MITIGATED NEGATIVE DECLARATION

FILES: S11-0009/PD11-0005

PROJECT NAME: Green Valley Nursery and Landscape

NAME OF APPLICANTS: Don and Julie Devorss

ASSESSOR'S PARCEL NO.: 124-301-03 **SECTION:** 21 & 28 **T:** 10N **R:** 9E

LOCATION: Southeast corner of the intersection of Shadowfax Lane and Green Valley Road in the north El Dorado Hills area, El Dorado County.

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

☐ **REZONING:** **FROM:**

☐ **TENTATIVE PARCEL MAP**

☐ **SUBDIVISION**

SUBDIVISION (NAME):

☒ **SPECIAL USE PERMIT TO ALLOW:**

Special Use Permit request and Development Plan to allow a nursery and landscaping business with outdoor sales and storage.

☒ **OTHER:** Planned Development

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

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

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

☐ **OTHER:**

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

This Mitigated Negative Declaration was adopted by the (hearing body) on (date) .

_____

Executive Secretary

Exhibit P

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

INITIAL STUDY
ENVIRONMENTAL CHECKLIST

Project Title: S11-0009/PD11-0005/Green Valley Nursery

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

Contact Person: Tom Dougherty | **Phone Number:** (530) 621-5355

Applicant's Name and Address: Don and Julie Devorss, 2481 Shadowfax Lane, El Dorado Hills, CA 95762

Property Owner: Barbara Orosco, 1000 Orosco Drive, El Dorado Hills, CA 95762

Project Location: Southeast corner of the intersection of Shadowfax Lane and Green Valley Road in the north El Dorado Hills area, in El Dorado County.

Assessor's Parcel Number: 124-301-03 **Acres:** 9.62

Zoning: Commercial-Planned Development (C-PD)

Sections: 21 & 28 **T:** 10N **R:** 9E

General Plan Designation: Commercial (C)

Description of Project: Special Use Permit request and development plan to allow the existing nursery with outdoor sales and storage of landscape plants and bulk landscape materials, and outdoor growing areas. Also proposed is the operation of a landscaping business, seasonal sales of Christmas trees and pumpkins, the growing and sales of fruit and vegetables, and the continued operation of the growing and sales of strawberries by a separate tenant. The applicants are requesting they obtain a formal "Right to Farm" protection under Zoning Ordinance Section 17.13.030 as part of the Special Use Permit request and to utilize one 64 square-foot free standing sign and wall signs for the entire project parcel.

The project also includes requests for waivers for the following requirements:

1. To connect to public sewer and water;
2. To provide a fire hydrant;
3. To construct a permanent bathroom;
4. The paving of the interior roadways and parking lot areas; and
5. The no impact or disturbance requirement of General Plan Policy 7.3.3.4 within the required 50-foot setback from the intermittent streambed.

Surrounding Land Uses and Setting:

	Zoning	General Plan	Land Use/Improvements
Site	C-PD	C	Agricultural strawberry farm, commercial nursery and landscape business.
North	RF	OS	Green Valley Road and Folsom Lake State Recreation Area
South	R2A	MDR/PF	Shadowfax Lane and single-family residence and Mormon Island Relocation Cemetery
East	C-PD	C/MDR	Vacant, and one single-family residence
West	R2A	MDR	Shadowfax Lane and the Mormon Island Wetland Preserve

Briefly describe the environmental setting: The 9.62-acre parcel is located between 400 and 420 feet elevation above sea level. It is bordered on the north and west sides by roadways. There is an unnamed intermittent stream flowing east to west bisecting the parcel which empties into the Mormon Island Wetland Preserve, which is located on the west side of Shadowfax Lane. The Mormon Island Dam, one of the dams containing Folsom Lake, is located approximately 900 feet to the northwest across Green Valley Road. The Sacramento County line is located one parcel away to the west. Approximately five acres south of the intermittent stream is planted in strawberries and contains a storage shed. The area north of the stream has been graded flat and is the location of the interior driveways, strawberry patch sales shed, a well pump house, the applicant's modular office building, graveled parking area, and outside storage area for nursery plants in containers and piles of bulk landscaping materials. There is one well located north of the stream within a small shed, and one south of it located within another storage shed. There is one mature valley oak tree located on the parcel located near where the stream exits the parcel near Shadowfax Lane.

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

1. Department of Transportation: Encroachment permit and road striping.
2. Environmental Health Division: Septic, water system, and restroom improvement review.
3. Air Quality Management District: Condition compliance review.
5. Building Services: Building and grading permit review.
6. El Dorado Hills Fire Department: Condition compliance review.
7. El Dorado County Resource Conservation District: Grading permit review.
8. EID: Facility Improvement Letter, if required.
9. California Department of Fish and Wildlife: 1602 Permit review, if required.
10. Central Valley Regional Water Quality Control Board: SWPPP compliance, if applicable.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION

On the basis of this initial evaluation:

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

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

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

☐ I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards; and 2) has been addressed by Mitigation Measures based on

the earlier analysis as described in attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

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

Signature: _____ Date: 2-13-14

Printed Name: Tom Dougherty, Project Planner For: El Dorado County

Signature: _____ Date: 13 Feb. 2014

Printed Name: Peter N. Maurer, Principal Planner For: El Dorado County

PROJECT DESCRIPTION

Introduction

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from the proposed park project.

Project Description

Special Use Permit request and development plan to allow a nursery and landscaping business with outdoor sales and storage

Project Location and Surrounding Land Uses

The 9.62-acre site is located on the southeast corner of the intersection of Shadowfax Lane and Green Valley Road in the north El Dorado Hills area. The surrounding land uses include a cemetery and residence to the south, the Folsom Lake State Recreation Area to the north, the Mormon Island Wetland Preserve to the west, and a vacant commercial parcel and residence adjoining the east boundary.

Project Characteristics

1. Transportation/Circulation/Parking

The project currently has encroachments onto two County maintained roads, Green Valley Road and Shadowfax Lane and plan to utilize them as their access points. A Phase 1 Initial Determination – Traffic Impact Study form was reviewed. The project does not exceed any of the thresholds to require any further traffic studies. Frontage and encroachment improvements would be required.

2. Utilities and Infrastructure

There are existing electrical facilities which would be extended within the parcel to the project. Domestic water service is available at the site and would be upgaded as required by the EID. There are two existing wells currently utilized for water service. The applicants would be required to connect to public sewer or a septic system, unless waived by the Planning Commission in which case wells and a septic system would be utilized.

3. Construction Considerations

Construction of the project would consist of installation of erosion control measures, stream restoration, and a permanent fence barrier. The Transportation Division (Transportation) would require encroachment and striping improvements. Building Services would require an "as built" building permit for the modular unit, a sign permit for the signs, an "as built" grading permit, and a building permit for construction of a restroom. If the requirement to connect to public sewer is waived, the applicants would be required to construct a septic system. The parking lot would be required to be paved unless waived in lieu of utilizing the existing graveled surface.

Project Schedule and Approvals

This Initial Study is being circulated for public and agency review for a 30-day period. Written comments on the Initial Study should be submitted to the project planner indicated in the Summary section, above.

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

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

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

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

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

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

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

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

9. The explanation of each issue should identify:

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

ENVIRONMENTAL IMPACTS

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

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

a. **Scenic Vista:** The project site and vicinity is not identified by the County as a scenic view or resource (El Dorado County Planning Services, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibit 5.3-1 and Table 5.3-1). There would be no impacts.

b. **Scenic Resources:** The project site is not located near any roadway that is classified as a State Scenic Highway (California Department of Transportation, California Scenic Highway Program, Officially Designated State Scenic Highways, (http://www.dot.ca.gov/hq/LandArch/scenic_highways/scenic_hwy.htm)). There were no trees or historic buildings found that have been identified by submitted biological report or cultural resources study as contributing to exceptional aesthetic value at the project site. There would be no impacts.

c. **Visual Character:** The proposed project would not degrade the visual character or quality of the site and its surroundings in ways not anticipated for lands designated by the General Plan for C land uses. As mitigated for stream restoration, the property would provide enhanced natural visual character and quality that currently exist by improving the scenic areas of the property. Impacts would be less than significant.

d. **Light and Glare:** The project does include exterior lighting. If the special use permit and Development Plan are approved, any future lighting would at a minimum require Development Services review prior to installation. Impacts would be less than significant.

FINDING: For the "Aesthetics" category, the thresholds of significance have not been exceeded. As conditioned, mitigated, and with adherence to County Code, no significant environmental impacts would result from the project.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by California Department of forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forrest Protocols adopted by the California Air Resources Board. Would the project:				
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d. Result in the loss of forest land or conversion of forest land to non-forest use?				X
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

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

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

a. **Farmland Mapping and Monitoring Program:** Review of the Important Farmland GIS map layer for El Dorado County developed under the Farmland Mapping and Monitoring Program indicates that the project site contains AwD, (Auburn silt loam with 2 to 30 percent slopes). AwD soils are not classified as unique and soils of local importance or as statewide important farmland or prime farmland. The project site is designated for commercial uses, and is not located within or adjacent to lands designated with the Agricultural Districts (A) General Plan Land Use Overlay. As such, there would be no impacts.

b. **Williamson Act Contract:** The property is not located within a Williamson Act Contract and the project would not conflict with existing zoning for agricultural use, and would not affect any properties under a Williamson Act Contract. There would be no impact.

c. **Conflicts with Zoning for Forest/timber Lands:** No conversion of timber or forest lands would occur as a result of the project. There would be no impact.

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

d. **Loss of Forest land or Conversion of Forest land:** Neither the General Plan nor the Zoning Ordinance designate the site as an important Timberland Preserve Zone and the underlying soil types are not those known to support timber production. There would be no impact.

e. **Conversion of Prime Farmland or Forest Land:** The project would not result in conversion of existing lands designated by the General Plan and zoned for agricultural uses. The project site is designated for commercial uses by the General Plan and is zoned for a commercial development. There is an existing strawberry growing and sales operation located on the parcel, but that use existed prior to the rezoning of the parcel and has been determined to be a legal non-conforming, interim use. There would be no impact.

FINDING: This project would have no significant impact on agricultural lands, would not convert agricultural lands to non-agricultural uses, and would not affect properties subject to a Williamson Act Contract. For the "Agriculture" category, the thresholds of significance have not been exceeded. For this "Agriculture" category, impacts would be less than significant.

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

Discussion: A substantial adverse effect on Air Quality would occur if:

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

a. **Air Quality Plan:** El Dorado County has adopted the *Rules and Regulations of the El Dorado County Air Pollution Control District,* (February 15, 2000), establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NOx, and O3). Any activities associated with the grading and construction of this project would pose a less than significant impact on air quality because the El Dorado County Air Quality Management

District (AQMD) would require that the project implement a Fugitive Dust Plan if deemed applicable during grading activities. Such a plan would address grading measures and operation of equipment to minimize and reduce the level of defined particulate matter exposure and/or emissions below a level of significance.

b. **Air Quality Standards:** The project would potentially create air quality impacts which may contribute to an existing or projected air quality violation during grading and construction. Construction activities, project related and those anticipated in the future, include grading and site improvements, for roadway expansion, utilities, driveway, and associated on-site activities. These activities are typically intermittent and for short time frames in days. Construction related activities would generate PM10 dust emissions that would exceed either the state or federal ambient air quality standards for PM10. This is a temporary but potentially significant effect. The AQMD reviewed the project and determined that with the implementation of standard County measures, including requiring a Fugitive Dust Plan during grading and construction activities, the project would have a less than significant impact on the air quality.

Operational air quality impacts would be minor, and would cause an insignificant contribution to existing or projected air quality violations. Source emissions would be from vehicle trip emissions, landscape equipment, and consumer products. Those effects would be typical of public facility uses. Impacts would be less than significant as measured with current air quality standards.

c. **Cumulative Impacts:** The AQMD reviewed the project and determined that with the implementation of standard conditions of approval for air quality should it be determined the grading or encroachment permits require it, the project would have a less than significant cumulative impact.

d. **Sensitive Receptors:** The AQMD reviewed the project and did not respond that sensitive receptors exist in the area. There would be no impacts anticipated.

e. **Objectionable Odors:** Nursery operations are not classified as an odor generating facility within Table 3.1 of the El Dorado County AQMD CEQA Guide. The proposed project would not be anticipated to create significant levels of odors as measured with current standards. Impacts would be less than significant.

FINDING: The project would not significantly affect the implementation of regional air quality regulations or management plans. The project would result in increased emissions due to grading and operation; however existing regulations would reduce these impacts to a less-than-significant level. The project would not cause substantial adverse effects to air quality, nor exceed established significance thresholds for air quality impacts.

IV. BIOLOGICAL RESOURCES. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		X		

IV. BIOLOGICAL RESOURCES. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X		
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	

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

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

a. **Special Status Species:** A Biological Evaluation Letter Report dated April 25, 2006 (Bio Report), and General Plan Policy 7.3.3.4 Analysis of Setback to a Wetland Swale for the Green Valley, dated November 27, 2013 (Wetland Analysis) were submitted for the project. No listed species or habitats for listed species were found on the project parcel. The studies found that the project would not have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. The parcel does not fall within designated critical habitat or core areas for the Red-legged and Yellow-legged frog species. The project site is located Rare Plant Mitigation Area 2. Impacts would be less than significant.

b-c. **Riparian Habitat, Wetlands:** There is an unnamed intermittent stream that bisects the parcel and flows east to west and empties into the Mormon Island Wetland Preserve. The Analysis concluded that, although the stream is considered an intermittent stream through the properties to the east, it is classified as a wetland swale through the subject parcel. Both types require a 50-foot setback. The Preliminary Jurisdictional Delineation Report dated April 25, 2006, determined there were no isolated wetlands but that the wetland swale constituted 0.27 acre of potential jurisdictional wetlands. Additionally, Bio Report and Wetland Analysis identified the plants within the bed and bank, and determined that the existing strawberry and vegetable growing area consists of 5.01 acres. The Wetland Analysis was submitted as required by the Interim Interpretive Guidelines for General Plan Policy 7.3.3.4 to support their request to reduce the 50-foot setback to between 9 and 23 feet as shown on the Proposed Wetland Setback map dated December 5, 2013.. The Analysis concluded that this setback would be adequate to protect the wetland swale, with inclusion of mitigation measures for the removal of landscaping materials from the setback, re-vegetating of the

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

previously disturbed areas within the setback, seeding for Best Management Practices, and control of the invasive weeds. Their conclusion was based on the following findings:

"a. The area within 50 feet of the north side of the wetland swale did not contain riparian vegetation prior to establishment of the nursery;
b. The vegetation in the wetland swale that was removed has recovered to a similar vegetative community as previously existed;
c. The wetland swale provides limited value for wildlife movement due to conditions in the surrounding area, and the project will not result in any new barriers, and
d. The reduced setback distance will not affect special-status species."

The strawberry and vegetable grower reports to the El Dorado County Department of Agriculture to obtain an Operator Identification number for the application of herbicides and to assure they are aware of potential problems of pesticide and fertilizer runoff issues. The Department of Agriculture staff has visited the site and found no evidence of those issues. Should the nursery operation be approved, the Department of Agriculture will visit the site for the Nursery program and Pest Exclusion Inspections.

The applicants have graded the wetland swale bed and banks without permit so mitigation measures are recommended to restore the habitat. Allowing tractors, trucks, hand and machine digging of plants within the riparian zone would adversely affect the stream and riparian habitat community. The concentrations of fertilizer leaching and soil compaction and disturbance would not stabilize, enhance, or adequately protect the natural riparian biological community. Up and down-stream from the site, willows, valley oaks, and cottonwoods exist that show that this is a viable biological stream system that drains a large watershed area, albeit portions of have been stripped of natural vegetation mechanically and with weed killers in the past. This watershed system drains into a man-made ditch located on the west side of Shadowfax Lane. The ditch was constructed when soil from the dam construction was deposited and leveled in that area. That ditch travels south approximately 800 feet, turns to the west, and empties over the top of a waterfall into a round-rock pool and stream channel that joins the waters of the Mormon Island Wetland Preserve. The Preserve is significantly lower in elevation because of the soil deposits, creating the waterfall. The Mormon Island Wetland Preserve is a cooperative effort between Ducks Unlimited, Bureau of Reclamation, and California State Parks.

Planning has included recommended mitigation measures to require a grading permit that implements Best Management Practices and requiring a permanent barrier such as field fencing with t-posts be set at the Proposed Wetland Setback map dated December 5, 2013, from the high water mark on the north side. Additionally, the applicants would be required to submit a re-vegetation plan to include only species that currently grow within that stream system.

The following measures are proposed to mitigate impacts to a less-than-significant level from grading and other activities within the northern portion of the existing wetland swale and associated habitat:

BIO-1: Wetland Swale: The applicant is required to submit an "as built" grading permit application for the entire portion of the parcel north of the strawberry patch within 60 days of a project approval. The grading plan shall include the following provisions:

a. The applicant shall be obtain the appropriate permits from State and Federal agencies or any other agency that may be involved;
b. Best Management Practices that conform with the County's California Stormwater Pollution Prevention Plan, issued by the State Water Resources Control Board for erosion and sediment control,

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

shall be incorporated into the project development plans and implemented as approved by Building Services during the grading permit process.

c. No equipment shall be allowed within the water channel. Landscaping in the approved setback shall be removed (including shredded bark mulch, cobble, soil, rock berm, etc.).
d. A permanent barrier such as field fencing with t-posts, or similar barrier approved by Planning Services, shall be set on the north side of the intermittent stream. The fencing shall be placed from the eastern to western property boundary but allow vehicular access across the existing driveway spanning the culvert.
e. The applicants shall submit a re-vegetation/restoration plan for the previously disturbed area within the approved setback of nine to 23 feet, consistent with the General Plan Policy 7.3.3.4 Analysis of Setback to a Wetland Swale for the Green Valley, dated November 27, 2013, and the Proposed Wetland Setback map dated December 5, 2013.

   Any seeded or planted vegetation shall be 1) native to California, and 2) previously documented from the area (such as previously reported from the project site or the nearby Mormon Island Wetland Preserve). The vegetation shall be considered re-established when the plant cover is similar to the area of the water channel that was not landscaped. Suitable species include Baltic rush (*Juncus balticus*), iris-leaved rush (*J. xiphioides*), spikerush (*Eleocharis macrostachya*), clustered field sedge (*Carex praegracilis*), or comparable species.

   If seeding of the banks is included in the BMPs, any seeded vegetation shall be 1) native to the direct project vicinity or sterile, and 2) if native, previously documented from the area (such as previously reported from the project site or the nearby Mormon Island Wetland Preserve). Suitable species include blue wild rye (*Elymus glaucus*), creeping wild rye (*E.* [=*Leymus*] *triticoides*), foothill needlegrass (*Stipa* [=*Nassella*] *lepida*), lupines (*Lupinus* sp.), or comparable species.

   Monitoring Responsibility: Planning Services and Building Services

   Monitoring Requirement: The applicant shall include mitigations a-e above on the grading permit plans. Planning Services shall review the grading permit plans to ensure their inclusion prior to issuance of a grading permit. The Building Services field inspector shall verify compliance with said mitigations upon site inspection for the grading permit. Planning Services shall make a field inspection of the planted area prior to finaling the grading permit.

The Department of the Army, Corps of Engineers reviewed the project and determined that the project would not require a 404 Permit. The project may be regulated by a Streambed Alteration Agreements to be obtained from California Department of Fish and Wildlife, if applicable, pursuant to Sections 1602 of the California Fish and Wildlife Code. Fish and Wildlife would require review of the development plans prior to issuance of a grading permit. The mitigation measures recommended below would reduce the impacts to the unnamed intermittent stream to a less than significant level.

Impact: The project has affected the adjacent riparian habitat outside of the Ordinary High Water Mark and within the streambed and banks by grading the entire area. This impact is considered significant.

Implementation of the following mitigation measure, if deemed applicable by the California Department of Fish and Wildlife would reduce impacts to the unnamed intermittent stream riparian habitat:

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

BIO-2: Streambed Alteration Agreement: A Streambed Alteration Agreement, pursuant to Fish and Game Code 1602, shall be obtained by the applicant from the California Department of Fish and Wildlife, if applicable.

Monitoring Responsibility: Planning Services

Monitoring Requirement: The applicant shall provide a copy of the 1602 Streambed Alteration Agreement to Planning Services prior to issuance of the grading permit. If it has been determined by Fish and Wildlife that said permit does not apply after their review of the development plans, the applicant shall provide Planning Services with verification from Fish and Wildlife that no Agreement is needed for the project, prior to issuance of an "as built" grading permit.

Impact: The Wetland Analysis found that the soil disturbance and vegetation removal may have led to the establishment of two invasive weeds that were not previously found at the site, stinkwort (*Dittrichia graveolens*) and tree tobacco (*Nicotiana glauca*), and has recommended the following mitigation measure to abate that exoansion:

BIO-3: Invasive Weeds: Invasive weed control measures shall be implemented for stinkwort (*Dittrichia graveolens*) and tree tobacco (*Nicotiana glauca*). The County Department of Agriculture shall be consulted for appropriate control and disposal methods for these species. If manual or mechanical control is not feasible and herbicide is necessary, application will occur in compliance with applicable regulations, including regulations for application near water.

Monitoring Responsibility: Planning Services

Monitoring Requirement: The applicants shall provide Planning Services proof of the applicants consultation with the County Department of Agriculture, as well provide a copy of the invasive weed control planned mutually developed with them, prior to issuance of a grading permit.

d. **Migration Corridors:** Review of the California Department of Fish and Wildlife California Wildlife Habitat Relationship System indicates that there are no mapped critical deer migration corridors on the project site. No removal of significant trees or shrubs would result from a project approval. As mitigated, the project would not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with any established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites. During the grading of the streambed and bank, no trees and shrubs were lost. The riparian habitat would be subject of a restoration plan that would upgrade its potential for being a migration corridor. Impacts would be less than significant.

e. **Local Policies:** El Dorado County Code and General Plan Policies pertaining to the protection of biological resources would include protection of rare plants, setbacks to riparian areas, and mitigation of impacted oak woodlands. Rare plants were discussed above in the Special Status Species section.

General Plan Policy 7.3.3.4 requires a minimum non-development setback of 50 feet from intermittent streams and wetlands. These standards may be modified in a particular instance if more detailed information relating to slope, soil stability, vegetation, habitat, or other site or project-specific conditions supplied as part of the review for a specific project demonstrates that s different setback is necessary or would be sufficient to protect the particular riparian area.

Provided that appropriate storm water Best Management Practices (BMPs) are in place to catch runoff as required by the mitigation measures listed above, there would be no significant effect to the wetlands. The following is a list

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

of the BMPs that the project would be required to adhere as a part of the grading permit requirements by County Code. The Building Services Plan Checker will review the submitted grading plan and verify that the plan includes BMPs consistent with the County's California Stormwater Pollution Prevention Plan issued by the State Water Resources Control Board, prior to grading permit issuance:

Erosion Control	Sediment Control	Tracking Control	Non Storm Water Management
o Hydroseeding	o Silt Fence	o Stabilized Construction Entrance	o Water Conservation Practices
o Straw Mulch	o Fiber Rolls	Waste Management	o Vehicle and Equipment Cleaning
o Geotextiles and Mats	o Gravel Bag Berm	o Material Delivery and Storage	o Vehicle and Equipment Maintenance
Erosion Control	o Street Sweeping and Vacuuming	o Material Use	Non Storm Water Management

As conditioned, and with adherence to County Codes, the project would incorporate "Best Management Practices" and Mitigation Measures to minimize impacts on the wetland swale.

Policy 7.4.4.4 establishes the native oak tree canopy retention and replacement standards. There is one valley oak tree located along the south bank of the intermittent stream setback area and would not be located within the areas of the parcel where the primary business activities would occur.

f. **Adopted Plans**: This project, as designed, would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. There would be a less than significant impact in this category.

FINDING: Mitigation measures have been included to reduce potentially significant impacts to a less than significant level. For the "Biological Resources" category, the thresholds of significance have not been exceeded and no significant environmental impacts would result from the project.

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

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

- Disrupt, alter, or adversely affect a prehistoric or historic archaeological site or a property or historic or cultural significant to a community or ethnic or social group; or a paleontological site except as a part of a scientific study;

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

- Affect a landmark of cultural/historical importance;
- Conflict with established recreational, educational, religious or scientific uses of the area; or
- Conflict with adopted environmental plans and goals of the community where it is located.

a. **Historic Resources:** The Cultural Resources Survey prepared by Sycamore Environmental Consultants, dated May 2006 identified no significant prehistoric or historic archaeological sites, features, or artifacts. In the event sub-surface historical, cultural, or archeological sites or materials are disturbed during earth disturbances and grading activities on the site, standard Conditions of Approval would be included to reduce impacts to a less than significant level.

b-c. **Archaeological Resource, Paleontological Resource:** According to the Cultural Resources Study, no significant prehistoric or historic archaeological sites, features, or artifacts were found and the project site does not contain any known paleontological sites or known fossil strata/locales. In the event sub-surface historical, cultural, or archeological sites or materials are disturbed during earth disturbances and grading activities on the site, standard Conditions of Approval would be included to reduce impacts to a less than significant level.

d. **Human Remains:** There is a small likelihood of human remain discovery on the project site. During all grading activities, standard Conditions of Approval would be required that address accidental discovery of human remains. Impacts would be less than significant.

FINDING: No significant cultural resources were identified on the project site. Standard Conditions of Approval would be required with requirements for accidental discovery during project construction. This project would have a less than significant impact within the Cultural Resources category.

VI. GEOLOGY AND SOILS. *Would the project:*				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b. Result in substantial soil erosion or the loss of topsoil?			X	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?			X	
e. Have soils incapable of adequately supporting the use of septic tanks or			X	

VI. GEOLOGY AND SOILS. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
alternative waste water disposal systems where sewers are not available for the disposal of waste water?				

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

- Allow substantial development of structures or features in areas susceptible to seismically induced hazards such as groundshaking, liquefaction, seiche, and/or slope failure where the risk to people and property resulting from earthquakes could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards;

- Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or

- Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.

a. **Seismic Hazards:**

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

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

iii) El Dorado County is considered an area with low potential for seismic activity. The potential areas for liquefaction on the project site would be the wetlands which would be filled as part of the project. Impacts would be less than significant.

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

b. **Soil Erosion:** 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 A*dopted by the County of El Dorado Board of Supervisors, August 10, 2010 (Ordinance #4949). According to the Soil Survey for El Dorado County, the project site contains AwD, (Auburn silt loam with 2 to 30 percent slopes) with slight to moderate erosion hazard. All grading activities onsite would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance including the implementation of pre- and post-construction Best Management Practices (BMPs). The implemented BMPs are required to be consistent with the County's California Stormwater Pollution Prevention Plan issued by the State

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

Water Resources Control Board to eliminate run-off and erosion and sediment controls. Implementation of these BMPs would reduce potential significant impacts of soil erosion or the loss of topsoil to a less than significant level.

c-d. **Geologic Hazards, Expansive Soils:** As stated above, the project site contains Auburn silt loam soils. The Soil Survey for El Dorado County lists this type as having low shrink-swell potential. There are no excessively steep slopes on the surrounding parcels entering into the subject parcel. The site would not be anticipated to be subject to off-site landslide, lateral spreading, subsidence, liquefaction or collapse, nor does it have expansive soils. The project would be required to comply with the El Dorado County Grading, Erosion and Sediment Control Ordinance and the development plans for the proposed buildings would be required to implement the Uniform Building Code Seismic construction standards. As such, impacts would be reduced to a less than significant level.

e. **Septic Capability:** The project is required by the General Plan to connect to public sewer unless it is proven that this is unfeasible. If the project is not required to connect to public sewer, the project septic system design would be reviewed and approved by the Environmental Health Division. The 9.62-acre size would be anticipated to allow sufficient area for an adequate septic system. Impacts would be less than significant.

FINDING: All grading activities would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance which would address potential impacts related to soil erosion, landslides and other geologic impacts. Future development would be required to comply with the Uniform Building Code which would address potential seismic related impacts. For this 'Geology and Soils' category impacts would be less than significant.

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

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

GHGs are a global pollutants, unlike criteria for air pollutants and toxic air contaminants, which are pollutants of regional and local concern. Carbon dioxide equivalents are a measurement used to account for the fact that different GHGs have different potential to retain infrared radiation in the atmosphere and contribute to the greenhouse effect.

Emitting CO2 into the atmosphere is not itself an adverse environmental affect. It is the increased concentration of CO2 in the atmosphere potentially resulting in global climate change and the associated consequences of such climate change that results in adverse environmental affects (e.g., sea level rise, loss of snowpack, severe weather events). Although it is possible to generally estimate a project's incremental contribution of CO2 into the atmosphere, it is typically not possible to determine whether or how an individual project's relatively small incremental contribution might translate into physical effects on the environment.

In June 2008, the Office of Planning and Research's (OPR) issued a technical advisory (CEQA and Climate Change) to provide interim guidance regarding the basis for determining the proposed project's contribution of greenhouse gas emissions and the project's contribution to global climate change. In the absence of adopted local or statewide thresholds, OPR recommends the following approach for analyzing greenhouse gas emissions: Identify and quantify the project's greenhouse gas emissions; Assess the significance of the impact on climate change; and if the impact is found to be significant, identify alternatives and/or Mitigation Measures that would reduce the impact to less-than-significant levels.

The project proposes a nursery and landscaping business with features and intermittent uses similar to other existing similar facilities within the County and it would be required to incorporate modern construction and design features that reduce energy consumption to the extent feasible during the grading and building permit processes. Implementation of these requirements required by the Air Quality Management District Rules would help reduce potential GHG emissions resulting from the development of the proposed project. In light of these factors, impacts related to the project's expected contribution to GHG emissions would not be considered significant, either on a project-level or cumulative basis. Impacts would be anticipated to be less than significant.

FINDING: The project would result in less than significant impacts to greenhouse gas emissions because of the project's size and inclusion of design features to address the emissions of greenhouse gases.

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

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

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

- Expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials where the risk of such exposure could not be reduced through implementation of Federal, State, and local laws and regulations;

- Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or

- Expose people to safety hazards as a result of former on-site mining operations.

a-b. **Hazardous Materials:** The project may involve transportation, use, and disposal of hazardous materials such as construction materials, paints, fuels, and landscaping materials. The majority of the use of these hazardous materials would occur primarily during construction and/or routine intermittent maintenance. Any uses of hazardous materials would be required to comply with all applicable federal, state, and local standards associated with the handling and storage of hazardous materials. Prior to any use of any excessive amounts of hazardous materials, the project would be required to obtain a Hazardous Materials Business Plan through the Environmental Management-Hazardous Materials and Solid Waste Division of El Dorado County. With adherence to County Code, impacts would be a less than significant.

c. **Hazardous Materials Near Schools:** The project parcel is not located within 0.25 mile from a school. There would be no impacts.

d. **Hazardous Sites:** A Phase 1 Environmental Site Assessment dated February 2006 was submitted for the previous Z07-0024 project involving the subject parcel. That study evaluated the potential for or the existence of recognized environmental conditions on or beneath the assessed property as a result of current or past land use. No evidence of recognized environmental conditions was found. Additionally, no parcels within El Dorado County are included on the Cortese List which lists known hazardous sites in California. Impacts would be anticipated to be less than significant.

e-f. **Aircraft Hazards, Private Airstrips:** The project is not located in the vicinity of a public or private airstrip. As such, the project would not be subject to any land use limitations contained within any adopted Comprehensive Land Use Plan and there would be no immediate hazard for people residing or working in the project area or safety hazard resulting from airport operations and aircraft over-flights in the vicinity of the project site. No impacts would be anticipated to occur within these categories.

g. **Emergency Plan:** The nursery and landscaping business would not be anticipated to increase the impacts to the existing road systems. As conditioned, neither DOT nor El Dorado Hills Fire Department responded with any concern that the emergency plan would be affected by the current proposal. Impacts would be less than significant.

h. **Wildfire Hazards:** The degree of hazard in wildland areas depends on weather variables like temperature, wind, and moisture, the amount of dryness and arrangement of vegetation, slope steepness, and accessibility to human activities, accessibility of firefighting equipment, and fuel clearance around structures. The El Dorado Hills Fire Department has reviewed the project and did not identify wildfire hazards particular to this site. Impacts would be anticipated to be less than significant level.

FINDING: The project is not anticipated to expose the area to hazards relating to the use, storage, transport, or disposal of hazardous materials. Any proposed use of excessive amounts of hazardous materials would be subject to review and approval of a Hazardous Materials Business Plan issued by the Hazardous Materials and Solid Waste Division. For this 'Hazards and Hazardous Materials' category, impacts would be less than significant.

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

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

- Expose residents to flood hazards by being located within the 100-year floodplain as defined by the Federal Emergency Management Agency;
- Cause substantial change in the rate and amount of surface runoff leaving the project site ultimately causing a substantial change in the amount of water in a stream, river or other waterway;
- Substantially interfere with groundwater recharge;

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

- Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical stormwater pollutants) in the project area; or
- Cause degradation of groundwater quality in the vicinity of the project site.

a. **Water Quality Standards:** Any grading, encroachment, and improvement plans required by the DOT and Development Services would be required to be prepared and designed to meet the County of El Dorado Grading, Erosion, and Sediment Control Ordinance. These standards require that erosion and sediment control be implemented into the design of the project. If the project is not required to connect to public sewer, the project septic system design would be reviewed and approved by the Environmental Health Division. Project related construction activities would be required to adhere to the El Dorado County Grading, Erosion Control and Sediment Ordinance which would require the implementation and execution of Best Management Practices (BMPs) to minimize degradation of water quality during implementation of the Best Management Practices, stream restoration, and potential parking lot paving. As conditioned, impacts would be anticipated to be less than significant.

b. **Groundwater Supplies:** The Environmental Health Division reviewed the project proposal and did not report evidence that the project would substantially reduce or alter the quantity of groundwater in the vicinity, or materially interfere with groundwater recharge. Impacts would be less than significant.

c-f. **Drainage Patterns:** As conditioned for stream restoration and the implementation of Best Management Practices during the grading permit, no adverse increase in the overall runoff and flows are expected. The project would be required to conform to the El Dorado County Grading, Erosion Control and Sediment Ordinance. Impacts would be less than significant.

g-h. **Flood-related Hazards:** The project site is not located within any mapped 100-year flood areas as shown on Firm Panel Number 06017C0725E, revised September 26, 2008. The project would not result in the construction of any structures that would impede or redirect flood flows any more than they have for the past 20 years. Impacts would be less than significant.

i. **Dam or Levee Failure:** The Morman Island Dam, one of the dams containing Folsom Lake, is located approximately 900 feet to the northwest across Green Valley Road. The subject property is located adjacent to the dam but not directly downstream. Impacts would be anticipated to be less than significant.

j. **Inundation by Seiche, Tsunami, or Mudflow:** The proposed project is not located near a coastal area or adjacent to a large body of water such as a bay, or estuary, volcanoes, or other volcanic features. As discussed above, due to the project location, there is no potential for impacts from seiche or tsunami, and less than significant impacts anticipated from mudflow potentially coming from a dam failure.

FINDING: The proposed project would require an encroachment permit through the DOT and grading permit through Building Services that would address erosion and sediment control. As conditioned and with adherence to County Code, no significant hydrological impacts are expected with the development of the project either directly or indirectly.

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

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

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

a. **Established Community:** As conditioned and mitigated, the project would be compatible with the surrounding residential, commercial and open space land uses and would not be anticipated to create land use conflicts. With an approved special use permit and development plan, the project would be compatible with the C land use designation and with the C-PD zoning designation. Impacts would be anticipated to be less than significant.

b. **Land Use Consistency:** As conditioned, the proposed project would be consistent with the specific, fundamental, and mandatory land use development goals, objectives, and policies of the 2004 General Plan, and would be consistent with the development standards contained within the El Dorado County Zoning Ordinance. With an approved special use permit and development plan, the project would be consistent with the project site's General Plan C land use designation, and the C-PD Zone District. Impacts would be anticipated to be less than significant.

c. **Habitat Conservation Plan:** The project site is not within the boundaries of an adopted Habitat Conservation Plan (HCCP), or a Natural Community Conservation Plan (NCCP), or any other conservation plan. As such, the proposed project would not conflict with an adopted conservation plan. There would be no impact.

FINDING: With an approved special use permit and development plan, the proposed uses of the land would be consistent with the zoning and the General Plan land use designation. There would be no significant impact from the project due to a conflict with the General Plan or zoning designations for use of the property. No significant impacts are expected.

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

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

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

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

a. **Mineral Resource Loss-Region, State:** The project site is not mapped as being within a Mineral Resource Zone (MRZ) by the State of California Division of Mines and Geology or in the El Dorado County General Plan. No impacts would occur.

b. **Mineral Resource Loss-Locally:** The Western portion of El Dorado county is divided into four, 15 minute quadrangles (Folsom, Placerville, Georgetown, and Auburn) mapped by the State of California Division of Mines and Geology showing the location of Mineral and Resource Zones (MRZ). Those areas which are designated MRZ-2a contain discovered mineral deposits that have been measured or indicate reserves calculated. Land in this category is considered to contain mineral resources of known economic importance to the County and/or State. Review of the mapped areas of the County indicates that this site does not contain any mineral resources of known local or statewide economic value. No impacts would occur.

FINDING: No impacts to any known mineral resources would occur as a result of the project. Therefore, no mitigation is required. For the 'Mineral Resources' category, the project would not exceed the identified thresholds of significance.

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

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

- Result in short-term construction noise that creates noise exposures to surrounding noise sensitive land uses in excess of 60dBA CNEL;

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

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

a. Noise Exposures: The project would not be anticipated to cause the exposure of persons to, or cause the generation of noise levels in excess of standards established in the General Plan Noise Section from transportation or non-transportation sources because of the location, parcel size, and nature of the nursery and landscaping business. There would be no significant impacts.

b. Ground Borne Shaking: The project may generate intermittent ground borne vibration or shaking events during project construction. These potential impacts would be limited to project construction and grading. Adherence to the time limitations of construction activities to 7:00am to 7:00pm Monday through Friday and 8:00am to 5:00pm on weekends and federally recognized holidays would limit the ground shaking effects in the project area. Impacts would be anticipated to be less than significant.

c. Short-term Noise Increases: The project would include construction activities for the implementation of Best Management Practices and stream restoration. The short-term noise increases would potentially exceed the thresholds established by the General Plan. Standard Conditions of Approval would limit the hours of construction activities to 7:00am to 7:00pm Monday through Friday and 8:00am to 5:00pm on weekends and federally recognized holidays. Adherence to the limitations of construction would be anticipated to reduce potentially significant impacts to a less than significant level.

d. Long-term Noise Increases: The project would not be anticipated increase the ambient noise levels in the area in excess of the established noise thresholds because of the nature of the landscaping and nursery businesses. No additional development is proposed as part of the project but an approval would require the existing building and graded areas to be brought into compliance with County Code. Impacts would be anticipated to be less than significant.

e-f. Aircraft Noise: The project site is not located within an airport land use plan or is it within two miles of a public airport or public use airport. There would be no significant impacts.

FINDING: For the 'Noise' category, impacts would be anticipated to be less than significant.

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

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

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

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

a-c. Population Growth, Housing Displacement, and Replacement Housing: No housing or people would be displaced. Routine maintenance visits to the facility would be limited to employees or carrier-approved maintenance personnel. There would be no impacts anticipated.

FINDING: The project would not displace housing. There would be no potential for a significant impact due to substantial growth with the communications facility either directly or indirectly. For this "Population and Housing" category, the thresholds of significance would not be anticipated to be exceeded.

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

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

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

a. **Fire Protection:** The El Dorado Hills Fire Department currently provides fire protection services to the project area. Development of the project would not be anticipated to increase the demand for fire protection services, and would not prevent the Department from meeting its response times for the project or its designated service area any more than exists today. Impacts would be less than significant.

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

b. **Police Protection:** Police services would continue to be provided by the El Dorado County Sheriff's Department. Due to the size and scope of the project, the demand for additional police protection would not be anticipated. Impacts would be less than significant.

c, d, e. **Schools, Parks, Government Services:** Project approval would not result in any permanent population-related increases that would substantially contribute to increased demand on schools, parks, or other governmental services that could, in turn, result in the significant need for new or expanded facilities. Impacts would be less than significant.

FINDING: Adequate public services are available to serve the project. There would be insignificant levels of increased demands to services anticipated as a result of the project. For this 'Public Services' category, impacts would be less than significant.

XV. RECREATION.				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				**X**
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				**X**

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

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

a, b. Parks and Recreational Services: The proposed project does not include any increase in permanent population that would contribute to increased demand on recreation facilities or contribute to increased use of existing facilities. There would be no impact.

FINDING: No impacts to recreation would be expected for this wireless telecommunications facility either directly or indirectly. For this "Recreation" category, the thresholds of significance have not been exceeded.

XVI. TRANSPORTATION/TRAFFIC. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X	
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e. Result in inadequate emergency access?			X	
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X

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

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

a-b. **Traffic Increases, Levels of Service Standards:** The 2004 General Plan Policies TC-Xe and TX-Xf (which incorporate Measure Y) require that projects that "worsen" traffic by two percent, or 10 peak hour trips, or 100 average daily trips construct (or ensure funding and programming) of improvements to meet Level of Service standards in the General Plan Transportation and Circulation Element. Transportation has reviewed the proposed project and determined that it would not trigger the threshold described above because of its limited size. Impacts would be less than significant.

c. **Air Traffic:** The project would not result in a change in established air traffic patterns for publicly or privately operated airports or landing field in the project vicinity. No impacts would occur.

d. **Design Hazards:** The project site does have existing road design features that would increase hazards. DOT has conditioned the project to rectify these hazards with required road improvements on Green Valley Road.

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

This project lies on the south side of Green Valley Road between the County border with Sacramento County and Sophia Parkway. The project currently has encroachments onto two County maintained roads, Green Valley Road and Shadowfax Lane. Green Valley Road fronting the project is currently a 2 lane road. Just a couple hundred feet to the east at Sophia Parkway, Green Valley Road has been improved to a 4 lane road with curb, gutter, sidewalks and a striped median. Folsom Dam is directly across Green Valley Road from the project and is currently undergoing improvements in both El Dorado County and the City of Folsom. Once the improvements to the dam are complete, the County will coordinate the new alignment and improvements of Green Valley Road with the City of Folsom. Because the final improvements for this stretch of Green Valley Road are undetermined, the Transportation Division has determined that permanent frontage improvements would not be required at this time.

West bound traffic on Green Valley Road is turning left at the Green Valley Road encroachment to enter the project, crossing the 2-double yellow striped median. This turning movement was determined by Transportation to be not only illegal, but hazardous. There is not a left turn lane for this movement so the vehicles waiting to cross the east bound lane can block the west bound traffic. One solution is to discourage the use of the Green Valley Road driveway by the west-bound vehicles and direct the traffic to the existing left turn pocket at Shadowfax Lane. From there the vehicles can enter the project from the existing Shadowfax Lane encroachment. The existing Green Valley Rd encroachment can be used for "right-in right-out" only traffic. Transportation has recommended conditions to correct the existing potentially hazardous conditions.

Shadowfax Lane is a county maintained road. The project currently has an existing encroachment onto Shadowfax Lane. It is the responsibility of the owner to maintain the encroachment to County standards. Transportation determined that this existing encroachment is satisfactory and that no further actions are required at this time.

As conditioned for standard traffic safety improvements to address the left-turn improvements from Green Valley Road, impacts would be less than significant.

e. **Emergency Access:** The project was reviewed by the El Dorado Hills Fire Department for the adequacy of the interior project road circulation and availability of adequate emergency ingress and egress emergency access in the project design. Approved fire apparatus access roads are required to extend to within 150 feet of all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility (in accordance with the El Dorado Hills Fire Department Emergency Apparatus Access Ways Standard B-003 and (per CFC Section 503.1.1). All fire apparatus access roads are required to be an asphalt, concrete, or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 40,000 pounds. Alternative surfacing designs may be permitted from a Civil Engineer certifying the driveway will support a 40,000 pound load and be all-weather in accordance with State Fire Regulations. Additionally, ach dead end fire apparatus access road greater than 150 feet shall have a turnaround constructed at its terminus (per CFC 503.2.5). All turn-a-rounds are required to meet the California Fire Code Appendix D. The Fire Department has recommended conditions of approval for these requirements. As conditioned, impacts would be less than significant.

f. **Alternative Transportation:** The project would not conflict with adopted plans, polices or programs relating to alternative transportation because a nursery business would not be anticipated to be a destination for bicyclists. The project would provide a sidewalk that would eventually help pedestrian traffic when other sidewalks eventually join the one recommended to be constructed by this applicant along the project frontage. There would be no negative impacts anticipated.

FINDING: For the "Transportation/Traffic" category, the identified thresholds of significance have not been exceeded and no significant environmental impacts would result from the project.

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

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

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

a. **Wastewater Requirements:** As conditioned and mitigated for a grading permit to incorporate Best Management Practices within the graded areas, no significant wastewater discharge would be anticipated to occur as a result from the proposed project. The project is mitigated to require compliance with the County's California Stormwater Pollution Prevention Plan issued by the State Water Resources Control Board, as well as any applicable requirements of the California Water Quality Control Board. Impacts would be less than significant.

b. **Construction of New Facilities:** The project proposes to use either well water or metered domestic water. Expansion to the existing EID system would be necessary to serve the project, but those extensions are not anticipated to result in a significant negative effect on the environment as there are existing facilities nearby. As conditioned, impacts would be less than significant.

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

c. **New Stormwater Facilities:** 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* adopted by the County of El Dorado Board of Supervisors, August 10, 2010 (Ordinance #4949). All drainage facilities would be required to be constructed in compliance with standards contained in the County of El Dorado Drainage Manual. As such, impacts would be less than significant.

d. **Sufficient Water Supply:** The project proposes to use either well water or metered domestic water. As conditioned for either water use, impacts would be less than significant.

e. **Adequate Wastewater Capacity:** Wastewater disposal for the proposed project would be provided by either a septic disposal system or public sewer. The Environmental Health Division would analyze a proposed septic disposal system for the project to assure it is adequate. As conditioned for either a septic system or an FIL to support a public sewer hookup, impacts would be anticipated to be less than significant.

f. **Solid Waste Disposal:** In December of 1996, direct public disposal into the Union Mine Disposal Site was discontinued and the Material Recovery Facility/Transfer Station was opened. Only certain inert waste materials (e.g., concrete, asphalt, etc.) may be dumped at the Union Mine Waste Disposal Site. All other materials that cannot be recycled are exported to the Lockwood Regional Landfill near Sparks, Nevada. In 1997, El Dorado County signed a 30-year contract with the Lockwood Landfill Facility for continued waste disposal services. The Lockwood Landfill has a remaining capacity of 43 million tons over the 655-acre site. Approximately six million tons of waste was deposited between 1979 and 1993. This equates to approximately 46,000 tons of waste per year for this period.

After July of 2006, El Dorado Disposal began distributing municipal solid waste to Forward Landfill in Stockton and Kiefer Landfill in Sacramento. Pursuant to El Dorado County Environmental Management Solid Waste Division staff, both facilities have sufficient capacity to serve the County. Recyclable materials are distributed to a facility in Benicia and green wastes are sent to a processing facility in Sacramento. Impacts would be less than significant.
County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting, and loading of solid waste and recyclables. On-site solid waste collection for the proposed lots would be handled through the local waste management contractor. Adequate space would be available at the site for solid waste collection. Impacts would be less than significant.

g. **Solid Waste Requirements:** County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting and loading of solid waste and recyclables. Onsite solid waste collection would be handled through the local waste management contractor. There is an existing dumpster on site. Impacts would be less significant.

FINDING: As conditioned, adequate water, sewer/septic system, and solid waste disposal would be available to serve the project. For this 'Utilities and Service Systems' category, impacts would be less than significant.

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

Discussion:

a. No substantial evidence contained in the project record has been found that would indicate that this project would have the potential to significantly degrade the quality of the environment, with the exception of potential impacts on nesting raptors or other migratory birds, and wetlands. As mitigated with BIO-1 to 3, conditioned, and with adherence to County permit requirements, this project and the typical nursery and landscape business uses expected to follow, would not have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of California history or pre-history. Any impacts from the project would be less than significant due to the design of the project and required standards that would be implemented with the grading and building permit processes and/or any required project specific improvements on or off the property.

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

The project would not involve development or changes in land use that would result in an excessive increase in population growth. Impacts due to increased demand for public services associated with the project would be offset by the payment of fees as required by service providers to extend the necessary infrastructure services. The project would not contribute substantially to increased traffic in the area and would not require a significant increase in the wastewater treatment capacity of the County.

The project would result in the generation of green house gasses, which could contribute to global climate change. However, the amount of greenhouse gases generated by the project would be negligible compared to global emissions or emissions in the county, so the project would not substantially contribute cumulatively to global climate change. Further, as discussed throughout this environmental document, as conditioned and mitigated, the project would not contribute to a substantial decline in water quality, air quality, noise, biological resources, agricultural resources, or cultural resources under cumulative conditions.

As outlined and discussed in this document, as conditioned, mitigated, and with compliance with County Codes, this project, as proposed, would have a less than significant chance of having project-related environmental effects

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

which would cause substantial adverse effects on human beings, either directly or indirectly. Based on the analysis in this study, it has been determined that the project would have a less than significant impact based on the issue of cumulative impacts.

c. All impacts identified in this Mitigated Negative Declaration would be either less than significant after mitigation or less than significant and do not require mitigation. Therefore, the proposed project would not result in environmental effects that cause substantial adverse effects on human beings either directly or indirectly. Impacts would be less than significant.

FINDINGS: It has been determined that the proposed project would not result in significant environmental impacts. The above potentially significant impacts to biological resources have been identified within this document and, when appropriate, mitigation measures have been applied which reduce these impacts to less than significant. The project would not exceed applicable environmental standards, nor significantly contribute to cumulative environmental impacts.

INITIAL STUDY ATTACHMENTS

Attachment 1 ..... Location Map
Attachment 2 ..... Clarksville U.S.G.S. 7.5 Minute Quadrangle
Attachment 3 ..... Plot Plan dated July 22, 2011
Attachment 4 ..... Site Plan dated September 16, 2012
Attachment 5 ..... Biological Evaluation Letter Report dated April 25, 2006
Attachment 6 ..... Preliminary Jurisdictional Delineation Report dated April 25, 2006
Attachment 7 ..... General Plan Policy 7.3.3.4 Analysis of Setback to a Wetland Swale for the Green Valley, dated November 27, 2013
Attachment 8 ..... Cultural Resources Survey dated May 2006
Attachment 9 ..... Phase 1 Environmental Site Assessment dated February 2006
Attachment10 ..... Site grading photos
Attachment 11 ..... Aerial photos (two pages)

SUPPORTING INFORMATION SOURCE LIST

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

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

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

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

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

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

*County of El Dorado - Grading, Erosion, and Sediment Control Ordinance A*dopted by the County of El Dorado Board of Supervisors, August 10, 2010 (Ordinance #4949).

El Dorado County Design and Improvement Standards Manual

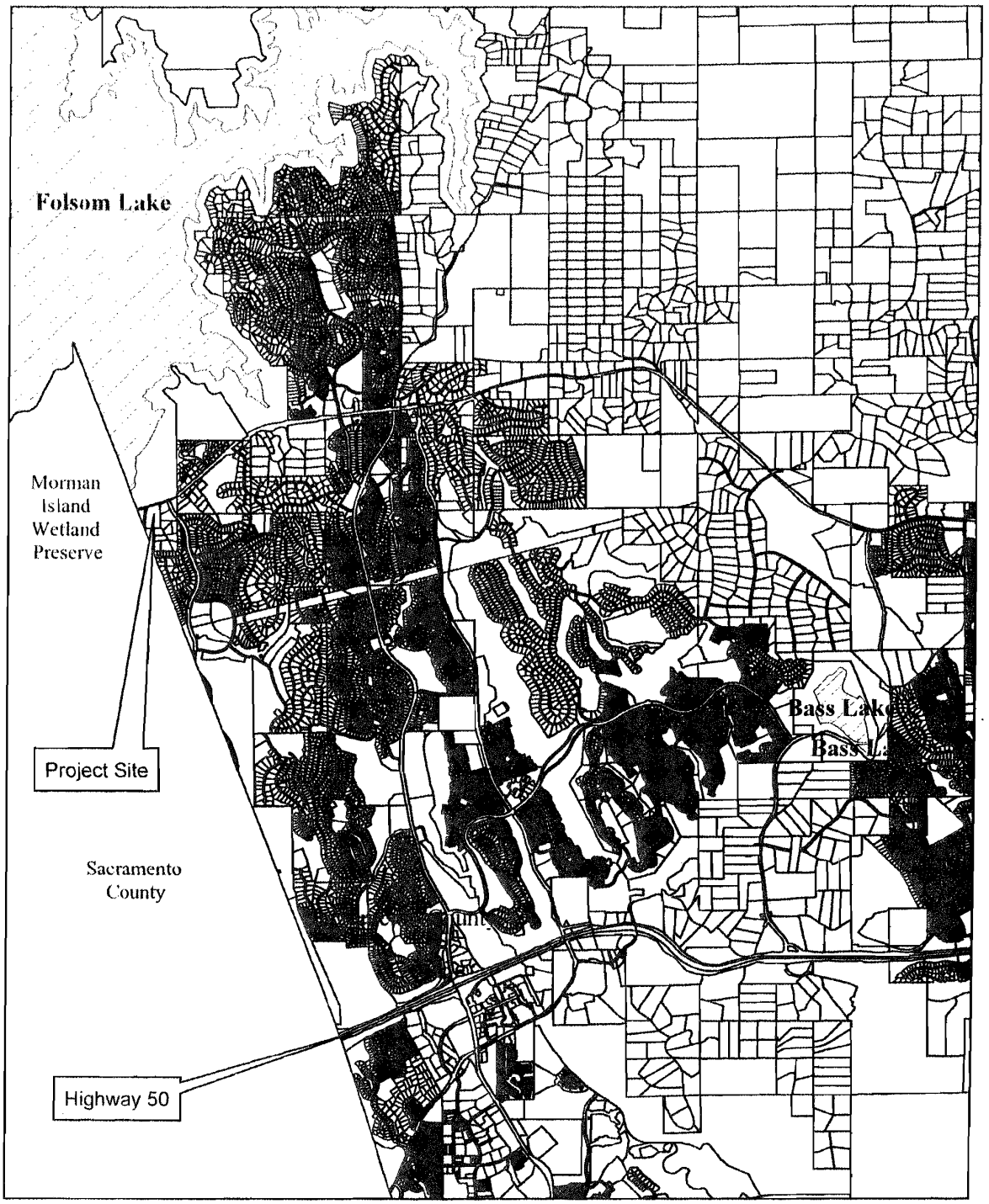
El Dorado County Subdivision Ordinances (Title 16 - County Code)

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.)

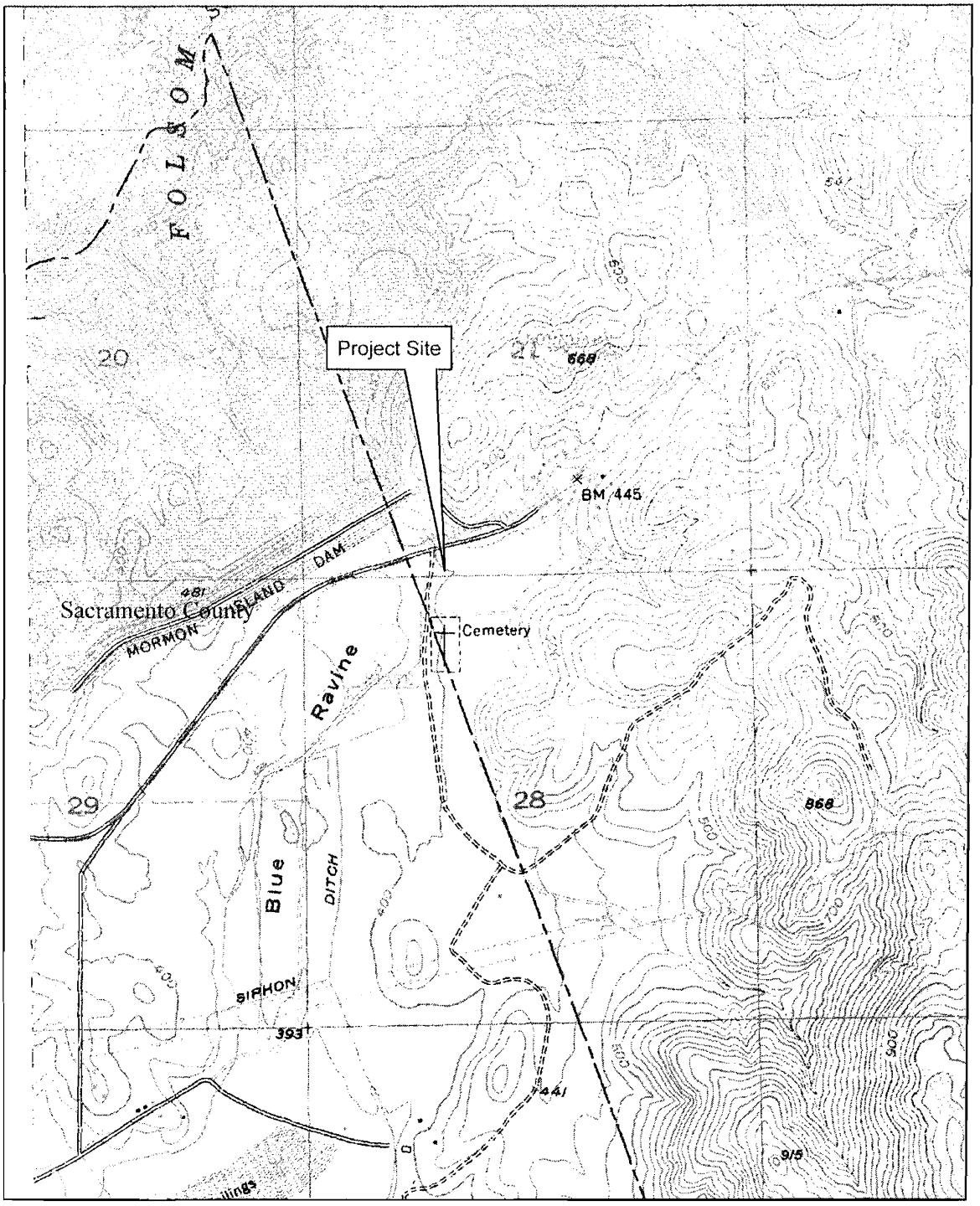
Location Map



File Nos. S11-0009/PD11-0005

Attachment 1

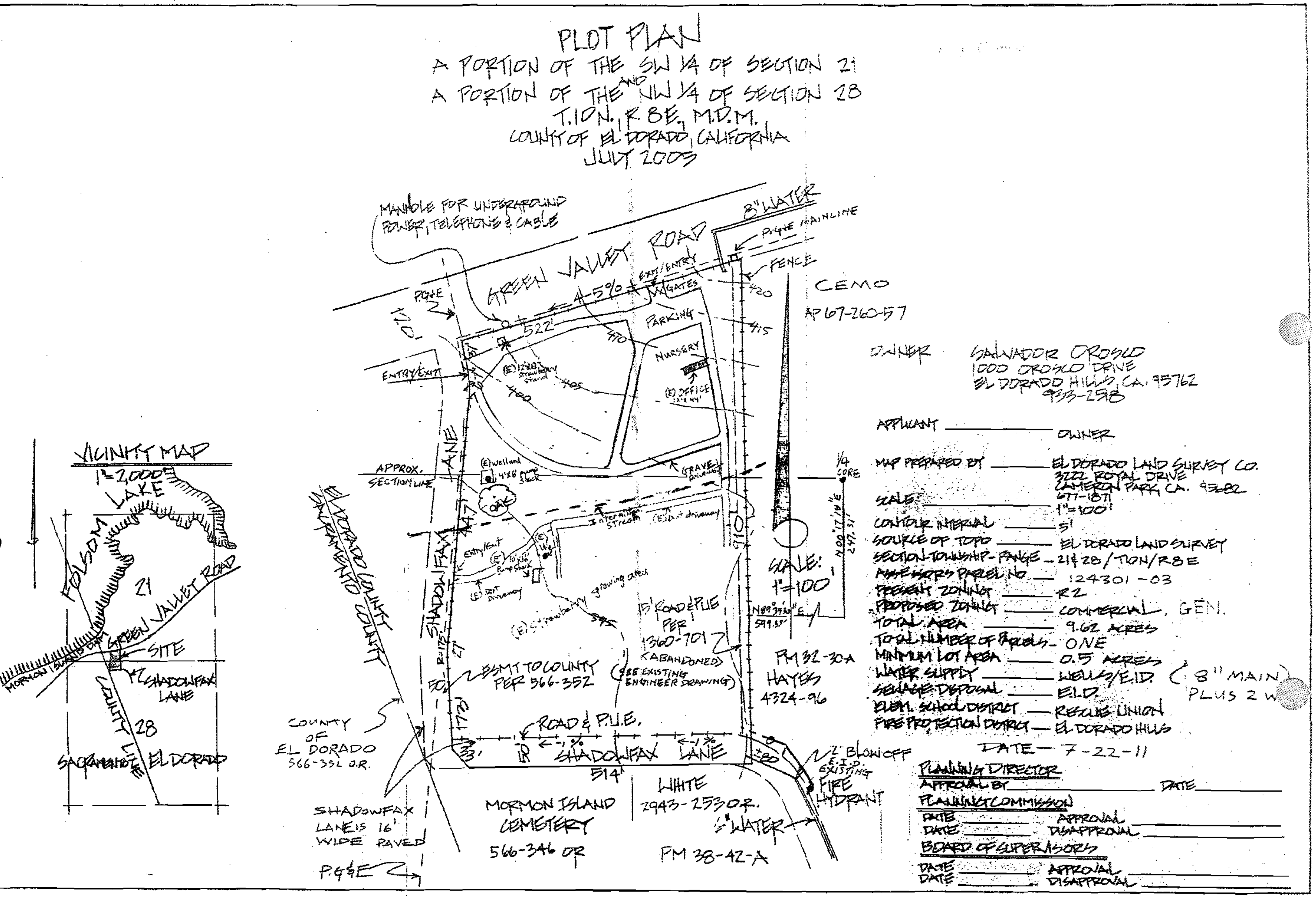
Clarksville U.S.G.S. Quadrangle



File Nos. S11-0009/PD11-0005

Attachment 2

Attachment 3



S 11-0009/PD 11-0005

Attachment 4

DRAFT

RECEIVED
PLANNING DEPARTMENT

25 April 2006

Mr. David Fisher
Cornish & Carey Commercial
3009 Douglas Blvd., Suite 110
Roseville, CA 95661

Phone: 916/ 367-6343
Fax: 916/ 367-6362

124-300-90 Colo

SUBJECT: Biological Evaluation Letter Report for [redacted] (APN 067-260-90) in El Dorado County, CA.

124-301-03 (Current)

Dear Mr. Fisher:

INTRODUCTION:

Sycamore Environmental Consultants, Inc. (Sycamore Environmental) conducted a biological evaluation for the Rialto Planned Development project in El Dorado County, CA. This letter report documents the biological resources in the project study area (PSA). Sycamore Environmental prepared a separate preliminary jurisdictional delineation report and certified arborist report for the project. The Rialto Planned Development project study area (PSA) is (APN 067-260-90). The PSA is located at the southeast corner of Green Valley Road and Shadowfax Lane on the Clarksville USGS topographic quad (T10N, R8E, Section 21). Project maps are in Attachment A. Figure 1 is the project location map. Figure 2 is an aerial photo. Figure 3 is the biological resources map.

METHODS:

Stephen Stringer, a biologist with Sycamore Environmental, conducted a field survey of the PSA on 1 March 2006. Prior to conducting the field survey, the USFWS list of federal endangered and threatened species and the CNDDB/RareFind summary for the Clarksville quad were reviewed to determine special-status species that could potentially occur in the PSA. The purpose of the field survey was to determine if special-status species or their habitat were present in the PSA.

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 (2005); California Department of Fish and Game (2003, 2005a, c, 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 (2004, 2005b, d); 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).

Mapping:

Biological features were mapped in the field 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. The GPS data were exported into AutoCAD® where they were processed and formatted for the basemap. The resulting digital AutoCAD® map includes biological communities observed in the PSA (Figure 3). Acreages were calculated using AutoCAD® functions.

RESULTS:

Environmental Setting: The 9.55 acre PSA is located in western El Dorado County between the community of El Dorado Hills and the City of Folsom. The PSA is approximately 1,000 ft east of Folsom Lake. Elevation of the PSA is approximately 420 ft above sea level. The PSA is bound on the north by Green Valley Road, on the east by an undeveloped parcel, on the south by single-family homes and a cemetery, and on the west by the Mormon Island Preserve. Land use in the vicinity of the PSA includes residential, commercial, agriculture, the Mormon Island Preserve, and the Folsom Lake State Recreation Area.

Description of the Biological Communities: The PSA consists of three biological communities (Attachment A; Figure 3): nonnative grassland/ ruderal, strawberry field, and wetland swale. A wetland swale occurs in the central portion of the PSA. The portion of the PSA south of the wet swale is a strawberry field that is in active production. The portion of the PSA north of the wet swale is nonnative grassland/ ruderal. Attachment B is a list of plant and wildlife species observed in the PSA.

- **Strawberry Field:** This biological community occurs in the PSA south of the wetland swale and occupies 5.01 ac. The strawberry field was in active production on 1 March 2006. A parking area for the strawberry field and a shed for selling strawberries occur on the west side of the strawberry field adjacent to Shadowfax Lane. The portion of the strawberry field labeled "new strawberry field" on figure 3 has been constructed since 2002.
- **Nonnative Grassland/ Ruderal:** This biological community occurs north of the wetland swale and occupies 3.67 ac. Spoils piles, possibly from the construction of Green Valley Road, occur north of the swale. A shed for selling strawberries occurs in the northwest corner of the PSA. Species present in the nonnative grassland/ ruderal community include yellow star-thistle (*Centaurea solstitialis*), tarweed (*Holocarpha virgata*), medusa head (*Taeniatherum caput-medusae*), Italian ryegrass (*Lolium multiflorum*), ripgut grass (*Bromus diandrus*), filaree (*Erodium botrys, E. moschatum*), cranesbill (*Geranium dissectum, G. molle*), and vetch (*Vicia* sp.).
- **Wetland Swale:** This biological community occurs in the central portion of the PSA and occupies 0.27 ac. The wetland swale extends from the western to eastern PSA boundary. One large Valley oak (*Quercus lobata*) occurs adjacent to the wet swale on the west side of the PSA. Species observed in the wet swale include Italian ryegrass, curly dock (*Rumex crispus*), nutsedge (*Cyperus* sp.), pennyroyal (*Mentha pulegium*), *Lythrum hyssopifolium*, and *Polygonum* sp.

Special-status Species Potentially in the PSA: CNDDB/ RareFind records and USFWS data were used to determine the special-status species that could potentially occur in the PSA. The site survey was then conducted to determine if suitable habitat and/or individuals of these species were present.

No special-status plant or wildlife species were observed in the PSA. No bird nests were observed in the PSA. The PSA is currently unoccupied by birds of prey and other migratory species. The PSA does not provide habitat for any special-status wildlife species. The PSA provides potential habitat for Brandegee's clarkia (*Clarkia biloba* ssp. *brandegeae*) a Federal species of concern and CNPS List 1Bspecies.

Brandegee's clarkia (*Clarkia biloba* ssp. *brandegeae*)
HABITAT AND BIOLOGY: Annual herb often found in roadcuts in chaparral and cismontane woodland. Blooms May through July.
RANGE: Found in Butte, El Dorado, Nevada, Placer and Yuba Counties from 968-2,903 ft in elevation.
CNDDB/ RAREFIND RECORDS: The closest record is from 2003 and is 1.2 mi northeast of the PSA. The record is for 500 plants.
HABITAT PRESENT IN THE PSA? This species occurs in roadcuts and other disturbed areas in woodland habitats. The nonnative grassland/ ruderal community in the PSA provides potential habitat for this species due to the proximity of records to the PSA and the presence of woodland areas adjacent to the west side of the PSA.
DISCUSSION: Although the PSA is outside of the typical elevational range of this species there is the potential for it to occur. The 1 March 2006 filed survey was conducted at a time of year when Brandegee's clarkia would not be evident. If Brandegee's clarkia is present, the project could affect individual plants of this annual species. A botanical survey during the blooming season would be needed to determine presence or absence of this species in the PSA.

Special-status Species Not in the PSA:
The PSA does not provide habitat for the following special-status species:

- Valley elderberry longhorn beetle
- Vernal pool fairy shrimp and vernal pool tadpole shrimp
- Pine Hill Plants

Valley elderberry longhorn beetle (VELB) requires an elderberry shrub (*Sambucus mexicana* or *Sambucus racemosa* var. *microbotrys*) as a host plant. Elderberry shrubs provide breeding and foraging habitat for VELB, a federal-listed threatened species (USFWS 1999). No Elderberry shrubs were observed in the PSA. No habitat for VELB occurs in the PSA.

The wetland swale in the PSA does not provide suitable habitat for vernal pool fairy shrimp (VPFS; *Branchinecta lynchi*) or vernal pool tadpole shrimp (VPTS; *Lepidurus packardi*). VPFS and VPTS occur primarily in vernal pools and also in seasonal wetland habitats with characteristic vernal pool hydrology and plant species composition. The wetland swale is vegetated with Italian ryegrass, curly dock, pennyroyal, *Lythrum hyssopifolium*, *Polygonum* sp., and nutsedge and has flowing water. The wetland swale does not provide habitat for these species because it does not have the hydrology or plant species composition characteristic of vernal pools.

Attachment C

Reference Literature

Rialto Planned Development
(APN 067-260-90)

El Dorado County, CA

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

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McGinnis, S. M. 1984. Freshwater fishes of California. University of California Press, Berkeley, CA.

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Pine Hill plants require Rescue series or other serpentinite or gabbrodiorite soils. Sycamore Environmental reviewed the Soil Survey of El Dorado Area, CA (SCS 1974). There are no rescue or other gabbrodiorite soils in the PSA and therefore no potential for these plants to occur in the PSA.

Summary/ Recommendations:
No special-status plant or wildlife species were observed in the PSA. The PSA does not provide habitat for any special-status wildlife species. The PSA is currently unoccupied by birds of prey and other migratory species. The PSA provides potential habitat for Brandegee's clarkia (*Clarkia biloba* ssp. *brandegeae*; Federal species of concern, CNPS 1B). A botanical survey during the blooming season (May through July) is needed to determine presence or absence of this species in the PSA.

Please call if you have any questions.

Yours truly,

DRAFT

Jeffery Little
Vice President

Attachment A: Figure 1. Project Location Map
Figure 2. Aerial Photograph
Figure 3. Biological Resources Map
Attachment B: List of species observed in the PSA
Attachment C: Literature Cited
Attachment D: Photo page

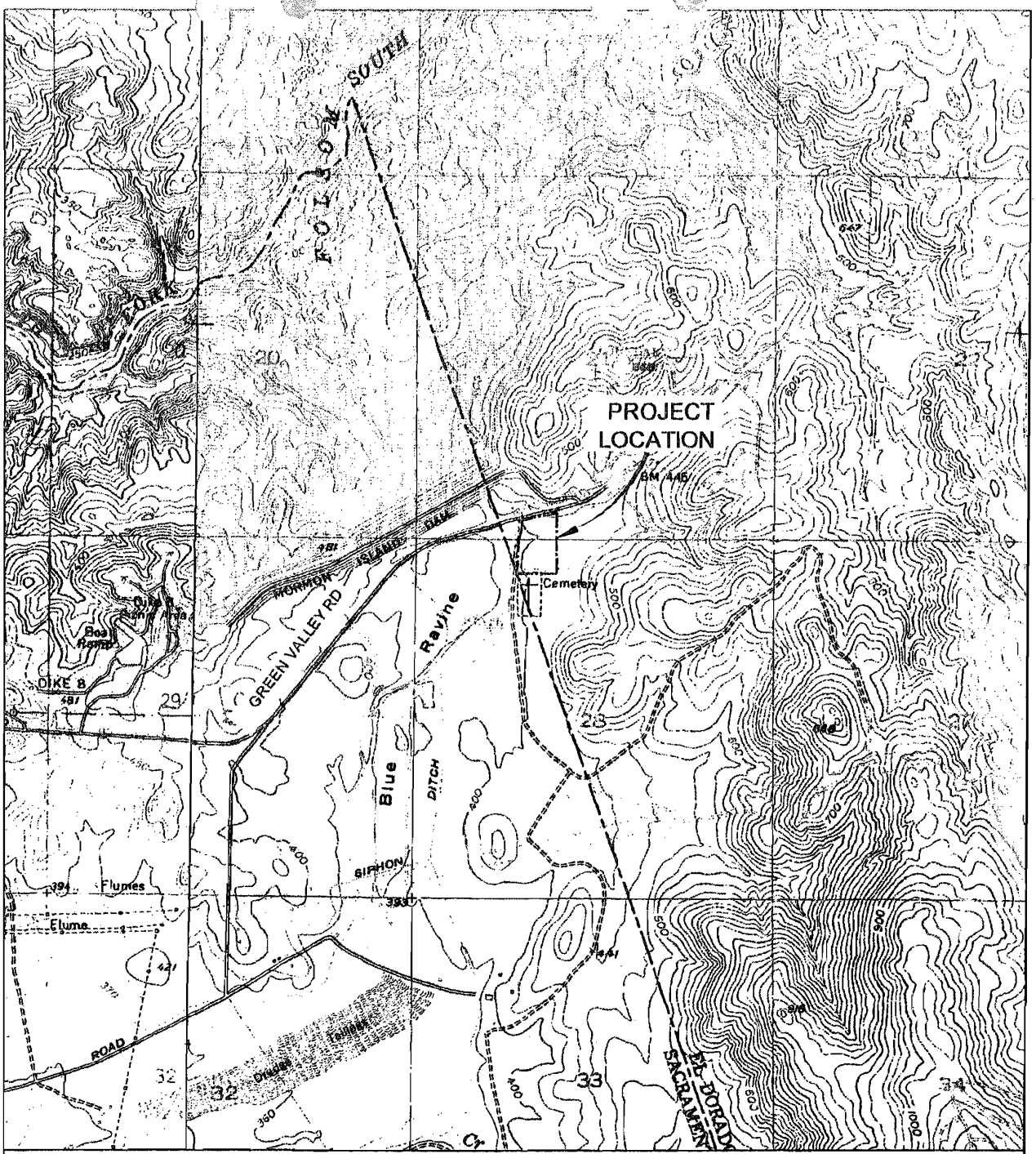
DRAFT

Attachment A

Figure 1. Project Location Map
Figure 2. Aerial Photograph
Figure 3. Biological Resources Map

Rialto Planned Development
(APN 067-260-90)

El Dorado County, CA



Rialto Planned Development
El Dorado Hills, CA
20 April 2006

Project Boundary

SYCAMORE
Environmental
Consultants, Inc.

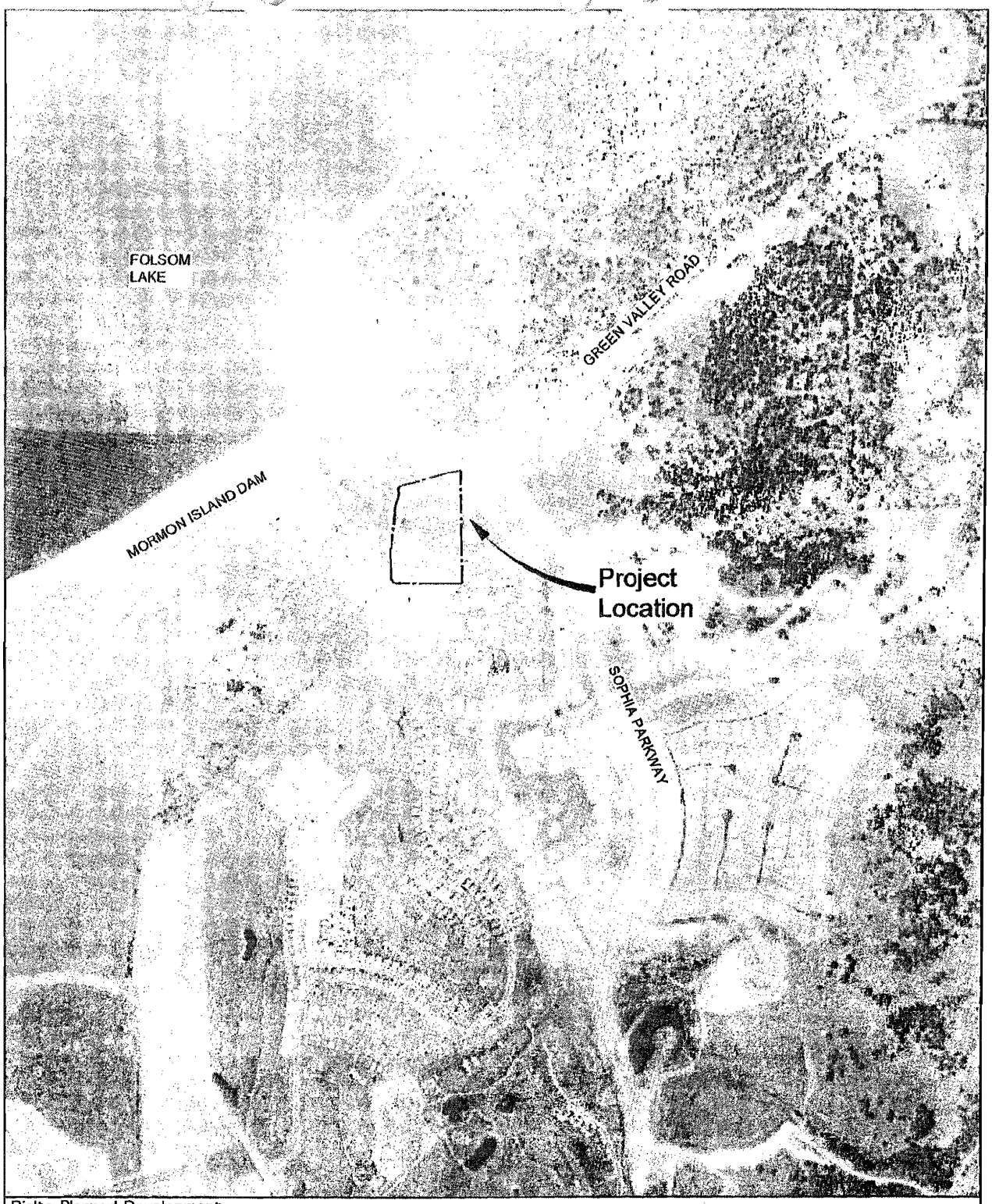
Figure 1.
Project Location Map

0 1000 2000 ft
Scale: 1" = 2000'

N

Basemap:
Folsom & Clarksville (photorevised 1980)
USGS 7.5" Quadrangle,
Teale Data Center ORG

06012_Location.dwg



Rialto Planned Development
El Dorado Hills, CA
20 April 2006

Figure 2.
Aerial Photograph

=Project Location

0 500 1000ft

Scale: 1" = 1000'

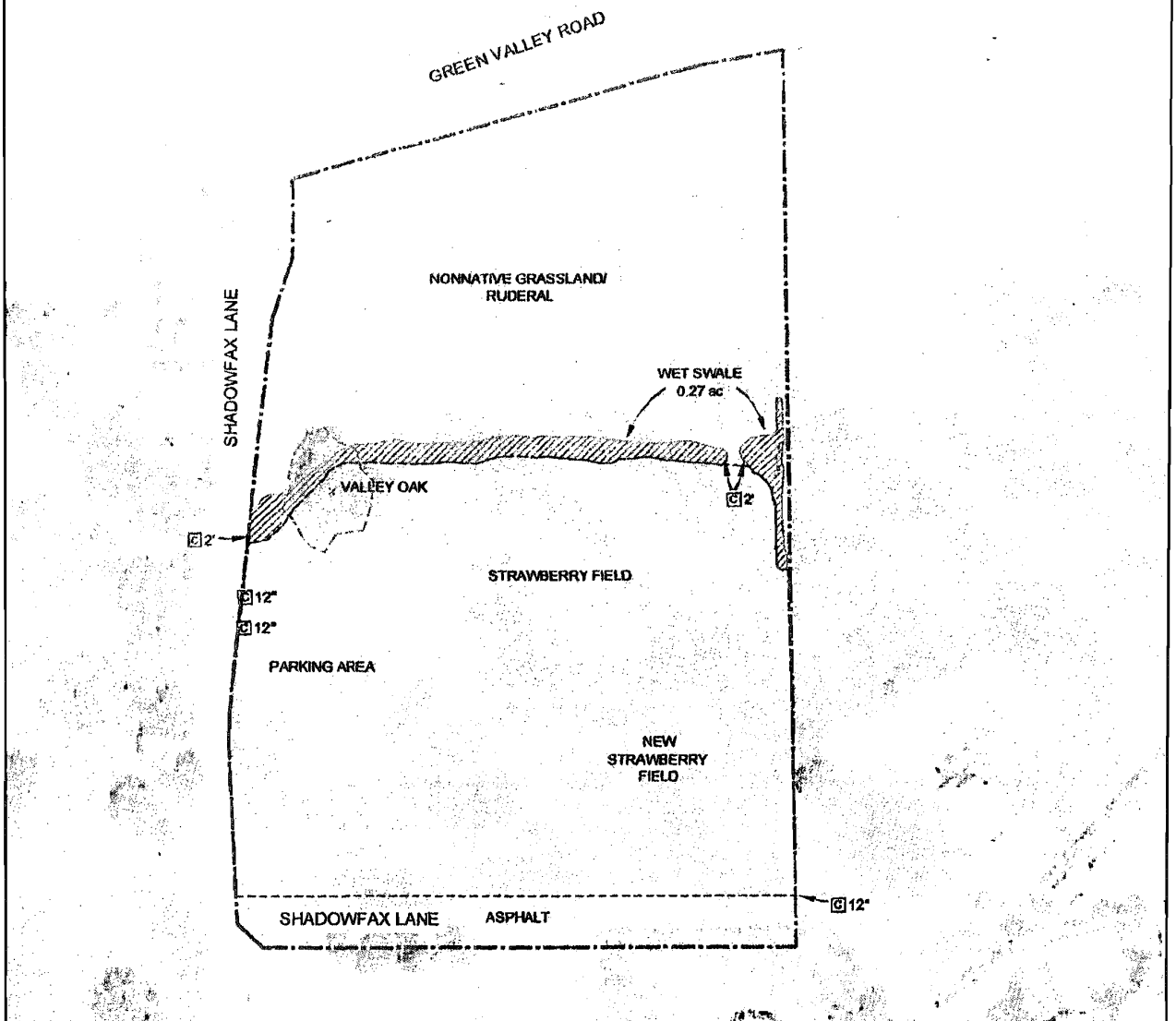
N

SYCAMORE
Environmental
Consultants, Inc.

Basemap: Microsoft TerraServer,
4m/pixel USGS/Urban Areas Image,
9 May 2002

06012_Fig2_Aerial.dwg

Summary of Biological Communities	
Feature	Acreage
Strawberry Fields/ Parking Area	5.01
Nonnative Grassland / Ruderal	3.67
Asphalt	0.61
Wet Swale	0.27



Rialto Planned Development
El Dorado Hills, CA
20 April 2006

Figure 3.
Biological Resource Map

=Project Boundary
=Strawberry Field/ Parking Area
C =Culvert
=Wet Swale

0 75 150ft
Scale: 1" = 150'

N

SYCAMORE
Environmental
Consultants, Inc.

Basemap: Microsoft TerraServer,
0.25 m/pixel USGS/Urban Areas Image
9 May 2002

06012_BioRes.dwg

Attachment B

Plant and Wildlife Species Observed

Rialto Planned Development
(APN 067-260-90)

El Dorado County, CA

Plant Species Observed in the PSA.

FAMILY	SCIENTIFIC NAME	COMMON NAME	N/I [1]
DICOTS			
Apiaceae	*Torilis arvensis*		I
Asteraceae	*Carduus pycnocephalus*	Italian thistle	I
	Centaurea solstitialis	Yellow star-thistle	I
	Chamomilla suaveolens	Pineapple weed	I
	Cichorium intybus	Chicory	I
	Holocarpha virgata		N
	Lactuca serriola	Prickly lettuce	I
	Senecio vulgaris	Common groundsel	I
	Sonchus asper ssp. *asper*	Prickly sow thistle	I
	Sonchus oleraceus	Common sow thistle	I
	Xanthium strumarium	Cocklebur	N
Boraginaceae	*Amsinckia menziesii*	Fiddleneck	N
Brassicaceae	*Brassica nigra*	Black mustard	I
	Raphanus sativus	Radish	I
Caryophyllaceae	*Stellaria media*	Common chickweed	I
Fabaceae	*Lupinus* sp.	Lupine	--
	Medicago polymorpha	California burclover	I
	Trifolium hirtum	Rose clover	I
	Vicia sp.	Vetch	I
Fagaceae	*Quercus lobata*	Valley oak	N
Gentianaceae	*Centaurium muehlenbergii*	Centaury	N
Geraniaceae	*Erodium botrys*	Filaree	I
	Erodium moschatum	Filaree	I
	Geranium molle	Cranesbill	I
	Geranium dissectum	Cranesbill	I
Lamiaceae	*Mentha pulegium*	Pennyroyal	I
Lythraceae	*Lythrum hyssopifolium*		I
Onagraceae	*Epilobium ciliatum*	Fireweed	N
Polygonaceae	*Polygonum punctatum*	Perennial smartweed	N
	Rumex crispus	Curly dock	I
Ranunculaceae	*Ranunculus muricatus*	Buttercup	I
Rubiaceae	*Galium aparine*	Goose grass	N
MONOCOTS			
Cyperaceae	*Cyperus* sp.	Nutsedge	--
	Eleocharis sp.	Spikerush	--
Poaceae	*Bromus diandrus*	Ripgut grass	I
	Bromus hordeaceus	Soft brome	I

	Cynodon dactylon	Bermuda grass	I
	Lolium multiflorum	Italian ryegrass	I
	Poa annua	Annual bluegrass	I
	Taeniatherum caput-medusae	Medusa head	I
	Vulpia sp.		--

[1] N = Native to CA; I = Introduced; -- = Cannot be determined without keying to species

Wildlife Species Observed in the PSA.

COMMON NAME	SCIENTIFIC NAME
BIRDS	
Black phoebe	*Sayornis nigricans*
California quail	*Callipepla californica*
Killdeer	*Charadrius vociferus*
Red-winged blackbird	*Agelaius phoeniceus*
Rufous-crowned sparrow	*Aimophila ruficeps*
Turkey vulture	*Cathartes aura*
Western bluebird	*Sialia mexicana*
Western meadowlark	*Sturnella neglecta*
Western scrub jay	*Aphelocoma californica*
MAMMALS	
Jackrabbit	*Lepus californicus*

Sawyer, J. O. and T. Keeler-Wolf. 1995. A manual of California vegetation. California Native Plant Society, Sacramento, CA.

Soil Conservation Service (SCS; now called Natural Resources Conservation Service, NRCS). April 1974. Soil survey of El Dorado Area, California.

Sibley, D. A. 2000. National Audubon Society Sibley guide to birds. Alfred A. Knopf, New York, NY.

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Whitaker, Jr. J. 1980. The Audubon Society field guide to North American mammals. Alfred Knopf, New York, NY.

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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.

Attachment D

Photographs

Rialto Planned Development
(APN 067-260-90)

El Dorado County, CA

Photo 1. View east of the nonnative/ ruderal grassland in the northern portion of the PSA from Shadowfax Lane. Cars traveling on Green Valley Road are visible in the left side of the photo.

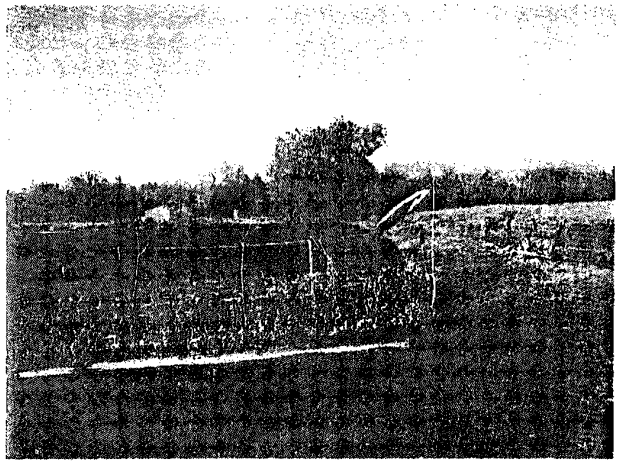


Photo 2. View west of the strawberry field from the eastern edge of the PSA. The wetland swale is out of view to the right of the photo. A Valley oak in the PSA is visible in the background (arrow).

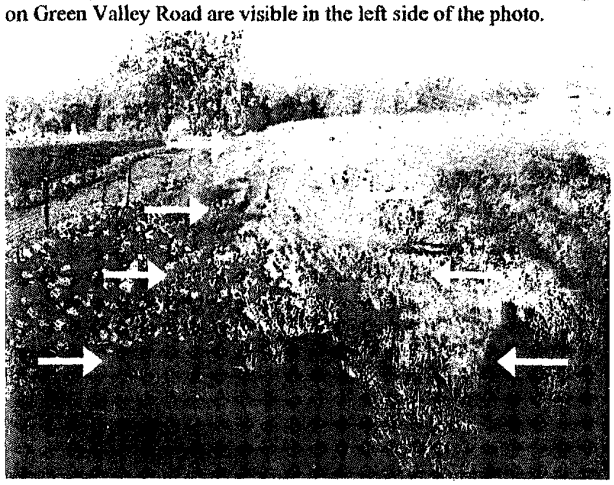


Photo 3. View west along the wetland swale in the PSA from near the eastern PSA boundary. The arrows point to the approximate boundaries of the wet swale.

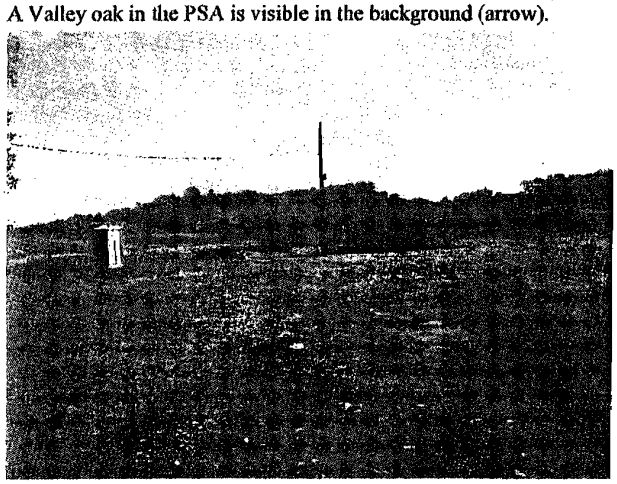


Photo 4. View east of the sales shed and parking area for the strawberry field in the PSA from the east shoulder of Shadowfax Lane.

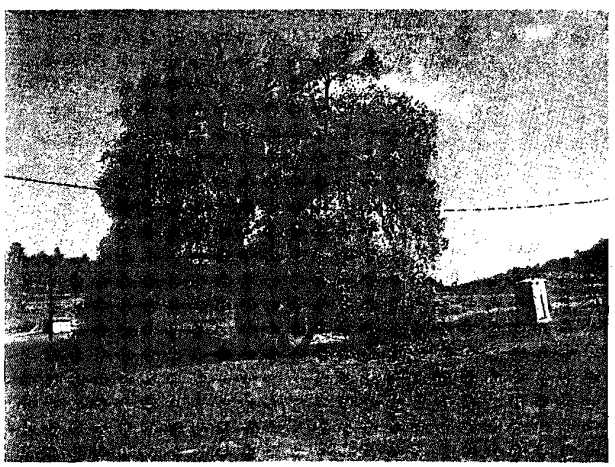


Photo 5. View north of the Valley oak in the PSA from the parking area for the strawberry field.

Photo 6. View north of the wetland swale where it enters the east side of the PSA. The wetland swale flows into a culvert under a dirt road on the left side of photo (arrow).

DRAFT

Preliminary
Jurisdictional Delineation Report
for

[redacted]

(APN 067-260-90) old
124-300-90 (old)
El Dorado County, CA 124-301-03 (current)

Prepared by:

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

Prepared for:

Mr. David Fisher
[redacted]

25 April 2006

Attacment 6

S 11-0009/PD 11-0005 ~~Z 07-0024~~

DRAFT

Preliminary Jurisdictional Delineation Report
for
Rialto Planned Development
(APN 067-260-90)

El Dorado County, CA

Table of Contents

Auburn Silt Loam, Awd (not hydric) not important ag soil.

Figures

Table

Appendices

I. INTRODUCTION

A. Purpose

Sycamore Environmental Consultants, Inc. (Sycamore Environmental) conducted a preliminary jurisdictional delineation of the Rialto Planned Development project study area (PSA; APN 067-260-90) in El Dorado County, CA. The purpose of the delineation was to identify potential wetlands and other waters of the U.S. in the PSA. Until verified by the Corps of Engineers, the delineation is preliminary. A biological evaluation was conducted simultaneously with the jurisdictional delineation. The results of the biological evaluation are in a separate report (Sycamore Environmental 2006).

Areas identified as wetlands or waters of the U.S. may require a Clean Water Act (CWA) Section 404 permit from the U.S. Army Corps of Engineers (Corps) prior to any dredging or filling activities. A General Condition of the CWA Section 404 permit is a CWA Section 401 permit from the Regional Water Quality Control Board. Activities that alter streambed or bank require a 1602 Streambed Alteration Agreement with the California Department of Fish and Game.

B. Project Location

The 9.55-acre PSA is located in western El Dorado County between the community of El Dorado Hills and the City of Folsom on the Clarksville USGS topographic quad (T10N, R8E, Section 21; Figure 1). The PSA is approximately 1,000 ft east of Folsom Lake. Elevation of the PSA is approximately 420 ft above sea level. The PSA centroid is 38N 42' 2.13", 121W 06' 23.73" (North American Datum 1983 / CA State Plane Zone 2). The PSA is in the South Fork American watershed (hydrologic unit code 18020129). Figure 2 is an aerial photograph of the PSA.

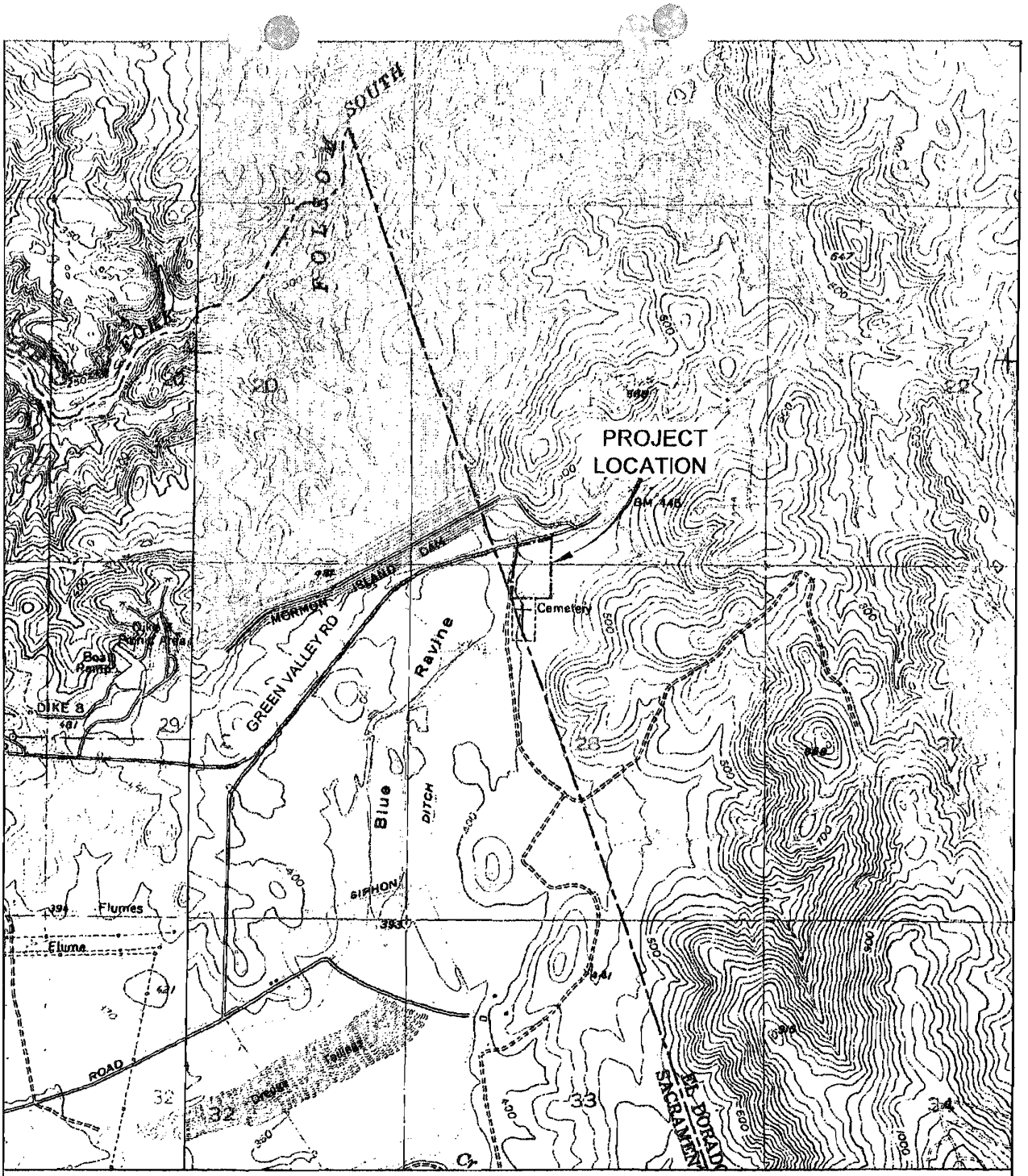
To access the PSA from Sacramento, take US-50 East toward Lake Tahoe. Take the East Bidwell exit and travel north on East Bidwell. Turn right onto Oak Avenue Parkway, and then turn right onto Blue Ravine Road. Blue Ravine Road becomes Green Valley Road. Travel east on Green Valley Road to Shadowfax Lane. Turn right onto Shadowfax Lane. The PSA is on the left hand side.

C. Project Applicant

Applicant:
Mr. David Fisher
Cornish & Carey Commercial
3009 Douglas Blvd., Suite 110
Roseville, CA 95661

D. Project Description

Project design has not been completed.



Rialto Planned Development
El Dorado Hills, CA
20 April 2006

Project Boundary

SYCAMORE
Environmental
Consultants, Inc.

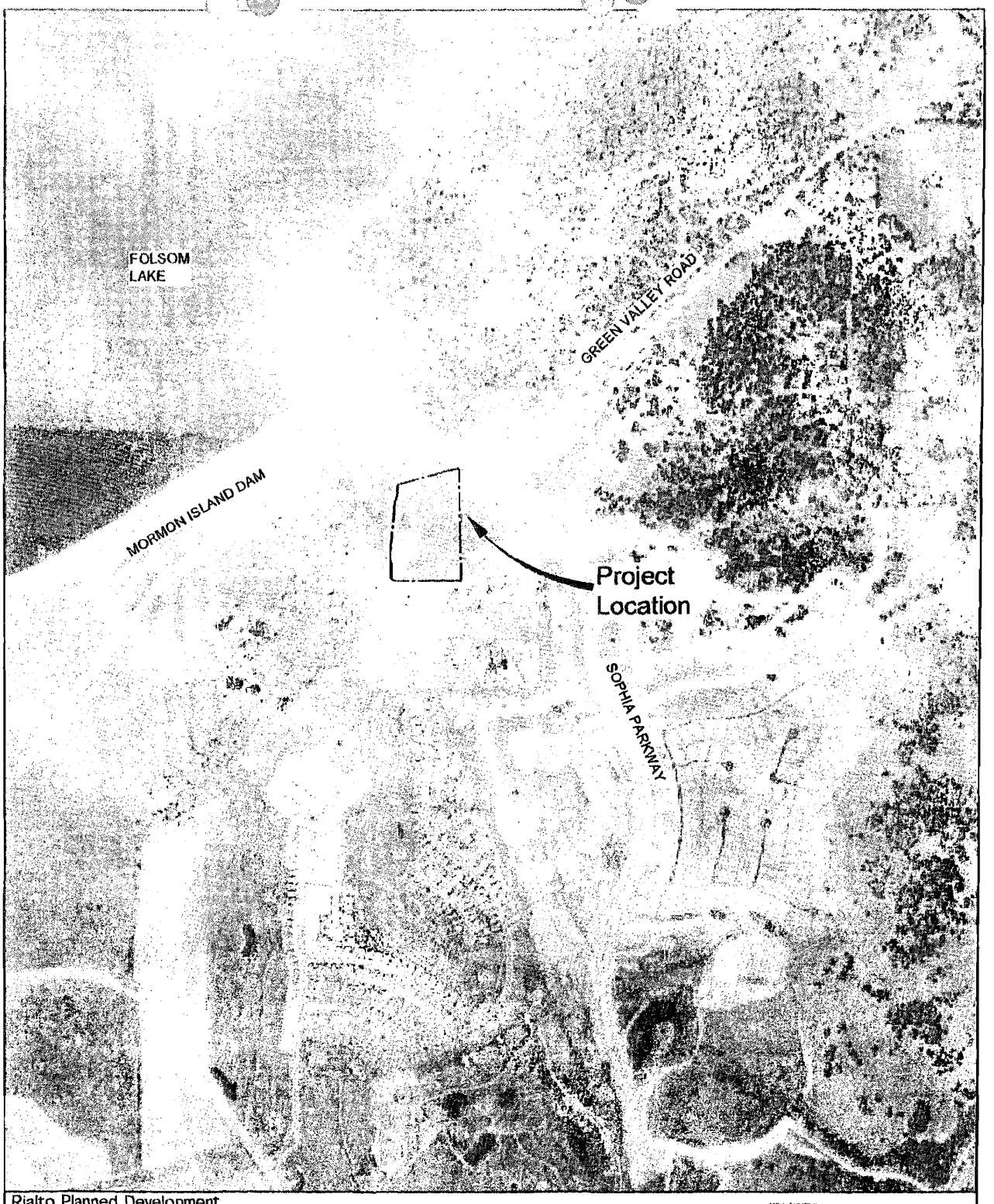
Figure 1.
Project Location Map

0 1000 2000 ft
Scale: 1" = 2000'

N

Basemap:
Folsom & Clarksville (photorevised 1980)
USGS 7.5' Quadrangle,
Teale Data Center DRG

06012_Location.dwg



Rialto Planned Development
El Dorado Hills, CA
20 April 2006

Figure 2.
Aerial Photograph

=Project Location

0 500 1000ft

Scale: 1" = 1000'

N

SYCAMORE
Environmental
Consultants, Inc.

Basemap: Microsoft TerraServer,
4m/pixel USGS/Urban Areas Image,
9 May 2002

06012 Fig2 Aerial.dwg

II. STUDY METHODS

A. Literature Review

Standard taxonomic references included Abrams (1923-1960); Hickman (1993); Mason (1957); and Munz (1959). Plant community references included CNPS (2005); DFG (2003); Holland (1986); Sawyer and Keeler-Wolf (1995); and Warner and Hendrix (1984). 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).

Sycamore Environmental reviewed the Clarksville USGS quad, the U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory map for the Clarksville quad (USFWS 1994), and the Soil Survey of El Dorado Area, CA (SCS 1974; fieldwork conducted in 1965).

B. Survey Dates and Personnel

Stephen Stringer conducted the fieldwork for the jurisdictional delineation on 1 March 2006.

C. Survey 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.

D. Jurisdictional Data

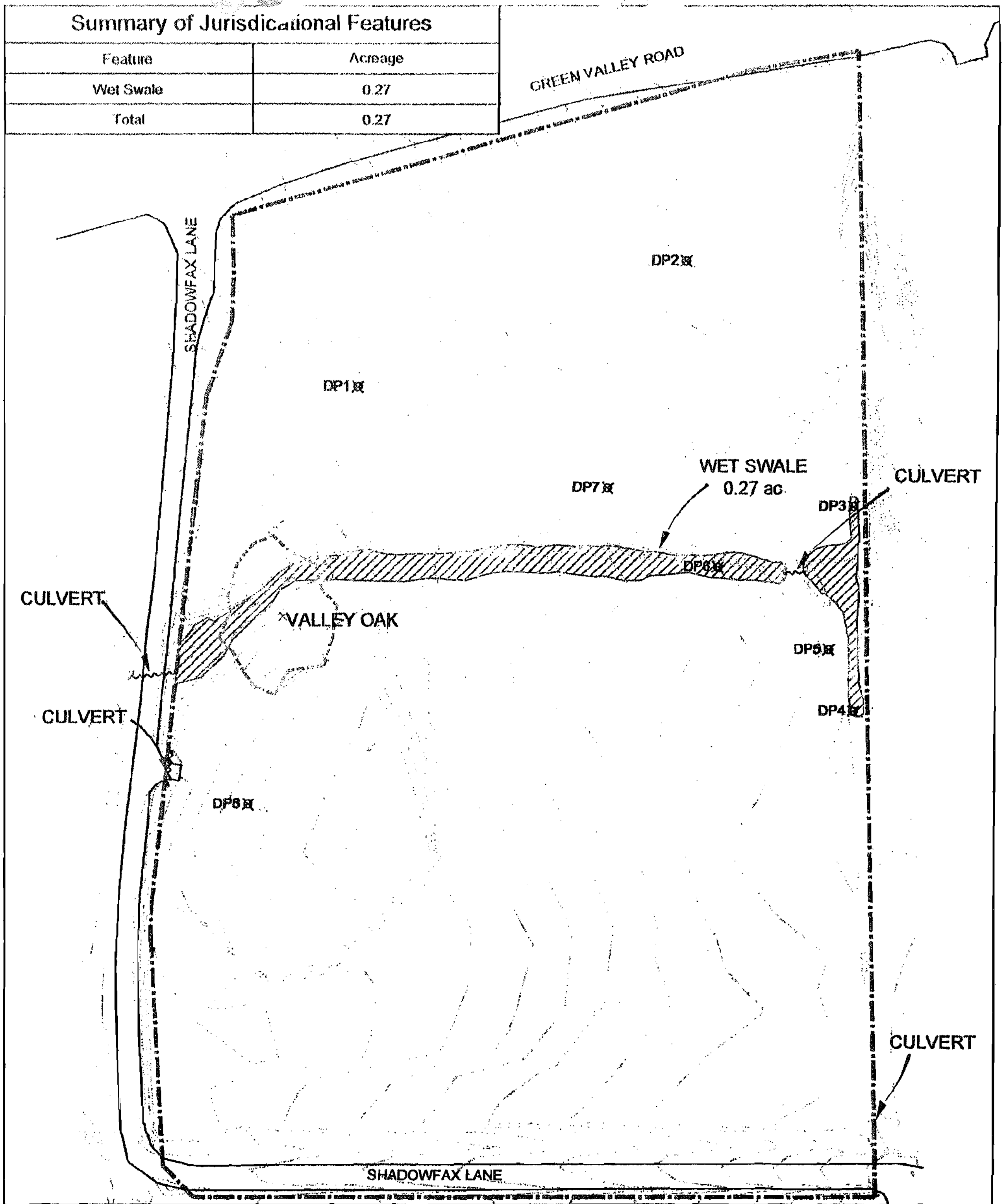
Jurisdictional data for wetlands were recorded using the Routine On-Site Determination Method (Corps 1987). A total of 8 data points were taken. Wetland data sheets are in Appendix A. Color photos of the property are in Appendix B.

E. Mapping of Data and Calculation of Acreages

Potential jurisdictional features were mapped in the field 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. The GPS data were exported into AutoCAD® where they were processed and formatted for the basemap. The resulting digital AutoCAD® map includes potential jurisdictional features and the locations of the data points (Figure 3). Acreages were calculated using AutoCAD® functions.

Summary of Jurisdicational Features

Feature	Acreage
Wet Swale	0.27
Total	0.27



Rialto Planned Development
El Dorado Hills, CA
20 April 2006

Figure 3.
Jurisdictional Delination Map

=Project Boundary
DP1 =Soil Data Point
=Culvert
=Wet Swale

0 50 100ft
Scale: 1" = 100'
N

SYCAMORE
Environmental
Consultants, Inc.

Basemap:
E-TPO-566401.dwg
Carlton Engineering, Inc.
06012_Delin.dwg

F. 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 streambeds 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).

III. SETTING INFORMATION

The PSA is situated in an unincorporated area of western El Dorado County between the City of Folsom and the community of El Dorado Hills. The PSA is approximately 1,000 ft east of Folsom Lake. The PSA is bound on the north by Green Valley Road, on the east by an undeveloped parcel, on the south by single-family homes and a cemetery, and on the west by the Mormon Island Preserve. Land use in the vicinity of the PSA includes residential, commercial, agriculture, the Mormon Island Preserve, and the Folsom Lake State Recreation Area.

Spoils piles, possibly from the construction of Green Valley Road, occur north of the swale. A shed for selling strawberries occurs in the northwest corner of the PSA.

The southern portion of the PSA is a strawberry field in active production. A parking area for the strawberry field and a shed for selling strawberries occur on the west side of the strawberry field fronting Shadowfax Lane.

A. Topography

The natural topography in the PSA has been altered. Excess soil from adjacent construction has been deposited in most of the northern portion of the PSA. The northern portion of the PSA slopes gently toward the center of the PSA. The southern portion of the PSA is mostly level.

B. Vegetation

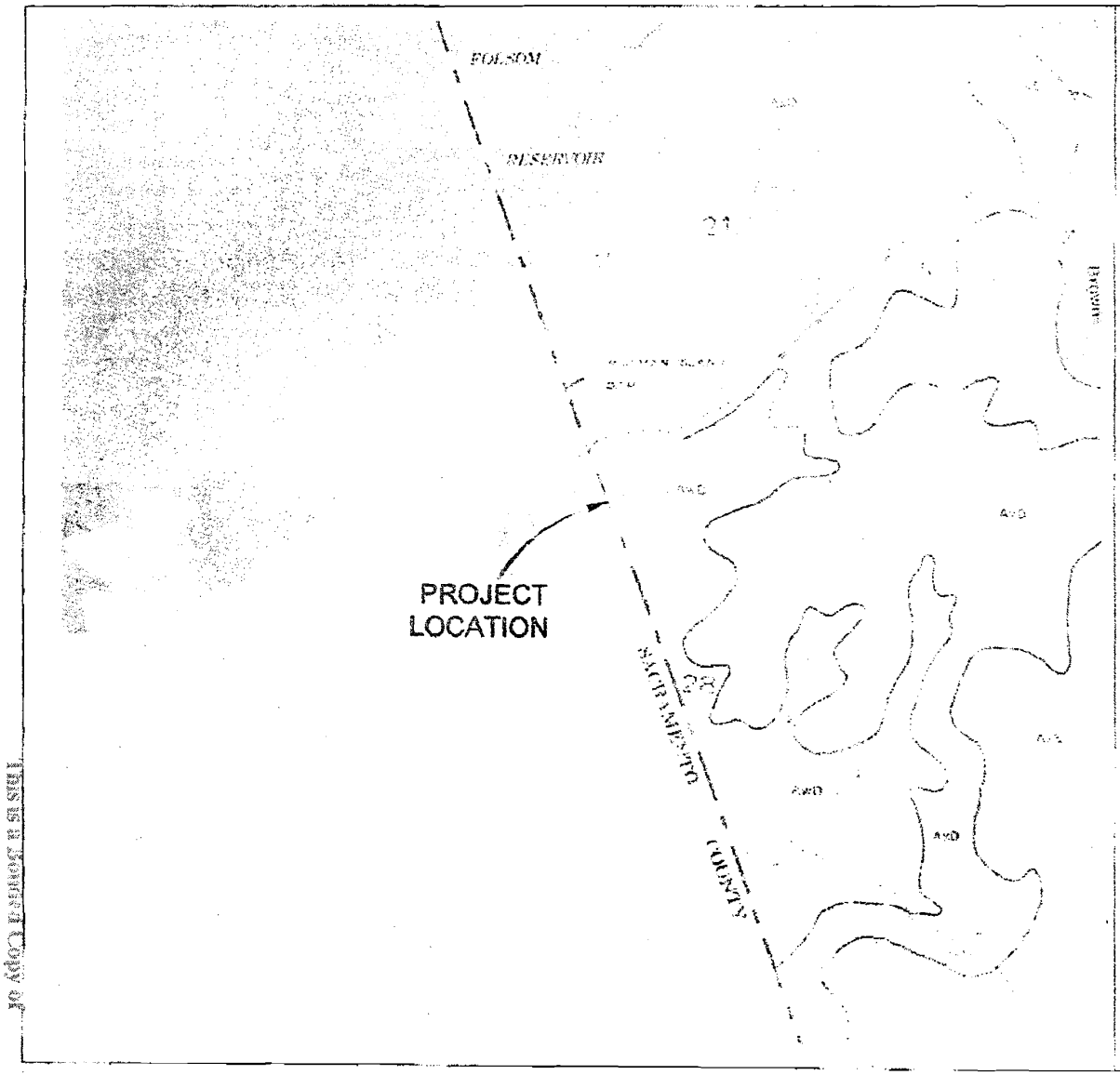
A wetland swale crosses through the center of the PSA in an east/ west direction. The primary vegetative community north of the wetland swale is nonnative grassland/ ruderal. The majority of the PSA south of the wetland swale is a strawberry field in active production.

Vegetation in the wetland swale is discussed in Section IV. Species present in the nonnative grassland/ ruderal community included yellow star-thistle (*Centaurea solstitialis*), tarweed (*Holocarpha virgata*), medusa head (*Taeniatherum caput-medusae*), Italian ryegrass (*Lolium multiflorum*), ripgut grass (*Bromus diandrus*), filaree (*Erodium botrys, E. moschatum*), cranesbill (*Geranium dissectum, G. molle*), and vetch (*Vicia* sp.).

C. Soils

Fill dirt covers much of the native soil north of the wetland swale. Soil pits were dug in the PSA to observe the chroma, texture, degree of saturation, and other characteristics. The soil type in the PSA was determined using the Soil Survey of the El Dorado Area, California (SCS 1974 Figure 4). The mapped soil unit in the PSA is Auburn silt loam (2 to 30 percent slopes). This soil series is not hydric (SCS 1992). The following description is summarized from SCS (1974).

Auburn silt loam (2 to 30 percent slopes): This series contains well-drained soils underlain by hard metamorphic rocks at a depth of 12 to 26 inches. A typical profile is dark reddish brown (5 YR 3/3 when moist) silt loam from 0 to 3 inches, dark reddish brown (5 YR 3/4 when moist) silt loam from 3 to 14 inches, and weathered metabasic rock at a depth of 14 inches. Outcrops of bedrock cover less than 5 percent of the surface. Permeability is moderate, surface runoff is slow to medium, and the erosion hazard is slight to moderate. The available water holding capacity is 2 to 4 inches.



Rialto Planned Development
El Dorado Hills, CA
20 April 2006

Figure 4. Soils Map

AwD : Auburn silt loam.
2 to 30% slopes

Project Boundary

SYCAMORE
Environmental
Consultants, Inc.

D. Hydrology

The primary source of hydrology for the wetland swale originates from a watershed east of the PSA, which includes residential and commercial development. Irrigation runoff from adjacent residential development and the strawberry field provide additional hydrology for the wetland swale. Hydrology for the wetland swale is discussed further in Section IV.

E. Existing Field Conditions

The delincation was conducted on 1 March 2006. Current rainfall data was not available for the Folsom Dam data station (Folsom Dam data station; CDWR 2005). The City of Sacramento received approximately 15 inches of rain in the 2005/ 2006 water year prior to the delineation, which is approximately 105% of the yearly average to date.

F. National Wetlands Inventory (NWI) Map

There are no wetlands or waters of the U.S. mapped in the PSA on the NWI map for the Clarksville quad. The USGS quad map and the Soil Survey of the El Dorado Area, California show no mapped wetlands or waters of the U.S. in the PSA.

IV. WETLANDS AND OTHER WATERS OF THE U.S.

Potential jurisdictional features are mapped on Figure 3, an 8.5 x 11 inch digital AutoCAD® map. The acreages of potential jurisdictional features are presented in Table 1. Wetland data sheets are in Appendix A. Appendix C is a list of plant species recorded at data points.

A. Wetlands

A wetland swale was observed in the PSA (Figure 3). The acreage of the wetland swale, data points taken in the wetland swale, and associated upland data points are presented in Table 1. All data points and the location of the wetland swale are shown on Figure 3.

Based on topographic contours shown on the USGS quad map, the watershed for the wetland swale begins approximately 3,500 ft northeast of the PSA. The source of water for the wetland swale is an intermittent channel that enters the PSA from the adjacent property to the east. Upon entering the PSA, the intermittent channel becomes less defined and lacks a defined bed and bank. At the eastern edge of the PSA, the wetland swale widens and fills a low point in the topography. There are two small segments of the wetland swale that extend north and south along the eastern PSA boundary. These two segments formed as a result of soil disturbance from activities such as the placement of fill material in the northern portion of the PSA, grading activities for the strawberry field, and the construction of a dirt road over the wetland swale.

Water in the wetland swale flows in a westerly direction through the PSA and exits the PSA via a culvert under Shadowfax Lane. On the west side of Shadowfax Lane, the wetland swale flows into Willow Creek, which flows west and empties into Lake Natoma. In the PSA, the wetland swale lacks a defined bed and bank with the exception of the westernmost 100 ft prior to entering the culvert. Hydrophytic species observed in the wetland swale include Italian ryegrass, *Lythrum hyssopifolium*, curly dock (*Rumex crispus*), *Polygonum* sp., pennyroyal (*Mentha pulegium*), and sedge (*Cyperus* sp.).

Data points 3, 4, and 6 taken in the wetland swale meet the Corps three parameter test for wetlands (Corps 1987). The wetland swale is potentially subject to jurisdiction under Section 404 of the Clean Water Act.

Table 1. Summary of potential jurisdictional wetlands in the PSA.

Wetland type	Wetland data points	Paired upland data points	Area (ac)[1]
Wetland swale	3, 4, 6	2, 5, 7	0.27
		Total area	**0.27**

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

B. Other waters of the U.S.

There are no other waters of the U.S. in the PSA.

C. 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.

D. Summary of Jurisdictional Acreages

A total of 0.27 ac of potential jurisdictional wetlands occur in the PSA. There are no other waters of the U.S. in the PSA.

V. LITERATURE CITED

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VI. REPORT PREPARERS

R. John Little, Ph.D., Botany, Claremont Graduate School, Claremont, CA. Over 25 years experience managing and conducting environmental projects involving impact assessment and preparation of numerous NEPA/CEQA compliance documents, Biological Assessments, and Caltrans Natural Environmental Assessments. Experience includes conducting special-status species surveys, wetland assessments, general biological surveys, wetlands and 1602 permitting, and section 7 and 10 consultations.
Responsibilities: Senior technical lead.

Jeffery Little, A.A., Sacramento City College, Sacramento, CA. Over thirteen years of 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.

Adam C. Forbes, M.S., Range Science (emphasis on plant systematics), New Mexico State University, Las Cruces, NM. Over six years experience conducting biological studies for the public and private sector. As a botanist/ biologist with Sycamore Environmental, Mr. Forbes conducts plant and wildlife surveys, prepares and edits reports, serves as assistant project manager, and conducts informal consultations with regulatory agency personnel. Responsibilities also include assisting with proposal preparation and marketing activities. Provides technical support for wetland delineations, biological resource evaluations, mitigation plans, and other documents used in the CEQA/NEPA process.
Responsibilities: Report preparation.

Stephen Stringer, B.S., Biology, California State University, Sacramento. Over two years environmental consulting and background experience that includes working two years for the California Department of Fish and Game conducting field surveys for special-status fish species. Conducts wildlife and botanical surveys, prepares and edits reports, queries the California Natural Diversity Database program, and researches special-status species for projects. Certified arborist #WE-7129A.
Responsibilities: Conducted jurisdictional delineation and prepared report.

Jared Birdsall, B.S., Range Science, Brigham Young University, Provo, UT. Over two years of environmental consulting experience. Assists with biological surveys, report preparation, ArcView/GIS and AutoCAD mapping and calculations.
Responsibilities: Prepared AutoCAD® figures.

Cynthia Little, Principal, Sycamore Environmental.
Responsibilities: Senior Editor.

Appendix A.

Wetland Data Sheets

Rialto Planned Development (APN 067-260-90)
El Dorado County, CA

Data Form
Routine Wetland Determination
(1987 COE Wetlands Delineation Manual)

Field Investigator(s): Stephen Stringer | Date: 1 March 2006 | DP No.: 1
Project/Site: Rialto Planned Development | State: CA
Applicant/Owner: David Fisher | County: El Dorado

Do Normal Circumstances exist on the site? Yes ☒ No ☐ | Community ID: Nonnative grassland/ruderal
Is the site significantly disturbed (Atypical Situation)? Yes ☒ No ☐ | Transect ID:
Is the site a potential Problem Area? (If needed, explain below) Yes ☐ No ☒ | Plot ID:

VEGETATION Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. *Centaurea solstitialis*	H	--	5. *Lupinus* sp.	H	--
2. *Holocarpha virgata*	H	--	6. *Vicia* sp.	H	--
3. *Erodium botrys*	H	--	7. *Chamomilla suaveolens*	H	--
4. *Geranium molle*	H	--	8. *Cichorium intybus*	H	--

Percent of Dominant Species that are OBL, FACW, or FAC (excluding FAC-): 0/8 = 0%
Remarks:

HYDROLOGY
☐ Recorded Data (Describe in Remarks):
☐ Stream, Lake, or Tide Gauge
☐ Aerial Photographs
☐ Other
☒ No Recorded Data Available

Field Observations:
Depth of Surface Water: -- (in.)
Depth to Free Water in Pit: -- (in.)
Depth to Saturated Soil: -- (in.)

Wetland Hydrology Indicators:
Primary Indicators:
☐ Inundated
☐ Saturated in upper 12 inches
☐ Water marks
☐ Drift lines
☐ Sediment deposits
☐ Drainage patterns in wetlands

Secondary Indicators (2 or more required):
☐ Oxidized root channels in upper 12 inches
☐ Local soil survey data
☐ FAC-Neutral Test
☐ Other (explain in remarks)
☐ Water-stained leaves

Remarks: No evidence of wetland hydrology.

SOILS Map Unit Name
(Series and Phase): Auburn silt loam (2 to 30 percent slopes)
Taxonomy (Subgroup):
Drainage Class: Well drained

Field Observations Confirm Mapped Type? ☐ Yes ☒ No

Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/ Contrast	Texture, Concretions, Structure, etc.
0-8		7.5 YR 4/4	None	--	Cobbly loam

Hydric Soil Indicators:
☐ Histosol
☐ Histic Epipedon
☐ Sulfidic Odor
☐ Aquic Moisture Regime
☐ Reducing Conditions
☐ Gleyed or Low-Chroma Colors
☐ Concretions
☐ High Organic Content in Surface Layer Sandy Soils
☐ Organic Streaking in Sandy Soils
☐ Listed on Local Hydric Soils List
☐ Listed on National Hydric Soils List
☐ Other (Explain in Remarks)

Remarks: Soil is impenetrable with a shovel below 8 inches. Soil appears to be fill dirt. Not hydric.

WETLAND DETERMINATION
Hydrophytic Vegetation Present? ☐ Yes ☒ No
Wetland Hydrology Present? ☐ Yes ☒ No
Hydric Soils Present? ☐ Yes ☒ No

Is this sampling point within a wetland? ☐ Yes ☒ No

Remarks/Rationale: Criteria not met.

Data Form
Routine Wetland Determination
(1987 COE Wetlands Delineation Manual)

Field Investigator(s): Stephen Stringer | Date: 1 March 2006 | DP No.: 2
Project/Site: Rialto Planned Development | State: CA
Applicant/Owner: David Fisher | County: El Dorado

Do Normal Circumstances exist on the site? Yes ☒ No ☐ Community ID: Nonnative grassland/ruderal
Is the site significantly disturbed (Atypical Situation)? Yes ☒ No ☐ Transect ID:
Is the site a potential Problem Area? (If needed, explain below) Yes ☐ No ☒ Plot ID:

VEGETATION Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. *Centaurea solstitialis*	H	--	5. *Stellaria media*	H	--
2. *Trifolium hirtum*	H	--	6. *Erodium botrys*	H	--
3. *Lolium multiflorum*	H	FAC	7. *Brassica nigra*	H	--
4. *Senecio vulgaris*	H	--			

Percent of Dominant Species that are OBL, FACW, or FAC (excluding FAC-): 1/7 = 14%
Remarks:

HYDROLOGY
☐ Recorded Data (Describe in Remarks):
☐ Stream, Lake, or Tide Gauge
☐ Aerial Photographs
☐ Other
☒ No Recorded Data Available

Field Observations:
Depth of Surface Water: -- (in.)
Depth to Free Water in Pit: -- (in.)
Depth to Saturated Soil: -- (in.)

Wetland Hydrology Indicators:
Primary Indicators:
☐ Inundated
☐ Saturated in upper 12 inches
☐ Water marks
☐ Drift lines
☐ Sediment deposits
☐ Drainage patterns in wetlands

Secondary Indicators (2 or more required):
☐ Oxidized root channels in upper 12 inches
☐ Local soil survey data
☐ FAC-Neutral Test
☐ Other (explain in remarks)
☐ Water-stained leaves

Remarks: No evidence of wetland hydrology.

SOILS Map Unit Name
(Series and Phase): Auburn silt loam (2 to 30 percent slopes)
Taxonomy (Subgroup):
Drainage Class: Well drained

Field Observations Confirm Mapped Type? ☐ Yes ☒ No

Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/ Contrast	Texture, Concretions, Structure, etc.
0-8		7.5 YR 4/4	None	--	Cobbly loam

Hydric Soil Indicators:
☐ Histosol
☐ Histic Epipedon
☐ Sulfidic Odor
☐ Aquic Moisture Regime
☐ Reducing Conditions
☐ Gleyed or Low-Chroma Colors
☐ Concretions
☐ High Organic Content in Surface Layer Sandy Soils
☐ Organic Streaking in Sandy Soils
☐ Listed on Local Hydric Soils List
☐ Listed on National Hydric Soils List
☐ Other (Explain in Remarks)

Remarks: Soil is impenetrable with a shovel below 8 inches. Soil appears to be fill dirt. Not hydric.

WETLAND DETERMINATION
Hydrophytic Vegetation Present? ☐ Yes ☒ No
Wetland Hydrology Present? ☐ Yes ☒ No
Hydric Soils Present? ☐ Yes ☒ No

Is this sampling point within a wetland? ☐ Yes ☒ No

Remarks/Rationale: Criteria not met.

Data Form
Routine Wetland Determination
(1987 COE Wetlands Delineation Manual)

Field Investigator(s): Stephen Stringer | Date: 1 March 2006 | **DP No.: 3**
Project/Site: Rialto Planned Development | State: CA
Applicant/Owner: David Fisher | County: El Dorado

Do Normal Circumstances exist on the site? Yes ☒ No ☐ | Community ID: Wetland swale
Is the site significantly disturbed (Atypical Situation)? Yes ☒ No ☐ | Transect ID:
Is the site a potential Problem Area? (If needed, explain below) Yes ☐ No ☒ | Plot ID:

VEGETATION Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. *Lolium multiflorum*	H	FAC	5. *Epilobium ciliatum*	H	FACW
2. *Rumex crispus*	H	FACW-			
3. *Polygonum* sp. (at least FAC)	H	FAC			
4. *Lythrum hyssopifolium*	H	FACW			

Percent of Dominant Species that are OBL, FACW, or FAC (excluding FAC-): 5/5 = 100%
Remarks:

HYDROLOGY
☐ Recorded Data (Describe in Remarks):
☐ Stream, Lake, or Tide Gauge
☐ Aerial Photographs
☐ Other
☒ No Recorded Data Available

Field Observations:
Depth of Surface Water: – (in.)
Depth to Free Water in Pit: 3 (in.)
Depth to Saturated Soil: 1 (in.)

Wetland Hydrology Indicators:
Primary Indicators:
☐ Inundated
☒ Saturated in upper 12 inches
☐ Water marks
☐ Drift lines
☐ Sediment deposits
☐ Drainage patterns in wetlands

Secondary Indicators (2 or more required):
☐ Oxidized root channels in upper 12 inches
☐ Local soil survey data
☐ FAC-Neutral Test
☐ Other (explain in remarks)
☐ Water-stained leaves

Remarks: Ponded to a depth of 3 inches near soil pit. Copepods and mosquito larvae present. Primary indicator present.

SOILS Map Unit Name
(Series and Phase): Auburn silt loam (2 to 30 percent slopes)
Taxonomy (Subgroup):
Drainage Class: Well drained

Field Observations Confirm Mapped Type? ☐ Yes ☒ No

Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/ Contrast	Texture, Concretions, Structure, etc.
0-12		7.5 YR 3/2	5 YR 4/6	Abundant/ good	Clay loam

Hydric Soil Indicators:
☐ Histosol
☐ Histic Epipedon
☐ Sulfidic Odor
☐ Aquic Moisture Regime
☐ Reducing Conditions
☒ Gleyed or Low-Chroma Colors
☐ Concretions
☐ High Organic Content in Surface Layer Sandy Soils
☐ Organic Streaking in Sandy Soils
☐ Listed on Local Hydric Soils List
☐ Listed on National Hydric Soils List
☐ Other (Explain in Remarks)

Remarks: Low chroma with mottles. Hydric soil.

WETLAND DETERMINATION
Hydrophytic Vegetation Present? ☒ Yes ☐ No
Wetland Hydrology Present? ☒ Yes ☐ No
Hydric Soils Present? ☒ Yes ☐ No

Is this sampling point within a wetland? ☒ Yes ☐ No

Remarks/Rationale: Criteria met.

Data Form
Routine Wetland Determination
(1987 COE Wetlands Delineation Manual)

Field Investigator(s): Stephen Stringer | Date: 1 March 2006 | DP No.: 4
Project/Site: Rialto Planned Development | State: CA
Applicant/Owner: David Fisher | County: El Dorado

Do Normal Circumstances exist on the site? Yes ☒ No ☐ | Community ID: Wetland swale
Is the site significantly disturbed (Atypical Situation)? Yes ☒ No ☐ | Transect ID:
Is the site a potential Problem Area? (If needed, explain below) Yes ☐ No ☒ | Plot ID:

VEGETATION Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. *Rumex crispus*	H	FACW-	5. *Eleocharis* sp. (at least FACW)	H	FACW
2. *Mentha pulegium*	H	OBL	6. *Lythrum hyssopifolium*	H	FACW
3. *Polygonum* sp. (at least FAC)	H	FAC	7. *Cyperus* sp. (at least FAC)	H	FAC
4. *Xanthium strumarium*	H	FAC+	8. *Centaurium muehlenbergii*	H	FAC

Percent of Dominant Species that are OBL, FACW, or FAC (excluding FAC-): 8/8 = 100%
Remarks:

HYDROLOGY
☐ Recorded Data (Describe in Remarks):
☐ Stream, Lake, or Tide Gauge
☐ Aerial Photographs
☐ Other
☒ No Recorded Data Available

Field Observations:
Depth of Surface Water: 2 (in.)
Depth to Free Water in Pit: 0 (in.)
Depth to Saturated Soil: 0 (in.)

Wetland Hydrology Indicators:
Primary Indicators:
☒ Inundated
☒ Saturated in upper 12 inches
☐ Water marks
☐ Drift lines
☐ Sediment deposits
☐ Drainage patterns in wetlands

Secondary Indicators (2 or more required):
☐ Oxidized root channels in upper 12 inches
☐ Local soil survey data
☐ FAC-Neutral Test
☐ Other (explain in remarks)
☐ Water-stained leaves

Remarks: Water ponded to a depth of 2 inches adjacent to soil pit. Algal mat and mosquito larvae present. Two primary indicators present.

SOILS Map Unit Name
(Series and Phase): Auburn silt loam (2 to 30 percent slopes)
Taxonomy (Subgroup):
Drainage Class: Well drained

Field Observations Confirm Mapped Type? ☐ Yes ☒ No

Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/ Contrast	Texture, Concretions, Structure, etc.
0-12		7.5 YR 3/1	None	--	Clay loam

Hydric Soil Indicators:
☐ Histosol
☐ Histic Epipedon
☐ Sulfidic Odor
☐ Aquic Moisture Regime
☐ Reducing Conditions
☒ Gleyed or Low-Chroma Colors
☐ Concretions
☐ High Organic Content in Surface Layer Sandy Soils
☐ Organic Streaking in Sandy Soils
☐ Listed on Local Hydric Soils List
☐ Listed on National Hydric Soils List
☐ Other (Explain in Remarks)

Remarks: Low chroma. Hydric soil.

WETLAND DETERMINATION
Hydrophytic Vegetation Present? ☒ Yes ☐ No
Wetland Hydrology Present? ☒ Yes ☐ No
Hydric Soils Present? ☒ Yes ☐ No

Is this sampling point within a wetland? ☒ Yes ☐ No

Remarks/Rationale: Criteria met.

Data Form
Routine Wetland Determination
(1987 COE Wetlands Delineation Manual)

Field Investigator(s): Stephen Stringer | Date: 1 March 2006 | DP No.: 5
Project/Site: Rialto Planned Development | State: CA
Applicant/Owner: David Fisher | County: El Dorado

Do Normal Circumstances exist on the site? Yes ☒ No ☐ | Community ID: Ruderal
Is the site significantly disturbed (Atypical Situation)? Yes ☒ No ☐ | Transect ID:
Is the site a potential Problem Area? (If needed, explain below) Yes ☐ No ☒ | Plot ID:

VEGETATION Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. *Bromus hordeaceus*	H	FACU-	5. *Vicia* sp.	H	--
2. *Lolium multiflorum*	H	FAC	6. *Cynodon dactylon*	H	FAC
3. *Erodium moschatum*	H	--	7. *Raphanus sativus*	H	--
4. *Geranium molle*	H	--	8. *Erodium botrys*	H	--

Percent of Dominant Species that are OBL, FACW, or FAC (excluding FAC-): 2/8 = 25%
Remarks:

HYDROLOGY
☐ Recorded Data (Describe in Remarks):
☐ Stream, Lake, or Tide Gauge
☐ Aerial Photographs
☐ Other
☒ No Recorded Data Available

Field Observations:
Depth of Surface Water: -- (in.)
Depth to Free Water in Pit: -- (in.)
Depth to Saturated Soil: -- (in.)

Wetland Hydrology Indicators:
Primary Indicators:
☐ Inundated
☐ Saturated in upper 12 inches
☐ Water marks
☐ Drift lines
☐ Sediment deposits
☐ Drainage patterns in wetlands

Secondary Indicators (2 or more required):
☐ Oxidized root channels in upper 12 inches
☐ Local soil survey data
☐ FAC-Neutral Test
☐ Other (explain in remarks)
☐ Water-stained leaves

Remarks: No evidence of wetland hydrology.

SOILS Map Unit Name
(Series and Phase): Auburn silt loam (2 to 30 percent slopes)
Taxonomy (Subgroup):
Drainage Class: Well drained

Field Observations Confirm Mapped Type? ☐ Yes ☒ No

Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/ Contrast	Texture, Concretions, Structure, etc.
0-12		7.5 YR 4/4	None	--	Cobbly clay loam

Hydric Soil Indicators:
☐ Histosol
☐ Histic Epipedon
☐ Sulfidic Odor
☐ Aquic Moisture Regime
☐ Reducing Conditions
☐ Gleyed or Low-Chroma Colors
☐ Concretions
☐ High Organic Content in Surface Layer Sandy Soils
☐ Organic Streaking in Sandy Soils
☐ Listed on Local Hydric Soils List
☐ Listed on National Hydric Soils List
☐ Other (Explain in Remarks)

Remarks: Soil appears to be fill. Not hydric.

WETLAND DETERMINATION
Hydrophytic Vegetation Present? ☐ Yes ☒ No
Wetland Hydrology Present? ☐ Yes ☒ No
Hydric Soils Present? ☐ Yes ☒ No

Is this sampling point within a wetland? ☐ Yes ☒ No

Remarks/Rationale: Criteria not met.

Data Form
Routine Wetland Determination
(1987 COE Wetlands Delineation Manual)

Field Investigator(s): Stephen Stringer | Date: 1 March 2006 | DP No.: 6
Project/Site: Rialto Planned Development | State: CA
Applicant/Owner: David Fisher | County: El Dorado

Do Normal Circumstances exist on the site? Yes ☒ No ☐ | Community ID: Wetland swale
Is the site significantly disturbed (Atypical Situation)? Yes ☒ No ☐ | Transect ID:
Is the site a potential Problem Area? (If needed, explain below) Yes ☐ No ☒ | Plot ID:

VEGETATION Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. *Lolium multiflorum*	H	FAC	5. *Lythrum hyssopifolium*	H	FACW
2. *Rumex crispus*	H	FACW-	6. *Sonchus asper* ssp. *asper*	H	FAC
3. *Polygonum* sp. (at least FAC)	H	FAC	7. *Sonchus oleraceus*	H	--
4. *Mentha pulegium*	H	OBL	8. *Geranium dissectum*	H	--

Percent of Dominant Species that are OBL, FACW, or FAC (excluding FAC-): 6/8 = 75%
Remarks:

HYDROLOGY
☐ Recorded Data (Describe in Remarks):
☐ Stream, Lake, or Tide Gauge
☐ Aerial Photographs
☐ Other
☒ No Recorded Data Available

Field Observations:
Depth of Surface Water: 1 (in.)
Depth to Free Water in Pit: 0 (in.)
Depth to Saturated Soil: 0 (in.)

Wetland Hydrology Indicators:
Primary Indicators:
☒ Inundated
☒ Saturated in upper 12 inches
☐ Water marks
☐ Drift lines
☐ Sediment deposits
☐ Drainage patterns in wetlands

Secondary Indicators (2 or more required):
☐ Oxidized root channels in upper 12 inches
☐ Local soil survey data
☐ FAC-Neutral Test
☐ Other (explain in remarks)
☐ Water-stained leaves

Remarks: Water is ponded to a depth of 1 inch at the soil pit. Primary indicator present.

SOILS Map Unit Name
(Series and Phase): Auburn silt loam (2 to 30 percent slopes)
Taxonomy (Subgroup):
Drainage Class: Well drained

Field Observations Confirm Mapped Type? ☐ Yes ☒ No

Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/ Contrast	Texture, Concretions, Structure, etc.
0-12		7.5 YR 3/1	5 YR 4/6	Abundant/ good	Cobbly clay loam

Hydric Soil Indicators:
☐ Histosol
☐ Histic Epipedon
☐ Sulfidic Odor
☐ Aquic Moisture Regime
☐ Reducing Conditions
☒ Gleyed or Low-Chroma Colors
☐ Concretions
☐ High Organic Content in Surface Layer Sandy Soils
☐ Organic Streaking in Sandy Soils
☐ Listed on Local Hydric Soils List
☐ Listed on National Hydric Soils List
☐ Other (Explain in Remarks)

Remarks: Low chroma with mottles. Hydric soil.

WETLAND DETERMINATION
Hydrophytic Vegetation Present? ☒ Yes ☐ No
Wetland Hydrology Present? ☒ Yes ☐ No
Hydric Soils Present? ☒ Yes ☐ No

Is this sampling point within a wetland? ☒ Yes ☐ No

Remarks/Rationale: Criteria met.

Data Form
Routine Wetland Determination
(1987 COE Wetlands Delineation Manual)

Field Investigator(s): Stephen Stringer | Date: 1 March 2006 | **DP No.:** 7
Project/Site: Rialto Planned Development | State: CA
Applicant/Owner: David Fisher | County: El Dorado

Do Normal Circumstances exist on the site? Yes ☒ No ☐ | Community ID: Ruderal
Is the site significantly disturbed (Atypical Situation)? Yes ☒ No ☐ | Transect ID:
Is the site a potential Problem Area? (If needed, explain below) Yes ☐ No ☒ | Plot ID:

VEGETATION Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. *Centaurea solstitialis*	H	--	5. *Amsinckia menziesii*	H	--
2. *Brassica nigra*	H	--	6. *Geranium molle*	H	--
3. *Medicago polymorpha*	H	--	7. *Vicia* sp.	H	--
4. *Torilis arvensis*	H	--			

Percent of Dominant Species that are OBL, FACW, or FAC (excluding FAC-): 0/7 = 0%
Remarks:

HYDROLOGY
☐ Recorded Data (Describe in Remarks):
☐ Stream, Lake, or Tide Gauge
☐ Aerial Photographs
☐ Other
☒ No Recorded Data Available

Field Observations:
Depth of Surface Water: -- (in.)
Depth to Free Water in Pit: -- (in.)
Depth to Saturated Soil: -- (in.)

Wetland Hydrology Indicators:
Primary Indicators:
☐ Inundated
☐ Saturated in upper 12 inches
☐ Water marks
☐ Drift lines
☐ Sediment deposits
☐ Drainage patterns in wetlands

Secondary Indicators (2 or more required):
☐ Oxidized root channels in upper 12 inches
☐ Local soil survey data
☐ FAC-Neutral Test
☐ Other (explain in remarks)
☐ Water-stained leaves

Remarks: No evidence of wetland hydrology.

SOILS Map Unit Name (Series and Phase): Auburn silt loam (2 to 30 percent slopes)
Taxonomy (Subgroup):
Drainage Class: Well drained

Field Observations Confirm Mapped Type? ☐ Yes ☒ No

Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/ Contrast	Texture, Concretions, Structure, etc.
0-12		7.5 YR 4/4	None	--	Cobbly clay loam

Hydric Soil Indicators:
☐ Histosol
☐ Histic Epipedon
☐ Sulfidic Odor
☐ Aquic Moisture Regime
☐ Reducing Conditions
☐ Gleyed or Low-Chroma Colors
☐ Concretions
☐ High Organic Content in Surface Layer Sandy Soils
☐ Organic Streaking in Sandy Soils
☐ Listed on Local Hydric Soils List
☐ Listed on National Hydric Soils List
☐ Other (Explain in Remarks)

Remarks: Not hydric.

WETLAND DETERMINATION
Hydrophytic Vegetation Present? ☐ Yes ☒ No
Wetland Hydrology Present? ☐ Yes ☒ No
Hydric Soils Present? ☐ Yes ☒ No

Is this sampling point within a wetland? ☐ Yes ☒ No

Remarks/Rationale: Criteria not met.

Data Form
Routine Wetland Determination
(1987 COE Wetlands Delineation Manual)

Field Investigator(s): Stephen Stringer | Date: 1 March 2006 | **DP No.: 8**
Project/Site: Rialto Planned Development | State: CA
Applicant/Owner: David Fisher | County: El Dorado

Do Normal Circumstances exist on the site? Yes ☒ No ☐ | Community ID: Ruderal
Is the site significantly disturbed (Atypical Situation)? Yes ☒ No ☐ | Transect ID:
Is the site a potential Problem Area? (If needed, explain below) Yes ☐ No ☒ | Plot ID:

VEGETATION Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. *Lolium multiflorum*	H	FAC	5. *Senecio vulgaris*	H	--
2. *Bromus hordeaceus*	H	FACU-	6. *Vicia* sp.	H	--
3. *Taeniatherum caput-medusae*	H	--	7. *Centaurea solstitialis*	H	--
4. *Erodium moschatum*	H	--	8. *Geranium dissectum*	H	--

Percent of Dominant Species that are OBL, FACW, or FAC (excluding FAC-): 1/8 = 13%
Remarks:

HYDROLOGY
☐ Recorded Data (Describe in Remarks):
- ☐ Stream, Lake, or Tide Gauge
- ☐ Aerial Photographs
- ☐ Other

☒ No Recorded Data Available

Field Observations:
- Depth of Surface Water: -- (in.)
- Depth to Free Water in Pit: -- (in.)
- Depth to Saturated Soil: -- (in.)

Wetland Hydrology Indicators:
Primary Indicators:
- ☐ Inundated
- ☐ Saturated in upper 12 inches
- ☐ Water marks
- ☐ Drift lines
- ☐ Sediment deposits
- ☐ Drainage patterns in wetlands

Secondary Indicators (2 or more required):
- ☐ Oxidized root channels in upper 12 inches
- ☐ Local soil survey data
- ☐ FAC-Neutral Test
- ☐ Other (explain in remarks)
- ☐ Water-stained leaves

Remarks: No evidence of wetland hydrology.

SOILS Map Unit Name
(Series and Phase): Auburn silt loam (2 to 30 percent slopes)
Taxonomy (Subgroup):
Drainage Class: Well drained

Field Observations Confirm Mapped Type? ☐ Yes ☒ No

Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/ Contrast	Texture, Concretions, Structure, etc.
0-12		7.5 YR 4/4	None	--	Cobbly clay loam

Hydric Soil Indicators:
- ☐ Histosol
- ☐ Histic Epipedon
- ☐ Sulfidic Odor
- ☐ Aquic Moisture Regime
- ☐ Reducing Conditions
- ☐ Gleyed or Low-Chroma Colors
- ☐ Concretions
- ☐ High Organic Content in Surface Layer Sandy Soils
- ☐ Organic Streaking in Sandy Soils
- ☐ Listed on Local Hydric Soils List
- ☐ Listed on National Hydric Soils List
- ☐ Other (Explain in Remarks)

Remarks: Not hydric.

WETLAND DETERMINATION
Hydrophytic Vegetation Present? ☐ Yes ☒ No
Wetland Hydrology Present? ☐ Yes ☒ No
Hydric Soils Present? ☐ Yes ☒ No

Is this sampling point within a wetland? ☐ Yes ☒ No

Remarks/Rationale: Criteria not met.

Appendix B.

Photographs of the Project Study Area

Rialto Planned Development (APN 067-260-90)
El Dorado County, CA

Photo 1. View east of the nonnative/ ruderal grassland in the northern portion of the PSA from Shadowfax Lane. Cars traveling on Green Valley Road are visible in the left side of the photo.

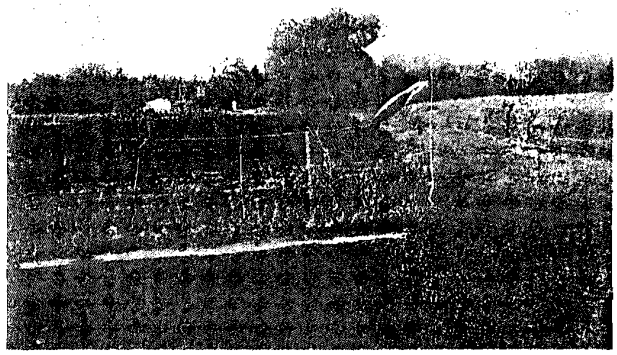

Photo 2. View west of the strawberry field from the eastern edge of the PSA. The wetland swale is out of view to the right of the photo. A Valley oak in the PSA is visible in the background (arrow).

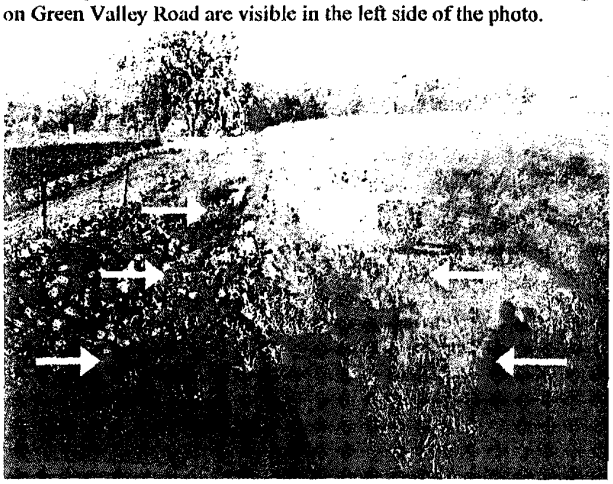

Photo 3. View west along the wetland swale in the PSA from near the eastern PSA boundary. The arrows point to the approximate boundaries of the wet swale.

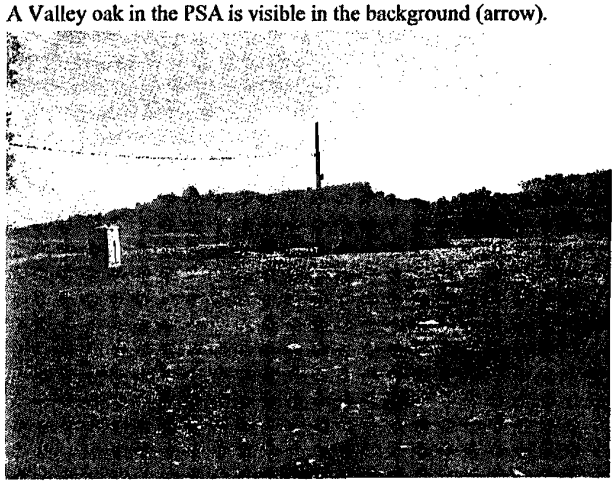

Photo 4. View east of the sales shed and parking area for the strawberry field in the PSA from the east shoulder of Shadowfax Lane.

Photo 5. View north of the Valley oak in the PSA from the parking area for the strawberry field.

Photo 6. View north of the wetland swale where it enters the east side of the PSA. The wetland swale flows into a culvert under a dirt road on the left side of photo (arrow).

Appendix C.

Plant species recorded at data points.

Rialto Planned Development (APN 067-260-90)
El Dorado County, CA

Plant species recorded at data points.

Species	Stratum	Indicator
Amsinckia menziesii	H	--
Brassica nigra	H	--
Bromus hordeaceus	H	FACU-
Centaurea solstitialis	H	--
Centaurium muehlenbergii	H	FAC
Chamomilla suaveolens	H	--
Cichorium intybus	H	--
Cynodon dactylon	H	FAC
Cyperus sp. (at least FAC)	H	FAC
Eleocharis sp. (at least FACW)	H	FACW
Epilobium ciliatum	H	FACW
Erodium botrys	H	--
Erodium moschatum	H	--
Geranium dissectum	H	--
Geranium molle	H	--
Holocarpha virgata	H	--
Lolium multiflorum	H	FAC
Lupinus sp.	H	--
Lythrum hyssopifolium	H	FACW
Medicago polymorpha	H	--
Mentha pulegium	H	OBL
Polygonum sp. (at least FAC)	H	FAC
Raphanus sativus	H	--
Rumex crispus	H	FACW-
Senecio vulgaris	H	--
Sonchus asper ssp. *asper*	H	FAC
Sonchus oleraceus	H	--
Stellaria media	H	--
Taeniatherum caput-medusae	H	--
Torilis arvensis	H	--
Trifolium hirtum	H	--
Vicia sp.	H	--
Xanthium strumarium	H	FAC+

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27 November 2013

Mr. David Orosco
1000 Orosco Drive
El Dorado Hills, CA 95762

Phone: 916/ 708-4721

Subject: General Plan Policy 7.3.3.4 Analysis of Setback to a Wetland Swale for the Green Valley Nursery, El Dorado County, CA.

Dear Mr. Orosco:

This letter evaluates a retail nursery development for consistency with El Dorado County General Plan Policy 7.3.3.4 and the Interim Interpretive Guidelines (adopted 22 June 2006) for that policy. The County currently uses the interim standard setbacks of 100 feet for perennial waters and 50 feet for intermittent waters and wetlands until permanent standards are established in the zoning ordinance. According to the General Plan, these interim standards may be modified if a project demonstrates that a smaller setback would be sufficient to protect the particular waters or wetlands present. The County's site assessment form identifies the protected attributes of waters and wetlands. This letter evaluates project compliance with County General Plan Policy 7.3.3.4. This letter does not address Federal or State regulations or permit requirements.

Background

Sycamore Environmental previously prepared a Draft Biological Evaluation Letter Report and Preliminary Jurisdictional Delineation Report (both dated 25 April 2006) for the approximately 9.6 acre parcel. Green Valley Nursery occupies the north end of the parcel. The south end of the parcel is an active agricultural field, consisting mostly of strawberries. The agricultural field was established prior to 2002. Green Valley Nursery began operations at the site in approximately early 2011 (Google 2013). The 2006 Delineation Report identified a wetland swale, flowing from east to west, across the parcel. The wetland swale is between the strawberry field and nursery.

The Nursery began operation without a special use permit from El Dorado County. The County prepared an Initial Study - Mitigated Negative Declaration (ISMND) for the Nursery in February 2013. According to the ISMND, the wetland swale was graded. The project was heard before the Planning Commission on 28 March 2013. The Planning Commission voted to continue the project off-calendar and directed Planning Staff to work with the applicants on several issues, including Policy 7.3.3.4 and the wetland setback.

Attachment 7

Methods and Approach

Federal and State database queries of special-status species that are known or could potentially occur in the area were updated. Attachment F contains the U.S. Fish and Wildlife Service list of species that may be affected by projects on the Clarksville quad, and queries of the California Natural Diversity Database and California Native Plant Society Inventory for the nine-quad area centered on the Clarksville quad.

The 2006 biological and jurisdictional delineation reports, and the ISMND and Staff Report for the current project, were reviewed. I conducted a site visit on 8 October 2013 to observe existing conditions. The edge of the Nursery near the wetland swale is bounded by a small rock berm. The rock berm was mapped with a sub-meter accurate global positioning system (GPS). The wetland swale boundary was mapped in 2006 with a sub-meter accurate GPS. The rock berm, the wetland swale boundary, and several other features were overlaid on a recent aerial photograph to create the figure of existing conditions in Attachment A. The wetland swale was overlaid on a 2010 aerial photograph to create the figure of baseline conditions in Attachment B.

The vegetation present was noted in two areas during the 2013 site visit, the vegetation in the wetland swale, and the vegetation on the approximately 4-5 foot tall slope on the north side of the wetland swale. The vegetation observed in 2013 was compared to the vegetation noted in the 2006 biological and delineation reports. A table of the vegetation observed is in Attachment E, with the dominant plant species noted.

The following sources were used to determine the baseline biological conditions present within the standard 50 foot setback, and the wetland itself, prior to establishment of the Nursery:

- Datapoints taken at the site in March 2006 for the jurisdictional delineation report. Datapoints taken according to U.S. Army Corps of Engineers (1987) procedure are in both wetlands and uplands and record the dominant vegetation present.
- Descriptions of the site and vegetation in the 2006 biological and jurisdictional delineation reports.
- Site photographs from January and March of 2006.
- Aerial photographs from various years available from Google (2013).
- A 1962 aerial photograph from the County soil survey (NRCS 1974).

The baseline conditions prior to the Nursery were used to determine if the project's current conditions and setback, as built, have impacted any of the biological resources identified on the County's Site Assessment Form for Policy 7.3.3.4 (Attachment C). The agricultural field south of the wetland has existed since at least 2002 and is not part of this setback analysis.

Existing Conditions

Attachment A is an October 2011 aerial photograph, after establishment of the Nursery, that demonstrates the existing conditions. The parcel is bordered on the north by Green Valley Road and on the west by Shadowfax Lane. Part of the Mormon Island Auxiliary Dam, and the Brown's Ravine Recreation Area, are across Green Valley Road to the North. An undeveloped parcel is across Shadowfax Lane to the west. The Sacramento County boundary, and the Mormon Island Wetland

Preserve, are further west of Shadowfax Lane, but within a few hundred feet of the parcel. The parcel is bordered on the south by a cemetery and a residence. The parcel is bordered on the east by a residence and an undeveloped parcel. The parcel is not in a designated "Important Biological Corridor" or "Ecological Preserves" overlay pursuant to the General Plan (El Dorado County 2004).

Most retail container plants, the trailer with the Nursery office, and landscaping features are on the eastern side of the area north of the swale. The area just west of the container plants contains landscaping materials (mulch, bark, etc.). There is a small stand for selling strawberries in the northwest corner, near the intersection of Green Valley Road and Shadowfax Lane. Vehicles may enter the site from both roads, without crossing the swale. The area north of the swale containing the Nursery occupies approximately 3.6 acres. In response to previous concerns about water quality, a low berm (about 6-12 inches high) was constructed along the edge of the Nursery along the swale. The berm is composed of loose cobble and soil (see photos 1 and 9 in Attachment D). Several openings in the berm allow runoff into the swale.

The wetland swale near the center of the property is part of a watershed with upper reaches about 0.75 mile east of the nursery. The swale drains to the Mormon Island Wetland Preserve, which is within a few hundred feet to the west, and ultimately to Lake Natoma, an impoundment of the American River. The watershed is a mixture of developed, mostly residential, and undeveloped areas. The swale flows seasonally. It was flowing during fieldwork in January and March of 2006, and dry during the site visit in October 2013. The swale is not shown on the U.S. Geological Survey Clarksville quad or the U.S. Fish and Wildlife Service National Wetlands Inventory Map. It is large enough to be visible on the 1962 aerial photograph in Attachment G, but did not then support woody riparian vegetation other than the large valley oak tree that is still present.

The wetland swale is mostly vegetated with hydrophytic herbaceous vegetation. The table in Attachment E is a list of vegetation observed in the bottom of the swale, and the northern slope leading up to the Nursery, with dominant vegetation noted. The slope is mostly vegetated with upland herbaceous vegetation. The only woody vegetation associated with the swale is one large valley oak tree south of the swale on the western side of the property. Woody riparian vegetation is present up and downstream of the Nursery.

There is one dirt road crossing the swale on the eastern side of the property. The swale is in a corrugated metal pipe (CMP) culvert under the dirt farm road that was installed prior to 2002 (Google 2013). The swale drains west under Shadowfax Lane via a CMP with concrete headwalls.

Proposed Project

The proposed project is the Green Valley Nursery as-built conditions. The current location of the rock berm along the edge of the Nursery is the feature nearest the wetland swale. Except for the area where the dirt road crosses the swale and the area east of that, the rock berm varies from approximately 9 to 23 feet away from the wetland swale. The Project is requesting an alternative setback to the wetland swale that follows the existing rock berm, except east of the culvert. East of the culvert, the Project is requesting a similar setback as the rest of the site, which will require moving the landscaping in that area farther north, away from the wetland swale. Potential impacts to the wetland swale from past grading are also considered.

Alternative Setback Analysis

The following responds to items a) through g) of the County Site Assessment Form for General Plan Policy 7.3.3.4 included in Attachment C. Photographs are in Attachment D. My resume is in Attachment H as required by the form.

a. Riparian Vegetation) There is a short, steep 4-5 foot rise in grade immediately north of the wetland swale along most of its length that existed prior to the Nursery. The Nursery occupies this higher ground next to the wetland swale. Datapoint 7 from the 2006 Delineation was taken about 47 feet north of the wetland swale. Datapoint 7 records common upland ruderal herbaceous vegetation present at that time (yellow star thistle, black mustard, burclover, etc., see photo 4 in Attachment D). The vegetation is not indicative of a riparian community. The 2006 biological report identifies the area north of the wetland swale as "nonnative grassland/ruderal" and lists mostly nonnative annuals as the vegetation. Spoils piles are noted as present. The vegetation observed on the slope above the wetland swale in 2013 is mostly nonnative upland herbaceous vegetation (Attachment E), comparable to what was observed in 2006.

   No woody riparian vegetation was present north of the wetland swale in 2006. Aerial photographs from 2010 do not indicate any woody riparian vegetation on the north side (Google 2013). The available background material suggests there was no riparian community present on the north side of the wetland swale prior to establishment of the Nursery. The vegetation community in the wetland swale is discussed under item c) below.

   The soil disturbance and vegetation removal may have led to the establishment of two invasive weeds that were not previously found at the site, stinkwort (*Dittrichia graveolens*) and tree tobacco (*Nicotiana glauca*). Both weeds are rated "moderate" (substantial and apparent, but generally not severe) for their impacts on wildlands (Cal-IPC 2006). Cal-IPC has also given stinkwort an alert designation for significant potential for invading new ecosystems, and the plant may have negative impacts on livestock. Other weeds at the site are also rated by Cal-IPC, but they are more common regionally and most of them were found at the site in 2006, such as yellow star thistle. Only two live saplings of tree tobacco were observed (see photo 2), and this weed may be easily controlled manually. Stinkwort was more widespread but still at a level where manual control is possible. Stinkwort is an annual plant that produces abundant, wind-dispersed seeds in autumn. Mitigation is recommended below for the weeds.

b. Creeks or Streams) The drainage at the site is mostly vegetated, and three datapoints were taken in parts of the drainage. All three met the Corps (1987) 3-parameter test for wetlands. For this reason the drainage was categorized as a wetland swale in the 2006 delineation. The categorization as a wetland swale is maintained here. Wetlands are a subset of Waters of the U.S. under the Corps' Clean Water Act Section 404 regulatory program. Much of the background information for the project refers to the drainage as an intermittent stream. Policy 7.3.3.4 has the same standard setback, 50 feet, for both wetlands and intermittent streams. Impacts to the wetland swale are discussed under item c) below.

c. Wetlands or Lakes) According to the ISMND, the wetland swale was graded. Photographs attached to the ISMND indicate the swale was scraped of vegetation down to bare soil. The general

shape and capacity of the swale does not appear to have changed based on photos from 2006 and 2013 (Attachment D), except for an area near the eastern property boundary.

East of the dirt road there is an approximately 40 foot long segment of wetland swale between the culvert under the dirt road and the eastern parcel boundary. Landscaping has encroached into the wetland swale on the north side of this area, up to the rock berm shown on the figure in Attachment A. The landscaped area of the wetland comprises approximately 76 ft^2, and consists of the rock berm, shredded bark mulch, container plants, and chicken coops along the margin. The landscaping in this area has impacted the wetland swale by removing the vegetation and possibly raising the ground surface. Mitigation is recommended below for this area.

Vegetation in the wetland swale in 2006 was dominated by both native and nonnative herbaceous hydrophytic vegetation. The most common species were Italian ryegrass, curly dock, nutsedge, perennial knotweed (*Persicaria* sp.), loosestrife, pennyroyal, and cocklebur. The dominant vegetation observed in the wetland swale in 2013 is noted in Attachment E, and is a similar mix of both native and nonnative herbaceous hydrophytic vegetation. The disturbance has not significantly changed the vegetation community in the wetland swale.

d. Wildlife Movement/Migration) The Mormon Island Wetland Preserve provides a nearby area for wildlife within a few hundred feet downstream of the Nursery (Bureau of Reclamation 2011). The wetlands and ponds at the Preserve provide habitat for some semi-aquatic wildlife, such as western pond turtle (see also item e) below) and treefrogs. Shadowfax Lane between the Nursery and the Preserve has little traffic and is not a substantial barrier to wildlife. Immediately upstream of the Nursery is an undeveloped parcel with woody riparian vegetation along the drainage for about 380 feet. The drainage is then culverted under Sophia Parkway for about 130 feet. Sophia Parkway is a busy road with the drainage in a long culvert, and is a substantial barrier to wildlife. Upstream of Sophia Parkway the drainage flows through a mix of developed and undeveloped parcels, and areas with and without woody riparian vegetation.

   Under baseline conditions prior to the Nursery the wetland swale provided little cover for wildlife and poor value as a connector for other areas of habitat, due to Sophia Parkway and substantial development upstream in the watershed. There is one known perennial or near-perennial pond upstream, behind a residence near the end of Amy's Lane. The wetland swale may provide a seasonal movement corridor during the winter and spring when water is present for smaller semi-aquatic wildlife. The footprint of the Nursery currently extends up to the edge of the slope down to the wetland swale, but does not preclude the movement of semi-aquatic wildlife through the drainage. The current footprint of the Nursery up to the rock berm does not conflict with the movement of any wildlife likely to depend upon the wetland swale as a movement corridor. The parcel is not in a County designated "Important Biological Corridor."

e. Special-Status Species) Updated Federal and State database queries of special-status species that occur in or could be affected by projects in the area are in Attachment F. The 2006 biological report identifies the parcel as potential habitat for Brandegee's clarkia, an upland plant. Brandegee's clarkia had a rare plant rank of 1B.2 when the Biological Evaluation Letter Report was prepared. Brandegee's clarkia now has a rare plant rank of 4.2 (CNPS 2013). Plants with an overall rank of 4 are unlikely to meet the listing requirements of the California Native Plant Protection Act or California Endangered Species Act. No mitigation is proposed for Brandegee's clarkia. The determination as to whether to consider a rank 4 plant lies with the CEQA lead agency.

There is a known population of western pond turtle in the Mormon Island Wetland Preserve (Bureau of Reclamation 2011). Pond turtles frequent areas of perennial or near-perennial water at least several feet deep (Zeiner et al. 1988). They may make use of shallower or more seasonal aquatic habitat for movement. The wetland swale at the Nursery does not provide year-round habitat for pond turtle because it is too shallow and dries during the summer and/or autumn. Pond turtles may occasionally move along the wetland swale (see item d) above). The project is not proposing any structures that would create a new barrier along the wetland swale.

Nearly all birds are listed by the federal Migratory Bird Treaty Act (MBTA), or protected by State Fish and Game Code (§3503). The nearest records of special-status nesting birds in the California Natural Diversity Database are of tricolored blackbird, a heron/egret colony, and a white-tailed kite nest about 0.7 to 1.5 miles away from the Nursery. The wetland swale does not provide suitable nesting habitat for tricolored blackbird. Many species of birds, including herons, egrets, and white-tailed kites could nest in the large valley oak. Construction projects are frequently conditioned, either by a CEQA mitigation measure or Lake and Streambed Alteration Agreement, to conduct pre-construction surveys for active bird nests, and are generally subject to setback or timing constraints for any active nests that are present. Pre-construction surveys are precluded in this instance. The 2006 biological report noted that no bird nests were observed. No remnant nests were observed in the large valley oak at the site in October 2013, after the end of the nesting season for most birds.

f. BMPs) The Project may be conditioned to comply with the County's Stormwater Pollution Prevention Plan (SWPPP), or prepare a project-specific SWPPP. Project compliance with a SWPPP will result in implementation of BMPs at the site for stormwater quality. The types of BMPs that are likely to be included, such as erosion control materials (mats, wattles, straw, hydroseeding), swales, outfall energy dissipation (rock slope protection at culvert outfall) are compatible with the alternative setback requested under Policy 7.3.3.4 at this site.

g. Prior County Approval) The alternative setback request was not subject to prior County approval.

Recommended Mitigation

Recommended Mitigation 1: Landscaping that has encroached into the wetland swale shall be removed (including shredded bark mulch, cobble, soil, rock berm, etc.).

Recommended Mitigation 2: Vegetation shall be re-established in the previously landscaped area. Any seeded or planted vegetation shall be 1) hydrophytic (rated as a facultative, facultative wetland, or obligate wetland species on the national wetland plant list [Lichvar and Kartesz 2012]), 2) native to California, and 3) previously documented from the area (such as previously reported from the project site or the nearby Mormon Island Wetland Preserve). The vegetation shall be considered re-established when the plant cover is similar to the area of the wetland swale that was not landscaped. Suitable species include Baltic rush (*Juncus balticus*), iris-leaved rush (*J. xiphioides*), spikerush (*Eleocharis macrostachya*), clustered field sedge (*Carex praegracilis*), or comparable species.

Recommended Mitigation 3: If seeding of the slope adjacent to the wetland swale is included in the BMPs, any seeded vegetation shall be 1) native to California or sterile, and 2) if native, previously documented from the area (such as previously reported from the project site or the nearby Mormon Island Wetland Preserve). Suitable species include blue wild rye (*Elymus glaucus*), creeping wild rye (*E.* [=*Leymus*] *triticoides*), foothill needlegrass (*Stipa* [=*Nassella*] *lepida*), lupines (*Lupinus* sp.), or comparable species.

Recommended Mitigation 4: Invasive weed control measures shall be implemented for stinkwort (*Dittrichia graveolens*) and tree tobacco (*Nicotiana glauca*). The County Department of Agriculture shall be consulted for appropriate control and disposal methods for these species. If manual or mechanical control is not feasible and herbicide is necessary, application will occur in compliance with applicable regulations, including regulations for application near water.

Conclusion

The alternative setback requested (9-23 feet), with implementation of the above mitigation or comparable measures, is sufficient to protect the wetland swale under County General Plan Policy 7.3.3.4 because:

1. The area within 50 feet of the north side of the wetland swale did not contain riparian vegetation prior to establishment of the nursery;
2. The vegetation in the wetland swale that was removed has recovered to a similar vegetative community as previously existed;
3. The wetland swale provides limited value for wildlife movement due to conditions in the surrounding area, and the project will not result in any new barriers,
4. The reduced setback distance will not affect special-status species.

Please note that the alternative setback request will require the review of the Planning Commission because the alternative setback is less than 25 feet. Please contact me if you have any questions.

Cordially,

Chuck Hughes, M.S.
Senior Biologist/Botanist

Attachment A. Existing conditions
Attachment B. Baseline conditions
Attachment C. Site Assessment Form
Attachment D. Photographs
Attachment E. Vegetation Observed
Attachment F. USFWS/CNDDB/CNPS Database queries
Attachment G. 1962 Aerial Photograph
Attachment H. Resume

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GREEN VALLEY RD
Green Valley Nursery
Rock Berm
Rock Berm
culvert
Well Pump Shed
Agriculture (strawberries)
Agriculture (strawberries)
SHADOWFAX LN
Green Valley Nursery
El Dorado Hills, CA
27 November 2013
Attachment A
Existing Conditions
Parcel Boundary
Rock Berm
Culvert
Wetland Swale
Standard 50 ft setback
125 100 75 50 25 0 125 Feet
N
Scale: 1 inch = 125 feet
Aerial Photograph: 30 October 2011
Google Earth Imagery

Green Valley Nursery
El Dorado Hills, CA
27 November 2013

Parcel Boundary
Wetland Swale

125 100 75 50 25 0 125 Feet

N

Scale: 1 inch = 125 feet

Aerial Photograph: 19 September 2010
Google Earth Imagery

Attachment B: Baseline Conditions

I:\GIS\GreenValleyNursery_AttBPre-NurseryConditions.mxd

Green Valley Nursery
El Dorado Hills, CA
5 December 2013

Green Valley Nursery,
Proposed Wetland Setback

Parcel Boundary
Wetland Swale
Proposed Setback Line
Culvert

125 100 75 50 25 0 125 Feet

N

Scale: 1 inch = 125 feet

Aerial Photograph: 30 October 2011
Google Earth Imagery

130\GreenValleyNursery_ProposedSetbackMap.mxd

Attachment C

SITE ASSESSMENT FORM

Project Biologist & Contact Information: *(attach qualifications)*	Chuck Hughes Sycamore Environmental, 916-427-0703
APN(s):	124-301-03
Address:	230 Green Valley Road
General Plan Designation:	C
Zoning:	C
Project Description: *(attach site photos)*	See accompanying letter.
Alternative Setback Requested:	Varies from 9-23 feet

Would the project, at the proposed alternative setback, directly or indirectly have the potential to cause any impact, conflict with, or disturbance to:	**YES**	**NO**
a) Riparian Vegetation?	X (Mitigation Recommended)	
b) Creeks or Streams?		X
c) Wetlands or Lakes?	X (Mitigation Recommended)	
d) Movement of Wildlife and/or Any Wildlife Migration Corridor?		X
e) Any Candidate, Listed or Special Status Plant or Animal Species?		X
f) Are all applicable Best Management Practices incorporated into the project? *(attach BMPs)*	X (with SWPPP Compliance)	
g) Was alternative setback request subject to prior County approval? (If yes, provide Tentative Map # and environmental documents)		X

Conclusions:

See accompanying letter.

I affirm that all of the information contained in this document is true and correct to the best of my knowledge and I acknowledge and agree that any material misinformation in this document can result in the denial or revocation of any permits or County approvals for this project.

Biologist: Charles Hughes **Date:** 27-Nov-13

Applicant/Owner: _____ **Date:** _____

Required Attachments: 1) Biologist Qualifications; 2) Site Photos; 3) Project BMPs

Attachment D

Photographs

Photo 1. View looking east from the edge of the Nursery. The wetland swale is at the bottom of the slope on the right. The rock berm is in the center foreground.

Photo 2. View looking west from the edge of the nursery. The wetland swale is at the bottom of the slope on the left. The large valley oak tree south of the wetland swale is visible. The rock berm along the edge of the Nursery is obscured by vegetation. The arrow indicates a tree tobacco sapling.

Photo 3. View looking west from the edge of the nursery. The wetland swale is at the bottom of the slope on the left. This photo is from the western side of the Nursery. The arrow indicates Shadowfax Lane in the background.

Photo 4. View looking southwest of the area just north of the wetland swale in 2006. The arrow indicates the location of the wetland swale just below the orange fence. There is no riparian vegetation present in the standard 50 foot setback (1 March 2006).

Photo 5. View looking east from near the bottom of the wetland swale in 2006 (23 January 2006).

Photo 6. View looking west, down the center of the wetland swale in 2006. This photo is taken from the dirt road over the wetland swale (1 March 2006).

Photo 7. View from the same spot as photo 6 in 2013 (8 October 2013).

Photo 8. View looking west of the segment of the wetland swale at the eastern end of the site in 2006. The arrow indicates the dirt road over the wetland swale. (1 March 2006).

Photo 9. View looking east in 2013 of the same area as Photo 8. The dirt road over the wetland swale is in the lower right. The rock berm and landscaping on the left have encroached into the wetland swale (8 October 2013).

Attachment E

Vegetation Observed

Scientific Name	Common Name	Native/ Introduced	Cal-IPC Rating	Dominant	Hydrophytic Ind. Status
Wetland Swale					
Acmispon americanus	Deervetch	N		D	UPL
Asclepias fascicularis	Narrow-leaf milkweed	N			FAC
Briza minor	Annual quaking grass	I			FAC
Cyperus eragrostis	Nutsedge	N			FACW
Dittrichia graveolens	Stinkwort	I	Moderate		UPL
Echinochloa crus-galli	Barnyard grass	I			FACW
Epilobium brachycarpum	Willowherb	N			UPL
Epilobium densiflorum	Willowherb	N		D	FACW
Festuca perennis	Italian ryegrass	I	Moderate	D	FAC
Galium aparine	Goose grass	N			FACU
Helminthotheca echioides	Bristly ox-tongue	I	Limited	D	FACU
Juncus balticus ssp. *ater*	Baltic rush	N			FACW
Juncus xiphioides	Iris-leaved rush	N			OBL
Lycopersicon sp.	Tomato	I (Ag. Escape)			UPL
Melilotus sp.	Sweetclover	I			UPL
Mentha pulegium	Pennyroyal	I	Moderate		OBL
Persicaria sp.	Perennial knotweed	N/I			FACW
Phalaris paradoxa	Hood canary grass	I			FAC
Polypogon monspeliensis	Annual beard grass	I	Limited	D	FACW
Portulaca oleracea	Purslane	I			FAC
Rumex crispus	Curly dock	I	Limited		FAC
Typha domingensis	Southern cattail	N			OBL
Veronica sp.	Brooklime	N/I			FACW
Xanthium strumarium	Cocklebur	N		D	FAC
Zeltnera muehlenbergii	Monterey centaury	N		D	FACW
Slope					
Acmispon americanus	Deervetch	N			UPL
Avena sp.	Wild oat	I	Moderate		UPL
Bromus diandrus	Ripgut grass	I	Moderate		UPL
Bromus hordeaceus	Soft chess	I	Moderate		FACU
Bromus mad. ssp. *rubens*	Red brome	I	High		UPL
Carduus pycnocephalus	Italian thistle	I	Moderate	D	UPL
Centaurea solstitialis	Yellow star-thistle	I	High		UPL
Chamaesyce maculata	Spotted spurge	I			UPL
Convolvulus arvensis	Bindweed	I			UPL
Conyza sp.	Horseweed	I			UPL
Dittrichia graveolens	Stinkwort	I	Moderate	D	UPL
Elymus caput-medusae	Medusa head	I	High		UPL
Epilobium brachycarpum	Willowherb	N			UPL
Helminthotheca echioides	Bristly ox-tongue	I	Limited	D	FACU
Hirschfeldia incana	Summer mustard	I	Moderate	D	FACU
Lactuca serriola	Prickly lettuce	I			FACU
Lycopersicon sp.	Tomato	I (Ag. Escape)			UPL
Nicotiana glauca	Tree tobacco	I	Moderate		FAC
Polygonum aviculare	Knotweed	I		D	FACW
Silybum marianum	Milk thistle	I	Limited	D	UPL

Attachment F

USFWS/CNDDB/CNPS Database Queries

United States Department of the Interior
FISH AND WILDLIFE SERVICE
Sacramento Fish and Wildlife Office
2800 Cottage Way, Room W-2605
Sacramento, California 95825

October 21, 2013

Document Number: 131021115631

R. John Little Ph.D.
Sycamore Environmental Consultants Inc.
6355 Riverside Blvd. Suite C
Sacramento, CA 95831

Subject: Species List for Green Valley Nursery and Landscape Project (APN 124-301-03)

Dear: Dr. Little

We are sending this official species list in response to your October 21, 2013 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.

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 and candidate 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 January 19, 2014.

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 here.

Endangered Species Division

TAKE PRIDE IN AMERICA

U.S. Fish & Wildlife Service
Sacramento Fish & Wildlife Office

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: 131021115631

Database Last Updated: September 18, 2011

Quad Lists

Listed Species

Invertebrates

Branchinecta lynchi
vernal pool fairy shrimp (T)

Desmocerus californicus dimorphus
valley elderberry longhorn beetle (T)

Lepidurus packardi
vernal pool tadpole shrimp (E)

Fish

Hypomesus transpacificus
delta smelt (T)

Oncorhynchus mykiss
Central Valley steelhead (T) (NMFS)

Oncorhynchus tshawytscha
Central Valley spring-run chinook salmon (T) (NMFS)
winter-run chinook salmon, Sacramento River (E) (NMFS)

Amphibians

Ambystoma californiense
California tiger salamander, central population (T)

Rana draytonii
California red-legged frog (T)

Reptiles

Thamnophis gigas
giant garter snake (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)

Quads Containing Listed, Proposed or Candidate Species:

CLARKSVILLE (511A)

County Lists

El Dorado County

Listed Species

Invertebrates

Branchinecta conservatio
Conservancy fairy shrimp (E)

Branchinecta lynchi
vernal pool fairy shrimp (T)

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)
Critical habitat, Central Valley steelhead (X) (NMFS)

Oncorhynchus tshawytscha
Central Valley spring-run chinook salmon (T) (NMFS)
winter-run chinook salmon, Sacramento River (E) (NMFS)

Amphibians

Ambystoma californiense
California tiger salamander, central population (T)

Rana draytonii
California red-legged frog (T)
Critical habitat, California red-legged frog (X)

Rana sierrae
Mountain yellow legged frog (PX)

Reptiles

Thamnophis gigas
giant garter snake (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)

Orcuttia viscida
Critical habitat, Sacramento Orcutt grass (X)
Sacramento Orcutt grass (E)

Senecio layneae
Layne's butterweed (=ragwort) (T)

Candidate Species

Amphibians

Bufo canorus
Yosemite toad (C)

Rana muscosa
mountain yellow-legged frog (C)

Mammals

Martes pennanti
fisher (C)

Plants

Rorippa subumbellata
Tahoe yellow-cress (C)

Key:

(E) *Endangered* - Listed 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 Oceanic & Atmospheric Administration 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.
(V) Vacated by a court order. Not currently in effect. Being reviewed by the Service.
(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 7½ 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 regardless of whether they appear on a quad list.

Plants

Any plants on your list are ones that have actually been observed in the area covered by the list. Plants may exist in an area without ever having been detected there. You can find out what's in the 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 and/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. See our Protocol and Recovery Permits pages.

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.

Your Responsibilities Under the Endangered Species Act

All 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 §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.

  During formal consultation, the Federal agency, the applicant and the Service work together to avoid or minimize the impact on listed species and their habitat. Such consultation would result in a biological opinion by the Service addressing the anticipated effect of the project on listed and proposed species. The opinion may authorize a limited level of incidental take.

- If no Federal agency is involved with the project, and federally listed species may be taken as part of the project, then you, the applicant, should apply for an incidental take permit. The Service may issue such a permit if you submit a satisfactory conservation plan for the species that would be affected by your project.

  Should your survey determine that federally listed or proposed species occur in the area and are likely to be affected by the project, we recommend that you work with this office and the California Department of Fish and Game to develop a plan that minimizes the project's direct and indirect impacts to listed species and compensates for project-related loss of habitat. You should include the plan in any environmental documents you file.

Critical Habitat

When a species is listed as endangered or threatened, areas of habitat considered essential to its conservation may be designated as critical habitat. These areas may require special management considerations or protection. They provide needed space for growth and normal behavior; food, water, air, light, other nutritional or physiological requirements; cover or shelter; and sites for breeding, reproduction, rearing of offspring, germination or seed dispersal.

Although critical habitat may be designated on private or State lands, activities on these lands are not restricted unless there is Federal involvement in the activities or direct harm to listed wildlife.

If any species has proposed or designated critical habitat within a quad, there will be a separate line for this on the species list. Boundary descriptions of the critical habitat may be found in the Federal Register. The information is also reprinted in the Code of Federal Regulations (50 CFR 17.95). See our Map Room page.

Candidate Species

We recommend that you address impacts to candidate species. We put plants and animals on our candidate list when we have enough scientific information to eventually propose them for listing as threatened or endangered. By considering these species early in your planning process you may be able to avoid the problems that could develop if one of these candidates was listed before the end of your project.

Species of Concern

The Sacramento Fish & Wildlife Office no longer maintains a list of species of concern. However, various other agencies and organizations maintain lists of at-risk species. These lists provide essential information for land management planning and conservation efforts. More info

Wetlands

If your project will impact wetlands, riparian habitat, or other jurisdictional waters as defined by section 404 of the Clean Water Act and/or section 10 of the Rivers and Harbors Act, you will need to obtain a permit from the U.S. Army Corps of Engineers. Impacts to wetland habitats require site specific mitigation and monitoring. For questions regarding wetlands, please contact Mark Littlefield of this office at (916) 414-6520.

Updates

Our database is constantly updated as species are proposed, listed and delisted. If you address proposed and candidate 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 January 19, 2014.

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad is (Clarksville (3812161) or Rocklin (3812172) or Pilot Hill (3812171) or Coloma (3812078) or Shingle Springs (3812068) or Latrobe (3812058) or Folsom SE (3812151) or Buffalo Creek (3812152) or Folsom (3812162))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Accipiter cooperii Cooper's hawk	ABNKC12040	None	None	G5	S3	WL
Agelaius tricolor tricolored blackbird	ABPBXB0020	None	None	G2G3	S2	SSC
Allium jepsonii Jepson's onion	PMLIL022V0	None	None	G1	S1	1B.2
Ammodramus savannarum grasshopper sparrow	ABPBXA0020	None	None	G5	S2	SSC
Andrena blennospermatis Blennosperma vernal pool andrenid bee	IIHYM35030	None	None	G2	S2	
Antrozous pallidus pallid bat	AMACC10010	None	None	G5	S3	SSC
Ardea alba great egret	ABNGA04040	None	None	G5	S4	
Ardea herodias great blue heron	ABNGA04010	None	None	G5	S4	
Athene cunicularia burrowing owl	ABNSB10010	None	None	G4	S2	SSC
Balsamorhiza macrolepis big-scale balsamroot	PDAST11061	None	None	G2	S2	1B.2
Banksula californica Alabaster Cave harvestman	ILARA14020	None	None	GH	SH	
Branchinecta lynchi vernal pool fairy shrimp	ICBRA03030	Threatened	None	G3	S2S3	
Branchinecta mesovallensis midvalley fairy shrimp	ICBRA03150	None	None	G2	S2	
Buteo swainsoni Swainson's hawk	ABNKC19070	None	Threatened	G5	S2	
Calystegia stebbinsii Stebbins' morning-glory	PDCON040H0	Endangered	Endangered	G1	S1	1B.1
Ceanothus roderickii Pine Hill ceanothus	PDRHA04190	Endangered	Rare	G1	S1	1B.2
Central Valley Drainage Hardhead/Squawfish Stream Central Valley Drainage Hardhead/Squawfish Stream	CARA2443CA	None	None	GNR	SNR	
Chlorogalum grandiflorum Red Hills soaproot	PMLIL0G020	None	None	G3	S3	1B.2
Clarkia biloba ssp. brandegeeae Brandegee's clarkia	PDONA05053	None	None	G4G5T4	S4	4.2

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Cosumnoperla hypocrena Cosumnes spring stonefly	IIPLE23020	None	None	G1	S1	
Desmocerus californicus dimorphus valley elderberry longhorn beetle	IICOL48011	Threatened	None	G3T2	S2	
Downingia pusilla dwarf downingia	PDCAM060C0	None	None	G2	S2	2B.2
Dumontia oregonensis hairy water flea	ICBRA23010	None	None	G1G3	S1	
Elanus leucurus white-tailed kite	ABNKC06010	None	None	G5	S3	FP
Emys marmorata western pond turtle	ARAAD02030	None	None	G3G4	S3	SSC
Eryngium pinnatisectum Tuolumne button-celery	PDAPI0Z0P0	None	None	G2	S2	1B.2
Falco columbarius merlin	ABNKD06030	None	None	G5	S3	WL
Fremontodendron decumbens Pine Hill flannelbush	PDSTE03030	Endangered	Rare	G1	S1	1B.2
Galium californicum ssp. sierrae El Dorado bedstraw	PDRUB0N0E7	Endangered	Rare	G5T1	S1	1B.2
Gratiola heterosepala Boggs Lake hedge-hyssop	PDSCR0R060	None	Endangered	G2	S2	1B.2
Haliaeetus leucocephalus bald eagle	ABNKC10010	Delisted	Endangered	G5	S2	FP
Helianthemum suffrutescens Bisbee Peak rush-rose	PDCIS020F0	None	None	G2Q	S2.2	3.2
Hydrochara rickseckeri Ricksecker's water scavenger beetle	IICOL5V010	None	None	G1G2	S1S2	
Juncus leiospermus var. ahartii Ahart's dwarf rush	PMJUN011L1	None	None	G2T1	S1	1B.2
Lasionycteris noctivagans silver-haired bat	AMACC02010	None	None	G5	S3S4	
Laterallus jamaicensis coturniculus California black rail	ABNME03041	None	Threatened	G4T1	S1	FP
Legenere limosa legenere	PDCAM0C010	None	None	G2	S2.2	1B.1
Lepidurus packardi vernal pool tadpole shrimp	ICBRA10010	Endangered	None	G3	S2S3	
Linderiella occidentalis California linderiella	ICBRA06010	None	None	G3	S2S3	
Martes pennanti fisher - West Coast DPS	AMAJF01021	Candidate	Candidate Threatened	G5T2T3Q	S2S3	SSC

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Navarretia myersii ssp. myersii pincushion navarretia	PDPLM0C0X1	None	None	G1T1	S1	1B.1
Northern Hardpan Vernal Pool Northern Hardpan Vernal Pool	CTT44110CA	None	None	G3	S3.1	
Northern Volcanic Mud Flow Vernal Pool Northern Volcanic Mud Flow Vernal Pool	CTT44132CA	None	None	G1	S1.1	
Orcuttia tenuis slender Orcutt grass	PMPOA4G050	Threatened	Endangered	G2	S2	1B.1
Orcuttia viscida Sacramento Orcutt grass	PMPOA4G070	Endangered	Endangered	G1	S1	1B.1
Packera layneae Layne's ragwort	PDAST8H1V0	Threatened	Rare	G2	S2	1B.2
Pandion haliaetus osprey	ABNKC01010	None	None	G5	S3	WL
Phalacrocorax auritus double-crested cormorant	ABNFD01020	None	None	G5	S3	WL
Phrynosoma blainvillii coast horned lizard	ARACF12100	None	None	G3G4	S3S4	SSC
Progne subis purple martin	ABPAU01010	None	None	G5	S3	SSC
Rana boylii foothill yellow-legged frog	AAABH01050	None	None	G3	S2S3	SSC
Rana draytonii California red-legged frog	AAABH01022	Threatened	None	G2G3	S2S3	SSC
Riparia riparia bank swallow	ABPAU08010	None	Threatened	G5	S2S3	
Sagittaria sanfordii Sanford's arrowhead	PMALI040Q0	None	None	G3	S3	1B.2
Spea hammondii western spadefoot	AAABF02020	None	None	G3	S3	SSC
Taxidea taxus American badger	AMAJF04010	None	None	G5	S4	SSC
Valley Needlegrass Grassland Valley Needlegrass Grassland	CTT42110CA	None	None	G3	S3.1	
Wyethia reticulata El Dorado County mule ears	PDAST9X0D0	None	None	G2	S2	1B.2

Record Count: 58

CNPS Rare and Endangered Plant Inventory

Home | About the Inventory | CNPS Home | Join CNPS | Simple Search | Advanced Search

Plant List

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

Search Criteria
Found in 9 Quads around **38121F1**

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

Scientific Name	Common Name	Family	Lifeform	Rare Plant Rank	State Rank	Global Rank
Allium jepsonii	Jepson's onion	Alliaceae	perennial bulbiferous herb	1B.2	S1	G1
Allium sanbornii var. sanbornii	Sanborn's onion	Alliaceae	perennial bulbiferous herb	4.2	S3.2	G3T3
Balsamorhiza macrolepis	big-scale balsamroot	Asteraceae	perennial herb	1B.2	S2	G2
Calandrinia breweri	Brewer's calandrinia	Montiaceae	annual herb	4.2	S3.2?	G4
Calystegia stebbinsii	Stebbins' morning-glory	Convolvulaceae	perennial rhizomatous herb	1B.1	S1	G1
Ceanothus fresnensis	Fresno ceanothus	Rhamnaceae	perennial evergreen shrub	4.3	S3.3	G3
Ceanothus roderickii	Pine Hill ceanothus	Rhamnaceae	perennial evergreen shrub	1B.2	S1	G1
Chlorogalum grandiflorum	Red Hills soaproot	Agavaceae	perennial bulbiferous herb	1B.2	S3	G3
Clarkia biloba ssp. brandegeeae	Brandegee's clarkia	Onagraceae	annual herb	4.2	S4	G4G5T4
Claytonia parviflora ssp. grandiflora	streambank spring beauty	Montiaceae	annual herb	4.2	S3.2	G5T3
Downingia pusilla	dwarf downingia	Campanulaceae	annual herb	2B.2	S2	G2
Erigeron miser	starved daisy	Asteraceae	perennial herb	1B.3	S2	G2
Eriophyllum jepsonii	Jepson's woolly sunflower	Asteraceae	perennial herb	4.3	S3	G3
	Tuolumne button-		annual / perennial			

Eryngium pinnatisectum	celery	Apiaceae	herb	1B.2	S2	G2
Fremontodendron decumbens	Pine Hill flannelbush	Malvaceae	perennial evergreen shrub	1B.2	S1	G1
Galium californicum ssp. sierrae	El Dorado bedstraw	Rubiaceae	perennial herb	1B.2	S1	G5T1
Gratiola heterosepala	Boggs Lake hedge-hyssop	Plantaginaceae	annual herb	1B.2	S2	G2
Helianthemum suffrutescens	Bisbee Peak rush-rose	Cistaceae	perennial evergreen shrub	3.2	S2.2	G2Q
Horkelia parryi	Parry's horkelia	Rosaceae	perennial herb	1B.2	S2.2	G2
Juncus leiospermus var. ahartii	Ahart's dwarf rush	Juncaceae	annual herb	1B.2	S1	G2T1
Legenere limosa	legenere	Campanulaceae	annual herb	1B.1	S2.2	G2
Lilium humboldtii ssp. humboldtii	Humboldt lily	Liliaceae	perennial bulbiferous herb	4.2	S3.2	G4T3
Navarretia myersii ssp. myersii	pincushion navarretia	Polemoniaceae	annual herb	1B.1	S1	G1T1
Orcuttia tenuis	slender Orcutt grass	Poaceae	annual herb	1B.1	S2	G2
Orcuttia viscida	Sacramento Orcutt grass	Poaceae	annual herb	1B.1	S1	G1
Packera layneae	Layne's ragwort	Asteraceae	perennial herb	1B.2	S2	G2
Sagittaria sanfordii	Sanford's arrowhead	Alismataceae	perennial rhizomatous herb	1B.2	S3	G3
Trichostema rubisepalum	Hernandez bluecurls	Lamiaceae	annual herb	4.3	S3.3	G3
Wyethia reticulata	El Dorado County mule ears	Asteraceae	perennial herb	1B.2	S2	G2

Suggested Citation

California Native Plant Society (CNPS). 2013. Inventory of Rare and Endangered Plants (online edition, v8-02). California Native Plant Society. Sacramento, CA. Accessed on Thursday, October 17, 2013.

Attachment G

1962 Aerial Photograph
Soil Survey of El Dorado Area, California
(NRCS 1974)

The approximate boundaries of the parcel containing the Green Valley Nursery on an aerial photograph from 1962. The wetland swale is faintly visible in the center of the parcel. The location of the drainage upstream of the parcel is also visible. There is no woody vegetation along the wetland swale, except for the valley oak that still exists on the parcel.

Attachment H – Resume

CHUCK HUGHES, M.S.

Senior Biologist / Botanist / Arborist

Ten years experience with Sycamore Environmental preparing jurisdictional delineations, biological resource evaluations, protocol botanical and wildlife surveys, arborist surveys, mitigation/restoration plans, and biological sections of CEQA/NEPA documents. Prepares Biological Assessments for ESA consultation, Section 2081 CESA applications, and 404/401/1600 permit applications. He has worked on over 60 Caltrans road and bridge projects, and serves as assistant project manager.

EDUCATION:

Michigan State University	M.S. Plant Biology, 2003
UC Davis	B.S. Environmental Horticulture and Urban Forestry, 1998

CERTIFICATION/ PERMITS/ TRAINING:

- Professional Wetland Scientist #2029
- ISA Certified Arborist WE-6885A
- Authorized on USFWS fairy/tadpole shrimp recovery permit TE-799564-3
- DFG Plant Collecting Permit 2081(a)-12-16-V
- DFG Scientific Collecting Permit SC-7617
- CA Rapid Assessment Method (CRAM) Practitioner Training for wetlands

SELECTED RECENT EL DORADO COUNTY EXPERIENCE:

Bassi, Alder, & Blair Road Bridge Replacements, El Dorado Co. Conducted botanical surveys. 2012.

Green Valley Road at Sophia Parkway, El Dorado Co. Prepared wetlands and waters setback (GP Policy 7.3.3.4) analysis and air quality analysis pursuant to County guidelines. 2012.

Green Valley Commercial Center, El Dorado Co. Prepared oak canopy retention analysis, preservation, and replacement plan per County canopy policy and guidelines. Included reasonable use analysis. 2012.

Rubicon Trail Crossing at Ellis Creek, El Dorado Co. Conducted wetland delineation, general biological survey, and botanical survey (including bryophytes). Prepared wetland delineation, Caltrans Natural Environment Study, and compensatory mitigation plan. 2009–2010.

Wentworth Springs Road Crossing at Gerle Creek, El Dorado Co. Conducted wetland delineation, general biological survey, and botanical survey (including bryophytes). Prepared wetland delineation, Caltrans Natural Environment Study, and compensatory mitigation plan. 2009–2010.

Clay St. Realignment and Bridge Replacement at Hangtown Creek, City of Placerville, El Dorado Co. Prepared wetland delineation, Caltrans Natural Environment Study including protocol botanical survey, arborist survey, and compensatory mitigation plan. 2007–2010.

Green Valley Road Bridge Replacement at Weber Creek, El Dorado Co. Assisted with preparation of wetland delineation, Caltrans Natural Environment Study including protocol botanical survey, arborist survey, and compensatory mitigation plan. 2007–2010.

No Easy Road, El Dorado Co. Creek setback analysis pursuant to General Plan Policy 7.3.3.4. 2009.

B&B Diamond Springs, El Dorado Co. Prepared biological resources evaluation, oak canopy analysis, wetland/waters setback analysis, and biological Section for a CEQA initial study. 2006–2009.

Quail Park Phase III, El Dorado Co. Creek setback analysis pursuant to GP Policy 7.3.3.4. 2008.

Green Valley Road Bridge Replacement at Tennessee Creek, El Dorado Co. Conducted wetland delineation and general biological survey for Caltrans Natural Environment Study. 2005–2008.

PUBLICATIONS/ THESIS:

Rissman, A. R., S. E. Reed, C. Hughes, and R. Reiner. 2008. Monitoring understory composition of blue oak woodlands on conservation easements. *In* A. Merenlender, D. McCreary, K. L. Purcell, tech eds. Proceedings of the Sixth Symposium on Oak Woodlands: Today's challenges, tomorrow's opportunities (Part 2), October 9-12, 2006, Rohnert Park, CA. Gen. Tech. Rep. PSW-GTR-217. Pacific Southwest Research Station, U.S. Department of Agriculture, Forest Service, Albany, CA.

Malmstrom, C. M., Hughes, C. C., Newton, L. A. & Stoner, C. J. 2005. Virus infection in remnant native bunchgrasses from invaded California grasslands. *New Phytologist* 168 (1), 217-230. doi: 10.1111/j.

Hughes, C. C. 2003. The effects of prescribed burning on two Northern California perennial bunchgrass populations. Master Thesis, Department of Plant Biology, Michigan State University, East Lansing, MI.

Cultural Resources Survey for the Rialto Planned Development Project, El Dorado County, California

Prepared For:
Sycamore Environmental Consultants, Inc.
6355 Riverside Blvd., Suite C
Sacramento, CA 95831

Prepared By:
Mark A. Carper, M.A., R.P.A.
Tremaine & Associates, Inc.
240 West E Street
Dixon, CA 95620

May 2006

National Archaeological Data Base Information

Type of Study: Cultural Resource literature review and survey; **Area Covered**: 9.6-Acres; **USGS 7.5' Quadrangle**: *Clarksville* township 10N Range 8E Sections 21 and 28
Key Words: Negative Findings

Attachment 8

SUMMARY OF FINDINGS

This study provides the results of a cultural resource literature review, record search, and field survey for the 9.6-acre Rialto Planned Development Project in El Dorado, County. The proposed project may result in the discharge of fill material into features that are subject to regulation under section 404 of the Clean Water Act, which would require a permit from the U.S. Army Corps of Engineers (Corps). In accordance with section 106 of the National Historic Preservation Act (NHPA) and its implementing regulations at 36 CFR 800, the Corps must evaluate the effects that the permit-authorized activities may have on historic properties. The purpose of this cultural survey report is to document existing cultural resources that occur within the project area, and to assist the Corps in making a section 106 NHPA determination for the proposed project.

No prehistoric or historic cultural resources were identified during the literature review or the pedestrian survey of April 18, 2006. TREMAINE recommends that should any construction activities take place on the property that the project's registered engineer and all construction personnel working directly on the project receive training to identify cultural resources and learn what to do should resources be encountered. In the event that buried archaeological deposits or artifacts are inadvertently exposed during the course of any construction activity, work should cease in the immediate area and a qualified archaeologist be notified to document the find, assess its significance, and recommend further treatment.

Mark Carper of TREMAINE conducted a pedestrian survey of the project area on April 18, 2006. The southern portion of the project area, approximately 4-acres consisted of an agricultural field that is currently in use as a strawberry patch. The northern portion is an open field that is used to store construction materials (i.e., soil, sand, gravel, etc...). The survey was performed along transects spaced in 15-meter intervals. The transects followed the path of the furrows (east to west) within the strawberry patch and north to south within the northern (open field) portion. In addition, both sides of the seasonal drainage, which bisects the project area, were surveyed as independent transects, and the perimeter of the project area was surveyed to inspect road-cuts. In areas of poor ground visibility, Mr. Carper stopped periodically along transects to clear debris and ground cover to inspect exposed ground surface for cultural materials, changes in soil color and texture, or other evidence of previous human occupation.

SURVEY FINDINGS AND MANAGEMENT RECOMMENDATIONS

No cultural resources were identified during the survey. Ground visibility within the project area was excellent, with the majority of the ground visibility ranging from 70-80%. Groundcover was predominantly patches of dense grasses, scrub brush, and strawberry plants. Numerous patches of exposed ground were distributed across the property allowing for 100% visibility in some areas.

In addition, the survey confirmed that the reinterment cemetery south of Shadowfax Lane is well defined by an iron fence and does not encroach into the current project area.

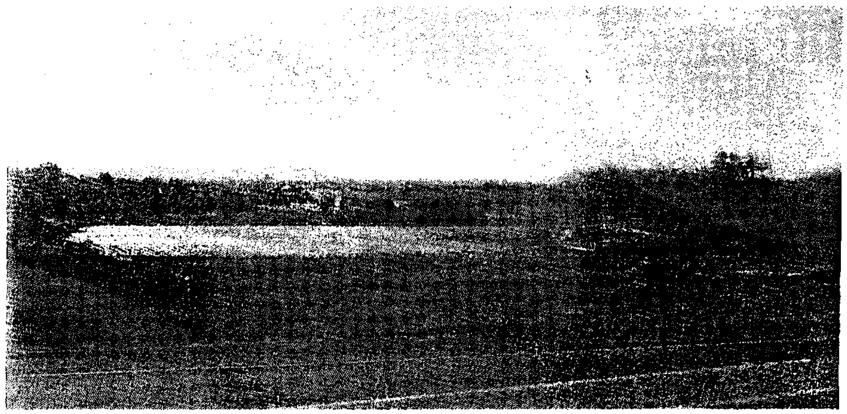
While no cultural resources were found, given the extensive use of the region during the prehistoric and historic period it is possible that buried cultural resources are present. Thus, it is recommended that should any construction activities take place on the property that the project's registered engineer and all construction personnel working directly on the project receive training to identify cultural resources. In the event that buried archaeological deposits or artifacts are inadvertently exposed during the course of any construction activity, work should cease in the immediate area and a qualified archaeologist be notified to document the find, assess its significance, and recommend further treatment.

UNANTICIPATED DISCOVERY OF HUMAN REMAINS

In the event that any human remains or any associated funerary objects are encountered during construction, all work shall cease within the vicinity of the discovery. In accordance with CEQA (Section 1064.5) and the California Health and Safety Code (Section 7050.5), the El Dorado County coroner should be contacted immediately. If the human remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission, who will notify and appoint a Most Likely Descendent (MLD). The MLD will work with a qualified archaeologist to decide the proper treatment of the human remains and any associated funerary objects.

Phase I Environmental Site Assessment

CARLTON
Engineering Inc



For the proposed

[redacted]

El Dorado Hills, California

Project No. 5654-01-05
February 2006

APN: 124-300-90

Prepared for:
Mr. David E. Fisher
3009 Douglas Boulevard, Suite 110
Roseville, CA 95661

Attachment 9
S 11-0009/PD 11-0005

Z-07-0024

3883 Ponderosa Road Shingle Springs, CA 95682 Tel: (530) 677-5515 Fax: (530) ... www.carlton-engineering.com

CARLTON
Engineering Inc.

February 9, 2006

David Fisher
3009 Douglas Boulevard, Suite 110
Roseville, CA 95661

Subject: Phase I Environmental Site Assessment
Rialto (A Mixed Use Development)
Assessor's Parcel No. 067-260-90
El Dorado Hills, El Dorado County California
Carlton Project 5654-01-05

Dear Mr. Fisher,

Carlton Engineering, Inc. (Carlton) is pleased to submit the above referenced report for your use. The purpose of this assessment is to evaluate the potential for or the existence of *recognized environmental conditions* on or beneath the assessed property as a result of current or past land use. The scope of the Environmental Site Assessment (ESA) was based on that described on Carlton's Professional Service Agreement of December 14, 2005.

Carlton's ESA study included the following work:

1. An examination of records pertaining to the Site and its vicinity;
2. A review of historic aerial photographs;
3. An environmental database search;
4. Interviews with owners, regulatory and public agencies, and other knowledgeable individuals; and
5. A reconnaissance of the Site and its vicinity.

The ESA was performed under the responsible charge of Mr. Robert Kull, P.E. at Carlton. Michael Vander Dussen, R.G., C.E.G., Senior Project Engineering Geologist, conducted site reconnaissance visits on January 24 and February 7, 2006.

This report is prepared to provide innocent landowner documentation for the subject property in accordance with the provisions of both the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA) and its 1986 amendments as contained in the Superfund Amendments and Reauthorization Act (SARA). To qualify for innocent landowner status, the landowner must show that at the time of purchase he had undertaken all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice. To achieve this objective, Carlton has performed this study by the methods described in ASTM E 1527-00, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. It is Carlton's opinion that this report meets the intent of the law and satisfies the requirements of standard practice. We recommend that this report be filed along with the deed to the property or other legal ownership records in the event questions arise regarding the potential for environmental contamination on or beneath the Site.

3883 Ponderosa Road, Shingle Springs, CA 95682 Tel: (530) 677-5515 Fax: (530) 677-6645 E-mail: info@carlton-engineering.com

We appreciate the opportunity to conduct this assessment for the Rialto project and look forward to serving you again in the near future. Should you have any questions or need any additional information, please contact us at (530) 677-5515.

Sincerely Yours,
CARLTON ENGINEERING, INC.

REGISTERED GEOLOGIST
MICHAEL A. VANDER DUSSEN
No. 2047
CERTIFIED ENGINEERING GEOLOGIST
STATE OF CALIFORNIA

Michael Vander Dussen, R.G., C.E.G.
Senior Project Engineering Geologist

REGISTERED PROFESSIONAL ENGINEER
ROBERT N. KULL
No. C35037
Exp. 06/06
CIVIL
STATE OF CALIFORNIA

Robert Kull, P.E.
Environmental Department Manager

TABLE OF CONTENTS

1.0 SUMMARY

At the time of Carlton's assessment the subject property (referred to in this report as "the Site") was developed with an approximately 3 acre strawberry field (retail sales) in the southern portion. The Site is bordered by residential use properties on the southeast, by undeveloped property on the east, and State Park property on the west and north (beyond the roads immediately bordering the Site).

Review of aerial photographs, USGS topographic quadrangle maps for the area, and interviews with persons familiar with the Site's history indicate that the Site property has been developed only with livestock and agricultural uses since at least as long ago as 1952.

Carlton considers the likelihood of impacted soil and groundwater at the Site from onsite and offsite sources to be low. However, some possibility of impacted soil and groundwater existing in areas not chemically analyzed must be recognized.

After review of reasonably ascertainable data and analysis of field observations, Carlton found no evidence of *recognized environmental conditions* at the Site. Review of environmental records, and interviews with persons knowledgeable about the Site also revealed no *recognized environmental conditions* at the Site.

This report concludes the likelihood of impacted soil or groundwater at this Site is low; and further inquiry and/or investigations for the severity of *identified* soil or groundwater impacts are not recommended.

2.0 INTRODUCTION

This report summarizes the Phase I Environmental Site Assessment (ESA) performed by Carlton Engineering, Inc. (Carlton) for the site identified as the Rialto (A Mixed Use Development) project (the Site). The Site is comprised of approximately 9.6 acres located at the southeast corner of the intersection of Green Valley Road and Shadow Fax Lane near the western boundary of El Dorado County, California.

Mr. David Fisher retained Carlton to perform the Phase I ESA on the Site based on ASTM Standard E 1527-00 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process". This Phase I ESA was completed in accordance with Carlton's Professional Service Agreement with David Fisher dated December 14, 2005.

2.1 PURPOSE

The objective of this ESA was to evaluate if there are any *recognized environmental conditions* associated with the Site. The term "*recognized environmental conditions*" is defined in Section 1.1.1 of ASTM Practice E 1527-00 as "the presence or likely presence of any hazardous substances or petroleum products on the property under conditions that indicate an existing release, past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property." The term is not intended to include conditions where there are not material risks of harm to the public health or the environment and that generally would not be subject to enforcement if identified by the applicable regulatory agencies.

Under the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA), owners and operators of real estate where hazardous substances have come to be located may be held strictly liable for the costs of cleaning up contamination found on their property. No evidence linking the owner/operator with the placement of the hazardous substances on the property is required. Congress, in response to pressure from business and academic groups, established the innocent landowner defense in the 1986 amendments to CERCLA known as the Superfund Amendments and Reauthorization Act (SARA). To establish innocent landowner status, the landowner must have undertaken, at the time of acquisition, all appropriate inquiry into the previous ownership and uses of the property in a commercially prudent and reasonable manner. This document strives to meet the above requirements by using the ASTM E 1527-00 standard as guidance in conducting this "due diligence" assessment.

2.1.1 Scope of Work

The scope of work for this assessment, according to Carlton's Agreement, is to provide information regarding the Site history, former uses, and contamination incidents and/or potential for incidents, if any, on the Site and in the surrounding area. Carlton's assessment of this Site included: (1) examination of records pertaining to the Site and its vicinity; (2) review of historic aerial photographs and maps; (3) an environmental database search; (4) interviews with persons familiar with the Site; (5) and a reconnaissance of the Site and its vicinity.

Information regarding hazardous materials contamination on or near the subject property was obtained from the following agencies:

- U.S. Environmental Protection Agency lists including NPL, CERCLIS, RCRA notifiers or violators, ERNS, and enforcement record lists
- California State Environmental Protection Agency (Cal EPA) including: Department of Toxic Substances Control, State Water Resources Control Board, Integrated Waste Management Board, and Air Resources Board
- California Department of Health Services
- California Department of Conservation
- California Office of Emergency Services

- El Dorado County Department of Environmental Management
- El Dorado County Agricultural Commission

2.1.2 Significant Assumptions

According to information provided by the Client, plans are proposed to develop the property with commercial and residential uses.

2.2 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT

2.2.1 Special Terms and Conditions

No limiting factors were identified at the Site at the times of the Site visits that prevented a thorough observation of the ground surface of the property except where parking and drive area gravel, structures, plastic sheeting covering crop rows, and natural vegetation covered the soil surface. The property was inspected by a walk-through of the accessible areas to characterize the ground conditions at the Site.

2.2.2 User Reliance

This report has been prepared by Carlton Engineering, Inc. under the professional supervision of the Senior Partner(s) and senior staff whose seal(s) and signature(s) appear herein. The findings, interpretations of data, recommendations, specifications or professional opinions are presented within the limits prescribed by available information at the time the report was prepared, in accordance with generally accepted professional engineering and geologic practice and within the requirements of the Client. There is no warranty, either expressed or implied.

The findings of this report are based on the readily ascertainable data and information obtained from public and private sources. As of the present date, the findings of this report are valid only for the project scope studied. With the passage of time, changes in the conditions of a property can occur whether they are due to natural processes or to the works of man on this or adjacent properties. This report should be updated in accordance with applicable standards or if any changes have affected the Site. Legislation or the broadening of knowledge may result in changes in applicable standards. Additional studies (at greater cost) may or may not disclose information that may significantly modify the findings of this report. We accept no liability on completeness or accuracy of the information presented and or provided to us, or any conclusions and decisions that may be made by the Client or others regarding the subject Site/project.

This report was prepared solely for the benefit of Carlton's Client. No other entity or person shall use or rely upon this report or any of Carlton's work products unless expressly authorized in writing by Carlton. Any use of or reliance upon Carlton's work product by any party, other than the Client, shall be solely at the risk of such party.

3.0 SITE DESCRIPTION

The following sections describe the Site location and summarize the physiographic, geologic, and hydrogeologic setting. Descriptions of the vicinity characteristics and past and present land uses of the Site are also included in this section.

3.1 LOCATION

The Site borders the south side of Green Valley Road and the east side of Shadow Fax Lane, immediately east of the El Dorado County/Sacramento County line in El Dorado County, California. The property is described as El Dorado County Assessor's Parcel Number 067-260-90, and consists of approximately 9.6 acres. The area of the Site is mapped on the Clarksville Topographic Quadrangle, California, United States Geological Survey 7.5-minute series topographic map, in the northwest ¼ of Section 28, and the southwest ¼ of Section 21, Township 10 North, Range 8 East, Mount Diablo Base and Meridian (Figure 1).

3.2 ENVIRONMENTAL SETTING

3.2.1 Regional Physiographic Conditions

The property is situated in the western portion of the foothills of the Sierra Nevada of Northern California at an elevation of approximately 400 feet above mean sea level. The Site is bisected by a westerly flowing drainage course, and the general topography of the northern portion of the Site is characterized with an overall slope to the southwest, and the southern portion of the Site slopes slightly to the west. The Site area landforms are a product of uplift events associated with the formation of the Sierra Nevada, weathering from local fluvial and colluvial erosion processes, and urban anthropogenic alterations to the landscape such as grading for roads and vegetation management, and residential building associated with the development of the area. The nearest surface waters are drainages and lowlands associated with Blue Ravine to the west, and Folsom Lake at the Mormon Island Dam approximately 800 fee to the northwest. Mean annual air temperature is approximately 60 degrees F; annual precipitation is approximately 26 inches.

3.2.2 Soil/Groundwater Conditions

The USDA Natural Resource Conservation Service, Soil Survey has mapped the region and identifies the soils in the vicinity of the Site as belonging to the Auburn series (AwD, Auburn silt loam). The Auburn series consists of well drained soils that are underlain by hard metamorphic rocks at a depth of 12 to 26 inches. The soils are situated on undulating to very steep (2% to 70%) slopes.

Groundwater flow is considered to be governed by topography, subsurface geology units (aquifers), and geologic contacts. Specific hydraulic gradient information is not available for the Site. Local topography at the Site suggests a hydraulic gradient to the southwest.

3.2.3 Geologic Conditions

The California Division of Mines and Geology (1984) has mapped the underlying bedrock formation in the topographically higher northern area of the project as Copper Hill Volcanics -Jch of Jurassic age. Copper Hill Volcanics generally consist of metamorphosed mafic pyroclastic rocks. The surface geology of the southern portion of the Site is mapped as Cenozoic era Alluvial sand, silt and conglomerate-Tl (Bush, 2001 maps the alluvial area on the Site as dredge tailings-t, however no signs of dredge field tailings/cobble piles were observed on the Site).

3.3 SITE AND VICINITY CHARACTERISTICS

The Site lies near the Sacramento County boundary, southeast and adjacent to the intersection of Green Valley Road and Shadow Fax Lane, and approximately 300 feet west of Sophia Parkway. Green Valley Road borders the Site on the north and Shadow Fax Lane borders it on the west and south. Properties adjoining the Site on the southwest, west, north and northeast are undeveloped. Folsom Lake State Park land lies immediately west of Shadow Fax Lane and north of Green Valley Road. Residential properties

lie to the southeast (2 acre average parcel size), and the Mormon Island Relocation Cemetery lies south of the Site across Shadow Fax Lane.

The Site topography is characterized as roughly graded for agricultural use in the southern portion, and sloped toward the southwest with a narrow terrace adjacent to the drainage course in the northern portion of the Site. Surface runoff is toward the southwest and west. The Site relief is approximately 30 feet with the highest area near the northeastern corner of the property, and the lowest area near the drainage course at the central western boundary. The northern portion of the property is vegetated with grasses, and the southern portion is developed with a strawberry field.

3.4 CURRENT USES OF THE PROPERTY

The northern portion of the property is primarily undeveloped except for a shed/strawberry sales booth located near the northwestern corner. The southern portion of the Site is developed as a strawberry field with a well/storage shed located north and west of the berry field. Two wells are located on the property, one marked by an aboveground capped casing (not currently in use) and one within the well/storage shed (in-use).

3.5 PAST USES OF THE PROPERTY

Through record review, interviews with persons knowledgeable of the Site, and historical aerial photograph observation, Carlton found that the southern portion has been used/developed as a strawberry field since the late 1990s. The two structures (sheds) on the Site were constructed in conjunction with the agricultural use. The northern area of the property was used as a construction staging area during Green Valley Road widening projects. Prior to agricultural use, the property was reported to have been used periodically as pasture land. Considering its proximity to Folsom Lake's Mormon Island Dam, some surface disturbances/possible grading may have occurred on the Site during construction-excavation and construction-staging on adjacent lands to the north and northwest in the early 1950s.

3.6 LANDUSE OF ADJOINING PROPERTIES

Figure 2 of this report indicates current surrounding land use as well as features on the Site. Undeveloped property, residential properties, a cemetery, and State Park land currently border the Site property. Historical land use of the adjoining properties has been a mixture of grazing, residential and recreational uses. The historic Natomas Ditch (water conveyance for mining and agriculture) is located west of Shadow Fax Lane. The Mormon Island Relocation Cemetery adjoins the Site property on the south and was constructed in the early 1950s during the construction of Folsom Dam and Lake. Mormon Island Dam construction and related foundation excavations occurred on adjacent properties to the west and northwest during the early 1950s. Owner reports indicate that the land in the general area was used for livestock grazing.

4.0 USER PROVIDED INFORMATION

4.1 TITLE RECORDS

Review of a 60-year Chain of Title (property transfers since the mid 1940s) for the Site property was conducted for this assessment. The chain was provided by the Client's title company. A copy of the title chain is attached to this report in the Appendix. The chain documents property title transfers and easement grants between individuals, owner groups and trusts, and the County of El Dorado.

4.2 ENVIRONMENTAL LIENS, ACTIVITY AND USE LIMITATIONS,

No environmental liens or activity and use limitations were encountered in the documents reviewed or in interview information supplied during this assessment.

4.3 SPECIALIZED KNOWLEDGE

No specialized knowledge and documentation was provided by the owner for this assessment.

4.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

No reduction in the value of the property below comparable properties due at least in part to environmental conditions associated with the property was identified by the owner.

4.5 REASON FOR PERFORMING PHASE I ENVIRONMENTAL SITE ASSESSMENT

This assessment is being conducted to identify *recognized environmental conditions* on or adjoining the Site property pursuant to the client's request to satisfy due diligence requirements during the transfer of property ownership.

5.0 RECORDS REVIEW

Carlton reviewed publicly available documents and owner provided documents relevant to the Site's use history and potential for on-site contamination hazards. The documents reviewed are subject to the limitations described in ASTM 1527-00, Standard Practice for Phase I Environmental Site Assessments; that is, documents must be *reasonably ascertainable* (*publicly available*, obtainable from its source within reasonable time and cost constraints, and *practically reviewable*).

5.1 AERIAL PHOTOGRAPHS

Aerial photographs were reviewed to identify historical uses of the Site. Photographs taken in 1952, 1962, 1971, 1978, and 1984 were reviewed by Carlton for this assessment. Photos taken in 1998, and 2002 made available on the TerraServer internet website, were also reviewed by Carlton for this assessment. The Site was located on the photos, viewed under magnification, and photocopies of the photos were made for file records.

In the 1952 photograph, the Site appears as an open grassland with few trees, and with Green Valley Road on the north. A road or travel path crosses the northwest corner of the site, and likely livestock trails cross the Site. No structures are observed on the property. Construction earthwork activity immediately west and northwest of the property related to the Mormon Island Dam is evident on the photo.

The Site conditions on the 1962 and 1971 photos appear similar to those observed in the 1952 photo, with the exception that the Mormon Island Relocation Cemetery was observed.

The Site conditions on the 1978 and 1984 photos appear similar to those observed in the earlier photos with the exception that the existing wells may have been installed by 1978, and adjacent properties to the southeast had been developed with residences.

Site conditions observed in the 1998 photo indicate the southerly well shed had been constructed and the strawberry field area was in production. Some surface grading/disturbance north of the drainage course is evident.

The 2002 photograph shows the strawberry sales shed had been constructed, and the area of strawberry cultivation had increased a small amount beyond the area shown in the 1998 photo.

No evidence of the storage of petroleum products was visible on any of the photographs reviewed for this assessment.

5.2 ENVIRONMENTAL DATABASE RESEARCH

As one of the methods for researching the environmental history of a subject property, the ASTM E 1527-00 standard lists environmental databases to be reviewed for identification of possible proximate sites of environmental concern within specified approximate minimum search distances from the subject property.

5.2.1 Environmental Data Resources, Inc. EDR-Radius Map

In order to satisfy due diligence requirements, Carlton utilized the services of Environmental Data Resources, Inc. (EDR), located in Milford, Connecticut, to supplement our review of regulatory databases and records. The EDR-Radius Map report is included in the Appendix of this report and summarizes a search of available environmental records including those specified in the ASTM E 1527-00 standard using, at a minimum, the search distances surrounding the Site as recommended in the standard. The database search results typically summarize records of sites and property conditions ranging from medical offices using radiology and chemical materials, to underground storage tank sites and related soil or groundwater contamination sites, to Federal Superfund cleanup sites. The sites are denoted on EDR's

figures by number and approximate location relative to the target property (Site); the numbered sites are then keyed to the specific site information in the report.

No listings are found in the EDR report for sites within the ASTM approximate search distances from the Site for the following databases:

- Federal NPL and Proposed NPL
- Federal CERCLIS
- Federal CORRACTS
- Federal RCRA
- Federal ERNS
- California CHMIRS
- California CORTESE
- California LUST
- California NOTIFY 65
- California AWP (BEP)
- California Cal-Sites
- California SLIC
- California SWF/LF
- California Toxic Pits
- California WMUDS/SWAT
- California UST
- California AST
- California HAZNET
- CA WDS

No listed sites surrounding the subject property within the agency list search radii were identified by EDR during their database search. The agency lists searched by EDR are included on the Map Findings Summary on pages 4 and 5 of the Radius Map report. An explanation of government records abbreviations is found beginning on page GR-1 of the EDR Radius Map report, included in the Appendix of this report.

5.2.2 Oil and Gas Wells

The Site is not located in a geologic region likely to contain oil and gas resources. EDR searched records from the California Department of Conservation Division of Oil and Gas for oil and gas well locations in the area. EDR found no entries indicating the existence of oil/gas wells or exploration wells within approximately one mile of the Site.

5.2.3 Radon Information

EDR reports that the Site is located in Federal EPA Radon Zone 2. Federal database information indicates that 27 sites have been tested for radon in El Dorado County. Average activity for basement areas is 3.400 pCi/L; average activity for 2nd floor areas is not reported; and average activity for 1st floor areas is reported as 0.844 pCi/L. State database information indicates 10 sites have been tested for radon within the 95762 Zip Code area, and none of the sites had test results greater than 4 pCi/L. Radon Levels above 4 pCi/L indicate testing should be considered for basement space design considerations.

5.2.4 FEMA Flood Information

EDR also reports flood zone information obtained from the Federal Emergency Management Agency (FEMA), if found. According to the data provided in the EDR report, the Site does not lie within a FEMA designated 100-year flood-zone, and that the adjacent properties to the west and north lie within the 500-year flood-zone. A civil engineer should confirm the flood zone designation.

5.2.5 Sanborn Fire Insurance Maps

EDR's search of available Sanborn maps revealed no Sanborn Fire Insurance Map coverage for the Site and nearby vicinity.

5.2.6 Orphan Summary

Review of EDR's list of poorly located sites in the searched databases (Orphan Summary) revealed no additional agency listed sites in the immediate Site area or within ASTM recommended approximate minimum search radii.

5.3 AGENCY REVIEW

Telephone interviews were conducted with a representative of the El Dorado County Environmental Management Department regarding the Site (see Section 7.0 of this report). No reports of hazardous materials incidents at the Site were received from the representative based on their knowledge of the Site.

5.4 HISTORICAL USE INFORMATION

No report of past mining activity or of development for any purposes other than livestock grazing or agriculture was given during the interview with the owner or persons familiar with the Site. The California Division of Mines and Geology/California Geological Survey, Mineral Resource Zone mapping for the Folsom Quadrangle (OFR 84-50SAC)/El Dorado County (OFR 2000-03) does not indicate the presence of recorded mines on the Site property.

5.4.1 Historical Map Review

A review of the historical USGS Topographic Quadrangle from 1953 (7.5' series) was conducted for the Site. No mapped locations or obvious topographic evidence of either underground mining activity or surface placer mining, or the presence of structures on the Site was observed during the map review.

6.0 RECONNAISANCE OBSERVATIONS

Michael Vander Dussen, R.G., C.E.G., Senior Project Engineering Geologist with Carlton, conducted the site reconnaissance visit on January 24, 2006. Approximate boundaries of the Site were determined from a project map developed by Carlton, and those boundaries are shown on Figure 2. Six photographs of the Site taken during the visit are included in Figures 3, 4, and 5. No stressed vegetation, stained soils, or visual evidence of contamination was observed during the Site visit.

At the time of Carlton's assessment the southern portion of the Site was developed as a strawberry field, and the northern portion of the Site was undeveloped. Observation of the Site's native soils was partially limited by vegetation cover, structures, road-base gravel, and fill areas. Some areas of the exposed soil surface at the Site were generally wet and dark brown, which could obscure staining from petroleum products if any was present. However, no oily sheens were observed on the wet soils or in standing water areas on the Site.

Structures observed on the Site include:

- Shed/sales booth for seasonal strawberry sales (wood framing and walls/sheathing),
- Well shed (operational well)/storage shed for farming supplies (wood framing and walls/sheathing),
- Capped, cased water well, and
- Two portable toilet units.

The shed/sales booth at the northwestern corner of the Site (temporary structure) was divided into two rooms by a partial wall partition and contained cardboard boxes for fruit, paper goods, drinking water, and cleaning solutions, with no indications of hazardous materials storage. The shed floor was observed to be a combination of plywood and carpet. The well shed/storage shed located in the southern portion of the Site was also divided into two rooms by a partial wall partition and housed the operational well and its pipes, valves and controls for the well pump, cardboard fruit boxes, hand tools, spray backpacks (the herbicide Roundup is reportedly used in the farming process however no containers were observed), small (less than 2 gallon containers) propane canisters, one 2.5 gallon motor oil container, buckets, fencing and drip irrigation hose. The shed floor was observed to be a combination of a concrete slab and plywood. No signs of spills or stains on the shed floors were observed.

Surface drainage at the Site is characterized as general overland flow from the northern portion toward the south and southwest to the central drainage course, then westerly off the Site, and general overland flow from the southern portion toward the west and into the northerly flowing (slight gradient) roadside ditch to the central drainage course, then off the Site to the west.

Two general areas of fill were noted on the property during the Site visit, one in the northeastern portion of the parcel and one in the central southwestern portion. The composition of the fill noted at the surface was generally earth materials – metavolcanic rock, and silty sand with gravel – with some scattered construction materials – concrete, concrete block, and asphaltic concrete. The property owner indicated during an interview that he had not imported fill material to the Site, and that he had conducted some leveling. Aerial photo review suggested surface disturbance (likely grading or leveling) at least during the time period around 1998.

The northwestern corner of the property was observed to have a road base gravel cover in the area of the shed/sales booth, providing vehicle access to that area from Green Valley Road.

One above ground tank was observed adjacent to the eastern side of the well/storage shed. The tank is a poly tank, approximately 110 gallons in capacity (empty at the time of the Site visit) and was reported by the owner to be used for holding a fertilizer mixture used for the strawberry farming.

The strawberry field and well/storage shed area is fenced with orange plastic construction fencing, and has a locked metal gate at the entrance to the west side of the farming area. The field is irrigated with a drip system using PVC piping and poly tubing.

Two pole mounted transformers were observed on the power pole located near the central drainage course property-exit-point near the western boundary. No obvious signs of leaks on the transformers themselves or staining on the soil below the transformers was observed.

Treated, used/decommissioned utility poles and some scrap lumber were observed at two locations on the Site.

Evidence of leaks, spills, or improper handling or storage of hazardous materials on the Site or on properties in the vicinity of the Site was not observed at the time of Carlton's site visit. There were no observable indications of *recognized environmental conditions* on the Site.

7.0 INTERVIEWS

As part of this assessment interviews were conducted with the owner, and local Government Agency representatives.

7.1 OWNER INTERVIEW

Salvador Orosco, Owner

On January 16 and 24, 2006 Carlton conducted telephone interviews with Mr. Orosco. He indicated he has owned the property since about 1985. Mr. Orosco provided information about the Site's history as he is aware of it, and information about property uses during his ownership. He indicated some grading on the Site may have occurred during the construction of the Mormon Island Dam, as the adjacent property to the west was excavated and filled during that time. Mr. Orosco also met Carlton at the Site On February 7, 2006 and provided the opportunity to observe the interiors of the sheds. Mr. Orosco was given Carlton's Environmental Assessment Questionnaire which he completed, and a copy of the questionnaire is included in this report's Appendix.

7.2 INTERVIEWS WITH LOCAL GOVERNMENT AGENCIES

Jeff Rusert, Solid Waste and Hazardous Materials Specialist with the El Dorado County Environmental Management Department

On January 18, 2006 Carlton conducted a telephone interview with Jeff Rusert regarding the Site. Mr. Rusert stated that he was not aware of any conditions at the Site or events that have occurred at the Site that would have involved the release of hazardous substances or petroleum products onto the soil, or into the surface waters, or that have affected the groundwater resources of the Site.

Charlene Carveth, El Dorado County Agricultural Commission

On January 25, 2006 Carlton conducted a telephone interview with Charlene Carveth regarding agricultural chemical permits for the Site. Ms. Carveth indicated there were no records or permits issued by the Commission for the Site parcel.

8.0 FINDINGS

8.1 DISCUSSION

Carlton's assessments, Site reconnaissance, agency review, and aerial photography review indicate the following:

- Record review and interview information indicates that the past Site use has been for livestock grazing and strawberry farming.
- Fill materials were noted on the Site consisting primarily of earth materials, and no obvious surface indications were observed and no reports or records were reviewed during this assessment regarding petroleum product impacted materials likely being in the fill materials.
- No reports were received during this assessment indicating agricultural chemicals other than an herbicide available at retail sales stores, have been permitted or used on the site for strawberry cultivation.
- No visible evidence of materials that would present an environmental impairment of the Site, such as soil staining and stressed vegetation, was observed during the Site reconnaissance.
- No evidence of underground or aboveground petroleum-product storage tanks was observed, and none were reported on the Site property.

Based on our reconnaissance of the Site and near vicinity, the hydrogeologic characteristics of the area, results of archival records and database searches and reviews, distances from the Site property to potential sources of contamination, and interviews with persons knowledgeable of the Site area, it is Carlton's opinion that contamination of the subject Site resulting from identified past activities on nearby properties is unlikely. Although unlikely, the possibility of contamination migrating to the Site from offsite sources and practices must be recognized. Additional studies regarding off-site sources do not appear justified based on the data available to date.

None of the records reviewed during this assessment revealed *recognized environmental conditions* on the adjoining properties.

None of the information reviewed or received from interviews with public agency personnel during this assessment revealed records of, or strong enough evidence for soil or water impacts from past or present Site uses to conclude that *recognized environmental conditions* exist or previously existed on the Site.

8.2 CONCLUSIONS

Carlton has performed this Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-00 for the property described in Section 2.0 of this assessment. The property is identified as El Dorado County Assessor's Parcel Number 067-260-90. Any exceptions to, or deletions from this practice are described in Section 2.2 of this report. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the Site.

8.3 RECOMMENDATIONS

Carlton has concluded that the likelihood of contamination at this Site is low, and no recommendations for site testing are presented here.

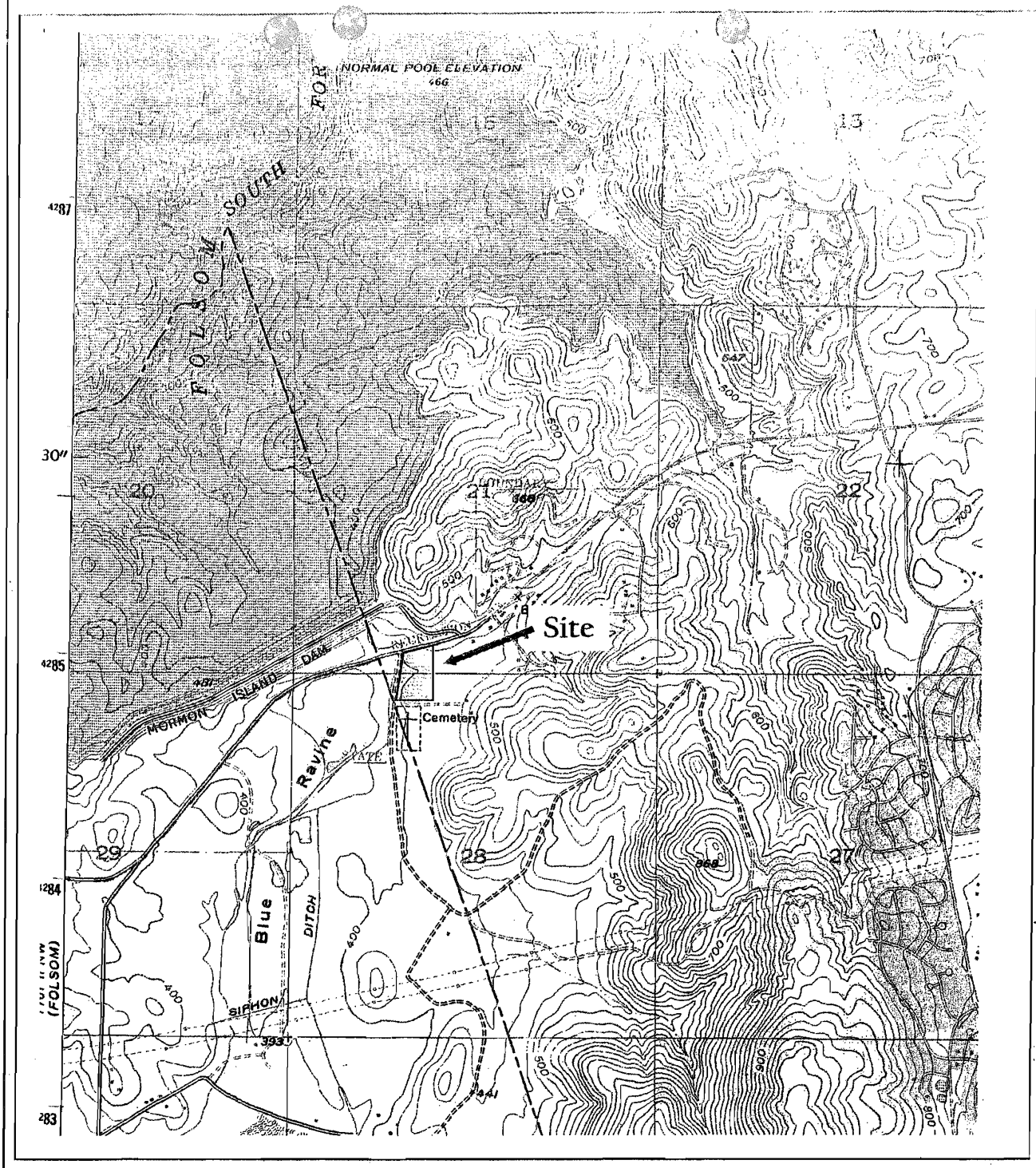
9.0 DEVIATIONS

There were no deviations from the ASTM E 1527-00, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, in conducting this assessment.

10.0 ADDITIONAL SERVICES

No additional services were provided for the client during the development of this report.

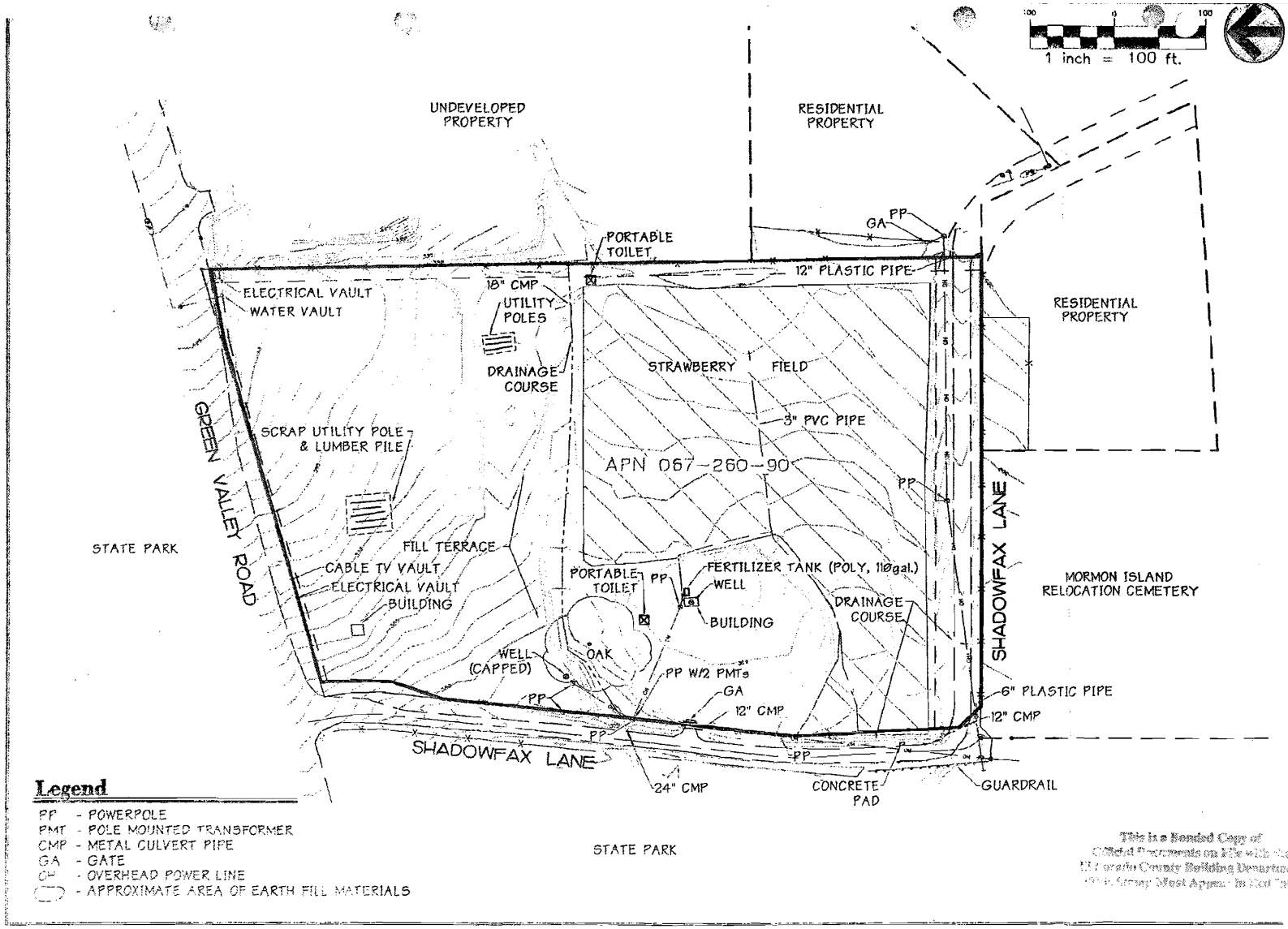
11.0 FIGURES



Clarksville, CA, U.S.G.S. Topographic Quadrangles, 7.5 min. series
T10N, R8E, Sec. 21 & 28
SCALE 1:24,000

N

PROJECT 5654-01-05	February 2006		
CARLTON Engineering Inc.	Carlton Engineering, Inc. 3883 Ponderosa Road Shingle Springs, California 95682	Environmental Site Assessment Rialto (A Mixed Use Development) El Dorado Hills, El Dorado County, California	FIGURE 1



CARLTON Engineering Inc

RIALTO
(A MIXED USE DEVELOPMENT)

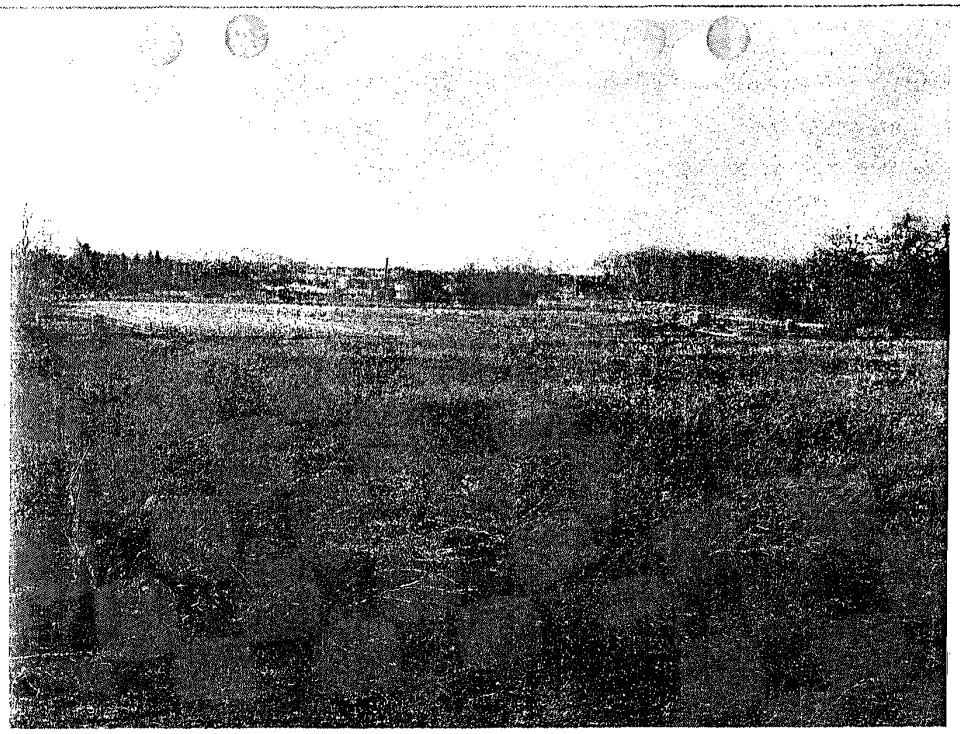
Phase I ESA Site Map

Project Location:
GREEN VALLEY ROAD AND SHADOWFAX LANE
EL DORADO HILLS
EL DORADO COUNTY, CA

DESIGNED MV	DATE 01-18-06
DRAWN I.E.K.	Horz. SCALE 1"=100'
PROJECT 5654-01-05	Vert. SCALE NA

FIGURE 2

This is a Bonded Copy of Official Documents on File with the El Dorado County Building Department

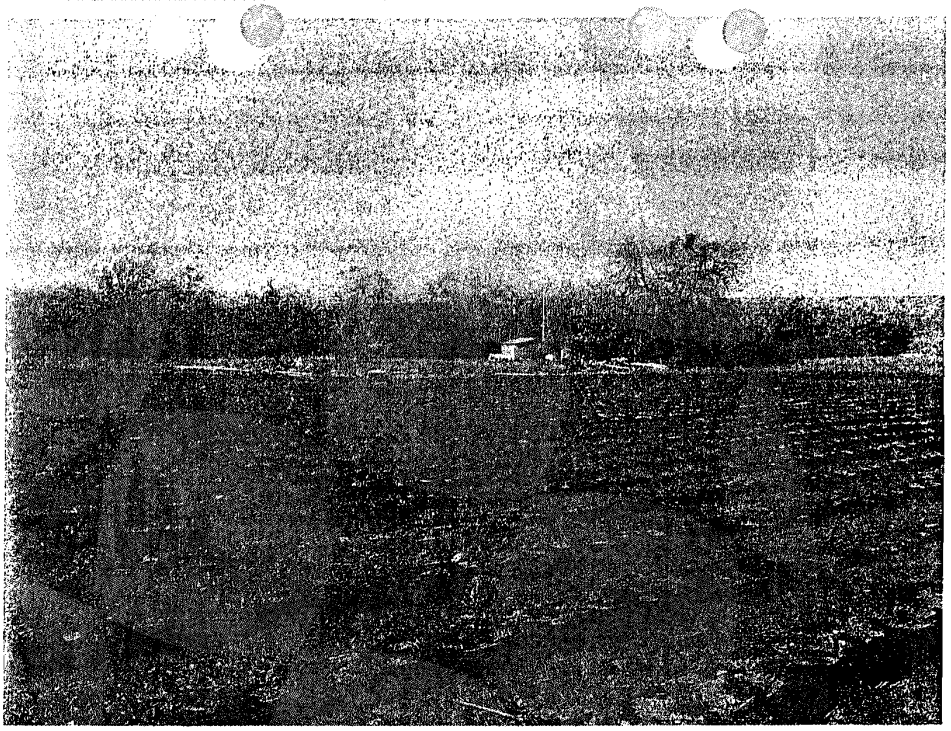


View of Site from northeast property corner area

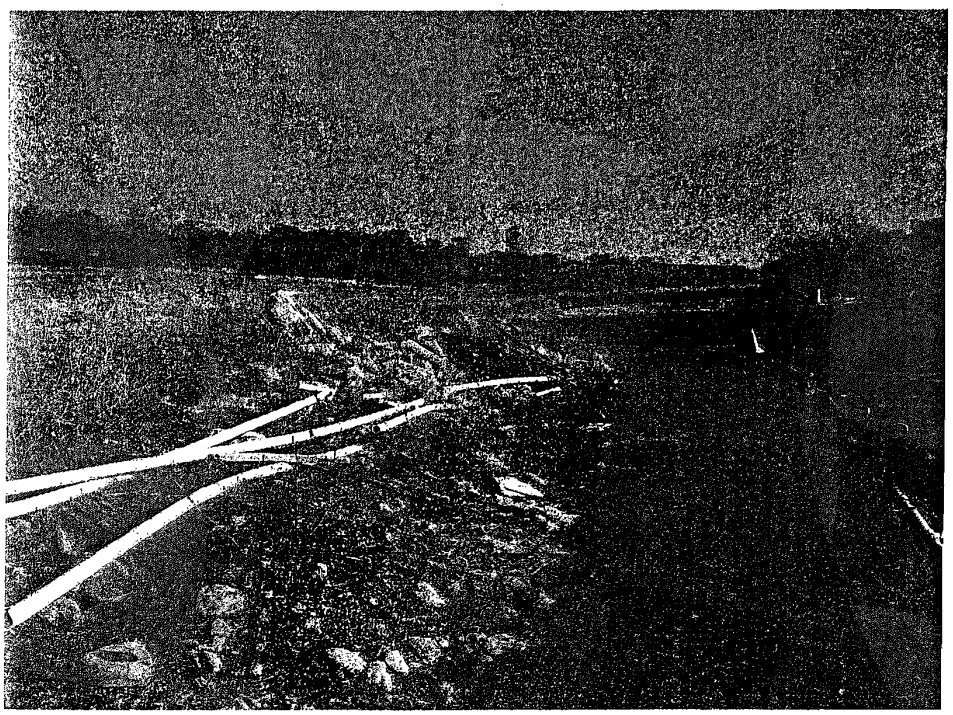
Fill at central portion of Site near eastern boundary

Site Photos

PROJECT 5654-01-05	February 2006		
CARLTON Engineering Inc.	Carlton Engineering, Inc. 3883 Ponderosa Road Shingle Springs, California 95682	Environmental Site Assessment Rialto (A Mixed Use Development) El Dorado Hills, El Dorado County, California	FIGURE 3



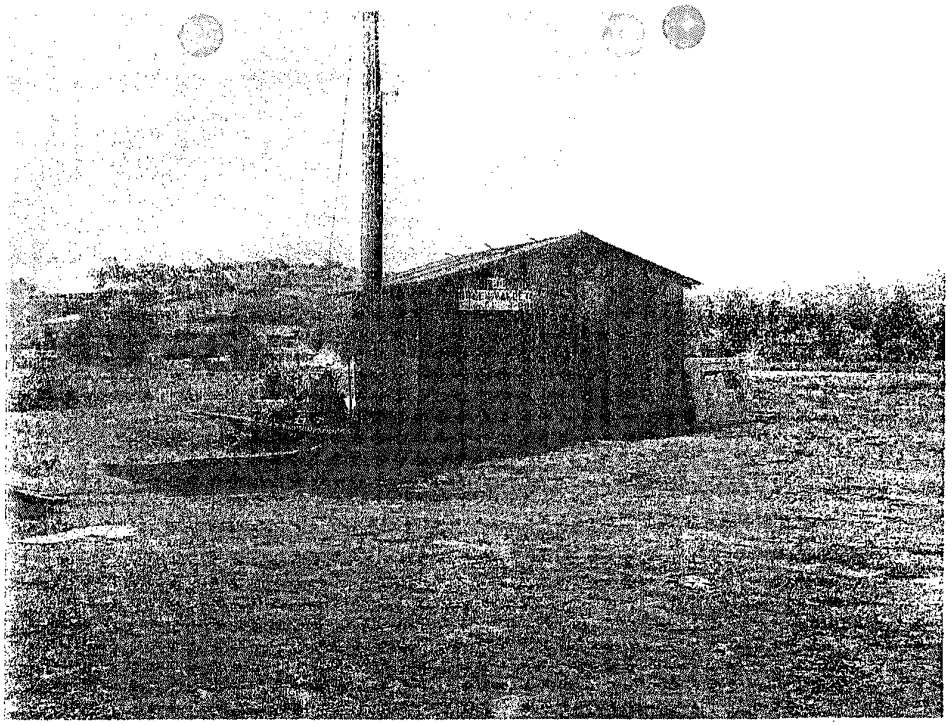
Strawberry field



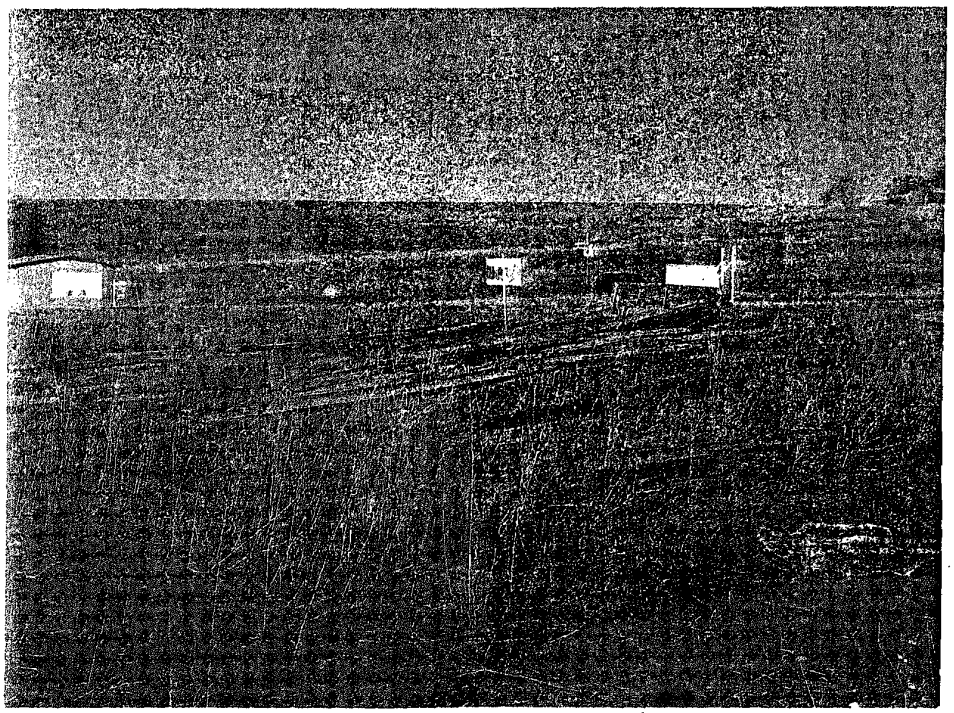
Fill in central southern portion of Site

Site Photos

PROJECT 5654-01-05	February 2006		
CARLTON Engineering Inc.	Carlton Engineering, Inc. 3883 Ponderosa Road Shingle Springs, California 95682	Environmental Site Assessment Rialto (A Mixed Use Development) El Dorado Hills, El Dorado County, California	FIGURE 4



Shed with well and farming supplies in central southern portion of Site



Utility poles and lumber, strawberry sales shed in left middle ground

Site Photos

PROJECT 5654-01-05	February 2006		
CARLTON Engineering Inc.	Carlton Engineering, Inc. 3883 Ponderosa Road Shingle Springs, California 95682	Environmental Site Assessment Rialto (A Mixed Use Development) El Dorado Hills, El Dorado County, California	FIGURE 5

12.0 REFERENCES

12.1 PUBLISHED AND UNPUBLISHED REFERENCES

Bush, Lawrence L., 2001, Mineral Land Classification of El Dorado County, California Department of Conservation, California Geological Survey, CGS Open-File Report 2000-03.

California Department of Conservation, Division of Mines and Geology, 1981, Geologic Map of the Sacramento Quadrangle, D. L. Wagner, C. W. Jennings, T. L. Bedrossian, and E. J. Bortugno, compilers, Scale 1:250,000.

Loyd, Ralph C., 1984, Mineral Land Classification of the Folsom 15' Quadrangle, California Department of Conservation, Division of Mines and Geology Open-File Report 84-50SAC.

U.S. Department of Agriculture, Soil Conservation Service, 1974, Soil Survey of El Dorado Area, California.

12.2 MAP, AERIAL PHOTO AND OTHER GEOGRAPHIC REFERENCES

El Dorado County Museum, Black and White Aerial Photograph Stereopair, 9" x 9" Nos. DSC-3K-13 & 14, Date of Photography 8/12/1952.

U.S. Department of Agriculture, Soil Conservation Service, Black and White Aerial Photograph Stereopair, 9" x 9" Nos. ED 1-29 & 30, Date of Photography 7/29/1962.

U.S. Department of Agriculture, Soil Conservation Service, Black and White Aerial Photograph, 24" x 24" No. 2942-08-134, Date of Photography 6/14/1971.

U.S. Department of Agriculture, Soil Conservation Service, Black and White Aerial Photograph, 24" x 24" No. BR-EID 3-14, Date of Photography 9/1/1978.

U.S. Department of Agriculture, Soil Conservation Service, Black and White Aerial Photograph, 24" x 24" No. NHAP 84 06067-155, Date of Photography 1984.

USGS Historic Topographic Quadrangle, Clarksville, California, 1:24000, 7.5 minute series; 1953 and 1953-1980 (photorevised).

13.0 APPENDIX

EDR Report
Assessor's Parcel Map
Chain of Title Report
Owner Environmental Questionnaire
Aerial Photographs
Statement of Qualifications

reference number: 175536

Preliminary Sanborn® Map Report

Client Info:
Account: 1012404
Address: Carlton Engineering
3883 Ponderosa Road
Shingle Springs, CA 95682

Date: 12/23/2005

Site Name: Green Valley Mixed Use Fisher
Address: Green Valley Road/Shadowfax Ln
City/State: El Dorado Hills, CA
Zip Code: 95762

This document reports that EDR's collection of Sanborn® fire insurance maps has been reviewed, and based on client-supplied information, Sanborn® fire insurance maps depicting the target property at the specified location were not identified.

NO COVERAGE

A final Sanborn® Map Report is provided when the Sanborn® Map Search Print Report is ordered.

The EDR Radius Map
with GeoCheck®

Green Valley Mixed Use Fisher
Green Valley Road/Shadowfax Ln
El Dorado Hills, CA 95762

Inquiry Number: 1582016.1s

December 23, 2005

EDR® Environmental Data Resources Inc

The Standard in Environmental Risk Management Information

440 Wheelers Farms Road
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

GREEN VALLEY ROAD/SHADOWFAX LN
EL DORADO HILLS, CA 95762

COORDINATES

Elevation: 403 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: 38121-F1 CLARKSVILLE, CA
Source: USGS 7.5 min quad index

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available "reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

FEDERAL RECORDS

NPL National Priority List
Proposed NPL Proposed National Priority List Sites
Delisted NPL National Priority List Deletions
NPL Liens Federal Superfund Liens
CERCLIS Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP CERCLIS No Further Remedial Action Planned
CORRACTS Corrective Action Report
RCRA-TSDF Resource Conservation and Recovery Act Information
RCRA-LQG Resource Conservation and Recovery Act Information
RCRA-SQG Resource Conservation and Recovery Act Information
ERNS Emergency Response Notification System
HMIRS Hazardous Materials Information Reporting System
US ENG CONTROLS Engineering Controls Sites List
US INST CONTROL Sites with Institutional Controls

EXECUTIVE SUMMARY

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were not identified.

Unmappable (orphan) sites are not considered in the foregoing analysis.

OVERVIEW MAP - 1582016.1S

0 1/2 1 2 Miles

- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- Coal Gasification Sites
- National Priority List Sites
- Landfill Sites
- Dept. Defense Sites
- Indian Reservations BIA
- County Boundary
- Power transmission lines
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- Federal Wetlands
- Areas of Concern

SITE NAME: Green Valley Mixed Use Fisher	CLIENT: Carlton Engineering
ADDRESS: Green Valley Road/Shadowfax Ln	CONTACT: Michael Vander Dusse
CITY/STATE: El Dorado Hills CA	INQUIRY #: 1582016.1s
ZIP: 95762	DATE: December 23, 2005

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FEDERAL RECORDS								
NPL		1.125	0	0	0	0	0	0
Proposed NPL		1.125	0	0	0	0	0	0
Delisted NPL		1.125	0	0	0	0	0	0
NPL Liens		0.125	0	NR	NR	NR	NR	0
CERCLIS		0.625	0	0	0	0	NR	0
CERC-NFRAP		0.625	0	0	0	0	NR	0
CORRACTS		1.125	0	0	0	0	0	0
RCRA TSD		0.625	0	0	0	0	NR	0
RCRA Lg. Quan. Gen.		0.375	0	0	0	NR	NR	0
RCRA Sm. Quan. Gen.		0.375	0	0	0	NR	NR	0
ERNS		0.125	0	NR	NR	NR	NR	0
HMIRS		0.125	0	NR	NR	NR	NR	0
US ENG CONTROLS		0.625	0	0	0	0	NR	0
US INST CONTROL		0.625	0	0	0	0	NR	0
DOD		1.125	0	0	0	0	0	0
FUDS		1.125	0	0	0	0	0	0
US BROWNFIELDS		0.625	0	0	0	0	NR	0
CONSENT		1.125	0	0	0	0	0	0
ROD		1.125	0	0	0	0	0	0
UMTRA		0.625	0	0	0	0	NR	0
ODI		0.625	0	0	0	0	NR	0
TRIS		0.125	0	NR	NR	NR	NR	0
TSCA		0.125	0	NR	NR	NR	NR	0
FTTS		0.125	0	NR	NR	NR	NR	0
SSTS		0.125	0	NR	NR	NR	NR	0
PADS		0.125	0	NR	NR	NR	NR	0
MLTS		0.125	0	NR	NR	NR	NR	0
MINES		0.375	0	0	0	NR	NR	0
FINDS		0.125	0	NR	NR	NR	NR	0
RAATS		0.125	0	NR	NR	NR	NR	0
STATE AND LOCAL RECORDS								
AWP		1.125	0	0	0	0	0	0
Cal-Sites		1.125	0	0	0	0	0	0
Toxic Pits		1.125	0	0	0	0	0	0
CA Bond Exp. Plan		1.125	0	0	0	0	0	0
NFA		0.375	0	0	0	NR	NR	0
NFE		0.375	0	0	0	NR	NR	0
REF		0.375	0	0	0	NR	NR	0
SCH		0.375	0	0	0	NR	NR	0
State Landfill		0.625	0	0	0	0	NR	0
CA WDS		0.125	0	NR	NR	NR	NR	0
WMUDS/SWAT		0.625	0	0	0	0	NR	0
Cortese		0.625	0	0	0	0	NR	0
LUST		0.625	0	0	0	0	NR	0
SLIC		0.625	0	0	0	0	NR	0
UST		0.375	0	0	0	NR	NR	0

MAP FINDINGS

Map ID Direction Distance Distance (ft.) Elevation	Site	Database(s)	EDR ID Number EPA ID Number

NO SITES FOUND

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

FEDERAL RECORDS

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 07/01/05
Date Data Arrived at EDR: 11/02/05
Date Made Active in Reports: 12/07/05
Number of Days to Update: 35

Source: EPA
Telephone: N/A
Last EDR Contact: 11/02/05
Next Scheduled EDR Contact: 01/30/06
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 8
Telephone: 303-312-6774

EPA Region 4
Telephone 404-562-8033

Proposed NPL: Proposed National Priority List Sites

Date of Government Version: 04/27/05
Date Data Arrived at EDR: 11/02/05
Date Made Active in Reports: 12/07/05
Number of Days to Update: 35

Source: EPA
Telephone: N/A
Last EDR Contact: 11/02/05
Next Scheduled EDR Contact: 01/30/06
Data Release Frequency: Quarterly

DELISTED NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 07/01/05
Date Data Arrived at EDR: 11/02/05
Date Made Active in Reports: 12/07/05
Number of Days to Update: 35

Source: EPA
Telephone: N/A
Last EDR Contact: 11/02/05
Next Scheduled EDR Contact: 01/30/06
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens: Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS). The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator off-site to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 10/14/05
Date Data Arrived at EDR: 10/27/05
Date Made Active in Reports: 12/07/05
Number of Days to Update: 41

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 10/27/05
Next Scheduled EDR Contact: 12/26/05
Data Release Frequency: Quarterly

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/04
Date Data Arrived at EDR: 01/27/05
Date Made Active in Reports: 03/24/05
Number of Days to Update: 56

Source: National Response Center, United States Coast Guard
Telephone: 202-260-2342
Last EDR Contact: 01/27/05
Next Scheduled EDR Contact: 10/24/05
Data Release Frequency: Annually

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/27/05
Date Data Arrived at EDR: 10/18/05
Date Made Active in Reports: 12/07/05
Number of Days to Update: 50

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 10/18/05
Next Scheduled EDR Contact: 01/16/06
Data Release Frequency: Annually

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 08/02/05
Date Data Arrived at EDR: 08/12/05
Date Made Active in Reports: 10/06/05
Number of Days to Update: 55

Source: Environmental Protection Agency
Telephone: 703-603-8867
Last EDR Contact: 07/05/05
Next Scheduled EDR Contact: 01/02/06
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 01/10/05
Date Data Arrived at EDR: 02/11/05
Date Made Active in Reports: 04/06/05
Number of Days to Update: 54

Source: Environmental Protection Agency
Telephone: 703-603-8867
Last EDR Contact: 01/03/05
Next Scheduled EDR Contact: 10/03/05
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized. In 1978, 24 inactive uranium mill tailings sites in Oregon, Idaho, Wyoming, Utah, Colorado, New Mexico, Texas, North Dakota, South Dakota, Pennsylvania, and on Navajo and Hopi tribal lands, were targeted for cleanup by the Department of Energy.

Date of Government Version: 12/29/04
Date Data Arrived at EDR: 01/07/05
Date Made Active in Reports: 03/14/05
Number of Days to Update: 66

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 12/21/04
Next Scheduled EDR Contact: 12/19/05
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/85
Date Data Arrived at EDR: 08/09/04
Date Made Active in Reports: 09/17/04
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 05/23/95
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/03
Date Data Arrived at EDR: 07/13/05
Date Made Active in Reports: 08/17/05
Number of Days to Update: 35

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 07/13/05
Next Scheduled EDR Contact: 12/19/05
Data Release Frequency: Annually

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/02
Date Data Arrived at EDR: 04/27/04
Date Made Active in Reports: 05/21/04
Number of Days to Update: 24

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 07/18/05
Next Scheduled EDR Contact: 10/17/05
Data Release Frequency: Every 4 Years

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 07/15/05
Date Data Arrived at EDR: 10/31/05
Date Made Active in Reports: 12/20/05
Number of Days to Update: 50

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 09/19/05
Next Scheduled EDR Contact: 12/19/05
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95
Date Data Arrived at EDR: 07/03/95
Date Made Active in Reports: 08/07/95
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 09/06/05
Next Scheduled EDR Contact: 12/05/05
Data Release Frequency: No Update Planned

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/03
Date Data Arrived at EDR: 06/17/05
Date Made Active in Reports: 08/04/05
Number of Days to Update: 48

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 06/17/05
Next Scheduled EDR Contact: 12/12/05
Data Release Frequency: Biennially

STATE AND LOCAL RECORDS

AWP: Annual Workplan Sites

Known Hazardous Waste Sites. California DTSC's Annual Workplan (AWP), formerly BEP, identifies known hazardous substance sites targeted for cleanup.

Date of Government Version: 08/08/05
Date Data Arrived at EDR: 08/29/05
Date Made Active in Reports: 09/21/05
Number of Days to Update: 23

Source: California Environmental Protection Agency
Telephone: 916-323-3400
Last EDR Contact: 08/29/05
Next Scheduled EDR Contact: 11/28/05
Data Release Frequency: Annually

CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database.

Date of Government Version: 08/08/05
Date Data Arrived at EDR: 08/29/05
Date Made Active in Reports: 09/21/05
Number of Days to Update: 23

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 08/29/05
Next Scheduled EDR Contact: 11/28/05
Data Release Frequency: Quarterly

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/95
Date Data Arrived at EDR: 08/30/95
Date Made Active in Reports: 09/26/95
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 08/01/05
Next Scheduled EDR Contact: 10/31/05
Data Release Frequency: No Update Planned

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST REG 2: Fuel Leak List

Date of Government Version: 09/30/04
Date Data Arrived at EDR: 10/20/04
Date Made Active in Reports: 11/19/04
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 07/11/05
Next Scheduled EDR Contact: 10/10/05
Data Release Frequency: Quarterly

LUST REG 3: Leaking Underground Storage Tank Database

Date of Government Version: 05/19/03
Date Data Arrived at EDR: 05/19/03
Date Made Active in Reports: 06/02/03
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 08/15/05
Next Scheduled EDR Contact: 11/14/05
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/04
Date Data Arrived at EDR: 09/07/04
Date Made Active in Reports: 10/12/04
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 09/27/05
Next Scheduled EDR Contact: 12/26/05
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database

Date of Government Version: 10/01/05
Date Data Arrived at EDR: 10/20/05
Date Made Active in Reports: 10/31/05
Number of Days to Update: 11

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 10/20/05
Next Scheduled EDR Contact: 01/02/06
Data Release Frequency: Quarterly

LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/03
Date Data Arrived at EDR: 09/10/03
Date Made Active in Reports: 10/07/03
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 916-542-5424
Last EDR Contact: 09/06/05
Next Scheduled EDR Contact: 12/05/05
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Date of Government Version: 06/07/05
Date Data Arrived at EDR: 06/07/05
Date Made Active in Reports: 06/29/05
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-346-7491
Last EDR Contact: 05/23/05
Next Scheduled EDR Contact: 10/03/05
Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing

Date of Government Version: 02/26/04
Date Data Arrived at EDR: 02/26/04
Date Made Active in Reports: 03/24/04
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-346-7491
Last EDR Contact: 09/27/05
Next Scheduled EDR Contact: 12/26/05
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST: Geotracker's Leaking Underground Fuel Tank Report
Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 10/10/05
Date Data Arrived at EDR: 10/10/05
Date Made Active in Reports: 10/31/05
Number of Days to Update: 21

Source: State Water Resources Control Board
Contact: El Dorado County Environmental Health, (530) 621-6654
Last EDR Contact: 10/10/05
Next Scheduled EDR Contact: 01/09/06
Data Release Frequency: Quarterly

SLIC: Statewide SLIC Cases
The Spills, Leaks, Investigations, and Cleanups (SLIC) listings includes unauthorized discharges from spills and leaks, other than from underground storage tanks or other regulated sites.

Date of Government Version: 10/10/05
Date Data Arrived at EDR: 10/10/05
Date Made Active in Reports: 10/31/05
Number of Days to Update: 21

Source: State Water Resources Control Board
Contact: El Dorado County Environmental Health, (530) 621-6654
Last EDR Contact: 10/10/05
Next Scheduled EDR Contact: 01/09/06
Data Release Frequency: Varies

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 10/10/05
Date Data Arrived at EDR: 10/10/05
Date Made Active in Reports: 11/18/05
Number of Days to Update: 39

Source: SWRCB
Contact: El Dorado County Environmental Health, (530) 621-6654
Last EDR Contact: 10/10/05
Next Scheduled EDR Contact: 01/09/06
Data Release Frequency: Semi-Annually

CA FID UST: Facility Inventory Database
The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/94
Date Data Arrived at EDR: 09/05/95
Date Made Active in Reports: 09/29/95
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/98
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HIST UST: Hazardous Substance Storage Container Database
The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/90
Date Data Arrived at EDR: 01/25/91
Date Made Active in Reports: 02/12/91
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/01
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

AST: Aboveground Petroleum Storage Tank Facilities
Registered Aboveground Storage Tanks.

Date of Government Version: 08/01/05
Date Data Arrived at EDR: 11/23/05
Date Made Active in Reports: 12/15/05
Number of Days to Update: 22

Source: State Water Resources Control Board
Telephone: 916-341-5712
Last EDR Contact: 11/22/05
Next Scheduled EDR Contact: 01/30/06
Data Release Frequency: Quarterly

SWRCY: Recycler Database
A listing of recycling facilities in California.

Date of Government Version: 09/07/04
Date Data Arrived at EDR: 09/07/04
Date Made Active in Reports: 10/12/04
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 09/06/05
Next Scheduled EDR Contact: 12/05/05
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List

Date of Government Version: 11/24/04
Date Data Arrived at EDR: 11/29/04
Date Made Active in Reports: 01/04/05
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/22/05
Next Scheduled EDR Contact: 11/21/05
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Date of Government Version: 07/01/04
Date Data Arrived at EDR: 08/10/04
Date Made Active in Reports: 09/08/04
Number of Days to Update: 29

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 07/05/05
Next Scheduled EDR Contact: 10/03/05
Data Release Frequency: Semi-Annually

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Date of Government Version: 09/28/05
Date Data Arrived at EDR: 09/29/05
Date Made Active in Reports: 10/31/05
Number of Days to Update: 32

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 09/26/05
Next Scheduled EDR Contact: 11/28/05
Data Release Frequency: Annually

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1980?s. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/94
Date Data Arrived at EDR: 07/07/05
Date Made Active in Reports: 08/11/05
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/05
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 12/31/03
Date Data Arrived at EDR: 05/18/04
Date Made Active in Reports: 06/25/04
Number of Days to Update: 38

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 08/22/05
Next Scheduled EDR Contact: 11/21/05
Data Release Frequency: Varies

NOTIFY 65: Proposition 65 Records

Proposition 65 Notification Records. NOTIFY 65 contains facility notifications about any release which could impact drinking water and thereby expose the public to a potential health risk.

Date of Government Version: 10/21/93
Date Data Arrived at EDR: 11/01/93
Date Made Active in Reports: 11/19/93
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 07/19/05
Next Scheduled EDR Contact: 10/17/05
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EMI: Emissions Inventory Data
Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/03
Date Data Arrived at EDR: 07/19/05
Date Made Active in Reports: 08/11/05
Number of Days to Update: 23

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 07/19/05
Next Scheduled EDR Contact: 10/17/05
Data Release Frequency: Varies

TRIBAL RECORDS

INDIAN RESERV: Indian Reservations
This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 10/01/03
Date Data Arrived at EDR: 11/12/03
Date Made Active in Reports: 11/21/03
Number of Days to Update: 9

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 08/09/05
Next Scheduled EDR Contact: 11/07/05
Data Release Frequency: Semi-Annually

INDIAN LUST: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 09/07/05
Date Data Arrived at EDR: 09/08/05
Date Made Active in Reports: 10/31/05
Number of Days to Update: 53

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 08/25/05
Next Scheduled EDR Contact: 11/21/05
Data Release Frequency: Varies

INDIAN LUST: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 06/02/05
Date Data Arrived at EDR: 06/03/05
Date Made Active in Reports: 07/01/05
Number of Days to Update: 28

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 05/25/05
Next Scheduled EDR Contact: 11/21/05
Data Release Frequency: Varies

INDIAN UST: Underground Storage Tanks on Indian Land

Date of Government Version: 04/18/05
Date Data Arrived at EDR: 11/09/05
Date Made Active in Reports: 12/12/05
Number of Days to Update: 33

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 10/21/05
Next Scheduled EDR Contact: 02/20/06
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

Underground Tanks

Date of Government Version: 06/28/05
Date Data Arrived at EDR: 11/10/05
Date Made Active in Reports: 12/08/05
Number of Days to Update: 28

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 10/24/05
Next Scheduled EDR Contact: 01/23/06
Data Release Frequency: Semi-Annually

Contaminated Sites
A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

City of Long Beach Underground Storage Tank

Date of Government Version: 03/28/03
Date Data Arrived at EDR: 10/23/03
Date Made Active in Reports: 11/26/03
Number of Days to Update: 34

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 08/22/05
Next Scheduled EDR Contact: 11/21/05
Data Release Frequency: Annually

City of Torrance Underground Storage Tank

Date of Government Version: 08/16/05
Date Data Arrived at EDR: 12/01/05
Date Made Active in Reports: 12/16/05
Number of Days to Update: 15

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 11/28/05
Next Scheduled EDR Contact: 02/13/06
Data Release Frequency: Semi-Annually

City of Los Angeles Landfills

Date of Government Version: 03/01/05
Date Data Arrived at EDR: 03/18/05
Date Made Active in Reports: 04/08/05
Number of Days to Update: 21

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 03/18/05
Next Scheduled EDR Contact: 12/12/05
Data Release Frequency: Varies

HMS: Street Number List

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 08/31/05
Date Data Arrived at EDR: 10/26/05
Date Made Active in Reports: 11/29/05
Number of Days to Update: 34

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 10/03/05
Next Scheduled EDR Contact: 02/13/06
Data Release Frequency: Semi-Annually

Site Mitigation List

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 05/25/05
Date Data Arrived at EDR: 05/27/05
Date Made Active in Reports: 07/01/05
Number of Days to Update: 35

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 05/16/05
Next Scheduled EDR Contact: 11/14/05
Data Release Frequency: Annually

San Gabriel Valley Areas of Concern

San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 12/31/98
Date Data Arrived at EDR: 07/07/99
Date Made Active in Reports: N/A
Number of Days to Update: 35

Source: EPA Region 9
Telephone: 415-972-3178
Last EDR Contact: 07/06/99
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

MARIN COUNTY:

Underground Storage Tank Sites

Currently permitted USTs in Marin County.

Date of Government Version: 08/08/05
Date Data Arrived at EDR: 08/26/05
Date Made Active in Reports: 09/28/05
Number of Days to Update: 33

Source: Public Works Department Waste Management
Telephone: 415-499-6647
Last EDR Contact: 08/01/05
Next Scheduled EDR Contact: 10/31/05
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 09/15/05
Date Data Arrived at EDR: 11/23/05
Date Made Active in Reports: 12/12/05
Number of Days to Update: 19

Source: Department of Public Health
Telephone: 951-358-5055
Last EDR Contact: 10/17/05
Next Scheduled EDR Contact: 01/16/06
Data Release Frequency: Quarterly

Underground Storage Tank Tank List

Date of Government Version: 09/15/05
Date Data Arrived at EDR: 11/23/05
Date Made Active in Reports: 12/16/05
Number of Days to Update: 23

Source: Health Services Agency
Telephone: 951-358-5055
Last EDR Contact: 10/17/05
Next Scheduled EDR Contact: 01/16/06
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

CS - Contaminated Sites

Date of Government Version: 08/19/05
Date Data Arrived at EDR: 09/02/05
Date Made Active in Reports: 10/06/05
Number of Days to Update: 34

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 08/26/05
Next Scheduled EDR Contact: 10/31/05
Data Release Frequency: Quarterly

ML - Regulatory Compliance Master List
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 07/25/05
Date Data Arrived at EDR: 08/19/05
Date Made Active in Reports: 09/13/05
Number of Days to Update: 25

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 08/05/05
Next Scheduled EDR Contact: 10/31/05
Data Release Frequency: Quarterly

SAN BERNARDINO COUNTY:

Hazardous Material Permits
This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 09/20/05
Date Data Arrived at EDR: 09/20/05
Date Made Active in Reports: 10/06/05
Number of Days to Update: 16

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 09/06/05
Next Scheduled EDR Contact: 12/05/05
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

Solid Waste Facilities
San Diego County Solid Waste Facilities.

SANTA CLARA COUNTY:

LOP Listing
A listing of open leaking underground storage tanks.

Date of Government Version: 10/24/05
Date Data Arrived at EDR: 11/28/05
Date Made Active in Reports: 12/12/05
Number of Days to Update: 14

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 10/24/05
Next Scheduled EDR Contact: 12/26/05
Data Release Frequency: No Update Planned

Hazardous Material Facilities

Date of Government Version: 09/13/05
Date Data Arrived at EDR: 09/13/05
Date Made Active in Reports: 10/06/05
Number of Days to Update: 23

Source: City of San Jose Fire Department
Telephone: 408-277-4659
Last EDR Contact: 09/06/05
Next Scheduled EDR Contact: 12/05/05
Data Release Frequency: Annually

SOLANO COUNTY:

Leaking Underground Storage Tanks

Date of Government Version: 10/13/05
Date Data Arrived at EDR: 10/31/05
Date Made Active in Reports: 11/29/05
Number of Days to Update: 29

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 09/12/05
Next Scheduled EDR Contact: 12/12/05
Data Release Frequency: Quarterly

Underground Storage Tanks

Date of Government Version: 06/28/05
Date Data Arrived at EDR: 10/31/05
Date Made Active in Reports: 12/08/05
Number of Days to Update: 38

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 09/12/05
Next Scheduled EDR Contact: 12/12/05
Data Release Frequency: Quarterly

SONOMA COUNTY:

Leaking Underground Storage Tank Sites

Date of Government Version: 10/01/05
Date Data Arrived at EDR: 10/24/05
Date Made Active in Reports: 10/31/05
Number of Days to Update: 7

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 10/24/05
Next Scheduled EDR Contact: 01/23/06
Data Release Frequency: Quarterly

SUTTER COUNTY:

Underground Storage Tanks

Date of Government Version: 01/29/04
Date Data Arrived at EDR: 01/29/04
Date Made Active in Reports: 02/23/04
Number of Days to Update: 25

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500
Last EDR Contact: 07/18/05
Next Scheduled EDR Contact: 10/03/05
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data
Source: PennWell Corporation
Telephone: (800) 823-6277
This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

GEOCHECK® - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

GREEN VALLEY MIXED USE FISHER
GREEN VALLEY ROAD/SHADOWFAX LN
EL DORADO HILLS, CA 95762

TARGET PROPERTY COORDINATES

Elevation: 403 ft. above sea level

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County	FEMA Flood Electronic Data
EL DORADO, CA	YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property:	0600400700C
Additional Panels in search area:	0602620110C 0602620150B

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
CLARKSVILLE	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification			
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	Permeability Rate (in/hr)	Soil Reaction (pH)
1	0 inches	14 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 2.00 Min: 0.60	Max: 7.30 Min: 5.60
2	14 inches	18 inches	unweathered bedrock	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: silt loam
unweathered bedrock
gravelly - loam
gravelly - silt loam

Surficial Soil Types: silt loam
unweathered bedrock
gravelly - loam
gravelly - silt loam

Shallow Soil Types: clay loam
gravelly - loam
gravelly - clay loam
gravelly - sandy clay loam
sandy clay loam

Deeper Soil Types: weathered bedrock
stratified

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

PH IC SETTING SOURCE MAP - 32 .1s

- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Airports
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- HD Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME: Green Valley Mixed Use Fisher	CLIENT: Carlton Engineering
ADDRESS: Green Valley Road/Shadowfax Ln	CONTACT: Michael Vander Dusse
CITY/STATE: El Dorado Hills CA	INQUIRY #: 1582016.1s
ZIP: 95762	DATE: December 23, 2005

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002. 7.5-Minute DEMs correspond to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Services
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

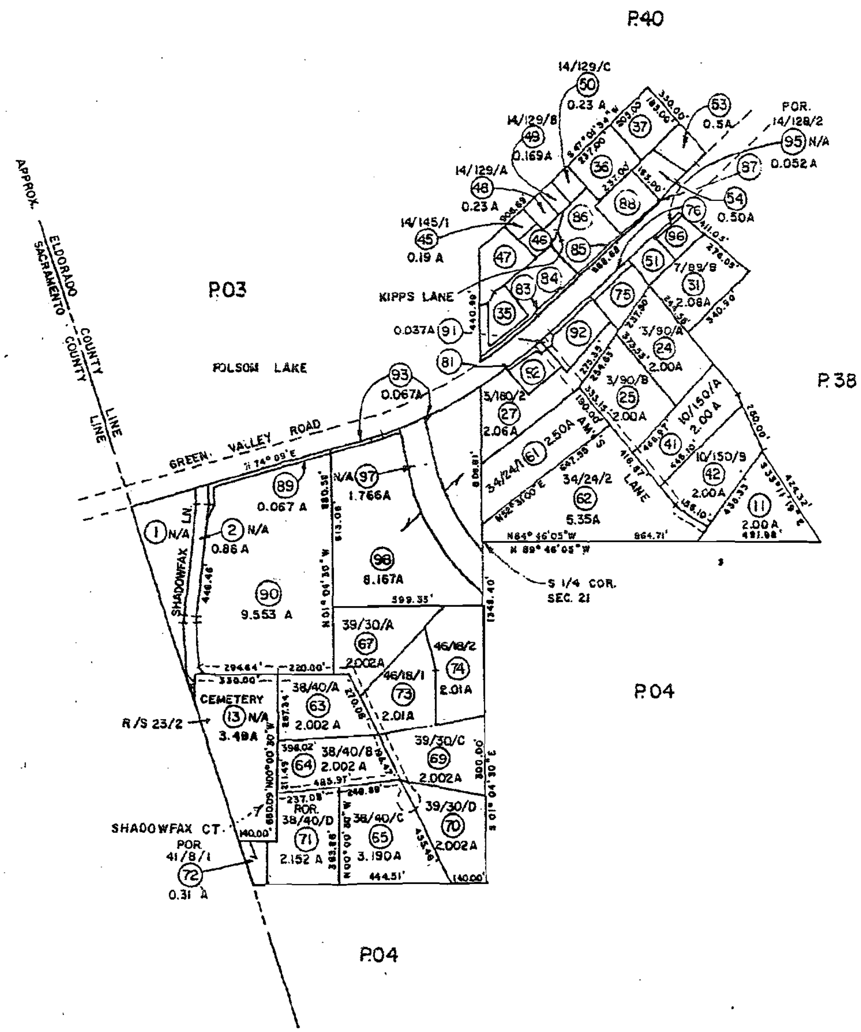
PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

POR. SECS. 21 & 28., T.10N., R.8E., M.D.M.

Tax Area Code 67:26



NOTE – Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

PARCEL NO.	P.M.	ACRES
93 — POR.	6/65/B	0.863 A
35 —	—	0.50 A
36 — POR.	10/1/1	1.00 A
37 — POR.	10/1/2	0.87A
46 —	14/145/2	0.32A
47 —	14/145/3	0.76A
51 —	14/128/1	0.46 A
96 — POR.	14/128/2	0.408A
58 —	33/22/1	0.76 A
75 — POR	3/88/A	0.65 A
76 — POR	3/88/A	0.11 A
81 — "	6/65/A	0.031 A
82 — "	"	0.489 A
83 — "	46/65/1	0.102 A
84 — "	"	1.218 A
85 — "	46/65/2	0.018 A
85 — "	"	1.072 A
87 — "	46/65/3	0.001 A
88 — "	"	0.779 A

ACREAGES ARE ESTIMATES

Assessor's Map Bk. 67 – Pg. 26
County of El Dorado, California

MEROSCAN PROPERTY PROFILE

El Dorado (CA)

204-24215

OWNERSHIP INFORMATION

Parcel Number : 067 260 901
Owner : Orosco Salvador & Barbara
CoOwner : Orosco Fam Trust Of
Site Address : *no Site Address* El Dorado Hills 95762
Mail Address: 1000 Orosco Dr El Dorado Hills Ca 95762
Owner Phone :
Tenant Phone :

SALES AND LOAN INFORMATION

Transferred	: 06/20/1989	*Loan Amount*	:
Document #	: 3153-167	*Lender*	:
Sale Price	:	*Loan Type*	:
Deed Type	:	*Interest Rate*	:
% Owned	:	*Vesting Type*	:

ASSESSMENT AND TAX INFORMATION

Land	: $160,308	*Exempt Type*	:
Structure	:	*Exempt Amount*	:
Timber	:	*Tax Rate Area*	: 100013
Other	:	04-05 *Taxes*	: $1,646.70
Total	: $160,308	*% Improved*	:

PROPERTY DESCRIPTION

Map Grid :
Census : *Tract* : *Block* :
Zoning : *unknown Zoning Code*
Land Use : 21 Vacant,Rural Res,2.5-20 Acres
Legal : POR SEC 21 10 8

DISTRICT INFORMATION

Elem School: Rescue Union
High School: El Dorado Union
Com College: Los Rios

Fire :
Park/Rec :
Water : El Dorado Hills

PROPERTY CHARACTERISTICS

TotalRms	:	*Water Srce*	:	*LotAcres*	: 9.55	*BldgClass*	:
Bedrooms	:	*AccessType*	: City	*Lot SqFt*	: 416,129	*Bldg Cond*	:
Bathrms	:	*NaturalGas*	:	*BldgSqFt*	:	*Terrain*	: Gentle Slope
Stories	:	*Waterfront*	:	*Year Blt*	:	*GroundCvr*	: Open
Units	:	*Floor Plan*	:	*Eff Year*	:	*View Qlty*	:
Sewer	:	*Williamsn*	:				

Information compiled from various sources. Real Estate Solutions makes no representations or warranties as to the accuracy or completeness of information contained in this report.

thence along said westerly boundary North 4° 25' East 1620.0 feet to the centerline of that certain county road known as [illegible] Valley Road; thence along said centerline northeasterly to the easterly boundary of said 77.55-acre parcel; thence along said easterly boundary, which is in the easterly boundary of the northwest quarter (NW¼) of said Section 28 South 1° 4' 30" East 1983.9 feet to the point of beginning, BUT EXCEPTING therefrom that portion thereof described as follows: beginning at a point that is distant South 65° 22' West 1251.9 feet from the northeast corner of the northwest quarter (NW¼) of said Section 28; thence North 89° 26' East 330.0 feet; thence South 0° 34' East 660.0 feet; thence South 89° 26' West 330.0 feet; thence North 0° 34' West 660.0 feet to the point of beginning, containing an area of 5.0 acres, more or less, ALSO EXCEPTING therefrom that portion thereof lying within the following described right-of-way for an access road: A strip of land having a uniform width of 50 feet, where measurable at right angles or radially, lying 25 feet on each side of the following described centerline: beginning at the northwesterly corner of the hereinabove described exception, distant South 65° 22' West 1251.9 feet from the northeast corner of the northwest quarter (NW¼) of said Section 28; thence from said point of beginning North 45° 34' West 9.00 feet; thence along a curve to the right with a radius of 25.0 feet for an arc distance of 17.[illegible] feet to a point that is distant North 24° 34' West 17.32 feet from the point of beginning of said curve; thence North [illegible] 34' West 173.16 feet; thence along a curve to the right with a radius of 200.0 feet for an arc distance of [illegible] feet to a point that is distant North 2° [illegible] West [illegible] feet from the beginning of said curve; thence North [illegible] [illegible] along a curve to the left with a radius of [illegible] feet for an arc distance of [illegible] feet to a point [illegible]

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7251
VOL 3555 PAGE 85

Grant Deed
(Individual)

I.R.S. $

ELVIK BRIGGS

(GRANTOR - GRANTORS)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Do Hereby Grant To CHARLES R. ANDERSON, a married man

the real property in the

County of Sacramento and El Dorado State of California, described as follows:

5889 2 AUG 1 1958

A parcel of land in the northwest quarter (NW¼) of Section Twenty-eight (28) and in the southwest quarter (SW¼) of Section Twenty-one (21), Township Ten (10) North, Range Eight (8) East, Mount Diablo Meridian, in the Counties of Sacramento and El Dorado, State of California, being a portion of the 87.55 acre parcel of land described in the deed from Elvie Briggs to the United States of America, dated December 22, 1948, and recorded in the office of the County Recorder of said El Dorado County on February 14, 1949, in Book 263 of Official Records at page 467, and described as follows:

Beginning at the southeasterly corner of said 87.55-acre parcel, which is at the southeasterly corner of the north half of the northwest quarter (N½ of NW¼) of said Section 28; thence along the southerly boundary of said 87.55-acre parcel, which is in the southerly boundary of the north half of the northwest quarter (N½ of NW¼) of said Section 28 South 89° 34' 30" West 1258.0 feet to the westerly boundary of said 87.55-acre parcel; thence along said westerly boundary North 4° 25' East 1620.0 feet to the centerline of that certain county road known as Green Valley Road; thence along said centerline northeasterly to the easterly boundary of said 87.55-acre parcel; thence along said easterly boundary, which is in the easterly boundary of the northwest quarter (NW¼) of said Section 28 South 1° 4' 30" East 1983.9 feet to the point of beginning, BUT EXCEPTING therefrom that portion thereof described as follows: Beginning at a point that is distant South 65° 22' West 1251.9 feet from the northeast corner of the northwest quarter (NW¼) of said Section 28; thence North 89° 26' East 330.0 feet; thence South 0° 34' East 660.0 feet; thence South 89° 26' West 330.0 feet; thence North 0° 34' West 660.0 feet to the point of beginning, containing an area of 5.0 acres, more or less, ALSO EXCEPTING therefrom that portion thereof lying within the following described right-of-way for an access road. A strip of land having a uniform width of 50 feet, where measurable at right angles or radially, lying within 25 feet on each side of the following described centerline: Beginning at the northwesterly corner of the hereinabove described exception, distant South 65° 22' West 1251.9 feet from the northeast corner of the northwest quarter (NW¼) of said Section 28; thence from said point of beginning North 45° 34' West 8.00 feet; thence along a curve to the right with a radius of 25.0 feet for an arc distance of 18.33 feet to a point that is distant North 24° 34' West 17.92 feet from the point of beginning of said curve; thence North 3° 34' West 173.16 feet; thence along a curve to the right with a radius of 200.0 feet for an arc distance of 31.42 feet to a point that is distant North 0° 56' East 31.38 feet from the beginning of said curve; thence North 5° 26' East 446.46 feet; thence along a curve to the left with a radius of 200.0 feet for an arc distance of 59.34 feet to a point that is distant North 3° 04' West 59.12 feet from the beginning of said curve; thence North 11° 34' West 35 feet more or less, to the southerly boundary of the right-of way of that certain county road known as Green Valley Road, the side line boundaries of said strip are to be

shortened or extended so as to begin in the boundary of said 5.0-acre exception and terminate in the southerly boundary of said county road right-of-way, said parcel containing, after said exceptions have been made, an area of 40.0 acres, more or less.

GRANT DEED

For value received

We, CHARLES F. ANDERSON and ALICE G. ANDERSON, his wife,

GRANT to RICHARD E. HEYL and MARY B. HEYL, his wife, as joint tenants, an undivided 1/4 interest; HENRY M. MOSS, an undivided 1/2 interest; JAMES R. GUTTRIDGE and MINNIE I. GUTTRIDGE, his wife, as joint tenants, an undivided 1/4 interest; all that real property situate in the Counties of Sacramento and El Dorado, State of California, described as follows:

A parcel of land in the northwest quarter (NW¼) of Section Twenty-eight (28) and in the southwest quarter (SW¼) of Section Twenty-one (21), Township Ten (10) North, Range Eight (8) East, Mount Diablo Meridian, in the Counties of Sacramento and El Dorado, State of California, being a portion of the 87.55 acre parcel of land described in the deed from Elvie Briggs to the United States of America, dated December 22, 1948, and recorded in the office of the County Recorder of said El Dorado County on February 14, 1949, in Book 263 of Official Records at page 467, and described as follows:

Beginning at the southeasterly corner of said 87.55-acre parcel, which is at the southeasterly corner of the North half of the northwest quarter (N½ of NW¼) of said Section 28; thence along the southerly boundary of said 87.55-acre parcel, which is in the southerly boundary of the north half of the northwest quarter (N½ of NW¼) of said Section 28 South 89° 34' 30" West 1258.0 feet to the westerly boundary of said 87.55-acre parcel; thence along said westerly boundary North 4° 25' East 1620.0 feet to the centerline of that certain county road known as Green Valley Road; thence along said centerline northeasterly to the easterly boundary of said 87.55-acre parcel; thence along said easterly boundary, which is in the easterly boundary of the northwest quarter (NW¼) of said Section 28 South 1° 4' 30" East 1983.9 feet to the point of beginning, BUT EXCEPTING therefrom that portion thereof described as follows: Beginning at a point that is distant South 65° 22' West 1251.9 feet from the northeast corner of the northwest quarter (NW¼) of said Section 28; thence North 89° 26' East 330.0 feet; thence South 0° 34' East 660.0 feet; thence South 89° 26' West 330.0 feet; thence North 0° 34' West 660.0 feet to the point of beginning, containing an area of 5.0 acres, more or less, ALSO EXCEPTING therefrom that portion thereof lying within the following described right-or-way for an access road. A strip of land having a uniform width of 50 feet, where measurable at right angles or radially, lying within 25 feet on each side of the following described centerline: Beginning at the northwesterly corner of the herein above described exception, distant South 65° 22' West 1251.9 feet from the northeast corner of the northwest quarter (NW¼) of said Section 28; thence from said point of beginning North 45° 34' West 8.00 feet; thence along a curve to the right with a radius of 25.0 feet for an arc distance of 18.33 feet to a point that is distant North 24° 34' West 17.92 feet from the point of beginning of said curve; thence North 3° 34' West 173.16 feet; thence along a curve to the right with a radius of 2000 feet for an arc distance of 31.42 feet to a point that is distant North 6° 56' East 31.38 feet from the beginning of said curve; thence North 5° 26' East 446.46 feet; thence along a curve to the left with a radius of 200.0 feet for an arc distance of 59.34 feet to a point that is distant North 3° 04' West 59.12 feet from the beginning of said curve; thence North 11° 34' West 35 feet more or less, to the southerly boundary of the right-of-way of that certain county road known as Green Valley Road, the side boundaries of said strip are to be shortened or extended so as to begin in the boundary of said 5.0-acre exception and terminate in the southerly boundary of said county road right-of-way, said parcel containing, after said exceptions have been made, an area of 40.0 acres, more or less.

1991

RECORDER'S OFFICE
EL DORADO COUNTY

Downey, Brand, Seymour & Rohwer
Crocker Citizens Bank Bldg
Sacto, Calif. 95814

OFFICIAL RECORDS
RECORDED AT REQUEST OF
Attorneys
DEC 24 1964
AT 23 MIN. PAST 2 O'CLOCK P M.
EL DORADO COUNTY, CALIFORNIA
380 James A. Sweeney
RECORDER

GRANT DEED

HENRY M. MOSS and MARGARET MOSS, his wife, hereby grant to MOSS AND BARRON LAND COMPANY, a corporation, all their right, title and interest in the real property located in Sacramento and El Dorado Counties, California described in Exhibit "A" attached hereto.

DATED: December 18, 1964

Henry M Moss
(Henry M. Moss)

Margaret Moss
(Margaret Moss)

STATE OF CALIFORNIA }
COUNTY OF SACRAMENTO } ss.

On December 18, 1964, before me, RUTH M. McCABE, a Notary Public in and for the County of Sacramento, State of California, residing therein, duly commissioned and sworn, personally appeared HENRY M. MOSS and MARGARET MOSS, his wife, known to me to be the persons who executed the foregoing Grant Deed, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Ruth M. McCabe
RUTH M. McCABE

(Notarial Seal)

RUTH M. McCABE
NOTARY PUBLIC
SACRAMENTO COUNTY, CALIFORNIA

28342

723 615

El Dorado County

Order No.
Escrow No.
Loan No.

WHEN RECORDED MAIL TO:
Moss Land Co.
711 - J Street
Sacramento, California

OFFICIAL RECORDS
EL DORADO COUNTY-CALIF
RECORD REQUESTED BY
TAHOE TITLE GUARANTY CO.
Mar 3 2 14 PM 1972
JAMES W. SWEENEY
COUNTY RECORDER

36

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

RETURN ADDRESS ABOVE

DOCUMENTARY TRANSFER TAX $ None

X Computed on the consideration or value of property conveyed; OR
Computed on the consideration or value less liens or encumbrances remaining at time of sale.

Tahoe Title Co
Signature of Declarant or Agent determining tax — Firm Name

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RICHARD E. HEYL AND MARY B. HEYL, HIS WIFE; JAMES R. GUTTRIDGE AND MINNIE I. GUTTRIDGE, HIS WIFE; AND MOSS LAND COMPANY, A CALIFORNIA CORPORATION, WHO ACQUIRED TITLE AS MOSS AND BARRON LAND COMPANY, A CORPORATION
hereby GRANT(S) to

RICHARD E. HEYL AND MARY B. HEYL, HUSBAND AND WIFE, AS JOINT TENANTS

the real property in the ~~City~~ UN-INCORPORATED
County of El Dorado, State of California, described as

A parcel of land in the Northwest quarter of Section 28, and in the Southwest quarter of Section 21, Township 10 North, Range 8 East, M.D.B.M., in the Counties of Sacramento and El Dorado, State of California, being a portion of the 87.33 acre parcel of land described in the deed from Elvie Briggs to the United States of America, dated December 22, 1948, and recorded in the office of the County Recorder of said El Dorado County on February 14, 1949, in Book 263 of Official Records, at page 447, and described as follows:

BEGINNING at the Southeast corner of the parcel herein described from which point the North quarter corner of Section 28 bears South 89° 25' West 550.00 feet and North 45° 22' East 1251.90 feet; thence from the point of beginning South 89° 25' West 525.00 feet, more or less, to the East line of that certain 50 foot strip of land described as an exception from Grant from Charles F. Anderson, et ux., to Richard E. Heyl, et ux., et al., recorded February 19, 1960, in Book 498, page 647, of Official Records; thence along the East line of said 50 foot strip northerly to a point on the South line of the county road known as Green Valley Road; thence along the South line of said road, North 73° 58' 56" East to a point from which the point of beginning bears South 01° 04' 30" East; thence leaving said South line South 01° 04' 30" East to the point of beginning.

5965

RESERVING THEREFROM a non-exclusive right of way for road and utility purposes 30 feet in width, northerly of, adjacent to and parallel with the South line of the above described parcel.

BOOK 1152 PAGE 571

EL DORADO COUNTY

DESCRIPTION

All that certain real property situate in the County of El Dorado, State of California, more particularly described as follows:

A parcel of land in the Northwest quarter of Section 28, and in the Southwest quarter of Section 21, Township 10 North, Range 8 East, M.D.M., in the Counties of Sacramento and El Dorado, State of California, being a portion of the 87.55 acre parcel of land described in the deed from Elvis Briggs to the United States of America, dated December 22, 1948, and recorded in the office of the County Recorder of said El Dorado County on February 14, 1949, in Book 263 of Official Records, at Page 467, and described as follows:

BEGINNING at the Southeast corner of the parcel herein described from which point the North quarter corner of Section 28 bears South 89° 26' West 550.00 feet and North 65° 22' East 1251.90 feet; thence from the point of beginning South 89° 26' West 525.00 feet, more or less, to the East line of that certain 50 foot strip of land described as an exception from Grant from Charles F. Anderson, et ux, to Richard E. Heyl, et ux, et al, recorded February 19, 1960 in Book 498 Page 647 of Official Records; thence along the East line of said 50 foot strip Northerly to a point on the South line of the county road known as Green Valley Road; thence along the South line of said road, North 73° 52' 56" East to a point from which the point of beginning bears South 01° 04' 30" East; thence leaving said South line South 01° 04' 30" East to the point of beginning.

RESERVING THEREFROM a non-exclusive right of way for road and utility pruposes over the East 15 feet of the above described property.

x R.G.W.

x M.G.A.

END OF DOCUMENT

EL DORADO COUNTY

Order No.
Escrow No. 306237/ TR
Loan No. 6084

WHEN RECORDED MAIL TO:

PROPERTY MANAGEMENT GROWTH, INC.
9837 Folsom Blvd. Suite D
Sacramento, Ca. 95827

OFFICIAL RECORDS
EL DORADO COUNTY-CALIF.
RECORDED REQUESTED BY
FIRST AMERICAN TITLE CO.
JUN 26 1 48 PM 1980
DOROTHY CARR
COUNTY RECORDER

4 0 a

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

Same as Above

67-260-15

DOCUMENTARY TRANSFER TAX $ 85.80
.X. Computed on the consideration or value of property conveyed; OR
..... Computed on the consideration or value less liens or encumbrances remaining at time of sale.

Signature of Declarant or Agent determining tax — Firm Name
FIRST AMERICAN TITLE

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

SHONNA JEAN INGRAM, AN UNMARRIED WOMAN
AND DORIS J. INGRAM, AN UNMARRIED WOMAN
hereby GRANT(S) to

PROPERTY MANAGEMENT GROWTH INC., A CALIFORNIA CORPORATION

the real property in the City of
County of EL DORADO , State of California, described as

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

Form 3001—(Individual) First American Title Company

STATE OF CALIFORNIA
COUNTY OF Sacramento } ss.
On June 25, 1980, before me, the undersigned, a Notary Public in and for said State, personally appeared SHONNA JEAN INGRAM

known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.
WITNESS my hand and official seal.
Signature
THERESE K. RUSSI
Name (Typed or Printed)

THERESE K. RUSSI
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
My commission expires Oct. 23, 1981
(This area for official notarial seal)

24821

Dated JUNE 19, 1980

Shonna Jean Ingram
SHONNA JEAN INGRAM

Doris J. Ingram
DORIS J. INGRAM

STATE OF CALIFORNIA
COUNTY OF Sacramento } ss.
On June 23, 1980
before me, the undersigned, a Notary Public in and for said State, personally appeared Doris J. Ingram
known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.
WITNESS my hand and official seal.
Signature

CLARENCE D WALTERS
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
SACRAMENTO COUNTY
My Commission Expires Mar. 2, 1984
(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

BOOK 1886 PAGE 43

Escrow Number: _____

Recording Requested By:

And When Recorded, Mail to:

CARL W. TILL
ATTORNEY AT LAW
5330 MADISON AVENUE, SUITE F
SACRAMENTO, CALIFORNIA 95841-3197

APN 67-260-15

OFFICIAL RECORDS
EL DORADO COUNTY-CALIF.
RECORDED REQUESTED BY
ATTORNEYS
APR 28 10 30 AM 1983
DOROTHY CARR
COUNTY RECORDER

6 Pd

.15445

ESTOPPEL AFFIDAVIT

STATE OF CALIFORNIA)
) SS
COUNTY OF SACRAMENTO)

Enlow Ose, being first duly sworn, deposes and says:

That he is the party who made and executed that certain Bankruptcy Trustee's Quitclaim Deed in Lieu of Foreclosure on April 7, 1983, to SHONNA JEAN INGRAM, an unmarried woman and DORIS J. INGRAM, an unmarried woman. Said deed will be subsequently delivered and conveys the property more particularly described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

That the aforesaid quitclaim deed in lieu of foreclosure is intended to be and is an absolute conveyance of the right, title, and interest in said property to the party or parties herein named above, and was not and is not now intended as a mortgage, trust conveyance, or security of any kind; that it was the intention of Affiant to convey, and by said Quitclaim Deed this Affiant did convey absolutely to the party or parties named therein, all right, title, and interest of Atlas Mortgage Loan Company, a California corporation, Debtor in the United States Bankruptcy Court, Chapter 11 proceeding No. F81-02065, Property Management Growth, Inc., a California corporation, dba Equity Growth Company, Debtor in the United States Bankruptcy Court, Chapter 11 proceeding No. F81-02067, and Funding Dimensions, Inc., a California corporation Debtor in the United States Bankruptcy Court, Chapter 11 proceeding No. F81-02066, in and to said property; that possession of said property has been surrendered to the party or parties named therein.

That in the execution and delivery of said Quitclaim Deed in Lieu of Foreclosure, Affiant is acting pursuant to an order of the United States Bankruptcy Court entered May 17, 1982.

That the consideration for said quitclaim deed was and is the full cancellation of the secured claim of the party or parties named hereinabove which was secured by that certain deed of trust heretofore existing on the property described herein, which Deed of Trust was recorded on June 26,1980, recorded in the Office of the Recorder of El Dorado County at Book 1886, Page 47, and the reconveyance of said Deed of Trust.

That the amount of such secured claim is $60,000.00.

That the Honorable J.W. Hedrick, Jr., United States Bankruptcy Judge, in an order dated May 17, 1982, found and ruled that the value of the property is less than or equal to the amount of the encumbrances against it.

That the consideration received by the party or parties named herein did not exceed the unpaid debt, including accrued interest and cost of foreclosure.

That this Affidavit is made for the protection and benefit of the party or parties named hereinabove, their successors and assigns, and all other parties hereafter dealing with them or who may acquire an interest in the property described hereinabove and particularly for the benefit of First American Title Insurance Company, which is about to insure the title to said property in reliance on the facts stated herein, and any other title company which may hereafter insure the title to said property.

That Affiant will testify, declare, depose, or certify before any competent tribunal, officer, or person, in any case now pending or which may hereafter be instituted to the truth of the particular facts hereinabove set forth.

DATED: April 7, 1983

Enlow Ose
Successor Trustee

Subscribed and sworn to me this 7 day of April, 1983.

Notary Public in and for the County of Sacramento, State of California.

OFFICIAL SEAL
KATHRYN CURRIER
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
My Comm. Expires Sept. 13, 1985

BOOK 2165 PAGE 649

Escrow Number:

Recording Requested By:

And When Recorded, Mail to:

CARL W. TILL
ATTORNEY AT LAW
5330 MADISON AVENUE, SUITE F
SACRAMENTO, CALIFORNIA 95841-3197

OFFICIAL RECORDS
ELDORADO COUNTY-CALIF.
RECORD REQUESTED BY
ATTORNEYS
APR 28 10 34 AM 1983
DOROTHY CARR
COUNTY RECORDER
5.00 PD

Mail Tax Statements to:

DORIS J. INGRAM
5132 Greenberry Drive
Sacramento, CA 95841

APN 67-260-15

Deed in lieu of foreclosure by beneficiary, unpaid debt $60,000.00, plus interest. No additional consideration, no tax due R&T 11926

By: Carl W. Till
CARL W. TILL, Attorney

BANKRUPTCY TRUSTEE'S QUITCLAIM DEED TO REAL PROPERTY IN LIEU OF FORECLOSURE

I, Enlow Ose, Successor Trustee of the estates of: Property Management Growth, Inc., a California corporation, dba Equity Growth Company, which company is the Debtor in United States Bankruptcy Court, Chapter 11 Proceeding No. F81-02067; Atlas Mortgage Loan Company, a California corporation, Debtor in United States Bankruptcy Court, Chapter 11 Proceeding No. F81-02065; and Funding Dimensions, Inc., a California corporation, Debtor in United States Bankruptcy Court, Chapter 11 proceeding No. F81-02066, pursuant to an order of the United States Bankruptcy Court for the Eastern District of California, by the Honorable J.W. Hedrick, Jr., United States Bankruptcy Judge, entered May 17, 1982, hereby remise, release and quitclaim to:

SHONNA JEAN INGRAM, an unmarried woman and DORIS J. INGRAM, an unmarried woman

Without any representation, warranty, or covenant of any kind, express or implied, all right, title, and interest of the three above-mentioned debtors at the time of the filing of the above-mentioned Chapter 11 petitions, and all right, title, and interest that these estates may have subsequently acquired, in the real property more particularly described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Executed on April 7, 1983, at Sacramento, California

By: Enlow Ose

Enlow Ose, Successor Trustee of the Chapter 11 Debtor Estates of Funding Dimensions, Inc., Atlas Mortgage Loan Company, and Property Management Growth

Notary:

STATE OF CALIFORNIA)
)
COUNTY OF SACRAMENTO)

On this 7th day of April in the year one thousand nine hundred and eighty three, before me, Kathryn Currier, a Notary Public, State of California, duly commissioned and sworn, personally appeared ENLOW OSE, known to me to be the Successor Trustee of the Debtor Estates described herein (or proved to me on the basis of satisfactory evidence) and executed the within instrument, and also known to me to be the person who executed the within instrument on behalf of the Debtor Estates herein named, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the City of Sacramento, County of Sacramento, the day and year in this certificate first above written.

OFFICIAL SEAL
KATHRYN CURRIER
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
My Comm. Expires Sept. 13, 1985

Notary Public, State of California

My Commission expires September 13, 1985.

15446

BOOK 2165 PAGE 691

Order No.
Escrow No. 78776-DR
Loan No.
APN 67-260-15

WHEN RECORDED MAIL TO:
Mr. and Mrs. Salvador Orosco
2000 Orroyo Vista Way
Folsom, CA 95630

050603

OFFICIAL RECORDS
EL DORADO COUNTY, CALIF.
RECORD REQUESTED BY
First American Title Co.
Nov 27 8 24 AM '85

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO: RCOS FILED

same as above

DOCUMENTARY TRANSFER TAX $ 124.30
X Computed on the consideration or value of property conveyed; OR
..... Computed on the consideration or value less liens or encumbrances remaining at time of sale.
FIRST AMERICAN TITLE CO.
Signature of Declarant or Agent determining tax – Firm Name

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
SHONNA JEAN INGRAM an unmarried woman and
DORIS J. INGRAM, an unmarried woman

hereby GRANT(S) to
SALVADOR G. OROSCO and BARBARA H. OROSCO, husband and wife, as Joint Tenants

the real property in the ~~XXXXX~~ unincorporated area of the County of EL DORADO, State of California, described as

All that ceratin real property situate in the County of El Dorado, State of California, more particularly described as follows:

A parcel of land in the Northwest quarter of Section 28 and in the Southwest quarter of Section 21, Township 10 North, Range 8 East M.D.M., in the Counties of Sacramento and El Dorado, State of California, being a portion of the 87.55 acre parcel of land described in the deed from Elvis Briggs to the United States of America, dated December 22, 1948, and recorded in the office of the County Recorder of said El Dorado County on February 14, 1949, in Book 263 of Official Records, at page 467, and described as follows:

BEGINNING at the Southeast corner of the parcel herein described from which point the North quarter corner of Section 28 bears South 89° 26' West 550.00 feet and North 65° 22' East 1251.90 feet; thence from the point of beginning South 89° 26' West 525.00 feet, more or less, to the East line of that certain 50 foot strip of land described as an exception from Grant from Charles F. Anderson, et ux., to Richard E. Heyl, et ux., et al., recorded February 19, 1960, in Book 498, page 647 of Official Records; thence along the East line of said 50 foot strip Northerly to a point on the South line of the county road known as Green Valley Road; thence along the South line of said road, North 73° 52' 56" East to a point from which the point of beginning bears South 01° 04' 30" East; thence leaving said South line South 01° 04' 30" East to the point of beginning.

Dated Nov. 13, 1985

Shonna Jean Ingram
SHONNA JEAN INGRAM

Doris J. Ingram
DORIS J. INGRAM

WITNESSED BY: MICHAEL A. STOKES

STATE OF CALIFORNIA Georgia
COUNTY OF Richmond ss.
On 22 NOV 85
before me, the undersigned, a Notary Public in and for said State, personally appeared SHONNA JEAN INGRAM

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Notary Public, Columbia County, Georgia
My Commission expires Dec. 9, 1988

Signature Glen T. Wall

(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

BOOK 2509 PAGE 374

PARCEL NO. 1 Assessors Parcel No: 067-291-03

The South half of the Northeast quarter of the Northwest quarter of the Southwest quarter of Section 13, Township 10 North, Range 8 East, M.D.M.

Together with a non-exclusive Easement for Road and Public Utilities, more particularly described as follows:

(1) A strip of land 60.00 feet in width lying 30.00 feet on each side of the East line of the Northwest quarter of the Southwest quarter, and of the East line of the West half of the Northwest quarter of said Section 13.

(2) A strip of land 30.00 feet in width lying Easterly of, adjacent to and parallel with the West line of the Southeast quarter of the Southwest quarter of said Section 12.

(3) Strips of land 60.00 feet in width lying 30.00 feet on each side of the following lines: (a) The South Line of the North half of the North half of the Southwest quarter of said Section 13; (b) The North line of the South half of the South half of the Northwest quarter of said Section 13; (c) The South Line of the North half of the North half of the Northwest quarter of said Section 13; and the North line of the South half of the Southeast quarter of the Southwest quarter of said Section 12.

PARCEL NO. 2 Assessor's Parcel No: 067-291-02

The South half of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 13, Township 10 North, Range 8 East, M.D.M.

Together with a non-exclusive Easement for Road and Public Utilities, more particularly described as follows:

(1) A strip of land 60.00 feet in width lying 30.00 feet on each side of the East line of the Northwest quarter of the Southwest quarter, and of the East line of the West half of the Northwest quarter of said Section 13.

(2) A strip of land 30.00 feet in width lying Easterly of, adjacent to and parallel with the West line of the Southeast quarter of the Southwest quarter of said Section 12.

(3) Strips of land 60.00 feet in width lying 30.00 feet on each side of the following lines: (a) The South Line of the North half of the North half of the Southwest quarter of said Section 13; (b) The North line of the South half of the South half of the Northwest quarter of said Section 13; (c) The South Line of the North half of the North half of the Northwest quarter of said Section 13; and the North line of the South half of the Southeast quarter of the Southwest quarter of said Section 12.

PARCEL NO. 3 Assessor's Parcel No: 067-260-15

All that certain real property situate in the County of El Dorado, State of California, more particularly described as follows:

A parcel of land in the Northwest quarter of Section 28 and in the Southwest quarter of Section 21, Township 10 North, Range 8 East M.D.M., in the Counties of Sacramento and El Dorado, State of California, being a portion of the 87.55 acre parcel of land described in the deed from Elvis Briggs to the United States of America, dated December 22, 1948, and recorded in the office of the County Recorder of said El Dorado County on February 14, 1949, in Book 263 of Official Records, at page 467, and described as follows:

BEGINNING at the Southeast corner of the parcel herein described from which point the North quarter corner of Section 28 bears South 89° 26' West 550.00 feet and North 65° 22' East 1251.90 feet; thence from the point of beginning South 89° 26' West 525.00 feet, more or less, to the East line of that certain 50 foot strip of land described as an exception from Grant from Charles F. Anderson, et ux., to Richard E. Heyl, et ux., et al., recorded February 19, 1960, in Book 498, page 647 of Official Records; thence along the East line of said 50 foot strip Northerly to a point on the South line of said road, North 73° 52' 56" East to a point from which the point of beginning bears South 01° 04' 30" East; thence leaving said South line South 01° 04' 30" East to the point of beginning.

End of Document

EXHIBIT 'A-1'
LEGAL DESCRIPTION

All that portion of the southwest quarter of Section 21 and the northwest quarter of Section 28, Township 10 North, Range 8 East, M.D.M., County of El Dorado, State of California, described in the deed recorded in Book 3153, Official Records, at Page 167, in the office of the El Dorado County Recorder, and more particularly described as follows:

Beginning at the northeast corner of said lands, a point on the southerly right-of-way line of Green Valley Road, as said road is shown on the plans titled "Right-of-Way Map, Road No. P2" dated July, 1960, on file in the office of the El Dorado County Department of Transportation; **thence from said point of beginning** along the easterly boundary of said parcel South 01°38'31" East 3.364 meters (11.04 feet); thence leaving said boundary South 79°14'06" West 25.115 meters (82.40 feet); thence South 73°45'04" West 123.331 meters (404.63 feet); thence South 03°36'40" East 2.081 meters (6.83 feet) to the beginning of a 198.436 meter (651.04 foot) radius non-tangent curve concave westerly; thence southerly along said curve an arc distance of 22.089 meters (72.47 feet) through a central angle of 6°22'41", and subtended by a chord which bears South 00°26'18" East 22.078 meters (72.43 feet); thence on a non-tangent line South 17°57'13" West 18.439 meters (60.50 feet) to a point on the easterly boundary of Shadowfax Lane; thence along said easterly boundary North 05°25'29" East 18.134 meters (59.49) feet to the beginning of a 68.575 meter (224.98 foot) radius curve to the left; thence northerly along said curve an arc distance of 20.345 meters (66.75 feet) through a central angle of 16°59'56", and subtended by a chord which bears North 03°04'31" West 20.271 meters (66.51 feet); to a point on the aforementioned Green Valley Road right-of-way line; thence along said right-of-way line North 73°36'45" East (cite North 73°52'56" East) 154.501 meters (506.89) feet to the true point of beginning, containing 0.0269 hectares (0.067 acres), more or less.

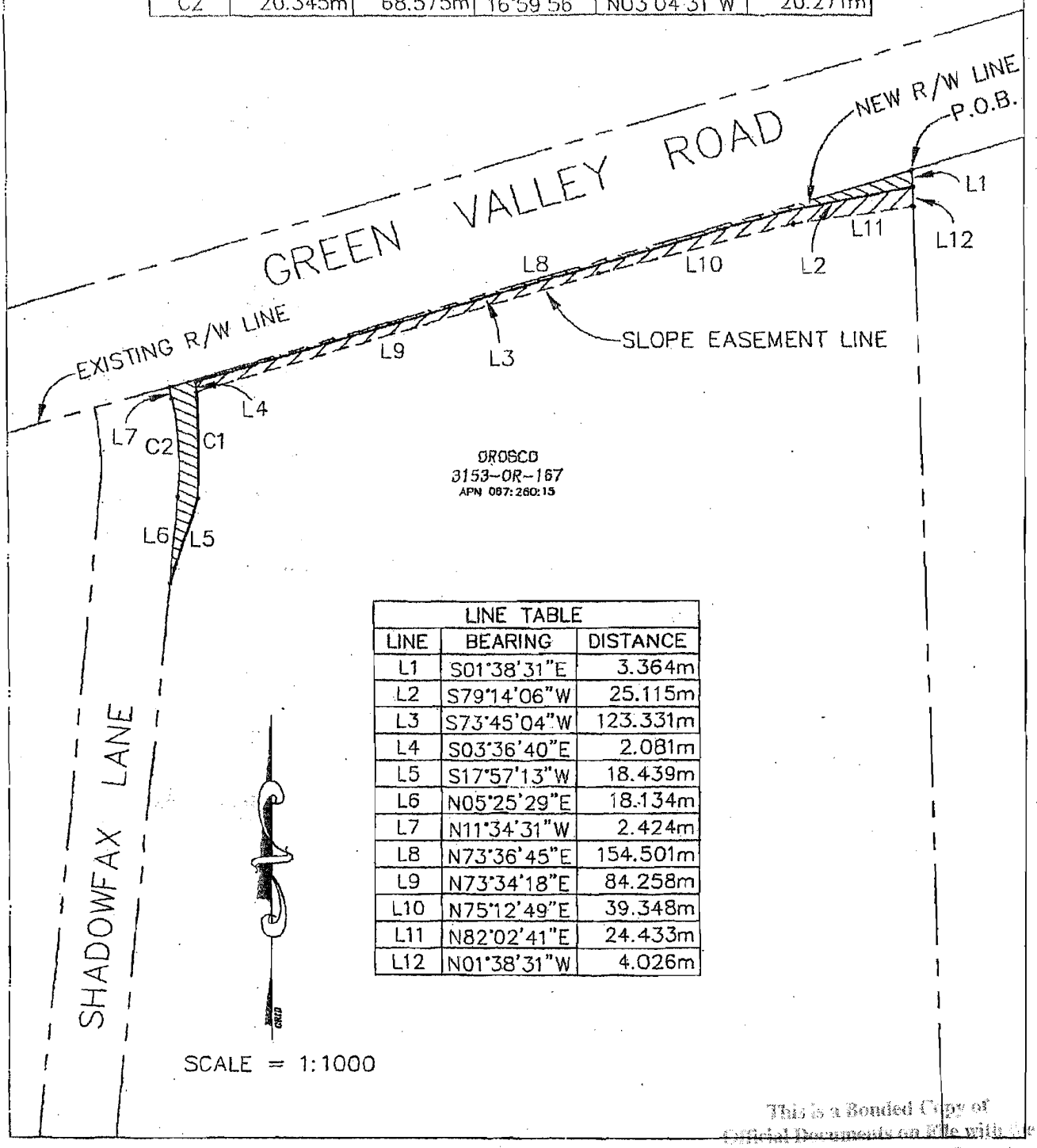
TOGETHER WITH an easement for slope construction, maintenance, and drainage over, under, and across a portion of said lands described as follows:

Beginning at a point on the easterly boundary of said lands, from which point the northeast corner of said parcel, a point on the southerly right-of-way line of Green Valley Road, as said road is shown on the plans titled "Right-of-Way Map, Road No. P2" dated July, 1960, on file in the El Dorado County Department of Transportation, bears North 01°38'31" West 3.364 meters (11.04 feet); **thence from said point of beginning** and leaving said easterly boundary South 79°14'06" West 25.115 meters (82.40 feet); thence South 73°45'04" West 123.331 meters (404.63 feet); thence South 03°36'40" East 2.081 meters (6.83 feet); thence North 73°34'18" East 84.258 meters (276.44) feet; thence North 75°12'49" East 39.348 meters (129.09) feet; thence North 82°02'41" East 24.433 meters (80.16) feet to a point on the aforementioned easterly boundary; thence along said boundary North 01°38'31" West 4.026 meters (13.21) feet to the true point of beginning, containing 0.0333 hectares (0.082 acres), more or less.

065360

EXHIBIT 'B-1'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG	CHORD
C1	22.089m	198.436m	6°22'41"	S00°26'18"E	22.078m
C2	20.345m	68.575m	16°59'56"	N03°04'31"W	20.271m



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S01°38'31"E	3.364m
L2	S79°14'06"W	25.115m
L3	S73°45'04"W	123.331m
L4	S03°36'40"E	2.081m
L5	S17°57'13"W	18.439m
L6	N05°25'29"E	18.134m
L7	N11°34'31"W	2.424m
L8	N73°36'45"E	154.501m
L9	N73°34'18"E	84.258m
L10	N75°12'49"E	39.348m
L11	N82°02'41"E	24.433m
L12	N01°38'31"W	4.026m

065360

WHEN RECORDED MAIL TO:
County of El Dorado
Board of Supervisors
330 Fair Lane
Placerville, CA 95667

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the interest in real property conveyed by the Grant Deed dated 8-29, 2001 from **Salvador G. Orosco and Barbara H. Orosco, Trustees of the Orosco Family Trust, dated December 7, 1988,** to the **County of El Dorado,** a political subdivision of the State of California, is hereby accepted by order of the Board of Supervisors of the County of El Dorado on 9-25, 2001 and the grantee consents to the recordation thereof by its duly authorized officer.

Dated this 25th day of September, 2001

COUNTY OF EL DORADO

By Penny Humphreys
Penny Humphreys
Chair, Board of Supervisors

ATTEST:
Dixie L. Foote,
Clerk of the Board of Supervisors.

By Margaret E. Moody
Deputy
9/25/01

10/15/2001 200100065360
Description: El Dorado,CA Document-Year.DocID 2001.65360 Page: 6 of 6
Order: bip Comment:

PHASE 1 ENVIRONMENTAL ASSESSMENT QUESTIONNAIRE
(from ASTM E 1528 and State of California E.P.A.)

Instructions: Please complete this questionnaire regarding property history and use. Information noted here will help determine if past operation practices and significant historical events that occurred at the facility indicate potential areas of contamination.

SITE NAME / PROPERTY LOCATION GREEN VALLEY MIXED USE PROPERTY
AP No. 007-260-90

	YES	NO
1. Has an environmental assessment and/or a site investigation report ever been completed for the property?		
2. Does the *owner* or *occupant* of the *property* have any knowledge of any *environmental site assessment* of the *property* or facility that indicated the presence of *hazardous substances* or *petroleum products* on, or contamination of, the *property* or recommended further assessment of the *property*?		X
3. To the best of your knowledge, has the *property* or any *adjoining property* been used for an industrial use in the past?		X
4. Is the *property* or any *adjoining property* currently used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X
5. To the best of your knowledge has the *property* or any *adjoining property* been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		X
6. Are there currently, or to the best of your knowledge have there been previously, any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of greater than 5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the *property* or at the facility?		X
7. Are there currently, or to the best of your knowledge have there been previously, any industrial *drums* (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?		X
8. Has *fill dirt* been brought onto the property that originated from a contaminated site or that is of an unknown origin?		X
9. Are there currently, or to the best of your knowledge have there been previously, any *pits, ponds, or lagoons* located on the *property* in connection with waste treatment or waste disposal?		X

	YES	NO
10. Is there currently, or to the best of your knowledge has there been previously, any stained soil on the *property*?		X
11. Are there currently, or to the best of you knowledge have there been previously, any registered or unregistered aboveground storage tanks located on the *property?*		X
12. Are there currently, or to the best of you knowledge have there been previously, any registered or unregistered underground storage tanks located on the *property?*		X
13. Are there currently, or to the best of your knowledge have there been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the *property* or adjacent to any structure located on the *property*?		X
14. Are there currently, or to the best of your knowledge have there been previously, any flooring, drains, or walls located within building(s)/facility(s) that are stained by substances other than water or are emitting foul odors?		X
15. To your knowledge, has any contaminated soil been discovered and/or remediated at the *property* with or without oversight by an appropriate regulatory agency?		X
16. If the *property* is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system or has the well been designated as contaminated by any government environmental/health agency?		X
17. Does the *owner* or *occupant* of the *property* have any knowledge of *environmental liens* or governmental notification relating to past or recurrent violations of environmental laws with respect to the *property* or any facility located on the *property*?		X
18. To your knowledge, or to the knowledge of the *owner* or *occupant* of the *property* are there any *deed restrictions* regarding subsurface excavations or recognized environmental conditions on the property?		X
19. Has the *owner* or *occupant* of the *property* been informed of the past or current existence of *hazardous substances* or *petroleum products* or environmental violations with respect to the *property* or any facility located on the *property?*		X
20. To your knowledge, have areas of the *property* that contain *hazardous materials* ever been flooded?		X

	YES	NO
21. To your knowledge, has the *property* ever been damaged by an earthquake that could cause contamination?		X
22. To your knowledge, have there been fires and/or explosions at the *property* which may have caused a release of hazardous waste or materials?		X
23. Does the *owner* or *occupant* of the *property* know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any *hazardous substance* or *petroleum products* involving the *property* by any owner or occupant of the *property*?		X
24. Does the *property* discharge waste water on or adjacent to the *property* other than storm water into a sanitary sewer system?		X
25. To the best of your knowledge, have any *hazardous substances* or *petroleum products*, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the *property*?		X
26. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?		X
27. Is the property currently being used, or the best of your knowledge has the property been used previously for agricultural purposes?	X	
28. If the property is currently or was historically used for agricultural purposes, to the best of your knowledge, was there any use of chemicals such as fertilizers, herbicides, pesticides or others?		X

Additional Comments/Explanations for Yes Responses:

CLEAR VACANT LAND

This questionnaire was completed by:
Name Salvador N. Crosco
Title Owner
Firm —
Address 1000 CROSCO DRIVE
EL DORADO HILLS, CA 95762
Phone number (916) 933-2518
Date 1-16-06

TerraServer USA

Search TerraServer

The National Map

Mormon Island Dr, El Dorado Hills, CA 95762
6 km NE of Folsom, California, United States 8/16/1998

Download | E-mail

Street
mormon island dam
City
Folsom
State
california
GO

Longitude -121.10834
Latitude 38.70016
GO

Size
OUT
IN

Aerial Phot

Image courtesy of the U.S. Geological Survey

m
yds

House and Home Demographics:

- Schools, Crime and Demographics for 95630
- Schools, Crime and Demographics for 95762

Source=115312 Running Time 31.25 ms

ROBERT N. KULL, P.E.

Environmental Department Manager

Mr. Kull has 13 years of environmental engineering experience, primarily in hazardous waste remediation. His experience encompasses a broad range of projects for public, private, industrial and government clients, including field investigations, feasibility studies, remedial design and construction, and operation and maintenance activities for soil and groundwater remediation systems. Mr. Kull has managed a groundwater-monitoring program for an Army installation in Arizona. He was the Technical Lead for the design and construction of two large soil remediation systems and the Technical Lead for the design and construction of 3 engineered landfill caps at a former Air Force base in California. In addition, Mr. Kull was the Manager for the design and construction of a passive landfill gas migration control system and the Manager of several CERCLA and non-CERCLA remedial sites. Mr. Kull completed a Master Plan evaluation/revision for a wastewater treatment plant and associated facilities at a resort in Napa Valley, California. Mr. Kull was the Technical Lead for modifications to several existing groundwater remediation systems. In addition, he managed a Superfund contract with the U.S. Army Corp of Engineers and a County project, both which involved optimization, design and operation and maintenance of a soil vapor extraction system and a groundwater pump and treat system. Mr. Kull is currently the Project Manager for several El Dorado Irrigation District projects located throughout the foothills of the Sierra Nevada.

Specialization:	Hazardous Waste Investigation and Remediation
Education:	Cal Poly State University, San Luis Obispo 1993 MS. Civil & Environmental Engineering
	Cal Poly State University, San Luis Obispo 1991 BS. Agricultural Engineering
Total Years Experience:	13
Total Years with Carlton:	1.5
Professional Registrations:	Professional Engineer (Civil), California, No.C55037, 1996
	Project Management Training-PMI 2003
	OSHA 40-Hour HazWaste Training (29CFR1910.120) OSHA 8-Hour Supervisors Training (29CFR1910.12e4)
Publications:	Kull, Robert Nicholas, 1992. "Treatment of Organic Refuse and Sanitary Wastewater from a Small Community by Anaerobic Digestion," M.S. Thesis, Civil and Environmental Engineering, California Polytechnic State University, San Luis Obispo, California, December 1992.

MICHAEL A. VANDER DUSSEN, R.G., C.E.G.

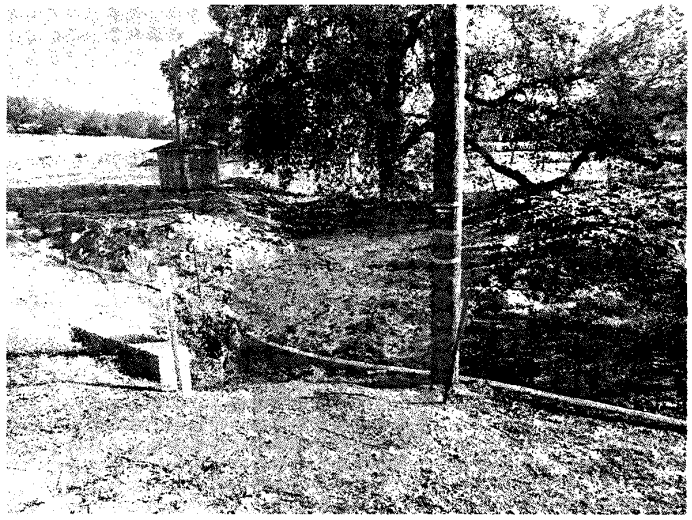
Project Engineering Geologist

Mr. Vander Dussen has more than 25 years experience performing geologic studies, hydrogeologic evaluations, and environmental assessments for properties located in the foothills of the Sierra Nevada, as well as throughout northern California. Mr. Vander Dussen has performed geotechnical engineering studies, designed waste water disposal systems, conducted geologic hazard studies, and prepared erosion control plans related to residential, commercial and industrial projects, mining sites (including mine reclamation plans), hydro-power facilities, water supply and waste water treatment facilities, and El Dorado County school sites (more than twenty). He has also supervised the construction of deep, hard rock drilling operations for the installation of both potable water supply wells and ground water monitoring wells.

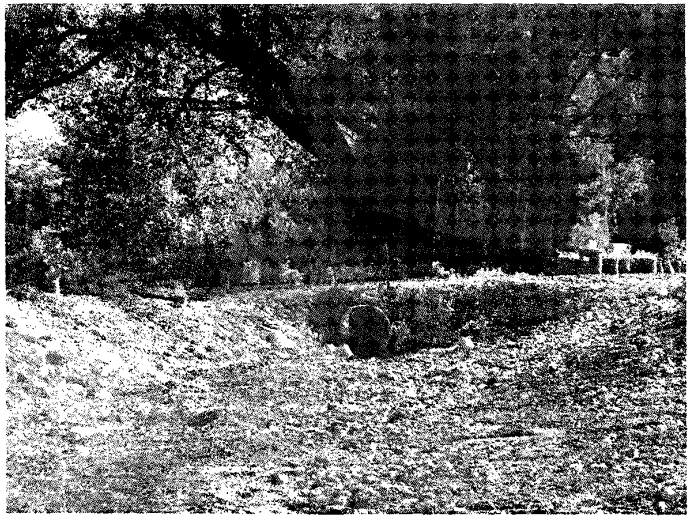
Mr. Vander Dussen has performed Phase I environmental assessments for properties of various land use and intensity, including such varied properties as historic mines, former wholesale nurseries, fruit tree orchards, and properties in a predominantly urban setting. Many of these Phase I assessments have required follow-up soil and ground water investigative work. Mr. Vander Dussen is also adept at performing both Phase II and site remediation work. In addition, he has conducted geologic field studies, prepared seismic hazards assessments, and performed extensive literature research in accordance with land use regulations promulgated under CEQA, NEPA, FERC licensing and re-licensing, and Title 24 for essential services structures such as schools, fire stations and hospitals.

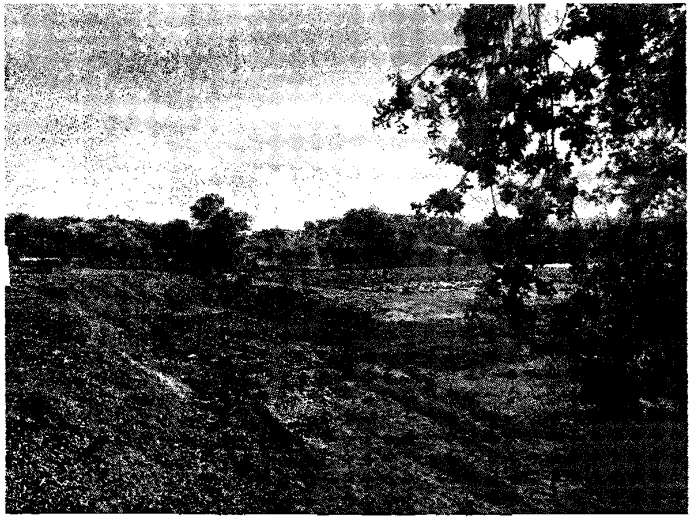
Specialization:	Industrial, Schools, Energy
Professional Courses:	CSUS 1979 BA Geology UCD Extension 1989 Health & Safety Training for Hazardous Waste Workers – 40 Hours UCD Extension 1989 Health & Safety Training for Supervisors - 8 Hours Health & Safety Training for Hazardous Waste Workers Annual 8 hour updates UCD Extension 1993 Groundwater Monitoring Wells UCD Extension 2000 Successful CEQA Compliance UCD Extension 2000 Surface Mining and Reclamation Act
Total Years Experience:	29
Total Years with Carlton:	9
Professional Registrations:	Registered Geologist, California No. 3966 Certified Engineering Geologist, California No. 2047 OSHA 40-Hour HazWaste Training (29CFR1910.120) OSHA 8-Hour Supervisors Training (29CFR1910.12e4)

Attachment 10



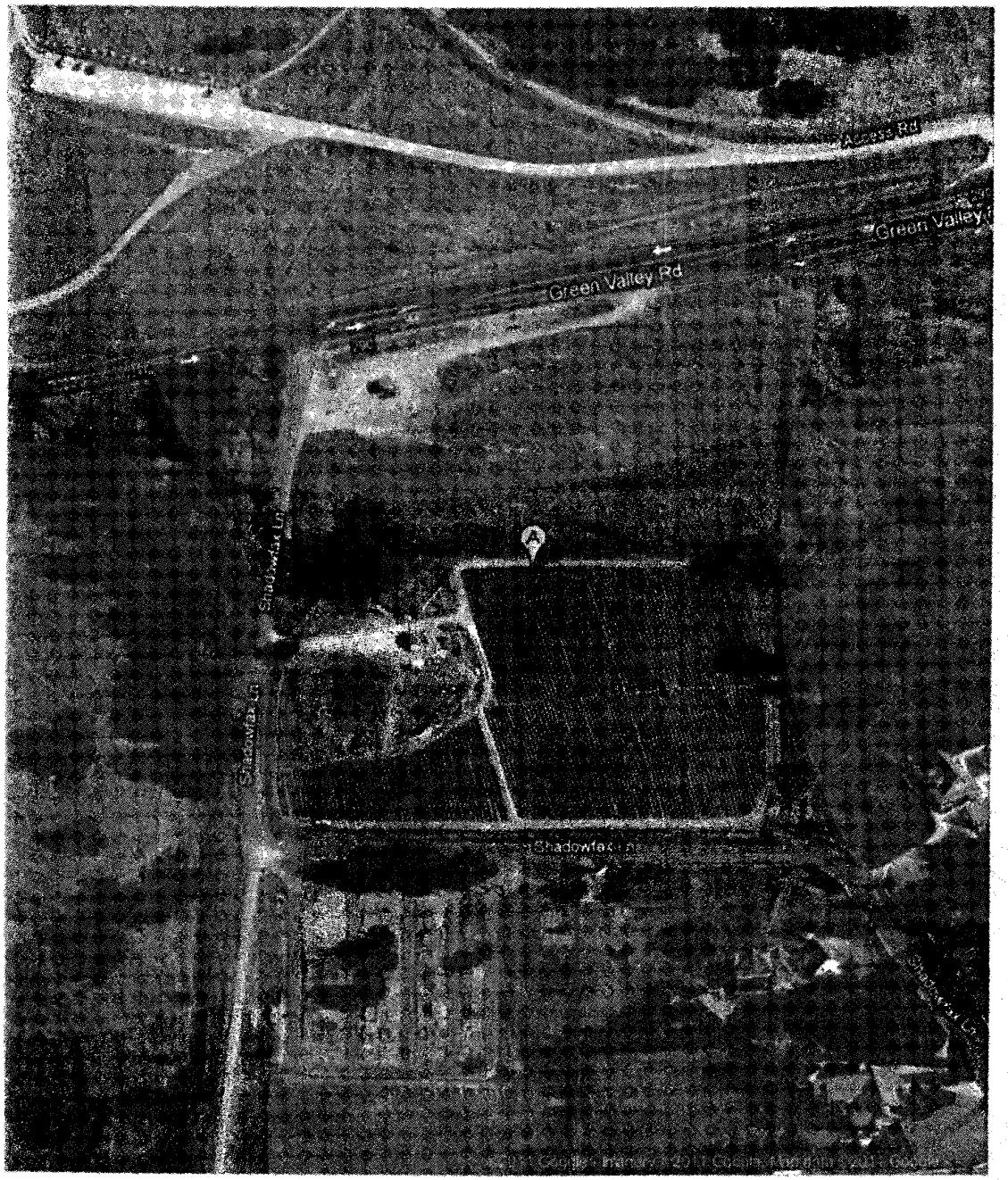
Grading of the existing intermittent stream bed and bank which resulted in Code Compliance Case 210248.





Google maps

To see all the details that are visible on the screen, use the "Print" link next to the map.



2011- Pre-project

Attachment 11


2481 Shadowfax Ln, El Dorado Hills, CA 95762, USA
N
© 2012 Google
Shadowfax Ln
Google earth
Imagery Date: 10/30/2011
1993
38°41'59.32" N 121°06'30.24" W elev 405 ft
Eye alt 1501 ft