construction, all work shall be stopped within one hundred feet (100') of the find, and a qualified archaeologist consulted for an on-site evaluation. If the bone appears to be human, the El Dorado County Coroner and the Native American Heritage Commission must be contacted. Therefore, potential impacts from the proposed project are considered less than significant.

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3.6	**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.	☐	☐	☒	☐
	ii) Strong seismic ground shaking?	☐	☐	☒	☐
	iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv)	Landslides?	☐	☐	☐	☒
b)	Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

ENVIRONMENTAL SETTING

REGIONAL GEOLOGY

El Dorado County is located in the Sierra Nevada geomorphic province of California, which is east of the Great Valley province and west of the Range and Basin provinces. The Sierra Nevada province is characterized by steep-sided hills and narrow, rocky stream channels. This province consists of Pliocene and older deposits that have been uplifted as a result of plate tectonics, granitic intrusion, and volcanic activity. Subsequent glaciation and additional volcanic activity are factors that led to the east-west orientation of stream channels.

The southwestern foothills of El Dorado County are composed of rocks of the Mariposa Formation that include amphibolite, serpentine, and pyroxenite. The northwestern areas of the county consist of the Calaveras Formation, which includes metamorphic rock such as chert, slate, quartzite, and mica schist. In addition, limited serpentine formations are located in this area. The higher peaks in the county consist primarily of igneous and metamorphic rocks with granite intrusions, a main soil parent material at the higher elevations.

SEISMICITY

Seismicity is defined as the geographic and historical distribution of earthquakes, or more simply, earthquake activity. Seismic activity may result in geologic and seismic hazards including seismically induced fault displacement and rupture, ground shaking, liquefaction, lateral spreading, landslides and avalanches, and structural hazards. Based on historical seismic activity and fault and seismic hazards mapping, El Dorado County is considered to have relatively low potential for seismic activity, and is located beyond the highly active fault zones of the coastal areas of California. The County's fault systems and associated seismic hazards are described below.

FAULT SYSTEMS

Earthquake activity is intrinsically related to the distribution of fault systems (i.e., faults or fault zones) in a particular area. The distribution of known faults in El Dorado County is concentrated in the western portion of the county, with several isolated faults in the central county area and the Lake Tahoe Basin. Fault systems mapped in western El Dorado County include the West Bear Mountains Fault; the East Bear Mountains Fault; the Maidu Fault Zone; the El Dorado Fault; the Melones Fault Zone of the Clark, Gillis Hill Fault; and the Calaveras–Shoo Fly Thrust. No active faults have been identified in El Dorado County. One fault, part of the Rescue Lineament–Bear Mountains fault zone, is classified as a well-located late-Quaternary fault (DOC 2000); therefore, it represents the only potentially active fault in the County. It is part of the Foothill Fault Suture Zone system, which was considered inactive until a Richter scale magnitude 5.7 earthquake occurred near Oroville on August 1, 1975 (DOC 1990). All other faults located in El Dorado County are classified as pre-Quaternary (inactive).

SOILS

Soils located on jurisdictional lands on the west slope of El Dorado County consist of well-drained silt and gravelly loams divided into two physiographic regions, the Lower and Middle Foothills and the Mountainous Uplands (SCS 1974a). There are a total of eight soil associations in western El Dorado County. Five soil associations occur in the Lower and Middle Foothills region:

- Auberry-Ahwahnee-Sierra: Well-drained coarse sandy loams and sandy loams formed in material weathered from granitic rocks.

- Auburn-Argonaut: Well-drained silt loams and gravelly loams formed in material weathered from basic rocks and metasedimentary rocks.

- Boomer-Auburn: Well-drained silt loams and gravelly loams formed in material weathered from basic igneous rocks or metasedimentary rocks.

- Rescue: Well-drained sandy loams formed in material weathered from basic rocks.

- Serpentine Rock Land-Delpiedra: Excessively drained to somewhat excessively drained rock land and loams formed in material weathered from ultra-basic rocks.

- Three soil associations are present in the mountainous uplands:

- Cohasset-Aiken-McCarthy: Well-drained cobbly loams and loams formed in material weathered from volcanic conglomerate.

- Holland-Musick-Chaix: Well-drained coarse sandy loams and sandy loams formed in material weathered from granitic rocks.

- Mariposa-Josephine-Sites: Well-drained gravelly silt loams, silt loams, and loams formed in material weathered from metasedimentary rocks.

DISCUSSION OF IMPACTS

a) Would the project 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?

There are no known faults crossing through the project site or in the vicinity of the project site. The site is not located within an Alquist-Priolo earthquake hazard zone. The project would have a less than significant impact concerning fault rupture hazards.

ii) Strong seismic ground shaking?

The project area is considered to be an area of low risk for seismic ground shaking In addition, the County requires all new structures to be built in accordance with Seismic Zone criteria 3, as set forth in the Uniform Building Code (UBC), thereby reducing any seismic hazards. Therefore, the risk of adverse effects from ground shaking is considered to be less than significant.

iii) Seismic-related ground failure, including liquefaction?

Liquefaction is most likely to occur in deposits of water-saturated alluvium or similar deposits of artificial fill. No areas of this type have been identified in El Dorado County; therefore, no impacts from liquefaction are anticipated.

iv) Landslides?

The project would not alter slopes or other areas where landslides would be likely; therefore, the likelihood of landslides is minimal and no impacts are anticipated.

b) Would the project result in substantial soil erosion or the loss of topsoil?

All grading activities exceeding 250 cubic yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the County of El Dorado *Grading, Erosion, and Sediment Control* Ordinance (Ordinance No. 3983). This ordinance is designed to limit erosion, control the loss of topsoil and sediment, limit surface runoff, and ensure stable soil and site conditions for the intended use in compliance with the El Dorado County General Plan. The project site plans also include Best Management

Practices (BMP's) designed to reduce soil erosion. Specifically, these practices include watering down unpaved surfaces a minimum of four times daily, as well as at the end of the work shift, ensuring construction vehicle speeds of 15 mph or less, and moistening and/or securing tarps on soil piles. The project must also comply with the regulations identified in the Storm Water Master Plan for El Dorado County. Any grading that would occur as part of project construction would be subject to El Dorado County Air Quality Management District's current Fugitive Dust Rule 223- General Requirements (amended July 19, 2005) and Rule 223.1-Construction Activities (adopted July 19, 2005), which would serve to minimize dust and the loss of topsoil from project construction. As all grading must comply with the County ordinance and all County best management practices and policies, the project's contribution to erosion and loss of topsoil would be considered less than significant.

c) *Would the project 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?*

The Rescue series soil types found on the project site (RgE2, RfC and ReB) is considered to be moderately stable soils. The construction of the project would not result in unstable earth conditions, significant changes to the geologic substructure or substantially change the topography. The project is not located on a geologic unit or soil that is unstable. The project would not result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. Therefore, no impacts from the proposed project are anticipated.

d) *Would the project 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?*

Expansive soils are soils that increase in volume when they absorb water and shrink when they dry out. When buildings are placed on expansive soils, foundations may rise during each wet season and fall during each dry season. This movement may result in cracking foundations, distortion of structures, and warping of doors and windows, which may result in structural hazards.

Expansive soils are directly related to areas with a high shrink-swell potential. Soil surveys typically rate shrink-swell potential in soils on a low, medium, and high basis. Generally, soils in western El Dorado County have a low to moderate shrink-swell potential. Data from the digital soil survey indicate that 68% of soils in western El Dorado County have a low or moderate shrink-swell rating, but only 0.01% have a high rating; the remaining areas are typically rock formations and are not rated (NRCS 2002). The project area is not identified as being in an area of expansive soils. As a result, this impact is considered less than significant.

e) *Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

The project will utilize the public sewer system provided by the El Dorado Irrigation District. Neither septic tanks nor alternative wastewater disposal systems are part of the proposed project. Therefore, there is no impact associated with the proposed project.

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

ENVIRONMENTAL SETTING

A material is considered hazardous if it appears on a list of hazardous materials prepared by a Federal, State, or local agency, or if it has characteristics defined as hazardous by such an agency. A hazardous material is defined in Title 22 of the California Code of Regulations (CCR) as follows:

> *A substance or combination of substances which, because of its quantity, concentration, or physical, chemical or infectious characteristics, may either (1) cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness; or (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of or otherwise managed.* (California Code of Regulations, Title 22, Section 66261.10)

Chemical and physical properties cause a substance to be considered hazardous. Such properties include toxicity, ignitability, corrosivity, and reactivity. CCR, Title 22, Sections 66261.20-66261.24 define the aforementioned properties. The release of hazardous materials into the environment could potentially contaminate soils, surface water, and groundwater supplies.

Under Government Code Section 65962.5, the California Department of Toxic Substances Control (DTSC) maintains a list of hazardous substance sites. This list, referred to as the "Cortese List", includes CALSITE hazardous material sites, sites with leaking underground storage tanks, and landfills with evidence of groundwater contamination. In addition, the El Dorado County Environmental Management Department maintains records of toxic or hazardous material incidents, and the Central Valley Regional Water Quality Control Board (RWQCB) keeps files on hazardous material sites.

Most hazardous materials regulation and enforcement in El Dorado County is overseen by the El Dorado County Environmental Management Department that refers large cases of hazardous materials contamination or violations to the Central Valley Regional Water Quality Control Board (RWQCB) and the California State Department of Toxic Substances Control (DTSC). It is not at all uncommon for other agencies such as the Air Pollution Control District and both the Federal and State Occupational Safety and Health Administrations (OSHA) to become involved when issues related to hazardous materials arise.

Several hazardous materials databases were searched to determine the potential for the presence of hazardous materials and hazardous waste in the project area. These databases are listed below.

FEDERAL RECORD SOURCES

- NPL – National Priority List;
- CERCLIS – Comprehensive Environmental Response, compensation, and Liability Information System;
- CERCLIS-NFRAP – CERCLIS No Further Remedial Action Planned;
- RCRIS – Resource Conservation and Recovery Information System;
- ERNS – Emergency Response Notification System;
- BRS – Biennial Reporting System;
- ROD – Records of Decision;
- TRIS – Toxic Chemical Release Inventory System;

- SNAP – Superfund NPL Assessment Program Database;
- RCRA Info – Resource Conservation and Recovery Act Information;
- EPA's Envirofacts – Environmental Protection Agency Envirofacts Database.

STATE RECORD SOURCES

- CAL-SITES – Contains potential or confirmed hazardous substance release properties;
- CORTESE – "Cortese" Hazardous Waste and Substances Sites List;
- SWF/LF (SWIS) – Solid Waste Information System;
- LUST – Leaking Underground Storage Tank Information System;
- CA UST – Active Underground Storage Tank Facilities.

NATURALLY OCCURRING ASBESTOS

As discussed above in the Air Quality Section, serpentine rock, which may contain Naturally Occurring Asbestos (NOA) is known to be present in the project region, though according to the County Environmental Management Department's "Asbestos Review Areas" map, it is not likely to occur within the project area. Serpentine rock containing NOA can release NOA into the air when the rock is broken or crushed.

DISCUSSION OF IMPACTS

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

The project is a congregate care facility and, as such, there will be a minimum of any hazardous materials or substances used during construction or remaining on the premises after construction. The proper use and storage of any hazardous material or substances should limit exposure and the potential for explosion or spills. If explosives are used for grading, such activity would only occur in conformance with State and County applicable laws. In this case the El Dorado County *Hazardous Waste Management Plan* serves as the implementation program for the management of any hazardous wastes in order to protect the health, safety, and property of residents in the vicinity of the project.

The removal of medical waste, such as used needles, from the site may require a Medical Waste Permit. The applicant will be required to seek a determination from Environmental Management as to whether a permit is required prior to building permit issuance. In the event a permit is not required, the applicant will be required to contract with either their waste management provider or the medical vendor for proper disposal of medical/hazardous waste. All hazardous material uses would be required to comply with all applicable local, state and federal standards associated with the handling and storage of hazardous materials, therefore, these impacts are considered less than significant.

b) *Would the project 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?*

Construction activities associated with the project would include refueling and minor maintenance of construction equipment on location, which could lead to minor fuel and oil spills. The use and handling of hazardous materials during construction activities would occur in accordance with applicable federal, state, and local laws including California Occupational Health and Safety Administration (CalOSHA) requirements. Should any fuel and/or oil spills occur, they would take place in areas where there are few residences or other land use activities sensitive to hazardous material releases, and these spills would likely be minor.

Additionally, as discussed in Air Quality, grading activities in certain areas of El Dorado County have the potential to release NOA into the air. Though the potential release of NOA could happen through normal construction activities (i.e., not just as a result of upset or accident conditions), it is addressed here since this checklist does not provide a specific focus on naturally occurring hazardous materials. As discussed in the Air Quality Section, any grading required for project construction would be subject to El Dorado County Air Quality Management District's current Fugitive Dust Rules 223, 223-1 and 223-2, as well as the requirements of Section 93105 which would serve to minimize asbestos release from project construction. Therefore, the impact is considered less than significant.

In addition, the project will not result in any reasonably foreseeable upsets or accidents involving the release of hazardous materials into the environment. Chemicals for pool and spa maintenance to be stored and used onsite in quantities greater than 55 gallons for liquids, 500 pounds for solids, and/or 200 scf (standard cubic feet) for gasses will require an annual business plan to be submitted to Environmental Management's Solid Waste and Hazardous Materials Division (HazMat). If the facility uses gaseous chlorine, or liquid held under pressure in quantities greater than 100 pounds for pool maintenance, compliance with the State Office of Environmental Safety's California Accidental Release and Prevention (CalARP) provisions, including "Off-site Consequence Analysis" and "Worst Case Analysis", will be required.

c) *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?*

There are no schools within one-quarter (0.25) mile of the project area. As discussed in the Air Quality section, minor amounts of dust and emissions from construction equipment would be released during project construction. However, these impacts would be minimal due to the limited nature of the project and short-term construction period. Additionally, any potential release of NOA due to grading activities would be minimal, and subject to control pursuant to the regulations identified in Question b, above.

d) *Would the project 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?*

A hazardous materials list database search was conducted on May 18, 2006. The search found no hazardous materials sites within the project area, and it is unlikely that the project site would be affected by contamination from hazardous materials.

e) *For a project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?*

Airports in El Dorado County subject to a comprehensive land use plan (CLUP) are located in Placerville, Cameron Park, and Georgetown. Of these, the closest is Cameron Park Airport, located approximately 1.5 miles from the project site.

Airport-related hazards are generally associated with aircraft accidents, particularly during takeoffs and landings. Airport operation hazards include incompatible land uses, power transmission lines, wildlife hazards (e.g., bird strikes), and tall structures that penetrate the imaginary surfaces surrounding an airport.

The proposed project would not include any structures or equipment anticipated to penetrate the navigable airspace of the Cameron Park Airport, nor would it interfere with the CLUP regulations for this facility; therefore, the impacts are considered to be less than significant.

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?

See discussion under e) above. The project is not in the vicinity of any private airstrips; therefore, there is no impact.

g) Would the project impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

The proposed project will not physically interfere with the implementation of the County adopted emergency response and/or evacuation plan for the project area. The County emergency response plan is located within the County Office of Emergency Services located in the El Dorado County Government Center complex in Placerville.

h) Would the project 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?

The project is located in an area of moderate hazard for wildland fire as identified on the El Dorado County Fire Hazard Severity Zones Map (California Department of Forestry and Fire Protection). Based upon the location of the nearest fire station, availability of multiple access points to the project site, fire flow requirements for fire suppression and provisions within the County emergency response plan, impacts from wildland fire is less than significant.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
3.8	**HYDROLOGY AND WATER QUALITY** Would the project:				
a)	Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
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)?	☐	☐	☒	☐

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
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 that would result in flooding on- or off-site?	☐	☐	☒	☐
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?	☐	☐	☒	☐
f)	Otherwise substantially degrade water quality?	☐	☐	☒	☐
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?	☐	☐	☐	☒
h)	Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☐	☒
i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of a failure of a levee or dam?	☐	☐	☐	☒
j)	Inundation by seiche, tsunami or mudflow?	☐	☐	☐	☒

ENVIRONMENTAL SETTING

The proposed project area is located within the limits of unincorporated El Dorado County. The project area is located within the 1,265-square mile Cosumnes River watershed, which encompasses the southern region of El Dorado County, extending from its headwaters at the Iron Mountain Ridge in the Sierra Nevada, west to its confluence with the Sacramento River in Sacramento County (El Dorado County, 1998).

DISCUSSION OF IMPACTS

a) Would the project violate any water quality standards or waste discharge requirements?

The proposed project would consist of the construction of the development for the Cameron Park Congregate Care and Senior Village. A total of 204 units (140 units congregate care, 64 duet cottages, 35 patient Alzheimer's unit), and a clubhouse building are proposed to be constructed on the site. In addition, Gabbert

Drive will be extended to serve the site. The project would be subject to the National Pollutant Discharge Elimination System (NPDES) permitting program, which requires the use of Best Management Practices (BMPs) to minimize water quality impacts from construction projects. BMPs applicable to the project are included in the project site plans, which are available for public review at the El Dorado County Department of Transportation. The project site plans include a series of required BMPs to ensure that water quality standards are not violated during construction and site grading activities. Required BMPs related to grading and drainage includes but are not limited to

- Adequate erosion control practices would be installed to ensure that sediment in excess of pre-project site conditions would not leave the project site.
- Areas involving extensive grading and shaping would require stockpiling and re-use of topsoil to provide adequate re-vegetation.
- The project engineer would identify erosive velocities in water conveyance structures. Where necessary, riprap or similar practices would be required.
- An erosion control plan would be reviewed with the Resource Conservation District and a County Department of Transportation representative.

Due to the use of BMPs as required by El Dorado County and the NPDES permit, construction activities associated with the improvements would cause less than significant impacts to water quality and would not violate any existing waste discharge requirements.

b) *Would the project 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)?*

The proposed project would not contain elements that add to or draw from groundwater. The project would result in negligible increases in impervious surfaces in the project area. However, this small increase in impervious surfaces would not impact the groundwater recharge rate. Less than significant impacts to groundwater supplies or groundwater recharge are anticipated.

c) *Would the project 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?*

Storm water infrastructure improvements are proposed as part of the project and include a detention structure of oversize underground pipes for the western portion of the site and detention ponds for the eastern portion of the site with flow control structures at each outlet to throttle the flow to the existing swale. As a result, a total of 53,579 cubic feet of water will be retained on site in order to keep the post-development drainage runoff to a pre-development level. The drainage for the project area would be collected in existing or realigned drainage inlets and conveyed in existing or realigned storm drain infrastructure in the direction of historic drainage. As a result, the proposed project would not substantially alter existing drainage patterns in the project site or area. The project would not take place in or near a stream or river, and, as discussed in question a), above, the project would be subject to the requirements of El Dorado County BMPs and NPDES permit requirements, which would minimize erosion and siltation from the project. Additionally, the project site plans include measures to control drainage and runoff from the site that must be adhered to by the project contractor. Therefore less than significant impacts to existing drainage patterns and off-site streams and rivers are anticipated.

d) *Would the project 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 that would result in flooding on- or off-site?*

Refer to discussion c) above. Proposed storm water infrastructure improvements are designed to keep water drainage runoff to pre-development levels; therefore less than significant impacts to drainage patterns and flooding are anticipated.

e) Would the project 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?

Please reference question b) above. The project would cause a slight increase in the quantity of runoff generated in a storm event through the increase in impervious area associated with pavement surfaces. This increase would be contained within storm drains sized and constructed in accordance with El Dorado County standards. Therefore, the project would have a less than significant contribution to the amount and quality of storm water flows in the area.

f) Would the project otherwise substantially degrade water quality?

Please refer to questions a) through e) above. The project would be subject to the requirements of the El Dorado County BMPs and the requirements of the NPDES permit during construction in order to ensure that the project would not contribute to substantial degradation of water quality during construction or operation. This impact is less than significant.

g) Would the project 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?

The FEMA Flood Insurance Rate Map for the project area, (Panel No. 0725 C, December 4, 1986), establishes that the project site is not within a mapped 100-year floodplain, but within Flood Zone C "areas of minimal flooding". Therefore, there would be no impact.

h) Would the project place within a 100-year flood hazard area structures that would impede or redirect flood flows?

See response to g) above. The proposed project would not impede or redirect any 100-year flood flows.

i) Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of a failure of a levee or dam?

See response to g) above. The project would not be subject to natural flooding or flooding due to the failure of a levee or dam; therefore, no impact related to floods or flooding is expected from this project.

j) Would the project be subject to inundation by seiche, tsunami or mudflow?

The project is not located near any ocean coast or seiche hazard area and no potential for mudflow is anticipated. A mudflow usually contains heterogeneous materials lubricated with large amounts of water often resulting from a dam failure or failure along an old stream course. The potential for a mudflow is considered to be non-existent. The project would not be subject to potential impacts involving seiche, tsunami, or mudflows.

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3.9	**LAND USE AND PLANNING** Would the project:				
a)	Physically divide an established community?	☐	☐	☐	☒
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?	☐	☐	☒	☐
c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

ENVIRONMENTAL SETTING

Land Uses within the project area are regulated by the 2004 El Dorado County General Plan. The proposed project is consistent with the development standards contained within the El Dorado County Zoning Ordinance, as well as with its designated land use development goals of the General Plan. The project area is urbanized and is surrounded by commercial and residential land uses.

DISCUSSION OF IMPACTS

a) *Would the project physically divide an established community?*

The proposed project is an assisted living facility and will not disrupt or divide the physical arrangement of an established community. The site is zoned for use through the special permit process and is compatible with residential, medical, and commercial uses in the surrounding area.

b) *Would the project 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?*

The proposed project is consistent with the development standards contained within the El Dorado County Zoning Ordinance, as well as with its designated land use development goals of the General Plan. Under the 2004 General Plan, Policy HO-4a allows and encourages the "development of affordable housing for seniors, including congregate care facilities." Therefore, this is a less than significant impact.

c) *Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?*

No habitat conservation plans or natural community conservation plans are in place now or applicable to the project area. The project would have no impact with regard to these types of plans.

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

ENVIRONMENTAL SETTING

El Dorado County is considered a mining region capable of producing a wide variety of mineral resources. Metallic mineral deposits, gold in particular, are considered the most significant extractive mineral resources. No mineral extraction activities occur within or in the vicinity of the project site. The project area is not within an area of known mineral resources as identified in the 2004 El Dorado County General Plan.

DISCUSSION OF IMPACTS

a) *Would the project 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?*

The proposed project would not use or extract any mineral or energy resources and would not restrict access to known mineral resource areas. The proposed project would not conflict with energy conservation plans, use non-renewable resources in a wasteful manner or result in the loss of availability of a known mineral resource; therefore, there would be no impact from the implementation of the proposed project.

b) *Would the project 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?*

See response to a) above. The project would have no impact on mineral resources.

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3.11	**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 of applicable standards of other agencies?	☐	☐	☒	☐
b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e)	For a project located within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐
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?	☐	☐	☐	☒

ENVIRONMENTAL SETTING

Of the existing noise sources in the area, the most prominent is traffic noise from U.S. Highway 50. Noise level criteria pertaining to project generated noise levels are contained within the 2004 El Dorado County General Plan Health, Safety, and Noise Element. The following is a summary of the Health, Safety, and Noise Element Goals, Objectives, Policies and Criteria, which are germane to this project. Policy 6.5.1.11 of the General Plan regulates construction noise.

GOAL 6.5: ACCEPTABLE NOISE LEVELS

Ensure that County residents are not subjected to noise beyond acceptable levels.

Objective 6.5.1: Protection of Noise-Sensitive Development

Protect existing noise-sensitive developments (e.g., hospitals, schools, churches and residential) from new uses that would generate noise levels incompatible with those uses and, conversely, discourage noise-sensitive uses from locating near sources of high noise levels.

Policy 6.5.1.9

Noise created by new transportation noise sources, excluding airport expansion but including roadway improvement projects, shall be mitigated so as not to exceed the levels specified in Table 6-1 at existing noise-sensitive land uses.

Table 6-1 of the El Dorado County Health, Safety, and Noise Element establishes an exterior noise level criterion of 60 dB Ldn at the outdoor activity area of residential land uses impacted by transportation noise sources. Where it is not possible to reduce noise in outdoor activity areas to 60 dB Ldn or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB Ldn may be allowed provided that available exterior noise level reduction measures have been implemented. In addition, an interior noise level criterion of 45 dB Ldn is applied to all residential land uses. The intent of this interior standard is to provide a suitable environment for indoor communication and sleep.

In addition to the El Dorado County noise level criteria, project related noise levels may be evaluated based upon a community's response to the increase in the existing noise environment. **Table 6** is commonly used to show expected public reaction to changes in environmental noise levels. This table was developed on the basis of test subjects' reactions to changes in the levels of steady-state pure tones or broad-band noise and to changes in levels of a given noise source. It is probably most applicable to noise levels in the range of 50 to 70 dBA, as this is the usual range of voice and interior noise levels.

TABLE 6
SUBJECTIVE REACTION TO CHANGES IN NOISE LEVELS OF SIMILAR SOURCES,
CAMERON PARK CONGREGATE CARE PROJECT

Change in Level, dBA	Subjective Reaction	Factor Change in Acoustical Energy
1	Imperceptible (Except for Tones)	1.3
3	Just Barely Perceptible	2.0
6	Clearly Noticeable	4.0
10	About Twice (or Half) as Loud	10.0

Unless otherwise stated, all sound levels are reported in terms of A-weighted sound pressure levels, in decibels (dB). A-weighting de-emphasizes very low and very high frequencies of sound in a manner similar to the human ear. Most community noise standards utilize A-weighting, as it provides a high degree of correlation with human annoyance and health effects.

Policy 6.5.1.11

The standards outlined in Tables 6-3, 6-4, and 6-5 shall apply to those activities associated with actual construction of a project. Construction activities must occur between the hours of 7 a.m. and 7 p.m., Monday through Friday, and 8 a.m. and 5 p.m. on weekends, and on federally recognized holidays. Exceptions are allowed if it can be shown that construction beyond these times is necessary to alleviate traffic congestion and safety hazards.

Policy 6.5.1.12

When determining the significance of impacts and appropriate mitigation for new development projects, the following criteria shall be taken into consideration.

A. Where existing or projected future traffic noise levels are less than 60 dB Ldn at the outdoor activity areas of residential uses, an increase of more than 5 dBA Ldn caused by a new transportation noise source would be considered significant;

B. Where existing or projected future traffic noise levels range between 60 and 65 dB Ldn at the outdoor activity areas of residential uses, an increase of more than 3 dB Ldn caused by a new transportation noise source would be considered significant; and

C. Where existing or projected future traffic noise levels are greater than 65 dB Ldn at the outdoor activity areas of residential uses, an increase of more than 1.5 dBA Ldn caused by a new transportation noise would be considered significant.

J.C. Brennan & Associates, Inc. was contracted to conduct an acoustical noise analysis of current and future noise levels at the project site J.C. Brennan & Associates, Inc., employs the Federal Highway Administration (FHWA) Highway Traffic Noise Prediction Model (FHWA RD-77-108) for the prediction of traffic noise levels. The FHWA model is the analytical method currently favored for traffic noise prediction by most state and local agencies, including the California Department of Transportation (Caltrans). The model is based upon the CALVENO noise emission factors for automobiles, medium trucks and heavy trucks, with consideration given to vehicle volume, speed, roadway configuration, distance to the receiver, and the acoustical characteristics of the site. The FHWA Model was developed to predict hourly L_{eq} values for free-flowing traffic conditions, and is considered to be accurate within 1.5 dB in most situations. To predict L_{dn} values, it is necessary to determine the day/night distribution of traffic.

On November 30, 2005, J.C. Brennan & Associates, Inc., staff conducted short-term traffic noise level measurements on the project site and concurrent traffic counts on U.S. Highway 50. The purpose of the short-term traffic noise level measurements was to determine the accuracy of the FHWA model in describing the existing U.S. Highway 50 traffic noise levels at the project site, while accounting for shielding from excess ground attenuation, local topography, actual travel speeds, and roadway grade.

Noise measurement results were compared to the FHWA model results by entering the observed traffic volume, speed and distance as inputs to the FHWA model

Equipment used for the noise measurements included Larson Davis Laboratories (LDL) Model 820 precision integrating sound level meters. The meters were calibrated before and after use with an LDL CAL200 acoustical calibrator to ensure the accuracy of the measurements. The measurement system meets all pertinent specifications of the American National Standards Institute (ANSI) for precision sound level measurement equipment.

TABLE 7
COMPARISON OF FHWA MODELED TO MEASURED TRAFFIC NOISE LEVELS

Vehicles/ Hr.				Posted Speed (mph)	Dist. (Feet)	Measured L_{eq}, dB	Modeled L_{eq}, dB*
Site	Time	Autos	Hvy.Trk.				
1	4:00 pm	624	18	65	925	57.1	60.5
1	4:10 pm	597	20	65	925	56.5	60.2

** Acoustically "soft" site assumed.*

Based upon the calibration results, the FHWA Model was found to over-predict U.S. Highway 50 traffic noise levels at the noise measurement location by approximately 3.5 dB. The difference in measured to modeled noise levels is due to excessive ground attenuation over a large distance, and intervening topography J.C. Brennan & Associates, inc., will apply a conservative -2 dB offset to the FHWA Model for the prediction of future U.S. Highway 50 traffic noise levels at the nearest outdoor activity areas of the project site.

DISCUSSION OF IMPACTS

a) Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies?

CONSTRUCTION-RELATED NOISE

Construction activities could increase noise levels temporarily in the vicinity of the project. Actual noise levels would depend on the type of construction equipment involved, distance to the source of the noise, time of day, and similar factors. However, these increases would be temporary and intermittent. Potential impacts related to construction-generated noise would be reduced to less than significant through compliance with El Dorado County General Plan Health, Safety, and Noise Element Policy 6.5.1.11. The El Dorado County Department of Transportation shall be responsible for enforcing this.

TRAFFIC-RELATED NOISE

Predicted Traffic Noise Levels

The FHWA Model was employed to determine future U.S. Highway 50 traffic noise impacts upon the project site. Future traffic volumes were taken from the *Draft Environmental Impact Report* (DEIR), for the General Plan. The results include the -2 dB adjustment to the FHWA model as previously described.

Based upon the future U.S. Highway 50 traffic noise levels, the proposed project will be exposed to exterior noise level criterion for residential uses of at least 60 dBA Ldn at the nearest outdoor activity areas.

Discussion of Acoustical Shielding Provided By Buildings

Shielding can be expected at the individual outdoor patio areas due to the commercial and medical buildings adjacent to the project site. These shielding effects are discussed in the Caltrans Technical Noise Supplement (Section N-2144, Caltrans 1998 Technical Noise Supplement, TeNS).

J. C. Brennan & Associates, Inc., applied a conservative -5 dBA adjustment to account for shielding that will be provided by the commercial and medical facilities to the Congregate Care building and the Western Duet Cottage's outdoor activity areas. An adjustment of -3 dBA was applied to account for the partial shielding that would be provided by the medical facility to the outdoor activity areas of Duet Cottages located on the eastern portion of the project site.

While accounting for shielding, the predicted future traffic noise levels at proposed outdoor activity areas for the Cameron Park Congregate Care project are predicted to comply with the County's 60 dB Ldn standard.

Interior Traffic Noise Levels

To assess compliance with the 45 dB interior noise level standard for residential developments, it is necessary to determine the noise reduction provided by the building facade. This may be calculated by assuming a generalized A-weighted noise frequency spectrum, determining the composite transmission loss and resulting noise level in the receiving room, then correcting for room absorption and calculating the overall noise level in the room. Although construction details and floor plans were not available at the time of this analysis, extensive data exist on noise reduction performance of typical wall and window assemblies, which can be applied to this project.

Standard residential construction (wood siding or two-coat stucco siding, STC-26 windows, door weather stripping, exterior wall insulation, composition plywood roof, etc.), results in an exterior to interior noise reduction of about 25 dB with windows closed, and approximately 15 dB with windows open.

The analysis indicates that the nearest building facade adjacent to U.S. Highway 50 will be exposed to noise levels of approximately 59 dB Ldn at unshielded first floor facades. Therefore, interior traffic noise levels at unshielded first floor facades are predicted to comply with the 45 dB Ldn interior noise level criterion.

Second floor facades are predicted to be exposed to traffic noise levels approximately 2 to 3 dB higher (62 dB Ldn). This is due to the fact that second floor facades will not benefit from shielding due to barriers, and will not benefit from excess ground attenuation. Therefore, interior traffic noise levels at unshielded second floor facades are predicted to comply with the 45 dB Ldn interior noise level criterion provided standard residential construction practices are followed.

Based upon Policy 6.5.1.12 and the reported traffic noise level analysis, there would not be a significant increase in traffic noise levels associated with the project. Traffic noise levels associated with the Cameron Park Congregate Care Project are expected to comply with the El Dorado County General Plan noise level criteria.

b) *Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?*

Potential groundborne vibration or groundborne noise levels would most likely occur as part of construction activities associated with the project. These construction activities would be temporary in nature and would be subject to limited construction hours as outlined in Table 6-2 of the El Dorado County General Plan Health, Safety, and Noise Element to ensure less than significant impacts from construction-associated groundborne vibration and groundborne noise levels. The El Dorado County Department of Transportation shall be responsible for enforcing this.

c) Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Refer to the analysis in discussion a) above. This impact is less than significant.

d) Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Noise generated from equipment during construction activities would result in periodic increases in ambient noise levels in the vicinity of the project area above existing levels. However these increases would be temporary, intermittent, and would be subject to limited construction hours as outlined in Policy 6.5.1.11 of the El Dorado County General plan Health, Safety, and Noise Element, to ensure less than significant impacts from construction-related noise.

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

General Plan Policy 6.5.2.1 requires that all projects, including single-family residential, within the 55 dB/CNEL contour of a County airport shall be evaluated against the noise guidelines and policies in the applicable Comprehensive Land Use Plan (CLUP). In this case, the project site is not located within the defined 55dB/CNEL noise contour of a County owned/operated airport facility.

f) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

Refer to e) above. The proposed project is not located within the vicinity of a private airstrip.

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

ENVIRONMENTAL SETTING

The proposed project consists of the design and construction of the development for the Cameron Park Congregate Care and Senior Village. A total of 204 units (140 units of congregate care, 64 duets, 35 patient Alzheimer's unit,) and a clubhouse building are proposed to be constructed on the site.

DISCUSSION OF IMPACTS

a) *Would the project induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?*

The proposed project includes the construction of 204 units of housing (64 duets and 140 units congregate care) including an Alzheimer Center and clubhouse building. Therefore, the project would contribute to a slight increase in population in the area. However, no population growth beyond what was already anticipated in the 2004 General Plan would occur as a result.

b) *Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

No structures or residential houses would be displaced as a result of implementation of the proposed project, and the project would have no impact on existing housing.

c) *Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

As discussed in b) above, the project would not involve the removal or relocation of any housing, and would therefore, not displace any people or necessitate the construction of any replacement housing.

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3.13	**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 following public services:				
a)	Fire protection?	☐	☐	☒	☐
b)	Police protection?	☐	☐	☒	☐
c)	Schools?	☐	☐	☐	☒
d)	Parks?	☐	☐	☐	☒
e)	Other public facilities?	☐	☐	☐	☒

ENVIRONMENTAL SETTING

The proposed project consists of the design and construction of the development for the Cameron Park Congregate Care and Senior Village. A total of 204 units of housing (64 duets units and 140 units of congregate care), an Alzheimer Center, and a clubhouse building are proposed to be constructed on the site. The El Dorado County Sheriff provides general public safety and law enforcement services for the project area. The Cameron Park/CDF Fire Department provides fire protection services and emergency services to the project area. Additionally, the County provides maintenance of public facilities, including the project area roadways.

DISCUSSION OF IMPACTS

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 following public services:

a) Fire protection?

The Cameron Park Fire District currently provides fore protection services to the project area. Development of the project would result in a minor increase in demand for fire protection services. However, as no comments regarding the proposed project were received from the Fire District, it can be assumed that the project would not cause the level of service to fall below the minimum requirements. The established minimum level of service for the fire district in a Community Region is an 8-minute response to 80 percent of the population. The project site is within that response range through the existing fire station on Country Club Drive east of Cameron Park Drive. The project site has a security gate across all three access roads, possibly creating an impact on response times; however, the lack of comments from the Fire District implies no concerns on their part with the project. The standard gate requirements will be applied to the project so as to insure a less than significant impact on fire protection services. In addition, the Fire District will review the building permit plans to determine compliance with their fire standards, including, but not limited to: location of fire hydrants, accessibility around buildings, turning radii with parking lots, fire sprinklers within buildings, building identification and construction planning.

b) Police protection?

The project site will be served by the El Dorado County Sheriff's Department with a response time depending on the location of the nearest patrol vehicle. The minimum Sheriff's Department service standard is an 8-minute response to 80 percent of the population within Community Regions. Currently, the County has .89 sworn officers per 1,000 daytime population compared with a statewide average of 1.8 officers per 1,000 residents. However, this comparison is not valid based upon the large rural tracts in the County with sparse population, large concentrations of Forest Service and Bureau of Land Management lands, and an overall low crime rate. The Sheriff's Department stated goal is to achieve a ratio of one sworn officer per 1,000 residents. The addition of the proposed congregate care facility and its related uses will not significantly impact the achievement of this goal, or significantly impact current response times to the project area.

c) Schools?

The proposed project is a congregate care/Alzheimer's facility; therefore the project would not result in an increased demand for schools.

d) Parks?

The proposed project is care facility and, as such, residents would generally stay on the premises. The number of residents that may utilize parks in the area is negligible and would not result in an increased demand for parks or governmental facilities to maintain parks.

e) Other public facilities?

The proposed project would not substantially increase the local population to a degree where acceptable service ratios would be adversely affected. The project would not create any significant impacts to the service levels of any other public service providers.

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3.14	**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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

ENVIRONMENTAL SETTING

The El Dorado County Parks and Recreation Department serve the project area. However, no recreational facilities have been identified in the project area and there are no known plans to develop new recreational facilities in the project vicinity. The proposed project does not contain any features that would create additional recreation facilities outside the congregate care facility.

DISCUSSION OF IMPACTS

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?*

The proposed project would not create any new demand for any type of recreational facilities. Therefore, the project would have no impact on existing neighborhood and regional parks or other local recreational facilities.

b) *Does the project include recreational facilities, or require the construction or expansion of existing facilities, which might have an adverse physical effect on the environment?*

The proposed project would not require the expansion of recreational facilities, nor would it adversely affect the environment. Therefore, the project would have no impact on existing local recreational facilities.

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3.15	**TRANSPORTATION/TRAFFIC** Would the project:				
a)	Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐
b)	Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
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?	☐	☐	☐	☒
d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e)	Result in inadequate emergency access?	☐	☐	☒	☐
f)	Result in inadequate parking capacity?	☐	☐	☐	☒
g)	Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

ENVIRONMENTAL SETTING

The circulation system for El Dorado County consists of a roadway network that until recently, was primarily rural in character, but is rapidly urbanizing in the western portion of the County. U.S. Highway 50 is the primary transportation corridor connecting the County's major population centers. Other State highways, County arterials, and a network of local public and private roads constitute the remainder of the roadway system.

DISCUSSION OF IMPACTS

a) Would the project cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?

Based upon a Traffic Impact Assessment performed February 7, 2005 by kdAnderson Transportation Engineers, the project could generate approximately 473 additional vehicle trips with 15 trips generated during the AM Peak-Hour and 38 trips generated during the PM Peak-Hour. Previous traffic studies regarding background traffic conditions in the El Dorado County area were researched to compare similar projects' impact on traffic

conditions. As a result of the traffic impact assessment it appears unlikely that the addition of 38 PM Peak-Hour trips would create an appreciable change in road conditions in the project area. The proposed project would not result in a substantial increase in existing traffic trips on the roadway.

b) *Would the project exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?*

Policy TC-XD of the 2004 General Plan establishes the LOS Standards for the County as follows: Policy TC-XD: Level of Service (LOS) for County-maintained roads and state highways within the unincorporated areas of the county shall not be worse than LOS E in the Community Regions or LOS D in the Rural Centers and Rural Regions except as specified in Table TC-2 or, after December 31, 2008, Table TC-3. The volume to capacity ratio of the roadway segments listed in Tables TC-2 and TC-3 as applicable shall not exceed the ratio specified in that table. Level of Service would be as defined in the latest edition of the Highway Capacity Manual (Transportation Research Board, National Research Council) and calculated using the methodologies contained in that manual. Analysis periods shall be based on the professional judgment of the Department of Transportation, which shall consider periods including, but not limited to, Weekday Average Daily traffic (ADT), AM Peak Hour, and PM Peak Hour traffic volumes.

Based upon previous studies conducted by kdAnderson Transportation Engineers, the PM Peak-Hour traffic operated at LOS "F" at Cameron Park Drive and Palmer Drive. The Traffic Impact Assessment conducted for this proposed project projected approximately 38 additional trips during the PM Peak-Hour and, as such, would not create an appreciable change in traffic flows in the area or substantially impact County LOS Standards.

c) *Would the project 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?*

The proposed project would not result in a change in air traffic patterns or increase traffic levels that would result in a substantial safety risk. The project does not propose any structures that would impede a height limitation in close proximity to an airport. Therefore, no impacts on air traffic patterns would occur as a result of this project.

d) *Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

No design features such as sharp curves, dangerous intersections, turning radius, banking, or line of sight are present within the existing project limits. The proposed project would not include any of the above non-standard design features. Therefore, no impacts are anticipated.

e) *Would the project result in inadequate emergency access?*

The project contractor would be required to prepare a Traffic Management Plan (TMP) for construction activities to ensure adequate access for emergency vehicles during project construction. The proposed project would improve traffic flows through the intersection, which would improve emergency access in the project area. Therefore, the proposed project would have a less than significant impact on emergency access.

f) *Would the project result in inadequate parking capacity?*

No land uses are proposed that would generate a demand for parking outside the care facility. The proposed project would not cause the loss of on-street parking spaces. Therefore, the proposed project would have no impact on parking capacity.

g) *Would the project conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?*

As discussed in Land Use, the proposed project is consistent with the development standards contained within the El Dorado County Zoning Ordinance, as well as with its designated land use development goals of the General Plan. The proposed project does not conflict with any policies, plans, or programs associated with alternative transportation and therefore would have no impact.

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3.16	**UTILITIES AND SERVICE SYSTEMS**	Would the project:			
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
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?	☐	☐	☒	☐
c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
e)	Result in a determination by the wastewater treatment provider that 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?	☐	☐	☒	☐
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g)	Comply with federal, state and local statutes and regulations related to solid waste?	☐	☐	☐	☒

ENVIRONMENTAL SETTING

Utilities located in and surrounding the project area include water services provided by the El Dorado Irrigation District (EID), electricity provided by Pacific Gas and Electric (PG&E), and telephone services provided by SBC Communications. Solid waste services in the project area are provided by El Dorado Disposal Service, Inc. El Dorado County maintains storm drainage facilities.

DISCUSSION OF IMPACTS

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Wastewater uses at the site would not require special types of treatment and would be treated in the same manner as other domestic wastewater in the area. Currently, there is an 8-inch sewer line in Gabbert Drive.

There is also a 6-inch sewer line in Kevin Street, near the southern end of the property line. According to a letter from the El Dorado Irrigation District (EID) dated February 8, 2006, these sewer lines have adequate capacity to handle the proposed project's sewer needs. In order to receive service form these lines, an extension of facilitates of adequate size must be constructed. The extension of sewer lines would be in accordance with state and local requirements as well as be constructed according to the projected capacity demand. The addition of project-generated wastewater will not exceed or violate any wastewater treatment requirements and would be required to meet County.

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?*

The project would result in a slight increase in water demand; however, no new water or wastewater treatment facilities will result from implementation of the proposed project. The water conveyance infrastructure in the project area is operated by the EID. According to a letter from the EID dated February 8, 2006, a 16-inch water line exists on Gabbert Drive and would serve the proposed project. In addition, a 10-inch water line extension from the 16-inch water line in Gabbert Drive to the 8-inch water line in Kevin Street must be constructed to access water supply as well as maintain adequate water pressure for fire hydrant purposes. The project would have no impact related to the construction of water or wastewater treatment facilities. This impact is considered less than significant.

c) *Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

Refer to Hydrology and Water Quality for a full discussion of storm water drainage facilities. The project will implement County-approved BMPs to minimize impacts to hydrology and water quality. The BMPs that will be used for the proposed project include the construction of detention ponds for the eastern portion of the site with flow control structures at each outlet to throttle the flow to the existing swale. The construction of detention ponds will not result in significant impacts to the environment. This is considered a less than significant impact.

d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

The proposed project would utilize existing County water supplies provided by EID. The EID has indicated that there is sufficient water supply available in the area to serve the anticipated project demand. The proposed project would not generate a significant new demand for water and would not require additional or expanded entitlements. This impact is less than significant.

e) *Result in a determination by the wastewater treatment provider that 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?*

Please refer to discussion a) above. EID has indicated there is sufficient capacity to serve the proposed project's needs. There is a less than significant affect to the wastewater treatment provider.

f) *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*

Construction and operation of the proposed project would not result in the generation of significant volumes of solid waste. Solid waste disposal would occur in accordance with federal, state and local regulations. Disposal would occur at permitted landfills. Therefore, the proposed project would not generate the need for new solid waste facilities and the project's impacts would be considered less than significant.

The landfill's capacity would not be exceeded by the amount of solid waste generated at the project site. There is no impact.

g) Comply with federal, state and local statutes and regulations related to solid waste?

The proposed project would conform to all applicable state and federal solid waste regulations, therefore, there would be no impact.

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3.17	**MANDATORY FINDINGS OF SIGNIFICANCE** Would the project:				
a)	Does the project 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 rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b)	Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.	☐	☐	☒	☐
c)	Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

DISCUSSION OF IMPACTS

a) Does the project 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 rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory?

There is no substantial evidence contained in this document that the project will have the potential to degrade the quality of the environment. The project does not have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plant or animal or eliminate important examples of California history or pre-history. Any potentially significant impacts can be mitigated through the incorporation of the proposed mitigation measures and existing standards and requirements.

b) *Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.*

The project has impacts that are limited to the project site, the significance of which will be reduced by mitigation measures incorporated into the project. The project does not have any impacts which are considered to be cumulatively considerable.

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

The project does not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. The project includes mitigation which have been incorporated into the project.

SUPPORTING INFORMATION SOURCE LIST

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

2004 El Dorado County General Plan

El Dorado County General Plan Draft Environmental Impact Report

Volume I - Comments on Draft Environmental Impact Report

Volume II - Response to Comment on DEIR

Volume III - Comments on Supplement to DEIR

Volume IV - Responses to Comments on Supplement to DEIR

Volume V - Appendices

El Dorado County General Plan - Volume I - Goals, Objectives, and Policies

El Dorado County General Plan - Volume II - Background Information

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

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.)

L:\PC\AZS\A06-0003 Z05-0008 P05-0014 Initial Study.doc

EXHIBIT L

INTRODUCTION

The California Environmental Quality Act (CEQA) Guidelines, Section 15074(d), requires public agencies, as part of the adoption of a mitigated negative declaration, to adopt a reporting and monitoring program to ensure that changes made to the project as conditions of project approval to mitigate or avoid significant environmental effects are implemented.

The Mitigation Monitoring and Reporting Program (MMRP) contained herein is intended to satisfy the requirements of CEQA as they relate to the Duets and Congregate Care project. The MMRP is intended to be used by County staff, project contractors, and mitigation monitoring personnel during implementation of the project.

The MMRP will provide for monitoring of construction activities as necessary, in-the-field identification and resolution of environmental concerns, and reporting to County staff. The MMRP will consist of the components described below.

COMPLIANCE CHECKLIST

Table 1 contains a compliance-monitoring checklist that provides a synopsis of all adopted mitigation measures, a suggested monitoring action, identification of agencies responsible for enforcement and monitoring, and timing of implementation.

FIELD MONITORING OF MITIGATION MEASURE IMPLEMENTATION

During construction of the project facilities, El Dorado County's designated construction inspector will be responsible for monitoring the implementation of mitigation measures. The inspector will report to the El Dorado County Planning Department, and will be thoroughly familiar with all plans and requirements of the project. In addition, the inspector will be familiar with construction contract requirements, construction schedules, standard construction practices, and mitigation techniques. Aided by **Table 1**, the inspector will typically be responsible for the following activities:

- On-site, day to day monitoring of construction activities;
- Reviewing construction plans to ensure conformance with adopted mitigation measures;
- Ensuring contractor knowledge of and compliance with all appropriate conditions of project approval;
- Evaluating the adequacy of construction impact mitigation measures, and proposing improvements to the contractors and County staff;
- Requiring correction of activities that violate project mitigation measures, or that represent unsafe or dangerous conditions. The inspector shall have the ability and authority to secure compliance with the conditions or standards through El Dorado County, if necessary;
- Acting in the role of contact for property owners or any other affected persons who wish to register observations of violations of project mitigation measures, or unsafe or dangerous conditions. Upon receiving any complaints, the inspector shall immediately contact the construction representative. The inspector shall be responsible for verifying any such observations and for developing any necessary corrective actions in

consultation with the construction representative and the El Dorado County Department of Transportation;

- Maintaining prompt and regular communication with County staff;

- Obtaining assistance as necessary from technical experts such as archaeologists and wildlife biologists to develop site-specific procedures for implementing the mitigation measures adopted by the County for the project. For example, it may be necessary at times for a wildlife biologist to work in the field with the inspector and construction contractor to explicitly identify and mark areas to be avoided during construction; and

- Maintaining a log of all significant interactions, violations of permit conditions or mitigation measures, and necessary corrective measures.

PLAN CHECK

Many mitigation measures will be monitored via plan check during project implementation. County staff will be responsible for monitoring plan check mitigation measures.

TABLE 1
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure		Implementation and Monitoring Action	Enforcement/ Monitoring Agency	Timing	Mitigation Completed
Biological Resources					
MM 1 **(Duets and Congregate Care MND)**	Grading and improvement plans shall state: "It is the Contractor's responsibility to comply with all applicable state and federal laws and regulations including the Federal and State Endangered Species Acts and the Clean Water Act. The County Grading Permit does not authorize Contractor to conduct activities not permitted by applicable State and Federal agencies in areas subject to State and Federal jurisdiction."	*Review improvement plans.*	*El Dorado County*	*Prior to approval of plans*	
MM 2 **(Duets and Congregate Care MND)**	1. Twenty-four hours prior to construction activities, a qualified biologist will conduct a preconstruction survey for California horned lizard. 2. All horned lizards found on the project site during the preconstruction survey will be relocated to the property west of the EID easement. 3. A qualified biologist will be present on-site for all clearing and grubbing activities. All horned lizards found during clearing and grubbing will be relocated to the property west of the EID easement.	*Monitor construction activities for compliance*	*El Dorado County Planning Department*	*Clearing and Grubbing*	

Mitigation Measure		Implementation and Monitoring Action	Enforcement/ Monitoring Agency	Timing	Mitigation Completed
MM 3 **(Duets and Congregate Care MND)**	A qualified biologist will conduct a survey within 3 weeks prior to the start of grading, clearing, or other construction activities for active nests. The survey will be conducted within 200 ft of the project site. 1. If no active nests are found, no further avoidance measures will be necessary. 2. If an active nest is located within 200 ft of a construction area, the biologist will record the location(s) on a site map. • If the species is listed under the federal or state endangered species acts, the appropriate federal or state agency will be contacted for guidance. • If the species is not federal or state listed, but protected under the federal Migratory Bird Treaty Act of 1918, the biologist will establish a minimum 100 ft buffer (Environmentally Sensitive Area) around the nest tree. • The biologist will delimit the buffer zone with yellow caution tape, surveyor's flagging, pin flags, stakes, etc. The buffer zone shall be maintained until young have fledged. No construction activities shall occur within 100 ft of a nest tree while young are in the nest. • A biologist will monitor the nest weekly	*Review survey and monitor construction activities for compliance*	*El Dorado County Planning Department*	*Prior to clearing and grubbing*	

	Mitigation Measure	Implementation and Monitoring Action	Enforcement/ Monitoring Agency	Timing	Mitigation Completed
	during construction to evaluate potential disturbance caused by construction activities. The biological monitor will have the authority to stop construction if the nesting birds appear to be adversely affected by construction activities.				
MM 4 **(Duets and Congregate Care MND)**	The landscaping plan must show that only plants associated with gabbroic northern mixed chaparral will be planted on graded slopes surrounding the project site.	*Review landscaping plan.*	*El Dorado County*	*Prior to clearing and grubbing*	
MM 5 **(Duets and Congregate Care MND)**	Pay El Dorado County rare plant mitigation fee for Zone 1.	*Verify payment of fees*	*El Dorado County*	*Prior to clearing and grubbing*	
MM 6 **(Duets and Congregate Care MND)**	1. Establish an on-site Calystegia Preserve north of the project site, adjacent to the Pine Hill Preserve. 2. Transplant the four *Calystegia stebbinsii* from the project site to the Calystegia Preserve. 3. Collect seeds of *Calystegia stebbinsii* from plants in project study area; treat seeds (scarify and/or heat treatments), and plant seeds or seedlings in the Calystegia Preserve. 4. Remove chaparral shrubs from	*Verify transplantation*	*El Dorado County*	*Prior to clearing and grubbing*	

Mitigation Measure		Implementation and Monitoring Action	Enforcement/ Monitoring Agency	Timing	Mitigation Completed
	Calystegia stebbinsii transplant/seedling areas to encourage germination and growth of *Calystegia stebbinsii* plants.				
MM 7 **(Duets and Congregate Care MND)**	1. A qualified biologist will stake the ordinary high watermark (OHWM) of channels 1 and 2 adjacent to the project site. 2. Contractor will install temporary, high visibility construction fencing five feet from the staked OHWM prior to clearing and grubbing activities commence. 3. Contractor will remove the temporary fencing after the grading pad is completed and drainage, roads, and utilities are installed.	*Monitor construction activities for compliance*	*El Dorado County*	*Prior to clearing and grubbing and throughout construction*	
MM 8 **(Duets and Congregate Care MND)**	1. Prepare tree replacement plan showing the replacement of every inch diameter at breast height of tree removed from the site by planting the same number of inches of native oak trees on- site.	*Review tree planting plan and verify tree planting.*	*El Dorado County*	*Prior to clearing and grubbing*	

Biological Resources Evaluation
and
Jurisdictional Delineation Report
for
68 acre Cameron Park

El Dorado County, CA

Prepared by:

Sycamore Environmental Consultants, Inc.
6355 Riverside Blvd., Suite C
Sacramento, CA 95831-1143
Phone: 916/ 427-0703
Fax: 916/ 427-2175
Contact: R. John Little, Ph.D.

Prepared for:

Pacific Oak Development
9260 Cherry Avenue
Orangevale, CA 95662
Phone: 916/ 989-9774
Fax: 916/ 989-9702
Contact: Mr. Erik Pilegaard

28 April 2005

Biological Resources Evaluation
and
Jurisdictional Delineation Report
for
68 acre Cameron Park
El Dorado County, CA

Table of Contents

FIGURES

TABLES

APPENDICES

I. SUMMARY OF FINDINGS AND CONCLUSIONS

Stebbins' morning-glory, a state- and federal-endangered plant, occurs in the project study area (PSA). Take of Stebbins' morning-glory requires a Section 2081 Incidental Take Permit from the California Department of Fish and Game (DFG). One other federal-endangered plant occurs in the PSA. Take of federal-endangered plants requires consultation with the U.S. Fish and Wildlife Service (USFWS) if a federal nexus exists (project is on federal land, federally funded, or federally permitted). Three other special-status plants occur in the PSA.

California horned lizard was observed in the PSA. There are two sensitive natural communities in the PSA. No birds of prey or migratory birds were observed nesting in the PSA. Wetlands and other waters of the U.S. occur in the PSA.

Permits required for filling or dredging activities in wetlands or other waters of the U.S. include a section 404 permit from the U.S. Army Corps of Engineers (Corps), a section 401 Water Quality Certification from the Regional Water Quality Control Board (RWQCB), and a 1602 Streambed Alteration Agreement from DFG. Project design avoids impacts to wetlands and other waters of the U.S.

II. INTRODUCTION

A. Purpose of Report

The purpose of this report is to document biological resources, wetlands, and other waters of the U.S. in the PSA. This report can be used in support of state and federal permit applications and CEQA documents.

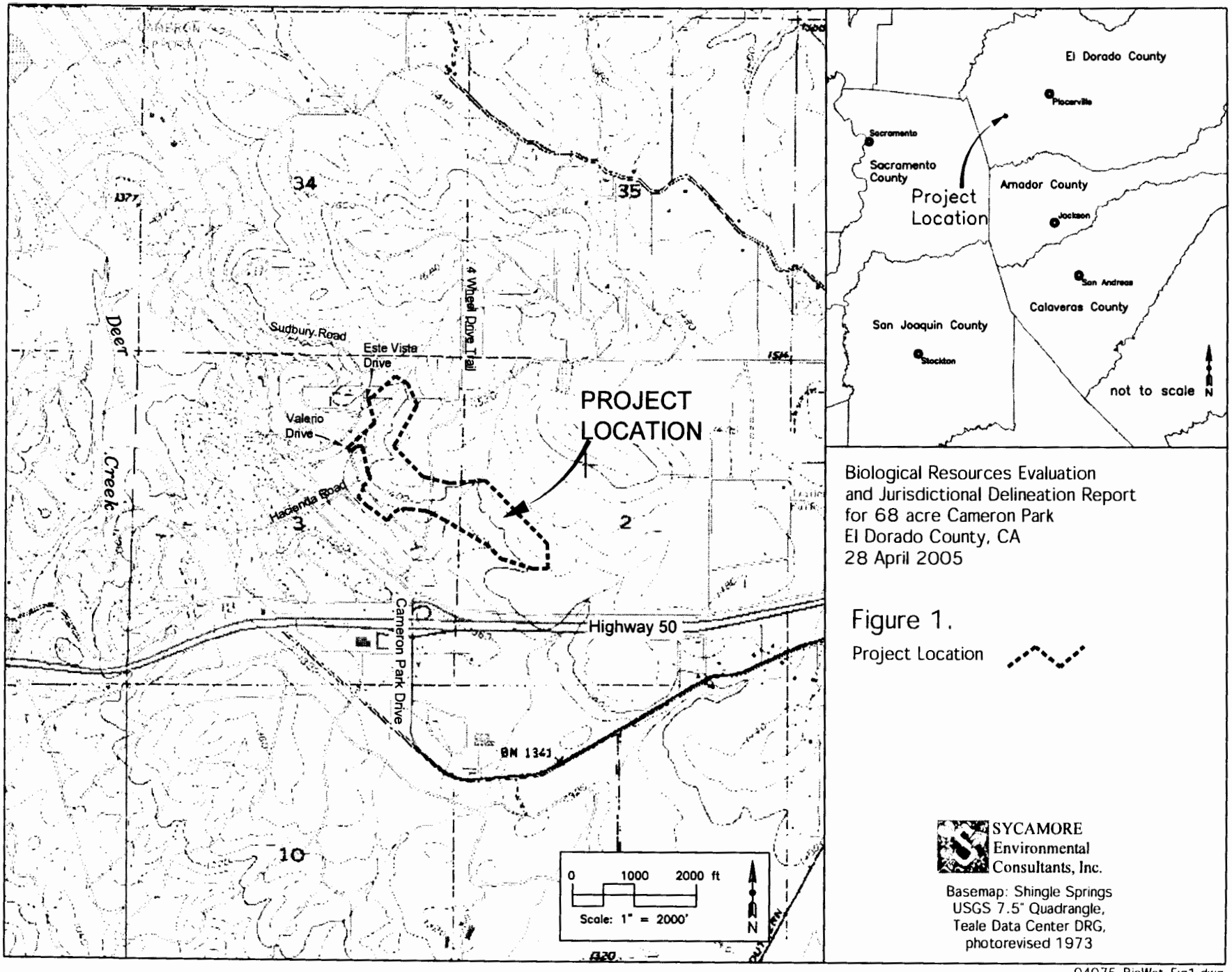
B. Project Location

The 67.865 ac PSA is APN 083-350-43 on Gabbert Drive in the community of Cameron Park, CA in El Dorado County (Figure 1). The western part of the PSA is accessed from Valerio Drive, and the eastern part from Kevin Drive. The PSA is located on the Shingle Springs USGS topographic quad (T9N, R9E, Sections 2 and 3). The PSA is in hydrologic unit code 18040013 and its centroid is –120.97001° W, 38.66640° N (CA State Plane Zone 2, NAD83 datum).

C. Project Applicant and Engineer

Applicant:	Engineer:
Pacific Oak Development	Carlton Engineering, Inc.
9260 Cherry Avenue	3883 Ponderosa Road
Orangevale, CA 95662	Shingle Springs, CA 95682
Phone: 916/ 989-9774	Phone: 530/ 677-5515
Fax: 916/ 989-9702	Fax: 530/ 677-6645
Contact: Mr. Erik Pilegaard	Contact: Mr. Chris Russell

[This page intentionally blank]



Biological Resources Evaluation
and Jurisdictional Delineation Report
for 68 acre Cameron Park
El Dorado County, CA
28 April 2005

Figure 1.

Project Location

SYCAMORE
Environmental
Consultants, Inc.

Basemap: Shingle Springs
USGS 7.5" Quadrangle,
Teale Data Center DRG,
photorevised 1973

04075_BioWet_Fig1.dwg

reverse side Figure 1. Project Location Map

D. Project Description

Applicant provided project design on 30 March 2005 (pers. comm., E. Pilegaard). Applicant intends to develop single-family homes west of Channel 1 and a senior care facility east of Channel 1. The project design complies with the 1996 and 2004 El Dorado County General Plans (Appendix E, Section F).

III. STUDY METHODS

A. Studies Conducted

Studies included conducting field surveys; obtaining and analyzing data from state and federal agencies; and reviewing maps, aerial photographs, and published and unpublished literature. A jurisdictional delineation was conducted to determine if wetlands or waters of the U.S. occur in the PSA.

B. Literature Search

Information on the biology, distribution, taxonomy, legal status, and other aspects of the special-status species was obtained from documents on file in the library of Sycamore Environmental. Standard references used for the biology and taxonomy of plants included Abrams (1923-1960); California Native Plant Society (2001); California Department of Fish and Game (2003, 2004b,d); Hickman, ed. (1993); Mason (1957); Munz (1959); and Sawyer and Keeler-Wolf (1995). Standard references used for the biology and taxonomy of wildlife included Behler and King (1979); California Department of Fish and Game (2004a,c); Ehrlich et al. (1988); Jameson and Peeters (1988); Jennings and Hayes (1994); Mayer and Laudenslayer, eds. (1988); McGinnis (1984); Peterson (1990); Sibley (2000); Stebbins (2003); Udvardy (1977); Verner and Boss (1980); Whitaker (1980); and Zeiner et al. (1988; 1990a, b).

Sycamore Environmental requested on-line file data from the Sacramento Field Office of USFWS on special-status species that could potentially occur in, or in the vicinity of the PSA. Their response, dated 4 January 2005, is in Appendix A.

A search of the California Natural Diversity Database (CNDDB; 3 October 2004 version) was conducted for the Shingle Springs USGS quad to determine if there are any known occurrences of state- or federal-listed species recorded in, or near the PSA. A summary of the CNDDB/ RareFind record for the Shingle Springs quad is in Appendix B.

C. Survey Dates and Personnel

Chuck Hughes, M.S., met on-site with Mr. Erik Pilegaard on 15 December 2004. Chuck Hughes and Stephen Stringer conducted a biological survey and jurisdictional delineation on 12 and 21 January 2005. R. John Little, Ph.D., and Jeff Little viewed the PSA on 12 January 2005. Chuck Hughes conducted a botanical survey and made plant density estimates on 1 and 6 April 2005.

D. Survey Methods

Field surveys consisted of walking through the PSA to assess potential habitat for special-status species, sensitive communities, and potential wetlands and waters of the U.S. Plant and animal species and vegetative communities were identified and recorded. A list of plant and wildlife species observed during the surveys is in Appendix C. Photographs of the PSA are in Appendix G.

Special-status plant estimates were calculated by estimating density (individuals/ square yard) of each species in each polygon (Figure 3). The density was multiplied by area to arrive at the estimate. Stebbins' morning-glory and El Dorado County mule ears grow from underground stems called rhizomes. Hence, above-ground stems that are separate at the surface may be part of the same individual. The separate above-ground stems are termed ramets. The estimates for Stebbins' morning-glory and El Dorado County mule ears are an estimate of the number of ramets.

E. Jurisdictional Delineation

The jurisdictional delineation was conducted in accordance with Corps guidelines (1987). The results are in Section VI of this document.

F. Problems Encountered and Limitations That May Influence Results

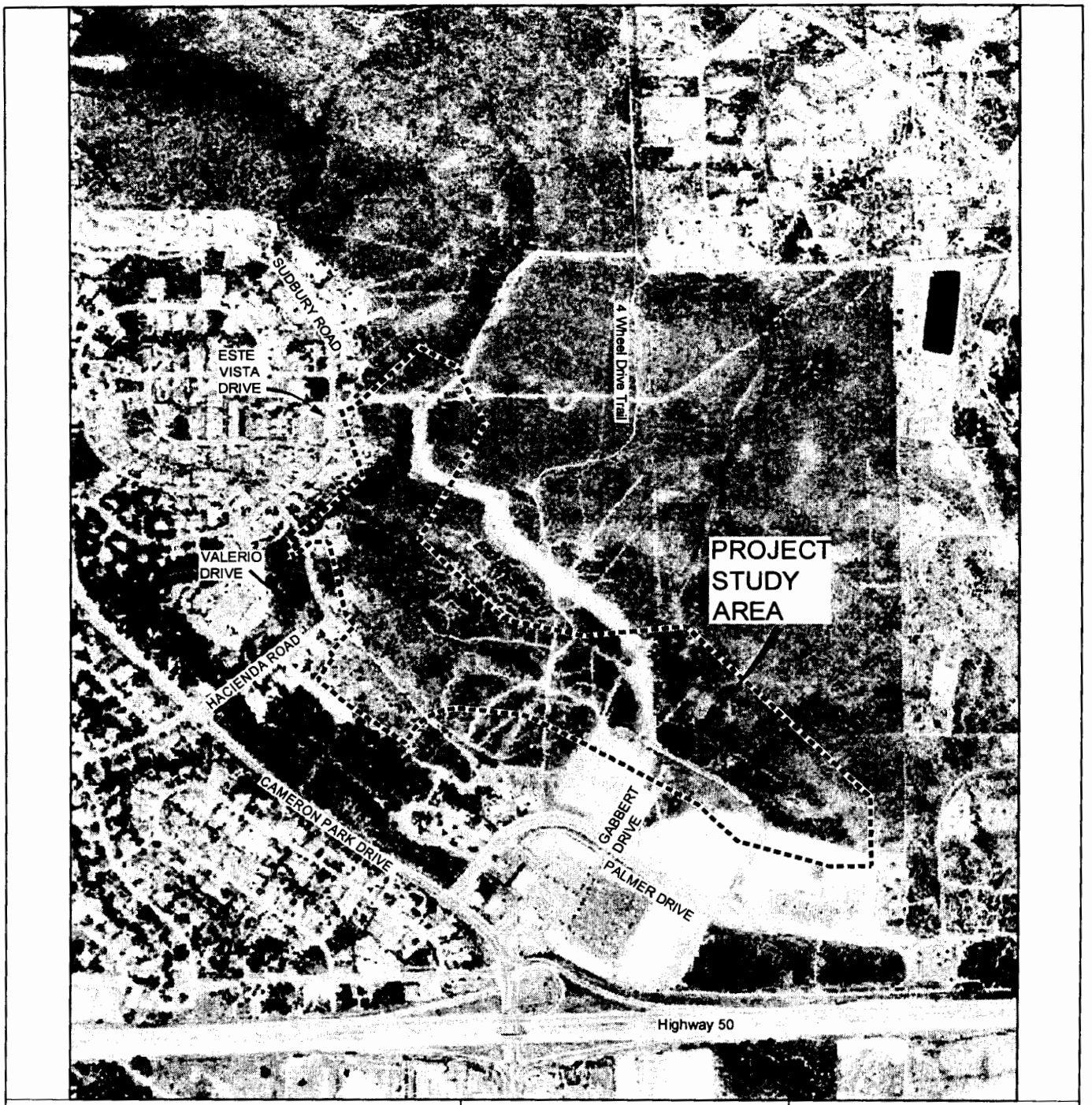
Much of the PSA is densely vegetated with tall shrubs. Some areas in the PSA could not be surveyed for special-status species because the shrub cover was too dense. Plants in the Pine Hill association are fire-adapted and more likely to be found in areas where the brush is low and there are more openings in the canopy. As a result, although not all parts of the PSA could be searched, areas that were searched are where most of the special-status species are likely to be.

The presence of polygons on Figure 3 representing the locations of special-status plants is not meant to imply there are no special-status plants outside of the polygons. Rather, the polygons represent the densest areas of the special-status plants indicated. Areas outside the polygons tend to have tall, thick brush and fewer special-status plants.

G. Mapping

Biological and jurisdictional features were mapped using a Trimble Pro-XR™ sub-meter accurate global positioning system (GPS). Figure 2 is a regional aerial photograph downloaded from the Microsoft Terraserver® website. An AutoCAD® base map was provided by Carlton Engineering, Inc.

The GPS data were exported to AutoCAD® where they were processed and formatted for the base map. The resulting digital AutoCAD® maps include biological and potential jurisdictional features (Figures 3 and 4). Acreages of jurisdictional features were calculated using AutoCAD® functions.



Biological Resources Evaluation
and Jurisdictional Delineation Report
for 68 acre Cameron Park
El Dorado County, CA
28 April 2005

Figure 2.

Aerial Photograph of the
Project Study Area

Project Study Area

0 400 800 ft

Scale: 1" = 800'

N

SYCAMORE
Environmental
Consultants, Inc.

Basemap: MicroSoft TerraServer,
2m/pixel USGS/DOQ, 9 July 1993

04075_Fig2_AerialMap.dwg

reverse side Figure 2. Aerial Photograph of the project study area

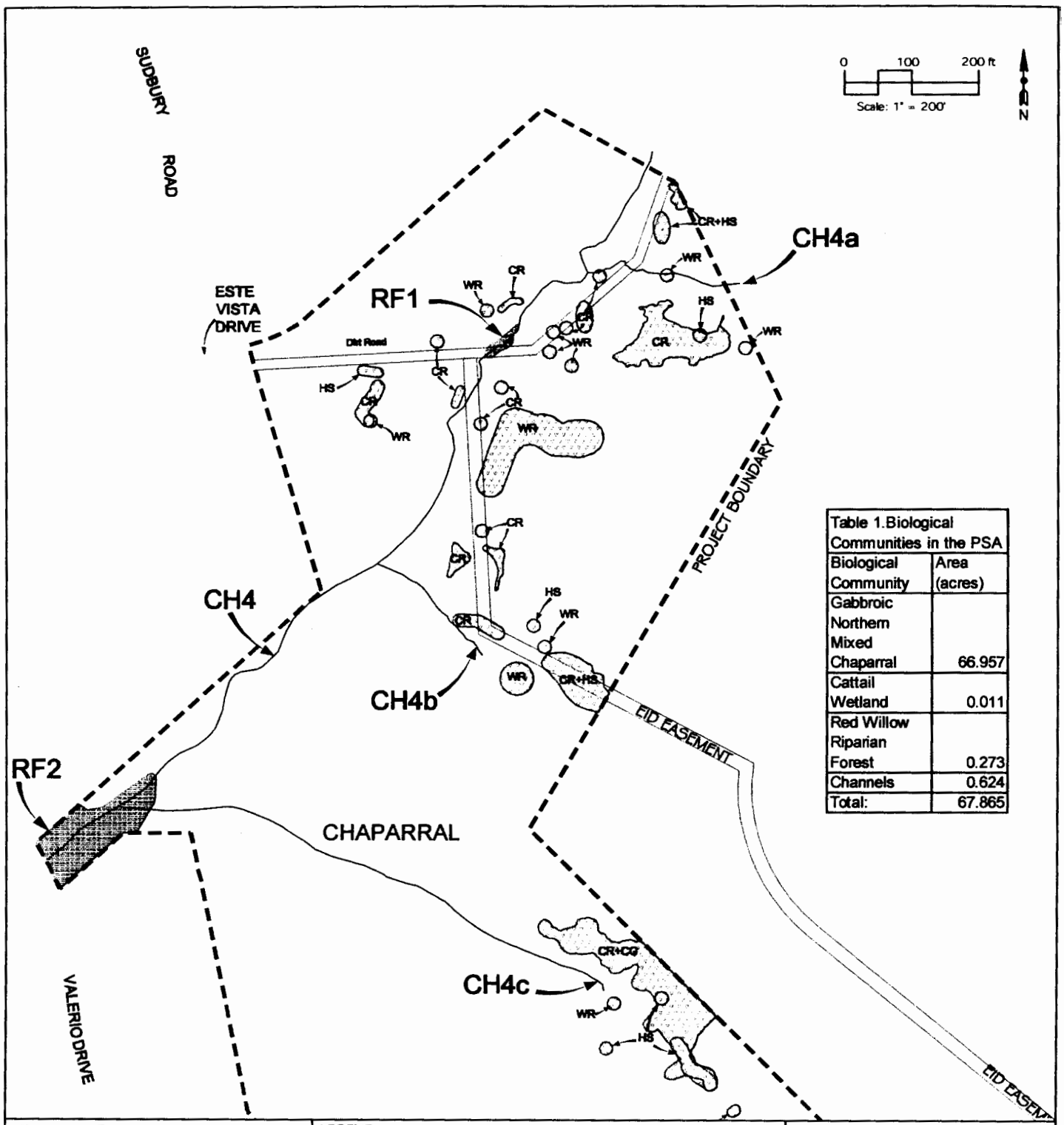


Table 1.Biological Communities in the PSA	
Biological Community	Area (acres)
Gabbroic Northern Mixed Chaparral	66.957
Cattail Wetland	0.011
Red Willow Riparian Forest	0.273
Channels	0.624
Total:	67.865

Biological Resources Evaluation and Jurisdictional Delineation Report for 68 acre Cameron Park
El Dorado County, CA
28 April 2005

Figure 3.
Biological Resources Map

Sheet 1

LEGEND:

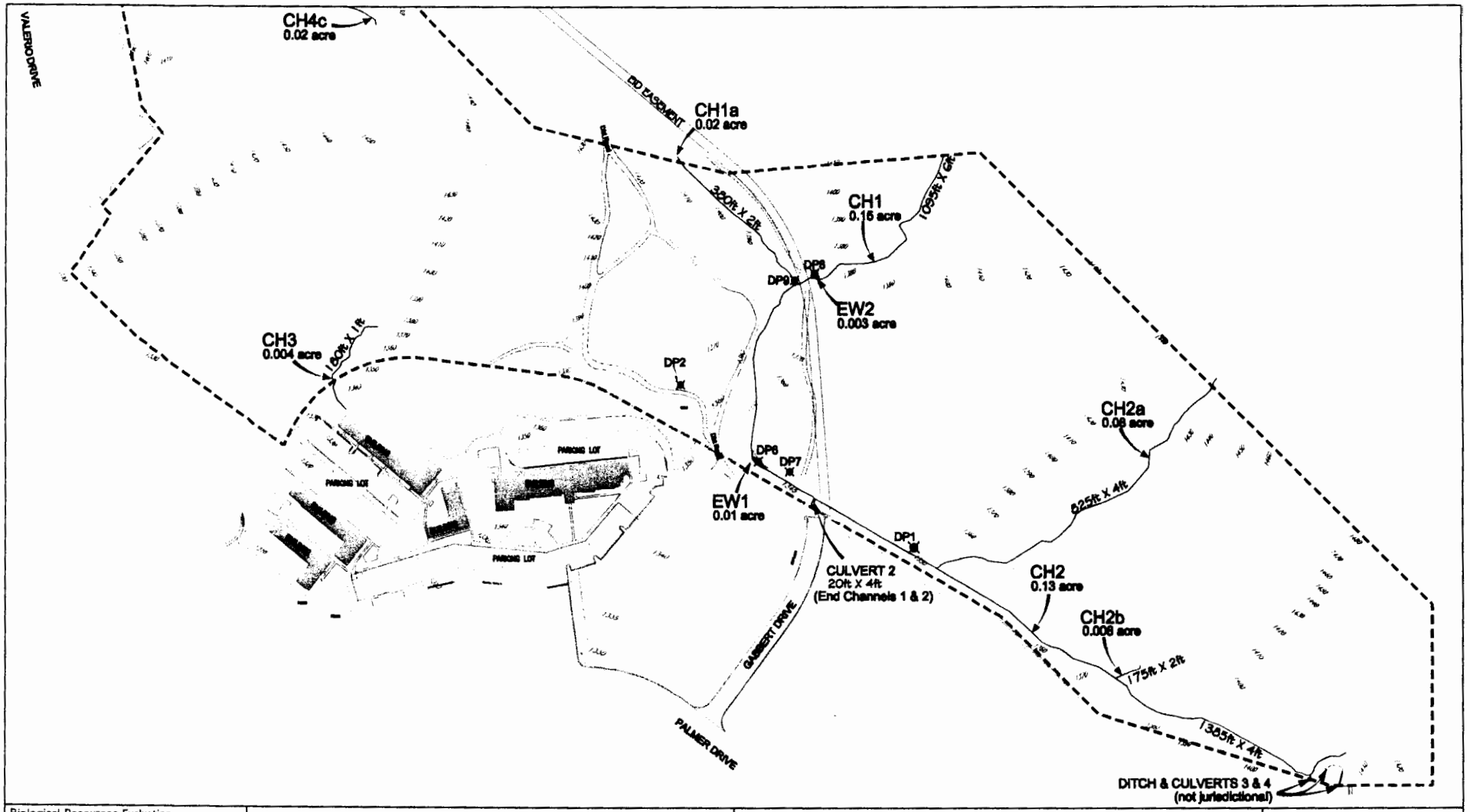
= Project Boundary
CH4.0 = Channel
RF5 = Wetland
-Cattail (CW)
-Red Willow Riparian Forest (RF)
CR+HS = Special Status Species

CR = *Ceanothus roderickii*
CS = *Calystegia stebbinsii*
CG = *Chlorogalum grandiflorum*
HS = *Helianthemum suffrutescens*
WS = *Wyethia reticulata*

SYCAMORE Environmental Consultants, Inc.

Basemap: E-SRV-508501.dwg, E-TPM-508501.dwg, Carlton Engineering
04075 Fig3 Bio.dwg

reverse side Figure 3. Bio Resources Map



Biological Resources Evaluation
and Jurisdictional Delineation Report
for 68 acre Cameron Park
El Dorado County, CA
28 April 2005

Figure 4.
Jurisdictional Delineation Map

Sheet 2

LEGEND:
= Project Boundary
= Channel No. & Acreage
= Wetland No. & Acreage
-Scrub Shrub (SS)
-Emergent Wetland (EW)
= Soil Data Point

NOTE: Acreage table located on Sheet 1

0 100 200 ft
Scale: 1" = 200'
N

SYCAMORE
Environmental
Consultants, Inc.

DATE	SUBMITTAL	DELINEATORS
28 April 05	Original Map	CCH, SMS

Basemap: E-SRV-508501.dwg
E-TPM-508501.dwg, Carlton Engineering

reverse side Figure 3. Sheet 2

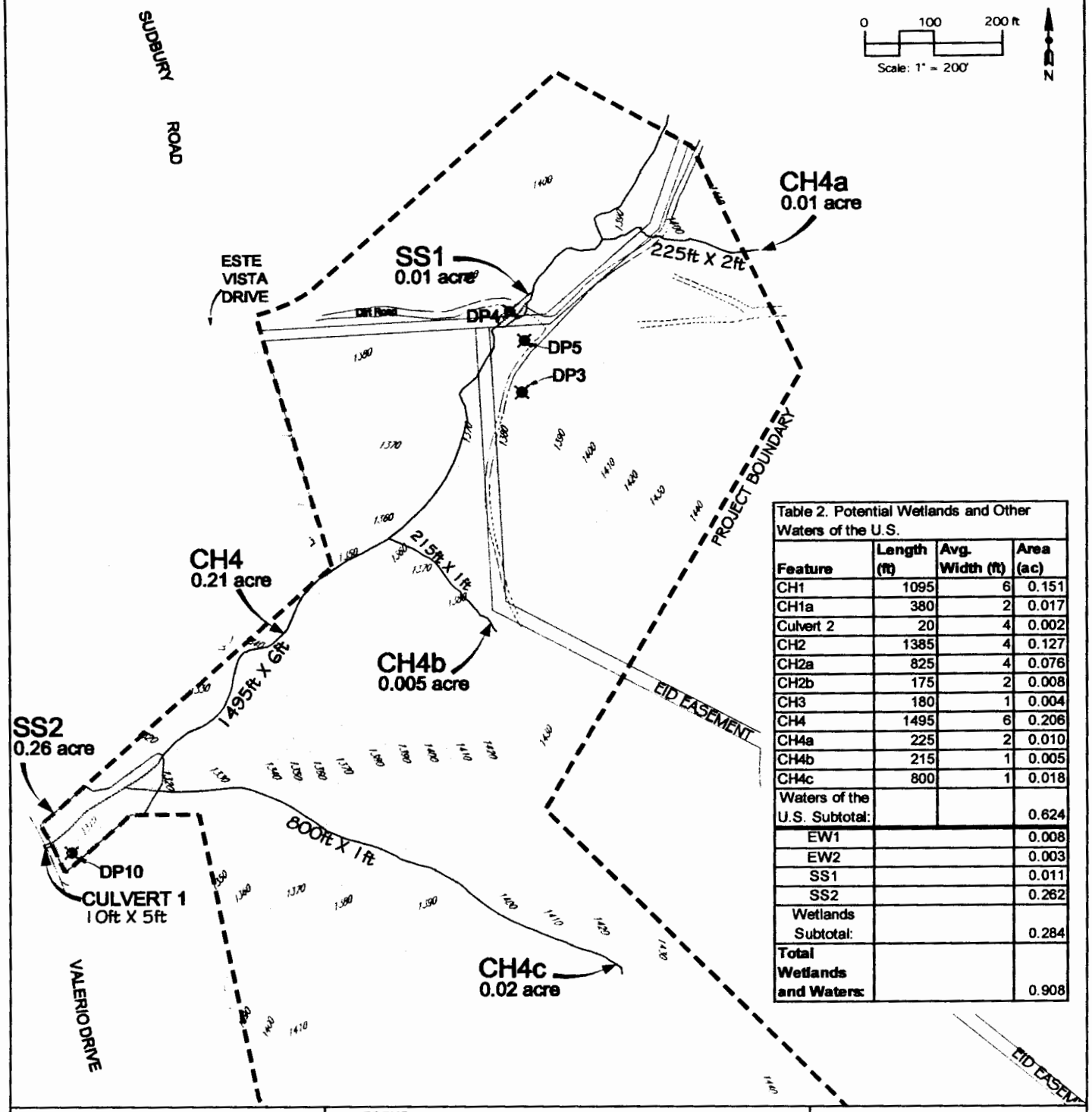


Table 2. Potential Wetlands and Other Waters of the U.S.

Feature	Length (ft)	Avg. Width (ft)	Area (ac)
CH1	1095	6	0.151
CH1a	380	2	0.017
Culvert 2	20	4	0.002
CH2	1385	4	0.127
CH2a	825	4	0.076
CH2b	175	2	0.008
CH3	180	1	0.004
CH4	1495	6	0.206
CH4a	225	2	0.010
CH4b	215	1	0.005
CH4c	800	1	0.018
Waters of the U.S. Subtotal:			0.624
EW1			0.008
EW2			0.003
SS1			0.011
SS2			0.262
Wetlands Subtotal:			0.284
Total Wetlands and Waters:			0.908

Biological Resources Evaluation and Jurisdictional Delineation Report for 68 acre Cameron Park
El Dorado County, CA
28 April 2005

Figure 4.
Jurisdictional Delineation Map

Sheet 1

LEGEND:

= Project Boundary

CH4.0 0.02Sac = Channel No. & Acreage

SS5 0.01Sac = Wetland No. & Acreage
-Scrub Shrub (SS)
-Emergent Wetland (EW)

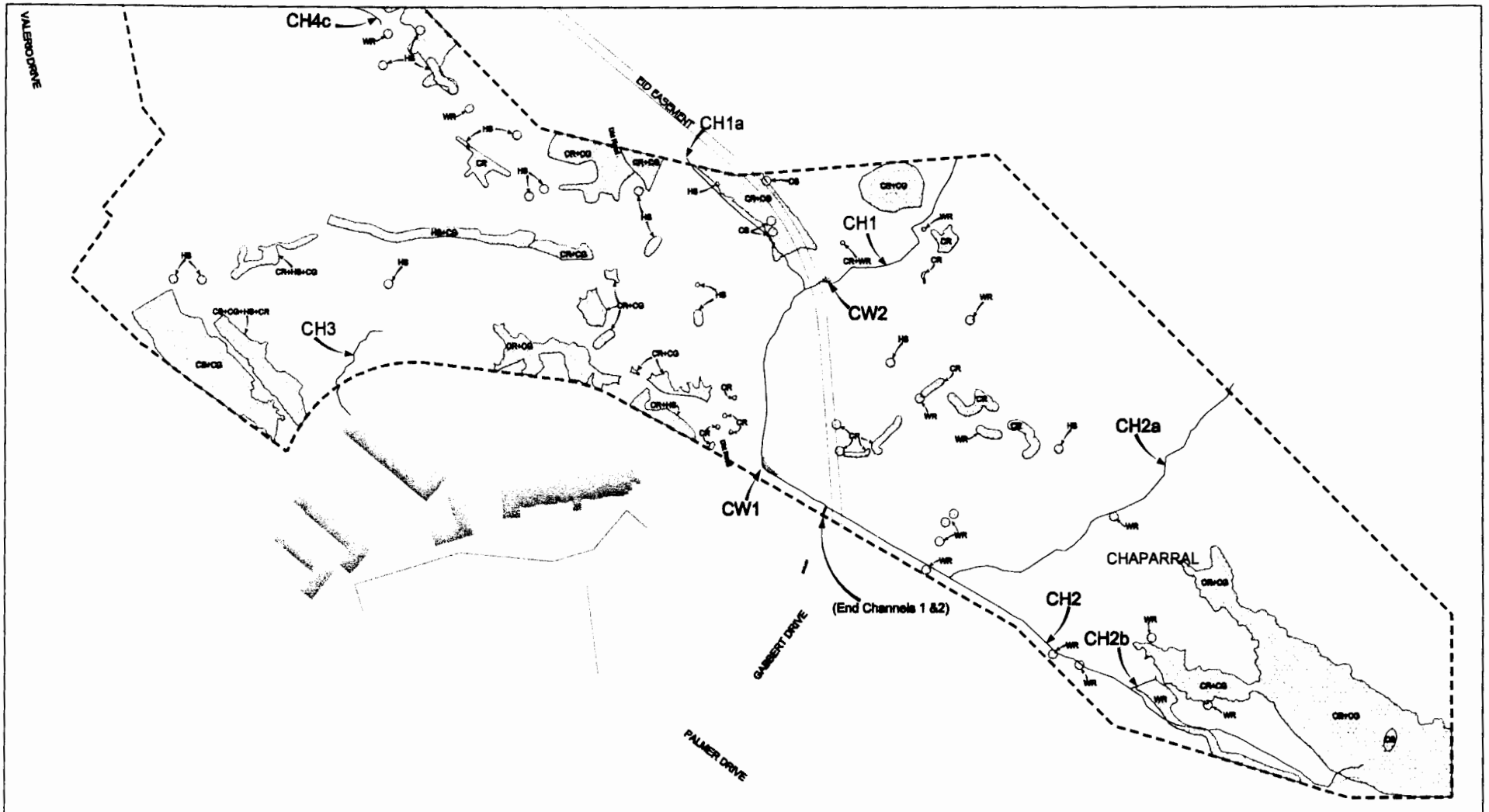
DP6 = Soil Data Point

SYCAMORE Environmental Consultants, Inc.

DATE	SUBMITTAL	DELINEATORS
28 April 05	Original Map	CCH, SMS

Basemap: E-SRV-508501.dwg, E-TPM-508501.dwg, Carlton Engineering
04075 Fig3 BioDelin.dwg

reverse side Figure 4. Jurisdictional Delinlineation Map



Biological Resources Evaluation
and Jurisdictional Delineation Report
for 68 acre Cameron Park
El Dorado County, CA
28 April 2005

Figure 3.
Biological Resources Map

Sheet 2

LEGEND:

= Project Boundary

CH4c = Channel

RFS = Wetland
-Cattail (CW)
-Red Willow Riparian Forest (RF)

CR+HS = Special Status Species

CR = *Ceanothus roderickii*
CS = *Calystegia stebbinsii*
CG = *Chlorogalum grandiflorum*
HS = *Helianthemum suffrutescens*
WS = *Wyethia reticulata*

NOTE: Acreage table located on Sheet 1

0 100 200 ft
Scale 1" = 200'
N

SYCAMORE Environmental Consultants, Inc.

Basemap: E-SRV-508501.dwg,
E-TPM-508501.dwg, Carlton Engineering

reverse side Figure 4. Sheet 2

IV. ENVIRONMENTAL SETTING

The PSA is located in the western foothills of the Sierra Nevada. The PSA is undeveloped hilly land with mostly chaparral vegetation. The elevation ranges from approximately 1,310 to 1,480 ft above sea level. The Cameron Park unit of the Pine Hill Preserve borders the PSA on the north and east. Commercial and residential development borders the PSA on the south and west.

A. Description of the Biological Communities

The biological communities in the PSA are mapped in Figure 3. The primary biological community is gabbroic northern mixed chaparral. Several ephemeral and intermittent channels occur in the chaparral. A list of observed plant and wildlife species is in Appendix C. The acreages of each biological community are in Table 1.

Table 1. Biological communities in the PSA.

Biological Community	DFG Code [1]	Total Area (ac)
Gabbroic Northern Mixed Chaparral	37.000.02	66.957
Cattail Wetland	52.103.00	0.011
Red Willow Riparian Forest	61.205.00	0.273
Channels	--	0.624
	Total:	**67.865**

[1] DFG (2003) list of CA terrestrial natural communities recognized by the CA Natural Diversity Database.

1. Gabbroic Northern Mixed Chaparral

The dominant vegetation in the chaparral is native tree and shrub species. The overstory consists primarily of redbud (*Cercis occidentalis*), chamise (*Adenostoma fasciculatum*), California lilac (*Ceanothus tomentosus*), hoary coffeeberry (*Rhamnus tomentella* ssp. *tomentella*), manzanita (*Arctostaphylos viscida*), coyote brush (*Baccharis pilularis*), gray pine (*Pinus sabiniana*), and interior live oak (*Quercus wislizenii* var. *wislizenii*). Common understory species include soap plant (*Chlorogalum pomeridianum* var. *pomeridianum*), *Salvia sonomensis*, plantain (*Plantago erecta*), holly-leaved redberry (*Rhamnus ilicifolia*), and filaree (*Erodium botrys*). Gabbroic northern mixed chaparral is considered a sensitive natural community by DFG (2003).

2. Cattail Wetland

Two wetlands dominated by cattails (*Typha angustifolia*) occur along an intermittent channel in the PSA. The cattail wetlands are potential jurisdictional features (Section VI.G.2). Cattail wetland is given no special designation by DFG (2003).

3. Red Willow Riparian Forest

Two patches of red willow (*Salix laevigata*) riparian forest occur along an intermittent channel in the PSA. The red willow riparian forest is a potential jurisdictional feature (Section VI.G.2). Red willow riparian forest is considered a sensitive natural community by DFG (2003). The project design avoids impacts to the red willow riparian forest.

4. Channels

Intermittent and ephemeral channels occur in the PSA. The channels are potential jurisdictional features (Section VI.G.1). Hydrophytic vegetation along the channels includes deergrass (*Muhlenbergia rigens*), flat-bladed rush (*Juncus xiphioides*), and blackberry (*Rubus* sp.).

B. The Existing Level of Disturbance

Most of the PSA is undisturbed chaparral. Several dirt roads and trails occur in the PSA (Figure 2). An El Dorado Irrigation District (EID) pipeline easement has been cleared (Figures 3 and 4). This corridor is mostly bare soil and scattered shrubs. The easement crosses Channel 1 in two places. The natural banks of Channel 1 have been replaced with a concrete slurry at both crossings. Channel 1 enters a corrugated metal pipe at the southern boundary of the PSA. Part of Channels 1 and 2 have been graded and straightened. Part of the southwestern area of the PSA has been cleared and chaparral species are beginning to grow back.

V. BIOLOGICAL RESOURCES IN THE PROJECT STUDY AREA

A. Determination of Special-Status Species in the Project Area

File data from USFWS, CNDDB records, and field surveys were used to determine species that could occur in the PSA. The USFWS list of special-status species that could occur on the Shingle Springs quad and in El Dorado County is in Appendix A. The CNDDB/ RareFind summary report for the Shingle Springs quad is in Appendix B. Field surveys were conducted to determine if habitat for special-status species identified in file data is present in the PSA. Special-status species for which suitable habitat is present are listed in Table 2. California red-legged frog is included because of a CNDDB record in El Dorado County.

Table 2. Special-status species for which suitable habitat occurs in the PSA.

SPECIAL-STATUS SPECIES	Common Name	Federal Status [a]	State Status [a]	Source [b]	Habitat Present? / Species Observed?
Amphibians					
Rana aurora draytonii	California red-legged frog	T	CSC	1	No/ No
Reptiles					
Phrynosoma coronatum frontale	California horned lizard	SC	CSC	1, 2, 3	Yes/ Yes
Natural Communities					
Gabbroic Northern Mixed Chaparral	--	--	--	3	Yes/ Yes
Red Willow Riparian Forest	--	--	--	3	Yes/ Yes
Plants			**/ CNPS List**		
Calystegia stebbinsii	Stebbins' morning-glory	E	E/ 1B	1, 2, 3	Yes/ Yes
Ceanothus roderickii	Pine Hill Ceanothus	E	R/ 1B	1, 2, 3	Yes/ Yes
Chlorogalum grandiflorum	Red Hills soaproot	SC	--/ 1B	1, 2, 3	Yes/ Yes
Fremontodendron californicum ssp. *decumbens*	Pine Hill flannelbush	E	R/ 1B	1, 2	Yes/ No
Galium californicum ssp. *sierrae*	El Dorado bedstraw	E	R/ 1B	1, 2	Yes/ No
Helianthemum suffrutescens	Amador (Bisbee Peak) rush-rose	SLC	--/ 3	1, 2, 3	Yes/ Yes
Senecio layneae	Layne's butterweed (ragwort)	T	R/ 1B	1, 2	Yes/ No
Wyethia reticulata	El Dorado County mule ears	SC	--/ 1B	1, 2, 3	Yes/ Yes

[a] **Listing Status** Federal status determined from USFWS letter. State status determined from DFG (2004a,c). Codes used in table are:
E = Endangered; **T** = Threatened; **P** = Proposed; **C** = Candidate; **R** = California Rare; * = Possibly extinct.
Other Codes Other codes determined from USFWS letter; DFG (2004a); and CNPS (2001). Codes used in table are as follows:

SC = USFWS Species of Concern: Taxa for which existing information may warrant listing but for which substantial biological information to support a proposed rule is lacking.

SLC= Species of local or regional concern or conservation significance. An informal term used by some but not all U.S. Fish & Wildlife Service offices.

CSC = DFG Species of Special Concern; **FP** = DFG Fully Protected; **Prot** = DFG Protected

CNPS List (plants only): **1B** = Rare or Endangered (R/E) in CA and elsewhere; **3** = Need more information;

[b] **Sources** **1** = From USFWS letter. **2** = From CNDDB/ RareFind. **3** = Observed by Sycamore Environmental.

B. Determination of Special-Status Species Not in the PSA

Special-status species for which suitable habitat is not present, or whose distributional limits preclude the possibility of their occurrence in the PSA, are not discussed further in this report. These species are evaluated in Appendix D.

C. Determination of Standards of Significance and Mitigation Measures

This section describes impact evaluation guidelines, standards of significance used to evaluate impacts, and mitigation measure criteria.

1. Impact Evaluation

The project could directly or indirectly affect biological resources. The following factors were considered in the evaluation of potential impacts:

- The proximity of the disturbance to a special-status species or its habitat;
- The distribution of disturbance in the study area;
- The relationship of the action to sensitive periods in the life of a special-status species;
- The effects the action could have on elements of a species' lifecycle, population size or variability, or distribution; and
- The duration of the proposed action.

2. Standards of Significance

The significance of potential impacts to biological resources was evaluated based on legal protection, local, state, and federal agency policies, and documented resource scarcity and sensitivity. A summary of the applicable laws and regulations is in Appendix E. The project would result in a potentially significant impact if it would:

- Have an adverse effect on any state- or federal-listed threatened, endangered, or candidate species or its habitat;
- Have an adverse effect on any Species of Special Concern or its habitat as defined by DFG;
- Have an adverse effect on any raptor or migratory bird or nest thereof;
- Have an adverse effect on any List 1B or List 2 plant in the California Native Plant Society Inventory (CNPS 2001);
- Have an adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by DFG or USFWS;
- Result in substantial degradation of the quality of the environment, reduction of the habitat, reduction of population below self-sustaining levels of threatened or endangered species of plant or animal;
- Result in a loss of jurisdictional wetlands or waters of the U.S. due to discharge into these features;
- Interfere substantially with 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 (including nest abandonment or the forced fledging); or

- Conflict with any applicable local policies protecting biological resources (such as a heritage tree ordinance).

3. Mitigation Measures

Mitigation includes a) avoiding an impact altogether, b) minimizing the magnitude of an impact, c) restoring, repairing, or rehabilitating the affected environment, d) reducing or eliminating the impact over time by preservation and maintenance, and e) compensating for the impact by replacing or providing substitute resources or environments. Avoidance measures are precautionary actions implemented to avoid direct effects to a resource.

D. Evaluation of Special-Status Species

1. Amphibians

California red-legged frog (CRLF; *Rana aurora draytonii*)

HABITAT AND BIOLOGY: CRLF habitat combines both a specific aquatic and riparian component. The adults typically require dense, shrubby, or emergent riparian vegetation closely associated with deep (>0.7 m) still or slowly moving water. Deep-water pools with dense stands of overhanging willows intermixed with cattails support the highest densities of CRLF. Well-vegetated terrestrial areas within a riparian corridor may provide important sheltering habitat during the winter. Frogs spend considerable time resting and feeding in riparian vegetation when it is present (USFWS 1997; 2002).

CRLF require water to breed. Female CRLF deposit egg masses on emergent vegetation so that the masses float on the surface of the water. Breeding habitats for CRLF vary from deep still or slow moving water with dense riparian or emergent vegetation to shallow sections of streams that are not covered with riparian vegetation. While frogs successfully breed in streams, high flows and cold temperatures in streams during the spring often make these sites risky environments for eggs and tadpoles. Stock ponds that have vegetative cover and few nonnative predators may be used by CRLF for breeding. CRLF do not occupy water that exceeds temperatures of 70° F (USFWS 2002).

During summer, CRLF often disperse upstream or downstream from their breeding habitat to forage or seek aestivation habitat if water is not available. Aestivation habitat is essential for the survival of CRLF within a watershed. During dry periods, CRLF are rarely encountered far from water. Summer habitat could include spaces under boulders or rocks and organic debris, such as downed trees or logs; or industrial debris, such as drains and watering troughs. CRLF use small mammal burrows and moist leaf litter to aestivate during the summer if water is not available. CRLF use large cracks in the bottom of dried ponds as refugia. CRLF are frequently encountered in open grasslands occupying seeps and springs. Such bodies may not be suitable for breeding but could function as foraging habitat or refugia for frogs (USFWS 1997; 2002).

RANGE: CRLF are endemic to CA and Baja California, Mexico. The known elevation range extends from near sea level to elevations of about 5,200 ft (USFWS 2002). Nearly all sightings have occurred below 3,500 ft (USFWS 2002). CRLF historically occurred through Pacific slope drainages from the vicinity of Redding (Shasta Co.) inland, west to Point Reyes

(Marin Co., CA), and southward to the Santo Domingo River drainage in Baja California, Mexico (Jennings and Hayes 1994). CRLF are now known only from isolated localities in the Sierra Nevada, northern Coast, and northern Transverse Ranges (USFWS 2002).

CNDDB/ RAREFIND RECORDS: There are no records for CRLF on the Shingle Springs quad. The closest record for CRLF is from 2002 and is approximately 20 mi east of the PSA in Spivey Pond in Weber Creek. This is the only known location of CRLF in El Dorado County.

HABITAT PRESENT IN THE PSA: The PSA does not provide breeding habitat for CRLF. There are no perennial water bodies. The ephemeral and intermittent channels do not have suitable breeding pools for CRLF. The intermittent channels flow into corrugated metal pipes where they exit the PSA.

DISCUSSION: No CRLF were observed in the PSA. There is no reasonable certainty that CRLF occur in the PSA. There is no breeding habitat and the nearest record is 20 mi away. There is no opportunity for CRLF in Spivey Pond to disperse into the PSA. Development in the PSA will have no effect on CRLF.

2. Reptiles

California horned lizard (*Phrynosoma coronatum frontale*)

HABITAT AND BIOLOGY: California horned lizard prefers loose or sandy soil in a variety of habitats including scattered shrubs, clearings in riparian woodlands, dry uniform chamise chaparral, and annual grassland with perennial seepweed (*Suaeda* spp.) or saltbush (*Atriplex* spp.). Historically, this species was most abundant in relict lake sand dunes and old alluvial fans bordering the San Joaquin Valley (Jennings and Hayes 1994).

RANGE: California horned lizard historically ranged from Shasta to Los Angeles cos. in the Central Valley and portions of the Coast Ranges and Sierra Nevada foothills. The known elevation range is from near sea level to 6,500 ft (Jennings and Hayes 1994).

CNDDB/ RAREFIND RECORDS: The nearest record is from 1995 and is approximately 3.5 mi north of the PSA. The record is in gabbroic northern mixed chaparral on Pine Hill.

HABITAT PRESENT IN THE PSA: The gabbroic northern mixed chaparral in the PSA provides potential habitat for this species. The Pine Hill Preserve manager stated that California horned lizard has been reported in the Cameron Park Unit of the Pine Hill Preserve (pers. comm., Al Franklin).

DISCUSSION: Two California horned lizards were observed basking on the morning of 1 April 2005 in the PSA. Grading has the potential to result in direct mortality of California horned lizards. Any horned lizards observed should be removed to a safe location. To reduce potential project impacts to California horned lizards a qualified biologist should be on-site during initial grubbing and clearing.

3. Birds

Birds of prey and other migratory bird nests

HABITAT PRESENT IN THE PSA: Trees and shrubs in the PSA provide potential nesting habitat for birds of prey and migratory birds. One Cooper's hawk (*Accipiter cooperii*) and several migratory birds were observed in the PSA (Appendix C).

DISCUSSION: Tree removal and construction noise could potentially affect nesting birds of prey and migratory birds, which are protected by the Migratory Bird Treaty Act (MBTA). The removal of an active nest during the breeding season, any disturbance that results in nest abandonment, or forced fledging of nestlings is a take under MBTA. The removal of a tree containing an active bird of prey nest, or forced fledging and/or nest abandonment caused by construction activities, would be considered a significant impact.

4. Natural Communities

Gabbroic Northern Mixed Chaparral

HABITAT AND BIOLOGY: Mixed chaparral dominated by *Adenostoma fasciculatum*. Edaphically restricted to ultramafic gabbros, usually on xeric exposures. Occurs on Rescue soils of western El Dorado County (Holland 1986).

RANGE: Western El Dorado County (Holland 1986).

CNDDB/ RAREFIND RECORDS: There are no records for gabbroic northern mixed chaparral in CNDDB on the Shingle Springs quad.

HABITAT PRESENT IN THE PSA: There are 66.957 ac of gabbroic northern mixed chaparral in the PSA (Table 1).

DISCUSSION: Grading in the PSA will result in the loss of gabbroic northern mixed chaparral. Replanting graded slopes with vegetation native to gabbroic northern mixed chaparral will reduce impacts.

Red Willow Riparian Forest

HABITAT AND BIOLOGY: A riparian forest dominated by *Salix laevigata*.

RANGE: Occurs throughout California in riparian areas where *Salix laevigata* dominates.

CNDDB/ RAREFIND RECORDS: There are no records for gabbroic northern mixed chaparral in CNDDB on the Shingle Springs quad.

HABITAT PRESENT IN THE PSA: There are 0.273 ac of red willow riparian forest in the PSA (Table 1).

DISCUSSION: The project design avoids impacts to red willow riparian forest. Red willow riparian forest is a potential CWA jurisdictional feature (Section VI.G.2; Table 3).

5. Plants

Stebbins' morning-glory (*Calystegia stebbinsii*)

HABITAT AND BIOLOGY: A perennial rhizomatous herb found in serpentine or gabbroic soils in chaparral openings and cismontane woodland from 600 to 2,400 ft elevation. Blooms April through July (CNPS 2001).

RANGE: Known from El Dorado and Nevada cos. (CNPS 2001).

CNDDB/ RAREFIND RECORDS: There are two records of Stebbins' morning-glory in the PSA. The record in the eastern end of the PSA is from 1994. The record in the southwestern portion of the PSA is from 1998.

HABITAT PRESENT IN THE PSA: The gabbroic northern mixed chaparral in the PSA provides potential habitat for this species. An El Dorado County Planning Department Environmental Checklist Form and Discussion of Impacts (2002) prepared for the Marshall Hospital Project identifies Stebbins' morning-glory as occurring on a parcel south of and adjacent to the PSA.

DISCUSSION: Stebbins' morning-glory was observed in the PSA (Figure 3). There are an estimated 2,700 plants in the PSA. Grading could result in direct mortality of Stebbins' morning-glory. Salvaging plants and seed, and replanting on graded slopes will reduce impacts to Stebbins' morning-glory.

Pine Hill ceanothus (*Ceanothus roderickii*)

HABITAT AND BIOLOGY: Evergreen shrub found in serpentine or gabbroic soils in chaparral and cismontane woodland from 850 to 2,100 ft elevation. Blooms May through June (CNPS 2001).

RANGE: Known only from El Dorado County (CNPS 2001).

CNDDB/ RAREFIND RECORDS: There is one record of Pine Hill ceanothus in the eastern end of the PSA from 1994.

HABITAT PRESENT IN THE PSA: The gabbroic northern mixed chaparral in the PSA provides habitat for this species. An El Dorado County Planning Department Environmental Checklist Form and Discussion of Impacts (2002) prepared for the Marshall Hospital Project identifies Pine Hill ceanothus as occurring on a parcel south of and adjacent to the PSA. ECORP Consulting, Inc., identified Pine Hill ceanothus in the PSA (2004).

DISCUSSION: Pine Hill ceanothus was observed in the PSA (Figure 3). There are an estimated 12,500 plants in the PSA. Grading could result in direct mortality of Pine Hill ceanothus. Salvaging plants and seed, and replanting on graded slopes will reduce impacts to Pine Hill ceanothus.

Red Hills soaproot (*Chlorogalum grandiflorum*)

HABITAT AND BIOLOGY: Perennial bulbiferous herb found in serpentine or gabbroic soils in chaparral, cismontane woodland, and lower montane coniferous forest from 800 to 3,300 ft. Blooms May through June (CNPS 2001).

RANGE: Known from Amador, El Dorado, Placer, and Tuolumne cos. (CNPS 2001).

CNDDB/ RAREFIND RECORDS: There are two records of Red Hills soaproot in the PSA. The record in the eastern end of the PSA is from 1994. The record in the southwestern portion of the PSA is from 1998.

HABITAT PRESENT IN THE PSA: The gabbroic northern mixed chaparral in the PSA provides habitat for this species.

DISCUSSION: Red Hills soaproot was observed in the PSA (Figure 3). There are an estimated 113,000 plants in the PSA. Grading could result in direct mortality of Red Hills soaproot. Salvaging plants and seed, and replanting on graded slopes will reduce impacts to Red Hills soaproot.

Pine Hill flannelbush (*Fremontodendron californicum* ssp. *decumbens*)

HABITAT AND BIOLOGY: Evergreen shrub found in rocky areas of serpentine or gabbroic soils in chaparral and cismontane woodland from 1,400 to 2,500 ft elevation. Blooms April through July (CNPS 2001).

RANGE: Known from El Dorado and Nevada cos. (CNPS 2001).

CNDDB/ RAREFIND RECORDS: The closest record is approximately 3 mi north of the PSA. All eight records of Pine Hill flannelbush in El Dorado County are on Pine Hill, approximately 3.6 mi north of the PSA.

HABITAT PRESENT IN THE PSA: The gabbroic northern mixed chaparral in the PSA provides potential habitat for this species.

DISCUSSION: This evergreen shrub is evident in any season. A survey for Pine Hill flannelbush was conducted during the blooming period. Pine Hill flannelbush was not observed in the PSA. The project is not expected to affect this species.

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

HABITAT AND BIOLOGY: Perennial herb found in gabbroic soils in chaparral, cismontane woodland, and lower montane coniferous forest from 300 to 1,900 ft elevation. Known from El Dorado County. Blooms May through June (CNPS 2001).

RANGE: Known only from El Dorado County (CNPS 2001).

CNDDB/ RAREFIND RECORDS: The nearest record is from 1997 and is approximately 300 ft west of the PSA. The plants were growing in chaparral underneath oak trees.

HABITAT PRESENT IN THE PSA: The gabbroic northern mixed chaparral in the PSA provides marginal potential habitat for this species. El Dorado bedstraw often occurs near oak trees, especially black oaks (*Quercus kelloggii*). Oak trees are relatively uncommon in the PSA. A few scattered interior live oaks (*Quercus wislizenii* var. *wislizenii*) occur in the chaparral, and two mature black oaks occur near channels.

DISCUSSION: El Dorado bedstraw was not observed in the PSA. Although surveys were conducted outside of the blooming period reported by CNPS (2001), the flowers of this species are so small and inconspicuous that they do not make the plant more noticeable. Sycamore Environmental botanists (R. John Little, Ph.D. and Chuck Hughes, M.S.) observed El Dorado bedstraw on 25 and 29 March 2005 growing on a site approximately 4,000 ft northeast of the PSA. This reference population was growing in low herbaceous cover under black oak trees on a gentle slope with a northeast aspect. Most slopes in the PSA face south and are warmer and drier than the reference population. Consequently, if El Dorado bedstraw were present in the PSA it would be expected to grow slightly earlier than the reference population. El Dorado bedstraw was not observed in the PSA. The project is not expected to affect this species.

Bisbee Peak rush-rose (*Helianthemum suffrutescens*)

HABITAT AND BIOLOGY: Evergreen shrub found in chaparral from 150 to 2,750 ft elevation. Often found on serpentine, gabbroic or Ione soils. Blooms April through June (CNPS 2001).

RANGE: Known from Amador, Calaveras, El Dorado, Sacramento, and Tuolumne cos. (CNPS 2001).

CNDDB/ RAREFIND RECORDS: There are two records of Bisbee Peak rush-rose in the PSA. The record in the eastern end of the PSA is from 1987. The record in the southwestern portion of the PSA is from 1998.

HABITAT PRESENT IN THE PSA: The gabbroic northern mixed chaparral in the PSA provides habitat for this species. An El Dorado County Planning Department Environmental Checklist Form and Discussion of Impacts (2002) prepared for the Marshall Hospital Project identifies Bisbee Peak rush-rose as occurring on a parcel south of and adjacent to the PSA.

DISCUSSION: Bisbee Peak rush-rose was observed in the PSA (Figure 3). There are an estimated 260 plants in the PSA. Grading could result in direct mortality of Bisbee Peak rush-rose. Salvaging plants and seed, and replanting on graded slopes will reduce impacts to Bisbee Peak rush-rose.

Layne's butterweed (ragwort) (*Senecio layneae*)

HABITAT AND BIOLOGY: Perennial herb found in rocky areas with serpentine or gabbroic soils in chaparral and cismontane woodland from 650 to 3,300 ft elevation. Blooms April through July (CNPS 2001).

RANGE: Known from El Dorado, Tuolomne, and Yuba cos. (CNPS 2001).

CNDDB/ RAREFIND RECORDS: There is a 1994 record of Layne's butterweed in the eastern end of the PSA.

HABITAT PRESENT IN THE PSA: The gabbroic northern mixed chaparral in the PSA provides potential habitat for this species.

DISCUSSION: A survey for Layne's butterweed was conducted during the blooming period. Layne's butterweed was not observed in the PSA. The project is not expected to affect this species.

El Dorado County mule ears (*Wyethia reticulata*)

HABITAT AND BIOLOGY: Perennial rhizomatous herb found in clay or gabbroic soils in chaparral, cismontane woodland, and lower montane coniferous forest from 600 to 2,050 ft elevation. Known from El Dorado County. Blooms May through July (Ayres and Ryan 1999, CNPS 2001).

RANGE: Known only from El Dorado County (CNPS 2001).

CNDDB/ RAREFIND RECORDS: There are two records of El Dorado County mule ears in the PSA. The record in the eastern end of the PSA is from 1994. The record in the southwestern portion of the PSA is from 1998.

HABITAT PRESENT IN THE PSA: The gabbroic northern mixed chaparral in the PSA provides habitat for this species.

DISCUSSION: El Dorado County mule ears was observed in the PSA (Figure 3) and by Foothill Associates in 2004. There are an estimated 33,500 plants in the PSA. Grading could result in direct mortality of El Dorado County mule ears. Salvaging plants and seed, and replanting on graded slopes will reduce impacts to El Dorado County mule ears.

VI. JURISDICTIONAL DELINEATION

Jurisdictional features are shown on Figure 4, an 11 x 17 inch digital AutoCAD® map.

A. Literature Review

Sycamore Environmental reviewed the Shingle Springs USGS quad, the National Wetlands Inventory (NWI) map for the Shingle Springs quad, and the Soil Survey of El Dorado Area, CA, aerial photograph map sheets (SCS 1974).

B. Delineation Methods

Fieldwork for the jurisdictional delineation was conducted in accordance with the U.S. Army Corps of Engineers Wetland Delineation Manual (Corps 1987). All potential wetlands and other waters of the U.S. were identified and mapped. Jurisdictional data was recorded using the Routine On-Site Determination Method (Corps 1987). A total of 10 data points were taken. Data sheets are in Appendix F. Color photos of the PSA are in Appendix G. Hydrophytic classifications of plants were determined from the U.S. Fish and Wildlife Service national list of plant species that occur in wetlands (USFWS 1988).

C. Definitions

The U.S. Army Corps of Engineers (Corps) and the U.S. Environmental Protection Agency regulate the discharge of dredge and fill material into "waters of the United States" under Section 404 of the Clean Water Act (33 U.S.C. 1344). The Corps issues permits for certain dredge and fill activities in waters of the U.S. pursuant to the regulations in 33 CFR 320-330.

The lateral limits of jurisdiction in those waters may be divided into three categories. The categories include the territorial seas, tidal waters, and non-tidal waters (see 33 CFR 328.4 (a), (b), and (c), respectively). The term "waters of the U.S." is defined at 33 CFR 328.3(a) as:

1. All waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;
2. All interstate waters including interstate wetlands;
3. All other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, the use, degradation or destruction of which could affect interstate or foreign commerce including any such waters:
    i. Which are or could be used by interstate or foreign travelers for recreational or other purposes; or
    ii. From which fish or shellfish are or could be taken and sold in interstate or foreign commerce; or
    iii. Which are used or could be used for industrial purpose by industries in interstate commerce;
4. All impoundments of waters otherwise defined as waters of the United States under the definition;
5. Tributaries of waters identified in paragraphs (a)(1)-(4) of this section;
6. The territorial seas;
7. Wetlands adjacent to waters (other than waters that are themselves wetlands) identified in paragraphs (a)(1)-(6) of this section.

The limits of jurisdiction are identified in 33 CFR 328.4 as:

a. Territorial Seas. The limit of jurisdiction in the territorial seas is measured from the baseline in a seaward direction a distance of three nautical miles. (See 33 CFR 329.12)
b. Tidal Waters of the United States. The landward limits of jurisdiction in tidal waters:
    1. Extends to the high tide line, or
    2. When adjacent non-tidal waters of the United States are present, the jurisdiction extends to the limits identified in paragraph (c) of this section.
c. Non-Tidal Waters of the United States. The limits of jurisdiction in non-tidal waters:
    1. In the absence of adjacent wetlands, the jurisdiction extends to the ordinary high water mark, or
    2. When adjacent wetlands are present, the jurisdiction extends beyond the ordinary high water mark to the limit of the adjacent wetlands.
    3. When the water of the United States consists only of wetlands the jurisdiction extends to the limit of the wetland.

Wetlands, as defined by the Corps for regulatory purposes, are identified using a three-parameter test that considers whether hydrophytic vegetation, hydric soils, and hydrology are present (Corps 1987). Wetlands are "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." Wetlands generally include swamps, marshes, bogs, and similar areas (33 CFR 328.3, 40 CFR 230.3). Wetlands also include less conspicuous wetland types such as vernal pools and other seasonal wetlands.

An ephemeral stream has flowing water only during and for a short duration after, precipitation events in a typical year. Ephemeral stream beds are located above the water table year-round. Groundwater is not a source of water for the stream. Runoff from rainfall is the primary source of water for stream flow. An intermittent stream has flowing water during certain times of the year, when groundwater provides water for stream flow. During dry periods, intermittent streams may not have flowing water. Runoff from rainfall is a supplemental source of water for stream flow (66 FR 42099).

D. Soils

Soil pits (data points) were dug in the PSA to observe the chroma, texture, degree of saturation, and other characteristics. Mapped soil types in the PSA were determined using the Soil Survey of El Dorado Area, CA (SCS 1974). Figure 5 is a soils map. There are three soil mapping units in the PSA: Rescue sandy loam, 2-9% slopes; Rescue very stony sandy loam, 3-15% slopes; and Rescue extremely stony sandy loam, 3-50% slopes, eroded. None of these soils are listed as hydric (SCS 1992). The soil description below is from SCS (1974), with editing.

Rescue sandy loam, 2-9% slopes;
Rescue very stony sandy loam, 3-15% slopes;
Rescue extremely stony sandy loam, 3-50% slopes, eroded: The Rescue series is a well-drained soil underlain by gabbrodiorite rocks. A typical profile of Rescue sandy loam, 2-9% slopes, has dark reddish brown (5YR 5/4) slightly to medium acidic sandy loam from 0 to 10 inches, yellowish red (5YR 3/6) slightly acidic heavy sandy loam from 10 to 14 inches, and dark red (2.5YR 3/6) slightly acidic sandy clay loam from 14 to 26 inches. Weathered gabbrodiorite typically occurs at 66 inches. Permeability is moderately slow, runoff is slow to medium, and the erosion hazard is slight to moderate.

Rescue very stony sandy loam is similar to the profile described above, except that 1-3% of the surface is covered with stones. Rescue extremely stony sandy loam is similar to the profile described above, except that 3-15% of the surface is covered with stones.

E. Hydrology

Two intermittent channels drain the PSA. Several ephemeral channels are tributary to the intermittent channels. Both intermittent channels drain into Deer Creek west of the PSA.

F. National Wetlands Inventory Map

Both intermittent channels in the PSA are mapped as riverine, intermittent streambed, seasonally flooded. The NWI map does not show any other features in the PSA.

G. Jurisdictional Features

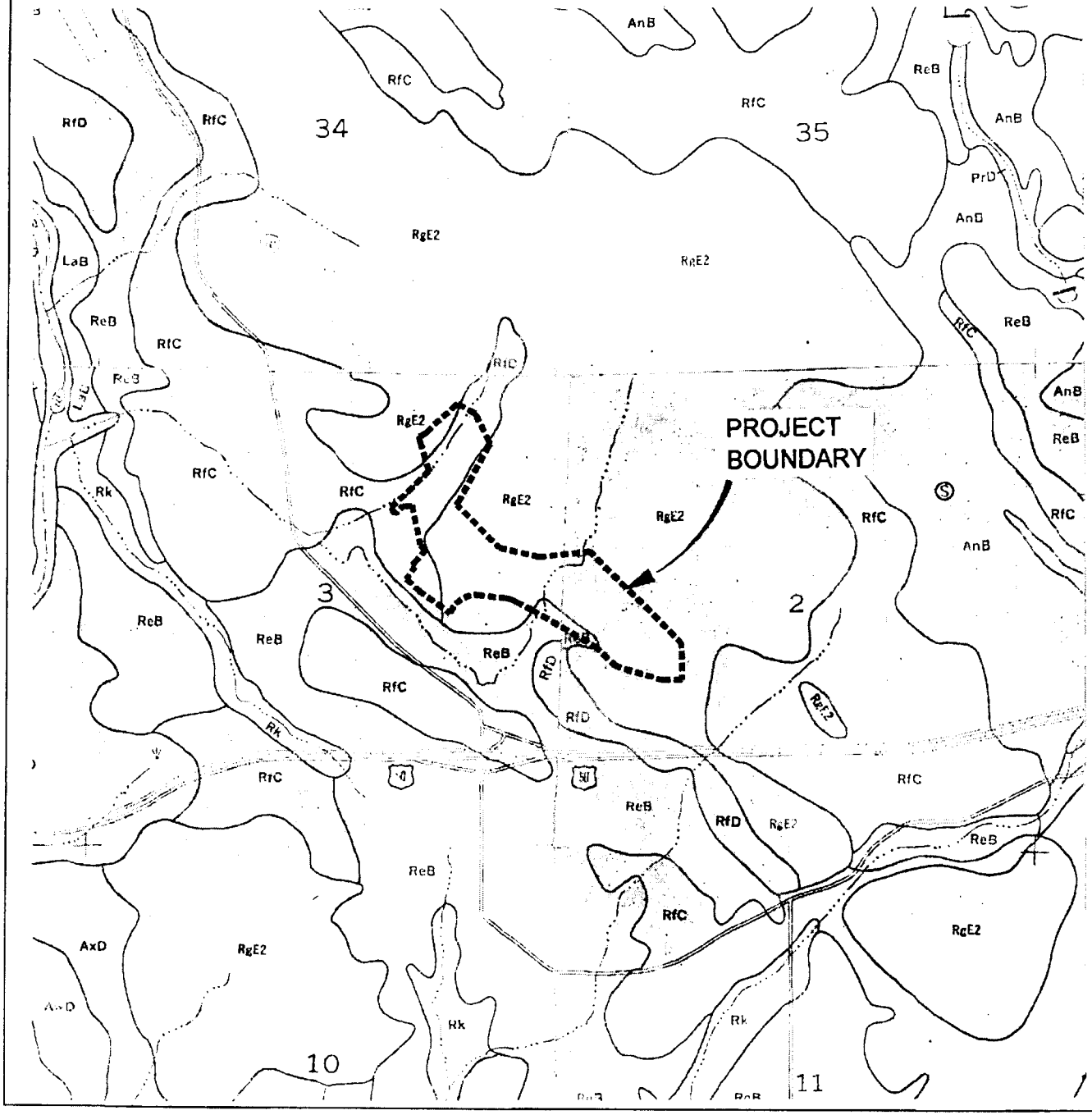
The dimensions of jurisdictional features are in Table 3.

1. Waters of the U.S.

Channel 1: This intermittent channel crosses the northern boundary and flows through the center of the PSA (Appendix G, photos 2 and 4). The bed and bank of Channel (CH) 1 have been graded near the southern PSA boundary. CH 1 has been straightened in this area. CH 1 flows into a 48 inch corrugated metal pipe (CMP; Culvert 2) at the southern PSA boundary. An EID water line is underneath CH 1 at two locations. At both locations the banks of CH 1 have been covered with a concrete slurry mix. CH 1 is tributary to Deer Creek west of the PSA. CH 1 was flowing on all survey dates.

Channel 1a: This ephemeral channel originates in the PSA and is tributary to CH 1 (Appendix G, photo 5). CH 1a appears to have experienced erosion since the clearing of brush through the EID easement. The increased sheet flow from the easement has increased flows through CH 1a during storm events. CH 1a was flowing on 12 January 2005 and was dry on 21 January 2005.

[This page intentionally blank]



Biological Resources Evaluation
and Jurisdictional Delineation Report
for 68 acre Cameron Park
El Dorado County, CA
28 April 2005

Figure 5.

Soils Map

Soils in the Study area:

ReB: Rescue sandy loam, 2 to 9% slopes

RfC: Rescue very stony sandy loam, 3 to 15% slopes

RgE2: Rescue extremely stony loam, 3 to 50% slopes, eroded

SYCAMORE Environmental Consultants, Inc.

Basemap:
Soil Survey of El Dorado Area, CA Issued April 1974
Sheets 40, 41, 48, 49

04075 BioWet_Fig4.dwg

reverse side Figure 5. Soils Map

Channel 2: This ephemeral channel crosses the eastern boundary and flows along the southern boundary of the PSA (Appendix G, photos 6 and 7). The bed and bank of CH 2 have been graded near the western end of the channel. CH 2 has been straightened in this area. CH 2 was flowing on 12 January 2005 and was dry on 21 January 2005.

Channel 2a: This ephemeral channel crosses the northern boundary and flows south through the PSA (Appendix G, photo 7). CH 2a is tributary to CH 2. CH 2a was flowing on 12 January 2005 and was dry on 21 January 2005.

Channel 2b: This ephemeral channel originates in the PSA and is tributary to CH 2. CH 2b was dry on 1 and 6 April 2005.

Channel 3: This ephemeral channel originates in the PSA and flows across the southern boundary (Appendix G, photo 8). CH 3 has been eroded. CH 3 was dry on 12 and 21 January 2005.

Channel 4: This intermittent channel crosses the northern boundary and flows through the western portion of the PSA (Appendix G, photo 9). CH 4 flows into a 60 inch CMP at the southern PSA boundary. CH 4 is tributary to CH 1 south of the PSA. CH 4 was flowing on all survey dates.

Channels 4a, 4b, 4c: These ephemeral channels are tributary to CH 4. CH 4a originates northwest of the PSA. CH 4b and 4c originate in the PSA. CH 4a was flowing on 12 January 2005 and was dry on 21 January 2005. CH 4b and 4c were dry on 12 and 21 January 2005.

2. Wetlands

Emergent Wetlands 1 and 2: The two emergent wetlands are adjacent to CH 1, which provides hydrology. Vegetation in the emergent wetlands is dominated by narrow-leaved cattail and mugwort (*Artemisia douglasiana*). Both emergent wetlands have sandy soils deposited by the adjacent channel.

Scrub-Shrub Wetlands 1 and 2: The two scrub-shrub wetlands are adjacent to CH 4, which provides hydrology. Vegetation in the scrub-shrub wetlands is dominated by red willow. Both scrub-shrub wetlands have sandy soils deposited by the adjacent channel.

Table 3. Potential Wetlands and Other Waters of the U.S.

Feature	Hydrology	Length (ft)	Average Width (ft)	Area (ac) [1]
CH 1	Intermittent	1,095	6	0.151
CH 1a	Ephemeral	380	2	0.017
Culvert 2	Intermittent	20	4	0.002
CH 2	Ephemeral	1,385	4	0.127
CH 2a	Ephemeral	825	4	0.076
CH 2b	Ephemeral	175	2	0.008
CH 3	Ephemeral	180	1	0.004
CH 4	Intermittent	1,495	6	0.206
CH 4a	Ephemeral	225	2	0.010
CH 4b	Ephemeral	215	1	0.005
CH 4c	Ephemeral	800	1	0.018
Waters of the U.S. Subtotal:	--	**6,795**	--	**0.624**
	Datapoints			
Emergent Wetland 1	6, 7	--	--	0.008
Emergent Wetland 2	8, 9	--	--	0.003
Scrub-Shrub Wetland 1	4, 5	--	--	0.011
Scrub-Shrub Wetland 2	10	--	--	0.262
Wetlands Subtotal:	--	--	--	**0.284**
Total Wetlands and Waters:	--	**6,795**	--	**0.908**

[1] Acreages of jurisdictional features were calculated with AutoCAD® functions.

H. Isolated Wetlands

Wetlands that are isolated and lack an interstate or foreign commerce connection, but otherwise meet the 3-parameter test for wetlands, are considered "isolated wetlands" and are not regulated by the Corps. There are no isolated wetlands in the PSA.

I. Summary of Jurisdictional Acreages

The total acreage of potential jurisdictional wetlands and other waters of the U.S. in the PSA is 0.908 ac.

Discharge of fill into jurisdictional wetlands or below the OHWM of a channel requires a section 404 Permit from the Corps, a section 401 Water Quality Certification from the Regional Water Quality Control Board, and a 1602 Streambed Alteration Agreement from the California Department of Fish and Game. The project design avoids impacts to wetlands and other waters of the U.S.

VII. LITERATURE CITED AND PERSONAL COMMUNICATIONS

A. Literature Cited

Abrams, L. 1923, 1944, 1951, 1960. Illustrated flora of the Pacific states. Stanford University Press, Stanford, CA.

Ayres, D. R. and F. J. Ryan. 1999. Genetic diversity and structure of the narrow endemic *Wyethia reticulata* and its congener *W. bolanderi* (Asteraceae) using RAPD and allozyme techniques. American Journal of Botany. 86(3): 344-353.

Behler, J. L. and W. King. 1979. The Audubon Society field guide to North American reptiles and amphibians. Alfred Knopf, New York, NY.

Busby, P. J., T. C Wainwright, and G. J. Bryant. 1996. Status review of West Coast steelhead from Washington, Oregon and California. NOAA Technical Memorandum NMFS-NWFSC-27. National Marine Fisheries Service, Seattle, WA.

California Department of Fish and Game (DFG). September 2003. List of California terrestrial natural communities recognized by the California Natural Diversity Data Base. Natural Heritage Division, CNDDB, Sacramento, CA.

California Department of Fish and Game (DFG). August 2004 (2004a). Special animals. Habitat Conservation Division, CNDDB, Sacramento, CA. <http://www.dfg.ca.gov/whdab/pdfs/SPAnimals.pdf >

California Department of Fish and Game (DFG). September 2004 (2004b). Special vascular plants, bryophytes, and lichens list. Habitat Conservation Division, CNDDB, Sacramento, CA. <http://www.dfg.ca.gov/whdab/pdfs/SPPlants.pdf>

California Department of Fish and Game (DFG). August 2004 (2004c). State and federally listed endangered and threatened animals of California. Habitat Conservation Division, CNDDB, Sacramento, CA. <http://www.dfg.ca.gov/whdab/pdfs/TEAnimals.pdf>

California Department of Fish and Game (DFG). October 2004 (2004d). State and federally listed endangered, threatened, and rare plants of California. Habitat Conservation Division, CNDDB, Sacramento, CA. <http://www.dfg.ca.gov/whdab/pdfs/TEPlants.pdf>

California Native Plant Society (CNPS). 2001. Inventory of rare and endangered plants of California (sixth edition). Rare Plant Scientific Advisory Committee, David P. Tibor, Convening Editor. California Native Plant Society. Sacramento, CA.

ECORP Consulting, Inc. 13 May 2004. Preliminary wetland assessment and rare plant survey – Cameron Park senior housing. Prepared for Pacific Oak Development.

Ehrlich, P., D. Dobkin, and D. Wheye. 1988. The birder's handbook. Simon and Schuster, New York, NY.

El Dorado County. 16 December 2002. Environmental Checklist Form and Discussion of Impacts. Prepared for the Marshall Hospital Project.

Foothill Associates. 15 July 2004. Results of a biological constraints analysis for a 68-acre parcel in Cameron Park, California (APN #083-350-431). Prepared for Tim Lewis Communities.

Hickman, J., ed. 1993. The Jepson manual: Higher plants of California. University of California Press, Berkeley, CA.

Holland, R. 1986. Preliminary descriptions of the terrestrial natural communities of California. California Department of Fish and Game, Sacramento, CA.

Jameson, E. W. and H. J. Peeters. 1988. California mammals. University of California Press, Berkeley, CA.

Jennings, M. R. and M. P. Hayes. 1994. Amphibian and reptile species of special concern in California. California Department of Fish and Game, Rancho Cordova, CA.

Mason, H. 1957. A flora of the marshes of California. University of California Press, Berkeley, CA.

Mayer, K. E. and W. F. Laudenslayer, Jr., eds. 1988. A guide to wildlife habitats of California. California Department of Forestry and Fire Protection, Sacramento, CA.

McGinnis, S. M. 1984. Freshwater fishes of California. University of California Press, Berkeley, CA.

Moyle, P. B., J. E. Williams, and E. D. Wikramanayake. 1995. Fish species of special concern in California. California Department of Fish and Game, Sacramento, CA.

Munz, P. 1959. A California flora. University of California Press, Berkeley, CA.

Peterson, R. T. 1990. A field guide to western birds. Houghton Mifflin Company, Boston, MA.

Sawyer, J. O. and T. Keeler-Wolf. 1995. A manual of California vegetation. California Native Plant Society, Sacramento, CA.

Sibley, D. A. 2000. National Audubon Society Sibley guide to birds. Alfred A. Knopf, New York, NY.

Soil Conservation Service (SCS; now called Natural Resource Conservation Service, NRCS). April 1974. Soil survey of El Dorado Area, California.

Soil Conservation Service (SCS). 1992. Hydric soil lists. USDA – Soil Conservation Service, Davis, CA.

Stebbins, R. C. 2003. A field guide to western reptiles and amphibians. Houghton Mifflin Company, Boston, MA.

Udvardy, M. 1977. The Audubon Society field guide to North American birds. Alfred Knopf, New York, NY.

U.S. Army Corps of Engineers (Corps). 1987. Corps of Engineers wetlands delineation manual, Technical Report Y-87-1. U.S. Army Engineer Waterways Experiment Station, Vicksburg, MS.

U.S. Fish and Wildlife Service (USFWS). 1988. National list of plant species that occur in wetlands: 1988 California (Region 0).

U.S. Fish and Wildlife Service (USFWS). 1994a. Endangered and threatened wildlife and plants; critical habitat determination for the Delta smelt. Sacramento Fish and Wildlife Office, Sacramento, CA.

U.S. Fish and Wildlife Service (USFWS). 18 February 1997. Guidance on site assessment and field surveys for California red-legged frogs. U.S. Fish and Wildlife Service, Sacramento, CA.

U.S. Fish and Wildlife Service (USFWS). 9 July 1999. Conservation guidelines for the Valley elderberry longhorn beetle. U.S. Fish and Wildlife Service, Sacramento, CA.

U.S. Fish and Wildlife Service (USFWS). 2002. Recovery plan for the California red-legged frog (*Rana aurora draytonii*). U.S. Fish and Wildlife Service, Portland, OR.

Verner, J. and A. Boss. 1980. California wildlife and their habitats: Western Sierra Nevada. General Technical Report PSW-37. Pacific Southwest Forest and Range Exp. Station, Forest Service, USDA, Berkeley, CA.

Whitaker, Jr. J. 1980. The Audubon Society field guide to North American mammals. Alfred Knopf, New York, NY.

Zeiner, D., K. Mayer, and W. Laudenslayer, Jr., eds. 1988. California's wildlife, Volume I, Amphibians and Reptiles. California Department of Fish and Game, Sacramento, CA.

Zeiner, D., K. Mayer, M. White, and W. Laudenslayer, Jr., eds. 1990a. California's wildlife, Volume II, Birds. California Department of Fish and Game, Sacramento, CA.

Zeiner, D., K. Mayer, M. White, and W. Laudenslayer, Jr., eds. 1990b. California's wildlife, Volume III, Mammals. California Department of Fish and Game, Sacramento, CA.

B. Personal Communications

Mr. Al Franklin. Manager, Pine Hill Preserve. Telephone call, 15 March 2005.

Mr. Erik Pilegaard. Owner, Pacific Oak Development.

VIII. PREPARERS

R. John Little, Ph.D., Botany, Claremont Graduate School, Claremont, CA. Over 20 years experience managing and conducting environmental projects involving impact assessment and preparation of numerous NEPA/CEQA compliance documents, Biological Assessments, and Caltrans Natural Environmental Studies. Experience includes conducting special-status plant and wildlife species surveys, jurisdictional wetland delineations, general biological surveys, permitting and biological report preparation.
Responsibilities: Senior technical lead.

Jeffery Little, A.A., Sacramento City College, Sacramento, CA. Thirteen years experience with preparation of NES, BA, and NEPA/CEQA compliance documents, impact analysis, consultation, and permitting. Conducts special-status species surveys, jurisdictional delineations, and prepares mitigation and monitoring plans.
Responsibilities: Project manager, report and figure preparation.

Chuck Hughes, M.S., Plant Biology, Michigan State University, East Lansing, MI. Conducts jurisdictional delineations, biological resource surveys, and botanical and wildlife monitoring. Prepares biological resource evaluations, jurisdictional delineation reports, and mitigation and restoration plans. Serves as assistant project manager and conducts informal consultations with regulatory agency personnel. Assists with NEPA/CEQA impact analysis. Certified arborist #WE-6885A.
Responsibilities: Biological surveys, wetland delineation, and report preparation.

Stephen Stringer, B.S., Biology, California State University, Sacramento. Background experience includes working two years for the California Department of Fish and Game as a scientific aide. Conducts wildlife and botanical surveys, prepares and edits reports, queries the California Natural Diversity Data Base program, and researches special-status species for projects. Certified arborist #WE-7129A.
Responsibilities: Biological surveys, wetland delineation, and report preparation.

Jared Birdsall, B.S., Range Science, Brigham Young University, Provo, Utah. As a biologist with Sycamore Environmental, Mr. Birdsall prepares CAD/ GIS maps depicting project locations, waters and wetland locations, project impacts, aerial views of projects, tree locations, and other functions. He also conducts plant and wildlife surveys, uses taxonomic keys for plant identification, queries the California Natural Diversity Data Base (CNDDB/ Rarefind), researches special-status species for projects, and assists in the preparation of reports.
Responsibilities: Figure preparation.

Cynthia Little, Principal, Sycamore Environmental.
Responsibilities: Senior editor, quality control.

[This page intentionally blank]

APPENDIX A.

USFWS Letter

68 acre Cameron Park
El Dorado County, CA

United States Department of the Interior

FISH AND WILDLIFE SERVICE

Sacramento Fish and Wildlife Office
2800 Cottage Way, Room W-2605
Sacramento, California 95825

January 4, 2005

Document Number: 050104023232

John Little, Ph.D.
Sycamore Environmental Consultants, Inc.
6355 Riverside Blvd., Suite C
Sacramento, CA 95831

Subject: Species List for Cameron Park 68-ac

Dear: Dr. Little

We are sending this official species list in response to your January 4, 2005 request for information about endangered and threatened species. The list covers the California counties and/or U.S. Geological Survey 7½ minute quad or quads you requested. You have stated that this list is not for consultation with the Fish & Wildlife Service.

Our database was developed primarily to assist Federal agencies that are consulting with us. Therefore, our lists include all of the sensitive species that have been found in a certain area *and also ones that may be affected by projects in the area*. For example, a fish may be on the list for a quad if it lives somewhere downstream from that quad. Birds are included even if they only migrate through an area. In other words, we include all of the species we want people to consider when they do something that affects the environment.

Please read Important Information About Your Species List (below). It explains how we made the list and describes your responsibilities under the Endangered Species Act.

Our database is constantly updated as species are proposed, listed and delisted. If you address proposed, candidate and special concern species in your planning, this should not be a problem. However, we recommend that you get an updated list every 90 days. That would be April 04, 2005.

Please contact us if your project may affect endangered or threatened species or if you have any questions about the attached list or your responsibilities under the Endangered Species Act. A list of Endangered Species Program contacts can be found at sacramento.fws.gov/es/branches.htm.

Endangered Species Division

TAKE PRIDE IN AMERICA

<- Revise Selection

Make Official Letter ->

Federal Endangered and Threatened Species that Occur in or may be Affected by Projects in the Counties and/or U.S.G.S. 7 1/2 Minute Quads you requested

Document Number: 050104023232

Database Last Updated: December 22, 2004

Quad Lists

SHINGLE SPRINGS (510B)

Listed Species

Invertebrates

- Desmocerus californicus dimorphus - valley elderberry longhorn beetle (T)

Fish

- Hypomesus transpacificus - delta smelt (T)
- Oncorhynchus mykiss - Central Valley steelhead (T) (NMFS)
- Oncorhynchus tshawytscha - Central Valley spring-run chinook salmon (T) (NMFS)
- Oncorhynchus tshawytscha - winter-run chinook salmon (E) (NMFS)

Amphibians

- Rana aurora draytonii - California red-legged frog (T)

Birds

- Haliaeetus leucocephalus - bald eagle (T)

Plants

- Calystegia stebbinsii - Stebbins's morning-glory (E)
- Ceanothus roderickii - Pine Hill ceanothus (E)
- Fremontodendron californicum ssp. decumbens - Pine Hill flannelbush (E)
- Galium californicum ssp. sierrae - El Dorado bedstraw (E)
- Senecio layneae - Layne's butterweed (=ragwort) (T)

Candidate Species

Fish

- Acipenser medirostris - green sturgeon (C)
- Oncorhynchus tshawytscha - Central Valley fall/late fall-run chinook salmon (C) (NMFS)

Species of Concern

Invertebrates

- Nebria darlingtoni - South Forks ground beetle (SC)

Fish

- Pogonichthys macrolepidotus - Sacramento splittail (SC)
- Spirinchus thaleichthys - longfin smelt (SC)

Amphibians

- Rana boylii - foothill yellow-legged frog (SC)
- Spea hammondii - western spadefoot toad (SC)

Reptiles

- Clemmys marmorata marmorata - northwestern pond turtle (SC)
- Phrynosoma coronatum frontale - California horned lizard (SC)

Birds

- Agelaius tricolor - tricolored blackbird (SC)
- Athene cunicularia hypugaea - western burrowing owl (SC)
- Baeolophus inornatus - oak titmouse (SLC)
- Buteo Swainsoni - Swainson's hawk (CA)
- Carduelis lawrencei - Lawrence's goldfinch (SC)
- Chaetura vauxi - Vaux's swift (SC)
- Cypseloides niger - black swift (SC)
- Elanus leucurus - white-tailed (=black shouldered) kite (SC)
- Empidonax traillii brewsteri - little willow flycatcher (CA)
- Falco peregrinus anatum - American peregrine falcon (D)
- Lanius ludovicianus - loggerhead shrike (SC)
- Melanerpes lewis - Lewis' woodpecker (SC)
- Numenius americanus - long-billed curlew (SC)
- Picoides nuttallii - Nuttall's woodpecker (SLC)
- Riparia riparia - bank swallow (CA)
- Selasphorus rufus - rufous hummingbird (SC)
- Toxostoma redivivum - California thrasher (SC)

Mammals

- Euderma maculatum - spotted bat (SC)
- Eumops perotis californicus - greater western mastiff-bat (SC)
- Myotis ciliolabrum - small-footed myotis bat (SC)
- Myotis evotis - long-eared myotis bat (SC)
- Myotis thysanodes - fringed myotis bat (SC)
- Myotis volans - long-legged myotis bat (SC)
- Myotis yumanensis - Yuma myotis bat (SC)
- Perognathus inornatus - San Joaquin pocket mouse (SC)

Plants

- Chlorogalum grandiflorum - Red Hills soaproot (SC)
- Helianthemum suffrutescens - Amador (Bisbee Peak) rush-rose (SLC)
- Wyethia reticulata - El Dorado mule-ears (SC)

County Lists

El Dorado County

Listed Species

Invertebrates

- Desmocerus californicus dimorphus - valley elderberry longhorn beetle (T)
- Lepidurus packardi - vernal pool tadpole shrimp (E)

Fish

- Hypomesus transpacificus - delta smelt (T)
- Oncorhynchus (=Salmo) clarki henshawi - Lahontan cutthroat trout (T)
- Oncorhynchus mykiss - Central Valley steelhead (T) (NMFS)
- Oncorhynchus tshawytscha - Central Valley spring-run chinook salmon (T) (NMFS)

Amphibians

- Ambystoma californiense - California tiger salamander (T)
- Rana aurora draytonii - California red-legged frog (T)

Reptiles

- Thamnophis gigas - giant garter snake (T)

Birds

- Haliaeetus leucocephalus - bald eagle (T)

Plants

- Calystegia stebbinsii - Stebbins's morning-glory (E)
- Ceanothus roderickii - Pine Hill ceanothus (E)
- Fremontodendron californicum ssp. decumbens - Pine Hill flannelbush (E)
- Galium californicum ssp. sierrae - El Dorado bedstraw (E)
- Senecio layneae - Layne's butterweed (=ragwort) (T)

Proposed Species

Amphibians

- Rana aurora draytonii - Critical habitat, California red-legged frog (Proposed) (PX)

Candidate Species

Amphibians

- Bufo canorus - Yosemite toad (C)
- Rana muscosa - mountain yellow-legged frog (C)

Mammals

- Martes pennanti - fisher (C)

Plants

- Botrychium lineare - slender Moonwort (= narrowleaf grapefern) (C)
- Rorippa subumbellata - Tahoe yellow-cress (C)

Species of Concern

Invertebrates

- Capnia lacustra - Lake Tahoe benthic stonefly (SC)
- Goeracea oregona - Sagehen Creek goracean caddisfly (SC)
- Monadenia mormonum buttoni - Button's Sierra sideband snail (SC)
- Nebria darlingtoni - South Forks ground beetle (SC)
- Orbittacus obscurus - gold rush hanging fly (SC)
- Rhyacophila spinata - spiny rhyacophilan caddisfly (SC)

Fish

- Pogonichthys macrolepidotus - Sacramento splittail (SC)
- Spirinchus thaleichthys - longfin smelt (SC)

Amphibians

- Hydromantes platycephalus - Mount Lyell salamander (SC)
- Rana boylii - foothill yellow-legged frog (SC)
- Spea hammondii - western spadefoot toad (SC)

Reptiles

- Clemmys marmorata marmorata - northwestern pond turtle (SC)
- Phrynosoma coronatum frontale - California horned lizard (SC)
- Sceloporus graciosus graciosus - northern sagebrush lizard (SC)

Birds

- Accipiter gentilis - northern goshawk (SC)
- Agelaius tricolor - tricolored blackbird (SC)
- Amphispiza belli belli - Bell's sage sparrow (SC)
- Athene cunicularia hypugaea - western burrowing owl (SC)
- Baeolophus inornatus - oak titmouse (SLC)
- Botaurus lentiginosus - American bittern (SC)
- Buteo regalis - ferruginous hawk (SC)
- Buteo Swainsoni - Swainson's hawk (CA)
- Carduelis lawrencei - Lawrence's goldfinch (SC)
- Chaetura vauxi - Vaux's swift (SC)
- Charadrius montanus - mountain plover (SC)
- Cinclus mexicanus - American dipper (SLC)
- Contopus cooperi - olive-sided flycatcher (SC)
- Cypseloides niger - black swift (SC)
- Empidonax traillii brewsteri - little willow flycatcher (CA)
- Falco peregrinus anatum - American peregrine falcon (D)
- Histrionicus histrionicus - Harlequin duck (SC)
- Melanerpes lewis - Lewis' woodpecker (SC)
- Numenius americanus - long-billed curlew (SC)
- Otus flammeolus - flammulated owl (SC)
- Picoides albolarvatus - white-headed woodpecker (SC)
- Picoides nuttallii - Nuttall's woodpecker (SLC)
- Plegadis chihi - white-faced ibis (SC)
- Riparia riparia - bank swallow (CA)
- Selasphorus rufus - rufous hummingbird (SC)
- Sphyrapicus ruber - red-breasted sapsucker (SC)
- Strix occidentalis occidentalis - California spotted owl (SC)
- Toxostoma redivivum - California thrasher (SC)

Mammals

- Corynorhinus (=Plecotus) townsendii pallescens - pale Townsend's big-eared bat (SC)
- Corynorhinus (=Plecotus) townsendii townsendii - Pacific western big-eared bat (SC)
- Euderma maculatum - spotted bat (SC)
- Eumops perotis californicus - greater western mastiff-bat (SC)
- Gulo gulo luteus - California wolverine (CA)
- Lepus americanus tahoensis - Sierra Nevada snowshoe hare (SC)
- Martes americana - American (=pine) marten (SC)
- Myotis ciliolabrum - small-footed myotis bat (SC)
- Myotis evotis - long-eared myotis bat (SC)
- Myotis thysanodes - fringed myotis bat (SC)
- Myotis volans - long-legged myotis bat (SC)
- Myotis yumanensis - Yuma myotis bat (SC)
- Perognathus inornatus - San Joaquin pocket mouse (SC)
- Vulpes vulpes necator - Sierra Nevada red fox (CA)

Plants

- Arctostaphylos nissenana - Nissenan manzanita (SC)
- Botrychium ascendens - upswept moonwort (SC)
- Botrychium lunaria - common moonwort (SC)
- Calochortus clavatus var. avius - Pleasant Valley mariposa lily (SC)
- Chlorogalum grandiflorum - Red Hills soaproot (SC)
- Clarkia biloba ssp brandegeae - Brandegee's clarkia (SLC)
- Draba asterophora var. macrocarpa - Cup Lake draba (SC)
- Epilobium oreganum - Grants Pass willowherb (SC)
- Helianthemum suffrutescens - Amador (Bisbee Peak) rush-rose (SLC)
- Horkelia parryi - Parry's horkelia (SLC)
- Lewisia longipetala - long-petaled lewisia (SC)
- Lewisia serrata - saw-toothed lewisia (SC)
- Ophioglossum pusillium - northern adder's tongue (SC)
- Phacelia stebbinsii - Stebbins' phacelia (SC)
- Viola tomentosa - felt-leaved (=woolly) violet (SLC)
- Wyethia reticulata - El Dorado mule-ears (SC)

Key:

- (E) Endangered - Listed (in the Federal Register) as being in danger of extinction.
- (T) Threatened - Listed as likely to become endangered within the foreseeable future.
- (P) Proposed - Officially proposed (in the Federal Register) for listing as endangered or threatened.
- (NMFS) Species under the Jurisdiction of the National Marine Fisheries Service. Consult with them directly about these species.
- Critical Habitat - Area essential to the conservation of a species.
- (PX) Proposed Critical Habitat - The species is already listed. Critical habitat is being proposed for it.
- (C) Candidate - Candidate to become a proposed species.
- (CA) Listed by the State of California but not by the Fish & Wildlife Service.
- (D) Delisted - Species will be monitored for 5 years.
- (SC) Species of Concern/(SLC) Species of Local Concern - Other species of concern to the Sacramento Fish & Wildlife Office.
- (X) Critical Habitat designated for this species

Important Information About Your Species List

How We Make Species Lists

We store information about endangered and threatened species lists by U.S. Geological Survey 7Â½ minute quads. The United States is divided into these quads, which are about the size of San Francisco.

The animals on your species list are ones that occur within, or may be affected by projects within, the quads covered by the list.

- Fish and other aquatic species appear on your list if they are in the same watershed as your quad or if water use in your quad might affect them.
- Amphibians will be on the list for a quad or county if pesticides applied in that area may be carried to their habitat by air currents.
- Birds are shown regardless of whether they are resident or migratory. Relevant birds on the county list should be considered regard-less of whether they appear on a quad list.

Plants

Any plants on your list are ones that have actually been observed in the quad or quads covered by the list. Plants may exist in an area without ever having been detected there. You can find out what's in the nine surrounding quads through the California Native Plant Society's online Inventory of Rare and Endangered Plants.

Surveying

Some of the species on your list may not be affected by your project. A trained biologist or botanist, familiar with the habitat requirements of the species on your list, should determine whether they or habitats suitable for them may be affected by your project. We recommend that your surveys include any proposed and candidate species on your list.

For plant surveys, we recommend using the Guidelines for Conducting and Reporting Botanical Inventories. The results of your surveys should be published in any environmental documents prepared for your project.

State-Listed Species

If a species has been listed as threatened or endangered by the State of California, but not by us nor by the National Marine Fisheries Service, it will appear on your list as a Species of Concern. However you should contact the California Department of Fish and Game Wildlife and Habitat Data Analysis Branch for official information about these species.

Your Responsibilities Under the Endangered Species Act

All plants and animals identified as listed above are fully protected under the Endangered Species Act of 1973, as amended. Section 9 of the Act and its implementing regulations prohibit the take of a federally listed wildlife species. Take is defined by the Act as "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect" any such animal.

> Take may include significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding, or shelter (50 CFR Â§17.3).

Take incidental to an otherwise lawful activity may be authorized by one of two procedures:

- If a Federal agency is involved with the permitting, funding, or carrying out of a project that may result in take, then that agency must engage in a formal consultation with the Service.

APPENDIX B.

California Natural Diversity Database (CNDDB)/
RareFind Summary Report for the Shingle Springs quad

68 acre Cameron Park
El Dorado County, CA

Summary of RareFind Occurrences By SHINGLE SPRINGS

No.	Scientific Name	Common Name	Total Unique Occurrences	Fed/State/CNPS
1)	Phrynosoma coronatum (frontale)	Coast (California) horned lizard	1	--/SC/--
2)	Senecio layneae	Layne's ragwort	21	T/R/1B
3)	Wyethia reticulata	El Dorado County mule ears	19	--/--/1B
4)	Helianthemum suffrutescens	Bisbee Peak rush-rose	9	--/--/3
5)	Calystegia stebbinsii	Stebbins's morning-glory	8	E/E/1B
6)	Ceanothus roderickii	Pine Hill ceanothus	14	E/R/1B
7)	Galium californicum ssp. sierrae	El Dorado bedstraw	7	E/R/1B
8)	Fremontodendron decumbens	Pine Hill flannelbush	6	E/R/1B
9)	Chlorogalum grandiflorum	Red Hills soaproot	8	--/--/1B

*Fed/State: E=Endangered, T=Threatened, P=Proposed, SC=Species of Concern, DE=Delisted, -- = None
CNPS:1B=Plants rare, threatened, or endangered in California and elsewhere

CNPS:2=Plants rare, threatened, or endangered in California, but more common elsewhere

93 Occurrences for
9 Unique Species/ Communities

APPENDIX C.

Plant and Wildlife Species Observed

68 acre Cameron Park
El Dorado County, CA

Plant Species Observed.

Family	Scientific Name	Common Name	*
FERNS & ALLIES			
Blechnaceae	*Woodwardia fimbriata*	Giant chain fern	N
Pteridaceae	*Pentagramma triangularis*	Goldenback fern	N
CONIFERS			
Pinaceae	*Pinus sabiniana*	Gray pine	N
DICOTS			
Anacardiaceae	*Toxicodendron diversilobum*	Western poison oak	N
Apiaceae	*Sanicula bipinnatifida*	Purple sanicle	N
Asteraceae	*Artemisia douglasiana*	Mugwort	N
	Baccharis pilularis	Coyote brush	N
	Carduus pycnocephalus	Italian thistle	I
	Centaurea solstitialis	Yellow star-thistle	I
	Filago californica	Herba impia	N
	Gnaphalium stramineum	Cudweed	N
	Holocarpha virgata ssp. *virgata*		N
	Silybum marianum	Milk thistle	I
	Tragopogon sp.	Goat's beard	I
	Wyethia bolanderi	Mules ears	N
	Wyethia reticulata	El Dorado County mule ears	N
Brassicaceae	*Brassica nigra*	Black mustard	I
Caprifoliaceae	*Lonicera* sp.	Honeysuckle	N
Cistaceae	*Helianthemum suffrutescens*	Bisbee Peak rush-rose	N
Convolvulaceae	*Calystegia* sp. [1]		N
	Calystegia stebbinsii	Stebbins' morning-glory	N
Crassulaceae	*Crassula connata*	Pygmy-weed	N
Ericaceae	*Arctostaphylos viscida* ssp. *viscida*	Manzanita	N
Fabaceae	*Cercis occidentalis*	Redbud	N
	Lupinus bicolor	Miniature lupine	N
	Vicia sativa	Vetch	I
	Vicia villosa ssp. *varia*	Hairy vetch	I
Fagaceae	*Quercus kelloggii*	California black oak	N
	Quercus wislizenii var. *wislizenii*	Interior live oak	N
Gentianaceae	*Cicendia quadrangularis*		N
Geraniaceae	*Erodium botrys*	Filaree	I
	Erodium cicutarium	Filaree	I
	Geranium dissectum	Cranesbill	I
	Geranium molle	Cranesbill	I
Hydrophyllaceae	*Eriodictyon californicum*	Yerba santa	N
Hypericaceae	*Hypericum perforatum*	Klamathweed	I
Lamiaceae	*Lepechinia calycina*	Pitcher sage	N
	Salvia sonomensis		N
Plantaginaceae	*Plantago erecta*	Plantain	N
	Plantago lanceolata	English plantain	I

Polygonaceae	*Rumex crispus*	Curly dock	I
Primulaceae	*Anagallis arvensis*	Scarlet pimpernel	I
Rhamnaceae	*Rhamnus ilicifolia*	Holly-leaved redberry	N
	Rhamnus tomentella ssp. *tomentella*	Hoary coffeeberry	N
	Ceanothus roderickii	Pine Hill ceanothus	N
	Ceanothus tomentosus	California lilac	N
Rosaceae	*Adenostoma fasciculatum*	Chamise	N
	Heteromeles arbutifolia	Toyon	N
	Rosa californica	California rose	N
	Rubus discolor	Himalayan blackberry	I
	Rubus ursinus	California blackberry	N
Rubiaceae	*Galium aparine*	Goose grass	N
	Galium parisiense	Wall bedstraw	I
	Galium porrigens var. *tenue*	Climbing bedstraw	N
Salicaceae	*Populus fremontii* ssp. *fremontii*	Fremont cottonwood	N
	Salix laevigata	Red willow	N
Scrophulariaceae	*Castilleja attenuata*	Valley tassels	N
	Castilleja foliolosa	Woolly Indian paintbrush	N
	Mimulus sp.	Monkeyflower	N
Viscaceae	*Phoradendron villosum*	Mistletoe	N
MONOCOTS			
Iridaceae	*Iris* sp.		--
Juncaceae	*Juncus capitatus*	Rush	I
	Juncus effusus var. *pacificus*	Rush	N
	Juncus xiphioides	Flat-bladed rush	N
	Luzula sp.		N
Liliaceae	*Calochortus albus*	White globe lily	N
	Chlorogalum grandiflorum	Red Hills soaproot	N
	Chlorogalum pomeridianum var. *pomeridianum*	Soap plant	N
	Dichelostemma sp.		N
	Zigadenus venenosus var. *venenosus*	Death camas	N
Poaceae	*Aira caryophyllea*	Silver European hairgrass	I
	Andropogon virginicus var. *virginicus*	Broomsedge bluestem	I
	Brachypodium distachyon		I
	Bromus hordeaceus	Soft brome	I
	Bromus madritensis	Foxtail chess	I
	Cortaderia selloana	Pampas grass	I
	Cynosurus echinatus	Hedgehog dogtail	I
	Elymus glaucus	Blue wildrye	N
	Elymus multisetus		N
	Hordeum marinum ssp. *gussoneanum*	Mediterranean barley	I
	Muhlenbergia rigens	Deergrass	N
	Phalaris aquatica	Harding grass	I
	Taeniatherum caput-medusae	Medusa head	I
Typhaceae	*Typha angustifolia*	Narrow-leaved cattail	N

* N = Native to CA; I = Introduced

[1] Specimen was not in bloom and not identifiable to species. Specimen was not *C. stebbinsii* because the leaves had no finely dissected, linear lobes.

Wildlife Species Observed.

Common Name	Scientific Name
BIRDS	
Anna's hummingbird	*Calypte anna*
California quail	*Callipepla californica*
California towhee	*Pipilo crissalis*
Cooper's hawk	*Accipiter cooperii*
Mourning dove	*Zenaida macroura*
Northern flicker	*Colaptes auratus*
Scrub jay	*Aphelocoma coerulescens*
Turkey vulture	*Cathartes aura*
White-crowned sparrow	*Zonotrichia leucophrys*
AMPHIBIANS	
Pacific chorus frog	*Pseudacris regilla*
REPTILES	
California horned lizard	*Phrynosoma coronatum frontale*
Northern alligator lizard	*Gerrhonotus coeruleus*
MAMMALS	
Jackrabbit	*Lepus californicus*
Mule deer/ black-tailed deer [1]	*Odocoileus hemionus*

[1] Observed tracks.

APPENDIX D.

Species Evaluated Table

68 acre Cameron Park
El Dorado County, CA

Special-status species obtained from USFWS letter and RareFind data.

Special-Status Species/ Common Name	Listing Status [a] Federal/ State	USFWS/ DFG Other Codes [b]	Source [c]	Habitat Requirements	Potential to Occur in the Project Study Area?
Invertebrates					
Desmocerus californicus dimorphus Valley elderberry longhorn beetle	T/ --	--/ --	1	Requires an elderberry shrub (*Sambucus mexicana* or *Sambucus racemosa* var. *microbotrys*) as a host plant (USFWS 1999).	No, there are no elderberry shrubs in the PSA.
Lepidurus packardi Vernal pool tadpole shrimp	E/ --	--/ --	1	Occurs in a variety of vernal pool habitats (USFWS 1994a).	No, there are no vernal pools or other suitable habitat in the PSA.
Fish					
Acipenser medirostris Green sturgeon	--/ --	SC/ CSC	1	An anadromous species that moves up large rivers to spawn (McGinnis 1984). Spawning occurs in the mainstream of rivers. Green sturgeon has a similar spawning and larval ecology to the white sturgeon (*Acipenser transmontanous*), but probably require colder, cleaner water for spawning (Moyle et al. 1995).	No, there is no suitable habitat in the PSA.
Hypomesus transpacificus Delta smelt	T/ T	--/ --	1	Euryhaline (tolerant of a wide salinity range) species that spawns in freshwater dead-end sloughs and shallow edge-waters of channels of the Delta (USFWS 1994a).	No, there is no suitable habitat in the PSA.
Oncorhynchus clarki henshawi Lahontan cutthroat trout	T/ --	--/ --	1	Native to the eastern slopes of the Sierras. Life history identical to the rainbow or steelhead trout.	No, there is no suitable habitat in the PSA.
Oncorhynchus mykiss Central Valley steelhead ESU	T/ --	--/ --	1	Spawning occurs in small tributaries on coarse gravel beds in riffle areas (Busby 1996).	No, there is no suitable habitat in the PSA.
Oncorhynchus tshawytscha Central Valley spring-run chinook salmon ESU	T, CH/ T	--/ --	1	Adults enter the Sacramento/San Joaquin Basin from March through May and spawn from late August to mid-October. Adult female chinook will prepare a spawning bed in a stream with suitable gravel composition, water depth, and velocity. After hatching, fry and subyearlings return to the ocean and complete their development (McGinnis 1984).	No, there is no suitable habitat in the PSA.

Special-Status Species/ Common Name	Listing Status [a] Federal/ State	USFWS/ DFG Other Codes [b]	Source [c]	Habitat Requirements	Potential to Occur in the Project Study Area?
Oncorhynchus tshawytscha Winter-run chinook salmon ESU	E/ E	--/ --	1	Adults enter the Sacramento/San Joaquin Basin from December through July and spawn from April through July. Adult female chinook will prepare a spawning bed in a stream with suitable gravel composition, water depth, and velocity. After hatching, fry and subyearlings return to the ocean and complete their development (McGinnis 1984).	No, there is no suitable habitat in the PSA.
Oncorhynchus tshawytscha Central Valley fall/late fall-run chinook salmon ESU	C/ --	--/ CSC	1	This anadromous species enters the Sacramento/San Joaquin Basin from July through April and spawns from October through February. Adult female chinook will prepare a spawning bed in a stream with suitable gravel composition, water depth, and velocity (McGinnis 1984).	No, there is no suitable habitat in the PSA.
Pogonichthys macrolepidotus Sacramento splittail	--/ --	SC/ CSC	1	This minnow of the backwater slough areas spawn either over shoreline vegetation or over gravel in creek tributaries of large rivers during spring high water levels (McGinnis 1984).	No, there is no suitable habitat in the PSA.
Spirinchus thaleichthys Longfin smelt	--/ --	SC/ CSC	1	Spawns from November to June in freshwater over sandy-gravel substrates, rocks, or aquatic plants. After hatching, larvae move up into surface waters and are transported downstream into brackish-water nursery areas. Closely associated with the Sacramento – San Joaquin River outflow into Suisun and San Pablo bays (Moyle et al. 1995).	No, there is no suitable habitat in the PSA.
Amphibians					
Ambystoma californiense California tiger salamander	C/--	--/ CSC	1	Specific habitat requirements include annual grasslands and open woodlands with animal burrows and quiet waterways. This species typically breeds in vernal pools or other small temporary waters that fill during winter rains and are dry by midsummer (Zeiner et al 1988).	No, there are no vernal pools or other suitable habitat in the PSA.
Bufo canorus Yosemite toad	C/ --	--/ CSC	1	Restricted to the vicinities of wet meadows in the central high Sierra. Occurs at elevations of 1,950 to 3,440 m. Frequents montane wet meadows, but also occurs in seasonal ponds associated with lodgepole pine and sub-alpine conifer forests (Zeiner et al. 1988).	No, the PSA is outside the range of this species.
Rana aurora draytonii California red-legged frog	T/ --	--/ CSC	1	Inhabits quiet pools of streams, marshes, and occasionally ponds. Requires permanent or nearly permanent pools for larval development (Zeiner et al. 1988). CRLF are found almost exclusively at sites with some water at least 70 cm deep (Jennings and Hayes 1994). CRLF do not occupy water that exceeds temperatures of 70° F, especially if there are no cool, deep pools (USFWS 2002).	No, see text for further discussion.
Rana muscosa Mountain yellow-legged frog	C/ --	--/ CSC	1	Occurs primarily at elevations above 5,900 ft in the Sierra Nevada. Associated with streams, lakes, and ponds in montane riparian, lodgepole pine, sub-alpine conifer, and wet meadow habitat types. Always encountered within a few feet of water (Zeiner et al. 1988).	No, the PSA is outside the range of this species.
Rana boylii Foothill yellow-legged frog	--/ --	SC/ CSC	1	Occurs in woodland and forest areas near streams and rivers, especially near riffles where there are rocks. Requires permanent streams in which to reside (Zeiner et al. 1988).	No, there are no permanent streams in the PSA. The PSA is outside the range of this species.