

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: McMann General Plan Amendment/Rezone/Parcel Map (GPA22-0004/Z22-0004/P22-0010)

Lead Agency: El Dorado County Planning Services

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Project Location: Rescue, El Dorado
City County

Project Description (Proposed actions, location, and/or consequences).

General Plan Amendment from Rural Residential (RR), to Low Density Residential (LDR); a Zone Change from Rural Land, Ten-acre (RL-10), to Residential Estate, Five-acre (RE-5); and a Tentative Parcel Map to subdivide an undeveloped 10.0-acre parcel into two, 5.0-acre parcels. Access to the proposed parcels would be from a private driveway easement from Vista Cielo, a non-County maintained roadway. Each parcel would be served by private well water for potable water and emergency water supply, and a private, on-site septic system. Electric service would be provided by connecting to PG&E.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

See attached

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None

Provide a list of the responsible or trustee agencies for the project.

County Building Services, County Department of Transportation, County Parks and Trails, County Stormwater, County Emergency Services Authority, County Environmental Management Department, County Air Quality Management District, County Sheriff's Office, County Surveyor's Office, Rescue Fire Protection District, Rescue Union School District, El Dorado Irrigation District, Resource Conservation District, PG&E, California Department of Fish and Wildlife.

MM BIO-1 Species of Special Concern - Potential Habitat, Coast Horned Lizard, Clearance Survey

When future residential development is proposed, the following mitigation measures shall be implemented to avoid impacts to species of special concern:

- a) A qualified biologist shall conduct a clearance survey for coast horned lizard within 14-days prior to any project-related activities that result in ground disturbance or vegetation removal such as clearing/grubbing, grading, mowing, etc. The survey should be conducted during the lizard's active season (February to November) and when temperatures are warm enough for the lizard to be above ground and active. If coast horned lizard is observed on the site during the survey, the CDFW should be contacted to determine appropriate avoidance measures which could include relocation to a suitable location outside of the project footprint, exclusion fencing around work areas to prevent access by coast horned lizard, and/or monitoring during construction. This shall be included as a note on the final map.

Monitoring Requirement: Planning Services shall verify completion of the requirement prior to issuance of grading and building permits in coordination with the applicant.

Monitoring Responsibility: El Dorado County Planning and Building Department, Planning Services.

MM BIO-2 Special Status Wildlife - Nesting and Foraging Habitat, Cooper's Hawk, Preconstruction Survey

When future residential development is proposed, the following mitigation measures shall be implemented to avoid impacts to special status species:

- a) If development activities occur during the nesting season (February 1-August 31), then a qualified biologist should conduct a nesting bird survey prior to initiation to determine the presence of any active nests within the study area. The nesting bird survey should be conducted within 14 days prior to commencement of ground-disturbing or other development activities. If the nesting bird survey shows there is no evidence of active nests, then a letter report should be prepared to document the survey and be provided to the project proponent and no additional measures are recommended. If development does not commence within 14-days of the nesting bird survey, or halts for more than 14 days, then an additional survey is required prior to starting or resuming work within the nesting season. If active nests are found, then a qualified biologist should establish a species-specific buffer to prohibit development activities near the nest to minimize nest disturbance until the young have successfully fledged or the biologist determines that the nest is no longer active. Nest monitoring may also be warranted during certain phases of construction to ensure nesting birds are not adversely impacted. If active nests are found within any trees slated for removal, then an appropriate buffer should be established around the tree and all trees within the buffer and should not be removed until a qualified biologist determines that the nest has successfully fledged and/or is no longer active. This shall be included as a note on the final map.

Monitoring Requirement: Planning Services shall verify completion of the requirement prior to issuance of grading and building permits in coordination with the applicant.

Monitoring Responsibility: El Dorado County Planning and Building Department, Planning Services.