PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the County of El Dorado, as lead agency, has prepared a Mitigated Negative Declaration (MND) for the below referenced Project. The Draft MND analyzes the potential environmental effects associated with the proposed Project in accordance with the California Environmental Quality Act (CEQA). This Notice of Intent (NOI) is to provide responsible agencies and other interested parties with notice of the availability of the Draft MND and solicit comments and concerns regarding the environmental issues associated with the proposed Project.

LEAD AGENCY: County of El Dorado, 2850 Fairlane Court, Placerville, CA 95667

CONTACT: County Planner: Bianca Dinkler, 530-621-5875

PROJECT: GPA22-0004, Z22-0004, P22-0010/McMann

PROJECT LOCATION: The property, identified by Assessor's Parcel Number 102-070-058, consisting of 10.0 acres, is located on the west side of Deer Valley Road, approximately 1.8 miles northeast of the intersection with Green Valley Road, in the Rescue area, Supervisorial District 4.

PROJECT DESCRIPTION: A 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.

PUBLIC REVIEW PERIOD: The public review period for the Draft MND set forth in CEQA for this project is **30** days, beginning **September 7, 2023**, and ending **October 6, 2023**. Any written comments must be received within the public review period. Copies of the Draft MND for this project may be reviewed and/or obtained in the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at https://edc-trk.aspgov.com/etrakit/. In order to view attachments, please login or create an E-Trakit account and search the project name or application file number in the search box.

Please direct your comments to: County of El Dorado, Planning and Building Department, County Planner: Bianca Dinkler, 2850 Fairlane Court, Placerville, CA 95667 or EMAIL: planning@edcgov.us

PUBLIC HEARING: A public hearing before the Planning Commission has not been scheduled. Once that date has been determined, a public notice will be issued.

COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
KAREN L. GARNER, Director
September 6, 2023

DRAFT MITIGATED NEGATIVE DECLARATION

FILE: GPA22-0004/Z22-0004/P22-0010

PROJECT NAME McMann General Plan Amendment/Rezone/Parcel Map

NAME OF APPLICANT: David McMann

ASSESSOR'S PARCEL NO.: 102-070-058 **SECTION:** 17 **T:** 10N **R:** 09E, MDM

LOCATION: The project is located on the west side of Deer Valley Road, approximately 1.8 miles northeast of the intersection with Green Valley Road, in the Rescue area.

☒ **GENERAL PLAN AMENDMENT:** **FROM:** RR **TO:** LDR

☒ **REZONING:** **FROM:** RL-10 **TO:** RE-5

☒ **TENTATIVE PARCEL MAP** To create two parcels of 5.0-acres (Parcel 1) and 5.0-acres (Parcel 2) from 10.0-acres.

☐ **SUBDIVISION:**

SUBDIVISION (NAME):

☐ **SPECIAL USE PERMIT TO ALLOW:**

☐ **OTHER:**

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

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

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

☐ **OTHER:**

In accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), State Guidelines, and El Dorado County Guidelines for the Implementation of CEQA, the County Environmental Agent analyzed the project and determined that the project will not have a significant impact on the environment. Based on this finding, the Planning Department hereby prepares this MITIGATED NEGATIVE DECLARATION. A period of thirty (20) days from the date of filing this mitigated negative declaration will be provided to enable public review of the project specifications and this document prior to action on the project by COUNTY OF EL DORADO. A copy of the project specifications is on file at the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667.

This Mitigated Negative Declaration was adopted by _____ on _____.

_____

Executive Secretary

COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
INITIAL STUDY
ENVIRONMENTAL CHECKLIST

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

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

Contact Person: Bianca Dinkler, Associate Planner | **Phone Number:** (530) 621-5875

Owner's Name and Address: David McMann, 10640 Mather Boulevard, Suite 110, Mather, CA 95655

Applicant's Name and Address: David McMann, 10640 Mather Boulevard, Suite 110, Mather, CA 95655

Project Engineer's Name and Address: Lebeck Engineering, Inc., 3430 Robin Lane, Building 2, Cameron Park, CA 95682

Project Location: The project is located on the west side of Deer Valley Road, 1.8 miles northeast of the intersection with Green Valley Road in the Rescue area.

Assessor's Parcel Number: 102-070-058 **Acres:** 10.0 acres

Sections: S: 14 **T:** 10N **R:** 08E

General Plan Designation: Rural Residential (RR)

Zoning: Rural Land, Ten-acre (RL-10)

Description of Project: A 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. (Attachment 6).

Environmental Setting: The project site is an undeveloped 10.0-acre parcel. The land slopes gently towards the south and west with slopes ranging from two (2%) to fifteen (15%) percent and is located at an elevation of 1300-1364 feet above mean sea level. The soil types on-site are ReC (Rescue sandy loam, 9 to 15 percent slopes), RfD (Rescue very stony sandy loam, 15 to 30 percent slopes), and RgE2 (Rescue extremely stony sandy loam, 3 to 50 percent slopes, eroded). The vegetation on-site includes oak woodland with blue oak and interior live oak, and an understory of native and non-native annual grasslands. The drainage on-site flows from the north through the site to the southwest, and to the south along Deer Valley Road, and then to the west along the southern property line. Martel Creek is located towards the south of the property however does not flow across the property. A Rare Plant Assessment was prepared by Fremont Environmental Consulting, Inc., dated May 23, 2022 (Attachment 9), and Biological Resource Evaluation was prepared by Fremont Environmental Consulting, Inc., dated January 2023 (Attachment 10). Further discussion and analysis of these topics are contained within this Initial Study.

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

1. El Dorado County Surveyor's Office
2. El Dorado County Building Services
3. El Dorado County Air Quality Management District
4. El Dorado County Department of Transportation
5. El Dorado County Environmental Management Department
6. Rescue Fire Protection District
7. PG&E

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun? At the time of the application, seven Tribes have requested to be notified of proposed projects in El Dorado County: Ione Band of Miwok Indians, Nashville-El Dorado Miwok, Shingle Springs Band of Miwok Indians, Tsi Akim Maidu, United Auburn Indian Community (UAIC), Washoe Tribe of Nevada and California, and Wilton Rancheria. These Tribes were notified of the proposed project by certified mail on March 7, 2023. Further discussion is included in the Tribal Cultural Resources section of this Initial Study.

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		Energy
	Geology and Soils		Greenhouse Gas Emissions		Hazards and Hazardous Materials
	Hydrology and Water Quality		Land Use and Planning		Mineral Resources
	Noise		Population and Housing		Public Services
	Recreation		Transportation		Tribal Cultural Resources
	Utilities and Service Systems		Wildfire		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: 8/15/23

Printed Name: Bianca Dinkler, Associate Planner For: El Dorado County

Signature: _____ Date: 8/15/23

Printed Name: Bret Sampson, Planning Manager 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 project.

Throughout this Initial Study, please reference the following Attachments:

Attachment 1: Location Map
Attachment 2: Aerial Map
Attachment 3: Assessor's Parcel Page
Attachment 4: General Plan Land Use Map
Attachment 5: Zoning Map
Attachment 6: Tentative Parcel Map
Attachment 7: Preliminary Drainage Report
Attachment 8: Well Report and Soils Test
Attachment 9: Rare Plant Assessment
Attachment 10: Biological Resources Evaluation
Attachment 11: Proposed Zone Change and General Plan Amendment
Attachment 12: CC&Rs Vista Cielo (20-foot Trail Easement for Trail Use)

Project Description: A 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. (Attachment 6).

Site Description: The project site is an undeveloped 10.0-acre parcel. The land slopes gently towards the south and west with slopes ranging from two (2%) to fifteen (15%) percent and located at an elevation of 1300-1364 feet above mean sea level. As shown on the Tentative Parcel Map (Attachment 6), there are existing easements on the property that would remain unchanged and would be recorded onto the final map, including an existing 20-foot trail easement located through proposed parcel 1 (north/south direction); 20-foot trail easement along the eastern property boundary of proposed parcel 2; 50-foot public utility easement located along the southern property boundary of both parcels; and 150-foot non-exclusive ingress/egress easement at the eastern property boundary along Deer Valley Road. The soil types on-site are ReC (Rescue sandy loam, 9 to 15 percent slopes), RfD (Rescue very stony sandy loam, 15 to 30 percent slopes), and RgE2 (Rescue extremely stony sandy loam, 3 to 50 percent slopes, eroded). The vegetation on-site includes oak woodland with blue oak and interior live oak, and an understory of native and non-native annual grasslands. The drainage on-site flows from the north through the site to the southwest, and to the south along Deer Valley Road, and then to the west along the southern property line. Martel Creek is located towards the south of the property however does not flow across the property. A Rare Plant Assessment was prepared by Fremont Environmental Consulting, Inc., dated May 23, 2022 (Attachment 9), and a Biological Resource Evaluation was prepared by Fremont Environmental Consulting, Inc., dated January 2023 (Attachment 10). Further discussion and analysis of these topics are contained within this Initial Study.

Project Location and Surrounding Uses:

The project site is 10.0 acres and located within the Rescue Rural Region. The adjacent parcels are zoned Rural Land, Ten-acre (RL-10) to the north, east, south, west, and Residential Estate, Five-Acre (RE-5) at the north/east corner; and a General Plan land use designation of Rural Residential (RR) to the north, east, south, west, and Low Density Residential (LDR) at the north/east corner; and developed with residential uses to the east and south, with undeveloped lands to the north and west.

Project Characteristics:

1. Transportation/Circulation/Parking/Fire Protection

The project was reviewed by the El Dorado County Department of Transportation (DOT). Based on review of the Traffic Impact Study - Initial Determination Form (TIS-ID), an On-Site Transportation Review (OSTR) was not required for the proposed project. Access to the proposed parcels would be from a private driveway easement from Vista Cielo, a non-County maintained roadway. Grading would be necessary for the future driveways and future residential pads; however, no grading is proposed at this time. Any future development would be subject to a grading permit and would be reviewed at that time.

In addition, the project was reviewed by the Rescue Fire Protection District (RFPD) that provided comments pertaining to compliance with Title 14 Fire Safe Regulations, water systems for fire protection and future residential development, sprinklers, fire apparatus access roads, driveways, gates, fencing, and payment of Fire Prevention Fees which would be applied to future building permits. The RFPD would accept the use of Local Ordinance D003 Fire Water Storage Tanks as an acceptable alternative for emergency water supply. The RFPD requirements are incorporated as conditions of approval.

2. Utilities and Infrastructure

Each proposed parcel would be served by its own private water well for potable and emergency water supply, and served by a private, on-site septic system.

The El Dorado County Environmental Management Department (EMD) reviewed the project and provided comments. A study of surrounding wells demonstrated that there is adequate water supply for each proposed parcel with surrounding wells producing an average of 36 gallons per minute. A preliminary septic system evaluation of the proposed parcels found a soil percolation rate of 79 minutes per inch for Parcel 1 and 73 minutes per inch for Parcel 2. Both soil percolation rates meet the County's Local Agency Management Plan (LAMP) requirements.

Electric service to the new parcels would be provided by connecting to Pacific Gas & Electric (PG&E) infrastructure in the project area.

3. Construction Considerations

No construction is proposed at this time. Any future construction activities, such as new/additional residential units and/or accessory structures, would be completed in conformance with applicable agency requirements, and subject to grading and building permits from the El Dorado County Building Services.

4. General Plan Amendment and Zone Change

The proposed project includes a request for a General Plan Amendment from Rural Residential (RR), to Low Density Residential (LDR); and a Zone Change from Rural Land, Ten-acre (RL-10), to Residential Estate, Five-acre (RE-5). The proposed General Plan Amendment and Zone Change would allow for single-unit residential development with a minimum parcel size of five acres.

General Plan Amendment: A General Plan amendment can either apply to a specific parcel amending the land use map, or a change in policy which would have a broader application County-wide. Most amendments apply to specific parcels when the owner desires to put the property to a use or residential density not permitted by the existing land use map designation. Typically, a General Plan amendment is eligible for approval when the following circumstances occur: (1) It has been determined that an error occurred in the development of the General Plan; or (2) Such change clearly supports the General Plan strategies and objectives and does not result in significant environmental impact; or (3) It can be clearly demonstrated that circumstances have changed since the adoption of the General Plan which now warrant a change.

Zone Change: An application for a Zone Change can apply to a specific parcel or group of parcels. Changes must be consistent with the General Plan land use map. If they are not, a request for a General Plan amendment must accompany the Zone Change request. The Zone Change application is also used in those instances where an applicant wishes to propose a change to the text of the Zoning Ordinance. Zone Change requests, even when they are consistent with the General Plan land use map, may still be denied if they are determined to be untimely due to lack of infrastructure or due to other potential unmitigated significant impacts on the environment. Please see the required findings which follow including consistency with Policy 2.2.5.3 of the General Plan. Like the General Plan amendment, this is a legislative action which provides the County with substantial latitude in its discretion to approve or deny an application.

Required Findings for Zone Change:

In accordance with State law, a request for a Zone Change can only occur when the requested change conforms to the County General Plan land use map designation for the property and applicable General Plan policies.

General Plan Policy 2.2.5.3 provides further direction on Zone Change applications, specifying 19 matters which must be considered by the County when evaluating Zone Change requests.

General Policy 2.2.5.3 states the County shall evaluate future rezoning: (1) To be based on the General Plan's general direction as to minimum parcel size or maximum allowable density; and (2) To assess whether changes in conditions that would support a higher density or intensity zoning district. The specific criteria to be considered include, but are not limited to, the following:

1. Availability of an adequate public water source or an approved Capital Improvement Project to increase service for existing land use demands;
2. Availability and capacity of public-treated water system;
3. Availability and capacity of public waste water treatment system;
4. Distance to and capacity of the serving elementary and high schools;
5. Response time from nearest fire station handling structure fires;
6. Distance to nearest Community Region or Rural Center;
7. Erosion hazard;
8. Septic and leach field capability;
9. Groundwater capability to support wells;
10. Critical flora and fauna habitat areas;
11. Important timber production areas;
12. Important agricultural areas;
13. Important mineral resource areas;
14. Capacity of the transportation system serving the area;
15. Existing land use pattern;
16. Proximity to perennial water course;
17. Important historical/archeological sites;
18. Seismic hazards and presence of active faults; and
19. Consistency with existing Conditions, Covenants, and Restrictions (Vista Cielo CC&Rs).

Each of the criteria are analyzed and discussed within this Initial Study.

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 the Mitigated Negative Declaration (MND) will be adopted if it is determined to be in compliance with California Environmental Quality Act (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 would 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. If the lead agency has determined that a particular physical impact may occur, 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. "Mitigated Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of Mitigation Measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the Mitigation Measures, and briefly explain how they reduce the effect to a less than significant level.

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

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

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

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

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

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

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

9. The explanation of each issue should identify:
    a. the significance criteria or threshold, if any, used to evaluate each question; and
    b. the mitigation measure identified, if any, to reduce the impact to less than significant.

ENVIRONMENTAL IMPACTS

I. **AESTHETICS.** *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	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. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			**X**	
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			**X**	

Regulatory Setting:

Federal Laws, Regulations, and Policies

No federal regulations are applicable to aesthetics in relation to the proposed project.

State Laws, Regulations, and Policies

In 1963, the California State Legislature established the California Scenic Highway Program, a provision of the Streets and Highways Code, to preserve and enhance the natural beauty of California (Caltrans, 2022). The state highway system includes designated scenic highways and those that are eligible for designation as scenic highways.

Local Laws, Regulations, and Policies

The County has several standards and ordinances that address issues relating to visual resources. Many of these can be found in the County Zoning Ordinance (Title 130 of the County Code). The Zoning Ordinance consists of descriptions of the zoning districts, including identification of uses allowed by right or requiring a special-use permit and specific development standards that apply in particular districts based on parcel size and land use density. These development standards often involve limits on the allowable size of structures, required setbacks, and design guidelines. Included are requirements for setbacks and allowable exceptions, the location of public utility distribution and transmission lines, architectural supervision of structures facing a state highway, height limitations on structures and fences, outdoor lighting, and wireless communication facilities.

Environmental Setting:

Visual resources are classified as 1) scenic resources or 2) scenic views. Scenic resources include specific features of a viewing area (or viewshed) such as trees, rock outcroppings, and historic buildings. They are specific features that act as the focal point of a viewshed and are usually foreground elements. Scenic views are elements of the

broader viewshed such as mountain ranges, valleys, and ridgelines. They are usually middle ground or background elements of a viewshed that can be seen from a range of viewpoints, often along a roadway or other corridor.

A list of the county's scenic views and resources is presented in Table 5.3-1 of the *El Dorado County General Plan Draft EIR* (El Dorado County 2003:5.3-3). This list includes areas along highways where viewers can see large water bodies (e.g., Lake Tahoe and Folsom Reservoir), river canyons, rolling hills, forests, or historic structures or districts that are reminiscent of El Dorado County's heritage.

Several highways in El Dorado County have been designated by the California Department of Transportation (Caltrans) as scenic highways or are eligible for such designation. These include U.S. 50 from the eastern limits of the Government Center interchange (Placerville Drive/Forni Road) in Placerville to South Lake Tahoe, all of SR 89 within the county, and those portions of SR 88 along the southern border of the county. There are no officially designated state scenic corridors in the vicinity of the project site (Caltrans 2018).

Rivers in El Dorado County include the American, Cosumnes, Rubicon, and Upper Truckee rivers. A large portion of El Dorado County is under the jurisdiction of the United States Forest Service (USFS), which oversees rivers or river sections identified as Wild and Scenic under the Wild and Scenic Rivers Act. To date, no river sections in El Dorado County have been nominated for or granted Wild and Scenic River status.

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 or Resource:** No scenic vistas, as designated by the County General Plan, are located in the vicinity of the site (El Dorado County 2003, 5.3-3 through 5.3-5). The project site is not adjacent to or visible from the portion of U.S. 50 that is designated a State Scenic Highway. Any new structures would require permits for construction and would be required to comply with the General Plan and the Zoning Ordinance. There would be no impact.

b. **Scenic Resources:** The project site is not visible from an officially designated State Scenic Highway or county-designated scenic highway, or any roadway that is part of a corridor protection program (Caltrans, 2018). There are no views of the site from public parks or scenic vistas. Though there are trees in the project vicinity, there are no trees or historic buildings that have been identified by the County as contributing to exceptional aesthetic value at the project site. There would be no impact.

c. **Visual Character:** Each resulting parcel would have the capability for single-unit residential development. The property is currently undeveloped. Each new parcel would be allowed to develop residential structures, including a primary residence and accessory dwelling unit (ADU), and accessory structures. The project site is adjacent to other residences. The proposed project would not affect the visual character of the surrounding area. The impacts would be less than significant.

d. **Light and Glare:** The proposed project does not include any substantial new light sources; however, the project would allow for residential development on each of the new parcels in the future which could produce minimal new light and glare. Future development would be required to comply with the County lighting ordinance requirements, including the shielding of lights to avoid potential glare, during the building permit process. The impacts would be less than significant.

FINDING: With adherence to El Dorado County Code of Ordinances (County Code), for this Aesthetics category, impacts would be anticipated to be less than significant.

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 Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by California Department of forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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**

Regulatory Setting:

Federal Laws, Regulations, and Policies

No federal regulations are applicable to agricultural and forestry resources in relation to the proposed project.

State Laws, Regulations, and Policies

Farmland Mapping and Monitoring Program

The Farmland Mapping and Monitoring Program (FMMP), administered by the California Department of Conservation (CDC), produces maps and statistical data for use in analyzing impacts on California's agricultural resources (CDC 2008). FMMP rates and classifies agricultural land according to soil quality, irrigation status, and other criteria. Important Farmland categories are as follows (CDC 2013a):

> ***Prime Farmland:*** Farmland with the best combination of physical and chemical features able to sustain long-term agricultural production. These lands have the soil quality, growing season, and moisture supply needed to produce sustained high yields. Prime Farmland must have been used for irrigated agricultural production at some time during the 4 years before the FMMP's mapping date.

Farmland of Statewide Importance: Farmland similar to Prime Farmland, but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Farmland of Statewide Importance must have been used for irrigated agricultural production at some time during the 4 years before the FMMP's mapping date.

Unique Farmland: Farmland of lesser quality soils used for the production of the state's leading agricultural crops. These lands are usually irrigated but might include non-irrigated orchards or vineyards, as found in some climatic zones. Unique Farmland must have been cropped at some time during the 4 years before the FMMP's mapping date.

Farmland of Local Importance: Land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee.

California Land Conservation Act of 1965 (Williamson Act)

The California Land Conservation Act of 1965 (commonly referred to as the Williamson Act) allows local governments to enter into contracts with private landowners for the purpose of preventing conversion of agricultural land to non-agricultural uses (CDC 2013b). In exchange for restricting their property to agricultural or related open space use, landowners who enroll in Williamson Act contracts receive property tax assessments that are substantially lower than the market rate.

Z'berg-Nejedly Forest Practice Act

Logging on private and corporate land in California is regulated by the 1973 Z'berg-Nejedly Forest Practice Act. This Act established the Forest Practice Rules (FPRs) and a politically-appointed Board of Forestry to oversee their implementation. The California Department of Forestry (CALFIRE) works under the direction of the Board of Forestry and is the lead government agency responsible for approving logging plans and for enforcing the FPRs.

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:** The project site is not designated as Farmland of Local Importance that would require a monitoring program. The proposed Tentative Parcel Map to create two residential parcels would not negatively impact farmland. There would be no impact.

b. **Agricultural Uses:** The property is not located within a Williamson Act Contract, nor adjacent to land under a Williamson Act Contract. There would be no impact to agricultural uses.

c.-d. **Loss of Forest Land or Conversion of Forest Land:** The site is not designated as Timberland Preserve Zone (TPZ) or other forest land according to the General Plan and Zoning Ordinance. There would be no impact to forest lands.

e. **Conversion of Prime Farmland or Forest Land:** The project would not convert prime farmland or forest land to non-agriculture use. There would be no impact.

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

III. AIR QUALITY. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?			**X**	
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			**X**	
c. Expose sensitive receptors to substantial pollutant concentrations?			**X**	
d. Create objectionable odors affecting a substantial number of people?			**X**	

Regulatory Setting:

Federal Laws, Regulations, and Policies

The Clean Air Act is implemented by the U.S. Environmental Protection Agency (USEPA) and sets ambient air limits, the National Ambient Air Quality Standards (NAAQS), for six criteria pollutants: particulate matter of aerodynamic radius of 10 micrometers or less (PM10), particulate matter of aerodynamic radius of 2.5 micrometers or less (PM2.5), carbon monoxide (CO), nitrogen dioxide (NO2), ground-level ozone, and lead. Of these criteria pollutants, particulate matter and ground-level ozone pose the greatest threats to human health.

State Laws, Regulations, and Policies

The California Air Resources Board (CARB) sets standards for criteria pollutants in California that are more stringent than the U.S. National Ambient Air Quality Standards (NAAQS) and include the following additional contaminants: visibility-reducing particles, hydrogen sulfide, sulfates, and vinyl chloride. The proposed project is located within the Mountain Counties Air Basin, which is comprised of seven air districts: the Northern Sierra Air Quality Management District (AQMD), Placer County Air Pollution Control District (APCD), Amador County APCD, Calaveras County APCD, the Tuolumne County APCD, the Mariposa County APCD, and a portion of the El Dorado County AQMD, which consists of the western portion of El Dorado County. The El Dorado County Air Quality Management District (AQMD) manages air quality for attainment and permitting purposes within the west slope portion of El Dorado County.

USEPA and CARB regulate various stationary sources, area sources, and mobile sources. USEPA has regulations involving performance standards for specific sources that may release toxic air contaminants (TACs), known as hazardous air pollutants (HAPs) at the federal level. In addition, USEPA has regulations involving emission criteria for off-road sources such as emergency generators, construction equipment, and vehicles. CARB is responsible for setting emission standards for vehicles sold in California and for other emission sources, such as consumer products and certain off-road equipment. CARB also establishes passenger vehicle fuel specifications.

Air quality in the project area is regulated by the El Dorado County Air Quality Management District. California Air Resources Board and local air districts are responsible for overseeing stationary source emissions, approving permits, maintaining emissions inventories, maintaining air quality stations, overseeing agricultural burning permits, and reviewing air quality-related sections of environmental documents required to comply with CEQA. The AQMD regulates air quality through the federal and state Clean Air Acts, district rules, and its permit authority. National and

state ambient air quality standards (AAQS) have been adopted by the Environmental Protection Agency and State of California, respectively, for each criteria pollutant: ozone, particulate matter, carbon monoxide, nitrogen dioxide, and sulfur dioxide.

The Environmental Protection Agency and State also designate regions as "attainment" (within standards) or "nonattainment" (exceeds standards) based on the ambient air quality. The County is in nonattainment status for both federal and state ozone standards and for the state PM10 standard, and is in attainment or unclassified status for other pollutants (California Air Resources Board 2013). County thresholds are included in the chart below.

Criteria Pollutant	**El Dorado County Threshold**	
Reactive Organic Gasses (ROG)	82 lbs/day	
Nitrogen Oxides (NOx)	82 lbs/day	
Carbon Monoxide (CO)	8-hour average: 6 parts per million (ppm)	1-hour average: 20 ppm
Particulate Matter (PM10):	Annual geometric mean: 30 µg/m3	24-hour average: 50 µg/m3
Particulate Matter (PM2.5):	Annual arithmetic mean: 15 µg/m3	24-hour average: 65 µg/m3
Ozone	8-hour average: 0.12 ppm	1-hour average: .09

The guide includes a Table (Table 5.2) listing project types with potentially significant emissions. ROG and NOx Emissions may be assumed to not be significant if:

- The project encompasses 12 acres or less of ground that is being worked at one time during construction;
- At least one of the recommended mitigation measures related to such pollutants is incorporated into the construction of the project;
- The project proponent commits to pay mitigation fees in accordance with the provisions of an established mitigation fee program in the district (or such program in another air pollution control district that is acceptable to District); or
- Daily average fuel use is less than 337 gallons per day for equipment from 1995 or earlier, or 402 gallons per day for equipment from 1996 or later.

If the project meets one of the conditions above, AQMD assumed that exhaust emissions of other air pollutants from the operation of equipment and vehicles are also not significant.

For Fugitive dust (PM10), if dust suppression measures will prevent visible emissions beyond the boundaries of the project, further calculations to determine PM emissions are not necessary. For the other criteria pollutants, including CO, PM10, SO2, NO2, sulfates, lead, and H2S, a project is considered to have a significant impact on air quality if it will cause or contribute significantly to a violation of the applicable national or state ambient air quality standard(s).

Naturally occurring asbestos (NOA) is also a concern in El Dorado County because it is known to be present in certain soils and can pose a health risk if released into the air. The AQMD has adopted an El Dorado County Naturally Occurring Asbestos Review Area Map that identifies those areas more likely to contain NOA (El Dorado County 2005).

Discussion: The El Dorado County Air Quality Management District (AQMD) has developed a Guide to Air Quality Assessment (2002) to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. 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 (Table 3.2);

- 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:** The El Dorado County Air Quality Management District (EDCAQMD) has adopted Rules and Regulations establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NOx, and O3). The EDC/State Clean Air Act Plan has set a schedule for implementing and funding transportation contract measures to limit mobile source emissions. The proposed project would not conflict with or obstruct implementation of either plan. The impacts would be less than significant.

b. **Air Quality Standards and Cumulative Impacts:** No construction is proposed as part of the project. There is the potential for future development on the parcels for construction of residential structures as well as accessory structures. Although this would contribute air pollutants due to construction and possible additional vehicle trips to and from the site, these contributions would not result in exceedance of any air quality standards or a cumulatively considerable net increase of any criteria pollutant. Existing regulations implemented at issuance of building and grading permits would ensure that any construction related PM10 dust emissions would be reduced to acceptable levels. The El Dorado County Air Quality Management District (EDCAQMD) reviewed the project and provided comments that would be incorporated into the project as conditions of approval. The impacts would be less than significant.

c. **Sensitive Receptors:** The CEQA Guidelines (14 CCR 15000) identify sensitive receptors as facilities that house or attract children, the elderly, people with illnesses, or others that are especially sensitive to the effects of air pollutants. Hospitals, schools, and convalescent hospitals are examples of sensitive receptors. The project site is not located adjacent to sensitive receptors and no sources of substantial pollutant concentrations would be emitted by any future residences, during construction, or following construction. The impacts would be less than significant.

d. **Objectionable Odors:** Table 3-1 of the Guide to Air Quality Assessment (AQMD, 2002) does not list the proposed use of the parcels for residential uses as a use known to create objectionable odors. The request for a Tentative Parcel Map would not be a source of objectionable odors. The impacts would be less than significant.

FINDING: The proposed project would not affect the implementation of regional air quality regulations or management plans. With conditions of approval, the proposed project would not be anticipated to 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	Less than Significant with Mitigation	Less Than Significant Impact	No Impact

IV. BIOLOGICAL RESOURCES. *Would the project:*				
	Potentially Significant Impact	Less than Significant with Mitigation	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 Wildlife or U.S. Fish and Wildlife Service?		**X**		
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			**X**	
c. Have a substantial adverse effect on state or federally protected wetlands (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**	

Regulatory Setting:

Federal Laws, Regulations, and Policies

Endangered Species Act

The Endangered Species Act (ESA) (16 U.S. Code [USC] Section 1531 *et seq.*; 50 Code of Federal Regulations [CFR] Parts 17 and 222) provides for conservation of species that are endangered or threatened throughout all or a substantial portion of their range, as well as protection of the habitats on which they depend. The U.S. Fish and Wildlife Service (USFWS) and the National Marine Fisheries Service (NMFS) share responsibility for implementing the ESA. In general, USFWS manages terrestrial and freshwater species, whereas NMFS manages marine and anadromous species.

Section 9 of the ESA and its implementing regulations prohibit the "take" of any fish or wildlife species listed under the ESA as endangered or threatened, unless otherwise authorized by federal regulations. The ESA defines the term "take" to mean "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct" (16 USC Section 1532). Section 7 of the ESA (16 USC Section 1531 *et seq.*) outlines the procedures for federal interagency cooperation to conserve federally listed species and designated critical habitats. Section 10(a)(1)(B) of the ESA provides a process by which nonfederal entities may obtain an incidental take permit from USFWS or NMFS for otherwise lawful activities that incidentally may result in "take" of endangered or

threatened species, subject to specific conditions. A habitat conservation plan (HCP) must accompany an application for an incidental take permit.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) (16 USC, Chapter 7, Subchapter II) protects migratory birds. Most actions that result in take, or the permanent or temporary possession of, a migratory bird constitute violations of the MBTA. The MBTA also prohibits destruction of occupied nests. USFWS is responsible for overseeing compliance with the MBTA.

Bald and Golden Eagle Protection Act

The federal Bald and Golden Eagle Protection Act (16 U.S.C. 668-668c), first enacted in 1940, prohibits "taking" bald eagles, including their parts, nests, or eggs. The Act provides criminal penalties for persons who "take, possess, sell, purchase, barter, offer to sell, purchase or barter, transport, export or import, at any time or any manner, any bald eagle ... [or any golden eagle], alive or dead, or any part, nest, or egg thereof." The Act defines "take" as "pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb." The definition for "Disturb" includes injury to an eagle, a decrease in its productivity, or nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior. In addition to immediate impacts, this definition also covers impacts that result from human-induced alterations initiated around a previously used nest site during a time when eagles are not present.

Clean Water Act

Clean Water Act (CWA) section 404 regulates the discharge of dredged and fill materials into waters of the U.S., which include all navigable waters, their tributaries, and some isolated waters, as well as some wetlands adjacent to the aforementioned waters (33 CFR Section 328.3). Areas typically not considered to be jurisdictional waters include non-tidal drainage and irrigation ditches excavated on dry land, artificially irrigated areas, artificial lakes or ponds used for irrigation or stock watering, small artificial waterbodies such as swimming pools, vernal pools, and water-filled depressions (33 CFR Part 328). Areas meeting the regulatory definition of waters of the U.S. are subject to the jurisdiction of U.S. Army Corps of Engineers (USACE) under the provisions of CWA Section 404. Construction activities involving placement of fill into jurisdictional waters of the U.S. are regulated by USACE through permit requirements. No USACE permit is effective in the absence of state water quality certification pursuant to Section 401 of CWA.

Section 401 of the CWA requires an evaluation of water quality when a proposed activity requiring a federal license or permit could result in a discharge to waters of the U.S. In California, the State Water Resources Control Board (SWRCB) and its nine Regional Water Quality Control Boards (RWQCBs) issue water quality certifications. Each RWQCB is responsible for implementing Section 401 in compliance with the CWA and its water quality control plan (also known as a Basin Plan). Applicants for a federal license or permit to conduct activities that may result in the discharge to waters of the U.S. (including wetlands or vernal pools) must also obtain a Section 401 water quality certification to ensure that any such discharge will comply with the applicable provisions of the CWA.

State Laws, Regulations, and Policies

California Fish and Game Code

The California Fish and Game Code includes various statutes that protect biological resources, including the Native Plant Protection Act of 1977 (NPPA) and the California Endangered Species Act (CESA). The NPPA (California Fish and Game Code Section 1900-1913) authorizes the Fish and Game Commission to designate plants as endangered or rare and prohibits take of any such plants, except as authorized in limited circumstances.

CESA (California Fish and Game Code Section 2050–2098) prohibits state agencies from approving a project that would jeopardize the continued existence of a species listed under CESA as endangered or threatened. Section 2080 of the California Fish and Game Code prohibits the take of any species that is state listed as endangered or

threatened, or designated as a candidate for such listing. California Department of Fish and Wildlife (CDFW) may issue an incidental take permit authorizing the take of listed and candidate species if that take is incidental to an otherwise lawful activity, subject to specified conditions.

California Fish and Game Code Section 3503, 3513, and 3800 protect native and migratory birds, including their active or inactive nests and eggs, from all forms of take. In addition, Section 3511, 4700, 5050, and 5515 identify species that are fully protected from all forms of take. Section 3511 lists fully protected birds, Section 5515 lists fully protected fish, Section 4700 lists fully protected mammals, and Section 5050 lists fully protected amphibians.

Streambed Alteration Agreement

Sections 1601 to 1606 of the California Fish and Game Code require that a Streambed Alteration Application be submitted to CDFW for any activity that may substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake. As a general rule, this requirement applies to any work undertaken within the 100-year floodplain of a stream or river containing fish or wildlife resources.

California Native Plant Protection Act

The California Native Plant Protection Act (California Fish and Game Code Section 1900–1913) prohibits the taking, possessing, or sale of any plants with a state designation of rare, threatened, or endangered (as defined by CDFW). The California Native Plant Society (CNPS) maintains a list of plant species native to California that has low population numbers, limited distribution, or are otherwise threatened with extinction. This information is published in the Inventory of Rare and Endangered Plants of California (CNPS 2001). Potential impacts to populations of CNPS-listed plants receive consideration under CEQA review.

Forest Practice Act

Logging on private and corporate land in California is regulated by the Z'berg-Nejedly Forest Practices Act (FPA), which took effect January 1, 1974. The act established the Forest Practice Rules (FPRs) and a politically-appointed Board of Forestry to oversee their implementation. CALFIRE works under the direction of the Board of Forestry and is the lead government agency responsible for approving logging plans and for enforcing the FPRs. A Timber Harvest Plan (THP) must be prepared by a Registered Professional Forester (RPF) for timber harvest on virtually all non-federal land. The FPA also established the requirement that all non-federal forests cut in the State be regenerated with at least three hundred stems per acre on high site lands, and one hundred fifty trees per acre on low site lands.

Local Laws, Regulations, and Policies

The County General Plan also include policies that contain specific, enforceable requirements and/or restrictions and corresponding performance standards that address potential impacts on special status plant species or create opportunities for habitat improvement. The El Dorado County General Plan designates the Important Biological Corridor (IBC) (Exhibits 5.12-14, 5.12-5 and 5.12-7, El Dorado County, 2003). Lands located within the overlay district are subject to the following provisions, given that they do not interfere with agricultural practices:

- Increased minimum parcel size;
- Higher canopy-retention standards and/or different mitigation standards/thresholds for oak woodlands;
- Lower thresholds for grading permits;
- Higher wetlands/riparian retention standards and/or more stringent mitigation requirements for wetland/riparian habitat loss;
- Increased riparian corridor and wetland setbacks;
- Greater protection for rare plants (e.g., no disturbance at all or disturbance only as recommended by U.S. Fish and Wildlife Service/California Department of Fish and Wildlife);
- Standards for retention of contiguous areas/large expanses of other (non-oak or non-sensitive) plant communities;

- Building permits discretionary or some other type of "site review" to ensure that canopy is retained;
- More stringent standards for lot coverage, floor area ratio (FAR), and building height; and
- No hindrances to wildlife movement (e.g., no fences that would restrict wildlife movement).

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 Rare Plant Assessment was prepared by Fremont Environmental Consulting, Inc., dated May 23, 2022 (Attachment 9), and Biological Resource Evaluation was prepared by Fremont Environmental Consulting, Inc., dated January 2023 (Attachment 10). Based on the summary of the reports, no special status plant species were observed during focused botanical surveys and special status plant species are presumed absent from the site. The property is in Mitigation Area 1 which are lands within an area described as a rare soils study area. Although the survey did not identify any special status plant species that could be present on gabbro soils, the property owner would pay the ecological preserve fee at the time of future building permit per dwelling unit. No special status wildlife species were observed in the project site. The project site does provide potential nesting and foraging habitat for Cooper's Hawk, a California Department of Fish and Wildlife (CDFW) Watch List Species, primarily within blue oak-foothill pine woodland; and potential habitat for the coast horned lizard, a CDFW Species of Special Concern. Although no active bird nests were observed during the survey, nesting habitat for common raptors, migratory birds, and other native birds is present throughout the project site. The project site is not located within a sensitive natural community of the county, state, or federal agency, including but not limited to an Ecological Preserve, or U.S. Fish and Wildlife Service (USFWS) Recovery Plan boundaries. Future development of each of the proposed residential parcels would require further review at the time of grading and building permit submittal. Further, implementing the following mitigation strategies would reduce impacts to a level of less than significant:

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.

b. **Riparian Habitat and Wetlands:** Based on the summary of the Biological Resource Evaluation prepared by Fremont Environmental Consulting, Inc., the project site includes an ephemeral drainage. No development is proposed at this time. Future development of the proposed new parcels would be subject to Zoning Ordinance Section 130.30.050 - Setback Requirements and Exceptions which requires a minimum setback distance of 25 feet from any intermittent stream, wetland, or sensitive riparian habitat, which would apply to any future residential development permits. These setbacks shall be required as a condition of approval, as well and recorded on the final map. As conditioned, the impacts would be less than significant.

c. **Federally Protected Wetlands:** The project site is not located in federally protected wetlands and would not 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. Any activity causing direct adverse impacts to any existing water on-site could require resource permits from the Army Corps of Engineers, the Regional Water Quality Control Board (401;WDR), and/or the California Department of Fish & Wildlife (1602). Further, Zoning Ordinance Section 130.30.050 - Setback Requirements and Exceptions would require a minimum setback distance of 25 feet from any intermittent stream, wetland, or sensitive riparian habitat, which would apply to any future residential development. These setbacks shall be required as a condition of approval and recorded on the final parcel map. As conditioned, the impacts would be less than significant.

d. **Migration Corridors:** Review of the California Department of Fish and Wildlife Migratory Deer Herd Maps and General Plan DEIR Exhibit 5.12-7 indicate that the deer herd migration corridor does not extend over the project site. The El Dorado County General Plan does not identify the project site within an Important Biological Corridor (IBC). The proposed project to develop two large lot residential parcels of 3.0 acres each 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. The impacts would be less than significant.

e. **Local Policies:** Local protection of biological resources includes the Important Biological Corridor (IBC) overlay, oak woodland preservation, rare plants and special status species, and wetland preservation with the goal to preserve and protect sensitive natural resources within the County. No trees are proposed for removal. Any future tree removal of oak woodlands, individual native oak trees, or heritage trees, as defined in Section 130.39.030, would be required to comply with Oak Resources Conservation Ordinance of Section 130.39.070.C (Oak Tree and Oak Woodland Removal Permits), which would be reviewed at time of future grading and building permit submittal.

The property is not located in an Important Biological Corridor (IBC) overlay and is not located in an Ecological Preserve (EP) overlay area. Future development would be required to comply with all applicable County ordinances and policies regarding oak woodland conservation, payment of rare plant mitigation fee as applicable, and mitigated to require a pre-construction survey (Mitigation Measure BIO-1 and BIO-2) to detect and protect if any special status wildlife species exist at the building site(s). Any future development would also need to adhere to the County's setbacks from any intermittent stream or wetlands. With implementation of the mitigation measures and development standards described above, the impacts from the proposed project would be a less than significant level.

f. **Adopted Plans**: The proposed project would not conflict with the provisions of an adopted Habitat Conservation Plan, or other approved local, regional, or state habitat conservation plan. The impacts would be less than significant.

Finding: With the implementation of Mitigation Measure BIO-1 and BIO-2, potential impacts to biological resources from future residential development would be mitigated. Future residential development is required to comply with applicable County codes and policies which would be reviewed at time of submittal of the grading and building permits. Therefore, potential impacts to Biological Resources as mitigated would be less than significant.

V. CULTURAL RESOURCES. *Would the project:*				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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. Disturb any human remains, including those interred outside of formal cemeteries?			**X**	

Regulatory Setting:
Federal Laws, Regulations, and Policies

The National Register of Historic Places

The National Register of Historic Places (NRHP) is the nation's master inventory of known historic resources. The NRHP is administered by the National Park Service and includes listings of buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. The criteria for listing in the NRHP include resources that:

A. Are associated with events that have made a significant contribution to the broad patterns of history (events);
B. Are associated with the lives of persons significant in our past (persons);
C. Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction (architecture); or
D. Have yielded or may likely yield information important in prehistory or history (information potential).

State Laws, Regulations, and Policies

California Register of Historical Resources

Public Resources Code Section 5024.1 establishes the CRHR. The register lists all California properties considered to be significant historical resources. The CRHR includes all properties listed as or determined to be eligible for listing in the National Register of Historic Places (NRHP), including properties evaluated under Section 106 of the National Historic Preservation Act. The criteria for listing are similar to those of the NRHP. Criteria for listing in the CRHR include resources that:

A. Are associated with the events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
B. Are associated with the lives of persons important in our past;
C. Embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possess high artistic values; or
D. Have yielded, or may be likely to yield, information important in prehistory or history.

The regulations set forth the criteria for eligibility as well as guidelines for assessing historical integrity and resources that have special considerations.

The California Register of Historic Places

The California Register of Historic Places (CRHP) program encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding and affords certain protections under the California Environmental Quality Act. The criteria for listing in the CRHP include resources that:

A. Are associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
B. Are associated with the lives of persons important to local, California or national history.
C. Embody the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
D. Have yielded, or have the potential to yield, information important to the prehistory or history of the local area, California or the nation.

The State Office of Historic Preservation sponsors the California Historical Resources Information System (CHRIS), a statewide system for managing information on the full range of historical resources identified in California. CHRIS provides an integrated database of site-specific archaeological and historical resources information. The State Office of Historic Preservation also maintains the California Register of Historical Resources (CRHR), which identifies the State's architectural, historical, archeological, and cultural resources. The CRHR includes properties listed in or formally determined eligible for the National Register and lists selected California Registered Historical Landmarks.

Public Resources Code (Section 5024.1[B]) states that any agency proposing a project that could potentially impact a resource listed on the CRHR must first notify the State Historic Preservation Officer and must work with the

officer to ensure that the project incorporates "prudent and feasible measures that will eliminate or mitigate the adverse effects."

California Health and Safety Code Section 7050.5 requires that, in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.

Section 5097.98 of the California Public Resources Code stipulates that whenever the commission receives notification of a discovery of Native American human remains from a county coroner pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, it shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The decedents may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American remains and may recommend to the owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and any associated grave goods. The descendants shall complete their inspection and make their recommendation within 24 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

CEQA and CEQA Guidelines

Section 21083.2 of CEQA requires that the lead agency determine whether a project may have a significant effect on unique archaeological resources. A unique archaeological resource is defined in CEQA as an archaeological artifact, object, or site about which it can be clearly demonstrated that there is a high probability that it:

- Contains information needed to answer important scientific research questions, and there is demonstrable public interest in that information;
- Has a special or particular quality, such as being the oldest of its type or the best available example of its type; or
- Is directly associated with a scientifically recognized important prehistoric or historic event or person.
- Although not specifically inclusive of paleontological resources, these criteria may also help to define "a unique paleontological resource or site."

Measures to avoid, conserve, preserve, or mitigate significant effects on these resources are also provided under CEQA Section 21083.2.

Section 15064.5 of the CEQA Guidelines notes that "a project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment." Substantial adverse changes include physical changes to the historic resource or to its immediate surroundings, such that the significance of the historic resource would be materially impaired. Lead agencies are expected to identify potentially feasible measures to mitigate significant adverse changes in the significance of a historic resource before they approve such projects. Historic resources are those that are:

- Listed in, or determined to be eligible for listing in, the California Register of Historical Resources (CRHR) (Public Resources Code Section 5024.1[k]);
- Included in a local register of historic resources (Public Resources Code Section 5020.1) or identified as significant in an historic resource survey meeting the requirements of Public Resources Code Section 5024.1(g); or
- Determined by a lead agency to be historically significant.

CEQA Guidelines Section 15064.5 also prescribes the processes and procedures found under Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.95 for addressing the existence of, or probable likelihood of, Native American human remains, as well as the unexpected discovery of any human remains within the project site. This includes consultation with the appropriate Native American tribes.

CEQA Guidelines Section 15126.4 provides further guidance about minimizing effects to historical resources through the application of mitigation measures. Mitigation measures must be legally binding and fully enforceable.

The lead agency having jurisdiction over a project is also responsible to ensure that paleontological resources are protected in compliance with CEQA and other applicable statutes. Paleontological and historical resource management is also addressed in Public Resources Code Section 5097.5, "Archaeological, Paleontological, and Historical Sites." This statute defines as a misdemeanor any unauthorized disturbance or removal of a fossil site or remains on public land and specifies that state agencies may undertake surveys, excavations, or other operations as necessary on state lands to preserve or record paleontological resources. This statute would apply to any construction or other related project impacts that would occur on state-owned or state-managed lands. The County General Plan contains policies describing specific, enforceable measures to protect cultural resources and the treatment of resources when found.

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

a.-c. **Historic, Archeological Resources, Human Remains.** A record search was prepared by the North Central Information Center (NCIC) of the California Historical Resources Information System (CHRIS) in Sacramento with a results summary dated July 18, 2022. Based on results of the record search, a Cultural Resources Study was prepared by Peak and Associates, Inc., dated January 23, 2023. No significant prehistoric or historic archaeological sites, features, or artifacts were identified, nor were there any historic buildings, structures, or objects identified within the project area, and no further archaeological work was recommended. In the event of human remains discovery during any future construction if additional structures are built, standard conditions of approval to address accidental discovery of human remains would apply during any grading activities. The project is subject to the cultural resources provisions of CEQA Assembly Bill 52 (AB52), which requires Native American outreach. Pursuant to AB52, the County solicited input from Native American organizations and representatives listed with the Native American Heritage Commission to identify cultural resources and properties of concern to the Native American Community. At the time of the initial review consultation, seven Tribes have requested to be notified of proposed projects in El Dorado County: seven Tribes have requested to be notified of proposed projects in El Dorado County: Ione Band of Miwok Indians, Nashville-El Dorado Miwok, Shingle Springs Band of Miwok Indians, Tsi Akim Maidu, United Auburn Indian Community (UAIC), Washoe Tribe of Nevada and California, and Wilton Rancheria. These Tribes were notified of the proposed project by certified mail on March 7, 2023. The UAIC responded within 30 days to initiate consultation. Staff provided the tribe with the cultural resources record search results and cultural resources study for their review. No further comments were received from the tribe. Staff confirmed conclusion of consultation via email on March 22, 2023. Standard protective conditions of approval will be incorporated with the project. The impacts would be less than significant.

FINDING: Standard conditions of approval would apply in the event of discovery of any Tribal Cultural Resources (TCRs) during any future construction, that construction would stop immediately, and the Tribes would be notified. Therefore, the proposed project as conditioned would have a less than significant impact on Cultural Resources.

VI. ENERGY. *Would the project:*				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Result in potential significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			**X**	
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			**X**	

Regulatory Setting

Federal Energy Policy Act of 2005

The Federal Energy Policy Act of 2005 (EP Act) was intended to establish a comprehensive, long-term energy policy and is implemented by the U.S. Department of Energy (U.S. DOE). The EP Act addresses energy production in the U.S., including oil, gas, coal, and alternative forms of energy and energy efficiency and tax incentives. Energy efficiency and tax incentive programs include credits for the construction of new energy efficient homes, production or purchase of energy efficient appliances, and loan guarantees for entities that develop or use innovative technologies that avoid the production of greenhouse gases (GHG).

State Laws, Regulations, and Policies

California Building Standards Code (Title 24, California Code of Regulations), including Energy Code (Title 24, Part 6) and Green Building Standards Code (Title 24, Part 11)

California first adopted the California Buildings Standards Code in 1979, which constituted the nation's first comprehensive energy conservation requirements for construction. Since this time, the standards have been continually revised and strengthened. In particular, the California Building Standards Commission adopted the mandatory Green Building Standards Code (CALGreen [California Code of Regulations, Title 24, Part 11]) in January 2010. CALGreen applies to the planning, design, operation, construction, use, and occupancy of every newly constructed building or structure. The California Code of Regulations, Title 24, Part 6 (also known as the California Energy Code), and associated regulations in CALGreen were revised again in 2013 by the California Energy Commission (CEC). The 2013 Building Energy Efficiency Standards are 25% more efficient than previous standards for residential construction. Part 11 also establishes voluntary standards that became mandatory in the 2010 edition of the code, including planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The standards offer builders better windows, insulation, lighting, ventilation systems, and other features that reduce energy consumption in homes and businesses. The next update to the Title 24 energy efficiency standards will occur in 2016 and take effect in 2017. The California Building Code applies to all new development, and there are no substantive waivers available that would exempt development from its energy efficiency requirements. The California Building Code is revised on a regular basis, with each revision increasing the required level of energy efficiency.

Senate Bills 1078/107 and Senate Bill 2—Renewables Portfolio Standard

Senate Bill (SB) 1078 and SB 107, California's Renewables Portfolio Standard (RPS), obligates investor-owned utilities (IOUs), energy service providers (ESPs), and Community Choice Aggregations (CCAs) to procure an additional 1% of retail sales per year from eligible renewable sources until 20% is reached, no later than 2010. The California Public Utilities Commission (CPUC) and CEC are jointly responsible for implementing the program. SB 2 (2011) set forth a longer range target of procuring 33% of retail sales by 2020. Implementation of the RPS will conserve nonrenewable fossil fuel resources by generated a greater percentages of statewide electricity from renewable resources, such as wind, solar, and hydropower.

Assembly Bill (AB) 1881 (Chapter 559, Statutes of 2006)

Water conservation reduces energy use by reducing the energy cost of moving water from its source to its user. Assembly Bill (AB) 1881 (Chapter 559, Statutes of 2006) requires the Department of Water Resources (DWR) to adopt an Updated Model Water Efficient Landscape Ordinance (MWELO) and local agencies to adopt DWR's MWELO or a local water efficient landscape ordinance by January 1, 2010 and notify DWR of their adoption (Government Code Section 65595). The water efficient landscape ordinance would apply to sites that are supplied by public water as well as those supplied by private well. Local adoption and implementation of a water efficient landscape ordinance would reduce per capita water use from new development.

Senate Bill X7-7 (Chapter 4, Statutes of 2009)

SB X7-7 (Chapter 4, Statutes of 2009), the Water Conservation Act of 2009, establishes an overall goal of reducing statewide per capita urban water use by 20% by December 31, 2020 (with an interim goal of at least 10% by December 31, 2015). This statute applies to both El Dorado Irrigation District (EID) and the Georgetown Divide Public Utilities District (GDPUD). EID has incorporated this mandate into its water supply planning, as represented in its Urban Water Management Plan 2010 Update (El Dorado Irrigation District 2011) and all subsequent water supply plans. Reducing water use results in a reduction in energy demand that would otherwise be used to transport and treat water before delivery to the consumer.

Assembly Bill 2076, Reducing Dependence on Petroleum

The CEC and Air Resources Board (ARB) are directed by AB 2076 (passed in 2000) to develop and adopt recommendations for reducing dependence on petroleum. A performance-based goal is to reduce petroleum demand to 15% less than 2003 demand by 2020.

Senate Bill 375—Sustainable Communities Strategy

SB 375 was adopted with a goal of reducing fuel consumption and GHG emissions from cars and light trucks. Each metropolitan planning organization (MPO) across California is required to develop a sustainable communities strategy (SCS) as part of their regional transportation plan (RTP) to meet the region's GHG emissions reduction target, as set by the California Air Resources Board. The Sacramento Area Council of Governments (SACOG) is the MPO for the Sacramento region, including the western slope of El Dorado County. SACOG adopted its SB 375-compliant Metropolitan Transportation Plan/Sustainable Communities Strategy 2035 in April 2012.

Assembly Bill 1493—Pavley Rules (2002, Amendments 2009, 2012 rule-making)

AB 1493 required the ARB to adopt vehicle standards that will improve the efficiency of light duty autos and lower GHG emissions to the maximum extent feasible beginning in 2009. Additional strengthening of the Pavley standards (referred to previously as "Pavley II," now referred to as the "Advanced Clean Cars" measure) has been proposed for vehicle model years 2017–2025. Together, the two standards are expected to increase average fuel economy to roughly 54.5 miles per gallon by 2025. The improved energy efficiency of light duty autos will reduce statewide fuel consumption in the transportation sector.

CEQA and CEQA Guidelines

Section 15126.2(b) of the CEQA Guidelines requires detailed analysis of a project's energy impacts. If analysis of the project's energy use reveals that the project may result in significant environmental effects due to wasteful, inefficient, or unnecessary use of energy, or wasteful use of energy resources, the environmental document shall prescribe mitigation for those impacts. This analysis should include the project's energy use for all project phases and components, including transportation-related energy, during construction and operation. In addition to building code compliance, other relevant considerations may include, among others, the project's size, location, orientation, equipment use and any renewable energy features that could be incorporated into the project.

CEQA Guidelines, Appendix F: Energy Conservation

CEQA requires EIRs to include a discussion of potential energy impacts and energy conservation measures. Appendix F, Energy Conservation, of the State CEQA Guidelines outlines energy impact possibilities and potential conservation measures designed to assist in the evaluation of potential energy impacts of proposed projects. Appendix F places "particular emphasis on avoiding or reducing inefficient, wasteful, and unnecessary consumption of energy," and further indicates this may result in an unavoidable adverse effect on energy conservation. Moreover, the State CEQA Guidelines state that significant energy impacts should be "considered in an EIR to the extent relevant and applicable to the project." Mitigation for potential significant energy impacts (if required) could include implementing a variety of strategies, including measures to reduce wasteful energy consumption and altering project siting to reduce energy consumption.

Local Laws, Regulations, and Policies

The County General Plan Public Services and Utilities Element includes goals, objectives, and policies related to energy conservation associated with the County's future growth and development. Among these are is Objective 5.6.2

(Encourage Energy-Efficient Development) which applies to energy-efficient buildings, subdivisions, development and landscape designs. Associated with Objective 5.6.2 are two policies specifically addressing energy conservation:

> Policy 5.6.2.1: Requires energy conserving landscaping plans for all projects requiring design review or other discretionary approval.
>
> Policy 5.6.2.2: All new subdivisions should include design components that take advantage of passive or natural summer cooling and/or winter solar access, or both, when possible.

Further, the County has other goals and policies that would conserve energy even though not being specifically drafted for energy conservation purposes (e.g., Objective 6.7.2, Policy 6.7.2.3).

Discussion:

a. Unnecessary Consumption: Project-related construction and operation would be consistent with applicable energy legislation, policies, and standards for the purpose of reducing energy consumption and improving efficiency (i.e., reducing wasteful and inefficient use of energy) as described in the Regulatory Setting. The proposed project would conform to building codes and other state and local energy conservation measures described in the Regulatory Setting. The impacts would be less than significant.

b. Conflict with Energy Plans: Development of the project will be consistent with all applicable state and local plans for renewable energy or energy efficiency and will not obstruct implementation of applicable energy plans. The impacts would be less than significant.

FINDING: The project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. The project would be consistent with all applicable state and local plans for renewable energy or energy efficiency. For this Energy category, any potential impacts would be anticipated to be less than significant.

VII. GEOLOGY AND SOILS. *Would the project:*				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact

VII. GEOLOGY AND SOILS. *Would the project:*				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			**X**	
ii) Strong seismic ground shaking?			**X**	
iii) Seismic-related ground failure, including liquefaction?			**X**	
iv) Landslides?			**X**	
b. Result in substantial soil erosion or the loss of topsoil?			**X**	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			**X**	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?			**X**	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			**X**	
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			**X**	

Regulatory Setting:

Federal Laws, Regulations, and Policies

National Earthquake Hazards Reduction Act

The National Earthquake Hazards Reduction Act of 1977 (Public Law 95-124) and creation of the National Earthquake Hazards Reduction Program (NEHRP) established a long-term earthquake risk-reduction program to better understand, predict, and mitigate risks associated with seismic events. The following four federal agencies are responsible for coordinating activities under NEHRP: USGS, National Science Foundation (NSF), Federal Emergency Management Agency (FEMA), and National Institute of Standards and Technology (NIST). Since its inception, NEHRP has shifted its focus from earthquake prediction to hazard reduction. The current program objectives (NEHRP 2009) are to:

1. Develop effective measures to reduce earthquake hazards;
2. Promote the adoption of earthquake hazard reduction activities by federal, state, and local governments; national building standards and model building code organizations; engineers; architects; building owners;

and others who play a role in planning and constructing buildings, bridges, structures, and critical infrastructure or "lifelines";
3. Improve the basic understanding of earthquakes and their effects on people and infrastructure through interdisciplinary research involving engineering; natural sciences; and social, economic, and decision sciences; and
4. Develop and maintain the USGS seismic monitoring system (Advanced National Seismic System); the NSF-funded project aimed at improving materials, designs, and construction techniques (George E. Brown Jr. Network for Earthquake Engineering Simulation); and the global earthquake monitoring network (Global Seismic Network).

Implementation of NEHRP objectives is accomplished primarily through original research, publications, and recommendations and guidelines for state, regional, and local agencies in the development of plans and policies to promote safety and emergency planning.

State Laws, Regulations, and Policies

Alquist–Priolo Earthquake Fault Zoning Act

The Alquist–Priolo Earthquake Fault Zoning Act (Public Resources Code Section 2621 *et seq*.) was passed to reduce the risk to life and property from surface faulting in California. The Alquist–Priolo Act prohibits construction of most types of structures intended for human occupancy on the surface traces of active faults and strictly regulates construction in the corridors along active faults (earthquake fault zones). It also defines criteria for identifying active faults, giving legal weight to terms such as "active," and establishes a process for reviewing building proposals in and adjacent to earthquake fault zones. Under the Alquist-Priolo Act, faults are zoned and construction along or across them is strictly regulated if they are "sufficiently active" and "well defined." Before a project can be permitted, cities and counties are required to have a geologic investigation prepared to demonstrate that the proposed buildings would not be constructed across active faults.

Historical seismic activity and fault and seismic hazards mapping in the project vicinity indicate that the area has relatively low potential for seismic activity (El Dorado County 2003). No active faults have been mapped in the project area, and none of the known faults have been designated as an Alquist-Priolo Earthquake Fault Zone.

Seismic Hazards Mapping Act

The Seismic Hazards Mapping Act of 1990 (Public Resources Code Sections 2690–2699.6) establishes statewide minimum public safety standards for mitigation of earthquake hazards. While the Alquist–Priolo Act addresses surface fault rupture, the Seismic Hazards Mapping Act addresses other earthquake-related hazards, including strong ground shaking, liquefaction, and seismically induced landslides. Its provisions are similar in concept to those of the Alquist–Priolo Act. The state is charged with identifying and mapping areas at risk of strong ground shaking, liquefaction, landslides, and other seismic hazards, and cities and counties are required to regulate development within mapped seismic hazard zones. In addition, the act addresses not only seismically induced hazards but also expansive soils, settlement, and slope stability.

Mapping and other information generated pursuant to the SHMA is to be made available to local governments for planning and development purposes. The State requires: (1) local governments to incorporate site-specific geotechnical hazard investigations and associated hazard mitigation, as part of the local construction permit approval process; and (2) the agent for a property seller or the seller if acting without an agent, must disclose to any prospective buyer if the property is located within a Seismic Hazard Zone. Under the Seismic Hazards Mapping Act, cities and counties may withhold the development permits for a site within seismic hazard zones until appropriate site-specific geologic and/or geotechnical investigations have been carried out and measures to reduce potential damage have been incorporated into the development plans.

California Building Standards Code

Title 24 CCR, also known as the California Building Standards Code (CBC), specifies standards for geologic and seismic hazards other than surface faulting. These codes are administered and updated by the California Building Standards Commission. CBC specifies criteria for open excavation, seismic design, and load-bearing capacity directly related to construction in California.

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 the west slope of El Dorado County. However, a fault zone is located in the Tahoe Basin and Echo Lakes area. The West Tahoe Fault runs along the base of the range front at the west side of the Tahoe Basin. The West Tahoe Fault has a mapped length of 45 km. South of Emerald Bay the West Tahoe Fault extends onshore as two parallel strands. In the lake, the fault has clearly defined scarps that offset submarine fans, lake-bottom sediments, and the McKinney Bay slide deposits (DOC, 2016). There is clear evidence that the discussed onshore portion of the West Tahoe Fault is active with multiple events in the Holocene and poses a surface rupture hazard. However, because of the distance between the project site and these faults, the impacts would be less than significant.

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

iii) El Dorado County is considered an area with low potential for seismic activity. There are no landslide, liquefaction, or fault zones (DOC, 2007). The 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. The impacts would be less than significant.

b. **Soil Erosion:** There could be the potential for erosion, or changes in topography during future construction; however, concerns would be addressed during the grading permit process. Development activities would need to comply with the El Dorado County Grading, Erosion and Sediment Control Ordinance, including the implementation of pre- and post-construction Best Management Practices (BMPs). Implemented BMPs are required to be consistent with the County's California Stormwater Pollution Prevention Plan (SWPPP) issued by the State Water Resources Control Board to eliminate run-off and erosion and sediment controls. Any 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. Any future construction would require similar review for compliance with the County SWPPP. If construction would disturb 1 acre or more of soil, the project proponent must obtain a General Permit for discharges of storm water associated

with activity from SWRCB. As part of this permit, a SWPPP must be prepared and implemented. The SWPPP must include erosion control measures and construction waste containment measures to ensure that waters of the State are protected during and after project construction. Future residential development on the new parcels would need to be located at sufficient distances away from any natural water features. Future development would need to adhere to the County's setback distance of 25 feet from any intermittent stream or wetland, including single-family dwellings, accessory dwelling units (ADU), and/or accessory structures. The impacts would be less than significant.

c. **Geologic Hazards:** Based on the Seismic Hazards Mapping Program administered by the California Geological Survey, no portion of El Dorado County is located in a Seismic Hazard Zone or those areas prone to liquefaction and earthquake-induced landslides (DOC, 2013). Therefore, El Dorado County is not considered to be at risk from liquefaction hazards. Lateral spreading is typically associated with areas experiencing liquefaction. Because liquefaction hazards are not present in El Dorado County, the county is not at risk for lateral spreading. All grading activities would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. The impacts would be less than significant.

d. **Expansive Soils:** Expansive soils are those that greatly increase in volume when they absorb water and shrink when they dry out. When buildings are placed on expansive soils, foundations may rise each wet season and fall each dry season. This movement may result in cracking foundations, distortion of structures, and warping of doors and windows. The western portions of the county, including the Auburn soil types, have a low expansiveness rating. Any development of the site would be required to comply with the El Dorado County Grading, Erosion and Sediment Control Ordinance and the development plans for any homes or other structures would be required to implement the Seismic construction standards. The impacts would be less than significant.

e. **Septic Capability:** Each proposed parcel would be served by its own private septic system. The El Dorado County Environmental Management Department (EMD) reviewed the project and provided comments outlining the requirements for septic systems, which will be incorporated as conditions of approval. The El Dorado County's "Local Agency Management Plan" (LAMP) defines usable dispersal material as soil with a percolation rate between 1 and 120 minutes per inch. A preliminary septic system evaluation found a soil percolation rate of 79 minutes per inch for Parcel 1 and a soil percolation rate of 73 minutes per inch for Parcel 2. Soil depth for each of the proposed parcels meets the El Dorado County Environmental Management's LAMP requirements for adequate soil depth. With the incorporation of conditions of approval, the impacts would be less than significant.

f. **Paleontological Resources:** The proposed project area is not located in an area that is considered likely to have paleontological resources present. Fossils of plants, animals, or other organisms of paleontological significance have not been discovered within the project area. In this context, the project would not result in impacts to paleontological resources or unique geologic features. In the event subsurface paleontological sites are disturbed during grading activities in the site, standard conditions of approval requiring that all work activities shall be stopped in the event of an unanticipated discovery would ensure that impacts are 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 (UBC), which would address any potential seismic related impacts, and with LAMP requirements from EMD. For the Geology and Soils category, impacts would be less than significant.

VIII. GREENHOUSE GAS EMISSIONS. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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**	

Background/Science:

Cumulative greenhouse gases (GHG) emissions are believed to contribute to an increased greenhouse effect and global climate change, which may result in sea level rise, changes in precipitation, habitat, temperature, wildfires, air pollution levels, and changes in the frequency and intensity of weather-related events. While criteria pollutants and toxic air contaminants are pollutants of regional and local concern (see Section III. Air Quality above); GHG are global pollutants. The primary land-use related GHG are carbon dioxide (CO_2), methane (CH_4) and nitrous oxides (N_2O). The individual pollutant's ability to retain infrared radiation represents its "global warming potential" and is expressed in terms of CO_2 equivalents; therefore CO_2 is the benchmark having a global warming potential of 1. Methane has a global warming potential of 21 and thus has a 21 times greater global warming effect per metric ton of CH_4 than CO_2. Nitrous Oxide has a global warming potential of 310. Emissions are expressed in annual metric tons of CO_2 equivalent units of measure (i.e., $MTCO_2e/yr$). The three other main GHG are Hydrofluorocarbons, Perfluorocarbons, and Sulfur Hexafluoride. While these compounds have significantly higher global warming potentials (ranging in the thousands), all three typically are not a concern in land-use development projects and are usually only used in specific industrial processes.

GHG Sources

The primary man-made source of CO_2 is the burning of fossil fuels; the two largest sources being coal burning to produce electricity and petroleum burning in combustion engines. The primary sources of man-made CH_4 are natural gas systems losses (during production, processing, storage, transmission and distribution), enteric fermentation (digestion from livestock) and landfill off-gassing. The primary source of man-made N_2O is agricultural soil management (fertilizers), with fossil fuel combustion a very distant second. In El Dorado County, the primary source of GHG is fossil fuel combustion mainly in the transportation sector (estimated at 70% of countywide GHG emissions). A distant second are residential sources (approximately 20%), and commercial/industrial sources are third (approximately 7%). The remaining sources are waste/landfill (approximately 3%) and agricultural (<1%).

Regulatory Setting:

Federal Laws, Regulations, and Policies

At the federal level, USEPA has developed regulations to reduce GHG emissions from motor vehicles and has developed permitting requirements for large stationary emitters of GHGs. On April 1, 2010, USEPA and the National Highway Traffic Safety Administration (NHTSA) established a program to reduce GHG emissions and improve fuel economy standards for new model year 2012-2016 cars and light trucks. On August 9, 2011, USEPA and the NHTSA announced standards to reduce GHG emissions and improve fuel efficiency for heavy-duty trucks and buses.

State Laws, Regulations, and Policies

In September 2006, Governor Arnold Schwarzenegger signed Assembly Bill (AB) 32, the *California Climate Solutions Act of 2006* (Stats. 2006, ch. 488) (Health & Safety Code, Section 38500 et seq.). AB 32 requires a statewide GHG emissions reduction to 1990 levels by the year 2020. AB 32 requires the California Air Resources Board (CARB) to implement and enforce the statewide cap. When AB 32 was signed, California's annual GHG emissions were estimated at 600 million metric tons of CO_2 equivalent ($MMTCO_2e$) while 1990 levels were estimated at 427 $MMTCO_2e$. Setting 427 $MMTCO_2e$ as the emissions target for 2020, current (2006) GHG emissions levels must be reduced by 29%. CARB adopted the AB 32 Scoping Plan in December 2008 establishing various actions the state would implement to achieve this reduction (CARB, 2008). The Scoping Plan recommends a community-wide GHG reduction goal for local governments of 15%.

In June 2008, the California Governor's Office of Planning and Research's (OPR) issued a Technical Advisory (OPR, 2008) providing interim guidance regarding a proposed project's GHG emissions and contribution to global climate change. In the absence of adopted local or statewide thresholds, OPR recommends the following approach for analyzing GHG emissions: Identify and quantify the project's GHG 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 (CEC, 2006).

Discussion:

CEQA does not provide clear direction on addressing climate change. It requires lead agencies identify project GHG emissions impacts and their "significance," but is not clear what constitutes a "significant" impact. As stated above, GHG impacts are inherently cumulative, and since no single project could cause global climate change, the CEQA test is if impacts are "cumulatively considerable." Not all projects emitting GHG contribute significantly to climate change. CEQA authorizes reliance on previously approved plans (i.e., a Climate Action Plan (CAP), etc.) and mitigation programs adequately analyzing and mitigating GHG emissions to a less than significant level. "Tiering" from such a programmatic-level document is the preferred method to address GHG emissions. El Dorado County does not have an adopted CAP or similar program-level document; therefore, the project's GHG emissions must be addressed at the project-level.

Unlike thresholds of significance established for criteria air pollutants in the County's AQMD *Guide to Air Quality Assessment* (February 2002) ("CEQA Guide"), the District has not adopted GHG emissions thresholds for land use development projects. In the absence of County adopted thresholds, the County's AQMD recommends using the adopted thresholds of other lead agencies which are based on consistency with the goals of AB 32. Since climate change is a global problem and the location of the individual source of GHG emissions is somewhat irrelevant, it's appropriate to use thresholds established by other jurisdictions as a basis for impact significance determinations. Projects exceeding these thresholds would have a potentially significant impact and be required to mitigate those impacts to a less than significant level. Until the County adopts a CAP consistent with CEQA Guidelines Section 15183.5, and/or establishes GHG thresholds, the County will follow an interim approach to evaluating GHG emissions utilizing significance criteria adopted by the Sacramento Metropolitan Air Quality Management District (SMAQMD) to determine the significance of GHG emissions.

The SMAQMD has developed a screening table using CalEEMod which allows quick assessment of projects to screen out those below the thresholds as their impacts would be less than significant. For projects below the threshold, no further GHG analysis is required.

a. The proposed project would create two 5.0-acre parcels from a 10.0-acre undeveloped parcel. Each parcel would be allowed to have a primary residence and an accessory dwelling unit (ADU) by right, for a total of four residences possible. Future construction may involve a small increase in household GHG production. However, any future construction would be required to incorporate modern construction and design features that reduce energy consumption to the extent feasible. Implementation of these features would help reduce potential GHG emissions resulting from the development. The proposed project would have a negligible contribution towards statewide GHG inventories and would have a less than significant impact.

b. Future construction-related emissions would be temporary and below the minimum standard for reporting requirements under AB 32, and because any ongoing GHG emissions would be a result of a maximum potential of four households (two primary residences/two accessory dwelling units possible), the proposed project's GHG emissions would have a negligible cumulative contribution towards statewide and global GHG emissions. The proposed project would not conflict with the objectives of AB 32 or any other applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions. According to the SMAQMD screening table, the GHG emissions from this project are estimated at less than 1,100 $MTCO_2e$/yr. Cumulative GHG emissions impacts would be less than significant; therefore, the proposed project would have a less than significant impact.

FINDING: For the Greenhouse Gas Emissions category, there would be no significant adverse environmental effect as a result of the project. The impacts would be less than significant.

IX. HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	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. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			**X**	
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			**X**	

Regulatory Setting:

Hazardous materials and hazardous wastes are subject to extensive federal, state, and local regulations to protect public health and the environment. These regulations provide definitions of hazardous materials; establish reporting requirements; set guidelines for handling, storage, transport, and disposal of hazardous wastes; and require health and safety provisions for workers and the public. The major federal, state, and regional agencies enforcing these

regulations are USEPA and the Occupational Safety and Health Administration (OSHA); California Department of Toxic Substances Control (DTSC); California Department of Industrial Relations, Division of Occupational Safety and Health (Cal/OSHA); California Governor's Office of Emergency Services (Cal OES); and EDCAPCD.

Federal Laws, Regulations, and Policies

Comprehensive Environmental Response, Compensation, and Liability Act

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, also called the Superfund Act; 42 USC Section 9601 *et seq.*) is intended to protect the public and the environment from the effects of past hazardous waste disposal activities and new hazardous material spills. Under CERCLA, USEPA has the authority to seek the parties responsible for hazardous materials releases and to ensure their cooperation in site remediation. CERCLA also provides federal funding (through the "Superfund") for the remediation of hazardous materials contamination. The Superfund Amendments and Reauthorization Act of 1986 (Public Law 99-499) amends some provisions of CERCLA and provides for a Community Right-to-Know program.

Resource Conservation and Recovery Act

The Resource Conservation and Recovery Act of 1976 (RCRA; 42 USC Section 6901 *et seq.*), as amended by the Hazardous and Solid Waste Amendments of 1984, is the primary federal law for the regulation of solid waste and hazardous waste in the United States. These laws provide for the "cradle-to-grave" regulation of hazardous wastes, including generation, transportation, treatment, storage, and disposal. Any business, institution, or other entity that generates hazardous waste is required to identify and track its hazardous waste from the point of generation until it is recycled, reused, or disposed of.
USEPA has primary responsibility for implementing RCRA, but individual states are encouraged to seek authorization to implement some or all RCRA provisions. California received authority to implement the RCRA program in August 1992. DTSC is responsible for implementing the RCRA program in addition to California's own hazardous waste laws, which are collectively known as the Hazardous Waste Control Law.

Energy Policy Act of 2005

Title XV, Subtitle B of the Energy Policy Act of 2005 (the Underground Storage Tank Compliance Act of 2005) contains amendments to Subtitle I of the Solid Waste Disposal Act, the original legislation that created the Underground Storage Tank (UST) Program. As defined by law, a UST is "any one or combination of tanks, including pipes connected thereto, that is used for the storage of hazardous substances and that is substantially or totally beneath the surface of the ground." In cooperation with USEPA, SWRCB oversees the UST Program. The intent is to protect public health and safety and the environment from releases of petroleum and other hazardous substances from tanks. The four primary program elements include leak prevention (implemented by Certified Unified Program Agencies [CUPAs], described in more detail below), cleanup of leaking tanks, enforcement of UST requirements, and tank integrity testing.

Spill Prevention, Control, and Countermeasure Rule

USEPA's Spill Prevention, Control, and Countermeasure (SPCC) Rule (40 CFR, Part 112) apply to facilities with a single above-ground storage tank (AST) with a storage capacity greater than 660 gallons, or multiple tanks with a combined capacity greater than 1,320 gallons. The rule includes requirements for oil spill prevention, preparedness, and response to prevent oil discharges to navigable waters and adjoining shorelines. The rule requires specific facilities to prepare, amend, and implement SPCC Plans.
Occupational Safety and Health Administration

OSHA is responsible at the federal level for ensuring worker safety. OSHA sets federal standards for implementation of workplace training, exposure limits, and safety procedures for the handling of hazardous substances (as well as other hazards). OSHA also establishes criteria by which each state can implement its own health and safety program.

Federal Communications Commission Requirements

There is no federally mandated radio frequency (RF) exposure standard; however, pursuant to the Telecommunications Act of 1996 (47 USC Section 224), the Federal Communications Commission (FCC) established guidelines for dealing with RF exposure, as presented below. The exposure limits are specified in 47 CFR Section 1.1310 in terms of frequency, field strength, power density, and averaging time. Facilities and transmitters licensed and authorized by FCC must either comply with these limits or an applicant must file an environmental assessment (EA) with FCC to evaluate whether the proposed facilities could result in a significant environmental effect.
FCC has established two sets of RF radiation exposure limits—Occupational/Controlled and General Population/Uncontrolled. The less-restrictive Occupational/Controlled limit applies only when a person (worker) is exposed as a consequence of his or her employment and is "fully aware of the potential exposure and can exercise control over his or her exposure," otherwise the General Population limit applies (47 CFR Section 1.1310).

The FCC exposure limits generally apply to all FCC-licensed facilities (47 CFR Section 1.1307[b][1]). Unless exemptions apply, as a condition of obtaining a license to transmit, applicants must certify that they comply with FCC environmental rules, including those that are designed to prevent exposing persons to radiation above FCC RF limits (47 CFR Section1.1307[b]). Licensees at co-located sites (e.g., towers supporting multiple antennas, including antennas under separate ownerships) must take the necessary actions to bring the accessible areas that exceed the FCC exposure limits into compliance. This is a shared responsibility of all licensees whose transmission power density levels account for 5.0 or more percent of the applicable FCC exposure limits (47CFR 1.1307[b][3]).

Code of Federal Regulations (14 CFR) Part 77
14 CFR Part 77.9 is designed to promote air safety and the efficient use of navigable airspace. Implementation of the code is administered by the Federal Aviation Administration (FAA). If an organization plans to sponsor any construction or alterations that might affect navigable airspace, a Notice of Proposed Construction or Alteration (FAA Form 7460-1) must be filed. The code provides specific guidance regarding FAA notification requirements.

State Laws, Regulations, and Policies

Safe Drinking Water and Toxic Enforcement Act of 1986 – Proposition 65

The Safe Drinking Water and Toxic Enforcement Act of 1986, more commonly known as Proposition 65, protects the state's drinking water sources from contamination with chemicals known to cause cancer, birth defects, or other reproductive harm. Proposition 65 also requires businesses to inform the public of exposure to such chemicals in the products they purchase, in their homes or workplaces, or that are released into the environment. In accordance with Proposition 65, the California Governor's Office publishes, at least annually, a list of such chemicals. OEHHA, an agency under the California Environmental Protection Agency (CalEPA), is the lead agency for implementation of the Proposition 65 program. Proposition 65 is enforced through the California Attorney General's Office; however, district and city attorneys and any individual acting in the public interest may also file a lawsuit against a business alleged to be in violation of Proposition 65 regulations.

The Unified Program

The Unified Program consolidates, coordinates, and makes consistent the administrative requirements, permits, inspections, and enforcement activities of six environmental and emergency response programs. CalEPA and other state agencies set the standards for their programs, while local governments (CUPAs) implement the standards. For each county, the CUPA regulates/oversees the following:

- Hazardous materials business plans;
- California accidental release prevention plans or federal risk management plans;
- The operation of USTs and ASTs;
- Universal waste and hazardous waste generators and handlers;
- On-site hazardous waste treatment;
- Inspections, permitting, and enforcement;

- Proposition 65 reporting; and
- Emergency response.

Hazardous Materials Business Plans

Hazardous materials business plans are required for businesses that handle hazardous materials in quantities greater than or equal to 55 gallons of a liquid, 500 pounds of a solid, or 200 cubic feet (cf) of compressed gas, or extremely hazardous substances above the threshold planning quantity (40 CFR, Part 355, Appendix A) (Cal OES, 2015). Business plans are required to include an inventory of the hazardous materials used/stored by the business, a site map, an emergency plan, and a training program for employees (Cal OES, 2015). In addition, business plan information is provided electronically to a statewide information management system, verified by the applicable CUPA, and transmitted to agencies responsible for the protection of public health and safety (i.e., local fire department, hazardous material response team, and local environmental regulatory groups) (Cal OES, 2015).

California Occupational Safety and Health Administration

Cal/OSHA assumes primary responsibility for developing and enforcing workplace safety regulations in California. Cal/OSHA regulations pertaining to the use of hazardous materials in the workplace (CCR Title 8) include requirements for safety training, availability of safety equipment, accident and illness prevention programs, warnings about exposure to hazardous substances, and preparation of emergency action and fire prevention plans.
Hazard communication program regulations that are enforced by Cal/OSHA require workplaces to maintain procedures for identifying and labeling hazardous substances, inform workers about the hazards associated with hazardous substances and their handling, and prepare health and safety plans to protect workers at hazardous waste sites. Employers must also make material safety data sheets available to employees and document employee information and training programs. In addition, Cal/OSHA has established maximum permissible RF radiation exposure limits for workers (Title 8 CCR Section 5085[b]), and requires warning signs where RF radiation might exceed the specified limits (Title 8 CCR Section 5085 [c]).

California Accidental Release Prevention

The purpose of the California Accidental Release Prevention (CalARP) program is to prevent accidental releases of substances that can cause serious harm to the public and the environment, to minimize the damage if releases do occur, and to satisfy community right-to-know laws. In accordance with this program, businesses that handle more than a threshold quantity of regulated substance are required to develop a risk management plan (RMP). This RMP must provide a detailed analysis of potential risk factors and associated mitigation measures that can be implemented to reduce accident potential. CUPAs implement the CalARP program through review of RMPs, facility inspections, and public access to information that is not confidential or a trade secret.

California Department of Forestry and Fire Protection Wildland Fire Management

The Office of the State Fire Marshal and the CALFIRE administer state policies regarding wildland fire safety. Construction contractors must comply with the following requirements in the Public Resources Code during construction activities at any sites with forest-, brush-, or grass-covered land:

- Earthmoving and portable equipment with internal combustion engines must be equipped with a spark arrestor to reduce the potential for igniting a wildland fire (Public Resources Code Section 4442).
- Appropriate fire-suppression equipment must be maintained from April 1 to December 1, the highest-danger period for fires (Public Resources Code Section 4428).
- On days when a burning permit is required, flammable materials must be removed to a distance of 10 feet from any equipment that could produce a spark, fire, or flame, and the construction contractor must maintain the appropriate fire suppression equipment (Public Resources Code Section 4427).
- On days when a burning permit is required, portable tools powered by gasoline fueled internal combustion engines must not be used within 25 feet of any flammable materials (Public Resources Code Section 4431).

California Highway Patrol

CHP, along with Caltrans, enforce and monitor hazardous materials and waste transportation laws and regulations in California. These agencies determine container types used and license hazardous waste haulers for hazardous waste transportation on public roads. All motor carriers and drivers involved in transportation of hazardous materials must apply for and obtain a hazardous materials transportation license from CHP.

Local Laws, Regulations, and Policies

A map of the fuel loading in the County (General Plan Figure HS-1) shows the fire hazard severity classifications of the SRAs in El Dorado County, as established by CDF. The classification system provides three classes of fire hazards: Moderate, High, and Very High. Fire Hazard Ordinance (Chapter 8.08) requires defensible space as described by the State Public Resources Code, including the incorporation and maintenance of a 30-foot fire break or vegetation fuel clearance around structures in fire hazard zones. The County's requirements on emergency access, signing and numbering, and emergency water are more stringent than those required by state law (Patton 2002). The Fire Hazard Ordinance also establishes limits on campfires, fireworks, smoking, and incinerators for all discretionary and ministerial developments.

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

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

a.-c. **Hazardous Materials:** The proposed Tentative Parcel Map would not involve the routine transportation, use, or disposal of hazardous materials such as construction materials, paints, fuels, landscaping materials, and household cleaning supplies. Any future construction may involve some hazardous materials temporarily but this is considered to be small in scale. The impacts would be less than significant.

d. **Hazardous Sites:** The project site is not included on a list of or near any hazardous materials sites pursuant to Government Code section 65962.5 (DTSC, 2015). There would be no impact.

e. **Aircraft Hazards, Private Airstrips:** As shown on the El Dorado County Zoning Map, the project is not located within an Airport Safety District combining zone or near a public airport or private airstrip. There would be no impact.

f. **Emergency Plan:** Access to the proposed parcels would be from a new private driveway easement from Vista Cielo, which is a non-County maintained roadway. The Rescue Fire Protection District (RFPD) reviewed the project and provided comments for adequate emergency access which are included as conditions of approval. As conditioned, the proposed project would not impair implementation of any emergency response plan or emergency evacuation plan. The impacts would be less than significant.

g. **Wildfire Hazards:** The project site is in an area of moderate fire hazard for wildland pursuant to Figure HS-1 of the Fire Hazard rating in the El Dorado County General Plan (2015). The El Dorado County General Plan Safety Element precludes development in areas of high wildland fire hazard unless such development can be adequately protected from wildland fire hazards as demonstrated in a Fire Safe Plan prepared by a Registered Professional Forester (RPF) and approved by the local fire Protection District and/or California Department of Forestry and Fire Protection. A Wildland Fire Safe Plan (WFSP) was not required for the project since the project site is in an area of Moderate Fire Severity Zone. Further, the Rescue Fire Protection District reviewed the project and provided comments which would be incorporated

into the project as conditions of approval. The conditions of approval would ensure compliance with applicable Fire Safe Regulations. The impacts would be less than significant.

FINDING: For the Hazards and Hazardous Materials category, with the incorporation of the conditions of approval from the El Dorado Hills Fire Protection District, the impacts would be less than significant.

X. HYDROLOGY AND WATER QUALITY. Would the project:				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			**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, or through the addition of impervious surfaces, in a manner which would:				
i. result in substantial erosion or siltation on- or off-site;			**X**	
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			**X**	
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			**X**	
iv. impede or redirect flood flows?			**X**	
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			**X**	
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			**X**	

Regulatory Setting:

Federal Laws, Regulations, and Policies

Clean Water Act

The Clean Water Act (CWA) is the primary federal law that protects the quality of the nation's surface waters, including lakes, rivers, and coastal wetlands. The key sections pertaining to water quality regulation for the Proposed Project are CWA Section 303 and Section 402.

Section 303(d) — Listing of Impaired Water Bodies

Under CWA Section 303(d), states are required to identify "impaired water bodies" (those not meeting established water quality standards), identify the pollutants causing the impairment, establish priority rankings for waters on the list, and develop a schedule for the development of control plans to improve water quality. USEPA then approves the State's recommended list of impaired waters or adds and/or removes waterbodies.

Section 402—NPDES Permits for Stormwater Discharge

CWA Section 402 regulates construction-related stormwater discharges to surface waters through the NPDES, which is officially administered by USEPA. In California, USEPA has delegated its authority to the State Water Resources Control Board (SWRCB), which, in turn, delegates implementation responsibility to the nine RWQCBs, as discussed below in reference to the Porter-Cologne Water Quality Control Act.

The NPDES program provides for both general (those that cover a number of similar or related activities) and individual (activity- or project-specific) permits. General Permit for Construction Activities: Most construction projects that disturb 1.0 or more acre of land are required to obtain coverage under SWRCB's General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order 2009-0009-DWQ as amended by 2010-0014-DWQ and 2012-0006-DWQ). The general permit requires that the applicant file a public notice of intent to discharge stormwater and prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). SWPPP must include a site map and a description of the proposed construction activities, demonstrate compliance with relevant local ordinances and regulations, and present a list of Best Management Practices (BMPs) that will be implemented to prevent soil erosion and protect against discharge of sediment and other construction-related pollutants to surface waters. Permittees are further required to monitor construction activities and report compliance to ensure that BMPs are correctly implemented and are effective in controlling the discharge of construction-related pollutants.

<u>Municipal Stormwater Permitting Program</u>

SWRCB regulates stormwater discharges from municipal separate storm sewer systems (MS4s) through its Municipal Storm Water Permitting Program (SWRCB, 2013). Permits are issued under two phases depending on the size of the urbanized area/municipality. Phase I MS4 permits are issued for medium (population between 100,000 and 250,000 people) and large (population of 250,000 or more people) municipalities and are often issued to a group of co-permittees within a metropolitan area. Phase I permits have been issued since 1990. Beginning in 2003, SWRCB began issuing Phase II MS4 permits for smaller municipalities (population less than 100,000).

El Dorado County is covered under two SWRCB Regional Boards. The West Slope Phase II Municipal Separate Storm Sewer Systems (MS4) NPDES Permit is administered by the Central Valley Regional Water Quality Control Board (RWQCB) (Region Five). The Lake Tahoe Phase I MS4 NPDES Permit is administered by the Lahontan RWQCB (Region Six). The current West Slope MS4 NPDES Permit was adopted by the SWRCB on February 5, 2013. The Permit became effective on July 1, 2013 for a term of five years and focuses on the enhancement of surface water quality within high priority urbanized areas. The current Lake Tahoe MS4 NPDES Permit was adopted and took effect on December 6, 2011 for a term of five years. The Permit incorporated the Lake Tahoe Total Maximum Daily Load (TMDL) and the Lake Clarity Crediting Program (LCCP) to account for the reduction of fine sediment particles and nutrients discharged to Lake Tahoe.

On May 19, 2015 the El Dorado County Board of Supervisors formally adopted revisions to the Storm Water Quality Ordinance (Ordinance 4992). Previously applicable only to the Lake Tahoe Basin, the ordinance establishes legal authority for the entire unincorporated portion of the County. The purpose of the ordinance is to 1) protect health, safety, and general welfare, 2) enhance and protect the quality of Waters of the State by reducing pollutants in storm water discharges to the maximum extent practicable and controlling non-storm water discharges to the storm drain system, and 3) cause the use of Best Management Practices to reduce the adverse effects of polluted runoff discharges on Waters of the State.

National Flood Insurance Program

The Federal Emergency Management Agency (FEMA) administers the National Flood Insurance Program (NFIP) to provide subsidized flood insurance to communities complying with FEMA regulations that limit development in floodplains. The NFIP regulations permit development within special flood hazard zones provided that residential structures are raised above the base flood elevation of a 100-year flood event. Non-residential structures are required either to provide flood proofing construction techniques for that portion of structures below the 100-year flood elevation or to elevate above the 100-year flood elevation. The regulations also apply to substantial improvements of existing structures.

State Laws, Regulations, and Policies

Porter–Cologne Water Quality Control Act

The Porter–Cologne Water Quality Control Act (known as the Porter–Cologne Act), passed in 1969, dovetails with the CWA (see discussion of the CWA above). It established the SWRCB and divided the state into nine regions, each overseen by an RWQCB. SWRCB is the primary State agency responsible for protecting the quality of the state's surface water and groundwater supplies; however, much of the SWRCB's daily implementation authority is delegated to the nine RWQCBs, which are responsible for implementing CWA Sections 401, 402, and 303[d]. In general, SWRCB manages water rights and regulates statewide water quality, whereas RWQCBs focus on water quality within their respective regions.

The Porter–Cologne Act requires RWQCBs to develop water quality control plans (also known as basin plans) that designate beneficial uses of California's major surface-water bodies and groundwater basins and establish specific narrative and numerical water quality objectives for those waters. Beneficial uses represent the services and qualities of a waterbody (i.e., the reasons that the waterbody is considered valuable). Water quality objectives reflect the standards necessary to protect and support those beneficial uses. Basin plan standards are primarily implemented by regulating waste discharges so that water quality objectives are met. Under the Porter–Cologne Act, basin plans must be updated every 3 years.

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

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

a. **Water Quality Standards:** Some waste discharge may occur as part of the project from future construction of single-unit residences, accessory dwelling units (ADU), and/or accessory structures; however, erosion control measures would be required as part of any future grading and building permits. Stormwater runoff from potential development would contain water quality protection features in accordance with a potential National Pollutant Discharge Elimination System (NPDES) stormwater permit, as deemed applicable. The project would comply with County Ordinances and standards regarding waste discharge therefore the project would not be expected to violate water quality standards. The impacts would be less than significant.

b. **Groundwater Supplies:** The geology of the Western Slope portion of El Dorado County is principally hard, crystalline, igneous, or metamorphic rock overlain with a thin mantle of sediment or soil. Groundwater in this region is found in fractures, joints, cracks, and fault zones within the bedrock mass. These discrete fracture areas are typically vertical in orientation rather than horizontal as in sedimentary or

alluvial aquifers. Recharge is predominantly through rainfall infiltrating into the fractures. Movement of this groundwater is very limited due to the lack of porosity in the bedrock. Wells are typically drilled to depths ranging from 80 to 300 feet in depth. There is no evidence that the project will substantially reduce or alter the quantity of groundwater in the vicinity, or materially interfere with groundwater recharge in the area of the proposed project. The project is not anticipated to affect potential groundwater supplies above pre-project levels. The impacts to groundwater supplies would be less than significant.

c. **Drainage Patterns:** A grading permit would be required to address grading, erosion and sediment control for any future construction. Construction activities would be required to adhere to the El Dorado County Grading, Erosion Control and Sediment Ordinance. This includes the use of Best Management Practices (BMPs) to minimize degradation of water quality during construction. With the implementation of standard requirements, impacts on drainage patterns would be less than significant.

d.-e. **Flood-related Hazards:** The project site is not located within any mapped 100-year flood areas and would not result in the construction of any structures that would impede or redirect flood flows (FEMA, 2008). No dams which would result in potential hazards related to dam failures are located in the project area. The risk of exposure to seiche, tsunami, or mudflows would be remote. The impacts would be less than significant.

FINDING: The project would be required to address any potential changes to the drainage pattern on-site during the grading and building permit review process for future construction of single-unit residences, accessory dwelling units (ADU), and/or accessory structures. No significant hydrological impacts are expected. The impacts would be less than significant.

XI. LAND USE PLANNING. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Physically divide an established community?			**X**	
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			**X**	

Regulatory Setting:

California State law requires that each City and County adopt a general plan "for the physical development of the City and any land outside its boundaries which bears relation to its planning." Typically, a general plan is designed to address the issues facing the City or County for the next 15-20 years. The general plan expresses the community's development goals and incorporates public policies relative to the distribution of future public and private land uses. The El Dorado County General Plan was adopted in 2004. The 2013-2021 Housing Element was adopted in 2013.
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:** The project site is in the Rescue Rural Region. The project site is surrounded by similar large lot parcels with residential development. The proposed Tentative Parcel Map would not conflict with the existing land use pattern in the area or physically divide an established community. The impacts would be less than significant.

b. **Land Use Consistency:** The proposed project includes General Plan Amendment from Rural Residential (RR), to Low Density Residential (LDR); and Zone Change from Rural Land, Ten-acre (RL-10), to Residential Estate, Five-acre (RE-5). The proposed General Plan Amendment and Zone Change would accommodate the proposed Tentative Parcel Map to allow the subdivision of the 10.0-acre parcel into two 5.0-acre parcels. The subject parcel is located within the Rescue Rural Region. Per General Plan Policy 2.2.1.1., *Table 2-1 - Planning Concept Areas and Land Use Designation Consistency Matrix*, LDR would be consistent with the Rural Region, and the Zone Change to Residential Estate, Five-acre (RE-5) would be consistent with the new LDR land use designation.

An application for a Zone Change must be consistent with the General Plan land use map. Zone Change requests, even when they are consistent with the General Plan land use map, may still be denied if they are determined to be untimely due to lack of infrastructure or due to other potential unmitigated significant impacts on the environment. There are 19 findings required including consistency with General Plan Policy 2.2.5.3. Like a General Plan amendment (which this project does not include) a Zone Change is a legislative action which provides the County with substantial latitude in its discretion to approve or deny an application.

Required Findings for Zone Change:

In accordance with State law, a request for a Zone Change can only occur when the requested change conforms to the County General Plan land use map designation for the property and applicable General Plan policies.

General Plan Policy 2.2.5.3 provides further direction on Zone Change applications, specifying 19 matters which must be considered by the County when evaluating Zone Change requests.

General Policy 2.2.5.3 states the County shall evaluate future rezoning: (1) To be based on the General Plan's general direction as to minimum parcel size or maximum allowable density; and (2) To assess whether changes in conditions that would support a higher density or intensity zoning district. The specific criteria to be considered include, but are not limited to, the following:

1) Availability of an adequate public water source or an approved Capital Improvement Project to increase service for existing land use demands;
2) Availability and capacity of public-treated water system;
3) Availability and capacity of public waste water treatment system;
4) Distance to and capacity of the serving elementary and high schools;
5) Response time from nearest fire station handling structure fires;
6) Distance to nearest Community Region or Rural Center;
7) Erosion hazard;
8) Septic and leach field capability;
9) Groundwater capability to support wells;
10) Critical flora and fauna habitat areas;
11) Important timber production areas;
12) Important agricultural areas;
13) Important mineral resource areas;
14) Capacity of the transportation system serving the area;
15) Existing land use pattern;

16) Proximity to perennial water course;
17) Important historical/archeological sites;
18) Seismic hazards and presence of active faults; and
19) Consistency with existing Conditions, Covenants, and Restrictions.

The proposed Zone Change from Rural Land, Ten-Acre (RL-10) to Residential Estate, Five-acre (RE-5), would meet the required criteria as discussed in more detail throughout each section of this Initial Study. The project would create two new residentially zoned parcels of 5.0 acres each. The proposed parcel sizes would be compatible with the proposed General Plan land use designation of Low Density Residential (LDR), which would allow a minimum parcel size of 5.0 to 10.0 acres. With incorporation of conditions, the impacts for land use planning would be less than significant.

FINDING: The proposed use of the land to amend the General Plan from RR to LDR, and Zone Change from RL-10 to RE-5, to create two new residential parcels of 5.0 acres each would be consistent with the uses allowed in the Rescue Rural Region, with the County General Plan, and with the Zoning Ordinance. The impacts to land use would be less than significant.

XII. MINERAL RESOURCES. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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**

Regulatory Setting:

Federal Laws, Regulations, and Policies

No federal laws, regulations, or policies apply to mineral resources and the Proposed Project.

State Laws, Regulations, and Policies

Surface Mining and Reclamation Act

The Surface Mining and Reclamation Act of 1975 (SMARA) requires that the State Mining and Geology Board identify, map, and classify aggregate resources throughout California that contain regionally significant mineral resources. Designations of land areas are assigned by CDC and California Geological Survey following analysis of geologic reports and maps, field investigations, and using information about the locations of active sand and gravel mining operations. Local jurisdictions are required to enact planning procedures to guide mineral conservation and extraction at particular sites and to incorporate mineral resource management policies into their general plans.

The California Mineral Land Classification System represents the relationship between knowledge of mineral deposits and their economic characteristics (grade and size). The nomenclature used with the California Mineral Land Classification System is important in communicating mineral potential information in activities such as

mineral land classification, and usage of these terms are incorporated into the criteria developed for assigning mineral resource zones. Lands classified MRZ-2 are areas that contain identified mineral resources. Areas classified as MRZ-2a or MRZ-2b (referred to hereafter as MRZ-2) are considered important mineral resource areas.

Local Laws, Regulations, and Policies

El Dorado County in general is considered a mining region capable of producing a wide variety of mineral resources. Metallic mineral deposits, including gold, are considered the most significant extractive mineral resources. Exhibit 5.9-6 shows the MRZ-2 areas within the county based on designated Mineral Resource (-MR) overlay areas. The -MR overlay areas are based on mineral resource mapping published in the mineral land classification reports referenced above. The majority of the county's important mineral resource deposits are concentrated in the western third of the county.

According to General Plan Policy 2.2.2.7, before authorizing any land uses within the -MR overlay zone that will threaten the potential to extract minerals in the affected area, the County shall prepare a statement specifying its reasons for considering approval of the proposed land use and shall provide for public and agency notice of such a statement consistent with the requirements of Public Resources Code section 2762. Furthermore, before finally approving any such proposed land use, the County shall balance the mineral values of the threatened mineral resource area against the economic, social, or other values associated with the proposed alternative land uses. Where the affected minerals are of regional significance, the County shall consider the importance of these minerals to their market region as a whole and not just their importance to the County.

Where the affected minerals are of statewide significance, the County shall consider the importance of these minerals to the State and Nation as a whole. The County may approve the alternative land use if it determines that the benefits of such uses outweigh the potential or certain loss of the affected mineral resources in the affected regional, Statewide, or national market.

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

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

a.-b. **Mineral Resources.** The project site has not been delineated in the El Dorado County General Plan as a locally important mineral resource recovery site (2003, Exhibits 5.9-6 and 5.9-7). Review of the California Department of Conservation Geologic Map data showed that the project site is not within a mineral resource zone district. There would be no impact.

FINDING: For this Mineral Resources category, no impacts to mineral resources are expected, either directly or indirectly. There would be no impact.

XIII. NOISE. *Would the project result in:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			**X**	
b. Generation of excessive groundborne vibration or groundborne noise levels?			**X**	

XIII. NOISE. *Would the project result in:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise level?				**X**

Regulatory Setting:

No federal or state laws, regulations, or policies for construction-related noise and vibration that apply to the Proposed Project. However, the Federal Transit Administration (FTA) Guidelines for Construction Vibration in Transit Noise and Vibration Impact Assessment state that for evaluating daytime construction noise impacts in outdoor areas, a noise threshold of 90 dBA Leq and 100 dBA Leq should be used for residential and commercial/industrial areas, respectively (FTA 2006).

For construction vibration impacts, the FTA guidelines use an annoyance threshold of 80 VdB for infrequent events (fewer than 30 vibration events per day) and a damage threshold of 0.12 inches per second (in/sec) PPV for buildings susceptible to vibration damage (FTA 2006).

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

- Result in short-term construction noise that creates noise exposures to surrounding noise sensitive land uses in excess of 60dBA CNEL;
- Result in long-term operational noise that creates noise exposures in excess of 60 dBA CNEL at the adjoining property line of a noise sensitive land use and the background noise level is increased by 3dBA, or more; or
- Results in noise levels inconsistent with the performance standards contained in Table 130.37.060.1 and Table 130.37.060.2 of the El Dorado County Zoning Ordinance.

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

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

a. **Noise Exposures:** The proposed project would not expose people to noise levels in excess of standards established in the General Plan or Zoning Ordinance. Future construction may require the use of trucks and other equipment, which may result in short-term noise impacts to surrounding neighbors. These activities would require grading and building permits and would be restricted to construction hours pursuant to the

General Plan. There could be additional noise associated with potential future residential development. However, the project is not expected to generate noise levels exceeding the performance standards contained within the Zoning Ordinance. The impacts would be less than significant.

b. **Groundborne Vibration:** The project site is currently undeveloped. Future residential development and construction may generate short-term ground borne vibration or shaking events during project construction; however, this would be temporary. The impacts would be less than significant.

c. **Aircraft Noise:** The project site is approximately 4.7 miles from the Cameron Park Airport. The project site is located within the vicinity of a private airstrip or an airport land use plan or within two miles of a public airport or public use airport. There would be no impact.

FINDING: As conditioned and with adherence to County Code, no significant direct or indirect impacts to noise levels are expected. The impacts would be less than significant.

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

Regulatory Setting:

No federal or state laws, regulations, or policies apply to population and housing and the proposed project.

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

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

a. **Population Growth:** The project site is currently undeveloped but could be developed with a primary residence and accessory dwelling unit (two residences). With the proposed project, each parcel would be allowed a primary residence and accessory dwelling unit by right, for a total of four residences (two primary dwellings/two accessory dwelling units). This potential additional housing and population would not be considered a significant population growth. The impacts would be less than significant.

b. **Housing Displacement:** The proposed project would result in the creation of two parcels, each of which would be allowed a primary residence and an accessory dwelling unit by right. No existing housing would be displaced resulting from the project. The impacts would be less than significant.

FINDING: The project would not displace housing and there would be no potential for a significant impact due to substantial growth, either directly or indirectly. The impacts would be less than significant.

XV. PUBLIC SERVICES. *Would the project:*				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. 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:			**X**	
Fire protection?			**X**	
Police protection?			**X**	
Schools?			**X**	
Parks?			**X**	
Other?			**X**	

Regulatory Setting:

Federal Laws, Regulations, and Policies

California Fire Code

The California Fire Code (Title 24 CCR, Part 9) establishes minimum requirements to safeguard public health, safety, and general welfare from the hazards of fire, explosion, or dangerous conditions in new and existing buildings. Chapter 33 of CCR contains requirements for fire safety during construction and demolition.

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 Rescue Fire Protection District (RFPD) reviewed the project and provided comments which are incorporated as conditions of approval. The project must adhere to these applicable requirements to assure adequate emergency access and evacuation routes. Further, RFPD would accept the use of Local Ordinance D003 Fire Water Storage Tanks as an acceptable alternative for emergency water supply. The RFPD would review future grading and/or building permit applications that would include fire protection measures and payment of fire prevention fees as applicable. The impacts would be less than significant.

Police Protection: Police services would be provided by the El Dorado County Sheriff's Department (EDSO). Any future residential construction would not significantly increase demand for law enforcement protection. The impacts would be less than significant.

Schools: As a result of project approval, new residential dwelling units could be constructed in the future which could add a small number of additional students; however, payment of school impact fees would be required at time of future grading and building permits issuance. The impacts would be less than significant.

Parks. Any additional units from future construction would not increase the local population substantially, and therefore would not substantially increase the use of parks and recreational facilities. The dedication of land, the payment of fees in lieu thereof, or a combination of both for park and recreational purposes would be required, pursuant to the provisions of Sections 120.12.090 through 120.12.110. The impacts would be less than significant.

Government Services. There are no government services that would be significantly impacted as a result of the proposed project. The impacts would be less than significant.

FINDING: The project would not result in a significant increase of public services to the project. Increased demand to services would be addressed through the payment of established impact fees, if applicable. The impacts would be less than significant.

XVI. RECREATION. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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**	

Regulatory Setting:

National Trails System

The National Trails System Act of 1968 authorized The National Trails System (NTS) in order to provide additional outdoor recreation opportunities and to promote the preservation of access to the outdoor areas and historic resources of the nation. The Appalachian and Pacific Crest National Scenic Trails were the first two components, and the System has grown to include 20 national trails.

The National Trails System includes four classes of trails:

1. National Scenic Trails (NST) provide outdoor recreation and the conservation and enjoyment of significant scenic, historic, natural, or cultural qualities. The Pacific Coast Trail falls under this category. The PCT passes through the Desolation Wilderness area along the western plan area boundary.

2. National Historic Trails (NHT) follow travel routes of national historic significance. The National Park Service has designated two National Historic Trail (NHT) alignments that pass through El Dorado County, the California National Historic Trail and the Pony Express National Historic Trail. The California Historic Trail is a route of approximately 5,700 miles including multiple routes and cutoffs, extending from Independence and Saint Joseph, Missouri, and Council Bluffs, Iowa, to various points in California and Oregon. The Pony Express NHT commemorates the route used to relay mail via horseback from Missouri to California before the advent of the telegraph.

3. National Recreation Trails (NRT) are in, or reasonably accessible to, urban areas on federal, state, or private lands. In El Dorado County there are 5 NRTs.

State Laws, Regulations, and Policies

The California Parklands Act

The California Parklands Act of 1980 (Public Resources Code Section 5096.141-5096.143) recognizes the public interest for the state to acquire, develop, and restore areas for recreation and to aid local governments to do the same. The California Parklands Act also identifies the necessity of local agencies to exercise vigilance to see that the parks, recreation areas, and recreational facilities they now have are not lost to other uses.

The California state legislature approved the California Recreational Trail Act of 1974 (Public Resources Code Section 2070-5077.8) requiring that the Department of Parks and Recreation prepare a comprehensive plan for California trails. The California Recreational Trails Plan is produced for all California agencies and recreation providers that manage trails. The Plan includes information on the benefits of trails, how to acquire funding, effective stewardship, and how to encourage cooperation among different trail users.

The 1975 Quimby Act (California Government Code Section 66477) requires residential subdivision developers to help mitigate the impacts of property improvements by requiring them to set aside land, donate conservation easements, or pay fees for park improvements. The Quimby Act gave authority for passage of land dedication ordinances to cities and counties for parkland dedication or in-lieu fees paid to the local jurisdiction. Quimby exactions must be roughly proportional and closely tied (nexus) to a project's impacts as identified through traffic studies required by CEQA. The exactions only apply to the acquisition of new parkland; they do not apply to the physical development of new park facilities or associated operations and maintenance costs.

The County implements the Quimby Act through §16.12.090 of the County Code. The County Code sets standards for the acquisition of land for parks and recreational purposes, or payments of fees in lieu thereof, on any land subdivision. Other projects, such as ministerial residential or commercial development, could contribute to the demand for park and recreation facilities without providing land or funding for such facilities.

Local Laws, Regulations, and Policies

The 2004 El Dorado County General Plan Parks and Recreation Element establishes goals and policies that address needs for the provision and maintenance of parks and recreation facilities in the county, with a focus on providing recreational opportunities and facilities on a regional scale, securing adequate funding sources, and increasing tourism and recreation-based businesses. The Recreation Element describes the need for 1.5 acres of regional parkland, 1.5 acres of community parkland, and 2 acres of neighborhood parkland per 1,000 residents. Another 95 acres of park land are needed to meet the General Plan guidelines.

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. **Parks.** Any additional units from future construction would not increase the local population substantially, and therefore would not substantially increase the use of parks and recreational facilities. The dedication of land, the payment of fees in lieu thereof or a combination of both for park and recreational purposes may be required pursuant to the provisions of Sections 120.12.090 through 120.12.110 as a condition of approval. The impacts would be less than significant.

b. **Recreational Services.** The project would not include additional recreation services or sites as part of the project. The impacts would be less than significant.

FINDING: No significant impacts to parks or recreation facilities would result from the proposed project. The proposed project would not result in the need for the construction or expansion of new recreation facilities. The impacts would be less than significant.

XVII. TRANSPORTATION. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Conflict with an applicable program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			**X**	
b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) (Vehicle Miles Traveled)?			**X**	
c. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			**X**	
d. Result in inadequate emergency access?			**X**	

Regulatory Setting:

Federal Laws, Regulations, and Policies

No federal laws, regulations, or policies apply to transportation/traffic and the Proposed Project.

State Laws, Regulations, and Policies

Caltrans manages the state highway system and ramp interchange intersections. This state agency is also responsible for highway, bridge, and rail transportation planning, construction, and maintenance.

Local Laws, Regulations, and Policies

The Transportation and Circulation Element of the County General Plan relies on automobile delay and Level of Service (LOS) as performance measures to determine impacts on County-maintained roads and state highways within the unincorporated areas of the county.

County General Plan Policy TC-Xd states that Level of Service (LOS) for County-maintained roads and state highways within the unincorporated areas of the county shall not be worse than LOS E in the Community Regions or LOS D in the Rural Centers and Rural Regions. Level of Service is calculated using the methodologies in the latest edition of the Highway Capacity Manual (Transportation Research Board, National Research Council). There are some roadway segments that are except from these standards and are allowed to operate at LOS F and are listed in Table TC-2. According to Policy TC-Xe, "worsen" is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project:

A. A two percent increase in traffic during a.m., p.m. peak hour, or daily
B. The addition of 100 or more daily trips, or
C. The addition of 10 or more trips during the a.m. or p.m. peak hour.

Starting on July 1, 2020, automobile delay and level of service (LOS) may no longer be used as the performance measure to determine the transportation impacts of land development under CEQA. Instead, an alternative metric that supports the goals of SB 743 legislation will be required. The use of vehicle miles traveled (VMT) has been recommended by the Governor's Office of Planning and Research (OPR) and is cited in the CEQA Guidelines as the most appropriate measure of transportation impacts (Section 15064.3(a)).

The intent of SB743 is to bring CEQA transportation analysis into closer alignment with other statewide policies regarding greenhouse gases, complete streets, and smart growth. Using VMT as a performance measure, instead of LOS, is intended to discourage suburban sprawl, reduce greenhouse gas emissions, and encourage the development of smart growth, complete streets, and multimodal transportation networks.

Current direction regarding methods to identify VMT and comply with state requirements is provided by the California Governor's Office of Planning and Research (OPR) December 2018 publication, Technical Advisory on Evaluating Transportation Impacts in CEQA. This advisory contains technical recommendations regarding assessment of VMT, thresholds of significance, and mitigation measures. OPR provides this Technical Advisory as a resource for the public to use at their discretion. OPR is not enforcing or attempting to enforce any part of the recommendations contained herein. (Government Code Section 65035 ["It is not the intent of the Legislature to vest in the Office of Planning and Research any direct operating or regulatory powers over land use, public works, or other state, regional, or local projects or programs."].)

OPR's Technical Advisory provides this direction for small projects:

Many local agencies have developed screening thresholds to indicate when detailed analysis is needed. Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact.

Per OPR's Technical Advisory, this determination is based on the following:

CEQA provides a categorical exemption for existing facilities, including additions to existing structures of up to 10,000 square feet, so long as the project is in an area where public infrastructure is available to allow for maximum planned development and the project is not in an environmentally sensitive area. (CEQA Guidelines, § 15301, subd. (e)(2).). Typical project types for which trip generation increases relatively linearly with building footprint (i.e., general office building, single tenant office building, office park, and business park) generate or attract an additional 110-124 trips per 10,000 square feet. Therefore, absent substantial evidence otherwise, it is reasonable to conclude that the addition of 110 or fewer trips could be considered not to lead to a significant impact.

On October 6, 2020 El Dorado County Board of Supervisors adopted Resolution 141-2020 setting thresholds of significance for VMT resulting from proposed development projects. The VMT threshold for a residential Tentative Subdivision Map is [%] below the baseline County-wide VMT.

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

- Conflict with an applicable program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities;
- Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) (Vehicle Miles Traveled); or
- Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); or
- Result in inadequate emergency access.

a. **Conflicts with a Transportation Plan, Policy or Ordinance:** The project would not worsen traffic as defined in General Plan Policy TC-Xe as the total potential new development would be limited to a maximum of four residences possible (two primary dwellings/two accessory dwelling units). Trip generation for the project using the 11th Edition of the ITE Trip Generation Manual resulted in 28 trips daily, two (2) trips during the AM peak hour, and three (3) trips during the PM peak hour. Access to the proposed parcels would be from a new private driveway from Vista Cielo, a non-County maintained roadway. Construction of the proposed project would not necessitate construction of road improvements to meet or maintain General Plan policy level of service standards. The impacts would be less than significant.

b. **Vehicle Miles Travelled (VMT):** Per Resolution 141-2020, there is a presumption of less than significant impacts for projects that generate or attract less than 100 trips per day. The proposed project would create two (2) parcels. Construction activities associated with the project would temporarily generate additional vehicle traffic in the project area but would not be expected to exceed 100 trips per day during the construction period. Once construction has been completed, long-term traffic is anticipated to increase by 28 trips daily. Therefore, in accordance with Resolution 141-2020 and OPR's direction regarding determining transportation impacts for land use projects, this impact is presumed to be less than significant.

c. **Design Hazards**: The project site is undeveloped. Access would be from Vista Cielo, a non-County maintained roadway. The County Department of Transportation reviewed the project and did not provide conditions. Future grading would be necessary for the access road/driveways only. Pad grading is not proposed at this time, and the created parcels would be subject to a grading permit at the time of building permit issued for each parcel. With the incorporation of standard conditions of approval, the impacts would be less than significant.

d. **Emergency Access:** The project site is currently undeveloped. Access to proposed parcels would be from a new private driveway easement Vista Cielo, a non-County maintained roadway. Future development on each new proposed parcel would require a grading permit and would be required to be compliant with fire and building code emergency access requirements. Further, the Rescue Fire Protection District reviewed the project and provided comments which have been incorporated as conditions of approval. The Fire District would also review the improvement plans at time of grading and/or building permit submittal to ensure compliance with all safety protocols. The impacts would be less than significant.

FINDING: The project would not conflict with applicable General Plan policies regarding effective operation of the County circulation system and the project would not exceed the level of service thresholds for traffic identified within the General Plan. Further, the project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3(b) (Vehicle Miles Traveled). The project would not create any road hazards or affect road safety and would not result in inadequate emergency access. For this Transportation category, the threshold of significance would not be exceeded and impacts would be less than significant.

XVIII. TRIBAL CULTURAL RESOURCES. *Would the project: Cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			**X**	
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			**X**	

Regulatory Setting:

Federal Laws, Regulations, and Policies

No federal laws, regulations, or policies apply to Tribal Cultural Resources (TCRs) and the Proposed Project.

State Laws, Regulations, and Policies

Assembly Bill (AB) 52

AB 52, which was approved in September 2014 and effective on July 1, 2015, requires that CEQA lead agencies consult with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of a proposed project, if so requested by the tribe. The bill, chaptered in CEQA Section 21084.2, also specifies that a project with an effect that may cause a substantial adverse change in the significance of a TCR is a project that may have a significant effect on the environment.

Defined in Section 21074(a) of the Public Resources Code, TCRs are:

1. Sites, features, places, cultural landscapes, sacred places and objects with cultural value to a California Native American tribe that are either of the following:
    a. Included or determined to be eligible for inclusion in the California Register of Historical Resources; or
    b. Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

TCRs are further defined under Section 21074 as follows:

b. A cultural landscape that meets the criteria of subdivision (a) is a TCR to the extent that the landscape is geographically defined in terms of the size and scope of the landscape; and
c. A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a "nonunique archaeological resource" as defined in subdivision (h) of Section 21083.2 may also be a TCR if it conforms with the criteria of subdivision (a).

Mitigation measures for TCRs must be developed in consultation with the affected California Native American tribe pursuant to newly chaptered Section 21080.3.2, or according to Section 21084.3. Section 21084.3 identifies mitigation measures that include avoidance and preservation of TCRs and treating TRCs with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource.

Discussion:

In general, significant impacts are those that diminish the integrity, research potential, or other characteristics that make a TCR significant or important. To be considered a TCR, a resource must be either: (1) listed, or determined to be eligible for listing, on the national, state, or local register of historic resources, or: (2) a resource that the lead agency chooses, in its discretion, to treat as a TCR and meets the criteria for listing in the state register of historic resources pursuant to the criteria set forth in Public Resources Code Section 5024.1(c). A substantial adverse change to a TCR would occur if the implementation of the project would:

- Disrupt, alter, or adversely affect a TCR such that the significance of the resource would be materially impaired

a,-b. **Tribal Cultural Resources:** A record search was prepared by the North Central Information Center (NCIC) of the California Historical Resources Information System (CHRIS) in Sacramento with a results summary dated July 18, 2022. Based on results of the record search, a Cultural Resources Study was prepared by Peak and Associates, Inc., dated January 23, 2023. No significant prehistoric or historic archaeological sites, features, or artifacts were identified, nor were there any historic buildings, structures, or objects identified within the project area, and no further archaeological work was recommended. In the event of human remains discovery during any future construction if additional structures are built, standard conditions of approval to address accidental discovery of human remains would apply during any grading activities. The project is subject to the cultural resources provisions of CEQA Assembly Bill 52 (AB52), which requires Native American outreach. Pursuant to AB52, the County solicited input from Native American organizations and representatives listed with the Native American Heritage Commission to identify cultural resources and properties of concern to the Native American Community. At the time of the initial review consultation, seven Tribes have requested to be notified of proposed projects in El Dorado County: seven Tribes have requested to be notified of proposed projects in El Dorado County: Ione Band of Miwok Indians, Nashville-El Dorado Miwok, Shingle Springs Band of Miwok Indians, Tsi Akim Maidu, United Auburn Indian Community (UAIC), Washoe Tribe of Nevada and California, and Wilton Rancheria. These Tribes were notified of the proposed project by certified mail on March 7, 2023. The UAIC responded within 30 days to initiate consultation. Staff provided the tribe with the cultural resources record search results and cultural resources study for their review. No further comments were received from the tribe. Staff confirmed conclusion of consultation via email on March 22, 2023. Standard protective conditions of approval will be incorporated with the project. The impacts would be less than significant.

FINDING: Standard conditions of approval would apply in the event of discovery of any Tribal Cultural Resources (TCRs) during any future construction, that construction would stop immediately, and the Tribes would be notified. Therefore, the proposed project as conditioned would have a less than significant impact on Tribal Cultural Resources.

XIX. UTILITIES AND SERVICE SYSTEMS. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects?			**X**	
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?			**X**	
c. 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**	
d. Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			**X**	
e. Comply with federal, state, and local statutes and regulations related to solid waste?			**X**	

Regulatory Setting:

Federal Laws, Regulations, and Policies

Energy Policy Act of 2005

The Energy Policy Act of 2005, intended to reduce reliance on fossil fuels, provides loan guarantees or tax credits for entities that develop or use fuel-efficient and/or energy efficient technologies (USEPA, 2014). The act also increases the amount of biofuel that must be mixed with gasoline sold in the United States (USEPA, 2014).

State Laws, Regulations, and Policies

California Integrated Waste Management Act of 1989

The California Integrated Waste Management Act of 1989 (Public Resources Code, Division 30) requires all California cities and counties to implement programs to reduce, recycle, and compost wastes by at least 50 percent by 2000 (Public Resources Code Section 41780). The state, acting through the California Integrated Waste Management Board (CIWMB), determines compliance with this mandate. Per-capita disposal rates are used to determine whether a jurisdiction's efforts are meeting the intent of the act.

California Solid Waste Reuse and Recycling Access Act of 1991

The California Solid Waste Reuse and Recycling Access Act of 1991 (Public Resources Code Sections 42900-42911) requires that all development projects applying for building permits include adequate, accessible areas for collecting and loading recyclable materials.

California Integrated Energy Policy

Senate Bill 1389, passed in 2002, requires the California Energy Commission (CEC) to prepare an Integrated Energy Policy Report for the governor and legislature every 2 years (CEC 2015a). The report analyzes data and provides policy recommendations on trends and issues concerning electricity and natural gas, transportation, energy efficiency, renewable energy, and public interest energy research (CEC 2015a). The 2014 Draft Integrated Energy Policy Report Update includes policy recommendations, such as increasing investments in electric vehicle charging infrastructure at workplaces, multi-unit dwellings, and public sites (CEC 2015b).

Title 24–Building Energy Efficiency Standards

Title 24 Building Energy Efficiency Standards of the California Building Code are intended to ensure that building construction, system design, and installation achieve energy efficiency and preserve outdoor and indoor environmental quality (CEC 2012). The standards are updated on an approximately 3-year cycle. The 2013 standards went into effect on July 1, 2014.

Urban Water Management Planning Act

California Water Code Sections 10610 *et seq.* requires that all public water systems providing water for municipal purposes to more than 3,000 customers, or supplying more than 3,000 acre-feet per year (AFY), prepare an urban water management plan (UWMP).

Other Standards and Guidelines

Leadership in Energy & Environmental Design

Leadership in Energy & Environmental Design (LEED) is a green building certification program, operated by the U.S. Green Building Council (USGBC) that recognizes energy efficient and/or environmentally friendly (green) components of building design (USGBC, 2015). To receive LEED certification, a building project must satisfy prerequisites and earn points related to different aspects of green building and environmental design (USGBC, 2015). The four levels of LEED certification are related to the number of points a project earns: (1) certified (40–49 points), (2) silver (50–59 points), (3) gold (60–79 points), and (4) platinum (80+ points) (USGBC, 2015). Points or credits may be obtained for various criteria, such as indoor and outdoor water use reduction, and construction and demolition (C&D) waste management planning. Indoor water use reduction entails reducing consumption of building fixtures and fittings by at least 20% from the calculated baseline and requires all newly installed toilets, urinals, private lavatory faucets, and showerheads that are eligible for labeling to be WaterSense labeled (USGBC, 2014). Outdoor water use reduction may be achieved by showing that the landscape does not require a permanent irrigation system beyond a maximum 2.0-year establishment period, or by reducing the project's landscape water requirement by at least 30% from the calculated baseline for the site's peak watering month (USGBC, 2014). C&D waste management points may be obtained by diverting at least 50% of C&D material and three material streams, or generating less than 2.5 pounds of construction waste per square foot of the building's floor area (USGBC, 2014).

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. **New Stormwater Facilities or Construction of New Facilities:** Any stormwater drainage facilities needed for any future construction would be built in conformance with the County of El Dorado Drainage Manual and would be reviewed during the grading and building permit processes. No development is proposed as a part of the Tentative Parcel Map and no construction of new facilities is required. Electric service for each parcel would be provided by connecting to Pacific Gas & Electric (PG&E) infrastructure in the area. The impacts would be less than significant.

b. **Sufficient Water Supply:** No development is proposed at this time. Future residential development would be required to provide adequate water to serve the proposed project for both potable water and emergency water supply. Each proposed parcel would be served by private water well for potable water. The County Environmental Management Department (EMD) reviewed the project and Well Production Report (Attachment 8) and verified sufficient water availability. Further, the project was reviewed by the Rescue Fire Protection District (RFPD). The RFPD would accept the use of Local Ordinance D003 Fire Water Storage Tanks as an acceptable alternative for emergency water supply. The EMD and RFPD requirements are incorporated as conditions of approval. The impacts would be less than significant.

c. **Wastewater Requirements**: Each parcel would be served by its own private septic system. The County Environmental Management Department reviewed the project and provided comments outlining the requirements for septic systems. The El Dorado County's "Local Agency Management Plan" (LAMP) defines usable dispersal material as soil with a percolation rate between 1 and 120 minutes per inch. A preliminary septic system evaluation found a soil percolation rate of 79 minutes per inch for Parcel 1 and a soil percolation rate of 73 minutes per inch for Parcel 2. Soil depth for each of the proposed parcels meets the El Dorado County Environmental Management's LAMP requirements. The impacts would be less than significant.

d. **Solid Waste Disposal and Requirements:** El Dorado Disposal distributes 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. County Ordinance No. 4319 requires that new development provide areas for adequate, accessible, and convenient storing, collecting and loading of solid waste and recyclables. This project does not propose to add any activities that would generate substantial additional solid waste, as future additional housing units would generate minimal amounts of solid waste for disposal. The impacts would be less than significant.

e. **Adequate Wastewater Capacity:** Each parcel would be served by its own private septic system. The County Environmental Management Department reviewed the project and provided comments outlining the requirements for septic systems. The El Dorado County's "Local Agency Management Plan" (LAMP) defines usable dispersal material as soil with a percolation rate between 1 and 120 minutes per inch. A preliminary septic system evaluation found a soil percolation rate of 79 minutes per inch for Parcel 1 and a soil percolation rate of 73 minutes per inch for Parcel 2. Soil depth for each of the proposed parcels meets the El Dorado County Environmental Management's LAMP requirements. The impacts would be less than significant.

FINDING: For the Utilities and Service Systems category, no significant utility and service system impacts would be expected from the project, either directly or indirectly. The impacts would be less than significant.

XX. WILDFIRE. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?			**X**	
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			**X**	
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			**X**	
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			**X**	

Discussion:

a. The project is surrounded by rural residential parcels with existing residential uses. Implementation of the proposed project would not alter any roadways, access points, or otherwise degrade traffic operations and access to the area in such a way as to interfere with an emergency response or evacuation plan. There are no proposed residences associated with the project at this time, and project operations would not notably increase the risk of wildfire on the project site. Any potential impacts would be less than significant.

b. Implementation of the proposed project would not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. The project is required to adhere to all fire prevention and protection requirements and regulations of El Dorado County including the El Dorado County Fire Hazard Ordinance and the Uniform Fire Code, as applicable. Pertinent measures include, but are not limited to, the use of equipment with spark arrestors and non-sparking tools during project activities. The project applicant would also be required to develop the project structures to meet 'defensible space' requirements as specified under Objective 6.2.1 of the Safety Element of the El Dorado County General Plan. Any potential impacts would be less than significant.

c. Future residential development of each parcel would include installation of a private on-site septic system, water wells, and new connections to PG&E for electric service. The project site is surrounded by similar rural residential development and any new connections would not require major infrastructure development that would exacerbate fire risk or result in temporary or ongoing impacts to the environment. Any potential impacts would be less than significant.

d. The proposed project has been reviewed by the Rescue Fire Protection District in cooperation with CALFIRE and is not anticipated to exacerbate wildfire risks. The project area is in a Moderate Fire Severity Zone and does not have steep or sloping terrain that would expose people or

structures to significant risk from downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes. Any potential impacts would be less than significant.

FINDING: As conditioned and with adherence to El Dorado County Code of Ordinances, and requirements of the Rescue Fire Protection District, for this Wildfire category, any potential impacts would be less than significant.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE. *Does the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of 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. As conditioned, or mitigated (MM BIO-1, MM BIO-2), and with adherence to County permit requirements, this project 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 prior to recording the final map or with the building permit processes and/or any required project specific improvements on 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 proposed project and site-specific environmental conditions of approval, which have been disclosed in the Project Description and analyzed in Items I through XXI, show there would be no significant impacts anticipated related to aesthetics, agriculture/forest resources, air quality, biological resources, cultural resources, energy, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water

quality, land use planning, mineral resources, noise, population/housing, public services, recreation, traffic/transportation, tribal cultural resources, utilities/service systems, or wildfire, that would combine with similar effects such that the project's contribution would be cumulatively considerable. For all categories (except biological resources, which have incorporated mitigation measures MM BIO-1 and MM BIO-2), a determination of either less than significant impacts or no impacts would be anticipated.

As outlined and discussed in this document, as conditioned and with compliance with County Codes, this project would be anticipated to have a less than significant project-related environmental effect 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 less than significant cumulative impacts.

c. Based on the discussion contained in this document, no potentially significant impacts to human beings are anticipated to occur with respect to potential project impacts. The project would not include any physical changes to the site, and any future development or physical changes would require review and permitting through the County. Adherence to these standard conditions of approval would be expected to reduce potential impacts to a less than significant level.

FINDINGS: It has been determined that the proposed project would not result in significant environmental impacts. The project would not exceed applicable environmental standards, nor significantly contribute to cumulative environmental impacts.

SUPPORTING INFORMATION SOURCE LIST

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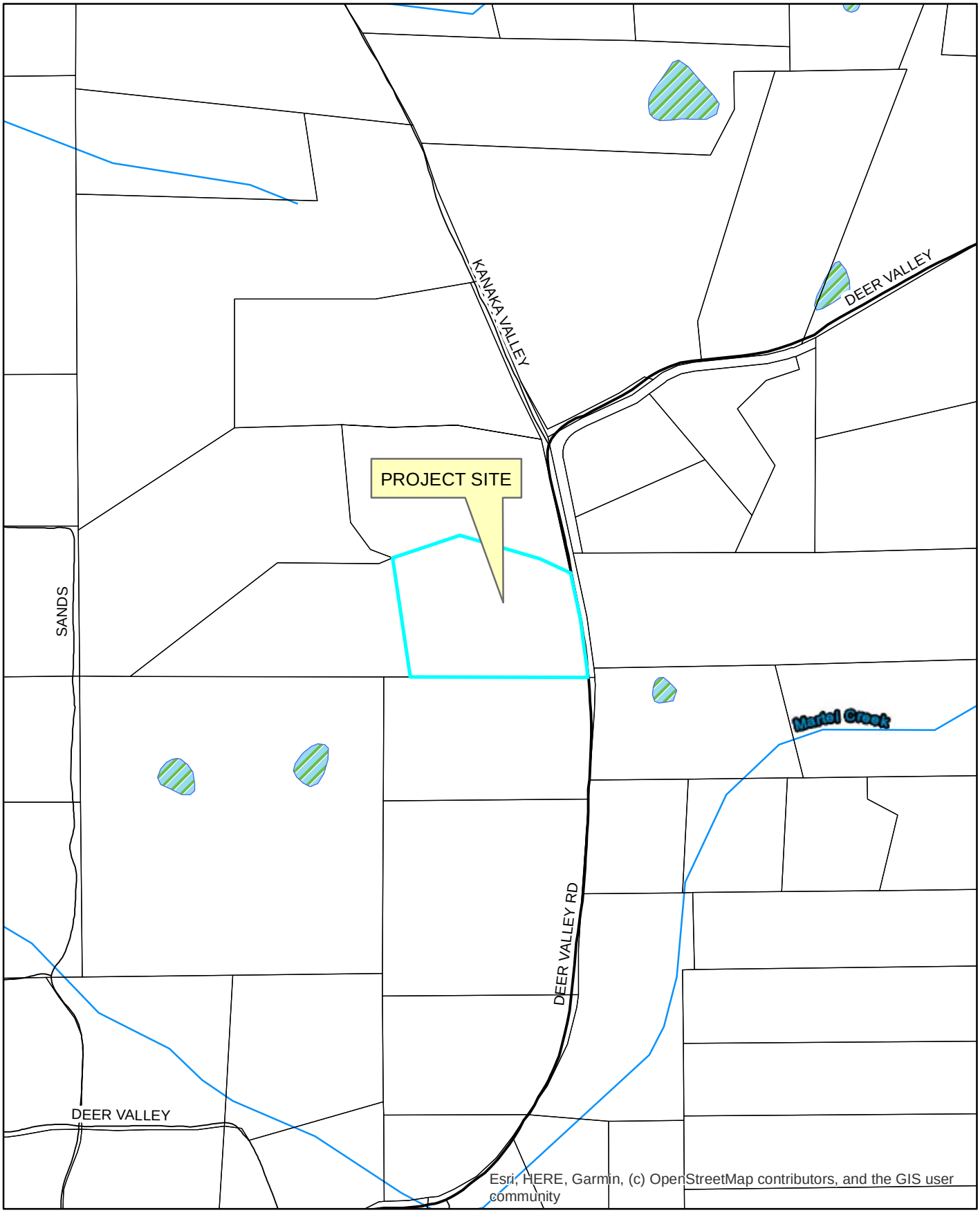
GPA22-0004/Z22-0004/P22-0010 MCMANN
ATTACHMENT 1 - LOCATION MAP



0 0.0325 0.065 0.13 0.195 0.26
Miles

Scale

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GPA22-0004/Z22-0004/P22-0010 MCMANN
ATTACHMENT 2 - AERIAL MAP

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Miles

Scale

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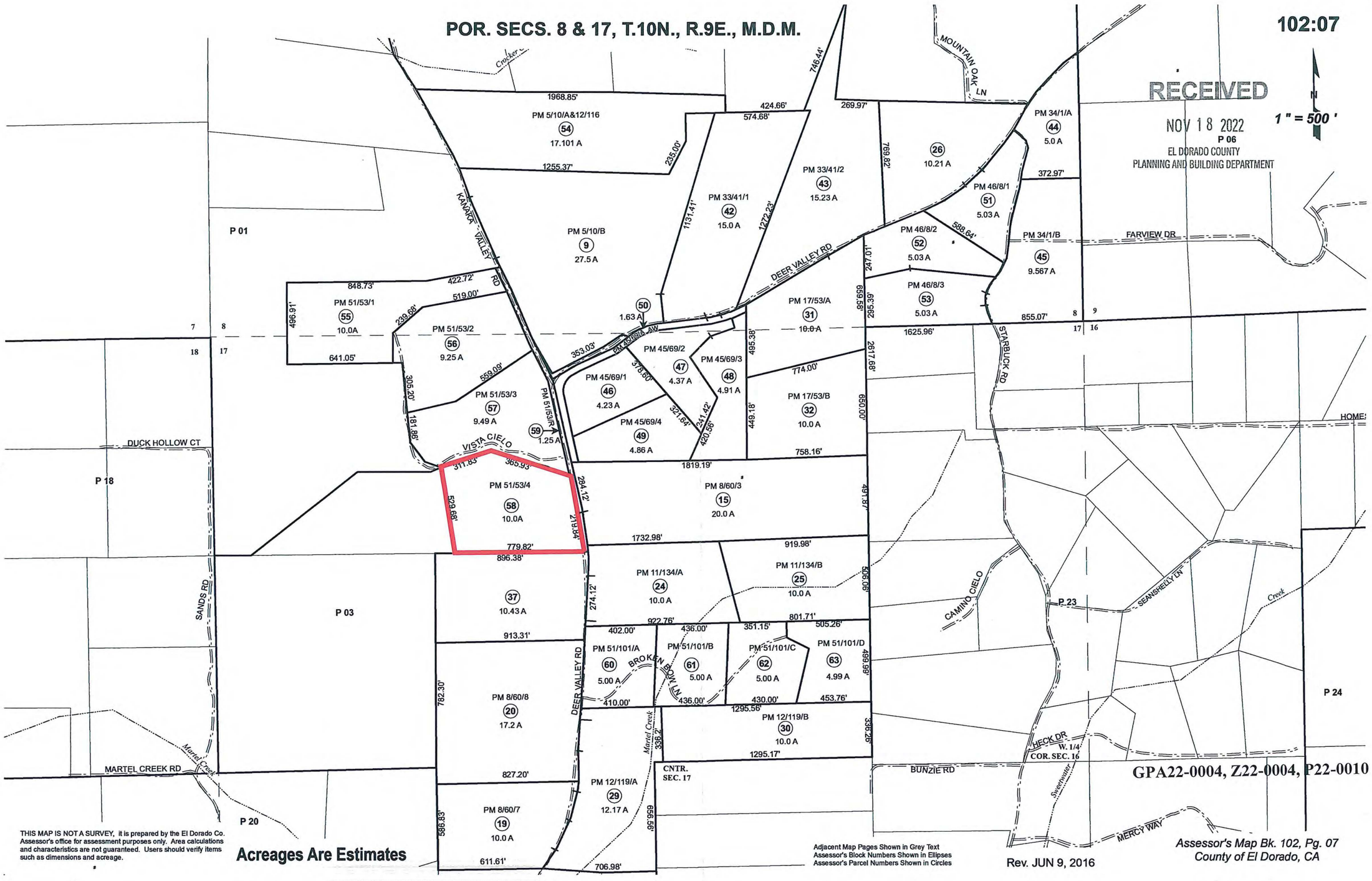
GPA22-0004/Z22-0004/P22-0010 MCMANN
ATTACHMENT 3 - ASSESSORS PARCEL PAGE



THIS MAP IS NOT A SURVEY, it is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

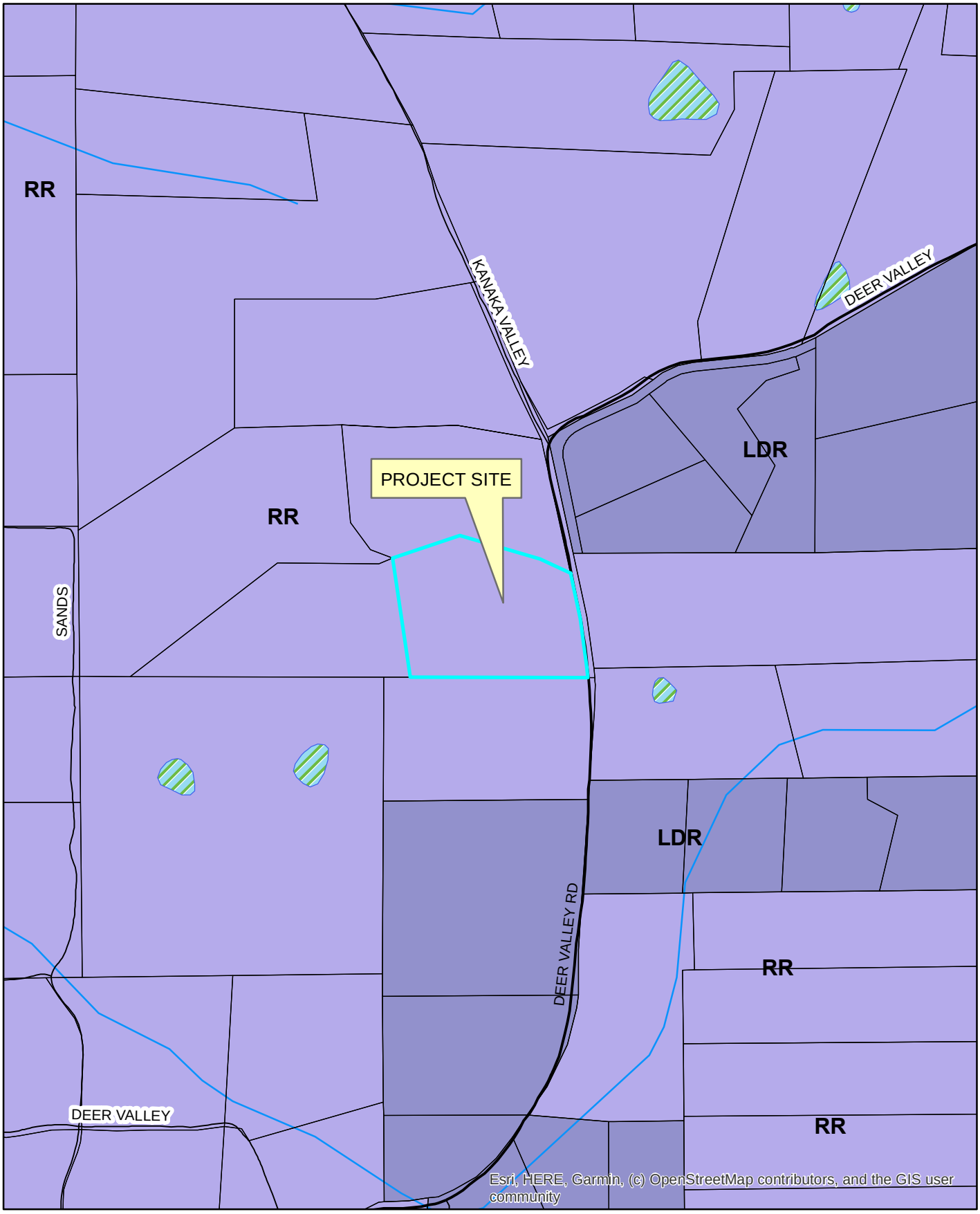
Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. JUN 9, 2016

Assessor's Map Bk. 102, Pg. 07
County of El Dorado, CA

GPA22-0004/Z22-0004/P22-0010 MCMANN
ATTACHMENT 4 - GENERAL PLAN LAND USE MAP



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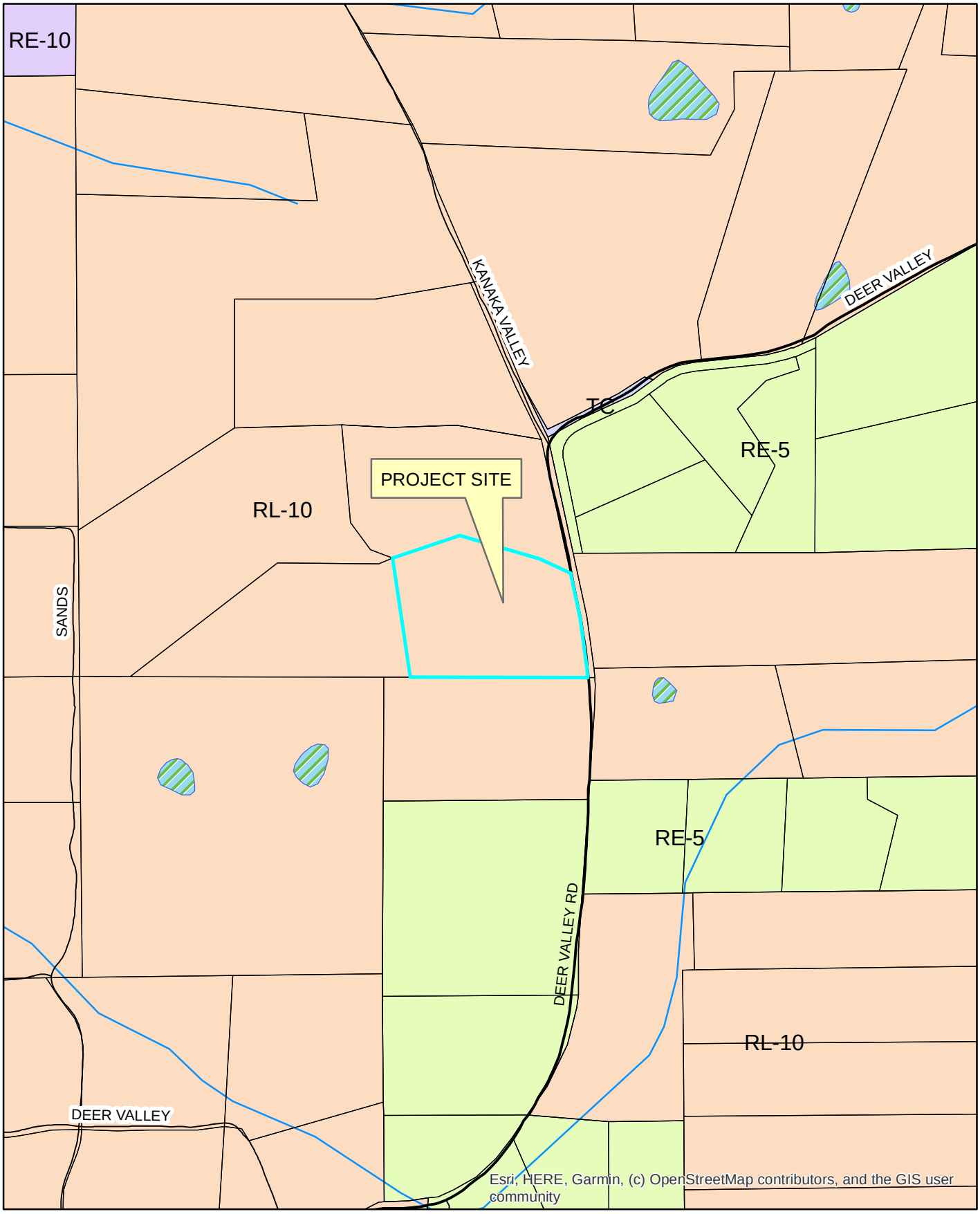
GPA22-0004/Z22-0004/P22-0010 MCMANN
ATTACHMENT 5 - ZONING MAP



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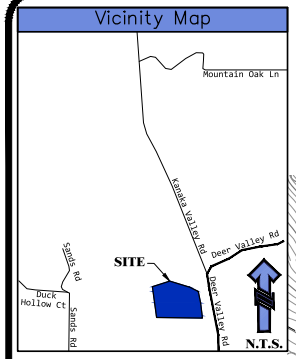
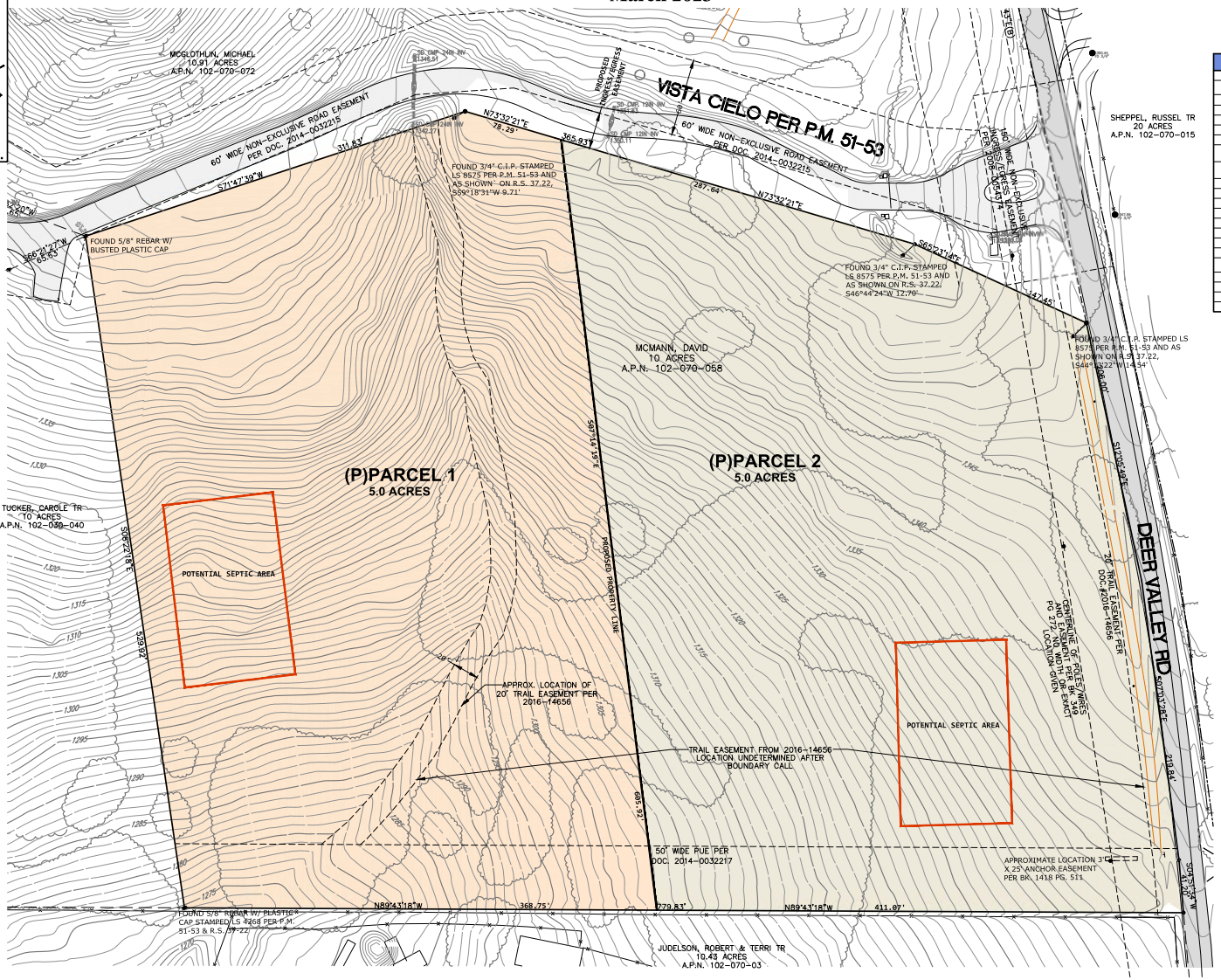
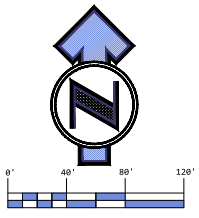
MCMANN TENTATIVE MAP

APN: 102-070-058
Deer Valley Road, Rescue
El Dorado County, CA
~~October 2022~~
March 2023







Abbreviations

BSW	BACK OF SIDEWALK	LF	LEFT
BW	BOTTOM OF WALL AT FG	LPG	PROPANE TANK
CH	CHORD BEARING	(P)	PROPOSED
CL	CHORD LENGTH	PAD	FINISHED PAD
CR	CURB RETURN	PKG	PARKING
D	DEGREE OF CURVE	PP	POWER POLE
DI	DROP INLET	P.E.	POSTAL EASEMENT
DWY	DRIVEWAY	PUE	PUBLIC UTILITIES EASEMENT
(E)	EXISTING	R	CURVE RADIUS PER FINAL MAP
E.D.C.	EL DORADO COUNTY	ROW	RIGHT OF WAY
EL	ELEVATION	RT	RIGHT
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
FC	FACE OF CURB	SS	SEWER SERVICE
FF	FINISHED FLOOR	SW	SIDEWALK
FG	FINISHED GRADE	TBC	TOP BACK OF CURB
FH	FIRE HYDRANT	TC	TOP OF CURB ELEV.
FL	FLOWLINE	TW	TOP OF WALL
FND.	FOUND	UPC	UNIVERSAL PLUMBING CODE
GA	GUY ANCHOR	US	UTILITY SERVICE
GB	GRADE BREAK	W	WALL HEIGHT
HP	HIGH POINT	WL	WATER LINE
JP	JOINT POLE	WS	WATER SERVICE

Project Data

OWNER	DAVID MCMANN 3101 ZINFANDEL DRIVE, SUITE 300 RANCHO CORDOVA, CA 95670 PHONE: 916-832-8340 Email: david@niftyimages.com
APPLICANT	LEBECK ENGINEERING, INC. 3430 ROBIN LANE, BLDG. #2 CAMERON PARK, CA 95682 Ph. (530) 677-4080 www.lebeckeng.com
PREPARED BY	BOBBIE LEBECK, P.E.
SCALE	1" = 40'
CONTOUR INTERVAL	1'
SOURCE OF TOPOGRAPHY	AERIAL TOPOGRAPHIC BY DATA DALLAS SWEENEY L.S. BOUNDARY & LINE DATA BY CTA ENGINEERING
SECTION, TOWNSHIP AND RANGE	POR. SECS. 8 & 17 T.10N., R.9E., M.D.M.
PARCEL ADDRESS	DEER VALLEY RD., RESCUE, CA
ASSESSOR'S PARCEL NUMBER	102-070-058
PRESENT ZONING	RL-10
PROPOSED ZONING	RE-5
TOTAL AREA	APN:102-070-058 = 10 (E)ACRES
TOTAL # OF PARCELS	1 (E)PARCEL, 2 (P)PARCELS
WATER SUPPLY	PRIVATE WELL
SEWAGE DISPOSAL	PRIVATE SEPTIC
PROPOSED FIRE PROTECTION	RESCUE FIRE PROTECTION DISTRICT
DATE OF PREPARATION	OCTOBER 2022
PROJECT #:	22-119

PREPARED BY:
LEBECK ENGINEERING, INC.
3430 ROBIN LANE, BLDG. #2
CAMERON PARK, CA 95682
Ph. (530) 677-4080

PLANNING COMMISSION: _____

APPROVAL/DENIAL DATE: _____

BOARD OF SUPERVISORS: _____

APPROVAL/DENIAL DATE: _____

MCMANN TENTATIVE MAP

SHEET NO.
TM-1

Plot Date: Aug 14, 2023

PRELIMINARY DRAINAGE REPORT

for

MCMANN PARCEL SPLIT

DEER VALLEY RD., RESCUE, CA

LEBECK

ENGINEERING, INC.

3430 Robin Lane, Bldg. #2, Cameron Park, CA 95682
(530) 677-4080; Fax (530) 677-4096
e-mail: eric@lebeckeng.com

By: E. Alliguie, P.E.
October 2022

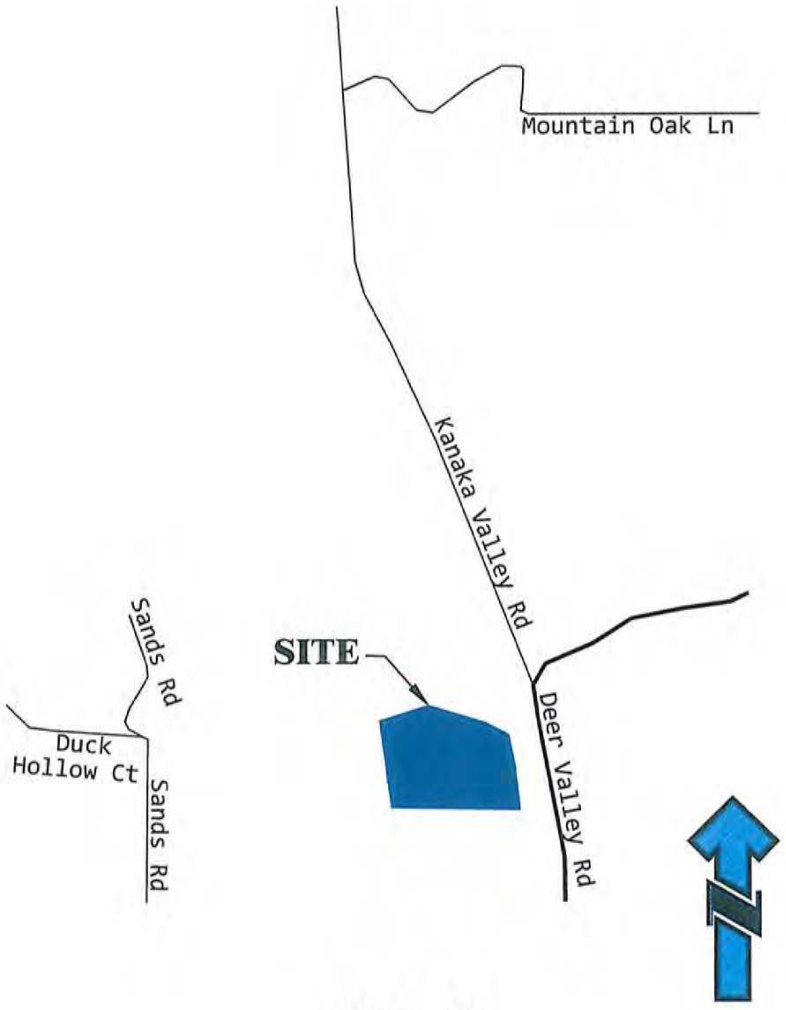
RECEIVED

NOV 18 2022

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Vicinity Map

Deer Valley Road. Rescue
APN: 102-070-058 - El Dorado County, CA
October 2022



NOT TO SCALE

LEBECK ENGINEERING, INC.
3430 ROBIN LANE, BLDG. #2
CAMERON PARK, CA 95682
Ph. (530) 677-4080

Preliminary Drainage Report
McMann Parcel Split

INTRODUCTION AND BACKGROUND

This property is located at Deer Valley Road, Rescue, CA to the west of Deer Valley Road and south of Kanaka Valley Road. The site is currently owned by David McMann and encompasses approximately 10 acres. Vegetation includes grasslands and woodlands.

The purpose of the project is for a tentative parcel map application, splitting the existing 00 ac. site into 2 each 5 ac. parcels. The proposed zoning of the project site will be changed from RL-10 to RE-5. The proposed land use designation of the project site will be changed from RR to LDR.

The drainage in the area flows from the north through the site to the southwest. Drainage also flows to the south along Deer Valley Road and then to the west along the southern property line of the project. The drainage for the site was analyzed using methodology as discussed in the El Dorado County Drainage Manual, adopted March 15, 1995.

PROCEDURE:

A. Watershed Areas:

See Watershed Exhibit W1 for location of on & off-site watersheds.

B. Mean Annual Precipitation, Pptn:

Use Pptn = 30 inches (see Mean Annual Rainfall exhibit in the Appendix)

C. Time of Concentration, Tc:

Per Section 2.4 of the EDC Drainage Manual:

- Sheet Flow (L < 300 ft.):

$$Tt = \frac{0.007\,(nL)^{0.8}}{(P2)^{0.5}\,S^{0.4}}$$;

L = length of longest watercourse (ft)

P2 = 2-yr, 24-hour rainfall depth (in-in)

S = land slope (ft/ft)
Tt = sheet flow travel time (hrs)
n = overland roughness coefficient
(per Table 2.4.3 - See Appendix)

- Shallow Concentrated Flow:

  V = 16.1345 So^0.5 (unpaved); V = shallow-concentrated flow velocity (ft./s)
  So = slope (ft/ft)

  V = 20.3283So^0.5 (paved);

  Tt = L/V ; Travel time is the flow path length divided by the velocity.

- Channel Flow:

  Velocity is estimated by Manning's Equation, assuming discharge equal the average annual value (2-yr event). The channel flow travel time is the channel length divided by the velocity.

See attached Drainage Calculations Chart for Tt of each drainage area.

D. Intensity, I:

See Figures in Appendix.

E. Runoff Coefficient, C:

Per Figures 2-19 & 2-21 of the EDC Drainage Manual (See Appendix):

- Below 1640' elevation (SCS type 1 storm)
- Hydrologic Soil Group = C, See Web Soil Survey (Appendix)
- Curve No., CN (See Drainage Chart for CN numbers used, See Table 2-2c. in the Appendix for determination of curve number used. Curve numbers are selected according to soil hydrological group, cover type and hydrologic condition.)
- (See Drainage Chart for "C" values)

This project site and the surrounding off-site watersheds lie mostly within Hydrological soil group C (RgE2 soil, Rescue extremely stony sandy loam). Once the hydrological soil group was determined, the watershed cover type was analyzed. Utilizing Table 2-2c, a curve number was

determined for each watershed which corresponds with the post-development land use and the hydrological soil group. See calculations in the Appendix.

Since this project is below 1640' elevation, the SCS storm type is a Type 1. Therefore, Figures 4 (10-year) and 6 (100-year) were used along with the curve number and time of concentration to determine the runoff coefficient "C".

F. Peak Discharge, Q (cfs):

Q = C I A (See Drainage Chart for Q)

SUMMARY AND CONCLUSIONS:

The results of our analysis are:

	10 Year Peak Discharge (cfs)		100 Year Peak Discharge (cfs)	
Watershed	Pre-Development	Post-Development	Pre-Development	Post-Development
1	12.8	12.8	27.2	27.2

Due to the large proposed 5 acre residential sites, there is no increase to the peak discharge.

GPA22-0004/Z22-0004/P22-0010 MCMANN
ATTACHMENT 7 - PRELIMINARY DRAINAGE REPORT

DRAINAGE CALCULATION CHART - 10 YEAR

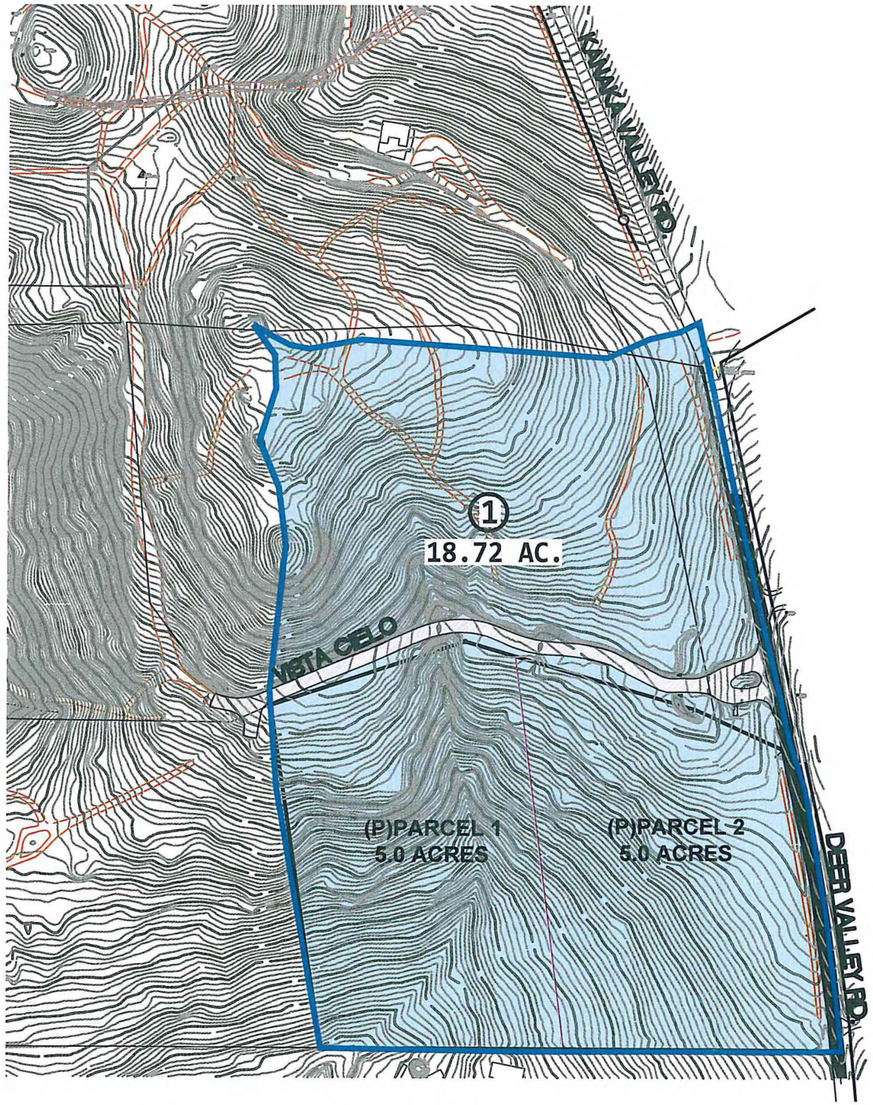
Water Shed No.	Area (Ac.)	Area (sq.mi.)	Curve No.	Sheet Flow L (ft)	Sheet Flow H2-H1 (ft)	Sheet Flow S (ft/ft)	Sheet Flow n	Sheet Flow P2 (in in)	Sheet Flow Tt (min)	Shallow Conc. Flow L (ft)	Shallow Conc. Flow H2-H1 (ft)	Shallow Conc. Flow S (ft/ft)	Shallow Conc. Flow V (ft/s)	Shallow Conc. Flow Tt (min)	Channel Flow L (ft)	Channel Flow H2-H1 (ft)	Channel Flow S (ft/ft)	Channel Flow V (ft/s)	Channel Flow Tt (min)	Total Tt (min)	T (lag) Tt * 0.6 (hrs.)	I 10-yr (in/hr)	C (10 yr)	Q 10-YR (cfs)
Mean Annual Precip. = 30"/yr																								
Pre-development																								
1	19	0.029	70	300	29	0.10	0.24	2.44	21	244	42	0.17	6.7	1	744	74	0.10	5.1	2	24	0.24	1.34	0.51	12.8
Post-Development																								
1	18.7	0.029	70	300	29	0.10	0.24	2.44	21	244	42	0.17	6.7	1	744	74	0.10	5.1	2	24	0.24	1.34	0.51	12.8

GPA22-0004/Z22-0004/P22-0010 MCMANN
ATTACHMENT 7 - PRELIMINARY DRAINAGE REPORT

DRAINAGE CALCULATION CHART - 100 YEAR

Water Shed No.	Area (Ac.)	Area (sq.mi.)	Curve No.	Sheet Flow L (ft)	Sheet Flow H2-H1 (ft)	Sheet Flow S (ft/ft)	Sheet Flow n	Sheet Flow P2 (in in)	Sheet Flow Tt (min)	Shallow Conc. Flow L (ft)	Shallow Conc. Flow H2-H1 (ft)	Shallow Conc. Flow S (ft/ft)	Shallow Conc. Flow V (ft/s)	Shallow Conc. Flow Tt (min)	Channel Flow L (ft)	Channel Flow H2-H1 (ft)	Channel Flow S (ft/ft)	Channel Flow V (ft/s)	Channel Flow Tt (min)	Total Tt (min)	T (lag) Tt * 0.6 (hrs.)	I 100-yr (in/hr)	C (10 yr)	Q 100-YR (cfs)
Mean Annual Precip. = 30"/yr																								
Pre-development																								
1	19	0.029	70	300	29	0.10	0.24	2.44	21	244	42	0.17	6.7	1	744	74	0.10	5.1	2	24	0.24	1.89	0.77	27.2
Post-Development																								
1	18.7	0.029	70	300	29	0.10	0.24	2.44	21	244	42	0.17	6.7	1	744	74	0.10	5.1	2	24	0.24	1.89	0.77	27.2

PRE & POST-DEVELOPMENT WATERSHEDS EXHIBIT



200 100 0 200 400

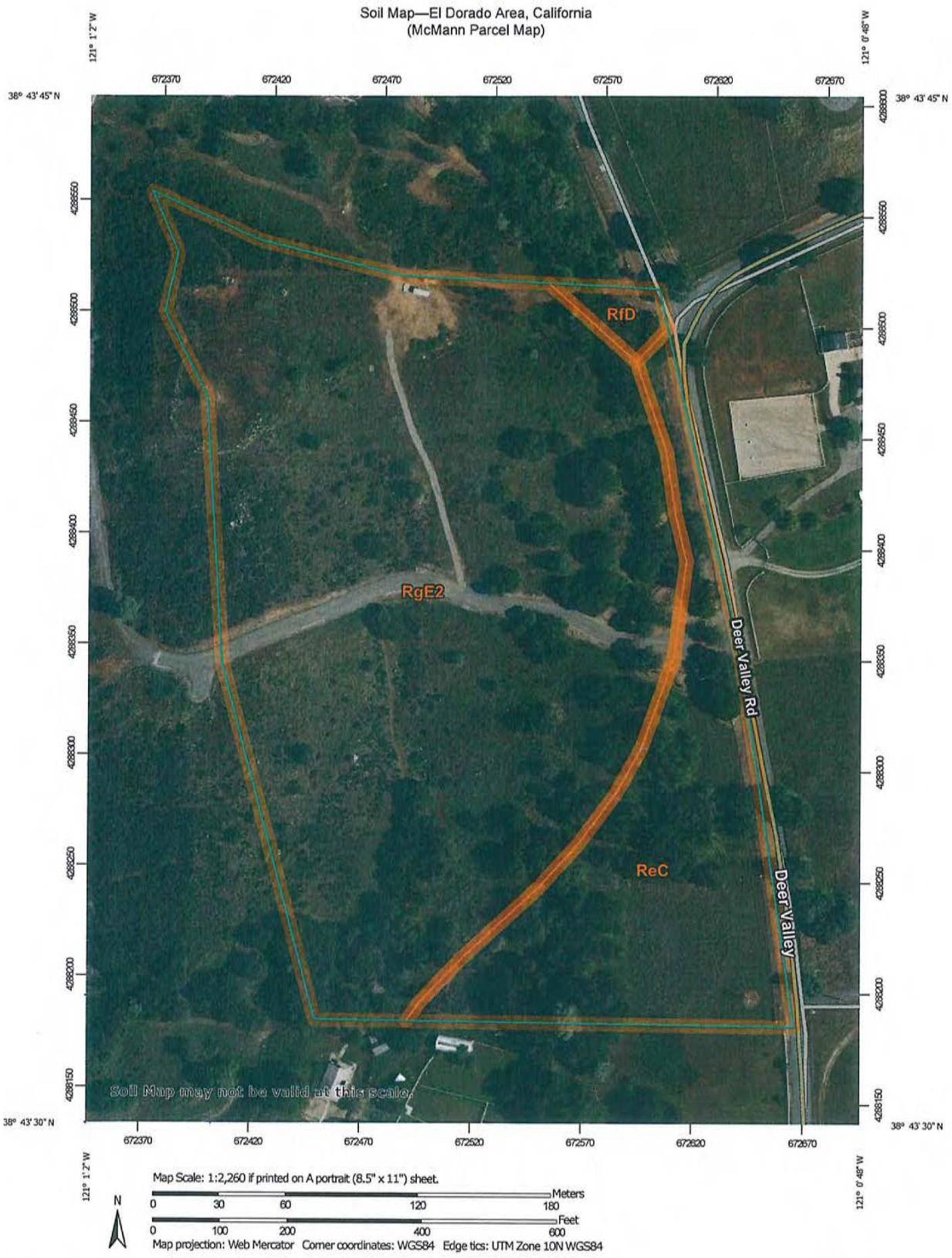
SCALE: 1" = 200'

McMann Parcel Map
Pre & Post Dev. Watershed
APN:102-070-058

SHEET NO.
W1

APPENDIX

GPA22-0004/Z22-0004/P22-0010 MCMANN
ATTACHMENT 7 - PRELIMINARY DRAINAGE REPORT



Soil Map—El Dorado Area, California
(McMann Parcel Map)

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other

Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: El Dorado Area, California
Survey Area Data: Version 14, Sep 1, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 23, 2022—Apr 24, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ReC	Rescue sandy loam, 9 to 15 percent slopes	4.4	23.0%
RfD	Rescue very stony sandy loam, 15 to 30 percent slopes	0.2	1.3%
RgE2	Rescue extremely stony sandy loam, 3 to 50 percent slopes, eroded	14.5	75.8%
Totals for Area of Interest		**19.1**	**100.0%**

El Dorado Area, California

RgE2—Rescue extremely stony sandy loam, 3 to 50 percent slopes, eroded

Map Unit Setting

National map unit symbol: hj13
Elevation: 800 to 2,000 feet
Mean annual precipitation: 30 inches
Mean annual air temperature: 59 degrees F
Frost-free period: 200 to 270 days
Farmland classification: Not prime farmland

Map Unit Composition

Rescue and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Rescue

Setting

Landform: Ridges
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope, interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Residuum weathered from granodiorite

Typical profile

H1 - 0 to 5 inches: stony sandy loam
H2 - 5 to 29 inches: sandy clay loam
H3 - 29 to 45 inches: coarse sandy loam
H4 - 45 to 49 inches: weathered bedrock

Properties and qualities

Slope: 3 to 50 percent
Depth to restrictive feature: 45 to 49 inches to paralithic bedrock
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 5.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: C

Ecological site: R018XI106CA - Steep Thermic Hillslopes and Canyon Walls
Hydric soil rating: No

Minor Components

Metamorphic rock land
Percent of map unit: 10 percent
Landform: Mountain slopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Mountainflank
Down-slope shape: Concave
Hydric soil rating: No

Serpentine rock land
Percent of map unit: 5 percent
Hydric soil rating: No

Data Source Information

Soil Survey Area: El Dorado Area, California
Survey Area Data: Version 14, Sep 1, 2022

El Dorado Area, California

ReC—Rescue sandy loam, 9 to 15 percent slopes

Map Unit Setting

National map unit symbol: hj0y
Elevation: 800 to 2,000 feet
Mean annual precipitation: 30 inches
Mean annual air temperature: 59 degrees F
Frost-free period: 200 to 270 days
Farmland classification: Farmland of local importance

Map Unit Composition

Rescue and similar soils: 85 percent
Argonaut and similar soils: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Rescue

Setting

Landform: Ridges
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope, interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Residuum weathered from granodiorite

Typical profile

H1 - 0 to 14 inches: sandy loam
H2 - 14 to 26 inches: sandy clay loam
H3 - 26 to 34 inches: sandy loam
H4 - 34 to 55 inches: coarse sandy loam
H5 - 55 to 66 inches: loamy coarse sand
H6 - 66 to 70 inches: weathered bedrock

Properties and qualities

Slope: 9 to 15 percent
Depth to restrictive feature: 66 to 70 inches to paralithic bedrock
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.2 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: C
Ecological site: F018XI202CA - Deep Thermic Steep Hillslopes
Hydric soil rating: No

Description of Argonaut

Setting

Landform: Ridges
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Residuum weathered from andesite and/or residuum weathered from metasedimentary rock

Typical profile

H1 - 0 to 11 inches: clay loam
H2 - 11 to 40 inches: clay
H3 - 40 to 44 inches: weathered bedrock

Properties and qualities

Slope: 9 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 5.8 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: D
Ecological site: F018XI202CA - Deep Thermic Steep Hillslopes
Hydric soil rating: No

Data Source Information

Soil Survey Area: El Dorado Area, California
Survey Area Data: Version 14, Sep 1, 2022

El Dorado Area, California

RfD—Rescue very stony sandy loam, 15 to 30 percent slopes

Map Unit Setting

National map unit symbol: hj11
Elevation: 800 to 2,000 feet
Mean annual precipitation: 30 inches
Mean annual air temperature: 59 degrees F
Frost-free period: 200 to 270 days
Farmland classification: Not prime farmland

Map Unit Composition

Rescue and similar soils: 85 percent
Argonaut and similar soils: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Rescue

Setting

Landform: Ridges
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope, interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Residuum weathered from granodiorite

Typical profile

H1 - 0 to 10 inches: stony sandy loam
H2 - 10 to 34 inches: sandy clay loam
H3 - 34 to 55 inches: coarse sandy loam
H4 - 55 to 59 inches: weathered bedrock

Properties and qualities

Slope: 15 to 30 percent
Depth to restrictive feature: 55 to 59 inches to paralithic bedrock
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.1 inches)

Interpretive groups

Land capability classification (irrigated): 6e
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: C

Ecological site: F018XI202CA - Deep Thermic Steep Hillslopes
Hydric soil rating: No

Description of Argonaut

Setting

Landform: Ridges
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Residuum weathered from andesite and/or residuum weathered from metasedimentary rock

Typical profile

H1 - 0 to 10 inches: gravelly loam
H2 - 10 to 30 inches: clay
H3 - 30 to 34 inches: weathered bedrock

Properties and qualities

Slope: 3 to 15 percent
Depth to restrictive feature: 30 to 34 inches to paralithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 3.9 inches)

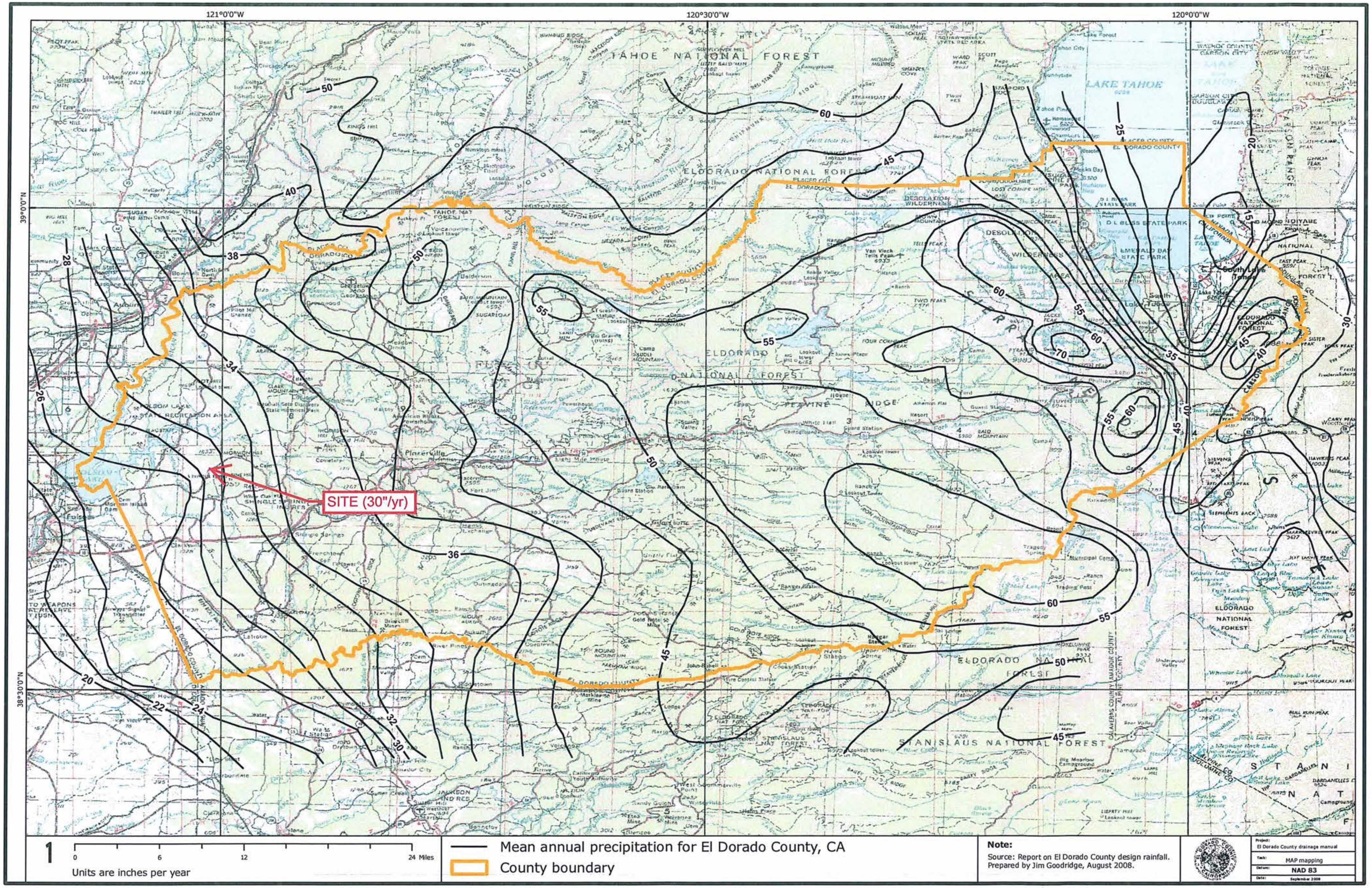
Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: D
Ecological site: F018XI202CA - Deep Thermic Steep Hillslopes
Hydric soil rating: No

Data Source Information

Soil Survey Area: El Dorado Area, California
Survey Area Data: Version 14, Sep 1, 2022

GPA22-0004/Z22-0004/P22-0010 MCMANN
ATTACHMENT 7 - PRELIMINARY DRAINAGE REPORT


SITE (30"/yr)
TAHOE NATIONAL FOREST
ELDORADO NATIONAL FOREST
STANISLAUS NATIONAL FOREST
LAKE TAHOE
121°0'0"W
120°30'0"W
120°0'0"W
39°0'0"N
38°30'0"N
1
0 6 12 24 Miles
Units are inches per year
Mean annual precipitation for El Dorado County, CA
County boundary
Note:
Source: Report on El Dorado County design rainfall.
Prepared by Jim Goodridge, August 2008.
Project: El Dorado County drainage manual
Task: MAP mapping
Datum: NAD 83
Date: September 2008

In either case, the travel time is the flow path length divided by the velocity.

Channel flow: The velocity of flow in a clearly-defined channel is estimated with Manning's equation, assuming discharge equal the average annual value (2-yr event). If this discharge is unknown, the regression equation presented in Appendix 2.5 can be used to provide an estimate. The channel-flow travel time is the channel length divided by the velocity.

Table 2.4.3 Overland-flow Roughness Coefficients (Source: SCS, 1986)

Surface description (1)	Overland flow n (2)
Smooth surfaces (concrete, asphalt, gravel, or bare soil	0.011
Fallow (no residue)	0.05
Cultivated soils:	
Residue cover < 20%	0.06
Residue cover > 20%	0.17
Grass:	
Short grass prairie	0.15
Dense grasses	0.24
Bermuda	0.41
Range (natural)	0.13
Woods:	
Light underbrush	0.40
Dense underbrush	0.80

When the various travel times are determined, t_c can be computed as the sum. The UH lag is estimated as 60% t_c , and Eq. 2.4.5 is solved to find the UH peak. In the solution of Eq. 2.4.6, it is convenient to select ΔD equal the computation time step. Then the resulting UH can be used directly with rainfall excess, which is computed with this same time step, to estimate the runoff hydrograph.

Fig. 2.4.2 shows the 10-min UH developed for an example 5-sq mi catchment in which t_c = 1 hr. In that case, lag = 0.60 hr. Solving Eq. 2.4.6 yields T_p = 0.68 hr. Eq. 2.4.5 yields q_p = 3541.5 cfs/in. of excess rainfall. To develop the UH, values in cols. 1 and 3 of Table 2.4.2 are multiplied by T_p , and the values in cols. 2 and 4 are multiplied by q_p . To compute storm runoff, Eq. 2.4.4 is solved with the UH and excess.

Urban Hydrology for Small Watersheds, US Department of Agriculture, Natural Resources Conservation Service – Technical Release 55

Table 2-2c – Runoff curve numbers for other agricultural lands[1]

Cover description		Curve numbers for hydrologic soil group			
Cover type	Hydrologic condition	A	B	C	D
Pasture, grassland, or range-continuous forage for grazing.[2]	Poor	68	79	86	89
	Fair	49	69	79	84
	Good	39	61	74	80
Meadow-continuous grass, protected from grazing and generally mowed for hay.	--	30	58	71	78
Brush--brush-weed-grass mixture with brush the major element.[3]	Poor	48	67	77	83
	Fair	35	56	70	77
	Good	[4]30	48	65	73
Woods--grass combination (orchard or tree farm).[5]	Poor	57	73	82	86
	Fair	43	65	76	82
	Good	32	58	72	79
Woods.[6]	Poor	45	66	77	83
	Fair	36	60	73	79
	Good	[4]30	55	70	77
Farmsteads--buildings, lanes, driveways, and surrounding lots.	--	59	74	82	86

[1]Average runoff condition, and $I_a = 0.2S$.

[2]*Poor:* <50% ground cover or heavily grazed with no mulch.
Fair: 50 to 75% ground cover and not heavily grazed.
Good: >75% ground cover and lightly or only occasionally grazed.

[3]*Poor:* <50% ground cover.
Fair: 50 to 75% ground cover.
Good: >75% ground cover.

[4]Actual curve number is less that 30; use CN = 30 for runoff computations.

[5]CN's shown were computed for areas with 50% woods and 50% grass (pasture) cover. Other combinations of conditions may be computed from the CN's for woods and pasture.

[6]*Poor:* Forest litter, small trees, and brush are destroyed by heavy grazing or regular burning.
Fair: Woods are grazed but not burned, and some forest litter covers the soil.
Good: Woods are protected from grazing, and litter and brush adequately cover the soil.

El Dorado County Design Rainfall
Precipitation Depth (inches) Duration Frequency
Return Period 2 Years

Mean Annual Precipitation	5 Min	10 Min	15 Min	30 Min	1 Hr	2 Hr	3 Hr	6 Hr	12 Hr	1 Day
8	0.04	0.06	0.07	0.10	0.14	0.19	0.23	0.33	0.46	0.65
10	0.05	0.07	0.09	0.12	0.17	0.24	0.29	0.41	0.58	0.81
12	0.06	0.08	0.10	0.14	0.20	0.29	0.35	0.49	0.69	0.98
14	0.07	0.10	0.12	0.17	0.24	0.33	0.41	0.57	0.81	1.14
16	0.08	0.11	0.14	0.19	0.27	0.38	0.47	0.66	0.93	1.30
18	0.09	0.13	0.15	0.22	0.31	0.43	0.52	0.74	1.04	1.47
20	0.10	0.14	0.17	0.24	0.34	0.48	0.58	0.82	1.16	1.63
22	0.11	0.15	0.19	0.26	0.37	0.53	0.64	0.90	1.27	1.79
24	0.12	0.17	0.21	0.29	0.41	0.57	0.70	0.99	1.39	1.95
26	0.13	0.18	0.22	0.31	0.44	0.62	0.76	1.07	1.50	2.12
28	0.14	0.2	0.24	0.34	0.47	0.67	0.82	1.15	1.62	2.28
30	0.15	0.21	0.26	0.36	0.51	0.72	0.87	1.23	1.74	2.44
35	0.17	0.24	0.30	0.42	0.59	0.84	1.02	1.44	2.02	2.85
40	0.20	0.28	0.34	0.48	0.68	0.95	1.17	1.64	2.31	3.26
45	0.22	0.31	0.38	0.54	0.76	1.07	1.31	1.85	2.60	3.67
50	0.25	0.35	0.43	0.60	0.85	1.19	1.46	2.05	2.89	4.07
55	0.27	0.38	0.47	0.66	0.93	1.31	1.60	2.26	3.18	4.48
60	0.30	0.42	0.51	0.72	1.02	1.43	1.75	2.46	3.47	4.89
65	0.32	0.45	0.56	0.78	1.10	1.55	1.90	2.67	3.76	5.29
70	0.35	0.49	0.6	0.84	1.19	1.67	2.04	2.87	4.05	5.70

Source: Design Rainfall Tables for El Dorado County prepared by Jim Goodridge, August 30, 2008

El Dorado County Design Rainfall
Precipitation Intensity (inches per hour) Duration Frequency
Return Period 10 Years

Mean Annual Precipitation	5 Min	10 Min	15 Min	30 Min	1 Hr	2 Hr	3 Hr	6 Hr	12 Hr	24 1 Day
8	0.76	0.53	0.43	0.31	0.22	0.15	0.12	0.09	0.06	0.04
10	0.95	0.67	0.54	0.38	0.27	0.19	0.15	0.11	0.08	0.05
12	1.133	0.80	0.65	0.46	0.32	0.23	0.19	0.13	0.09	0.06
14	1.32	0.93	0.76	0.53	0.38	0.27	0.22	0.15	0.11	0.08
16	1.51	1.06	0.87	0.61	0.43	0.30	0.25	0.17	0.12	0.09
18	1.70	1.20	0.98	0.69	0.48	0.34	0.28	0.20	0.14	0.10
20	1.89	1.33	1.08	0.76	0.54	0.38	0.31	0.22	0.15	0.11
22	2.08	1.46	1.19	0.84	0.59	0.42	0.34	0.24	0.17	0.12
24	2.27	1.60	1.30	0.92	0.65	0.45	0.37	0.26	0.18	0.13
26	2.46	1.73	1.41	0.99	0.70	0.49	0.40	0.28	0.20	0.14
28	2.65	1.86	1.52	1.07	0.75	0.53	0.43	0.30	0.21	0.15
30	2.84	2.0	1.63	1.03 1.15	0.81	0.57	0.46	0.33	0.23	0.16
35	3.31	2.33	1.90	1.34	0.94	0.66	0.54	0.38	0.27	0.19
40	3.78	2.66	2.17	1.53	1.08	0.76	0.62	0.43	0.31	0.22
45	4.25	3.00	2.44	1.72	1.21	0.85	0.69	0.49	0.34	0.24
50	4.73	3.33	2.71	1.91	1.34	0.95	0.77	0.54	0.38	0.27
55	5.2	3.66	2.98	2.10	1.48	1.04	0.85	0.60	0.42	0.30
60	5.67	3.99	3.25	2.29	1.61	1.14	0.93	0.65	0.46	0.32
65	6.14	4.33	3.52	2.48	1.75	1.23	1.00	0.71	0.50	0.35
70	6.62	4.66	3.80	2.67	1.88	1.33	1.08	0.76	0.54	0.38

Source: Design Rainfall Tables for El Dorado County prepared by Jim Goodridge, August 30, 2008

El Dorado County Design Rainfall
Precipitation Intensity (inches per hour) Duration Frequency
Return Period 100 Years

Mean Annual Precipitation	5 Min	10 Min	15 Min	30 Min	1 Hr	2 Hr	3 Hr	6 Hr	12 Hr	1 Day
8	1.07	0.75	0.61	0.43	0.3	0.21	0.17	0.12	0.09	0.06
10	1.34	0.94	0.77	0.54	0.38	0.27	0.22	0.15	0.11	0.08
12	1.60	1.13	0.92	0.65	0.46	0.32	0.26	0.18	0.13	0.09
14	1.87	1.32	1.07	0.76	0.53	0.37	0.31	0.21	0.15	0.11
16	2.14	1.51	1.23	0.86	0.61	0.43	0.35	0.50	0.17	0.12
18	2.41	1.69	1.38	0.97	0.68	0.48	0.39	0.28	0.19	0.14
20	2.67	1.88	1.53	1.08	0.76	0.54	0.44	0.31	0.22	0.15
22	2.94	2.07	1.69	1.19	0.84	0.59	0.48	0.34	0.24	0.17
24	3.21	2.26	1.84	1.30	0.91	0.64	0.52	0.37	0.26	0.18
26	3.47	2.45	1.99	1.40	0.99	0.70	0.57	0.40	0.28	0.20
28	3.74	2.63	2.15	1.51	1.06	0.75	0.61	0.43	0.30	0.21
30	4.01	2.82	2.30	1.62	1.14	0.80	0.65	0.46	0.32	0.23
35	4.68	3.29	2.68	1.89	1.33	0.94	0.76	0.54	0.38	0.27
40	5.34	3.76	3.07	2.16	1.52	1.07	0.87	0.61	0.43	0.30
45	6.01	4.23	3.45	2.43	1.71	1.20	0.98	0.69	0.49	0.34
50	6.68	4.70	3.83	2.70	1.9	1.34	1.09	0.77	0.54	0.38
55	7.35	5.17	4.22	2.97	2.09	1.47	1.20	0.84	0.59	0.42
60	8.02	5.65	4.60	3.24	2.28	1.61	1.31	0.92	0.65	0.46
65	8.69	6.12	4.98	3.51	2.47	1.74	1.42	1.00	0.70	0.49
70	9.35	6.59	5.36	3.78	2.66	1.87	1.53	1.07	0.76	0.53

Source: Design Rainfall Tables for El Dorado County prepared by Jim Goodridge, August 30, 2008

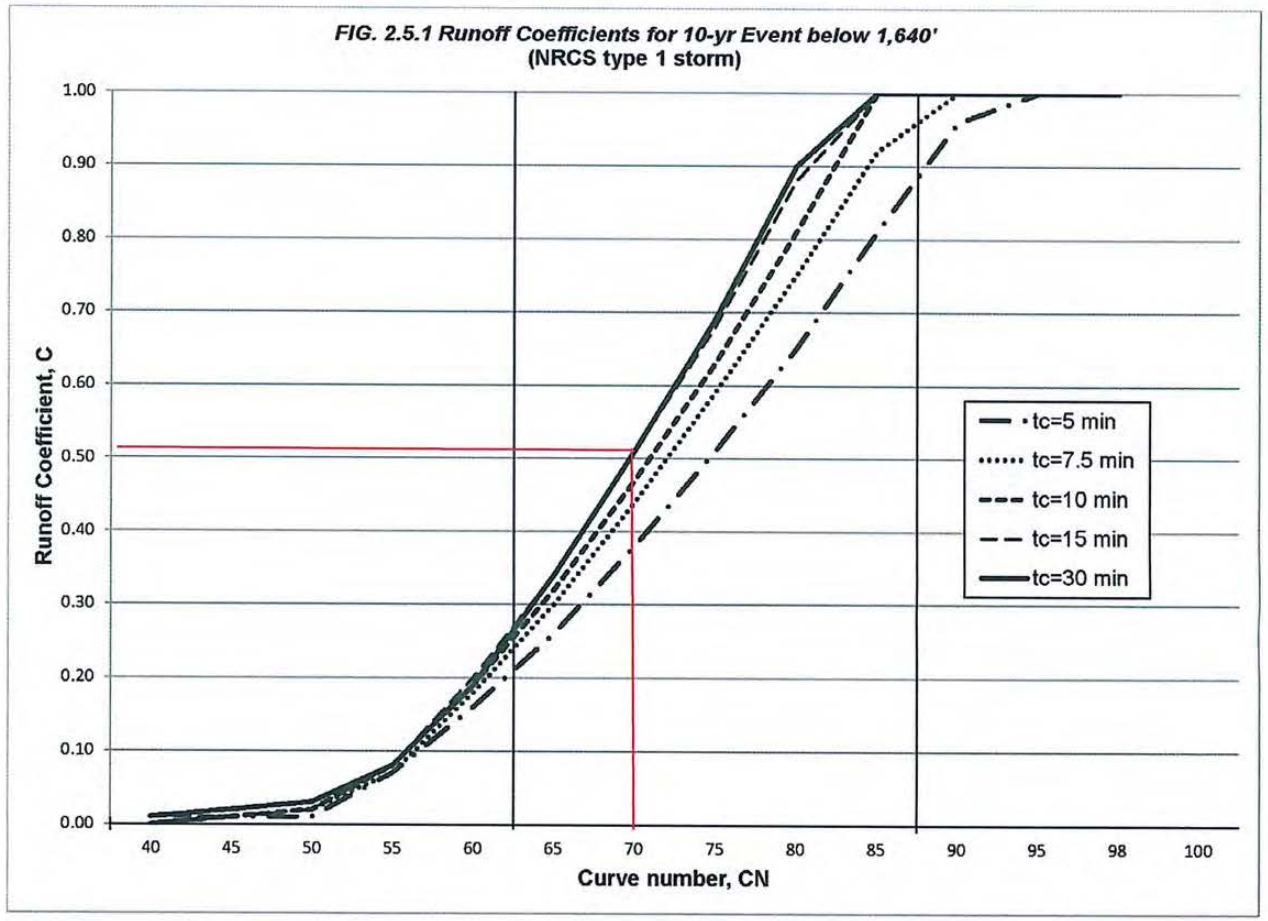


FIG. 2.5.1 Runoff Coefficients for 10-yr Event below 1,640'

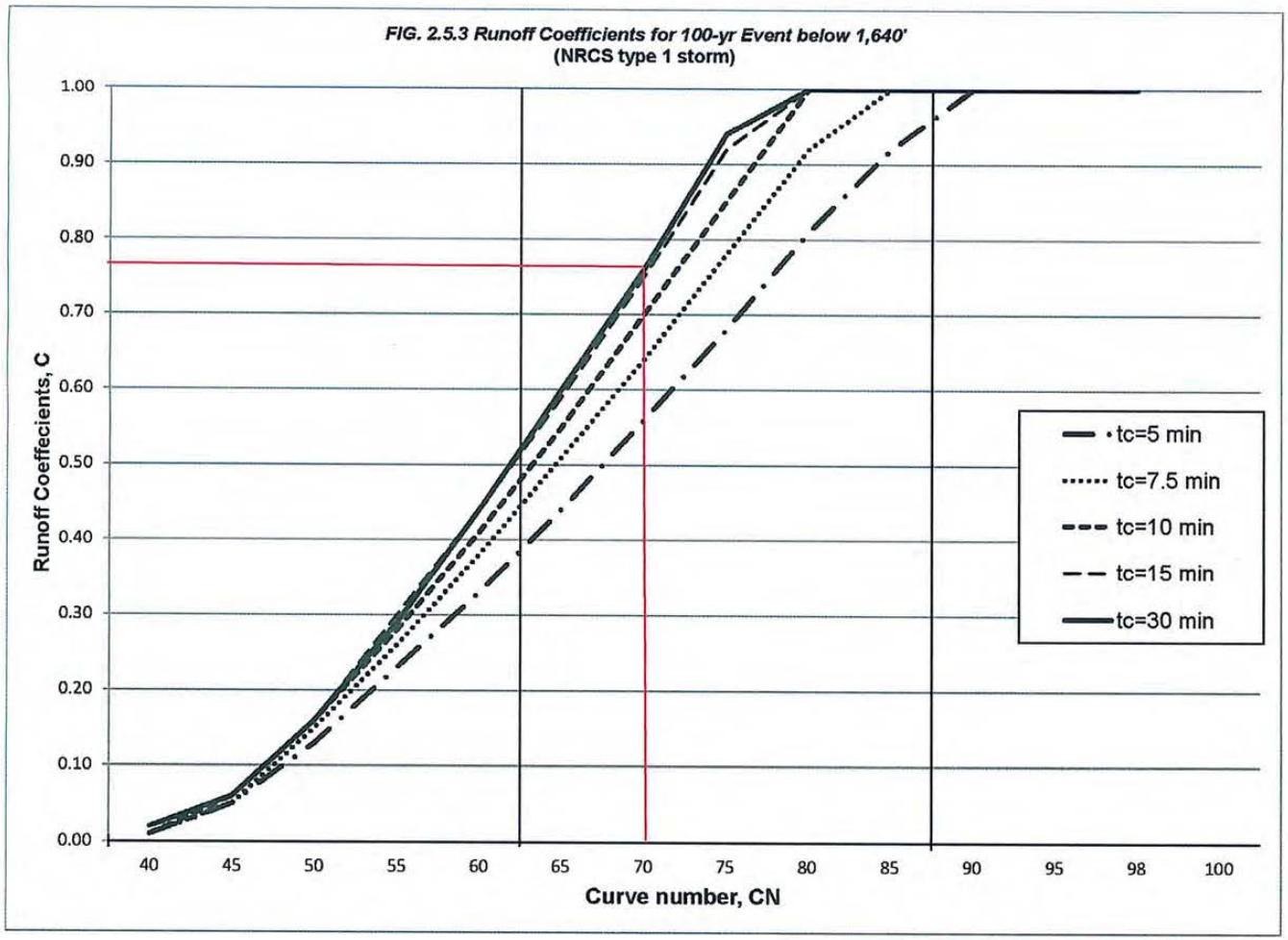


FIG. 2.5.3 Runoff Coefficients for 100-yr Event below 1,640'

LEBECK
ENGINEERING, INC.

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WELL PRODUCTION REPORT

July 22, 2022

Subject: McMann Parcel - Well production report

The McMann Parcel Map proposes the creation of 2 ea., 5 acre parcels from the existing 10 acre parcel (APN: 102-070-058). Water service for the proposed parcels may be provided by future on-site wells. The purpose of this report is to determine the likelihood of these future wells producing an acceptable volume of water to provide for domestic & fire protection use.

This report is based on all available well depth and production data for water wells within a 1 mile radius of the subject property. Well depth and production data was sourced from The El Dorado County Environmental Management Department through the use of El Dorado County's GOTNET parcel inquiry application.

Of the parcels within the 1 mile radius well data was available for 41 parcels with a total of 41 wells sampled (see Exhibit A). The average depth of the wells within 1 mile of the site is 237 feet with an average pump rate of 36 gpm (see Table A/Exhibit A).

Based on the above averages it could be assumed that future wells drilled on the property could provide the required production from a well approximately 237 feet deep.

Regards,

Eric Alliguie, P.E.
Lebeck Engineering, Inc.
3430 Robin Lane #2
Cameron Park, CA 95682
530-677-4080

GPA22-0004/Z22-0004/P22-0010 MCMANN
ATTACHMENT 8 - WELL REPORT AND SOIL TEST

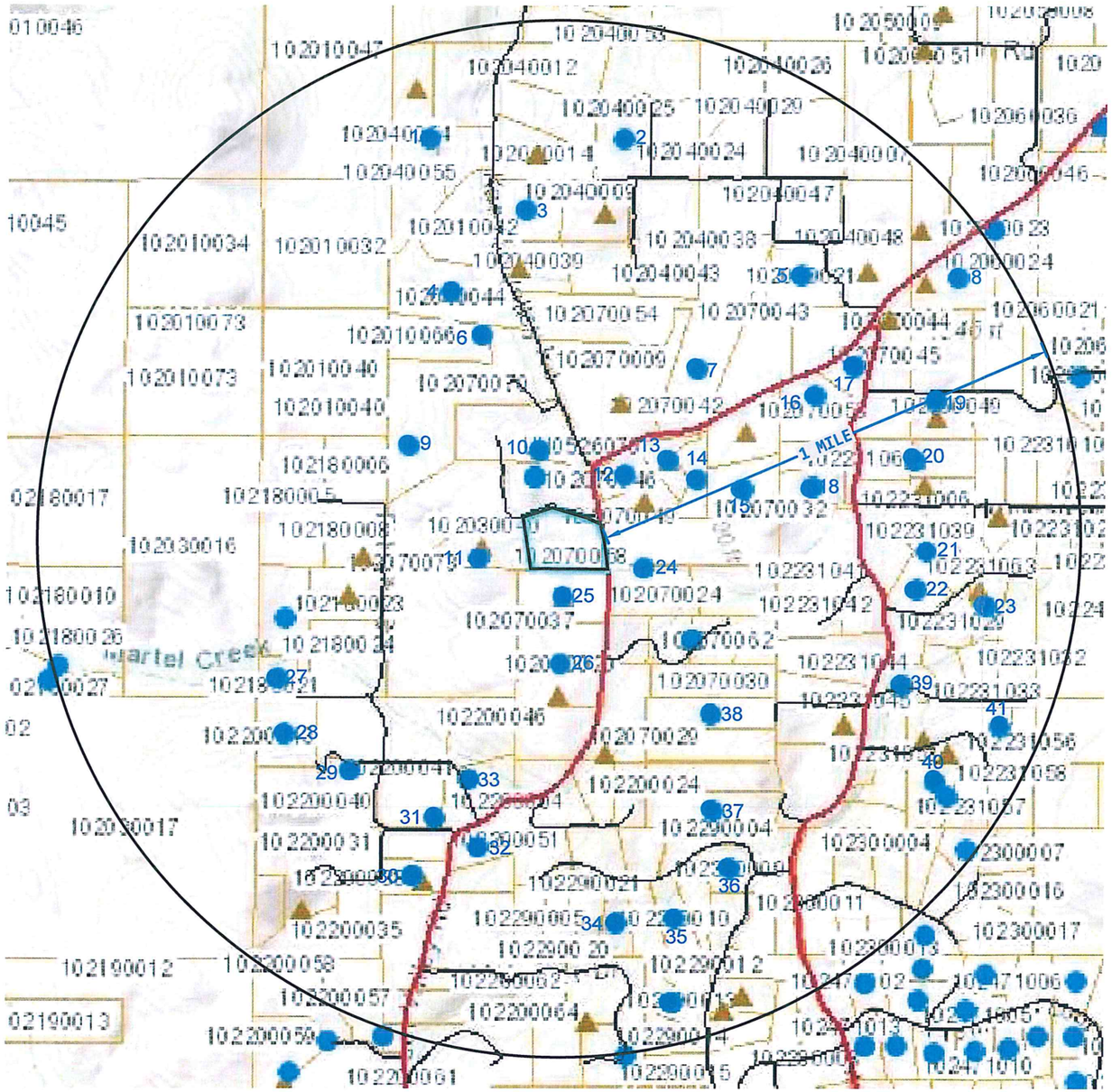

TABLE 'A'

Well Data for Properties Within a One Mile Radius of Project Site

Number	Parcel APN	Well Depth (ft)	Pump Rate (gpm)	Distance from Site (ft)
1	102-040-055	500	60	3900
2	102-040-025	100	30	3800
3	102-040-008	350	8	3100
4	102-010-044	80	50	2500
5	102-040-021	125	60	3300
6	102-010-066	300	18	1900
7	102-070-042	125	20	2000
8	102-060-022	220	60	4400
9	102-070-070	300	5	1400
10	102-070-071	300	20	615
11	102-030-040	175	15	510
12	102-070-046	290	50	640
13	102-070-047	150	17.5	950
14	102-070-048	300	50	1128
15	102-070-032	875	15	1500
16	120-070-052	140	95	2500
17	102-070-051	150	25	3000
18	102-231-002	250	60	2200
19	102-060-049	300	40	3650
20	102-231-066	100	40	3300
21	102-231-028	68	50	3260
22	102-231-037	150	40	3200
23	102-231-030	175	10	3900
24	102-070-024	75	30	400
25	102-070-037	300	29	275
26	102-070-020	300	20	1000
27	102-180-021	102	80	2800
28	102-200-043	150	70	3000
29	102-200-040	100	80	2700
30	102-200-052	225	12	3350
31	102-200-041	125	60	2730
32	102-200-051	136	15	2900
33	102-200-042	150	45	2250
34	102-290-008	625	12	3650
35	102-290-010	180	22	3700
36	102-300-009	63	40	3430
37	120-231-049	125	75	2700
38	102-231-046	600	35	1850
39	102-231-035	350	4	3230
40	102-231-055	400	9	4000
41	102-300-006	200	15	4700
		Well Depth (ft)	Pump Rate (gpm)	Distance from Site (ft)
	AVERAGE:	237	36	2535

NOTE: WELL DATA COMPILED FROM EL DORADO COUNTY ENVIRONMENTAL HEALTH MANAGEMENT DEPARTMENT RECORDS

GPA22-0004, Z22-0004, P22-0010

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McMann Parcel Map
Record Well Data
APN:102-070-058

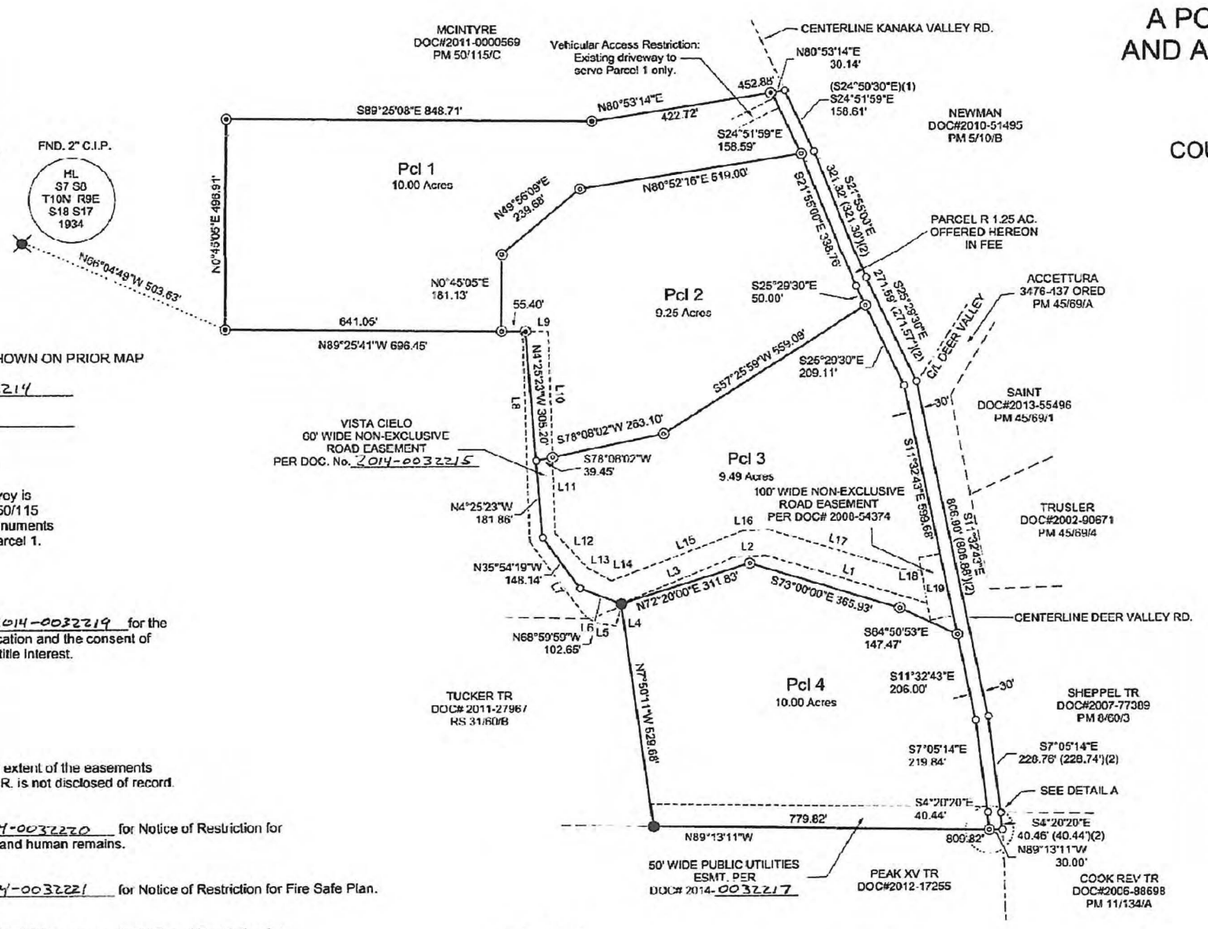
SHEET NO.
EX-A

51-53

PARCEL MAP

A PORTION OF THE N.W. ¼ OF SECTION 17, AND A PORTION OF THE S.W. ¼ OF SECTION 8, T.10 N.,R.9 E.,M.D.M. BEING PARCEL B OF P.M. 50/115

COUNTY OF EL DORADO ~ STATE OF CALIFORNIA
MAY 2014 ~ SCALE: 1" = 200'
SWEENEY LAND SURVEYING



References:

PM 5/10
PM 8/60
PM 11/134
PM 45/69
PM 50/115 (1)
RS 31/60 (2)
DOC# 2012-17255
QUIT CLAIM ROADS SHOWN ON PRIOR MAP

DOC'S # 2014-0032214

& 2014-0032216

BASIS OF BEARINGS:

The meridian of this survey is identical to that of P.M. 50/115 from best fit of found monuments along the West line of parcel 1.

OWNERSHIP NOTE:

Refer to Document No. 2014-0032219 for the Irrevocable offer of Dedication and the consent of all parties having record title interest.

NOTE(S):

1)The exact location and extent of the easements described by 349-272 O.R. is not disclosed of record.

2) Refer to Doc No. 2014-0032220 for Notice of Restriction for archeological resources and human remains.

3) Refer to Doc No. 2014-0032221 for Notice of Restriction for Fire Safe Plan.

4) Refer to Doc No. 2014-0032222 for Notice of Restriction for special status species and nesting birds.

LEGEND

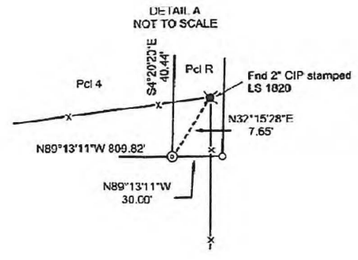
○	Comp point nothing fnd or set
◎	Set ¾" C.I.P. stamped LS 8575
⊙	Fnd. ¾" C.I.P. stamped LS 8575
●	Fnd 5/8" Rebar with Plastic cap stamped LS 4288
⊗	Fnd 2" C.I.P. as noted

51-53

VISTA CIELO

LINE	BEARING	HORIZ DIST
L1	N73°05'29"W	392.80'
L2	S86°40'48"W	76.80'
L3	S67°18'56"W	280.35'
L4	S13°15'22"W	54.76'
L5	N80°37'05"W	50.00'
L6	N52°25'10"W	33.23'
L7	N35°54'19"W	211.80'
L8	N1°38'52"W	495.98'
L9	S89°25'41"E	60.06'
L10	S1°38'52"E	295.77'
L11	S1°38'52"E	179.40'
L12	S42°21'45"E	109.04'
L13	S60°37'04"E	65.34'
L14	N69°22'55"E	62.66'
L15	N69°01'05"E	259.91'
L16	N86°40'48"E	63.90'
L17	S73°05'29"E	323.19'
L18	S86°06'14"E	46.55'
L19	S9°28'01"E	78.67'

DETAIL A
NOT TO SCALE



TPM 12-0001 APPROVED AUGUST 21, 2013

EXISTING ASSESSORS PARCEL NO:102:010:72

SURVEYOR'S STATEMENT:

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of Tamy A.Garrett on November 24, 2010. I hereby state that this Parcel Map substantially conforms to the approved or conditionally approved Tentative Map, if any. All monuments are of the character and occupy the positions indicated and are sufficient to enable the survey to be retraced.

Dallas M. Sweeney P.L.S. 8575 — Date June 13, 2014

LICENSED LAND SURVEYOR
DALLAS M. SWEENEY
NO. 8575
EXP.
STATE OF CALIFORNIA

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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

COUNTY SURVEYOR'S STATEMENT:

I have examined the map. The subdivision as shown is substantially the same as it appeared on the tentative map, if required, and any approved alterations thereof. All provisions of chapter 2 of the subdivision map act and of any local ordinances applicable at the time of approval of the tentative map, if required, have been complied with. I am satisfied the map is technically correct.

Deer Valley Road and Kanaka Valley Road including the underlying fee shown hereon as Parcel R is hereby accepted for any and all public purposes

Dated 9/14/2014

Richard L. Briner L.S. 5084
County Surveyor
County of El Dorado, California

PROFESSIONAL LAND SURVEYOR
RICHARD L. BRINER
No. 5084
Exp 6-30-15
STATE OF CALIFORNIA

Philip R. Mosbacher L.S. 7189
Deputy Surveyor
County of El Dorado, California

GPA22-0004, Z22-0004, P22-0010

COUNTY RECORDER'S CERTIFICATE:

I, William E. Schultz hereby certify that Placer Title Co. parcel map guarantee No. 1601-1101 was filed with this office and that this parcel map was accepted for record and filed this 14 day of August, 2014 at 12:03:51 in book 51 of parcel maps at page 053 at the request of Tammy A.Garrett.

Document No. 2014-32218

William E. Schultz
County Recorder, Clerk
County of El Dorado, State of California

By: _____ Deputy

51-53

Traverse PC

DAVID C. KANTZ
Certified Engineering Geologist and Civil Engineer
P.O. Box 515
Coloma, CA 95613
(530) 622-7725

08/23/2021 October 6, 2010 Sheet 1 of xxxx
Project 921

PERCOLATION TEST and PRELIMINARY SEPTIC SYSTEM DESIGN at: Garrett Site
Final Bldg Site/Dwy/Well, # bedrooms & A.P.N. required for Final Septic System Design

"Trial Parcel 2" from Proposed subdivision of either A.P.N. 102-030-39 OR 102-010-65 5.7 acres

Location

... Southwest bound on Deer Valley Rd. to next driveway (on the west side of Deer Valley Rd.) that is south of intersection with Kanaka Valley Rd. Pass through gateway.
... "Trial Parcel 2" is to the south.

Setting

Water Source: On site well (proposed)
Springs, Creeks & Ponds: seasonal drainage as shown on Site Plan
Slope in proposed Leach Field area: 13% down to the WSW
Groundwater: Deeper than 9'6"
Soil Profile:

0' - 2'	Med RedBrn sd cl Silt; roots & rootlets @ 1"-3" o.c.; firm - stiff; dry
2' - 4'	Lt RedBrn sd cl Silt; firm-stiff; sl.mst
4' - 9'6"	Med RedBrn V.wthr'd gabbro equiv to sd si Clay; stiff; sl.mst; decreasing degree of weathering and increasing density with depth

Percolation Testing

Percolation testing was performed on 10-05-2010 (a cool overcast day) in accord with the requirements of the El Dorado County Environmental Management Dept. Results are shown in the table below:

Test Number	P-1	P-2	P-3
Soil Tested	v. wthr'd gabbro	sd cl Silt	sd cl Silt
Test Depth	4'6"	3'0"	2'0"
Elapsed Time	Change in Water Level (in.)		
30	113/16	1 1/2	1 3/8
60	1 3/8	7/8	1 1/4
90	1 1/2 R	1 R	1 1/8 R
120	3/4	3/4	3/4
150	11/16	1/2	1 1/2 R
180	11/16	1/2	5/8
210	9/16	3/8	9/16
240	9/16	5/16	7/16
Perc Rates	53	96	69

AVERAGE PERCOLATION RATE **73 MPI** 3' design = 83 MPI

PRELIMINARY SEPTIC LEACH LINE SIZING (4 bedrooms)

Load =	800/gal·day		
Allowable application rate =	5 / SQRT(73) =	0.58 gal/ft^2·day	0.55 g/sfd
Absorption area required =	(800/ 0.58) =	1379 ft^2	1454 ft^2
Depth of Leach Line =	5'-0" providing	7 ft^2/L.F.	3 ft^2/L.F.
Required length of leach line =	1379/7 =	197 L.F.	485 L.F.

For proposed 4-bedroom house, use: 1200 (recommend 1500) gallon septic tank, 200 linear feet of 1'-6" wide x 5'-0" deep leach line 100' min from any well (recommend 200'), 50' min from any seasonal drainage, and 10' min from any property line (recommend 100' from existing parcels' perimeters to avoid impinging on any neighbors' well(s)).

DAVID C. KANTZ
Certified Engineering Geologist and Civil Engineer
P.O. Box 515
Coloma, CA 95613
(530) 622-7725

08/23/2021 October 6, 2010 Sheet 1 of xxxx
Project 921

PERCOLATION TEST and PRELIMINARY SEPTIC SYSTEM DESIGN at: Garrett Site
Final Bldg Site/Dwy/Well, # bedrooms & A.P.N. required for Final Septic System Design

"Trial Parcel 1" from Proposed subdivision of either A.P.N. 102-030-39 OR 102-010-65 5.7 acres

Location

... Southwest bound on Deer Valley Rd. to next driveway (on the west side of Deer Valley Rd.) that is south of intersection with Kanaka Valley Rd. Pass through gateway.
... Go ~600' west. "Trial Parcel 1" is to the south.

Setting

Water Source: On site well (proposed)
Springs, Creeks & Ponds: seasonal drainage as shown on Site Plan
Slope in proposed Leach Field area: 20% down to the SSE
Groundwater: Deeper than 10'
Soil Profile: Many loose boulders (up to 10' largest dimension) on ground surface

0' - 1½'	Med RedBrn sd cl Silt; rootlets @ 1"-3" o.c. in upper 8" & sparse @ 1½'; firm - stiff; dry
1½' - 4'	V.Lt OliveBuff sd Silt; soft; sl.mst
4' - 10'	V.Lt OliveBuff V.wthr'd gabbro equiv to sd Silt; soft; sl.mst; decreasing degree of weathering and increasing density with depth

Percolation Testing

Percolation testing was performed on 10-05-2010 (a cool overcast day) in accord with the requirements of the El Dorado County Environmental Management Dept. Results are shown in the table below:

Test Number	P-1	P-2	P-3
Soil Tested	v. wthr'd gabbro	sd Silt	sd cl Silt
Test Depth	5'0"	3'6"	2'0"
Elapsed Time	Change in Water Level (in.)		
30	3	1 1/2	1
60	2 3/4 R	7/8	7/8
90	2 1/2 R	1	5/8
120	2 7/8 R	1 1/2 R	1/2
150	2 R	3/4	1/2
180	1 5/8	7/16	7/16
210	1 7/16	5/16	5/16
240	1 3/8	1/4	5/16
Perc Rates	22	120	96

AVERAGE PERCOLATION RATE **79 MPI** 3' design = 108 MPI

PRELIMINARY SEPTIC LEACH LINE SIZING (4 bedrooms)

Load =	800/gal·day		
Allowable application rate =	5 / SQRT(79) =	0.56 gal/ft²·day	0.48 g/sfd
Absorption area required =	(800/ 0.56) =	1422 ft²	1667 ft²
Depth of Leach Line =	5'-6" providing	7 ft²/L.F.	3 ft²/L.F.
Required length of leach line =	1422/7 =	203 L.F.	555 L.F.

For proposed 4-bedroom house, use: 1200 (recommend 1500) gallon septic tank, 200 linear feet (+100% Replacement Area) of 1'-6" wide x 5'-6" deep leach line, 100' min from any well (recommend 200'), 50' min from any seasonal drainage, and 10' min from any property line (recommend 100' from existing parcels' perimeters to avoid impinging on any neighbors' well(s)).

fremont environmental consulting

May 23, 2022

Mr. David McMann
10640 Mather Blvd. Suite 110
Mather, CA 95655

Subject: Rare Plant Assessment Letter Report for Occurrence of Rare Plants on APN: 102-070-058, Deer Valley Road, El Dorado County, CA

Dear Mr. McMann:

Per El Dorado County requirements, FEC staff conducted floristic level botanical surveys on APN 102-070-058, Deer Valley Rd., El Dorado County, California. The surveys were conducted in order to determine the presence/absence of rare plants on the subject property. The report will support El Dorado County's environmental review of the proposed project as the subject property is within Mitigation Area "1" (rare plant soils study area).

PROJECT LOCATION AND DESCRIPTION

The Project site is located adjacent to Deer Valley Road in the unincorporated community of Rescue and is approximately 10 acres in size (**Figure 1 - Regional Location and Vicinity**).

STUDY METHODS

Desktop Review

A review of the California Natural Diversity Database (California Department of Wildlife; CNDDB; 2022) was conducted to determine whether special-status plants had been previously identified on the property or vicinity and the California Native Plant Society Rare Plant Inventory was queried to develop a target list of special-status plants. Each of these databases was queried for reported occurrences of special-status plants on the "Clarksville, Ca" and "Shingle Springs, Ca" U.S. Geological Survey 7.5-minute topographic quadrangles. The results of these queries are in **Attachment C**.

Field Survey

FEC biologists/botanists Stephen Stringer, M.S., and Matt Fremont conducted two surveys of the subject property on April 12, 2022 and then again on May 11, 2022 during the blooming period for the target special-status plants. Weather during the survey was clear with below average temperatures. The survey was conducted on foot and consisted of systematically examining the entire 10-acre property during each survey. The area on-site examined is represented in **Figure 2 – Survey Area**. The purpose of the survey was to assess the habitat on the entire property and to evaluate its suitability for supporting special status plant species known to occur in the region and to search for special-status plant species. A comprehensive list of all plant species identifiable was compiled (**Attachment A**) as well as representative site photographs (**Attachment B**).

RESULTS

Existing Conditions and Habitats

The Project site currently is undeveloped and consists of chaparral and oak woodland with an understory of annual grassland. The oak woodland contains an overstory of blue oak (*Quercus douglassii*) and interior live oak (*Quercus wislizenii*) with an understory of native and non-native grasses and forbs including ripgut brome (*Bromus diandrus*), soft chess (*Bromus hordeaceus*), foxtail barley (*Hordeum murinum*), barbed goat grass (*Aegilops triuncialis*), and yellow star-thistle (*Centaurea solsticialis*). Chaparral habitat on site contains native shrubs such as California yerba santa (*Eriodyction californica*), poison oak (*Toxicodendron diversilobum*), toyon (*Heteromeles arbutifolia*), deer brush (*Acmispon glaber*), pitcher sage (*Lepechinia calycina*), and chamise (*Adenostoma fasciculatum*) and herbaceous species such as common soap plant (*Chlorogalum pomeridianum var. pomeridianum*) and Sonoma sage (*Salvia sonomensis*).

Botanical Surveys

No special-status plant species have been documented on or immediately adjacent to the property in the CNDDB and none were observed on the Project site during the survey.

CONCLUSION

Based on the results of floristic level surveys conducted by FEC during the blooming season of the regionally occurring special-status plant species with the potential to occur, special-status plants are believed to be absent from the property. Please contact me at matt@fremontenvironmental.com or (916) 817-0429 if you have any questions or concerns with this survey report.

Sincerely,

Matt Fremont

Matt Fremont
Principal/Field Biologist

Attachments:

Figure 1: Regional Location and Vicinity
Figure 2: Survey Area
Attachment A: Plant Species Observed
Attachment B: Representative Site Photographs
Attachment C: CNDDB and CNPS Database Query Results

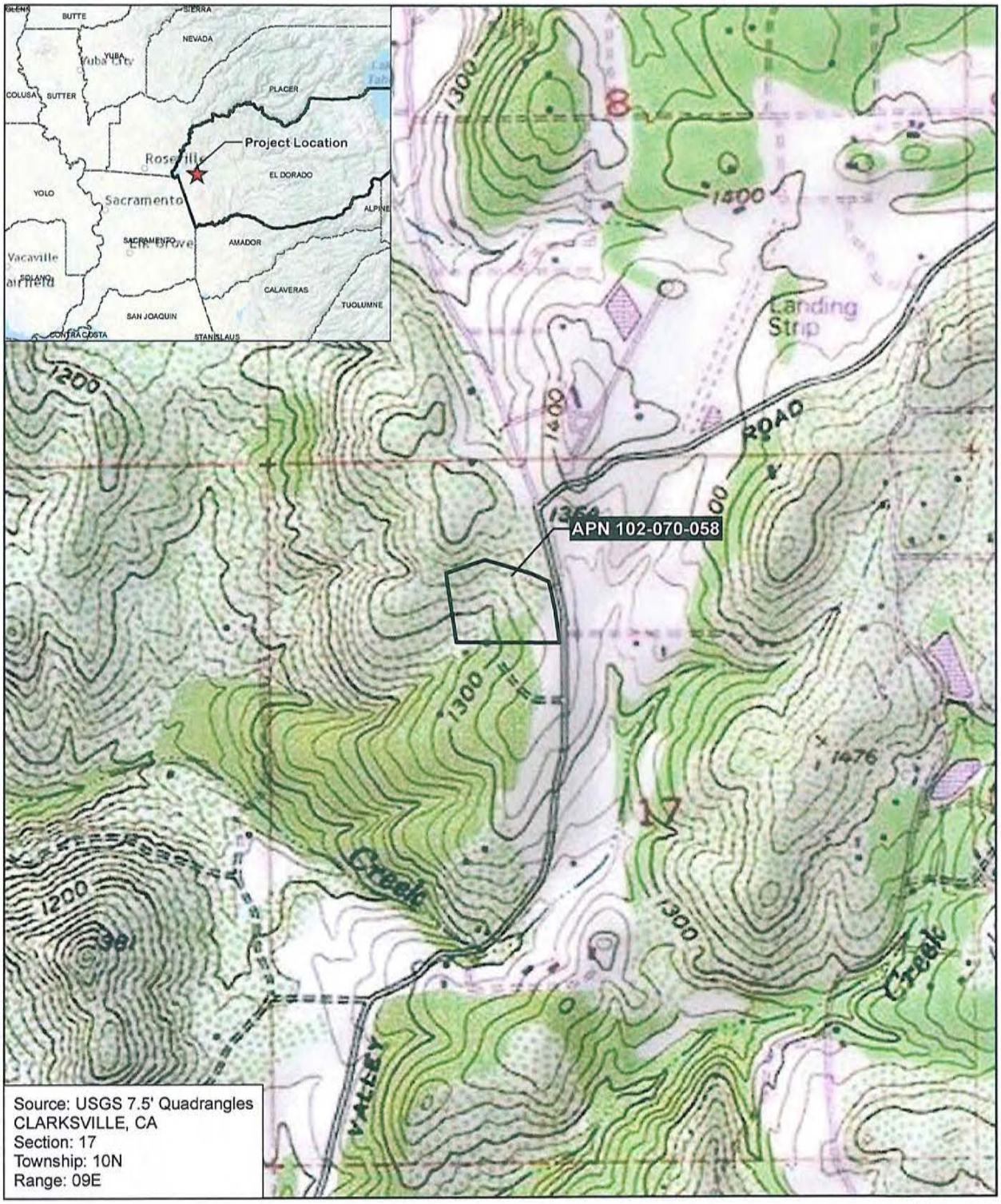

Figure 1

Regional Location and Vicinity

APN 102-070-058

Deer Valley Road, El Dorado County, CA

Source: USGS (2020)

N

0 50 100
Feet

Figure 2
Survey Area
APN 102-070-058
Deer Valley Road, El Dorado County, CA

Fremont Environmental Consulting

Aerial source: Maxar (02/2021)

Attachment A
Species Observed in the Project Site

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

Family	Scientific Name	Common Name
Native		
Agavaceae	*Chlorogalum pomeridianum var. pomeridianum*	Common soap plant
Apiaceae	*Sanicula crassicaulis*	Gamble weed
Asteraceae	*Baccharis pilularis*	Coyote brush
	Pseudognaphalium californicum	cudweed
	Madia exigua	Small tarweed
Anacardiaceae	*Toxicodendron diversilobum*	Poison oak
Boraginacaeae	*Amsinckia intermedia*	Small flowered fiddleneck
Caprifoliaceae	*Lonicera hispidula*	honeysuckle
Cistaceae	*Crocanthemum scoparium var. vulgare*	Peak rush-rose
Ericaceae	*Arctostaphylos viscida*	White-leaf manzanita
Fabaceae	*Acmispon glaber*	Deerweed
	Lupinus bicolor	Dwarf lupine
	Lupinus nanus	Sky lupine
Fagaceae	*Quercus douglassii*	Blue oak
	Quercus wislizenii	Interior live oak
Hypericaceae	*Hypericum perforatum*	St. John's wort
Juncaceae	*Juncus bufonius*	Toad rush
Lamiaceae	*Lepechinia calycina*	Pitcher sage
	Salvia sonomensis	Sonoma sage
	Trichostema lanceolatum	Vinegar weed
Linaceae	*Linum lewisii var. lewisii*	flax
Montiaceae	*Calandrinia menziesii*	Red maids
	Claytonia perfoliata	Miner's lettuce
Namaceae	*Eriodictyon californicum*	California yerba santa
Onagraceae	*Clarkia purpurea ssp. quadrivulnera*	Four spot clarkia
	Epilobium ciliatum	fireweed
Orobanchaceae	*Castilleja attenuata*	Valley tassels
Pinaceae	*Pinus sabiniana*	Foothill pine
Poaceae	*Elymus triticoides*	Beardless wild rye
	Stipa sp.	Needle grass
Ranunculaceae	*Ranunculus sp.*	Buttercup
Roseaceae	*Adenostoma fasciculatum*	Chamise
	Heteromeles arbutifolia	Toyon
Rubiaceae	*Galium parisiense*	Wall bedstraw
	Galium porrigens var. tenue	Climbing bedstraw
Themidaceae	*Dipterostemon capitatus*	Blue dicks
	Triteleia hyacinthina	White hyacinth
Non-native		
Apiaceae	*Daucus carota*	Wild carrot
	Torilis arvensis	Common hedge-parsley
Asteraceae	*Carduus pycnocephalis*	Italian thistle
	Centaurea melitensis	Tocalote
	Centaurea solsticialis	Yellow star-thistle
	Senecio vulgaris	Common groundsel

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

Family	Scientific Name	Common Name
	Silybum marinum	milkweed
	Sonchus asper	Prickly sow thistle
	Taraxacum officinale	Common dandelion
Brassicaceae	*Cardamine oligosperma*	Little bittercress
Caryophyllaceae	*Cerastium glomeratum*	Sticky mouse-ear chickweed
	Silene gallica	Windmill pink
Crassulaceae	*Crassula tillaea*	pigmyweed
Fabaceae	*Trifolium dubium*	Suckling clover
	Trifolium hirtum	Rose clover
	Vicia sativa	Spring vetch
	Vicia villosa	Vetch
Geraniaceae	*Erodium botrys*	Big heron bill
	Erodium cicutarium	Red stem filaree
	Geranium molle	Crane's bill geranium
Lamiaceae	*Marrubium vulgare*	horehound
Liliaceae	*Calochortus albus*	White globe lilly
Montiaceae	*Calandrinia ciliata*	Redmaids
Myrsinaceae	*Lysimachia arvensis*	Scarlet pimpernel
Plantaginaceae	*Kickxia spuria*	Fluellin
	Plantago lanceolata	English plantain
Poaceae	*Aegilops triuncialis*	Barbed goat grass
	Aira caryophyllea	Silver European hairgrass
	Avena fatua	Wild oat
	Bromus diandrus	Ripgut brome
	Bromus hordeaceus	Soft chess
	Bromus madritensis	Red brome
	Cynosurus echinatus	Dogtail grass
	Elymus caput-medusae	Medusa head
	Festuca myuros	Annual fescue
	Festuca perennis	Italian ryegrass
	Hordeum murinum	Foxtail barley
	Phalaris aquatica	Harding grass

Typical landscape consisting of chaparral, annual grassland and scattered oak woodland.

Photograph Date: 04/12/2022

Attachment B

Representative Site Photographs

APN 102-070-058

Deer Valley Road, El Dorado County, CA

Fremont Environmental Consulting

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad IS (Clarksville (3812161) OR Shingle Springs (3812068))
 AND Taxonomic Group IS (Ferns OR Gymnosperms OR Monocots OR Dicots OR Lichens OR Bryophytes)

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Allium jepsonii Jepson's onion	PMLIL022V0	None	None	G2	S2	1B.2
Calystegia stebbinsii Stebbins' morning-glory	PDCON040H0	Endangered	Endangered	G1	S1	1B.1
Carex xerophila chaparral sedge	PMCYP03M60	None	None	G2	S2	1B.2
Ceanothus roderickii Pine Hill ceanothus	PDRHA04190	Endangered	Rare	G1	S1	1B.1
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
Crocanthemum suffrutescens Bisbee Peak rush-rose	PDCIS020F0	None	None	G2?Q	S2?	3.2
Fremontodendron decumbens Pine Hill flannelbush	PDSTE03030	Endangered	Rare	G1	S1	1B.2
Galium californicum ssp. sierrae El Dorado bedstraw	PDRUB0N0E7	Endangered	Rare	G5T1	S1	1B.2
Packera layneae Layne's ragwort	PDAST8H1V0	Threatened	Rare	G2	S2	1B.2
Sagittaria sanfordii Sanford's arrowhead	PMALI040Q0	None	None	G3	S3	1B.2
Wyethia reticulata El Dorado County mule ears	PDAST9X0D0	None	None	G2	S2	1B.2

Record Count: 12

CNPS Rare Plant Inventory

California Native Plant Society

Search Results

20 matches found. Click on scientific name for details

Search Criteria: Quad is one of [3812161:3812068]

▲ SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	GLOBAL RANK	STATE RANK	CA RARE PLANT RANK	PHOTO
Allium jepsonii	Jepson's onion	Alliaceae	perennial bulbiferous herb	Apr-Aug	None	None	G2	S2	1B.2	 © 2019 Steven Perry
Calandrinia breweri	Brewer's calandrinia	Montiaceae	annual herb	(Jan)Mar-Jun	None	None	G4	S4	4.2	No Photo Available
Calystegia stebbinsii	Stebbins' morning-glory	Convolvulaceae	perennial rhizomatous herb	Apr-Jul	FE	CE	G1	S1	1B.1	No Photo Available
Carex xerophila	chaparral sedge	Cyperaceae	perennial herb	Mar-Jun	None	None	G2	S2	1B.2	No Photo Available
Ceanothus fresnensis	Fresno ceanothus	Rhamnaceae	perennial evergreen shrub	(Apr)May-Jul	None	None	G4	S4	4.3	No Photo Available
Ceanothus roderickii	Pine Hill ceanothus	Rhamnaceae	perennial evergreen shrub	Apr-Jun	FE	CR	G1	S1	1B.1	No Photo Available
Chlorogalum grandiflorum	Red Hills soaproot	Agavaceae	perennial bulbiferous herb	May-Jun	None	None	G3	S3	1B.2	No Photo Available
Clarkia biloba ssp. brandegeeae	Brandegee's clarkia	Onagraceae	annual herb	May-Jul	None	None	G4GST4	S4	4.2	No Photo Available
Crocanthemum suffrutescens	Bisbee Peak rush-rose	Cistaceae	perennial evergreen shrub	Apr-Aug	None	None	G2?Q	S2?	3.2	No Photo Available
Eriogonum tripodum	tripod buckwheat	Polygonaceae	perennial deciduous shrub	May-Jul	None	None	G4	S4	4.2	 ©2008 Steven Perry
Eriophyllum jepsonii	Jepson's woolly sunflower	Asteraceae	perennial herb	Apr-Jun	None	None	G3	S3	4.3	No Photo Available
Fremontodendron decumbens	Pine Hill flannelbush	Malvaceae	perennial evergreen shrub	Apr-Jul	FE	CR	G1	S1	1B.2	No Photo Available
Galium californicum	El Dorado	Rubiaceae	perennial herb	May-Jun	FE	CR	GST1	S1	1B.2	

ssp. sierrae	bedstraw									 © 2019 John Doyen
Githopsis pulchella ssp. serpentinicola	serpentine bluecup	Campanulaceae	annual herb	May-Jun	None	None	G4T3	S3	4.3	 © 2019 Barry Breckling
Iris longipetala	coast iris	Iridaceae	perennial rhizomatous herb	Mar-May(Jun)	None	None	G3	S3	4.2	 © 2014 Aaron Schusteff
Navarretia heterandra	Tehama navarretia	Polemoniaceae	annual herb	Apr-Jun	None	None	G4	S4	4.3	 ©2021 Scot Loring
Packera layneae	Layne's ragwort	Asteraceae	perennial herb	Apr-Aug	FT	CR	G2	S2	1B.2	No Photo Available
Primula pauciflora	beautiful shootingstar	Primulaceae	perennial herb	Apr-Jun	None	None	G5	S3	4.2	 © 2008 Steve Matson
Sagittaria sanfordii	Sanford's arrowhead	Alismataceae	perennial rhizomatous herb (emergent)	May-Oct(Nov)	None	None	G3	S3	1B.2	 ©2013 Debra L. Cook
Wyethia reticulata	El Dorado County mule ears	Asteraceae	perennial herb	Apr-Aug	None	None	G2	S2	1B.2	No Photo Available

Showing 1 to 20 of 20 entries

Suggested Citation:
California Native Plant Society, Rare Plant Program. 2022. Rare Plant Inventory (online edition, v9-01 1.5). Website https://www.rareplants.cnps.org [accessed 21 May 2022].

The Consortium of California Herbaria
CalPhotos

Developed by
Rincon Consultants, Inc.

Biological Resources Evaluation

Prepared for the APN 102-070-058

Deer Valley Road in Rescue

El Dorado County, California

Prepared for

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Prepared by

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January 2023

BIOLOGICAL RESOURCES EVALUATION MEMORANDUM FOR APN 102-070-058, DEER VALLEY ROAD, RESCUE, EL DORADO COUNTY, CA

PREPARED BY: FEC, INC.

Introduction

FEC, Inc. (FEC) has prepared this Biological Resources Evaluation (BRE) of APN 102-070-058 on Deer Valley Road, which is located in the community of Rescue in unincorporated El Dorado County, CA. The purpose of this BRE is to document baseline biological resources in the Project site and to assess the potential for sensitive biological resources including special-status species, sensitive natural communities, or other protected biological resources such as wetlands or other waters of the U.S. or State or protected trees to occur in the project site and/ or be impacted by any proposed future development. Proposed mitigation measures are also included. This report is intended to support project planning and entitlements including California Environmental Quality Act (CEQA) documentation.

In summary, no special-status plant species were observed in the project site during focused botanical surveys and special-status plant species are presumed absent from the site. No special-status animal species were observed in the project site. The project site provides potential nesting and foraging habitat for Cooper's hawk, a California Department of Fish and Wildlife (CDFW) Watch List species, primarily within the blue oak-foothill pine woodland. Potential habitat for coast horned lizard, a CDFW Species of Special Concern, is also present on the site. Additionally, although no active bird nests were observed in the project site during the survey, nesting habitat for common raptors, migratory birds and other native birds is present throughout the project site. Other protected biological resources on the site include an ephemeral drainage that could be considered a waters of the U.S. and/or waters of the State and oak resources protected by El Dorado County.

As the proposed project is a Tentative Map/lot split, no impacts would occur. Recommended mitigation measures are summarized below for any potential impacts that could occur as a result of future site development.

- If construction needs to commence between February 15 and August 31, it is recommended that a pre-construction survey for Cooper's hawk and other nesting birds

is conducted within 500 feet of active construction areas within 14 days prior to commencement of construction. If active bird nests are observed during the pre-construction survey, a buffer zone should be established around the nest tree(s) until the young have fledged or are no longer dependent on the nest, as determined by a qualified biologist.

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

- If construction activities would impact jurisdictional waters, permits would need to be obtained from the USACE, RWQCB, and/or CDFW and mitigation would be required at a minimum 1:1 ratio to ensure no net loss of waters of the U.S. and State.

- If any future construction activities were proposed that would impact oak resources (individual native oak trees, heritage trees, oak canopy), an oak resources technical report would need to be prepared to determine impacts and mitigation for impacts to oak resources should be implemented in accordance with the County's Oak Resources Management Plan.

Project Location and Description

The Project site is an approximately 10-acre parcel located on the west side of Deer Valley Road at the intersection with Cooks Court in the community of Rescue (Attachment A; Figure 1). The Project site is located at Township 10N, Range 09E, Section 17 of the "Clarkesville, CA" U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle (quad) (Attachment A; Figure 2) with the approximate center of the site located at latitude 38°43'34.58"N and longitude 121° 0'55.42"W, North American Datum (NAD) 83. Figure 3 in Attachment A is an aerial map of the project site.

The proposed project consists of splitting the existing approximately 10-acre parcel into two 5-acre parcels (Attachment A; Figure 4). No development plans were available at the time of report preparation.

Methods:

Biological Studies

Biological studies conducted in support of this report included a special-status species evaluation, focused botanical surveys, and a biological reconnaissance survey. The special-status species evaluation was conducted in order to assemble a list of regionally-occurring special-status species with the potential to be impacted by proposed projects in the region. The biological reconnaissance survey was then conducted to determine which of the regionally-occurring special-status species have the potential to occur on the project site and/or be impacted by any proposed future site development. In addition, focused botanical surveys were conducted in order to determine whether any special-status plant species were present on the project site due to the presence of Rescue soils and suitable habitat for several regionally-occurring special-status plants.

Special-Status Species Evaluation

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

Botanical Surveys

Botanical surveys led by Stephen Stringer, M.S. and assisted by Matt Fremont were conducted at the project site on April 12, 2022, and then again on May 11, 2022, during the blooming period for regionally-occurring special-status plants determined to have suitable habitat on the site (FEC 2022). The survey was conducted on foot and consisted of systematically examining the entire 10-acre property during each survey. The purpose of the surveys was to assess the habitat on the entire property and to evaluate its suitability for supporting special status plant species known to occur in the region and to search for special-status plant species. A comprehensive list of all plant species identifiable was compiled and is included as Attachment C. The complete rare plant survey report is included as Attachment D.

Mr. Stringer holds a B.S. and M.S. in Biological Sciences with a focus in Biological Conservation from California State University, Sacramento and has more than 20 years of experience

conducting biological and wetland studies in northern and central California. Mr. Stringer holds a U.S. Fish and Wildlife Service Section 10(a)(1)(A) Recovery Permit (TE-141359-4) for vernal pool branchiopods and California tiger salamander (Central DPS), a CDFW Rare Plant Voucher Collecting Permit (No. 2081(a)-22-093-V), is an International Society of Arboriculture, Certified Arborist (WE-7129A), and is an instructor for the Wetland Training Institute. Mr. Stringer is an El Dorado County resident and has conducted botanical surveys for dozens of projects in El Dorado County and hundreds of projects throughout California.

Plant specimens were identified to species where necessary in the field or lab using the Jepson eFlora (available online at https://ucjeps.berkeley.edu/eflora/) and plant nomenclature is based on the Jepson eFlora. All plant species observed on the site were identified to the lowest taxonomic level necessary to determine whether or not they were a special-status species. Reference populations of several of the target plants with the highest potential to occur in the site including Stebbins' morning glory (*Calystegia stebbinsii*), El Dorado County mule ears (*Wyethia* (*Agnorhiza*) *reticulata*), Pine Hill ceanothus (*Ceanothus roderickii*), and Red Hills soaproot (*Chlorogalum grandiflorum*) were visited multiple times in April, May and June of 2022 to evaluate blooming times and appropriate survey dates due to the dry conditions in winter/spring of 2022. Reference populations were visited at the Pine Hill Preserve – Kanaka Valley Unit and on private properties in western El Dorado County.

Biological Reconnaissance Survey

Mr. Stringer and Mr. Fremont conducted a biological reconnaissance survey on January 3, 2023 to characterize and map the biological habitats within the proposed project site. The biological reconnaissance survey area consisted of the entire approximately 10-acre parcel. The entire site was walked and searched for the presence of special-status species or sensitive natural communities, including the potential presence of wetlands or other waters of the U.S. and State. Plant and animal species observed on the project site that were identifiable at the time of the biological reconnaissance were documented and added to the list of plant species compiled during the focused botanical surveys. Attachment C is a comprehensive list of plant and animal species observed on the site during the surveys.

Regulatory Background

Special-Status Species and Nesting Birds

For the purpose of this technical memorandum, special-status species are defined as: species listed under the Federal Endangered Species Act of 1973 (hereafter, "FESA," 16 USC Section 1531 et seq.) as Threatened or Endangered, as well as Candidate species and species proposed for listing; species listed under the California Endangered Species Act (CESA) of 1970 (California Fish and Game Code Section 2050 et seq., and California Code of Regulations Title 14, Subsection 670.2, 670.51) as Threatened or Endangered, as well as Candidate species and

species proposed for listing; species of special concern or watch list species as designated by the CDFW; species that are not currently protected by statute or regulation, but would be considered rare, threatened, or endangered under these criteria, or by the scientific community [CEQA Guidelines subsection 15380(b) and (d)]; and plant species considered rare according to the California Native Plant Society (CNPS); specifically plants with a California Rare Plant Rank of 1A, 1B, 2, and 3 are considered special-status species under CEQA. While not technically considered special-status species, migratory bird species listed on the federal list (50 CFR Section 10.13) are protected under the Migratory Bird Treaty Act of 1918 (16 USC Subsection 703-712). Migratory bird species and their nests and eggs are protected from injury or death. California Fish and Game Code Subsections 3503, 3503.5, and 3800 also prohibit the possession, incidental take, or needless destruction of birds, their nests, and eggs. Therefore, potential impacts to migratory birds and nesting birds are discussed.

Jurisdictional Waters

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

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

Wetlands are defined in 33 CFR Part 328 as:

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

Any action requiring a CWA Section 404 permit, or a Rivers and Harbors Act Section 10 permit, must also obtain a CWA Section 401 Water Quality Certification from the Regional Water Quality Control Board (RWQCB) for impacts to "Waters of the State", which are defined as "any surface water or groundwater, including saline waters, within the boundaries of the state." Impacts to "Waters of the State" may also require a Lake or Streambed Alteration Agreement under Section 1600 et seq. of the California Fish and Game Code. A Lake or Streambed Alteration Agreement is required if a proposed project will "substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of streambeds.

Protected Oak Resources

El Dorado County General Plan Amendment approved in October 2017 and the County's Oak Resources Management Plan and the Oak Resources Conservation Ordinance protect individual native oak trees and oak woodland canopy. Project proponents are required to inventory all native oak trees in the woodland area 24 inches in diameter and greater, identify all Heritage Trees 36 inches in diameter and greater, and any individual oak trees 6 inches in diameter and greater located outside of the woodland area. A permit is required from El Dorado County for non-exempt impacts to oak resources including oak canopy, individual native oaks and Heritage Trees and mitigation is required to replace lost oak resources.

Determination of Potential Impacts

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

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

Results: Environmental Setting

Existing Conditions

The project site is located in a rural setting in the community of Rescue. The surrounding land is comprised primarily of large rural residential parcels with some parcels in commercial use, such as equestrian facilities. Lands managed by the Bureau of Land Management and state-managed

lands associated with the Pine Hill Preserve occur approximately 0.5 mi to the west and 0.9 mi to the east of the project site, respectively. The project site itself is undeveloped and bordered by rural residential parcels to the north, south, and west and by Deer Valley Road to the east. There is no evidence of any current or past site use. However, aerial imagery available on the Google Earth Pro desktop application indicates that dense chaparral formerly occupied the northern and western portions of the project site prior to being cleared sometime between roughly June 2006 and June 2009. The chaparral is regenerating on the site but is still fairly sparse. Figure 3 in Attachment A is an aerial map of the project site.

Topography and Soils

The project site is hilly with an elevation of approximately 1,273 to 1,361 feet above mean sea level (amsl). The highest elevation occurs in the northern portion of the property and the site slopes downward primarily toward the south and west.

Two soil types are mapped on the project site including Rescue sandy loam, 9 to 15 percent slopes and Rescue extremely stony sandy loam, 3 to 50 percent slopes, eroded (NRCS 2023) (Attachment A; Figure 5). These soil types are discussed below.

Rescue sandy loam, 9 to 15 percent slopes, occurs on ridges between 800 to 2,000 feet above mean sea level and consists of residuum weathered from granodiorite. A typical profile is sandy loam from 0 to 14 inches, sandy clay loam from 14 to 26 inches, sandy loam from 26 to 34 inches, coarse sandy loam from 34 to 55 inches, loamy coarse sand from 55 to 66 inches, and weathered bedrock from 66 to 70 inches. This soil series is well drained with a frequency of flooding of “none” and ponding of “none” and a depth to water table of more than 80 inches. This soil type does not have a hydric rating (NRCS 2023).

Rescue extremely stony sandy loam, 3 to 50 percent slopes, eroded occurs on ridges between 800 to 2,000 feet above mean sea level and consists of residuum weathered from granodiorite. A typical profile is stony sandy loam from 0 to 5 inches, sandy clay loam from 5 to 29 inches, coarse sandy loam from 29 to 45 inches, and weathered bedrock from 45 to 49 inches. This soil series is well drained with a frequency of flooding of “none” and ponding of “none” and a depth to water table of more than 80 inches. This soil type does not have a hydric rating (NRCS 2023).

Habitat Types in the Project Area

Habitat types in the project area include annual grassland, blue-oak foothill pine woodland, chaparral, ephemeral drainage, and developed (Attachment A; Figure 6). Representative photos of the site are included as Figure 7a and Figure 7b in Attachment A.

Chaparral

Chaparral in the project site totals 3.3 acres and generally occurs on drier slopes above the blue oak-foothill pine woodland. The chaparral habitat on-site supports a variety of native shrubs and forbs including white-leaf manzanita (*Arctostaphylos viscida*), toyon (*Heteromeles arbutifolia*), chamise (*Adenostoma fasciculatum*), California yerba santa (*Eriodictyon californicum*), pitcher sage (*Lepechinia calycina*), rush rose (*Crocanthemum scoparium* var. *vulgare*), deerweed (*Acmispon glaber*), Sonoma sage (*Salvia sonomensis*), and sky lupine (*Lupinus nanus*).

Annual Grassland

Areas throughout the site that generally lack an overstory of woody vegetation are characterized as annual grassland, which totals 2.6 acres in the project site. Annual grassland is an herbaceous community characterized by a predominance of naturalized annual Mediterranean grasses and native and non-native forbs. Annual grasses make up the majority of the biomass in this community although not the majority of the species diversity. Common species observed in the annual grassland include ripgut brome (*Bromus diandrus*), soft chess (*Bromus hordeaceus*), red brome (*Bromus madritensis*), wild oat (*Avena fatua*), dog tail grass (*Cynosurus echinatus*), medusa head (*Elymus caput-medusae*), silver hairgrass (*Aira caryophyllea*), Italian ryegrass (*Festuca perennis*), barbed goat grass (*Aegilops triuncialis*), carrot (*Daucus carota*), and small flowered fiddleneck (*Amsinckia intermedia*).

Blue Oak – Foothill Pine Woodland

Blue oak – foothill pine woodland totals 3.9 acres and is the predominant habitat type in the project site. The woodland on site is dominated by an overstory of blue oak (*Quercus douglassii*) and foothill pine (*Pinus sabiniana*) with scattered interior live oak (*Quercus wislizenii*). Native shrubs and vines also occur in the understory of this habitat including poison oak (*Toxicodendron diversilobum*) and honeysuckle (*Lonicera hispidula*). The understory of the woodland contains similar species to the annual grassland.

Ephemeral Drainage

There is an unnamed ephemeral drainage totaling 0.06 acre that runs in a north/south direction through the western half of the project site. The ephemeral drainage exits the project site in the southwest corner and drains off-site to the west. It is likely that the ephemeral drainage eventually connects to Martel Creek, but the status of the drainage is unknown after exiting the project site. The ephemeral drainage contained flowing water in segments at the time of the biological reconnaissance survey on January 3, 2023 but was dry during surveys in April and May 2022. The ephemeral drainage had a defined bed and bank and ordinary high-water mark along most of its length in the project site but is not real well-defined. The ephemeral drainage is shallow (generally 6 inches or less in maximum depth) and has an average width of 3 to 4 feet. The drainage is classified as ephemeral because it is only believed to flow during and for a short duration after significant rainfall events because it lacks a well-defined bed and bank as well as wetland vegetation. Vegetation in the ephemeral drainage consists of upland species

associated with the annual grassland, chaparral and woodland habitat on-site. The bed of the drainage is comprised of soil, cobble, and small boulders.

Developed

There is an developed area along the east perimeter of the property totaling 0.14 acre that consists of Deer Valley Road.

General Wildlife Use of the Site

Although the project site is located in a rural residential setting and portions of the project site have been previously cleared, the site provides moderate quality nesting and foraging habitat for a variety of common raptors and other birds that occur in chaparral and woodland habitats in the region as well as habitat for common mammals such as mule deer (*Odocoileus hemionus*) and black-tailed jackrabbit (*Lepus californicus*) and other small mammals and reptiles. Wildlife species observed during the survey included mule deer, California quail (*Callipepla californica*), California towhee (*Melozone crissalis*), spotted towhee (*Pipilo maculatus*), black-tailed jackrabbit.

Results: Special-Status Species and Other Protected Biological Resources

Special-Status Species

Based on the results of the background review and database searches, there are a total of 12 special-status plant species and 25 special-status animal species as defined in this report that are documented within the "Pilot Hill, Coloma, Clarksville, and Shingle Springs, CA" USGS quads. All 12 special-status plants and 25 special-status animals were evaluated for the potential to occur within the project site and/or be impacted by any proposed future development. The evaluation was based on factors such as habitat requirements, known elevational and geographic ranges, and soil requirements. This evaluation is documented in Attachment E. Species that were determined to have no potential to occur in the project site and/or be impacted by any proposed future development are not discussed further in this document.

Special-Status Plants

No special-status plant species were observed in the project site during focused botanical surveys or during the biological reconnaissance survey. Therefore, special-status plant species are presumed absent from the project site. No impacts to special-status plant species would be expected to occur as a result of any potential future development at the site.

Special-Status Animals

No special-status animal species were observed in the project site during the botanical surveys or the biological reconnaissance survey. Based on the evaluation of the potential for special-

status animal species to occur in the project site that is described above and documented in Attachment E, two special-status animal species were identified as having the potential to occur in the project site and/or be impacted by future site development: coast horned lizard and Cooper's hawk. The majority of the regionally-occurring special-status animal species require aquatic habitats such as vernal pools, seasonal wetlands, ponds, marshes, and riverine habitats, have a specific host plant that is not present on the site (e.g., valley elderberry longhorn beetle, Monarch butterfly), or have a geographic range that does not overlap the site. The remaining species occur in large tracts of undeveloped lands such as open grasslands or old growth forest habitats that are lacking from the site. Coast horned lizard and Cooper's hawk is discussed below.

Coast Horned Lizard (CDFW SSC)
Coast horned lizard are found in a variety of habitats including sage scrub, dunes, alluvial scrub, annual grassland, chaparral, oak woodland, riparian woodland, Joshua tree woodland, coniferous forest, and saltbush scrub (Thomson et al. 2016) where they inhabit open areas of sandy or loose soil and low vegetation (California Herps 2023). This species is often found in lowlands along sandy washes with scattered shrubs and along dirt roads as well as near ant hills feeding on ants. Coast horned lizard needs loose, fine soils for burrowing, open areas for thermoregulation, and shrub cover for refugia (California Herps 2023).

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

Coast horned lizard was not observed during the botanical surveys or biological reconnaissance survey; however, suitable habitat is present in the Project site in the form of patches of loose soil, shrub cover, and adjacent open areas. There are three reported occurrences of this species in the CNDDB within 5 miles, with the closest occurrence approximately 1.1 miles southeast of the site in chaparral habitat similar to what is present on the project site (CDFW 2023).

Construction related disturbances associated with any potential future development would have the potential to impact coast horned lizard if this species is present in the project site.

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

Cooper's hawk was not observed during the botanical surveys or biological reconnaissance survey; however, suitable nesting and foraging habitat is present in the Project site. Relatively open woodland is present as well as habitat edges along the perimeter of the woodland that provides suitable nesting and foraging habitat for Cooper's hawk. There are no reported occurrences of Cooper's hawk within a five-mile radius of the Project site (CDFW 2023).

Construction related disturbances associated with any potential future development would have the potential to impact Cooper's hawk if this species were to nest in or adjacent to the Project site prior to or during construction. Project activities such as clearing and grubbing during the breeding season (February 1 through August 31) could result in injury or mortality of eggs and chicks directly through destruction or indirectly through forced nest abandonment or forced fledging due to noise and other human disturbance.

Raptors, Migratory Birds, and Other Nesting Birds

Nesting habitat for common raptors, migratory birds and other nesting birds is present in the chaparral, blue oak-foothill pine woodland and annual grassland in and adjacent to the project site. Common raptor species such as red-shouldered hawk (*Buteo lineatus*) could nest in oak trees in or adjacent to the site. Birds such as California towhee and spotted towhee (observed in the project site), as well as other common bird species, could nest in the project site in shrubs, herbaceous vegetation or on the ground. If any future project activities were to commence during the typical bird nesting season (February 1 to August 31), project activities associated with ground disturbance or vegetation removal in the vicinity of bird nests could lead to destruction of nests, abandonment of eggs or young or forced fledging, which would be a violation of Fish and Game Code.

Riparian Habitats or Other Sensitive Natural Communities

Riparian habitats are often considered sensitive natural communities and are also regulated under Section 1600 of the Fish and Game Code. Plant communities are considered sensitive biological resources if they have limited distributions, have high wildlife value, include sensitive

species, and/or are particularly susceptible to disturbance. CDFW ranks sensitive communities as "threatened" or "very threatened" and keeps records of their occurrences in CNDDB. CNDDB vegetation alliances are ranked 1 through 5, with those alliances ranked globally (G) or statewide (S) as 1 through 3 considered sensitive. Some alliances with the rank of 4 and 5 have also been included in the sensitive natural communities list under CDFW's revised ranking methodology (CDFW 2023).

There are no riparian habitats or sensitive natural communities on the site. Therefore, no impacts to sensitive natural communities would occur as a result of any future site development.

Wildlife Movement Corridors

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

The project site is not located within an area mapped by the California Essential Habitat Connectivity project (CDFW 2023) as an Essential Connectivity Area, but it is located within an area that is mapped as a wildlife linkage that provides an essential connectivity corridor. The project site is not located within a Natural Landscape Block (defined as relatively natural habitat blocks that support native biodiversity). As the project site is located adjacent to Deer Valley Road and along a portion of Deer Valley Road that is developed with rural residences, it is not likely that it contributes substantially to the value of the wildlife linkage or any wildlife movement corridors. Therefore, significant impacts to the value of the Project site as a wildlife movement corridor are not expected to occur as a result of the any future site development associated with splitting the lot into two parcels.

Jurisdictional Waters

The ephemeral drainage in the project site could be considered a waters of the U.S. and/or a waters of the State. No other potential waters of the U.S. and/or waters of the State were

identified on the project site. A formal wetland delineation leading to an approved jurisdictional determination would be required to determine if the ephemeral drainage is a waters of the U.S.

In December 2022, the USACE and U.S. EPA (agencies) announced the final "Revised Definition of 'Waters of the United States'" rule which will become effective 60 days after it is published in the Federal Register (has not been published in the Federal Register at the time of report preparation). Prior to this final revised definition becoming effective, the agencies are still implementing the pre-2015 regulatory definition and guidance. Under both the current guidance and the revised definition of waters of the U.S., ephemeral drainages that connect to waters of the U.S. downstream are considered non-navigable tributaries that are not relatively permanent and would require a significant nexus determination to decide whether or not they are jurisdictional. The ephemeral drainage is considered a waters of the State.

Any impacts to jurisdictional waters would require permits from the USACE and/or the RWQCB under Section 404 and 401 of the Clean Water Act as well as a Streambed Alteration Agreement from the CDFW.

Protected Oak Resources

Protected oak resources are present in the blue oak-foothill pine woodland on the project site. Any potential future impacts to oak resources would require additional analysis to quantify protected oak resources on the project site and any potential impacts as well as determine the need for mitigation per the County general plan and oak ordinance.

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

There are no Habitat Conservation Plans or Natural Community Conservation Plans that cover the project site, and the proposed project will have no impact on any such plans. The project site is located within an El Dorado County Rare Plant Mitigation Area. Botanical surveys were conducted during the blooming season of special-status plant species with the potential to occur on site and none were detected. No impacts to Habitat Conservation Plans, Natural Community Conservation Plans, or local conservation plans would occur as a result of any proposed site development.

Summary of Potential Biological Impacts and Recommended Mitigation Measures

As the proposed project is a Tentative Map/lot split, no potential project impacts have been identified at the time of report preparation. However, any future proposed site development could potentially result in impacts to coast horned lizard, Cooper's hawk, nesting raptors and

migratory birds and/or other nesting birds, potential waters of the U.S. and/or state, and protected oak resources. Recommended measures are included below to reduce any potential future impacts to less than significant.

Recommended Mitigation Measures

Coast Horned Lizard

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

Cooper's Hawk and Other Nesting Raptors and Migratory Birds

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

Jurisdictional Waters

If any future construction activities were proposed that would impact jurisdictional waters (e.g., result in grading or fill material placed below the ordinary high water mark of the ephemeral drainage), permits would need to be obtained from the USACE, RWQCB, and/or CDFW and mitigation would be required at a minimum 1:1 ratio to ensure no net loss of waters of the U.S. and State.

Protected Trees

If any future construction activities were proposed that would impact oak resources (individual native oak trees, heritage trees, oak canopy), an oak resources technical report would need to be prepared to determine impacts and mitigation for impacts to oak resources should be implemented in accordance with the County's Oak Resources Management Plan.

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Attachment A: Figures

Attachment B: Regional Special-Status Species Queries

Attachment C: Plant and Animal Species Observed in the Project Site

Attachment D: Rare Plant Assessment Letter Report for Occurrence of Rare Plants on APN: 102-070-058, Deer Valley Road, El Dorado County, CA

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

Attachment A: Figures

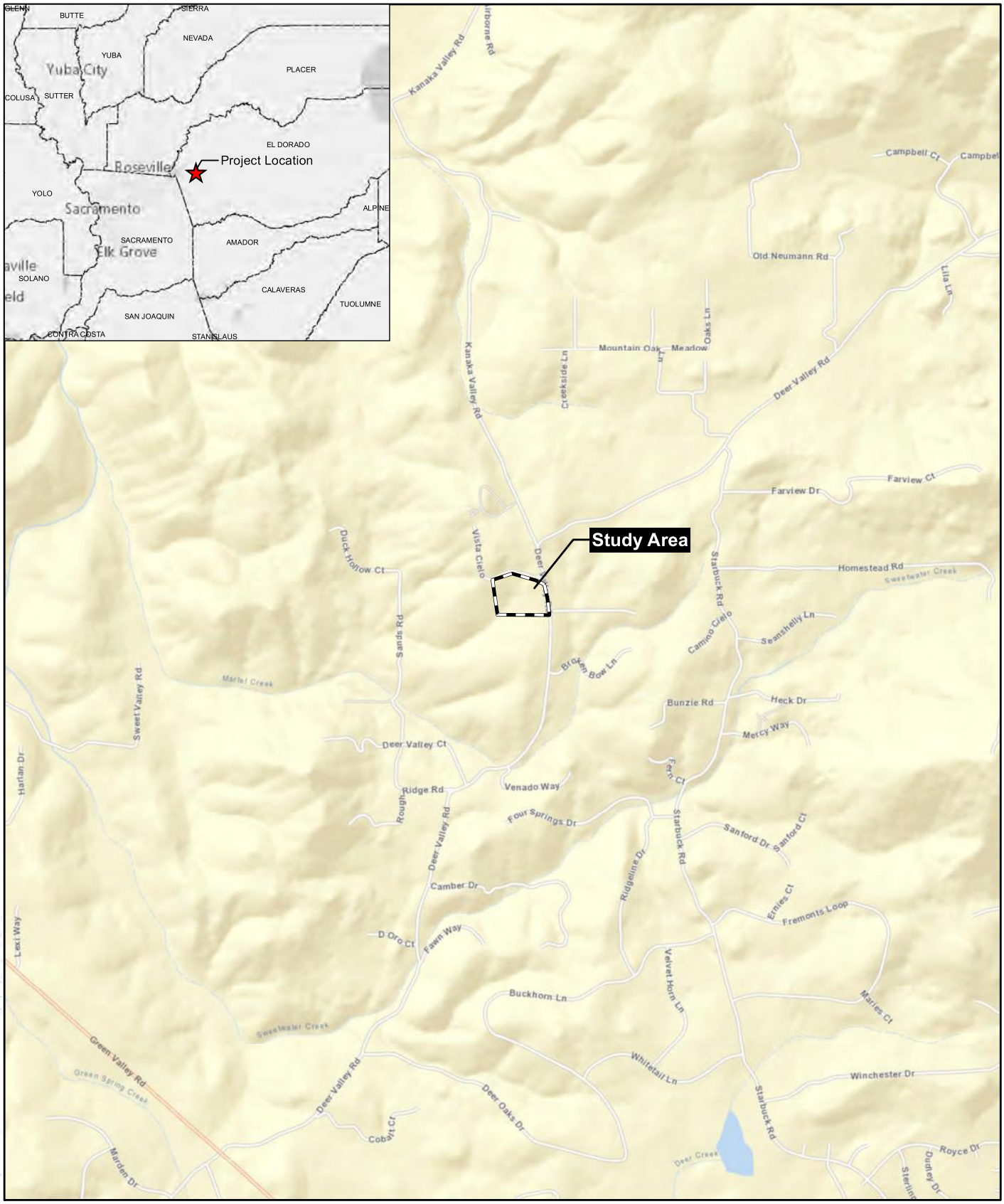

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Figure 1
Regional Location and Vicinity

APN 102-070-058
Deer Valley Road, El Dorado County, CA

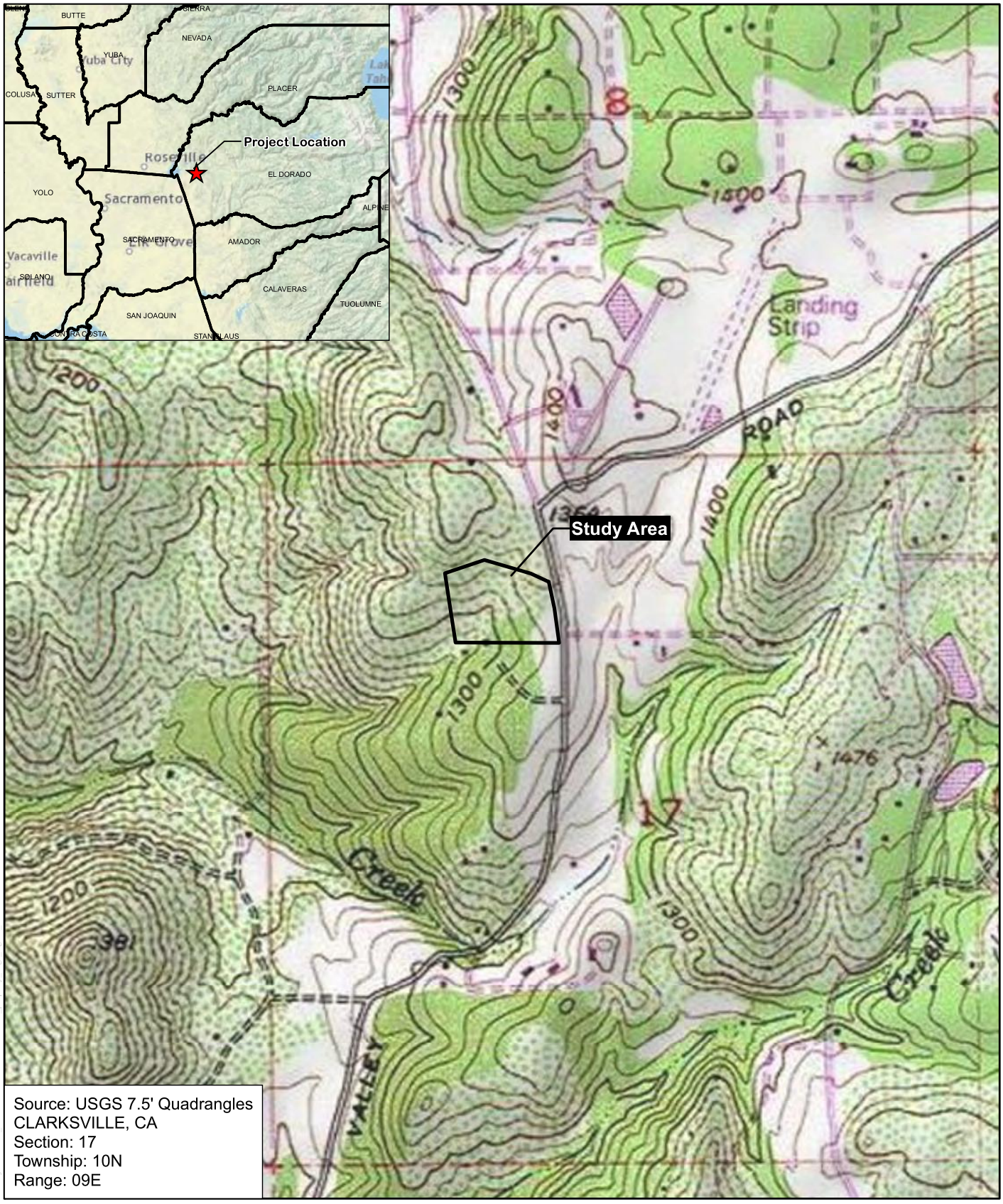
N

0 1,000 2,000
Feet

Fremont Environmental Consulting

Map Date: 01/14/2023
Source: ESRI (2021)

GPA22-0004/Z22-0004/P22-0010 MCMANN
ATTACHMENT 10 - BIOLOGICAL RESOURCES EVALUATION



Source: USGS 7.5' Quadrangles
CLARKSVILLE, CA
Section: 17
Township: 10N
Range: 09E

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Figure 2
USGS
APN 102-070-058
Deer Valley Road, El Dorado County, CA

N

0 500 1,000
Feet

Fremont Environmental Consulting

Source: USGS (2020)

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Figure 3
Aerial

APN 102-070-058
Deer Valley Road, El Dorado County, CA

Fremont Environmental Consulting

Aerial Source: Google Earth (06/03/2021)

MCMANN TENTATIVE MAP

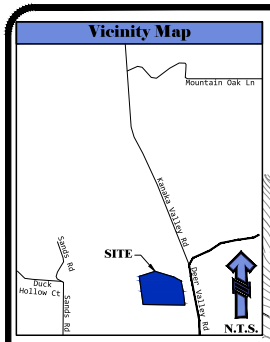
APN: 102-070-058
Deer Valley Road, Rescue
El Dorado County, CA
October 2022

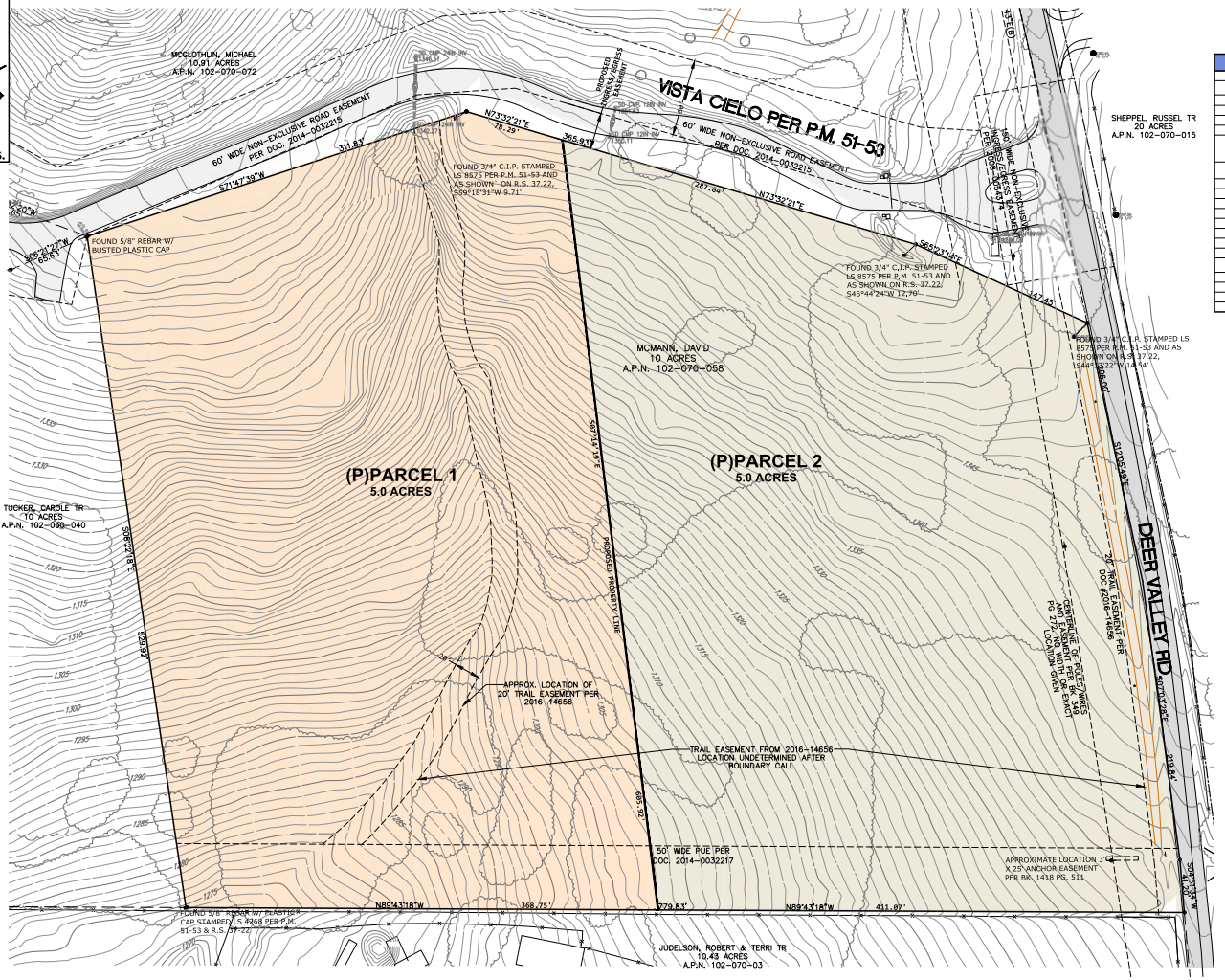
Figure 4

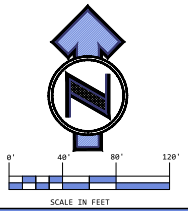
ATTACHMENT 10 - BIOLOGICAL RESOURCES EVALUATION

GPA22-0004/Z22-0004/P22-0010 MCMANN

Vicinity Map







Abbreviations

BSW	BACK OF SIDEWALK	LF	LEFT
BW	BOTTOM OF WALL AT FG	LPG	PROPANE TANK
CH	CHORD BEARING	(P)	PROPOSED
CL	CHORD LENGTH	PAD	FINISHED PAD
CR	CURB RETURN	PKG	PARKING
D	DEGREE OF CURVE	PP	POWER POLE
DI	DROP INLET	P.E.	POSTAL EASEMENT
DWY	DRIVEWAY	PUE	PUBLIC UTILITIES EASEMENT
(E)	EXISTING	R	CURVE RADIUS PER FINAL MAP
E.D.C.	EL DORADO COUNTY	ROW	RIGHT OF WAY
EL	ELEVATION	RT	RIGHT
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
FC	FACE OF CURB	SS	SEWER SERVICE
FF	FINISHED FLOOR	SW	SIDEWALK
FG	FINISHED GRADE	TBC	TOP BACK OF CURB
FH	FIRE HYDRANT	TC	TOP OF CURB ELEV.
FL	FLOWLINE	TW	TOP OF WALL
FND.	FOUND	UPC	UNIVERSAL PLUMBING CODE
GA	GUY ANCHOR	US	UTILITY SERVICE
GB	GRADE BREAK	W	WALL HEIGHT
HP	HIGH POINT	WL	WATER LINE
JP	JOINT POLE	WS	WATER SERVICE

Project Data

OWNER	DAVID MCMANN 10640 MATHER BLVD., STE. 110 MATHER, CA 95655 PHONE: 916-832-8340 Email: david@niftyimages.com
APPLICANT	LEBECK ENGINEERING, INC. 3430 ROBIN LANE, BLDG. #2 CAMERON PARK, CA 95682 Ph. (530) 677-4080 www.lebeckeng.com
PREPARED BY	BOBBIE LEBECK, P.E.
SCALE	1" = 40'
CONTOUR INTERVAL	1'
SOURCE OF TOPOGRAPHY	AERIAL TOPOGRAPHIC BY DATA DALLAS SWEENEY L.S. BOUNDARY & LINE DATA BY CTA ENGINEERING
SECTION, TOWNSHIP AND RANGE	POR. SECS. 8 & 17 T.10N., R.9E., M.D.M.
PARCEL ADDRESS	DEER VALLEY RD., RESCUE, CA
ASSESSOR'S PARCEL NUMBER	102-070-058
PRESENT ZONING	RL-10
PROPOSED ZONING	RE-5
TOTAL AREA	APN:102-070-058 = 10 (E)ACRES
TOTAL # OF PARCELS	1 (E)PARCEL, 2 (P)PARCELS
WATER SUPPLY	PRIVATE WELL
SEWAGE DISPOSAL	PRIVATE SEPTIC
PROPOSED FIRE PROTECTION	RESCUE FIRE PROTECTION DISTRICT
DATE OF PREPARATION	OCTOBER 2022
PROJECT #:	22-119

PREPARED BY:
LEBECK ENGINEERING, INC.
3430 ROBIN LANE, BLDG. #2
CAMERON PARK, CA 95682
Ph. (530) 677-4080

PLANNING SERVICES DIVISION: _____

APPROVAL/DENIAL DATE: _____

BOARD OF SUPERVISORS: _____

APPROVAL/DENIAL DATE: _____

MCMANN TENTATIVE MAP

SHEET NO. **TM-1**

Plot Date: Oct 26, 2022

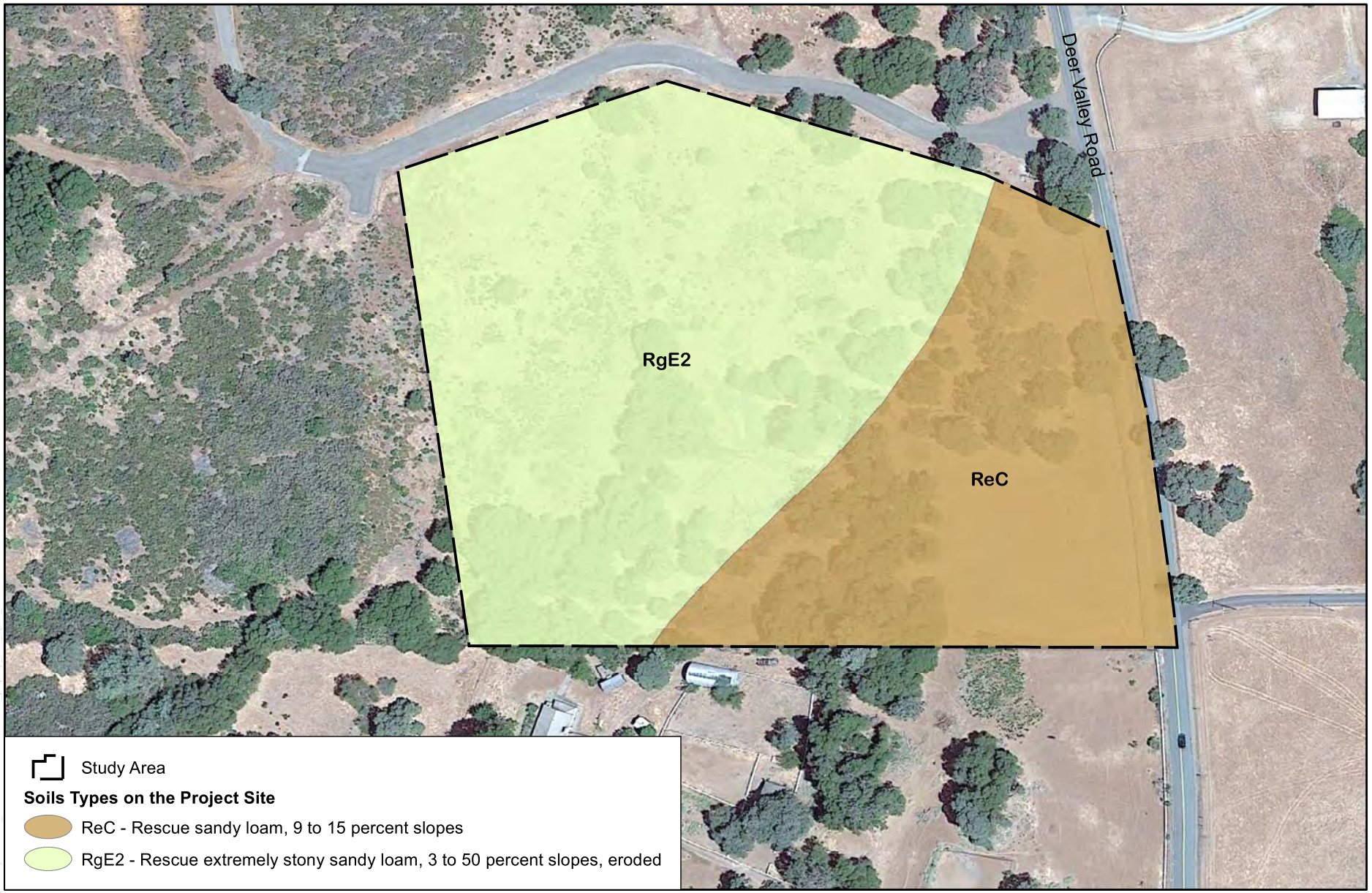


Figure 5

SOILS

APN 102-070-058
Deer Valley Road, El Dorado County, CA

Fremont Environmental Consulting

Map Date: 01/14/2023
Aerial Source: Google Earth (06/03/2021)
Data Source: FEC, Inc. (2023)

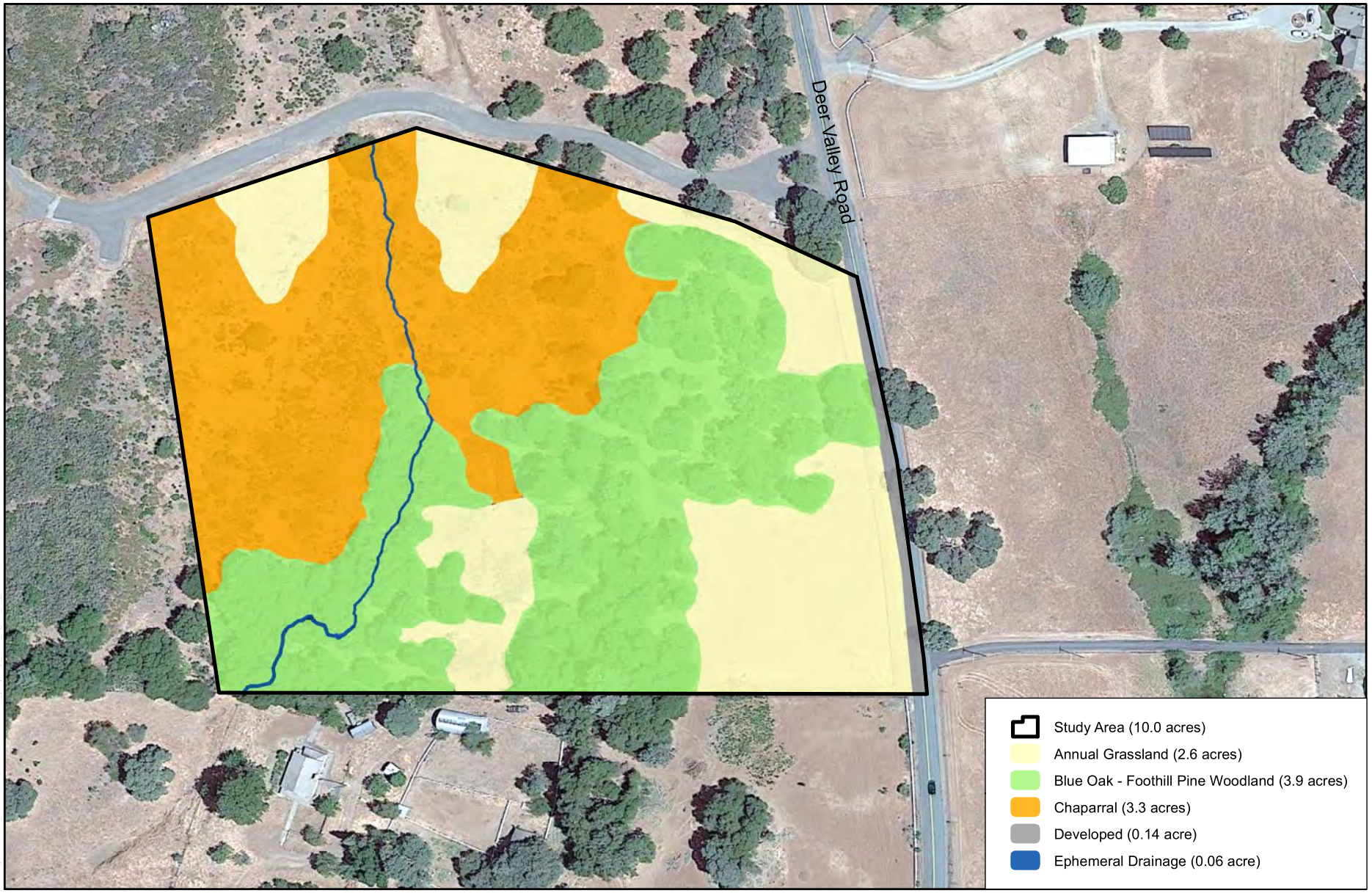


Figure 6

HABITAT MAP

APN 102-070-058
Deer Valley Road, El Dorado County, CA

Fremont Environmental Consulting

Map Date: 01/14/2023
Aerial Source: Google Earth (06/03/2021)
Data Source: FEC, Inc. (2023)

Viewpoint of Blue Oak – Foothill Pine Woodland from the southeast facing north.

Viewpoint of typical landscape consisting of annual grassland and chaparral facing northwest.

Photograph Date: 01/03/2023

Figure 7a

Site Photographs

APN 102-070-058
Deer Valley Road, El Dorado County, CA

Viewpoint of ephemeral drainage from north to south.

Viewpoint of Blue Oak – Foothill Pine Woodland within the southern area of the property.

Photograph Date: 01/03/2023

Figure 7b

Site Photographs

APN 102-070-058
Deer Valley Road, El Dorado County, CA

Attachment B: Regional Special-Status Species Queries

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ATTACHMENT 10 - BIOLOGICAL RESOURCES EVALUATION

CNPS Rare Plant Inventory

California Native Plant Society

Search Results

25 matches found. Click on scientific name for details

Search Criteria: Quad is one of [**3812068:3812161:3812171:3812078**]

▲ SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	GLOBAL RANK	STATE RANK	CA RARE PLANT RANK	CA ENDEMIC	DATE ADDED	PHOTO
Allium jepsonii	Jepson's onion	Alliaceae	perennial bulbiferous herb	Apr-Aug	None	None	G2	S2	1B.2	Yes	1994-01-01	 © 2019 Steven Perry
Allium sanbornii var. *sanbornii*	Sanborn's onion	Alliaceae	perennial bulbiferous herb	May-Sep	None	None	G4T4?	S3S4	4.2		1994-01-01	 ©2018 Steven Perry
Balsamorhiza macrolepis	big-scale balsamroot	Asteraceae	perennial herb	Mar-Jun	None	None	G2	S2	1B.2	Yes	1974-01-01	 ©1998 Dean Wm. Taylor
Calandrinia breweri	Brewer's calandrinia	Montiaceae	annual herb	(Jan)Mar-Jun	None	None	G4	S4	4.2		1994-01-01	No Photo Available
Calystegia stebbinsii	Stebbins' morning-glory	Convolvulaceae	perennial rhizomatous herb	Apr-Jul	FE	CE	G1	S1	1B.1	Yes	1980-01-01	No Photo Available
Carex xerophila	chaparral sedge	Cyperaceae	perennial herb	Mar-Jun	None	None	G2	S2	1B.2	Yes	2016-06-06	No Photo Available
Ceanothus fresnensis	Fresno ceanothus	Rhamnaceae	perennial evergreen shrub	(Apr)May-Jul	None	None	G4	S4	4.3	Yes	1980-01-01	No Photo Available
Ceanothus roderickii	Pine Hill ceanothus	Rhamnaceae	perennial evergreen shrub	Apr-Jun	FE	CR	G1	S1	1B.1	Yes	1974-01-01	No Photo Available
Chlorogalum grandiflorum	Red Hills soaproot	Agavaceae	perennial bulbiferous herb	(Apr)May-Jun	None	None	G3	S3	1B.2	Yes	1974-01-01	No Photo Available
Clarkia biloba ssp. *brandegeeae*	Brandegee's clarkia	Onagraceae	annual herb	(Mar)May-Jul	None	None	G4G5T4	S4	4.2	Yes	2001-01-01	No Photo Available
Claytonia parviflora ssp. *grandiflora*	streambank spring beauty	Montiaceae	annual herb	Feb-May	None	None	G5T3	S3	4.2	Yes	2006-09-29	No Photo Available

Crocanthemum suffrutescens	Bisbee Peak rush-rose	Cistaceae	perennial evergreen shrub	Apr-Aug	None	None	G2?Q	S2?	3.2	Yes	1974-01-01	No Photo Available
Eriogonum tripodum	tripod buckwheat	Polygonaceae	perennial deciduous shrub	May-Jul	None	None	G4	S4	4.2	Yes	1974-01-01	 ©2008 Steven Perry
Eriophyllum jepsonii	Jepson's woolly sunflower	Asteraceae	perennial herb	Apr-Jun	None	None	G3	S3	4.3	Yes	1974-01-01	No Photo Available
Fremontodendron decumbens	Pine Hill flannelbush	Malvaceae	perennial evergreen shrub	Apr-Jul	FE	CR	G1	S1	1B.2	Yes	1974-01-01	No Photo Available
Galium californicum ssp. *sierrae*	El Dorado bedstraw	Rubiaceae	perennial herb	May-Jun	FE	CR	G5T1	S1	1B.2	Yes	1974-01-01	 © 2019 John Doyen
Githopsis pulchella ssp. *serpentinicola*	serpentine bluecup	Campanulaceae	annual herb	May-Jun	None	None	G4T3	S3	4.3	Yes	2001-01-01	 © 2019 Barry Breckling
Iris longipetala	coast iris	Iridaceae	perennial rhizomatous herb	Mar-May(Jun)	None	None	G3	S3	4.2	Yes	2006-10-12	 © 2014 Aaron Schusteff
Leptosiphon ambiguus	serpentine leptosiphon	Polemoniaceae	annual herb	Mar-Jun	None	None	G4	S4	4.2	Yes	1994-01-01	 © 2010 Aaron Schusteff
Lilium humboldtii ssp. *humboldtii*	Humboldt lily	Liliaceae	perennial bulbiferous herb	May-Jul(Aug)	None	None	G4T3	S3	4.2	Yes	1994-01-01	 © 2008 Sierra Pacific Industries
Navarretia heterandra	Tehama navarretia	Polemoniaceae	annual herb	Apr-Jun	None	None	G4	S4	4.3		1974-01-01	 ©2021 Scot Loring
Packera layneae	Layne's ragwort	Asteraceae	perennial herb	Apr-Aug	FT	CR	G2	S2	1B.2	Yes	1974-01-01	No Photo Available

Primula pauciflora	beautiful shootingstar	Primulaceae	perennial herb	Apr-Jun	None	None	G5	S3	4.2		2001-01-01	 © 2008 Steve Matson
Sagittaria sanfordii	Sanford's arrowhead	Alismataceae	perennial rhizomatous herb (emergent)	May-Oct(Nov)	None	None	G3	S3	1B.2	Yes	1984-01-01	 ©2013 Debra L. Cook
Wyethia reticulata	El Dorado County mule ears	Asteraceae	perennial herb	Apr-Aug	None	None	G2	S2	1B.2	Yes	1974-01-01	No Photo Available

Showing 1 to 25 of 25 entries

Suggested Citation:

California Native Plant Society, Rare Plant Program. 2023. Rare Plant Inventory (online edition, v9.5). Website https://www.rareplants.cnps.org [accessed 9 January 2023].

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ATTACHMENT 10 - BIOLOGICAL RESOURCES EVALUATION

Selected Elements by Common Name

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad IS (Shingle Springs (3812068) OR Clarksville (3812161) OR Pilot Hill (3812171) OR Coloma (3812078))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Alabaster Cave harvestman *Banksula californica*	ILARA14020	None	None	GH	SH	
bald eagle *Haliaeetus leucocephalus*	ABNKC10010	Delisted	Endangered	G5	S3	FP
bank swallow *Riparia riparia*	ABPAU08010	None	Threatened	G5	S2	
big-scale balsamroot *Balsamorhiza macrolepis*	PDAST11061	None	None	G2	S2	1B.2
Bisbee Peak rush-rose *Crocanthemum suffrutescens*	PDCIS020F0	None	None	G2?Q	S2?	3.2
Blennosperma vernal pool andrenid bee *Andrena blennospermatis*	IIHYM35030	None	None	G2	S2	
Brandegee's clarkia *Clarkia biloba ssp. brandegeeae*	PDONA05053	None	None	G4G5T4	S4	4.2
burrowing owl *Athene cunicularia*	ABNSB10010	None	None	G4	S3	SSC
California black rail *Laterallus jamaicensis coturniculus*	ABNME03041	None	Threatened	G3T1	S1	FP
California red-legged frog *Rana draytonii*	AAABH01022	Threatened	None	G2G3	S2S3	SSC
chaparral sedge *Carex xerophila*	PMCYP03M60	None	None	G2	S2	1B.2
coast horned lizard *Phrynosoma blainvillii*	ARACF12100	None	None	G3G4	S4	SSC
Cosumnes stripetail *Cosumnoperla hypocrena*	IIPLE23020	None	None	G2	S2	
El Dorado bedstraw *Galium californicum ssp. sierrae*	PDRUB0N0E7	Endangered	Rare	G5T1	S1	1B.2
El Dorado County mule ears *Wyethia reticulata*	PDAST9X0D0	None	None	G2	S2	1B.2
Fisher *Pekania pennanti*	AMAJF01020	None	None	G5	S2S3	SSC
foothill yellow-legged frog - south Sierra DPS *Rana boylii pop. 5*	AAABH01055	Proposed Endangered	Endangered	G3T2	S2	
golden eagle *Aquila chrysaetos*	ABNKC22010	None	None	G5	S3	FP
great blue heron *Ardea herodias*	ABNGA04010	None	None	G5	S4	

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Selected Elements by Common Name

California Department of Fish and Wildlife

California Natural Diversity Database

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
great egret *Ardea alba*	ABNGA04040	None	None	G5	S4	
Jepson's onion *Allium jepsonii*	PMLIL022V0	None	None	G2	S2	1B.2
Layne's ragwort *Packera layneae*	PDAST8H1V0	Threatened	Rare	G2	S2	1B.2
North American porcupine *Erethizon dorsatum*	AMAFJ01010	None	None	G5	S3	
pallid bat *Antrozous pallidus*	AMACC10010	None	None	G4	S3	SSC
Pine Hill ceanothus *Ceanothus roderickii*	PDRHA04190	Endangered	Rare	G1	S1	1B.1
Pine Hill flannelbush *Fremontodendron decumbens*	PDSTE03030	Endangered	Rare	G1	S1	1B.2
Red Hills soaproot *Chlorogalum grandiflorum*	PMLIL0G020	None	None	G3	S3	1B.2
Ricksecker's water scavenger beetle *Hydrochara rickseckeri*	IICOL5V010	None	None	G2?	S2?	
Sanford's arrowhead *Sagittaria sanfordii*	PMALI040Q0	None	None	G3	S3	1B.2
Stebbins' morning-glory *Calystegia stebbinsii*	PDCON040H0	Endangered	Endangered	G1	S1	1B.1
steelhead - Central Valley DPS *Oncorhynchus mykiss irideus pop. 11*	AFCHA0209K	Threatened	None	G5T2Q	S2	
tricolored blackbird *Agelaius tricolor*	ABPBXB0020	None	Threatened	G1G2	S1S2	SSC
valley elderberry longhorn beetle *Desmocerus californicus dimorphus*	IICOL48011	Threatened	None	G3T2T3	S3	
vernal pool fairy shrimp *Branchinecta lynchi*	ICBRA03030	Threatened	None	G3	S3	
western bumble bee *Bombus occidentalis*	IIHYM24252	None	Candidate Endangered	G3	S1	
western pond turtle *Emys marmorata*	ARAAD02030	None	None	G3G4	S3	SSC
western spadefoot *Spea hammondii*	AAABF02020	None	None	G2G3	S3S4	SSC
white-tailed kite *Elanus leucurus*	ABNKC06010	None	None	G5	S3S4	FP

Record Count: 38

IPaC resource list

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

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

Location

El Dorado County, California

Local office

Sacramento Fish And Wildlife Office

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

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

Endangered species

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

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

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

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

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

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

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

---

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Amphibians

NAME	STATUS
California Red-legged Frog Rana draytonii Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/2891	Threatened
California Tiger Salamander Ambystoma californiense There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/2076	Threatened

Fishes

NAME	STATUS
Delta Smelt Hypomesus transpacificus Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/321	Threatened

Insects

NAME	STATUS
Monarch Butterfly Danaus plexippus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9743	Candidate

Crustaceans

NAME	STATUS

Vernal Pool Fairy Shrimp Branchinecta lynchi — Threatened
Wherever found
There is **final** critical habitat for this species. Your location does not overlap the critical habitat.
https://ecos.fws.gov/ecp/species/498

Vernal Pool Tadpole Shrimp Lepidurus packardi — Endangered
Wherever found
There is **final** critical habitat for this species. Your location does not overlap the critical habitat.
https://ecos.fws.gov/ecp/species/2246

Flowering Plants

NAME	STATUS

El Dorado Bedstraw Galium californicum ssp. sierrae — Endangered
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/5209

Layne's Butterweed Senecio layneae — Threatened
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/4062

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

Pine Hill Flannelbush Fremontodendron californicum ssp. decumbens — Endangered
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/4818

Stebbins' Morning-glory Calystegia stebbinsii — Endangered
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/3991

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

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

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

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

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

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For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Jan 1 to Aug 31
Belding's Savannah Sparrow *Passerculus sandwichensis beldingi* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8	Breeds Apr 1 to Aug 15
Bullock's Oriole *Icterus bullockii* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Mar 21 to Jul 25
California Gull *Larus californicus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 1 to Jul 31
California Thrasher *Toxostoma redivivum* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Jan 1 to Jul 31
Cassin's Finch *Carpodacus cassinii* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9462	Breeds May 15 to Jul 15
Clark's Grebe *Aechmophorus clarkii* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Jun 1 to Aug 31

Golden Eagle *Aquila chrysaetos* — Breeds Jan 1 to Aug 31

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

Lawrence's Goldfinch *Carduelis lawrencei* — Breeds Mar 20 to Sep 20

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9464

Nuttall's Woodpecker *Picoides nuttallii* — Breeds Apr 1 to Jul 20

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/9410

Oak Titmouse *Baeolophus inornatus* — Breeds Mar 15 to Jul 15

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9656

Olive-sided Flycatcher *Contopus cooperi* — Breeds May 20 to Aug 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3914

Tricolored Blackbird *Agelaius tricolor* — Breeds Mar 15 to Aug 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3910

Western Grebe *aechmophorus occidentalis* — Breeds Jun 1 to Aug 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/6743

Wrentit *Chamaea fasciata* — Breeds Mar 15 to Aug 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Yellow-billed Magpie Pica nuttalli — Breeds Apr 1 to Jul 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9726

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

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

Survey Effort (|)

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

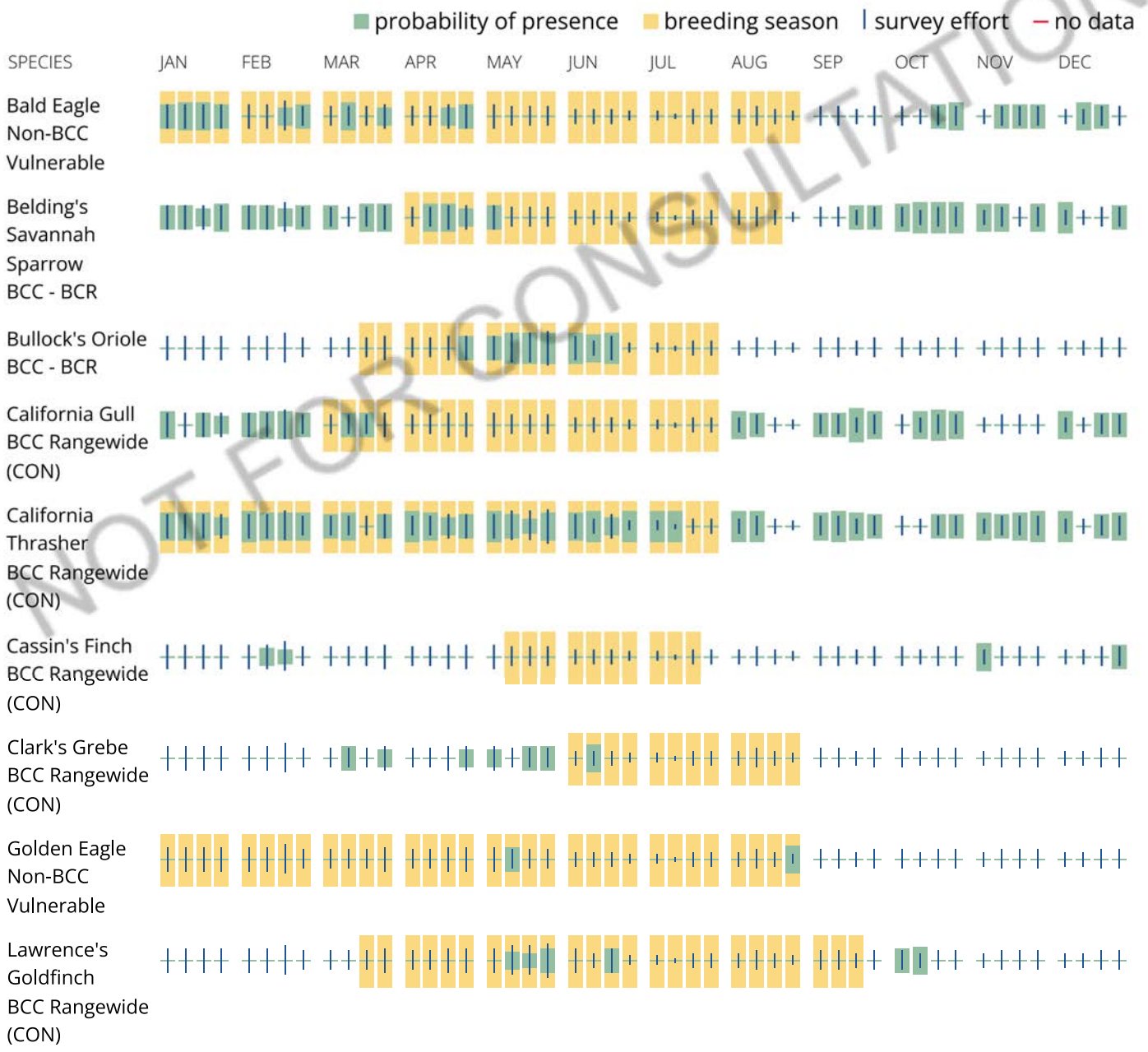
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

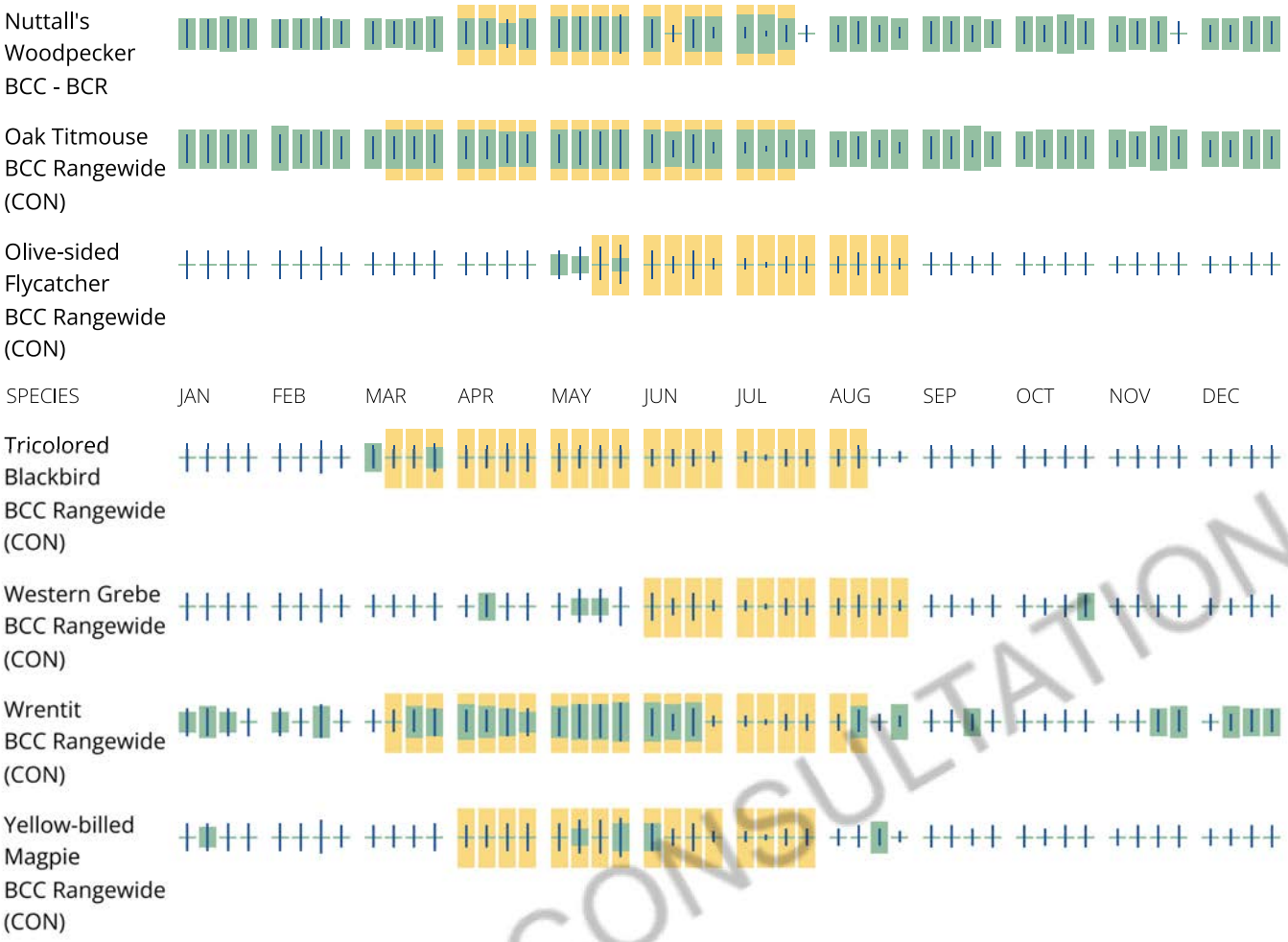
No Data (–)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

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

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

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

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to

you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

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

What if I have eagles on my list?

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

Proper Interpretation and Use of Your Migratory Bird Report

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

Facilities

National Wildlife Refuge lands

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

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

This location did not intersect any wetlands mapped by NWI.

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

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

Attachment C: Plant and Animal Species Observed in the Project Site

Attachment C
Species Observed in the Project Site

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

Family	Scientific Name	Common Name
Native		
Agavaceae	*Chlorogalum pomeridianum var. pomeridianum*	Common soap plant
Apiaceae	*Sanicula crassicaulis*	Gamble weed
Asteraceae	*Baccharis pilularis*	Coyote brush
	Pseudognaphalium californicum	cudweed
	Madia exigua	Small tarweed
Anacardiaceae	*Toxicodendron diversilobum*	Poison oak
Boraginacaeae	*Amsinckia intermedia*	Small flowered fiddleneck
Caprifoliaceae	*Lonicera hispidula*	honeysuckle
Cistaceae	*Crocanthemum scoparium var. vulgare*	Peak rush-rose
Ericaceae	*Arctostaphylos viscida*	White-leaf manzanita
Fabaceae	*Acmispon glaber*	Deerweed
	Lupinus bicolor	Dwarf lupine
	Lupinus nanus	Sky lupine
Fagaceae	*Quercus douglassii*	Blue oak
	Quercus wislizenii	Interior live oak
Hypericaceae	*Hypericum perforatum*	St. John's wort
Juncaceae	*Juncus bufonius*	Toad rush
Lamiaceae	*Lepechinia calycina*	Pitcher sage
	Salvia sonomensis	Sonoma sage
	Trichostema lanceolatum	Vinegar weed
Linaceae	*Linum lewisii var. lewisii*	flax
Montiaceae	*Calandrinia menziesii*	Red maids
	Claytonia perfoliata	Miner's lettuce
Namaceae	*Eriodictyon californicum*	California yerba santa
Onagraceae	*Clarkia purpurea ssp. quadrivulnera*	Four spot clarkia
	Epilobium ciliatum	fireweed
Orobanchaceae	*Castilleja attenuata*	Valley tassels
Pinaceae	*Pinus sabiniana*	Foothill pine
Poaceae	*Elymus triticoides*	Beardless wild rye
	Stipa sp.	Needle grass
Ranunculaceae	*Ranunculus sp.*	Buttercup
Roseaceae	*Adenostoma fasciculatum*	Chamise
	Heteromeles arbutifolia	Toyon
Rubiaceae	*Galium parisiense*	Wall bedstraw
	Galium porrigens var. tenue	Climbing bedstraw
Themidaceae	*Dipterostemon capitatus*	Blue dicks
	Triteleia hyacinthina	White hyacinth
Non-native		
Apiaceae	*Daucus carota*	Wild carrot
	Torilis arvensis	Common hedge-parsley
Asteraceae	*Carduus pycnocephalis*	Italian thistle
	Centaurea melitensis	Tocalote
	Centaurea solsticialis	Yellow star-thistle
	Senecio vulgaris	Common groundsel

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

Family	Scientific Name	Common Name
	Silybum marinum	milkweed
	Sonchus asper	Prickly sow thistle
	Taraxacum officinale	Common dandelion
Brassicaceae	*Cardamine oligosperma*	Little bittercress
Caryophyllaceae	*Cerastium glomeratum*	Sticky mouse-ear chickweed
	Silene gallica	Windmill pink
Crassulaceae	*Crassula tillaea*	pigmyweed
Fabaceae	*Trifolium dubium*	Suckling clover
	Trifolium hirtum	Rose clover
	Vicia sativa	Spring vetch
	Vicia villosa	Vetch
Geraniaceae	*Erodium botrys*	Big heron bill
	Erodium cicutarium	Red stem filaree
	Geranium molle	Crane's bill geranium
Lamiaceae	*Marrubium vulgare*	horehound
Liliaceae	*Calochortus albus*	White globe lilly
Montiaceae	*Calandrinia ciliata*	Redmaids
Myrsinaceae	*Lysimachia arvensis*	Scarlet pimpernel
Plantaginaceae	*Kickxia spuria*	Fluellin
	Plantago lanceolata	English plantain
Poaceae	*Aegilops triuncialis*	Barbed goat grass
	Aira caryophyllea	Silver European hairgrass
	Avena fatua	Wild oat
	Bromus diandrus	Ripgut brome
	Bromus hordeaceus	Soft chess
	Bromus madritensis	Red brome
	Cynosurus echinatus	Dogtail grass
	Elymus caput-medusae	Medusa head
	Festuca myuros	Annual fescue
	Festuca perennis	Italian ryegrass
	Hordeum murinum	Foxtail barley
	Phalaris aquatica	Harding grass

Table C-2. Wildlife Species Observed in the Project Site

Family	Scientific Name	Common Name
Birds		
Odontophoridae	*Callipepla californica*	California quail
Passerellidae	*Junco hyemalis*	Dark-eyed junco
	Melozone crissalis	California towhee
	Pipilo maculatus	Spotted towhee
Picidae	*Melanerpes formicivorus*	Acorn woodpecker
Mammals		
Cervidae	*Odocoileus hemionus*	Mule deer
Leporidae	*Lepus californicus*	Black-tailed jackrabbit
Sciuridae	*Sciurus griseus*	Western gray squirrel

Attachment D: Rare Plant Assessment Letter Report for Occurrence of Rare Plants on APN: 102-070-058, Deer Valley Road, El Dorado County, CA

GPA22-0004/Z22-0004/P22-0010 MCMANN
ATTACHMENT 10 - BIOLOGICAL RESOURCES EVALUATION

Fremont Environmental Consulting

May 23, 2022

Mr. David McMann
10640 Mather Blvd. Suite 110
Mather, CA 95655

Subject: Rare Plant Assessment Letter Report for Occurrence of Rare Plants on APN: 102-070-058, Deer Valley Road, El Dorado County, CA

Dear Mr. McMann:

Per El Dorado County requirements, FEC staff conducted floristic level botanical surveys on APN 102-070-058, Deer Valley Rd., El Dorado County, California. The surveys were conducted in order to determine the presence/absence of rare plants on the subject property. The report will support El Dorado County's environmental review of the proposed project as the subject property is within Mitigation Area "1" (rare plant soils study area).

PROJECT LOCATION AND DESCRIPTION

The Project site is located adjacent to Deer Valley Road in the unincorporated community of Rescue and is approximately 10 acres in size (**Figure 1 - Regional Location and Vicinity**).

STUDY METHODS

Desktop Review

A review of the California Natural Diversity Database (California Department of Wildlife; CNDDB; 2022) was conducted to determine whether special-status plants had been previously identified on the property or vicinity and the California Native Plant Society Rare Plant Inventory was queried to develop a target list of special-status plants. Each of these databases was queried for reported occurrences of special-status plants on the "Clarksville, Ca" and "Shingle Springs, Ca" U.S. Geological Survey 7.5-minute topographic quadrangles. The results of these queries are in **Attachment C**.

Field Survey

FEC biologists/botanists Stephen Stringer, M.S., and Matt Fremont conducted two surveys of the subject property on April 12, 2022 and then again on May 11, 2022 during the blooming period for the target special-status plants. Weather during the survey was clear with below average temperatures. The survey was conducted on foot and consisted of systematically examining the entire 10-acre property during each survey. The area on-site examined is represented in **Figure 2 – Survey Area**. The purpose of the survey was to assess the habitat on the entire property and to evaluate its suitability for supporting special status plant species known to occur in the region and to search for special-status plant species. A comprehensive list of all plant species identifiable was compiled (**Attachment A**) as well as representative site photographs (**Attachment B**).

RESULTS

Existing Conditions and Habitats

The Project site currently is undeveloped and consists of chaparral and oak woodland with an understory of annual grassland. The oak woodland contains an overstory of blue oak (*Quercus douglassii*) and interior live oak (*Quercus wislizenii*) with an understory of native and non-native grasses and forbs including ripgut brome (*Bromus diandrus*), soft chess (*Bromus hordeaceus*), foxtail barley (*Hordeum murinum*), barbed goat grass (*Aegilops triuncialis*), and yellow star-thistle (*Centaurea solsticialis*). Chaparral habitat on site contains native shrubs such as California yerba santa (*Eriodyction californica*), poison oak (*Toxicodendron diversilobum*), toyon (*Heteromeles arbutifolia*), deer brush (*Acmispon glaber*), pitcher sage (*Lepechinia calycina*), and chamise (*Adenostoma fasciculatum*) and herbaceous species such as common soap plant (*Chlorogalum pomeridianum var. pomeridianum*) and Sonoma sage (*Salvia sonomensis*).

Botanical Surveys

No special-status plant species have been documented on or immediately adjacent to the property in the CNDDB and none were observed on the Project site during the survey.

CONCLUSION

Based on the results of floristic level surveys conducted by FEC during the blooming season of the regionally occurring special-status plant species with the potential to occur, special-status plants are believed to be absent from the property. Please contact me at matt@fremontenvironmental.com or (916) 817-0429 if you have any questions or concerns with this survey report.

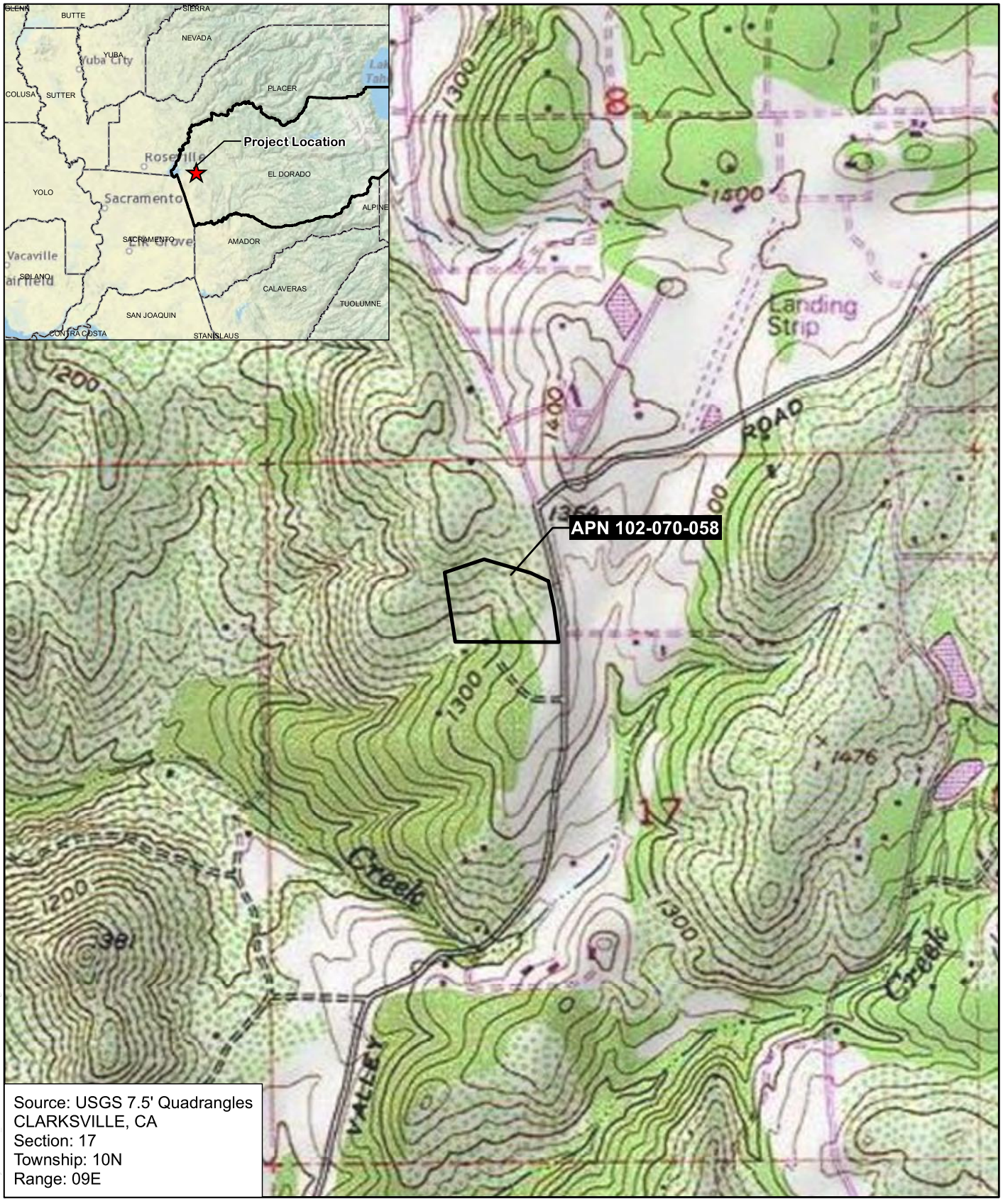
Sincerely,

Matt Fremont

Matt Fremont
Principal/Field Biologist

Attachments:

Figure 1: Regional Location and Vicinity
Figure 2: Survey Area
Attachment A: Plant Species Observed
Attachment B: Representative Site Photographs
Attachment C: CNDDB and CNPS Database Query Results



Source: USGS 7.5' Quadrangles
CLARKSVILLE, CA
Section: 17
Township: 10N
Range: 09E

F:\Projects\David McMann\MXD\APN 102070058 figure 1.mxd

Figure 1

Regional Location and Vicinity

APN 102-070-058
Deer Valley Road, El Dorado County, CA

N

0 500 1,000
Feet

Source: USGS (2020)

F:\Projects\David McMann\MXD\APN 102070058 figure 2.mxd

Figure 2

Survey Area

APN 102-070-058
Deer Valley Road, El Dorado County, CA

Fremont Environmental Consulting

Aerial source: Maxar (02/2021)

GPA22-0004/Z22-0004/P22-0010 MCMANN
ATTACHMENT 10 - BIOLOGICAL RESOURCES EVALUATION
Attachment A
Species Observed in the Project Site

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

Family	Scientific Name	Common Name
Native		
Agavaceae	*Chlorogalum pomeridianum var. pomeridianum*	Common soap plant
Apiaceae	*Sanicula crassicaulis*	Gamble weed
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Caprifoliaceae	*Lonicera hispidula*	honeysuckle
Cistaceae	*Crocanthemum scoparium var. vulgare*	Peak rush-rose
Ericaceae	*Arctostaphylos viscida*	White-leaf manzanita
Fabaceae	*Acmispon glaber*	Deerweed
	Lupinus bicolor	Dwarf lupine
	Lupinus nanus	Sky lupine
Fagaceae	*Quercus douglassii*	Blue oak
	Quercus wislizenii	Interior live oak
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	Salvia sonomensis	Sonoma sage
	Trichostema lanceolatum	Vinegar weed
Linaceae	*Linum lewisii var. lewisii*	flax
Montiaceae	*Calandrinia menziesii*	Red maids
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Namaceae	*Eriodictyon californicum*	California yerba santa
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Orobanchaceae	*Castilleja attenuata*	Valley tassels
Pinaceae	*Pinus sabiniana*	Foothill pine
Poaceae	*Elymus triticoides*	Beardless wild rye
	Stipa sp.	Needle grass
Ranunculaceae	*Ranunculus sp.*	Buttercup
Roseaceae	*Adenostoma fasciculatum*	Chamise
	Heteromeles arbutifolia	Toyon
Rubiaceae	*Galium parisiense*	Wall bedstraw
	Galium porrigens var. tenue	Climbing bedstraw
Themidaceae	*Dipterostemon capitatus*	Blue dicks
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Non-native		
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	Centaurea melitensis	Tocalote
	Centaurea solsticialis	Yellow star-thistle
	Senecio vulgaris	Common groundsel

GPA22-0004/Z22-0004/P22-0010 MCMANN
ATTACHMENT 10 - BIOLOGICAL RESOURCES EVALUATION
Attachment A (cont.)
Species Observed in the Study Area

Family	Scientific Name	Common Name
	Silybum marinum	milkweed
	Sonchus asper	Prickly sow thistle
	Taraxacum officinale	Common dandelion
Brassicaceae	*Cardamine oligosperma*	Little bittercress
Caryophyllaceae	*Cerastium glomeratum*	Sticky mouse-ear chickweed
	Silene gallica	Windmill pink
Crassulaceae	*Crassula tillaea*	pigmyweed
Fabaceae	*Trifolium dubium*	Suckling clover
	Trifolium hirtum	Rose clover
	Vicia sativa	Spring vetch
	Vicia villosa	Vetch
Geraniaceae	*Erodium botrys*	Big heron bill
	Erodium cicutarium	Red stem filaree
	Geranium molle	Crane’s bill geranium
Lamiaceae	*Marrubium vulgare*	horehound
Liliaceae	*Calochortus albus*	White globe lilly
Montiaceae	*Calandrinia ciliata*	Redmaids
Myrsinaceae	*Lysimachia arvensis*	Scarlet pimpernel
Plantaginaceae	*Kickxia spuria*	Fluellin
	Plantago lanceolata	English plantain
Poaceae	*Aegilops triuncialis*	Barbed goat grass
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	Avena fatua	Wild oat
	Bromus diandrus	Ripgut brome
	Bromus hordeaceus	Soft chess
	Bromus madritensis	Red brome
	Cynosurus echinatus	Dogtail grass
	Elymus caput-medusae	Medusa head
	Festuca myuros	Annual fescue
	Festuca perennis	Italian ryegrass
	Hordeum murinum	Foxtail barley
	Phalaris aquatica	Harding grass

Typical landscape consisting of chaparral, annual grassland and scattered oak woodland.

Photograph Date: 04/12/2022

Attachment B

Representative Site Photographs

APN 102-070-058
Deer Valley Road, El Dorado County, CA

GPA22-0004/Z22-0004/P22-0010 MCMANN
ATTACHMENT 10 - BIOLOGICAL RESOURCES EVALUATION

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad IS (Clarksville (3812161) OR Shingle Springs (3812068))
 AND Taxonomic Group IS (Ferns OR Gymnosperms OR Monocots OR Dicots OR Lichens OR Bryophytes)

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Allium jepsonii Jepson's onion	PMLIL022V0	None	None	G2	S2	1B.2
Calystegia stebbinsii Stebbins' morning-glory	PDCON040H0	Endangered	Endangered	G1	S1	1B.1
Carex xerophila chaparral sedge	PMCYP03M60	None	None	G2	S2	1B.2
Ceanothus roderickii Pine Hill ceanothus	PDRHA04190	Endangered	Rare	G1	S1	1B.1
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
Crocanthemum suffrutescens Bisbee Peak rush-rose	PDCIS020F0	None	None	G2?Q	S2?	3.2
Fremontodendron decumbens Pine Hill flannelbush	PDSTE03030	Endangered	Rare	G1	S1	1B.2
Galium californicum ssp. sierrae El Dorado bedstraw	PDRUB0N0E7	Endangered	Rare	G5T1	S1	1B.2
Packera layneae Layne's ragwort	PDAST8H1V0	Threatened	Rare	G2	S2	1B.2
Sagittaria sanfordii Sanford's arrowhead	PMALI040Q0	None	None	G3	S3	1B.2
Wyethia reticulata El Dorado County mule ears	PDAST9X0D0	None	None	G2	S2	1B.2

Record Count: 12

CNPS Rare Plant Inventory

California Native Plant Society

Search Results

20 matches found. Click on scientific name for details

Search Criteria: Quad is one of [**3812161:3812068**]

▲ SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	GLOBAL RANK	STATE RANK	CA RARE PLANT RANK	PHOTO
Allium jepsonii	Jepson's onion	Alliaceae	perennial bulbiferous herb	Apr-Aug	None	None	G2	S2	1B.2	 © 2019 Steven Perry
Calandrinia breweri	Brewer's calandrinia	Montiaceae	annual herb	(Jan)Mar-Jun	None	None	G4	S4	4.2	No Photo Available
Calystegia stebbinsii	Stebbins' morning-glory	Convolvulaceae	perennial rhizomatous herb	Apr-Jul	FE	CE	G1	S1	1B.1	No Photo Available
Carex xerophila	chaparral sedge	Cyperaceae	perennial herb	Mar-Jun	None	None	G2	S2	1B.2	No Photo Available
Ceanothus fresnensis	Fresno ceanothus	Rhamnaceae	perennial evergreen shrub	(Apr)May-Jul	None	None	G4	S4	4.3	No Photo Available
Ceanothus roderickii	Pine Hill ceanothus	Rhamnaceae	perennial evergreen shrub	Apr-Jun	FE	CR	G1	S1	1B.1	No Photo Available
Chlorogalum grandiflorum	Red Hills soaproot	Agavaceae	perennial bulbiferous herb	May-Jun	None	None	G3	S3	1B.2	No Photo Available
Clarkia biloba ssp. brandegeeae	Brandegee's clarkia	Onagraceae	annual herb	May-Jul	None	None	G4G5T4	S4	4.2	No Photo Available
Crocanthemum suffrutescens	Bisbee Peak rush-rose	Cistaceae	perennial evergreen shrub	Apr-Aug	None	None	G2?Q	S2?	3.2	No Photo Available
Eriogonum tripodum	tripod buckwheat	Polygonaceae	perennial deciduous shrub	May-Jul	None	None	G4	S4	4.2	 ©2008 Steven Perry
Eriophyllum jepsonii	Jepson's woolly sunflower	Asteraceae	perennial herb	Apr-Jun	None	None	G3	S3	4.3	No Photo Available
Fremontodendron decumbens	Pine Hill flannelbush	Malvaceae	perennial evergreen shrub	Apr-Jul	FE	CR	G1	S1	1B.2	No Photo Available
Galium californicum	El Dorado	Rubiaceae	perennial herb	May-Jun	FE	CR	G5T1	S1	1B.2	

ssp. *sierrae*	bedstraw									 © 2019 John Doyen
Githopsis pulchella ssp. *serpentinicola*	serpentine bluecup	Campanulaceae	annual herb	May-Jun	None	None	G4T3	S3	4.3	 © 2019 Barry Breckling
Iris longipetala	coast iris	Iridaceae	perennial rhizomatous herb	Mar-May(Jun)	None	None	G3	S3	4.2	 © 2014 Aaron Schusteff
Navarretia heterandra	Tehama navarretia	Polemoniaceae	annual herb	Apr-Jun	None	None	G4	S4	4.3	 ©2021 Scot Loring
Packera layneae	Layne's ragwort	Asteraceae	perennial herb	Apr-Aug	FT	CR	G2	S2	1B.2	No Photo Available
Primula pauciflora	beautiful shootingstar	Primulaceae	perennial herb	Apr-Jun	None	None	G5	S3	4.2	 © 2008 Steve Matson
Sagittaria sanfordii	Sanford's arrowhead	Alismataceae	perennial rhizomatous herb (emergent)	May-Oct(Nov)	None	None	G3	S3	1B.2	 ©2013 Debra L. Cook
Wyethia reticulata	El Dorado County mule ears	Asteraceae	perennial herb	Apr-Aug	None	None	G2	S2	1B.2	No Photo Available

Showing 1 to 20 of 20 entries

Suggested Citation:

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

Attachment E
Potential for Regionally-Occurring Special-Status Species to Occur in the Project Site

Scientific Name/ Common Name[1]	Status[2]	Habitat Requirements	Potential to Occur	Rationale
PLANTS				
Allium jepsonii Jepson's onion	--/--/1B.2	A perennial bulbiferous herb found on serpentinite or volcanic soils within chaparral, cismontane woodland, and lower montane coniferous forest from an elevation of 985 - 4330 feet. Blooms April to August (CNPS 2023).	Will not occur	There are no suitable soils on the project site to support this species. No *Allium* species were observed during focused botanical surveys.
Balsamorhiza macrolepis Big-scale balsamroot	--/--/1B.2	A perennial herb found in chaparral, cismontane woodland, and valley and foothill grassland, sometimes on serpentinite, from an elevation of 150 to 5,100 feet. Blooms March to June (CNPS 2023).	Not expected/ Presumed absent	The project site may provide suitable habitat but is outside of this species current known range. The closest extant populations of this species are in Placer County in and around the cities of Lincoln and Roseville (CDFW 2023). Additionally, this species was not observed in the project site during focused botanical surveys conducted during the blooming season in 2022.
Calystegia stebbinsii Stebbins' morning glory	FE/CE/1B.1	A perennial rhizomatous herb found in chaparral openings and woodland on red clay soils of the Pine Hill Formation, sometimes on gabbroic or serpentine soils, from an elevation of 605 – 3,575 feet. Blooms April to July (CNPS 2023).	Presumed absent	The project site provides suitable soils and habitat. However, this species was not observed in the project site during focused botanical surveys conducted during the blooming season in April and May of 2022.
Carex xerophila Chaparral sedge	--/--/1B.2	A perennial herb found on gabbroic or serpentinite soils within chaparral, cismontane woodland, or lower montane coniferous forest at an elevation of 1445 - 2525 feet. Blooms March to June (CNPS 2023).	Presumed absent	The project site provides suitable soils and habitat. However, this species was not observed in the project site during focused botanical surveys conducted during the blooming season in April and May of 2022.
Ceanothus roderickii Pine Hill ceanothus	FE/CR/1B.1	A perennial evergreen shrub found in chaparral and woodland on nutrient-deficient forms of gabbro-derived soils characterized by low concentrations of available K, P, S, Fe, and Zn, sometimes on gabbroic or serpentinite soils from 805 – 3,575 feet in elevation. Blooms April to	Presumed absent	The project site provides suitable soils and habitat. However, this species was not observed in the project site during focused botanical surveys conducted during the blooming season in April and May of 2022.

Attachment E
Potential for Regionally-Occurring Special-Status Species to Occur in the Project Site

Scientific Name/ Common Name[1]	Status[2]	Habitat Requirements	Potential to Occur	Rationale
		June (CNPS 2023).		
Chlorogalum grandiflorum Red Hills soaproot	--/--/1B.2	A perennial bulbiferous herb found on gabbroic or serpentinite soils within chaparral, cismontane woodland, and lower montane coniferous forest from an elevation of 805 – 5,545 feet. Blooms May to June (CNPS 2023).	Presumed absent	The project site provides suitable soils and habitat. However, this species was not observed in the project site during a focused botanical survey conducted during the blooming season in May of 2022.
Crocanthemum suffrutescens Bisbee Peak rush-rose	--/--/3.2	A perennial evergreen shrub found in chaparral on gabbroic or soils in burned or disturbed areas from an elevation of 245 - 2200 feet. Blooms April to August (CNPS 2023)	Presumed absent	The project site provides suitable soils and habitat. However, this species was not observed in the project site during focused botanical surveys conducted during the blooming season in April and May of 2022.
Fremontodendron decumbens Pine Hill flannelbush	FE/CR/1B.2	A perennial evergreen shrub found on gabbroic or serpentinite rocky soils within chaparral and cismontane woodland from an elevation of 1395 - 2495 feet. Blooms April to July (CNPS 2023).	Presumed absent	The project site provides suitable soils and habitat. However, this species was not observed in the project site during focused botanical surveys conducted during the blooming season in April and May of 2022.
Galium californicum ssp. sierrae El Dorado bedstraw	FE/CR/1B.2	A perennial herb found on gabbroic soil within chaparral, cismontane woodland, and lower montane coniferous forest from an elevation of 330 to 1,920 feet in elevation. Blooms May to June (CNPS 2023)	Presumed absent	The project site provides suitable soils and habitat. However, this species was not observed in the project site during a focused botanical survey conducted during the blooming season in May of 2022.
Packera layneae Layne's butterweed	FT/CR/1B.2	A perennial herb found on serpentinite or gabbroic rocky soils within chaparral and cismontane woodland from 655 – 3,560 feet in elevation. Blooms April to August (CNPS 2023).	Presumed absent	The project site provides suitable soils and habitat. However, this species was not observed in the project site during focused botanical surveys conducted during the blooming season in April and May of 2022.
Sagittaria sanfordii Sanford's arrowhead	--/--/1B.2	An emergent perennial rhizomatous herb found in shallow freshwater marshes and swamps from 0 – 2,135 feet in elevation. Blooms May – October (sometimes November) (CNPS 2023).	Will not occur	There are no suitable aquatic habitats on the project site to support this species.

Attachment E
Potential for Regionally-Occurring Special-Status Species to Occur in the Project Site

Scientific Name/ Common Name[1]	Status[2]	Habitat Requirements	Potential to Occur	Rationale
Wyethia reticulata El Dorado County mule ears	--/--/1B.2	A perennial herb found on clay or gabbroic soil within chaparral, cismontane woodland, and lower montane coniferous forest from an elevation of 605 – 2,065 feet. Blooms April to August (CNPS 2023).	Presumed absent	The project site provides suitable soils and habitat. However, this species was not observed in the project site during focused botanical surveys conducted during the blooming season in April and May of 2022.
ANIMALS				
Invertebrates				
Branchinecta lynchi vernal pool fairy shrimp	FT/--/--	Vernal pool fairy shrimp is found in vernal pools, seasonal wetlands, and other aquatic habitats such as still or slow-moving ditches and artificial lakes and ponds. Vernal pools where this species is found range from small, clear, sandstone rock pools to large, turbid, alkaline, grassland valley floor pools. Typical aquatic habitats where this species is found measure less than 0.05 acre, although this species has been collected from vernal pools and other water bodies exceeding 25 acres (USFWS 2005).	Will not occur	There are no suitable aquatic habitats on the project site to support this species.
Bombus occidentalis Western bumble bee	--/CE/--	Bumble bees live in underground colonies and typically occupy abandoned rodent burrows (Thorp et al. 1983). This species is a generalist forager and has been reported visiting a wide variety of flowering plants. Select food plants include *Melilotus* spp., *Cirsium* spp., *Trifolium* spp., *Centaurea* spp., *Eriogonum* spp., and *Chrysothamnus* spp. (Koch et al. 2012). This species has a short tongue and typically prefers open flowers with short corollas but is known to chew through the base of flowers with long corollas. The flight period for queens in California is from early February to late November, peaking	Will not occur	Suitable food plants are present in the project site; however, the project site is outside of this species known range. This species is currently rare across its range and in California it is currently limited to high elevation meadows in the Sierra Nevada and small coastal populations (CDFW 2019). There is a historic occurrence approximately 7 miles north of the site where this species was reported in 1976 and the only location information is the "vicinity of Pilot Hill." The next closest occurrence is roughly 25 miles

Attachment E
Potential for Regionally-Occurring Special-Status Species to Occur in the Project Site

Scientific Name/ Common Name[1]	Status[2]	Habitat Requirements	Potential to Occur	Rationale
		in late June and late September. New queens hibernate over the winter and initiate a new colony the following spring (Thorp et al. 1983). Rare throughout its range and in decline west of the Sierra Nevada crest.		northeast near Colfax (CDFW 2023).
Danaus plexippus Monarch Butterfly	FC/--/--	Monarch butterflies in eastern and western North America represent the ancestral origin for the species worldwide. They exhibit long-distance migration and overwinter as adults at forested locations in Mexico and California. These overwintering sites provide protection from the elements (rain, wind, hail, and excessive radiation) and moderate temperatures, as well as nectar and clean water sources located nearby. Adult monarch butterflies feed on nectar from a wide variety of flowers. Reproduction is dependent on the presence of milkweed, the sole food source for larvae (USFWS 2020).	Not expected	The project site does not provide suitable overwintering habitat because it is too cold and lacks protected tree groves of Eucalyptus and similar trees used by this species. Milkweed is not present on the site. This species could migrate through the area but would not be expected to utilize the site for any extended period of time.
Desmocerus californicus dimorphus valley elderberry longhorn beetle	FT/--/--	Valley elderberry longhorn beetle is endemic to elderberry shrubs (*Sambucus* spp.) and primarily occupies elderberry shrubs occurring in or within close proximity to riparian habitat. This species occurs throughout the Sacramento and San Joaquin Valleys from Redding to Fresno County typically below 152 meters in elevation (USFWS 2017a).	Will not occur	No elderberry shrubs occur on the project site, and the site is well above the elevational range of this species.
Lepidurus packardi vernal pool tadpole shrimp	FE/--/--	Vernal pool tadpole shrimp is found in vernal pools ranging from 54 square feet to 89 acres, containing clear- to highly-turbid water. This species is also found in other fishless water bodies such as ponds,	Will not occur	There are no suitable aquatic habitats on the project site to support this species.

Attachment E
Potential for Regionally-Occurring Special-Status Species to Occur in the Project Site

Scientific Name/ Common Name[1]	Status[2]	Habitat Requirements	Potential to Occur	Rationale
		ditches and seasonal wetlands that fill up in the winter/spring and dry up by late summer. Its known range is within the Central Valley of California and in the San Francisco Bay area (USFWS 2005).		
Fishes				
Hypomesus transpacifcus delta smelt	FT/--/SSC	Delta smelt is found in the upper Sacramento-San Joaquin Estuary of California where it mainly inhabits the freshwater-saltwater mixing zone, except during its spawning season, when it migrates upstream to fresh water following winter "first flush" flow events (around March to May) (Moyle 2002).	Will not occur	There are no suitable aquatic habitats on the project site to support this species.
Oncorhynchus mykiss irideus pop. 11 Steelhead - Central Valley DPS	FT/--/--	Steelhead spawn in rivers and streams with cool, clear, water and suitable silt free substrate (NMFS 2016). This distinct population segment includes all naturally spawned anadromous steelhead populations below natural and manmade impassable barriers in the Sacramento and San Joaquin Rivers and their tributaries, excluding steelhead from San Francisco and San Pablo Bays and their tributaries, as well as two artificial propagation programs: the Coleman NFH, and Feather River Hatchery steelhead hatchery programs (NMFS 2016).	Will not occur	There are no suitable aquatic habitats on the project site to support this species.
Amphibians				
Ambystoma californiense California tiger salamander	FT/ST/--	California tiger salamanders are generally restricted to vernal pools and seasonal ponds, including many constructed stock ponds, in grassland and oak savannah plant communities from sea level to about 1,500 feet in central California. This species spends the majority of its life in	Will not occur	The project site is outside of the range of this species and lacks suitable aquatic breeding habitat.

Attachment E
Potential for Regionally-Occurring Special-Status Species to Occur in the Project Site

Scientific Name/ Common Name[1]	Status[2]	Habitat Requirements	Potential to Occur	Rationale
		upland areas in the vicinity of suitable breeding ponds, where it inhabits rodent burrows. In order to provide suitable habitat for this species, suitable breeding habitat must be present in combination with suitable upland habitat. In the Coastal region, populations are scattered from Sonoma County in the northern San Francisco Bay Area to Santa Barbara County, and in the Central Valley and Sierra Nevada foothills from Yolo to Kern counties (USFWS 2017b).		
Rana boylii pop. 5 Foothill yellow-legged frog-South Sierra DPS	--/SE/SSC	Highly aquatic frog always found within a few feet of water. Requires permanent water sources and frequents rocky streams and rivers with rocky substrate and open, sunny banks, in forests, chaparral, and woodlands. Sometimes found in isolated pools, vegetated backwaters, and deep, shaded, spring-fed pools (California Herps 2023).	Will not occur	There are no suitable perennial aquatic habitats on or adjacent to the project site to support breeding or dispersal habitat for this species. The ephemeral drainage does not contain water year-round and is not habitat for this species.
Rana draytonii California red-legged frog	FT/--/SSC	California red-legged frogs require dense, shrubby or emergent riparian vegetation closely associated with deep (greater than 2 1/3-foot deep) still or slow-moving water to support breeding. During periods of aestivation, California red-legged frogs use small mammal burrows and moist leaf litter in proximity to suitable breeding habitat and can migrate up to 1.2 miles overland to find suitable breeding habitat or upland refugia (USFWS 2002).	Not expected	There is no suitable breeding habitat for this species on the project site and no reported occurrences within 3 miles of the project site. There is one reported occurrence of CRLF within 5 miles of the project site: the reported occurrence is approximately 3.6 miles west of the project site near Folsom Lake. There are no other reported occurrences within 10 miles of the project site (CNDDB 2023). Two ponds that may provide suitable breeding habitat occur on the rural residential parcel to the south, approximately 500 and 1,000 feet

Attachment E
Potential for Regionally-Occurring Special-Status Species to Occur in the Project Site

Scientific Name/ Common Name[1]	Status[2]	Habitat Requirements	Potential to Occur	Rationale
				from the project site. A pond also occurs approximately 300 feet east of the project site on a rural residential parcel. It is highly unlikely that CRLF occupy the residential ponds in the vicinity of the project site and if they did, it is further unlikely that CRLF individuals would disperse into the project site as it lacks any aquatic habitat.
Spea hammondii western spadefoot	--/--/SSC	Western spadefoot breeds in vernal pools and seasonal ponds or slow portions of streams in grasslands and woodlands and the adults spend most of their time in underground burrows in grasslands surrounding the aquatic breeding habitat (Jennings and Hayes 1994).	Will not occur	There are no suitable aquatic habitats on the project site to support this species.
Reptiles				
Emys marmorata western pond turtle	--/--/SSC	This species inhabits a variety of aquatic habitats including slow-moving water with dense submerged vegetation, ponds, and fast-moving streams. Requires abundant basking sites, gently sloping banks, and dry clay or silt soils in nearby uplands. Turtles will lay eggs up to 0.25-mile from water, but typically go no more than 600 feet (Jennings and Hayes 1994).	Will not occur	There are no suitable aquatic habitats on the project site to support this species.
Phrynosoma blainvillii Coast horned lizard	--/--/SSC	This species inhabits open areas of sandy soil and low vegetation in valleys, foothills and semi-arid mountains. Found in grasslands, coniferous forests, woodlands, and chaparral, with open areas and patches of loose soil. Often found in lowlands along sandy washes with scattered shrubs and along dirt roads.	May occur	Suitable soil and chaparral habitat is present on the project site and adjacent to the site to the north and west. There are three reported occurrences of this species in the CNDDB within 5 miles, with the closest occurrence approximately 1.1 miles southeast of the site in

Attachment E
Potential for Regionally-Occurring Special-Status Species to Occur in the Project Site

Scientific Name/ Common Name[1]	Status[2]	Habitat Requirements	Potential to Occur	Rationale
		Often found near ant hills feeding on ants. (California Herps 2023).		chaparral habitat similar to what is present on the project site (CDFW 2023).
Birds				
Accipiter cooperii Cooper's hawk	--/--/WL	Cooper's hawks are found in mature forest, open woodlands, woodland edges, and in tree groves in urban areas with openings or edge habitat nearby (Audubon 2023).	May occur	The blue oak-foothill pine woodland provides suitable nesting and foraging habitat for Cooper's hawk.
Agelaius tricolor tricolored blackbird	--/ST/SSC	Tricolored blackbird nests and seeks cover in emergent wetland vegetation and thorny vegetation such as Himalayan blackberry (*Rubus armeniacus*) as well as cattails (*Typha* spp.), willows (*Salix* spp.), and tules. The nesting habitat must be large enough to support a minimum colony of 50 pairs as they are a highly colonial species. Forages on ground in croplands, grassy fields, flooded land, and edges of ponds for insects (Shuford and Gardali 2008).	Will not occur	There is no suitable nesting or foraging habitat on the project site for this species.
Aquila chrysaetos golden eagle	--/--/FP	Golden eagles typically occur in rolling foothills, mountain areas, deserts and other open habitats and nest on cliff ledges or large trees in open areas in canyons. This species will occasionally use other tall structures for nesting, such as electrical transmission towers. Golden eagles prey primarily on rodents, carrion, birds, reptiles and occasionally small livestock (Zeiner et al. 1990).	Will not occur	There is no suitable nesting habitat on the project site for this species.
Ardea alba great egret	--/--/--	This species inhabits freshwater, brackish, and marine wetlands. Rookeries are located on lakes, ponds, marshes, estuaries, impoundments, and islands. Great egrets forage in a variety of aquatic and terrestrial habitats including marshes, swamps, streams, rivers, ponds, lakes,	Will not occur	There is no suitable nesting or foraging habitat for this species in the project site.

Attachment E
Potential for Regionally-Occurring Special-Status Species to Occur in the Project Site

Scientific Name/ Common Name[1]	Status[2]	Habitat Requirements	Potential to Occur	Rationale
		impoundments, lagoons, tidal flats, canals, ditches, fish-rearing ponds, flooded farm fields, and grain fields (Cornell Lab 2023).		
Ardea herodias Great blue heron	--/--/--	Great Blue Herons live in both freshwater and saltwater habitats. This species forages in grasslands and agricultural fields. Breeding colonies are typically located within 2 to 4 miles of feeding areas, often in isolated swamps or on islands, and near lakes and ponds bordered by forests. This species typically eats frogs and small mammals (Cornell Lab 2023).	Will not occur	There is no suitable nesting or foraging habitat for this species in the project site.
Athene cunicularia burrowing owl	--/--/SSC	Burrowing owl nests and forages in grasslands, agricultural fields, and disturbed places where burrowing mammals are abundant. This species does not dig its own burrows, but nests in abandoned burrows dug by fossorial mammals, especially those of California ground squirrel (*Otospermophilus beecheyi*; CDFW 2012). This species also nests in artificial structures such as small culverts and pipes.	Will not occur	The project site is outside of the known range of burrowing owl and lacks suitable habitat. The closest reported occurrences of burrowing owl in the CNDDB are more than 5 miles south of the site in the Folsom area, south of Highway 50 (CDFW 2023).
Elanus leucurus white-tailed kite	--/--/FP	White-tailed kite typically inhabits open habitats such as rolling foothills and valley margins with scattered oaks, as well as river bottomlands or marshes next to deciduous woodland. They typically nest in isolated, dense-topped trees in open areas and forages in a variety of habitats adjacent to the nesting habitat including grassland, marshes, and agricultural fields (Zeiner *et al.* 1990).	Will not occur	There is no suitable nesting or foraging habitat for this species in the project site and the site is well east of the known range of this species.
Haliaeetus leucocephalus	FD/SE/FP	Bald eagles require a good food base, perching areas, and nesting sites. Their	Will not occur	There is no suitable nesting or foraging habitat for this species in the

Attachment E
Potential for Regionally-Occurring Special-Status Species to Occur in the Project Site

Scientific Name/ Common Name[1]	Status[2]	Habitat Requirements	Potential to Occur	Rationale
Bald eagle		habitat includes estuaries, large lakes, reservoirs, rivers, and some seacoasts. Bald eagles generally nest near coastlines, rivers, and large lakes where there is an adequate food supply. They nest in mature or old-growth trees, snags (dead trees), cliffs, and rock promontories. In treeless regions, they may also nest in cliffs or on the ground. Recently, and with increasing frequency, bald eagles are nesting on artificial structures such as power poles and communication towers, and away from large water bodies. In forested areas, bald eagles often select the tallest trees with limbs strong enough to support a nest that can weigh 1,000 pounds or more. Nest sites typically include at least one perch with a clear view of the water, where they forage (USFWS 2023).		project site.
Laterallus jamaicensis California black rail	--/ST/FP	California black rail inhabits brackish marsh, primarily in the upper marsh zone dominated by alkali heath (*Frankenia salina*), cattail, and rush (*Juncus*); prefers lower salinity environments. This species forages on the ground, under cover of dense vegetation (USFWS 2013).	Will not occur	There is no suitable aquatic habitat for this species in the project site.
Riparia riparia bank swallow	--/ST/--	Bank swallow primarily inhabits riparian and other lowland habitats west of the deserts during the spring-fall period. In summer, this species is restricted to riparian, lacustrine, and coastal areas with vertical banks, bluffs, and cliffs with fine-textured or sandy soils where it digs holes for nesting. In California, bank swallow primarily nests from Siskiyou, Shasta and Lassen Counties south along the	Will not occur	There is no suitable nesting habitat for this species in the project site.

Attachment E
Potential for Regionally-Occurring Special-Status Species to Occur in the Project Site

Scientific Name/ Common Name[1]	Status[2]	Habitat Requirements	Potential to Occur	Rationale
		Sacramento River to Yolo County.		
Mammals				
Antrozous pallidus Pallid bat	--/--/SSC	Pallid bats occur throughout California except for the high Sierra Nevada and the northern Coast Ranges in grasslands, shrublands, woodlands, and forests from sea level to 6,000 feet. This species is most common in open, dry habitats with rocky areas for roosting; roosts also include cliffs, abandoned buildings, bird boxes, and under bridges (Bolster, ed. 1998).	Will not occur	There is no suitable roosting habitat for this species in the project site.
Pekania pennanti Fisher	--/--/SSC	Fishers are associated with areas of high cover and structural complexity in large tracts of mature and old-growth forests. Other site characteristics that can be important include presence of nearby water, slope, elevation, and snow characteristics (USFS 2021).	Will not occur	There is no suitable habitat for this species in the project site. The site lacks suitable mature or old-growth forest habitat.

[1] Sensitive species reported in CNDDB or CNPS on the "Pilot Hill, Coloma, Clarksville, and Shingle Springs, CA" USGS 7.5 Minute topographic quads, or in the USFWS list for the project site. Cooper's hawk was added because it is regularly seen in the project region.

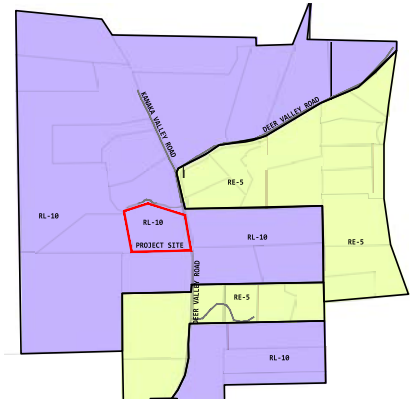
[2] Status is as follows: Federal (ESA) listing/State (CESA) listing/other CDFW status or CRPR. F = Federal; S = State of California; E = Endangered; T = Threatened; C = Candidate; FP=Fully Protected; SSC=Species of Special Concern; WL=Watch List.

[3] Status in the Project site is assessed as follows. **Will Not Occur**: Species is either sessile (*i.e.* plants) or so limited to a particular habitat that it cannot disperse on its own and/or habitat suitable for its establishment and survival does not occur on the project site; **Not Expected**: Species moves freely and might disperse through or across the project site, but suitable habitat for residence or breeding does not occur on the project site, potential for an individual of the species to disperse through or forage in the site cannot be excluded with 100% certainty; for plants, species that are not currently known to occur in the project region but suitable habitat may be present; **Presumed Absent:** Habitat suitable for residence and breeding occurs on the project site; however, focused surveys conducted for the current project were negative; **May Occur**: Species was not observed on the site and breeding habitat is not present but the species has the potential to utilize the site for dispersal, **High**: Habitat suitable for residence and breeding occurs on the project site and the species has been recorded recently on or near the project site, but was not observed during surveys for the current project; **Present**: The species was observed during biological surveys for the current project and is assumed to occupy the project site or utilize the project site during some portion of its life cycle.

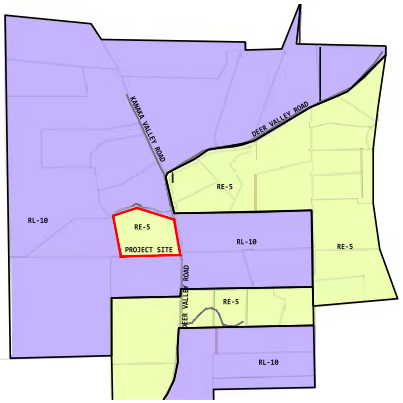
CRPR = California Rare Plant Rank: 1B – rare, threatened, or endangered in California and elsewhere; 2B – rare, threatened, or endangered in California but more common elsewhere. Extension codes: .1 – seriously endangered; .2 – moderately endangered.

MCMANN REZONE/LAND USE EXHIBIT

APN: 102-070-058
Deer Valley Road, Rescue
El Dorado County, CA
May 2023

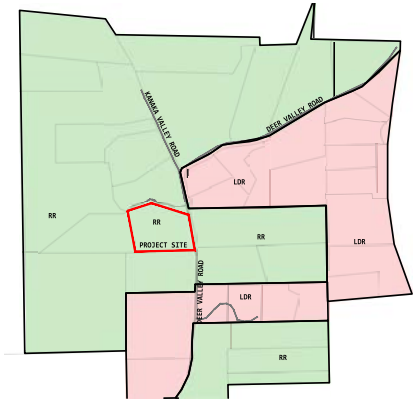


EXISTING ZONING

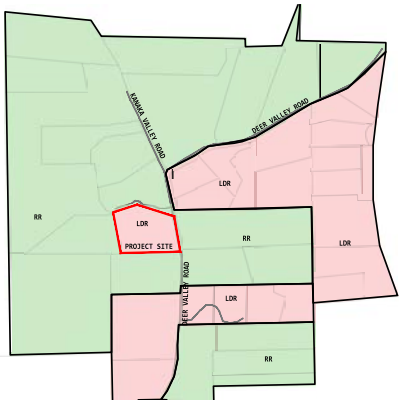


PROPOSED ZONING

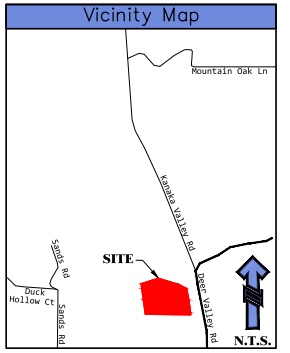
750 0 375 750 1500
1 inch = 750 ft.



EXISTING LAND USE



PROPOSED LAND USE



Project Data	
OWNER	DAVID MCMANN 3101 ZINFANDEL DRIVE, SUITE 300 RANCHO CORDOVA, CA 95670 PHONE: 916-832-8340 Email: david@niftyimages.com
APPLICANT	LEBECK ENGINEERING, INC. 3430 ROBIN LANE, BLDG. #2 CAMERON PARK, CA 95682 Ph. (530) 677-4080 www.lebeckeng.com
PREPARED BY	BOBBIE LEBECK, P.E.
SCALE	1" = 500'
CONTOUR INTERVAL	1'
SOURCE OF TOPOGRAPHY	AERIAL TOPOGRAPHIC DATA BY DALLAS SWEENEY L.S. BOUNDARY & LINE DATA BY CTA ENGINEERING
SECTION, TOWNSHIP AND RANGE	POR. SECS. 8 & 17 T.10N., R.9E., M.D.M.
PARCEL ADDRESS	DEER VALLEY RD., RESCUE, CA
ASSESSOR'S PARCEL NUMBER	102-070-058
PRESENT ZONING	RL-10
PROPOSED ZONING	RE-5
PRESENT LAND USE	RR
PROPOSED LAND USE	LDR
TOTAL AREA	APN:102-070-058 = 10 (E)ACRES
TOTAL # OF PARCELS	1 (E)LOT, 2 (P)LOTS = 2 LOTS
WATER SUPPLY	PRIVATE WELL
SEWAGE DISPOSAL	PRIVATE SEPTIC
PROPOSED FIRE PROTECTION	RESCUE FIRE PROTECTION DISTRICT
DATE OF PREPARATION	MAY 2023
PROJECT #:	22-119

PREPARED BY:
LEBECK ENGINEERING, INC.
3430 ROBIN LANE, BLDG. #2
CAMERON PARK, CA 95682
Ph. (530) 677-4080

MCMANN REZONE MAP

SHEET NO.
R -1

Plot Date: May 09, 2023

EXHIBIT "A"
LEGAL DESCRIPTION

The land described herein is situated in the State of California, County of El Dorado, ~~City of~~ Rescue, described as follows: Unincorporated area

Parcel 4, as shown on that certain Parcel Map of a portion of the N.W. 1/4 of Section 17, and a portion of the S.W. 1/4 of Section 8, T. 10N., R.9E., M.D.M., being Parcel B of P.M. 50/115, filed in the Office of the County Recorder of El Dorado County, State of California, on August 14, 2014, in Book 51 of Parcel Maps, at Page 53.

A.P.N. 102-070-58-100

Reserving therefrom a private trail easement for the benefit and use of all property owners belonging to the Vista Cielo Homeowner's Association described as follows:

All that certain real property situated and being in the County of El Dorado, State of California described as follows:

A twenty foot wide easement for the purposes of trail use, as described in the Vista Cielo CC&Rs, and any modification thereof, over and across that portion of the Northwest one-quarter of Section 17; T.10 N., R.9 E., M.D.M., as shown on that Parcel filed for record in Book 51 of Parcel Maps at page 53 of El Dorado County Records. Said easement being described as follows:

Beginning at the Capped Iron Pipe stamped LS 8575 said corner being the division line between Parcel 3 and Parcel 4 as shown on said Parcel Map; thence continuing along the easterly boundary of Parcel 4 as shown on said Parcel Map to the Southeast corner of Parcel 4 as shown on said Parcel Map; thence, continuing to the easterly edge of the ephemeral drain as shown on the 2013 Biological Report by G.O. Graening filed with El Dorado County with Parcel Map 12-0001; thence continuing along the easterly border of said ephemeral drain and the meanderings thereof to South 46° 31' 53" on Vista Cielo Rd.

The legal description herein is based upon a survey made by Dallas Sweeney in June 2014. The bearings contained herein are based upon the boundary lines of Parcel 4 as shown upon the map filed for record in Book 51 of Parcel Maps at page 53 of El Dorado County Records.

END OF DOCUMENT