



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

<https://www.edcgov.us/Government/Planning>

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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: Matthew Aselage, 530-621-5977

**PROJECT:** CUP23-0007/Durock AM/PM

**PROJECT LOCATION:** The property, identified by Assessor's Parcel Number(s) 109-080-001, consisting of 3.69-acres, is located on the southwest corner of the intersection between Ponderosa Road and Durock Road, in the Shingle Springs Community Region, Supervisorial District 4.

**PROJECT DESCRIPTION:** Conditional Use Permit for a new gas station to include a 3,349-square-foot convenience store, a 100-foot-long automatic carwash, a 4,606-square-foot fuel canopy with six fuel dispensers and twelve fueling positions, and two underground storage tanks.

**PUBLIC REVIEW PERIOD:** The public review period for the Draft MND set forth in CEQA for this project is **30 days**, beginning **December 12, 2023**, and ending **January 10, 2024**. 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: Matthew Aselage, 2850 Fairlane Court, Placerville, CA 95667 or EMAIL: [planning@edcgov.us](mailto:planning@edcgov.us)

**PUBLIC HEARING:** A public hearing before the Zoning Administrator 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  
December 11, 2023

# DRAFT MITIGATED NEGATIVE DECLARATION

FILE: CUP23-0007

PROJECT NAME Durock AM/PM

NAME OF APPLICANT: Strauch and Company c/o Marc Strauch

ASSESSOR'S PARCEL NO.: 109-080-001

SECTION: 1 T: 09N R: 09E

LOCATION: The project is located on the southwest corner of the intersection between Ponderosa Road and Durock Road in the Shingle Springs Community Region.

GENERAL PLAN AMENDMENT: FROM: TO:

REZONING: FROM: TO:

TENTATIVE PARCEL MAP  SUBDIVISION:

SUBDIVISION (NAME):

SPECIAL USE PERMIT TO ALLOW: A gas station consisting of a 3,349-square-foot convenience store, a 100-foot-long automatic carwash, a 4,606-square-foot fuel canopy with six fuel dispensers and twelve fueling positions, and two underground storage tanks.

OTHER:

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

NO SIGNIFICANT ENVIRONMENTAL CONCERNS WERE IDENTIFIED DURING THE REVISED INITIAL STUDY.

MITIGATION HAS BEEN IDENTIFIED WHICH WOULD REDUCE POTENTIALLY SIGNIFICANT IMPACTS.

OTHER:

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

This Mitigated Negative Declaration was adopted by the Hearing Body on Date.

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Executive Secretary



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

**Project Title:** CUP23-0007/Durock Road AM/PM

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

**Contact Person:** Matthew Aselage, Associate Planner

**Phone Number:** (530) 621-5977

**Applicant's Name and Address:** Strauch and Company, 193 Blue Ravine Road, Suite 135, Folsom, CA 95630

**Project Location:** The project parcel is located on the southwestern corner of the intersection between Shingle Springs Road and Durock Road in the Shingle Springs Community Region.

**Assessor's Parcel Number:** 109-080-001 **Acres:** 3.69 acres

**Sections:** S: 21 T: 10N R: 08E

**General Plan Designation:** Commercial (C)

**Zoning:** Community Commercial – Planned Development (CC-PD)

**Description of Project:** The project site is located at 4100 Durock Road in Shingle Springs, El Dorado County, California within the Shingle Springs U.S. Geologic Survey 7.5-minute topographic quadrangle. The project site is in township T09N, range R9E, sections 1 and 12, and includes Assessor's Parcel Number (APN: 109-080-001). The geographic coordinates for the centroid of the project are 38.6604 N, 120.9375 W. The project site is located southwest of the intersection of Durock Road and South Shingle Road. The project site is bordered to the north by Durock Road and a "park and ride" commuter parking lot, to the east by South Shingle Road and scattered commercial buildings, to the south by mixed coniferous forest, and to the west by mixed residential and commercial buildings.

The proposed project includes a 3,349-square-foot ARCO am/pm gas station with an approximately 4,606-square-foot canopy covering a total of six fueling islands (twelve (12) vehicle fueling positions (VFPs)), and an automatic 100-foot-long car wash on a currently undeveloped approximately 3.7-acre community commercial zoned property. Per Chapter 130.22 of the County Zoning Code, the gas station and convenience market are uses allowed by right; however, because the drive-through car wash is proposed on a parcel adjacent to a residentially zoned parcel, the approval of a use permit is required. The fueling facility will require the installation of three (3) underground storage tanks. All proposed site developments have been located on the eastern half of the parcel, which would leave the western, more topographically diverse half of the site undeveloped. Site access is proposed to be from a curvilinear drive aisle running around the perimeter of the developed portions of the site. This drive aisle will connect Durock Road to South Shingle Road and contain one access point into the developed portions of the site. The access point will be located approximately 100-feet south of the proposed encroachment with Durock Road. The proposed 100-foot-long car wash is located parallel to the eastern property line approximately 3.7-acre Community Commercial zoned property. The circulation route for the car wash requires vehicles to enter the site and drive around the fuel canopy area. The entrance to the car wash is from a dedicated drive aisle located north of the car wash and approximately 30-feet from the fuel canopy. Vehicles will exit the car wash from the south side of the car wash and will be directed around a U-turn drive aisle which connects circulation flows back to the fuel canopy area.

**Environmental Setting:** The project site is located in the Sierra Nevada foothills. Temperatures in the region may vary widely between seasons and are dependent on elevation. Average annual temperatures range from 46 to 77 degrees Fahrenheit (°F). The area receives about 17 inches of precipitation annually

during the rainy season (October through May; NOAA 2022). The elevation of the project ranges from approximately 1,480 feet to 1,530 feet. The project site is located on the western slope within the Sierra Nevada Province. This province encompasses the large mountainous region located east of the Central Valley. The topography within this region consists of a high, rugged multiple scarp east face and a gentle western slope. Deep river canyons are cut into the western slope (CGS 2002).

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

1. El Dorado County Surveyor
2. El Dorado County Building Services
3. El Dorado County Environmental Management Department
4. El Dorado County Department of Transportation
5. El Dorado Hills Fire Protection District
6. El Dorado Irrigation District

**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 request, seven Tribes: Colfax-Todds Valley Consolidated Tribe, Ione Band of Miwok Indians, Nashville Enterprise Miwok-Maidu-Nishinam Tribe, Shingle Springs Band of Miwok Indians, T'si-Akim Maidu, United Auburn Indian Community of the Auburn Rancheria, Washoe Tribe of California and Nevada, had requested to be notified of proposed projects for consultation in the project area. Consultation notices were sent on April 5, 2023. Staff received a response from two tribes: the Shingle Springs Band of Miwok Indians on May 1, 2023, and from United Auburn Indian Community of the Auburn Rancheria on April 10, 2023. This was within a 30-day period from the date of staff's consultation initiation response. Shingle Springs Band of Miwok Indians officially requested consultation under AB 52 for this project. Staff responded with all requested documentation on May 1, 2023. Staff contacted the Shingle Springs Band of Miwok Indians to follow up with the consultation request on four additional dates: September 11, 2023, September 20, 2023, October 4, 2023, and October 10, 2023. In the last letter, staff requested a reply by October 20, 2023. As no response by the tribe was provided, staff closed consultation on October 20, 2023. Pursuant to the records search conducted at the North Central Information Center on April 26, 2022, there is low potential for locating prehistoric-period cultural resources or historic-period cultural resources in the immediate vicinity. The project site is not known to contain neither Tribal Cultural Resources (TCRs) nor historic-period resources.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

**DETERMINATION**



**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.

**Printed Name** Matthew Aselage, Associate Planner For: El Dorado County

Signature: Matthew Aselage Date: 11/17/2023

**Printed Name** Bret Sampson, Planning Manager For: El Dorado County

Signature: Bret Sampson Date: 11-17-23

## **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. The proposed project includes the development of a 3,329-square-foot Arco AM/PM gas station with an approximately 4,606 square-foot canopy covering a total of six fueling islands two underground fuel storage tanks, and an automatic 100-foot-long car wash on a currently undeveloped approximately 3.7-acre parcel. The development will occur on the eastern half of the parcel and the western half will remain undeveloped.

Throughout this Initial Study, please reference the following Attachments:

Attachment A: Location/Vicinity Map  
Attachment B: Assessor's Parcel Map  
Attachment C: General Plan Land Use Map  
Attachment D: Zoning Map  
Attachment E: Biological Resources Report  
Attachment F: Project Plan Sheets

### Project Location and Surrounding Land Uses

The project is located at 4100 Durock Road in Shingle Springs, El Dorado County, California within the Shingle Springs U.S. Geologic Survey 7.5-minute topographic quadrangle. The project is in township T09N, range R9E, sections 1 and 12, and includes assessor parcel number 109-080-001. The geographic coordinates for the centroid of the project are 38.6604 N, 120.9375 W. The project is located southwest of the intersection of Durock Road and South Shingle Road. The project is bordered to the north by Durock Road and a "park and ride" commuter parking lot, to the east by South Shingle Road and scattered commercial buildings, to the south by mixed coniferous forest, and to the west by mixed residential and commercial buildings.

### Project Characteristics

#### 1. Transportation/Circulation/Parking

Site access is proposed to be from a curvilinear drive aisle running around the perimeter of the developed portions of the site. This drive aisle will connect Durock Road to South Shingle Road and contain one access point into the developed portions of the site. The access point will be located approximately 100-foot south of the proposed encroachment with Durock Road. Access to South Shingle Road may be restricted to right-in, right-out only. Fuel tankers will enter the site traveling southbound on S. Shingle Road and turning right into the site, and exit by S. Shingle Road, traveling southbound.

#### 2. Utilities and Infrastructure

PG&E has existing facilities in the vicinity of this proposed gas station development. PG&E holds an 80-foot-wide easement for electric transmission facilities over and across the northerly line of APN: 109-080-001. Said easement provides PG&E the rights of ingress and egress to its facilities and easement area, including during of construction of said gas station. PG&E's easement also stipulates that no party shall erect or construct any building or other structure, or drill or operate any well, within said easement.

Therefore, no buildings, canopies, or other structures associated with said gas station may be built within the easement area. Said easement also grants PG&E the rights to trim and to cut down and clear away any and all trees on either side of said easement which in the opinion of PG&E may be a hazard to any existing facilities. Water and sewer will be provided by municipal utilities. The carwash will include an oil/sand separator and reclamation system for water conservation. A rough estimate of the convenience store and carwash uses is a generation of approximately 3,000 gallons of wastewater going to sewer per day, and water usage of 3,800 gallons a day. Solid waste removal will take place once per day by a local waste management company under contract with the business.

### 3. Construction Considerations

All construction activities associated with the project would be required to conform to federal and state laws, applicable agency and department requirements and would be subject to building permits from El Dorado County Building Services.

#### Project Schedule and Approvals

This Initial Study has been completed as a requirement of the discretionary action of the CUP for the drive-through carwash, as the gas station and convenience store are “by-right” uses and do not trigger CEQA review. This Initial Study is being circulated for a 30-day public and agency review and comment 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 (El Dorado County) in a public hearing and will be certified if it is determined to follow 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 will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. 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. "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**

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

**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, 2015). The state highway system includes designated scenic highways and those that are eligible for designation as scenic highways.

There are no officially designated state scenic corridors in the vicinity of the project site.

***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.

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 EIR (p. 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.

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 USFS, which under the Wild and Scenic Rivers Act may designate rivers or river sections to be Wild and Scenic Rivers. 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:** The project proposes development of a fuel station, convenience market, and car wash, all of which are standard uses in the Community Commercial zone. The site is located in a developed area surrounded by similarly zoned Community Commercial (CC) parcels with a large Light Recreational Facility (RF-L) zoned property to the north. The site is not located within a scenic vista, as designated by the county General Plan (El Dorado County, 2003, p. 5.3-3 through 5.3-5). The proposed gas station and convenience market is an allowed use on lots zoned for community commercial uses, with the car wash allowed with the approval of a conditional use permit. Impacts would be less than significant.
- b. **Scenic Resources:** The project site is not visible from an officially designated State Scenic Highway or county-designated scenic highway (Caltrans, 2013). There are no views of the site from public parks or scenic vistas. There are no historic buildings or other historic structures on the project site. Impacts would be less than significant.
- c. **Visual Character:** The proposed development would be visible from Durock Road and Shingle Springs Road. The site is surrounded by other similarly zoned and developed properties, including an existing fuel station and convenience store across Shingle Springs Road. The proposed project would not affect the visual character of the surrounding commercially zoned area. Impacts would be less than significant.

- d. **Light and Glare:** The proposed project does not include any substantial new light sources. Future development would be required to comply with the County lighting ordinance, including the shielding of lights to avoid potential glare during normal operation, as well as during the building permit process. Section 130.34.020 of the El Dorado County Zoning Ordinance includes a standard that ensures all outdoor lighting will not fall outside the property line or into the public right-of-way. Impacts would be less than significant.

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

<b>II. AGRICULTURE AND FOREST RESOURCES.</b> 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
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**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 four-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 four-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 four-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 site is zoned as Community Commercial (CC). The project parcel is not located adjacent to an Agricultural District. Therefore, there would be no impacts.
- b. **Agricultural Uses:** The site is not located within a Williamson Act Contract, nor are there any agricultural uses onsite. There would be no impacts.
- c-d. **Loss of Forest land or Conversion of Forest land:** The site is not designated as Timberland Preserve Zone (TPZ) according to the General Plan and Zoning Ordinance nor is there any forestland onsite. No trees are proposed for removal as part of the project. There would be no impact.
- e. **Conversion of Farmland or Forest Land:** The project is not within an agricultural district, nor does it contain any Farmland as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program, or forest land. The project would not result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. There would be no impact.

**FINDING:** For this Agriculture category, there would be no expected impacts as a result of the project.

<b>III. AIR QUALITY. <i>Would the project:</i></b>				
	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. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	

c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d. Expose sensitive receptors to substantial pollutant concentrations?			X	
e. Create objectionable odors affecting a substantial number of people?			X	

**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 ten-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)	Eight-hour average: Six parts per million (ppm)	One-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	Eight-hour average: 0.12-ppm	One-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<sub>x</sub> will result in construction or operation emissions greater than 82-lbs/day (Table 3.2),
  - Emissions of PM<sub>10</sub>, CO, SO<sub>2</sub> and No<sub>x</sub>, 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 one in one million (ten in one million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than one. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.
- a. **Air Quality Plan:** El Dorado County has adopted the Rules and Regulations of the El Dorado County Air Quality Management District (2000) establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NO<sub>x</sub>, and O<sub>3</sub>). The EDC/State Clean Air Act Plan has set a schedule for implementing and funding transportation contract measures to limit mobile source emissions. The project would not conflict with or obstruct implementation of either plan. Any activities associated with future plans for grading and construction would require a Fugitive Dust Mitigation Plan (FDMP) for grading and construction activities. Such a plan would address grading measures and operation of equipment to minimize and reduce the level of defined particulate matter exposure and/or emissions to a less than significant level. The project would include Conditions of Approval related to development of this plan and implementation of the associated measures in the plan. Therefore, this impact would be less than significant.
- b-c. **Air Quality Standards and Cumulative Impacts:** The proposed project consists of the development and ongoing operation of a car wash facility, and the project would contribute a level of air pollutants due to construction and operations of the car wash. Existing regulations implemented at issuance of building and grading permits would ensure that any construction related PM<sub>10</sub> dust emissions would be reduced to acceptable levels. Therefore, this impact would be less than significant.
- d. **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. This impact would be less than significant.
- e. **Objectionable Odors:** Table 3-1 of the Guide to Air Quality Assessment (AQMD, 2002) does not list the proposed use of the parcel for a car wash as a use known to create objectionable odors. The request to construct and operate a car wash would not be a source of objectionable odors. This impact would be less than significant.

**FINDING:** The proposed project would not affect the implementation of regional air quality regulations or management plans. The proposed project would not be anticipated to cause substantial adverse effects

to air quality, nor exceed established significance thresholds for air quality impacts, as conditioned and with standard air quality measures. Impacts would be less than significant.

<b>IV. BIOLOGICAL RESOURCES.</b> <i>Would the project:</i>				
	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, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f. Conflict with the provisions of an adopted Habitat Conservation Plan,			X	

Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				
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**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:** The project site is located at the southwest corner of Durock Road and South Shingle Road within the County of El Dorado. The site is located within the County's Rare Plant Mitigation Area One, but no other 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. A biological resources report was prepared in July of 2022 by SWCA Environmental Consultants. **Fauna (animal life):** The Biological Resources Report states that no species listed under either the United States or California Environmental Protection Acts were found on the project site. There is potential nesting habitat for birds listed under the Migratory Bird Treaty Act and regulated by the California Fish and Game Code. Depending on the species, birds may nest on trees, shrubs, in or on the ground, and on artificial structures such as buildings, poles, and signs. The biological resources report suggests the inclusion of pre-construction surveys for nesting birds prior to the start of ground disturbing development activities. This measure has been incorporated into the project mitigation measures as **MM BIO-1.** **Flora (plant life):** Background research of the project site resulted in 21 special-status plants that occur within the nine (9) quads surrounding the project site, 13 of which are unlikely to occur on the project site. Based on habitat suitability, proximity of recent occurrences, and species' geographic ranges, eight (8) of these species are likely to occur on the project site: Stebbins' morning glory (*Calystegia stebbinsii*), Pine Hill ceanothus (*Ceanothus roderickii*), red hills soaproot (*Chlorogalum grandiflorum*), Bisbee peak rush-rose (*Crocyanthemum suffrutescens*), El Dorado bedstraw (*Galium californicum* ssp. *sierrae*), (Layne's ragwort (*Packera layneae*), El Dorado County mule ears (*Wyethia reticulata*) The biological resources report suggests the inclusion of a protocol-level survey for the eight sensitive species that are likely to occur on the project parcel. This measure has been incorporated into the project mitigation measures as **MM BIO-2.**

**MM BIO-1 Pre-Construction Breeding Bird Surveys:**

- a. To comply with the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code, and to avoid and reduce direct and indirect on-site and off-site development impacts on migratory, non-game breeding birds and their nests, young, and eggs to less than significant levels, the following measures would be implemented:
- i. If construction is scheduled during the normal nesting season (February 1 – August 31), then pre-construction surveys for nesting birds, including raptors, must be conducted no more than 30-days prior to these construction activities.
  - ii. A 30-foot setback from trees with active nests is recommended for most species. However, if raptor nests are found on or immediately adjacent to the site, then consultation with the California Department of Fish and Wildlife (CDFW) must be initiated to determine appropriate avoidance measures.

- iii. No mitigation will be required if tree removal and grading activities are not scheduled during the normal nesting season.

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 Sensitive Natural Communities**

- a. The project would mitigate for disturbance of rare plant habitat via payment of the in-lieu fee identified in the County of El Dorado Zoning Ordinance Title 130, Article 7 Chapter 130.71-Ecological Preserve Fee. The current fee for commercial and industrial development in Mitigation Area 1 is \$0.59 per square foot of development (El Dorado County 2022). The mitigation fee shall be submitted to Planning and Building Department prior to issuance of Building and Grading Permits. The applicant shall submit all in-lieu mitigation fee payment to Planning and Building Department prior to issuance of Building and Grading Permits.
- b. A qualified biologist shall conduct a protocol-level survey during the appropriate bloom time (approximately May or June) focused on the following rare plants: Stebbins' morning glory (*Calystegia stebbinsii*), Pine Hill ceanothus (*Ceanothus roderickii*), red hills soaproot (*Chlorogalum grandiflorum*), Bisbee peak rush-rose (*Crocianthemum suffrutescens*), El Dorado bedstraw (*Galium californicum* ssp. *sierrae*), (Layne's ragwort (*Packera layneae*), El Dorado County mule ears (*Wyethia reticulata*), or other rare plants species. The survey shall occur within 14 days prior to clearing or grading operations. If no rare plants are observed, a letter report shall be prepared to document the results of the survey, and no additional measures are recommended. If rare plants are found at the site, then project will fully avoid the plants or prior to impacting the plants, the project shall provide to the County and CDFW a mitigation and monitoring plan. At minimum, the plan shall include locations where the seedbank will be placed in suitable habitat adjacent to or at the project site, success criteria, and monitoring activities. The plan shall set forth a minimum 1:1 re-establishment rate (in terms of the number of individual plants impacted, or occupied habitat as determined by the most recent botanical survey). The plan shall identify receiving sites and success criteria to verify successful transplant and or propagation. The project shall obtain necessary permits from CDFW and/or USFWS for any impacts to state and federal listed plants.
- b-c. **Riparian Areas, Wetlands, and Jurisdictional Waters:** The project parcel does not include any jurisdictional waters, wetlands, or riparian habitat and will not have an effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. No impacts to riparian areas, wetlands, or jurisdictional waters are expected.
- d. **Migration Corridors:** Review of the Department of Fish and Wildlife Migratory Deer Herd Maps and General Plan DEIR Exhibit 5.12-7 indicate that the Outside deer herd migration corridor does not extend over the project site. The El Dorado County General Plan does not identify the project site as an Important Biological Corridor (IBC). The submitted biological

resource report did not identify any finds of protected or special status species. There would be no impacts.

- e. **Local Policies:** The project site is not located within the Important Biological Corridor (IBC) overlay or any other local environmental overlays with the goal of preserving and protecting sensitive natural resources within the County. A total of five interior live oak trees occur within the project area and are proposed for removal. None of those five trees are protected by County ordinance (Section 130.39.030 of the County Zoning Code). All five oak trees have a dbh between 6 and 24". Two oak trees will be preserved during construction, but there is a small chance these trees may be affected by project activities such as clearing, grading, and pruning for clearance requirements. Standard avoidance procedures are required to protect the trees during construction activities. There are no other oak trees within the project footprint. Compensatory mitigation will be required for the individual oak trees that will be removed to comply with the Oak Woodland Management Plan. Therefore, any potential impacts would be less than significant.
- f. **Adopted Plans:** No significant impacts to protected species, habitat, wetlands, or oak trees were identified for the proposed project. The project would not conflict with the provisions of an adopted Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The impacts would be less than significant.

**Finding:** As discussed within the biological resources report submitted for the project site, potential impacts to biological resources from the development would be less than significant with adherence to standard county development standards and proposed mitigation measures. 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.

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

## **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:

1. Are associated with the events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Are associated with the lives of persons important in our past;
3. 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
4. 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. **Historical or Archeological Resources.** A Cultural Study completed by SWCA Environmental Consultants in January 2023 included records search completed by North Central Information Center (NCIC) on April 26, 2022, which determined that there is low potential for discovery and disturbance of precontact or historical resources. According to the NCIC records search, the proposed project site may contain a portion of a resource. A previous evaluation found the resource was ineligible in the NRHP. The SWCA concurred with the previous evaluation of ineligibility of the resource in the NRHP. Therefore, no significant cultural resources were identified, and the project would have no effect to historic properties. Impacts would be less than significant.

d. **Human Remains.** A records search was conducted at the North Central Information Center on April 26, 2022. There were no Tribal Cultural Resources (TCRs) identified as existing on the project site. In accordance with the laws of AB 52, seven Tribes: Colfax-Todds Valley Consolidated Tribe, Ione Band of Miwok Indians, Nashville Enterprise Miwok-Maidu-Nishinam Tribe, Shingle Springs Band of Miwok Indians, T'si-Akim Maidu, United Auburn Indian Community of the Auburn Rancheria, Washoe Tribe of California and Nevada, had requested to be notified of proposed projects for consultation in the project area. Consultation notices were sent on April 5, 2023. Staff received a response from the United Auburn Indian Community of the Auburn Rancheria (UAIC) on April 10, 2023, and from the Shingle Springs Band of Miwok Indians on May 1, 2023, both of which were received within a 30-day period from the date of staff's consultation initiation. The Shingle Springs Band requested consultation and UAIC deferred consultation to the Shingle Springs Band. Staff responded with all requested documentation on May 1, 2023. Staff contacted the Shingle Springs Band of Miwok Indians to follow up with the consultation request on four additional dates: September 11, 2023, September 20, 2023, October 4, 2023, and October 10, 2023. In the last letter, staff requested a reply by October 20, 2023. As no response by the tribe was provided, staff closed consultation on October 20, 2023. In the event of human remains discovery during any construction, standard conditions of approval to address accidental discovery of human remains would apply during any grading activities. 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.



<b>VI. GEOLOGY AND SOILS. <i>Would the project:</i></b>				
	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:			X	
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 wastewater disposal systems where sewers are not available for the disposal of wastewater?				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 conducted 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 ground shaking, 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 has been 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, there would be less than significant impact.

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. There would be less than significant impact.

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

iv) All grading activities onsite would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. There would be less than significant impact.

b. **Soil Erosion:** According to the NRCS Web Soil Survey (NRCS 2022), soils in the within the project footprint consist of one soil type—Rescue very stony sandy loam. The Rescue soils occur on gently sloping to very steep uplands and are well-drained with medium to very rapid runoff and moderately slow to slow permeability. Any 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. Impacts would be less than significant. Potential degradation of water quality and soil erosion impacts: If construction will disturb one-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. Regardless of this project, any development would be subject to these standards and requirements. Therefore, this project would have less than significant impact.

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. There would be no impact.

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 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 any future development plans would be required to implement the Seismic construction standards. There would be no impact.

- e. **Septic Capability:** The project does not propose or request private septic sanitation system developments. There would be no impact.

**FINDING:** A review of the soils and geologic conditions on the project site determined that the project would not result in a substantial adverse effect. 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 UBC which would address potential seismic related impacts. Impacts would be less than significant.

<b>VII. GREENHOUSE GAS EMISSIONS. <i>Would the project:</i></b>				
	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<sub>2</sub>), methane (CH<sub>4</sub>) and nitrous oxides (N<sub>2</sub>O). The individual pollutant’s ability to retain infrared radiation represents its “global warming potential” and is expressed in terms of CO<sub>2</sub> equivalents; therefore, CO<sub>2</sub> is the benchmark having a global warming potential of one. Methane has a global warming potential of 21 and thus has a 21 times greater global warming effect per metric ton of CH<sub>4</sub> than CO<sub>2</sub>. Nitrous Oxide has a global warming potential of 310. Emissions are expressed in annual metric tons of CO<sub>2</sub> equivalent units of measure (i.e., MTCO<sub>2e</sub>/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<sub>2</sub> 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<sub>4</sub> 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<sub>2</sub>O 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 seven percent). The remaining sources are waste/landfill (approximately three percent) and agricultural (less than one percent).

## **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.

### ***Federal 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<sub>2</sub> equivalent (MMTCO<sub>2</sub>e) while 1990 levels were estimated at 427 MMTCO<sub>2</sub>e. Setting 427 MMTCO<sub>2</sub>e 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 EDCAQMD’s *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, EDCAQMD 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 San Luis Obispo Air Pollution Control District (SLOAPCD) to determine the significance of GHG emissions.

SLOAPCD 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.

These thresholds are summarized below:

<b>Significance Determination Thresholds</b>	
<b>GHG Emission Source Category</b>	<b>Operational Emissions</b>
Non-stationary Sources	1,150 MTCO <sub>2</sub> e/yr OR 4.9 MT CO <sub>2</sub> e/SP/yr
Stationary Sources	10,000 MTCO <sub>2</sub> e/yr

SP = service population, which is resident population plus employee population of the project

Projects below screening levels identified in Table 1-1 of SLOAPCD’s CEQA Air Quality Handbook (pp. 1-3, SLOAPCD, 2012) are estimated to emit less than the applicable threshold. For projects below the threshold, no further GHG analysis is required.

- a. The proposed project would develop and operate a convenience store, gasoline station, and automatic car wash facility. The site is currently undeveloped. The potential for future construction may involve a small increase in 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. Therefore, this project would have a less than significant impact to GHG production.
- b. Because any future construction-related emissions would be temporary and below the minimum standard for reporting requirements under AB 32, and because any expected ongoing GHG emissions would not change for this development, 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. Therefore, the proposed project would have no impact.

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

<b>VIII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i></b>				
	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?			<b>X</b>	
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?			<b>X</b>	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			<b>X</b>	
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?				<b>X</b>
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?				<b>X</b>
f. For a project within the vicinity of a private airstrip, would the project				<b>X</b>



result in a safety hazard for people residing or working in the project area?				
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

**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 Section 1.1307[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 five 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 project would involve the routine transportation, use, or disposal of hazardous materials such as construction materials, paints, landscaping materials, and automotive soaps, waxes, and polishes. Per a submitted Hazardous Materials SDS (Define), the quantities which would be transported and stored on site have been confirmed to remain below quantities requiring reporting of hazardous substances and are not subject to a Significant New Use Rule. 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-f. **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.
- g. **Emergency Plan:** The project was reviewed by the County Transportation Department for traffic and circulation. The Traffic Impact Study (TIS) - Initial Determination were both waived, and no further transportation studies are required. The proposed project would not impair implementation of any emergency response plan or emergency evacuation plan. Impacts would be less than significant.
- h. **Wildfire Hazards:** The project site is in an area of moderate fire hazard for wildland fire pursuant to Figure 5.8-4 of the 2004 General Plan Draft Environmental Impact Report (EIR). The project site is within El Dorado Hills Fire Protection District for structural fire protection and emergency medical services. With implementation of standard county fire safe requirements and any additional requirements per Fire Authority’s review, impacts would be less than significant.

**FINDING:** For the Hazards and Hazardous Materials category, with the incorporation of standard county requirements, any potential impacts would be less than significant.

<b>IX. HYDROLOGY AND WATER QUALITY.</b> 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?				<b>X</b>
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)?				<b>X</b>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or -off-site?			<b>X</b>	
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or			<b>X</b>	

amount of surface runoff in a manner which would result in flooding on- or off-site?				
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f. Otherwise substantially degrade water quality?			X	
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X	
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X	
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j. Inundation by seiche, tsunami, or mudflow?			X	

**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 one 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.

#### Municipal Stormwater Permitting Program

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 three-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:** No waste discharge would occur as part of the project. Erosion control would be required as part of any future building or grading permit. 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 not be anticipated to violate water quality standards. There would be no impacts.
- 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. The proposed project will not be drilling a well but will utilize El Dorado Irrigation District water service. There is no evidence that the project would 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. There would be no impacts.

c-f. **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. These requirements would be required despite this development project. Therefore, this project would have a less than significant impact.

g-j. **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). The risk of exposure to seiche, tsunami, or mudflows would be remote. 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 building permit review process. This project would not impact the site’s overall ability to develop similar commercial structures per the current parcel configuration. Therefore, there would be a less than significant impact.

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

**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 is located within the Shingle Springs Community Region and is primarily surrounded by similarly zoned CC properties. The project would not conflict with the existing land use pattern in the area or physically divide an established community. Therefore, there would be no impacts.
- b. **Land Use Consistency:** The parcel has a General Plan Land Use Designation of Commercial (C) and zoning designation of CC. The C land use designation provides for a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County. The proposal to develop and operate gas station/convenience store is a "by-right" use and an automatic car wash is compatible with the General Plan land use designation and the zone district, with approval of a CUP. Impacts would be less than significant.
- c. **Habitat Conservation Plan:** The project site is not within the boundaries of an adopted Natural Community Conservation Plan or any other conservation plan. As such, the proposed project would not conflict with an adopted conservation plan. Therefore, there would be no impacts.

**FINDING:** The proposed use of the land would be consistent with the Zoning Ordinance and General Plan. There would be no impact to land use goals or standards resulting from the project. Impacts will be less than significant.

<b>XI. MINERAL RESOURCES. <i>Would the project:</i></b>				
	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?				<b>X</b>
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?				<b>X</b>

**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:** No impacts to mineral resources are expected either directly or indirectly. There would be no impacts to mineral resources.

<b>XII. NOISE.</b> <i>Would the project result in:</i>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			<b>X</b>	
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			<b>X</b>	
c. A substantial permanent increase in ambient noise levels in the project			<b>X</b>	

vicinity above levels existing without the project?				
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise level?				X
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

**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 60 dBA 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 3 dBA, 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.

<b>TABLE 6-2 NOISE LEVEL PERFORMANCE PROTECTION STANDARDS FOR NOISE SENSITIVE LAND USES AFFECTED BY NON-TRANSPORTATION* SOURCES</b>						
<b>Noise Level Descriptor</b>	<b>Daytime 7 a.m. - 7 p.m.</b>		<b>Evening 7 p.m. - 10 p.m.</b>		<b>Night 10 p.m. - 7 a.m.</b>	
	<b>Community/ Rural Centers</b>	<b>Rural Regions</b>	<b>Community/ Rural Centers</b>	<b>Rural Regions</b>	<b>Community/ Rural Centers</b>	<b>Rural Regions</b>
Hourly $L_{eq}$ , dB	55	50	50	45	45	40
Maximum level, dB	70	60	60	55	55	<b>50</b>

- 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. The project would not result in an additional allowance for development above that which is currently allowed per zoning, with adherence to development standards. Therefore, the project is not expected to generate noise levels exceeding the performance standards contained within the Zoning Ordinance. The car wash project would result in less than significant impacts.
- b. **Groundborne Shaking:** The site is currently undeveloped. Any future construction may generate short-term ground borne vibration or shaking events during project construction. Impacts would be less than significant.
- c. **Permanent Noise Increases:** A noise study prepared by Bollard Acoustical Consultants, Inc. on January 25, 2023, evaluated project noise generation including noise from increased traffic as a result of the project, and from the car wash, dryers, and the 12 vacuum stalls proposed. The increased traffic to the site was found to have a negligible increase in overall noise generated. Operational noise levels generated by the dryers and vacuums at the property lines and/or sensitive receptor area are anticipated to range between 33 dBA to 42 dBA depending on the location. These noise projections do not exceed the County’s 45 dBA maximum allowed by County Community Noise Standards. Impacts resulting from the car wash, dryers, and vacuums would be less than significant. Truck circulation noise would be more impactful than noise from other sources; however, truck circulation noise would still be under the allowed noise allowances for both daytime and evening hours. Impacts would be less than significant.
- d. **Short Term Noise:** The construction noise resulting from any future development may result in short-term noise impacts. These activities would require grading and building permits and would be restricted to construction hours. All construction and grading operations would be required to comply with the noise performance standards contained in the General Plan. Impacts would be less than significant.
- e-f. **Aircraft Noise:** The project site is not located within an airport land use plan or within two miles of a public airport or public use airport. There would be no impact.

**FINDING:** As discussed within the acoustical study submitted for the project site, potential noise impacts from the development would be less than significant with adherence to County development standards. 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 noise impacts would be less than significant.

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

**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 subject parcel is currently not zoned or developed for residential uses. The proposed project would provide additional automotive service in the immediate area, but this is not expected to result in a substantial population increase. There would be no impacts.

b. **Housing Displacement:** The parcel of concern is not zoned or developed for residential uses. There would be no housing removed or developed as a result of this car wash development. There would be no impact.



- c. **Replacement Housing:** The proposed project would not result in the provision of additional housing. Given there is no impact to existing housing, the project would not be required to provide replacement housing. There would be no impact.

**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. There would be no impacts.

<b>XIV. PUBLIC SERVICES.</b> <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Fire protection?			X	
b. Police protection?			X	
c. Schools?				X
d. Parks?				X
e. Other government services?			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 two 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 five-acres of developed parklands for every 1,000 residents; or
  - Be inconsistent with County adopted goals, objectives, or policies.
- a. **Fire Protection:** El Dorado County Fire Prevention District provides fire protection to the surrounding vicinity of the site. The project site is located within a Moderate Fire Hazard zone. The project must adhere to applicable requirements for emergency vehicle access including roadway widths and turning radii, fire flow and sprinkler requirements, and vehicle ingress/egress. Compliance with these requirements will assure adequate emergency access and evacuation routes. Impacts would be less than significant with adherence to EDCFPD standard development requirements.
- b. **Police Protection:** Police services would continue to be provided by the El Dorado County Sheriff's Department (EDSO). Ongoing car wash operations or any future construction would not significantly increase demand for law enforcement protection. Impacts would be less than significant.
- c. **Schools:** The project is not expected to result in additional students. There would be no impact.
- d. **Parks.** This project would not result in additional residents and therefore not substantially increase the use of parks and recreational facilities. There would be no impacts.
- e. **Government Services.** There are no government services that would be significantly impacted as a result of the project. Impacts would be less than significant.

**FINDING:** The project would not result in a significant increase of public services to the project. For this Public Services category, there would be no impacts.

<b>XV. RECREATION.</b>				
	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?				<b>X</b>

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?				<b>X</b>
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**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 five 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 two-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 five-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.** The proposed car wash project would not result in additional residential units and would not increase the local population. Therefore, the project would not substantially increase the use of parks and recreational facilities. There would be no impacts.
- b. **Recreational Services.** The project would not include additional recreation services or sites as part of the project. There would be no impacts.

**FINDING:** No significant impacts to open space or park facilities would result as part of the project. There would be no impacts.

<b>XVI. TRANSPORTATION/TRAFFIC.</b> <i>Would the project:</i>				
	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***

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.

El Dorado County Department of Transportation (DOT) adopted VMT screening thresholds through Resolution 141-2020 on October 6, 2020. The County significance threshold is 15%, as recommended by OPR’s Technical Advisory, below baseline for residential projects. There is a presumption of less than significant impact for projects that generate or attract less than 100 trips per day, consistent with OPR’s

determination of projects that generate or attract fewer than 110 trips per day, and further reduced to 100 to remain consistent with the existing thresholds in General Plan Policy TC-Xe. Access to the project site would be provided by existing driveways for each resulting parcel.

**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:** A traffic impact study (TIS) was prepared by Wood Rodgers, analyzing potential trip generation during AM and PM peak hours, as well as potential impacts to Levels of Service (LOS) for seven existing intersections. The TIS found that all intersections would operate within acceptable El Dorado County LOS thresholds. The project is consistent with the County's future Durock Road Realignment, per County DOT standards. The project would not conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Impacts would be less than significant.
- b. **Vehicle Miles Travelled (VMT):** As the project gross square footage is planned to be less than 50,000 square feet, the project may be considered "local-serving retail" and would not be considered a VMT increasing project. Therefore, the Project would not exceed El Dorado County's no net increase threshold for retail land uses. Therefore, the proposed project is exempt from a detailed CEQA transportation analysis Impacts would be less than significant.
- c. **Design Hazards:** The design and location of the project is not anticipated to create any significant hazards. The existing project site is undeveloped. Any future driveway improvements for access to the project would require a grading permit. The El Dorado County DOT reviewed the project and provided no comments or concerns. The impact for design hazards would be less than significant.
- d. **Emergency Access:** The existing project site is undeveloped. Fire Authority and Transportation have confirmed the project would not result in negative impacts or conflicts with emergency access and circulation requirements. 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. 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 project would not exceed the threshold of significance and impacts would be less than significant.

<b>XVII. TRIBAL CULTURAL RESOURCES.</b> <i>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:</i>	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:

- a. 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
- b. 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 TCRs with culturally appropriate dignity, considering 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 records search was conducted at the North Central Information Center on April 26, 2022. There were no Tribal Cultural Resources (TCRs) identified as existing on the project site. In accordance with the laws of AB 52, seven Tribes: Colfax-Todds Valley Consolidated Tribe, Ione Band of Miwok Indians, Nashville Enterprise Miwok-Maidu-Nishinam Tribe, Shingle Springs Band of Miwok Indians, T’si-Akim Maidu, United Auburn Indian Community of the Auburn Rancheria, Washoe Tribe of California and Nevada, had requested to be notified of proposed projects for consultation in the project area. Consultation notices were sent on April 5, 2023. Staff received a response from the United Auburn Indian Community of the Auburn Rancheria (UAIC) on April 10, 2023, and from the Shingle Springs Band of Miwok Indians on May 1, 2023, both of which were received within a 30-day period from the date of staff’s consultation initiation. The Shingle Springs Band requested consultation and UAIC deferred consultation to the Shingle Springs Band. Staff responded with all requested



documentation on May 1, 2023. Staff contacted the Shingle Springs Band of Miwok Indians to follow up with the consultation request on four additional dates: September 11, 2023, September 20, 2023, October 4, 2023, and October 10, 2023. In the last letter, staff requested a reply by October 20, 2023. As no response by the tribe was provided, staff closed consultation on October 20, 2023. In the event of human remains discovery during any construction, standard conditions of approval to address accidental discovery of human remains would apply during any grading activities. Impacts would be less than significant.

**FINDING:** No Tribal Cultural Resources (TCRs) are known to exist on the project site and conditions of approval have been included to ensure protection of TCRs if discovered during future construction activities. As a result, the proposed project would not cause a substantial adverse change to any known TCRs. The impacts would be less than significant.

<b>XVIII. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i></b>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			<b>X</b>	
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			<b>X</b>	
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			<b>X</b>	
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			<b>X</b>	
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			<b>X</b>	

f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g. Comply with federal, state, and local statutes and regulations related to solid waste?			X	

**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 two-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 three-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 two-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. **Wastewater Requirements:** The project would tie into EID’s sanitation services. This development does not propose private sanitation service. There would be a less than significant impact.
- b. **Construction of New Facilities:** Development of the proposed car wash does not require new utility facilities. There would be less than significant impact.
- c. **New Stormwater Facilities:** Any possible drainage facilities needed as a result of this car wash facility would be built in conformance with the County of El Dorado Drainage Manual, as determined by Development Services standards, during the grading and building permit processes. The impacts would be less than significant.
- d. **Sufficient Water Supply:** The proposed project has received a Facilities Improvement Letter from the El Dorado Irrigation District confirming adequate water supply for the proposed use. There would be less than significant impact.
- e. **Adequate Wastewater Capacity:** The project’s FIL confirms adequate wastewater capacity to serve the site. As discussed in (a.), the project will not require sanitation service. There would be less than significant impact.
- f-g. **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. Project impacts would be less than significant.

**FINDING:** No significant utility and service system impacts would be expected with the project, either directly or indirectly. Impacts would be less than significant.

<b>XIV. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:</b>				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a			<b>X</b>	

fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number, or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?				
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. There are no project impacts which will result in significant impacts. With adherence to County permit requirements and mitigation measures as applied, 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 Parcel 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 project would not involve development or changes in land use that would result in an excessive increase in population growth. Impacts due to increased demand for public services associated with the project would be offset by the payment of fees as required by service providers to extend the necessary infrastructure services. The project would not be anticipated to contribute substantially to increased traffic in the area and the project would not require an increase in the wastewater treatment capacity of the County. Due to the types of activities proposed, which have been disclosed in the Project Description and analyzed in Items I through XVIII, there would be no significant impacts anticipated related to agriculture resources, air quality, biological resources, cultural resources, geology/soils, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public

services, recreation, traffic/transportation, or utilities/service systems that would combine with similar effects such that the project's contribution would be cumulatively considerable. For these issue areas, either no impacts, or less than significant impacts would be anticipated.

As outlined and discussed in this document, as conditioned and with compliance to 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 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**

- CAPCOA Guide (August 2010): <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-QuantificationReport-9-14-Final.pdf>
- California Air Resources Board (CARB). (2008). *Climate Change Scoping Plan*. Available at: [http://www.arb.ca.gov/cc/scopingplan/document/adopted\\_scoping\\_plan.pdf](http://www.arb.ca.gov/cc/scopingplan/document/adopted_scoping_plan.pdf)
- California Attorney General's Office. (2010). Addressing Climate Change at the Project Level. Available at: [http://ag.ca.gov/globalwarming/pdf/GW\\_mitigation\\_measures.pdf](http://ag.ca.gov/globalwarming/pdf/GW_mitigation_measures.pdf)
- California Department of Conservation (CDC). (2008). *Farmland Mapping and Monitoring Program: El Dorado County Important Farmland 2008*. Available at: <http://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2008/eld08.pdf>.
- California Department of Conservation (CDC). (2013a). Important Farmland Categories webpage. Available online at: [www.conservation.ca.gov/dlrp/fmmp/mccu/Pages/map\\_categories.aspx](http://www.conservation.ca.gov/dlrp/fmmp/mccu/Pages/map_categories.aspx).
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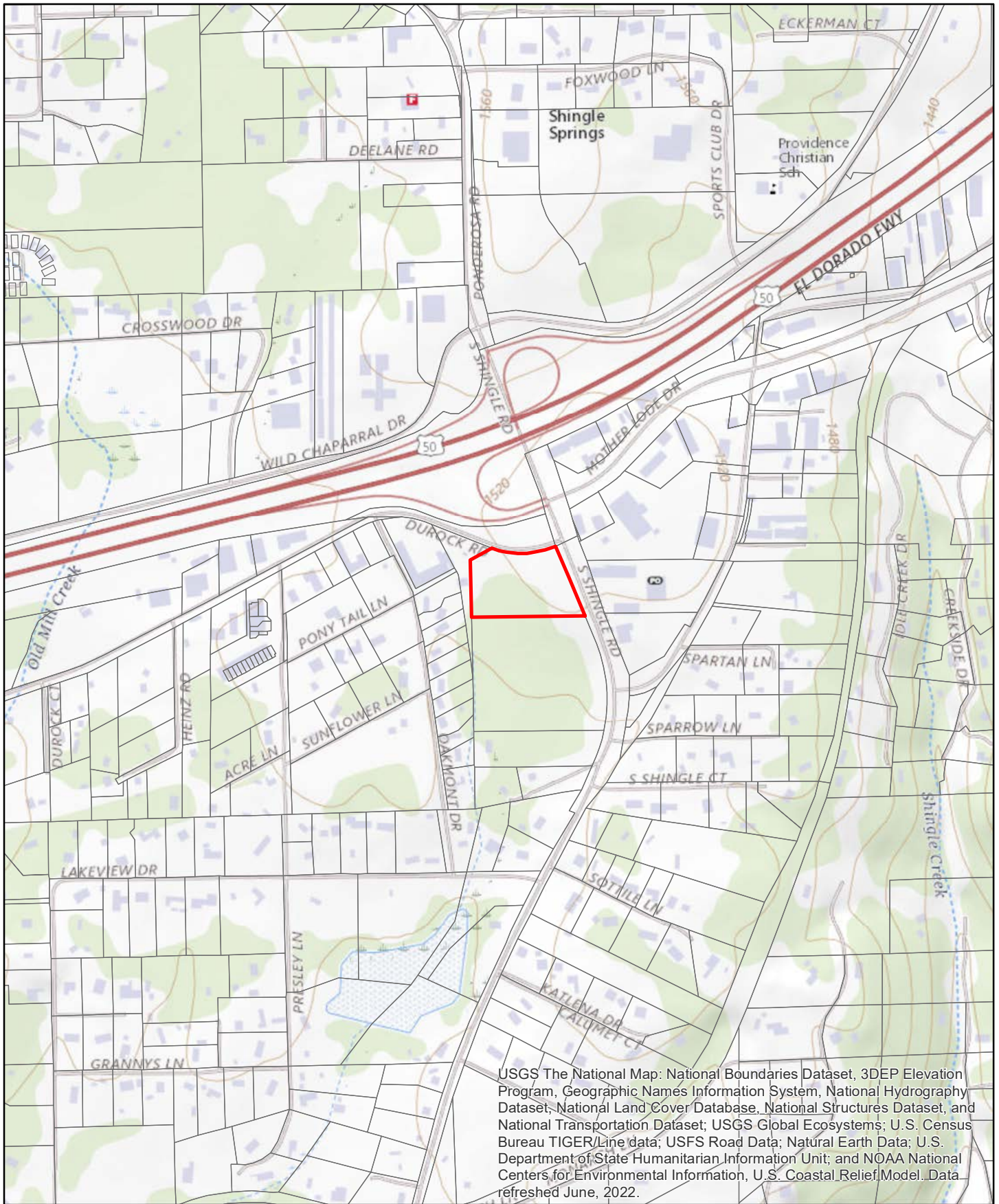
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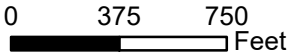
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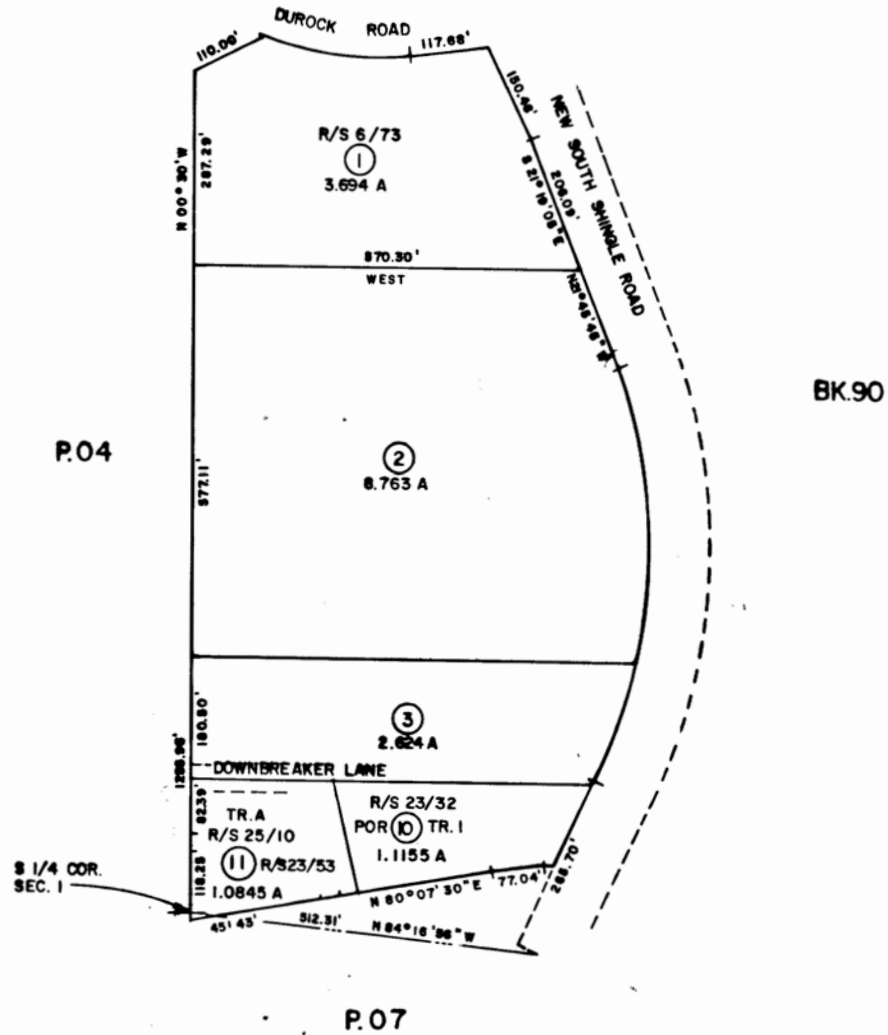
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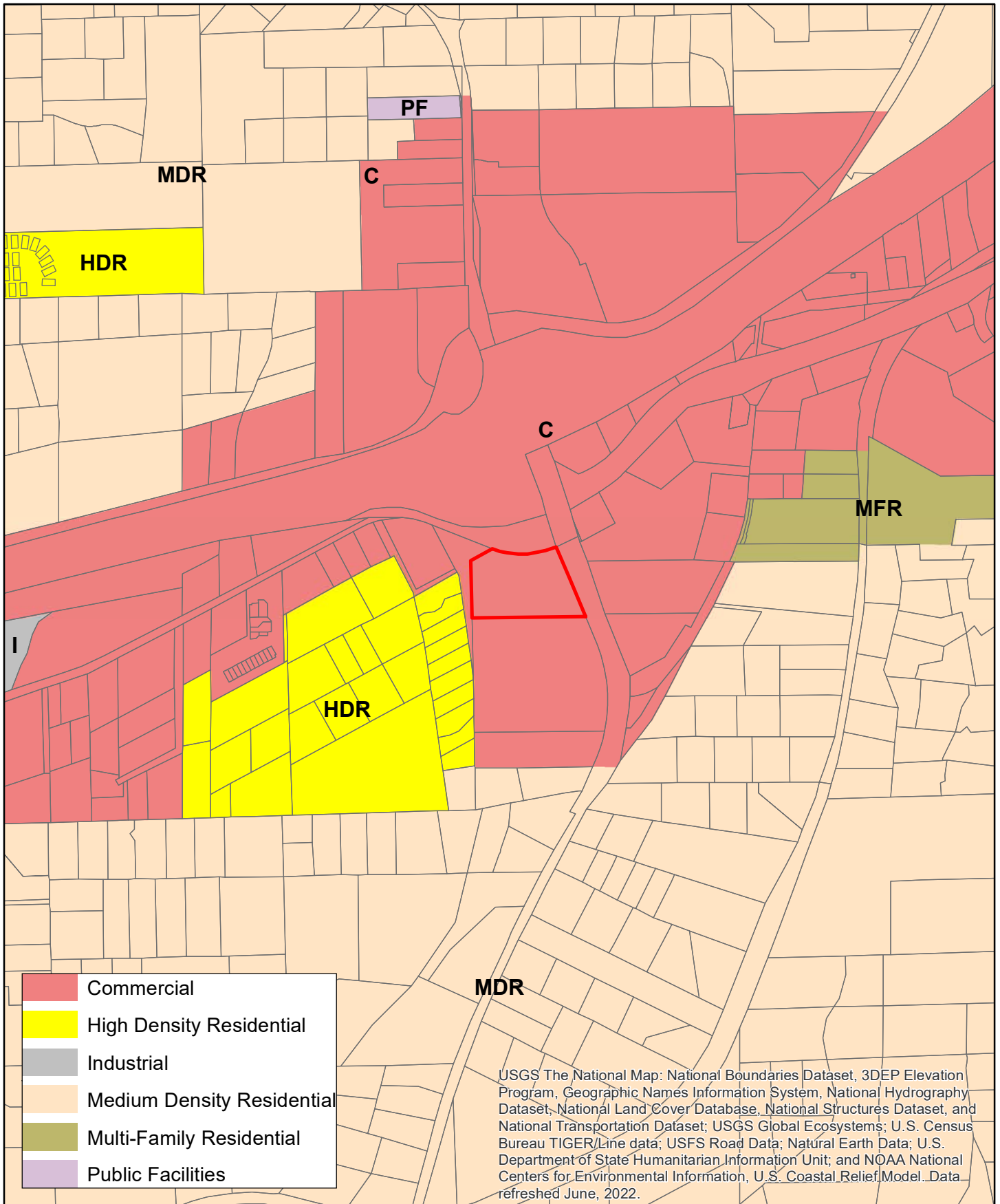




CUP23-0007 Arco AM/PM Attachment B: Assessor's Parcel Map

THIS MAP IS NOT A SURVEY, It is prepared by the El Dorado Co. Assessor's office for assessment purposes only.

NOTE - Assessor's Block Numbers Shown in Ellipses Assessor's Parcel Numbers Shown in Circles



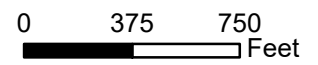
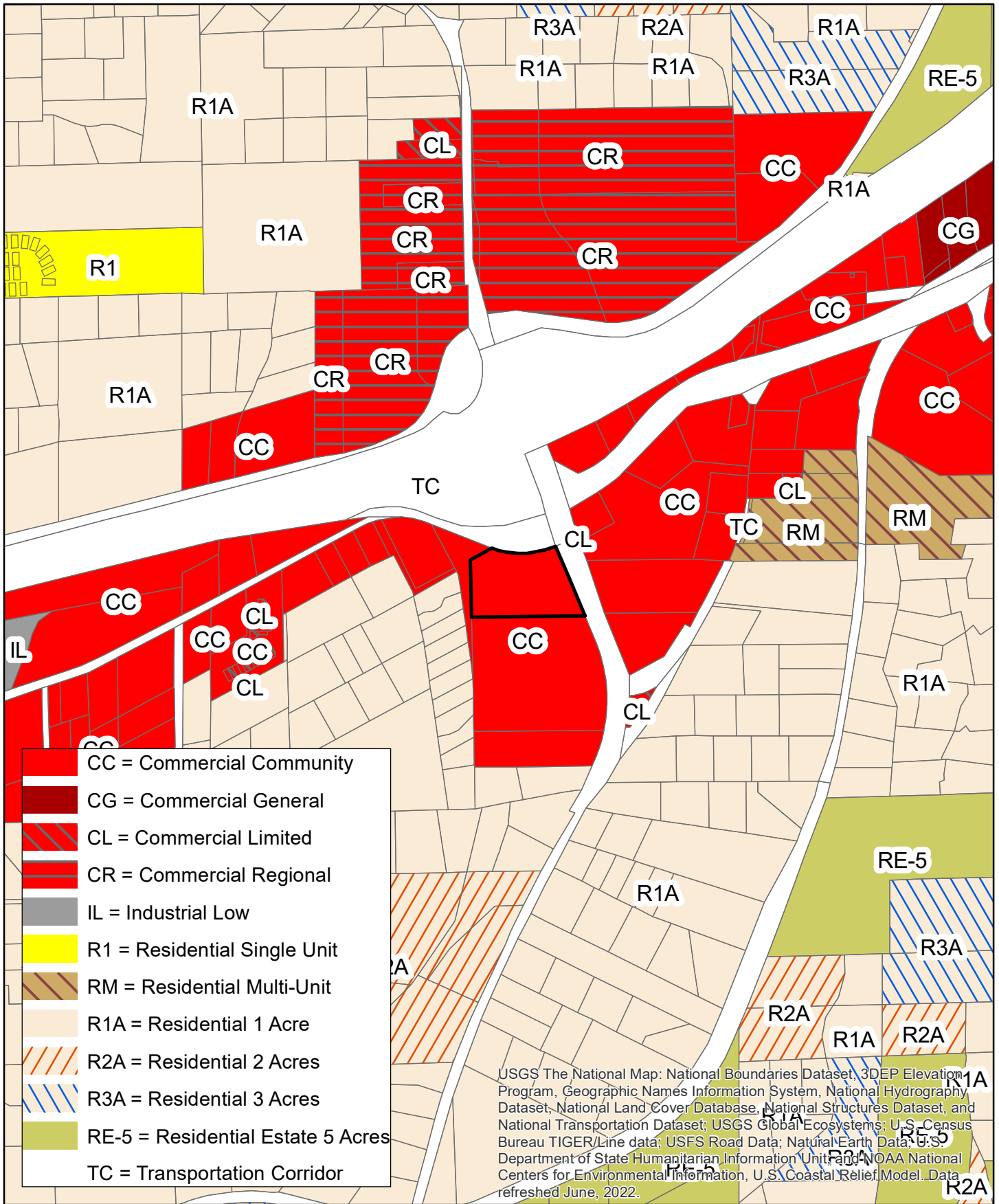
- Commercial
- High Density Residential
- Industrial
- Medium Density Residential
- Multi-Family Residential
- Public Facilities

USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model Data refreshed June, 2022.



0 375 750 Feet





Biological Resources Evaluation  
Report for the ARCO Shingle Springs  
Project, El Dorado County, California

JULY 2022

PREPARED FOR

**Marc Strauch, Strauch Companies**

PREPARED BY

**SWCA Environmental Consultants**



**BIOLOGICAL RESOURCES EVALUATION FOR THE  
ARCO SHINGLE SPRINGS PROJECT,  
EL DORADO COUNTY, CALIFORNIA**

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SWCA Project No. 0072467

July 2022





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## LIST OF ABBREVIATED TERMS

AMM	Avoidance and Minimization Measure(s)
BSA	Biological Survey Area
CDFW	California Department of Fish and Wildlife
CESA	California Endangered Species Act
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CWA	Clean Water Act
FESA	Federal Endangered Species Act
GPS	Global Positioning System
IPaC	Information for Planning and Consultation
MBTA	Migratory Bird Treaty Act
NOAA Fisheries	National Oceanic and Atmospheric Administration's National Marine Fisheries Service
NPPA	Native Plant Protection Act
NRCS	Natural Resources Conservation Service
NWI	National Wetland Inventory
RWQCB	Regional Water Quality Control Board
SSC	Species of Special Concern
U.S.	United States
USACE	United States Army Corps of Engineers
USDA	United States Department of Agriculture
EPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service

# 1 INTRODUCTION

This Biological Resources Technical Report (BRTR) has been prepared by SWCA Environmental Consultants (SWCA) at the request of Marc Strauch. The purpose of this report is to identify sensitive biological resources that may be impacted by the ARCO Shingle Springs Project (project). This BRTR describes the regulatory setting for the project, the methods and results of background research and a reconnaissance-level field survey, and a discussion of the possible permitting implications of the project. SWCA anticipates that this document will be used in support of California Environmental Quality Act (CEQA) compliance and future environmental permitting.

## 2 PROJECT DESCRIPTION

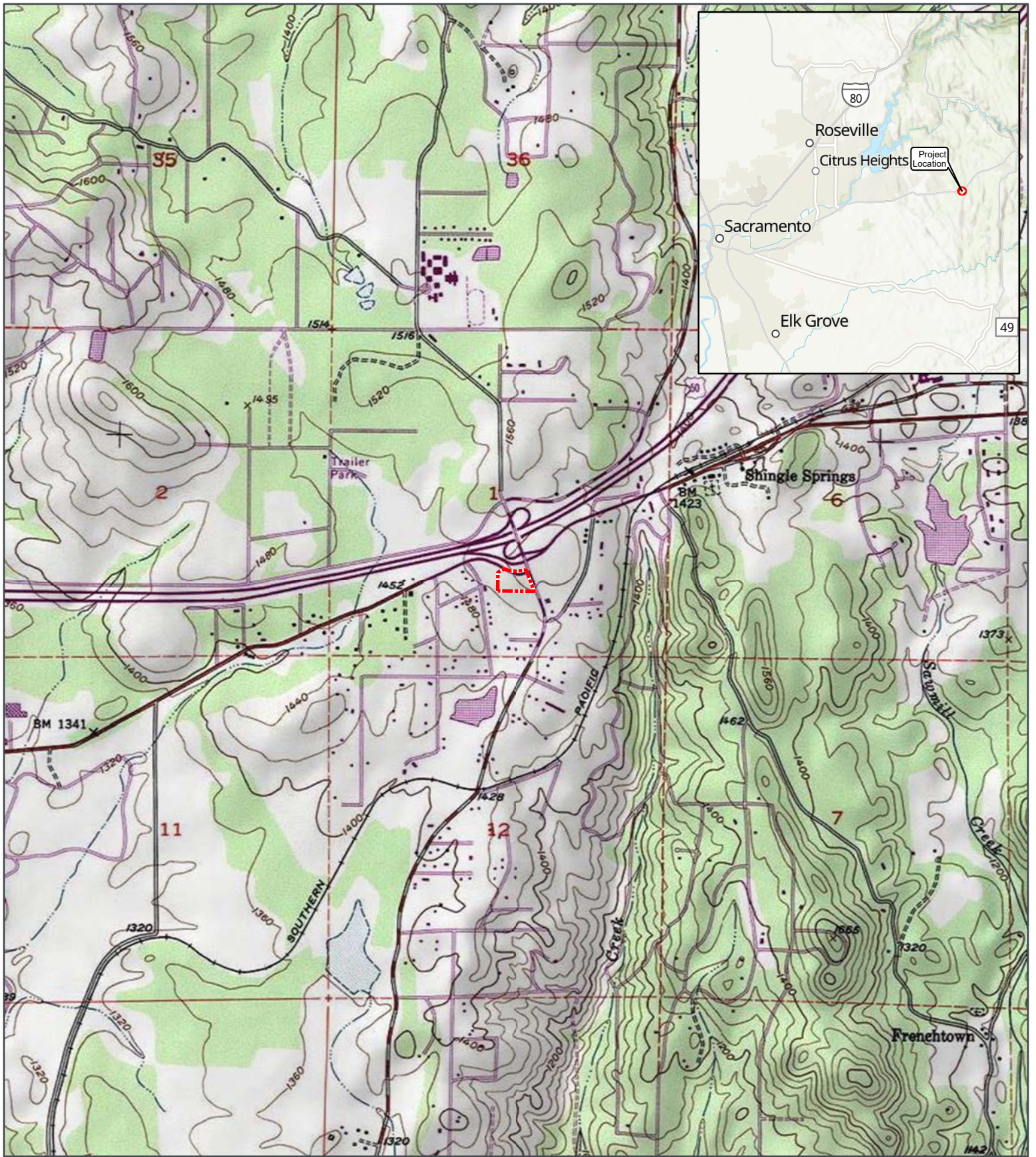
### 2.1 Location

The project is located at 4100 Durock Road in Shingle Springs, El Dorado County, California within the Shingle Springs U.S. Geologic Survey 7.5-minute topographic quadrangle (Figures 1). The project is in township T09N, range R9E, sections 1 and 12, and includes assessor parcel number 109-080-001. The geographic coordinates for the centroid of the project are 38.6604 N, 120.9375 W. The project is located southwest of the intersection of Durock Road and South Shingle Road. The project is bordered to the north by Durock Road and a “park and ride” commuter parking lot, to the east by South Shingle Road and scattered commercial buildings, to the south by mixed coniferous forest, and to the west by mixed residential and commercial buildings (Figure 2).

### 2.2 Project Overview

The project includes the development of a 3,329-square-foot Arco AM/PM gas station with an approximately 4,606 square-foot canopy covering a total of six fueling stations, two underground fuel storage tanks, and an automatic 100-foot-long car wash on a currently undeveloped approximately 3.7-acre parcel. The development will occur on the eastern half of the parcel and the western half will remain undeveloped.





ARCO SHINGLE SPRINGS

 Project Location

**Figure 1.  
Project Location  
Map**

El Dorado County, CA  
 USGS 7.5' Quadrangle:  
 Shingle Springs, CA (1973)  
 T09N, R9E, Sections 1 and 12  
 NAD 1983 California Teale  
 Albers FtUS  
 38.6604°N 120.9375°W

Base Map: USA\_Topo\_Maps  
 ESRI ArcGIS Pro Basemap layer,  
 accessed May 2022  
 Updated: 5/20/2022  
 Project No. 72467  
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 Layout:  
 72467ARCOShingleSpr\_Fig1LocMap



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ARCO SHINGLE SPRINGS

 Biological Study Area (BSA)

**Figure 2.**  
Aerial Photograph

El Dorado County, CA  
NAD 1983 StatePlane California  
II FIPS 0402 Feet  
38.6604°N 120.9375°W



Base Map: World Imagery  
ESRI ArcGIS Pro Basemap layer,  
accessed May 2022  
Updated: 5/20/2022  
Project No. 72467  
Aprx: 72467\_aRCO\_ShingleSprings  
Layout:  
72467ARCOShingleSpr\_Fig2AerialPhoto

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## **3 ENVIRONMENTAL SETTING**

### **3.1 Climate**

The project is located in the Sierra Nevada foothills. Temperatures in the region may vary widely between seasons and are dependent on elevation. Average annual temperatures range from 46 to 77 degrees Fahrenheit (°F). The area receives about 17 inches of precipitation annually during the rainy season (October through May; NOAA 2022).

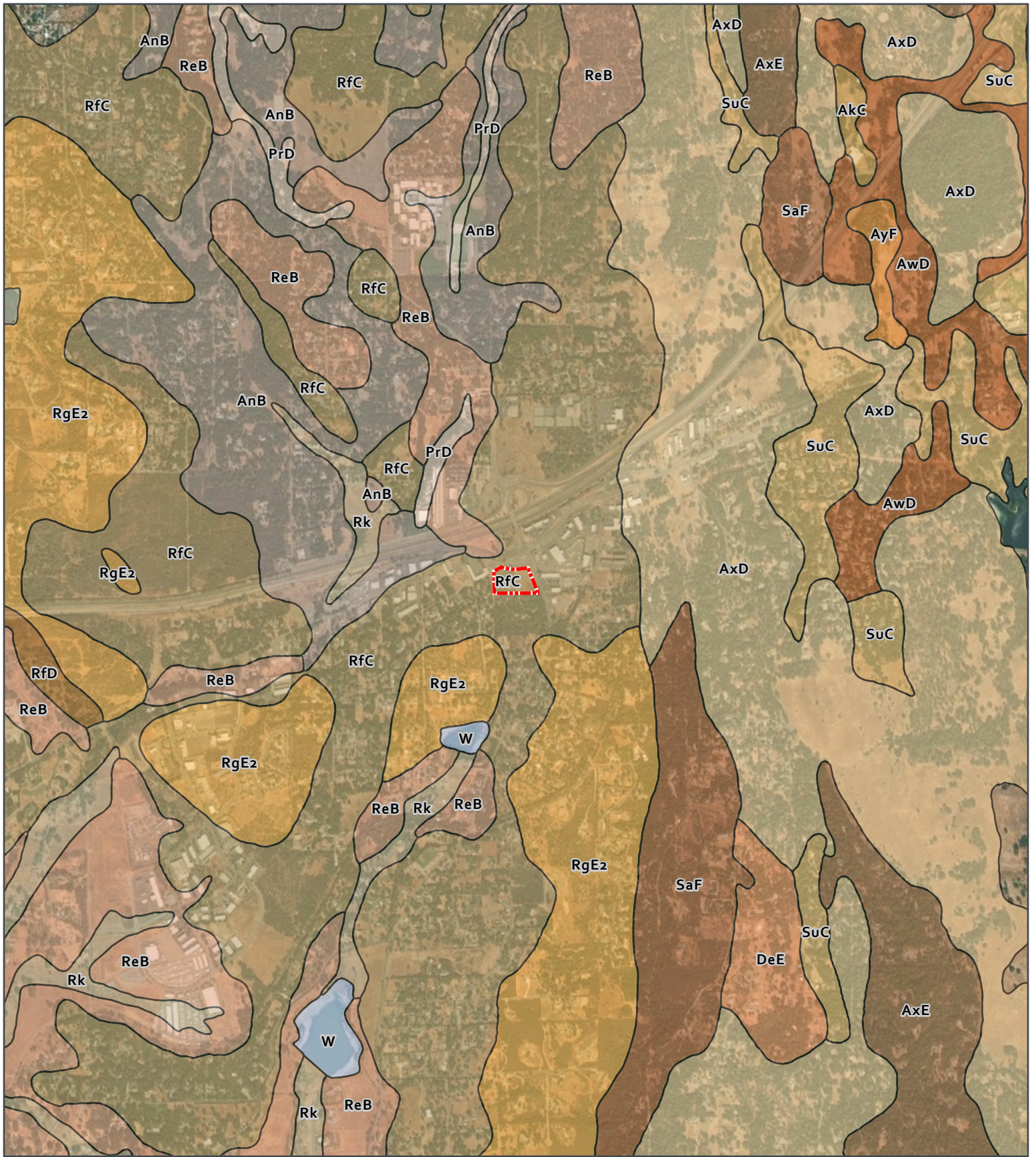
### **3.2 Topography**

The elevation of the project ranges from approximately 1,480 feet to 1,530 feet. The project is located on the western slope within the Sierra Nevada Province. This province encompasses the large mountainous region located east of the Central Valley. The topography within this region consists of a high, rugged multiple scarp east face and a gentle western slope. Deep river canyons are cut into the western slope (CGS 2002).

### **3.3 Soils**


According to the NRCS Web Soil Survey (NRCS 2022), soils in the within the project footprint consist of one soil type—Rescue very stony sandy loam (Figure 3). The Rescue soils are thermic Mollic Haploxeralfs derived from residuum of gabbrodiorite rocks, occur on gently sloping to very steep uplands and are well-drained with medium to very rapid runoff and moderately slow to slow permeability.






ARCO SHINGLE SPRINGS

**Figure 3.  
Soils Map**

 Biological Study Area (BSA)

**Soil Mapping Unit (In BSA)**

 RfC - Rescue very stony sandy loam, 3 to 15 percent slopes

El Dorado County, CA  
NAD 1983 StatePlane California  
II FIPS 0402 Feet  
38.6604°N 120.9375°W

Soils Survey Geographic (SSURGO) database for El Dorado Area, CA, USDA, NRCS  
URL: <http://SoilsData/Mart.nrcs.usda.gov/>  
Aerial Photograph: 27 Feb. 2021  
WV02 Metro Maxar Imagery  
Base Map: World Imagery  
ESRI ArcGIS Pro Basemap layer, accessed May 2022  
Updated: 5/20/2022  
Project No. 72467  
Aprx: 72467\_aRCO\_ShingleSprings  
Layout:



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## **4 REGULATORY SETTING**

### **4.1 Federal**

#### **4.1.1 Clean Water Act**

The Clean Water Act (CWA) is the primary federal law regulating water quality. The implementation of the CWA is the responsibility of the U.S. Environmental Protection Agency (EPA). However, the EPA depends on other agencies, such as the individual states and the U.S. Army Corps of Engineers (USACE), to assist in implementing the CWA. The objective of the CWA is to “restore and maintain the chemical, physical, and biological integrity of the Nation’s waters.” Section 404 and 401 of the CWA apply to activities that would impact waters of the U.S. The USACE enforces Section 404 of the CWA and the California State Water Resources Control Board enforces Section 401, as well as state water laws.

##### **4.1.1.1 SECTION 404**

Section 404 of the CWA prohibits the discharge of dredged or fill material into waters of the U.S. without formal consent from the USACE. On August 31, 2021, the Navigable Waters Protection Rule, which defined waters of the U.S., was vacated and remanded. In accordance with the U.S. Environmental Protection Agency’s (USEPA’s) and USACE’s current guidance, waters of the U.S. should be interpreted as consistent with the pre-2015 regulatory regime until further notice (EPA 2021). A summary of that definition of waters of the U.S. is as follows:

- All waters currently or previously susceptible to use interstate foreign commerce;
- All interstate waters including interstate wetlands;
- Waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, the use, degradation or destruction of which could affect interstate or foreign commerce;
- All impoundments of waters otherwise defined as waters of the U.S. under this definition;
- Tributaries of waters identified in the bullet points above;
- The territorial sea; and
- Wetlands adjacent to waters identified in the preceding bullet points.

Wetlands are defined as those areas “that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions” (33 CFR 328.3(b)).

Projects that minimally affect waters of the U.S. may meet the conditions of one of the existing Nationwide Permits, provided that certain conditions are satisfied. Substantial impacts to waters of the U.S. may require an Individual Permit, which, among other requirements, involves an alternatives analysis to demonstrate why impacts cannot be avoided. A Water Quality Certification or waiver pursuant to Section 401 of the CWA is required for Section 404 permit actions.

##### **4.1.1.2 SECTION 401**

Any applicant for a federal permit to impact waters of the U.S. under Section 404 of the CWA, including Nationwide Permits where pre-construction notification is required, must also provide to the USACE a

certification or waiver from the State of California. The “401 Certification” is provided by the State Water Resources Control Board through the local Regional Water Quality Control Board (RWQCB).

The RWQCB issues and enforces permits for discharge of treated water, landfills, storm-water runoff, filling of any surface waters or wetlands, dredging, agricultural activities and wastewater recycling. The RWQCB recommends the “401 Certification” application be made at the same time that any applications are provided to other agencies, such as the USACE, USFWS, or NOAA Fisheries. The application is not final until completion of environmental review under CEQA. The application to the RWQCB must include:

- a description of the habitat that is being impacted,
- how much habitat is being impacted temporarily and permanently,
- a description of how the impact is proposed to be minimized, and
- mitigation measures with goals, schedules, and performance standards. Mitigation must include a replacement of functions and values, and replacement of wetland. The RWQCB looks for mitigation that is on site and in-kind, with functions and values as good as or better than the water-based habitat that is being removed.

#### **4.1.2 Federal Endangered Species Act**

The Federal Endangered Species Act (FESA) of 1973, as amended, provides the regulatory framework for the protection of plant and animal species (and their associated critical habitats), which are formally listed, proposed for listing, or candidates for listing as endangered or threatened under FESA. FESA has the following four major components: (1) provisions for listing species, (2) requirements for consultation with the United States (U.S.) Fish and Wildlife Service (USFWS) and the National Oceanic and Atmospheric Administration’s National Marine Fisheries Service (NOAA Fisheries), (3) prohibitions against “taking” (i.e., harassing, harming, hunting, shooting, wounding, killing, trapping, capturing, or collecting, or attempting to engage in any such conduct) of listed species, and (4) provisions for permits that allow incidental “take”. Recovery plans and the designation of critical habitat for listed species are defined in FESA.

Under Section 7 of FESA, any federal agency that is authorizing, funding, or carrying out an action that may jeopardize the continued existence of threatened or endangered species listed under the FESA or result in the destruction or adverse modification of critical habitat for these species must consult with the federal agency that oversees the protection of that species, typically the USFWS and/or NOAA Fisheries, depending on the species that may be affected. Non-federal agencies and private entities can seek authorization for take of species listed under Section 10 of FESA, which requires the preparation of a Habitat Conservation Plan.

#### **4.1.3 Migratory Bird Treaty Act**

The U.S. Migratory Bird Treaty Act (MBTA; 16 USC §§ 703 et seq., Title 50 Code of Federal Regulations [CFR] Part 10) states it is “unlawful at any time, by any means or in any manner, to pursue, hunt, take, capture, kill; attempt to take, capture or kill; possess, offer for sale, sell, offer to barter, barter, offer to purchase, purchase, deliver for shipment, ship, export, import, cause to be shipped, exported, or imported, deliver for transportation, transport or cause to be transported, carry or cause to be carried, or receive for shipment, transportation, carriage, or export any migratory bird, any part, nest, or egg of any such bird, or any product, whether or not manufactured, which consists, or is composed in whole or in part, of any such bird or any part, nest or egg thereof...”

The long-standing interpretation was that take that is incidental to otherwise lawful activities was prohibited in addition to intentional take. In 2017 the Department of the Interior Solicitor's Office released Opinion M-37050 which opined that the legal scope of the MBTA applies only to intentional take of migratory birds and that the take of birds resulting from an activity is not prohibited when the underlying purpose of that activity is not to take birds. In February 2020, the USFWS published a proposed rule to codify M-37050. In January 2021, after preparing an Environmental Impact Statement and receiving public comments on the proposed rule, the USFWS published the final rule formalizing this interpretation of the MBTA. As a result, the MBTA was limited to purposeful actions, such as directly and knowingly removing a nest to construct a project, hunting, and poaching, and not to actions resulting in incidental take. However, in May 2021, the USFWS proposed to revoke that rule and return to implementing the MBTA as prohibiting incidental take and applying enforcement discretion, consistent with judicial precedent. In July 2021, the USFWS announced that two economic analysis documents associated with the proposed revocation of the rule were open for public review and comment. The comment period closed on August 19, 2021.

## **4.2 State**

### **4.2.1 California Endangered Species Act**

The California Endangered Species Act (CESA; Fish and Game Code 2050 et seq.) generally parallels the FESA. It establishes the policy of the State to conserve, protect, restore, and enhance threatened or endangered species and their habitats. Section 2080 of the California Fish and Game Code prohibits the take, possession, purchase, sale, and import or export of endangered, threatened, or candidate species, unless otherwise authorized by permit or by the regulations. "Take" is defined in Section 86 of the California Fish and Game Code as to "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill." This definition differs from the definition of "take" under FESA. CESA is administered by the California Department of Fish and Wildlife (CDFW). CESA allows for take incidental to otherwise lawful projects but mandates that State lead agencies consult with the CDFW to ensure that a project would not jeopardize the continued existence of threatened or endangered species.

### **4.2.2 California Environmental Quality Act**

The California Environmental Quality Act (CEQA) (Public Resources Code Sections 21000 et. seq.) requires public agencies to review activities which may affect the quality of the environment so that consideration is given to preventing damage to the environment. When a lead agency issues a permit for development that could affect the environment, it must disclose the potential environmental effects of the project. This is done with an "Initial Study and Negative Declaration" (or Mitigated Negative Declaration) or with an "Environmental Impact Report". Certain classes of projects are exempt from detailed analysis under CEQA.

The CEQA Guidelines Section 15380 define endangered, threatened, and rare species for purposes of CEQA and clarifies that CEQA review extends to other species that are not formally listed under the state or federal Endangered Species Acts but that meet specified criteria. The state maintains a list of sensitive, or "special-status", biological resources, including those listed by the state or federal government or the California Native Plant Society (CNPS) as endangered, threatened, rare or of special concern due to declining populations. During CEQA analysis for a proposed project, the California Natural Diversity Data Base (CNDDB) is usually consulted. CNDDB relies on information provided by the California Department of Fish and Wildlife (CDFW), USFWS, and CNPS, among others. Under CEQA, the lists kept by these and any other widely recognized organizations are considered when determining the impact of a project.

### **4.2.3 Native Plant Protection Act**

The Native Plant Protection Act (NPPA) was created in 1977 with the intent to preserve, protect, and enhance rare and endangered plants in California (California Fish and Game Code sections 1900 to 1913). The NPPA is administered by the CDFW, which has the authority to designate native plants as endangered or rare and to protect them from “take.” The CDFW maintains a list of plant species that have been officially classified as endangered, threatened or rare. These special-status plants have special protection under California law and projects that directly impact them may not qualify for a categorical exemption under CEQA guidelines. With regulation promulgated in 2015, the CDFW may permit impacts to plants designated as rare under the NPPA using the same procedures for threatened, endangered, and candidate plant species protected under the CESA.

### **4.2.4 California Fish and Game Code Sections 1600-1607**

Sections 1600-1607 of the California Fish and Game Code require that a Notification of Lake or Streambed Alteration Agreement (LSAA) 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.” CDFW reviews the proposed actions in the application and, if necessary, prepares a LSAA that includes measures to protect affected fish and wildlife resources, including mitigation for impacts to bats and bat habitat.

### **4.2.5 California Fish and Game Code Sections 3503 and 3513**

Nesting birds, including raptors, are protected under California Fish and Game Code Section 3503, which reads, “It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto.” In addition, under California Fish and Game Code Section 3503.5, “it is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto”. Passerines and non-passerine land birds are further protected under California Fish and Game Code 3513. As such, CDFW typically recommends surveys for nesting birds that could potentially be directly (e.g., actual removal of trees/vegetation) or indirectly (e.g., noise disturbance) impacted by project-related activities. Disturbance during the breeding season could result in the incidental loss of fertile eggs or nestlings, or otherwise lead to nest abandonment. Disturbance that causes nest abandonment and/or loss of reproductive effort is considered “take” by CDFW.

### **4.2.6 California Fish and Game Code Sections 3511, 4700, 5050, and 5515**

The classification of California fully protected (FP) species was the CDFW’s initial effort to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were created for birds, mammals, amphibians and reptiles, and fish. Most of the species on these lists have subsequently been listed under CESA and/or FESA. The Fish and Game Code sections (§3511 for birds, §4700 for mammals, §5050 for amphibian and reptiles, and §5515 for fish) deal with FP species and state that these species “...may not be taken or possessed at any time and no provision of this code or any other law shall be construed to authorize the issuance of permits or licenses to take any fully protected species” (Fish and Game Commission 1998). “Take” of these species may be authorized for necessary scientific research. This language makes the FP designation the strongest and most restrictive regarding the “take” of these species. In 2003, the code sections dealing with FP species were amended to allow the CDFW to authorize take resulting from recovery activities for state-listed species.

#### **4.2.7 California Fish and Game Code Sections 4150-4155**

Sections 4150-4155 of the California Fish and Game Code protects non-game mammals, including bats. Section 4150 states “A mammal occurring naturally in California that is not a game mammal, fully protected mammal, or fur-bearing mammal is a nongame mammal. A non-game mammal may not be taken or possessed except as provided in this code or in accordance with regulations adopted by the commission”. The non-game mammals that may be taken or possessed are primarily those that cause crop or property damage. Bats are classified as a non-game mammal and are protected under California Fish and Game Code.

#### **4.2.8 Porter-Cologne Water Quality Act**

The intent of the Porter-Cologne Water Quality Control Act (Porter-Cologne Act) is to protect water quality and the beneficial uses of water, and it applies to both surface and ground water. Under this law, the State Water Resources Control Board develops statewide water quality plans, and the RWQCBs develop basin plans, which identify beneficial uses, water quality objectives, and implementation plans. The RWQCBs have the primary responsibility to implement the provisions of both statewide and basin plans. Waters regulated under Porter-Cologne, referred to as “waters of the State,” include isolated waters that are not regulated by the USACE. Projects that require a USACE permit, or fall under other federal jurisdiction, and have the potential to impact waters of the State are required to comply with the terms of the Water Quality Certification Program. If a proposed project does not require a federal license or permit, any person discharging, or proposing to discharge, waste (e.g., dirt) to waters of the State must file a Report of Waste Discharge and receive either waste discharge requirements (WDRs) or a waiver to WDRs before beginning the discharge.

### **4.3 Local**

#### **4.3.1 El Dorado County General Plan Conservation Policies**

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

- Objective 7.4.1 of the General Plan states that the County will protect state and federally recognized rare, threatened, or endangered species and their habitats consistent with federal and state laws.
- Policy 7.3.3.4 - Requires developments to have 50-foot setbacks from intermittent features and 100-foot setbacks from perennial waters.
- Policy 7.4.1.1 - The County shall continue to provide for the permanent protection of the eight sensitive plant species known as the Pine Hill endemics and their habitat through the establishment of ecological preserves consistent with County Code Chapter 17.71 and the USFWS’s Gabbro Soil Plants for the Central Sierra Nevada Foothills Recovery Plan (USFWS 2002).
- Policy 7.4.1.5 - Species, habitat, and natural community preservation/conservation strategies shall be prepared to protect special status plant and animal species and natural communities and habitats when discretionary development is proposed on lands with such resources unless it is determined that the resources exist, and either are or can be protected, on public lands or private Natural Resource lands.
- Policy 7.4.1.6 - All development projects involving discretionary review shall be

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

- Policy 7.4.4.4: Identifies impact and mitigation standards for oak canopy on parcels larger than 1 acre with at least 1% canopy cover or smaller than 1 acre with at least 10% canopy cover. The County implements this policy through application of the County Oak Woodland Management Plan.
- Policy 7.5.1.4 - Proposed rare, threatened, or endangered species preserves, as approved by the County Board of Supervisors, shall be designated Ecological Preserve (-EP) overlay on the General Plan land use map.
- Policy 7.4.5.2 - States that it is the County’s policy to preserve native oak trees whenever possible and to that end calls for the preparation and implementation of an Oak Tree Preservation Ordinance. The Ordinance would include a permit process for ministerial, discretionary, and commercial oak tree removal. The Ordinance would identify mitigation for oak tree removal and penalties for noncompliance.

### **4.3.2 *El Dorado County Oak Woodland Management Plan***

Oak woodlands are subject to California Public Resources Code (PRC) §21083.4 and El Dorado County General Plan 7.4.4.4. The County assesses impacts and mitigation for removal of oak woodlands for development projects via application of the El Dorado County Oak Resources Management Plan. Development, as established by the policy, is any structure requiring a building permit or grading activity requiring a grading permit. The plan, adopted in September 2017, regulates oak woodlands and individual oak trees outside of oak woodlands.

### **4.3.3 *El Dorado County Rare Plant Mitigation Area***

The areas that comprise this fee program are:

- Mitigation Area 0 – Lands within an ecological preserve (Approximately 3,450 acres).
- Mitigation Area 1 – Lands outside of Mitigation Area 0, but within the area described as the “rare soils study area” (approximately 36,000 acres) }
- Mitigation Area 2 – Lands outside of Mitigation Areas 0 and 1, but within the service area of the El Dorado Irrigation District, excluding parcels served by wells.

Development projects located in rare plant mitigation areas are required to pay the County rare plant mitigation fee. The County would require the fee regardless of whether any rare plants occur in the BSA or not. Pine Hill is a notable ecological reserve and contains the following eight plants: Stebbins’ morning-glory, Pine Hill ceanothus, Red Hills soaproot, Pine Hill flannelbush, El Dorado bedstraw, Bisbee Peak rush-rose, Layne’s butterweed, and El Dorado County mule ears.

## **5 METHODS**

The biological study area (BSA) consists of the 3.72-acre project site.

## 5.1 Background Research

SWCA performed a literature and database review to identify potential sensitive biological resources that have the potential to occur in the BSA. The database review consisted of a California Natural Diversity Database (CNDDDB) record search for special-status species in the project USGS 7.5-minute quadrangle (Shingle Springs) and the surrounding 8 quads (CDFW 2022b), a CNPS Rare Plant Program Inventory of Rare and Endangered Plants of California record search of the nine USGS 7.5-minute quadrangles surrounding the project site (CNPS 2022), and the USFWS Information for Planning and Consultation (IPaC) (USFWS 2022a).

Other sources reviewed included the following:

- United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey
- USFWS National Wetland Inventory (NWI) (USFWS 2022b)
- The California Natural Communities List (CDFW 2022b)

## 5.2 Biological Survey

SWCA biologists Monica Coll and Alec Villanueva conducted a biological survey of the BSA on April 12, 2022 to evaluate the potential for sensitive biological resources to occur in the BSA. The survey occurred during the published blooming periods of special-status plants with potential to occur in the BSA. The biologists walked meandering transects throughout the BSA. A sub-meter accurate global positioning system (GPS) unit (Geode GNS2 Multi-GNSS 1Hz Receiver) was available to document any biological resources, as needed. The GPS data was collected and refined in ArcGIS Online. The data was then imported into ArcGIS Pro where feature boundaries were completed. Feature boundaries were then overlaid onto a topographic base with 1-foot contours to create Figure 4. Acreages and feature dimensions were calculated using ArcGIS geoprocessing functions.

Wildlife and plant species observed during the survey were recorded (Appendix B). Vegetation was classified and mapped to the alliance or association level using a *Manual of California Vegetation Online* (CNPS 2022). Plant species were identified on sight or with the aid of dichotomous keys in the Jepson eFlora (2022). Natural communities were identified and mapped. Vegetation in these communities was classified according to methods and vegetation alliance membership rules in *A Manual of California Vegetation*, 2nd edition (Sawyer et al. 2009). The CDFW (2022b) California Natural Community List was reviewed to verify vegetation rarity ranks and determine if any sensitive vegetation alliances or associations occur.

Representative photographs depicting existing conditions are included in Appendix D.

## 5.3 Special-Status Species and Natural Communities Evaluated Table

Special-status species and natural communities were identified during background research, evaluated during the biological survey, and analyzed in a table (Appendix C) according to the definitions below.



## 5.4 Definitions

### 5.4.1 *Special-Status Plant Species*

For the purposes of this document, special-status plant species are defined as the following:

- Plants listed or proposed for listing as threatened or endangered under the FESA
- Plants listed, proposed, or candidate for listing as threatened or endangered under the CESA
- Plants considered by the CNPS to be “rare, threatened, or endangered” in California (California Rare Plant Ranks [CRPR] 1A, 1B, 2A, 2B, and 3)
- Plants listed under the NPPA

### 5.4.2 *Special-Status Wildlife Species*

For the purposes of this document, special-status wildlife species are defined as the following:

- Wildlife listed or proposed for listing as threatened or endangered under the FESA
- Wildlife that are candidates for listing as threatened or endangered under the FESA
- Wildlife listed, proposed, or candidate for listing as threatened or endangered under the CESA
- CDFW species of special concern (SSC)
- California fully protected (FP) species

### 5.4.3 *Sensitive Natural Communities*

For the purposes of this document, sensitive natural communities are defined as the following:

- Aquatic (wetland, water, and riparian) communities protected under state and/or federal regulatory programs
- Vegetation alliances and associations with rarity ranking of S1, S2, or S3 (considered sensitive by CDFW).

### 5.4.4 *Species Potential to Occur*

The likelihood that a particular special-status species occurs in the BSA was determined based on natural history parameters including, but not limited to, the species’ range, habitat, foraging needs, migration routes, and reproductive requirements. The following definitions apply:

- *Present* – The species has been documented within the BSA by a reliable observer during recent surveys and habitat has not significantly degraded since the observation (e.g., no habitat removal associated with a development).
- *Likely to occur* – The species has a reasonable to strong likelihood to be present in the BSA as indicated by factors such as habitat quality, proximity to known records, presence of suitable dispersal corridors, etc. The BSA contains suitable habitat and is located within the elevational and geographic ranges of the species.
- *Unlikely to occur* – The species is not likely to occur in the BSA. Potentially suitable habitat is present. The BSA may be outside of the species’ elevational and/or geographic ranges, contain substantially degraded or fragmented habitat, lack recent (i.e., within the last 10 years) occurrence

records within dispersal distance, occur in an area isolated from known populations by barriers to migration/dispersal, and/or contain; predators or invasive species that inhibit survival or occupation.

- *No potential* – The species is not expected to occur in the BSA due to absence of potentially suitable habitat, the location of the BSA substantially outside of the species’ elevational and/or geographic ranges, or the species is restricted to or known to be present only within a specific area outside of the BSA.
- *Absent* – The species was not detected during focused or protocol-level surveys for the project.

Biological resources that were either present or likely to occur in the BSA are discussed in the results section.

## 6 RESULTS

### 6.1 Special-Status Species

#### 6.1.1 *Plants*

The background research resulted in 21 special-status plants that occur within the 9 quads surrounding the BSA, as described in Appendix A. Based on habitat suitability, proximity of recent occurrences, and species’ geographic ranges, 8 of these species are likely to occur in the BSA and are discussed below. The remaining 13 species are unlikely to occur, have no potential to occur, or are absent and will not be discussed further in this document.

##### 6.1.1.1 **STEBBINS’ MORNING GLORY (*CALYSTEGIA STEBBINSII*)**

Stebbins’ morning-glory is endemic to California, listed as endangered under the FESA, and is a California rare plant rank (CRPR) 1B.2 species. It is a perennial rhizomatous herb that prefers serpentine or gabbroic soils in chaparral or cismontane woodlands at select locations in El Dorado and Nevada Counties at elevations ranging from 607 to 3,576 feet. This species blooms from April through July (CNPS 2022; Jepson eFlora 2022).

The closest CNDDDB record occurs approximately 400 feet from the BSA within similar habitat. Multiple CNDDDB records were identified within 1 mile of the BSA during background research. The species was not observed during the April 2022 field survey, however, the proximity of the CNDDDB records indicates a relatively high probability that this species may occur within the southern, forested, portion of the BSA.

##### 6.1.1.2 **CHAPARRAL SEDGE (*CAREX XEROPHILA*)**

Chaparral sedge is a CRPR 1B.2 species. It is a perennial herb that prefers serpentine or gabbroic soils in chaparral or cismontane woodlands, and lower montane coniferous forests in El Dorado, Butte, Yuba, and Nevada Counties at elevations ranging from 1,475 to 2,525 feet. This species blooms from March through June (CNPS 2022; Jepson eFlora 2022).

One CNDDDB record was identified within 1 mile of the BSA within similar habitat. The species was not observed during the April 2022 field survey, however, the proximity of the CNDDDB records indicates a relatively high probability that this species may occur within the southern, forested, portion of the BSA.

### **6.1.1.3 PINE HILL CEANOTHUS (*CEANOTHUS RODERICKII*)**

Pine Hill ceanothus is listed as endangered under the FESA, California state rare, and state protected species (ranked 1B.1). It is a perennial evergreen shrub that prefers serpentine or gabbroic soils in chaparral or cismontane woodlands in El Dorado County at elevations ranging from 804 to 2,067 feet. This species blooms from April through June (CNPS 2022; Jepson eFlora 2022).

Multiple CNDDDB records were identified within 1 mile of the BSA within similar habitat. The species was not observed during the April 2022 field survey, however, the proximity of the CNDDDB records indicates a relatively high probability that this species may occur within the southern, forested, portion of the BSA. Pine Hill ceanothus was successfully identified and in bloom at a reference population nearby in April 2022.

### **6.1.1.4 RED HILLS SOAPROOT (*CHLOROGALUM GRANDIFLORUM*)**

Red Hills soaproot is a California state protected species (ranked 1B.2). It is a perennial bulbiferous herb that prefers serpentine or gabbroic soils in chaparral, lower montane coniferous, or cismontane woodlands in Amador, Butte, Calaveras, Placer, Tuolumne and El Dorado Counties at elevations ranging from 804 to 4,067 feet. This species blooms from May through June (CNPS 2022; Jepson eFlora 2022).

Multiple CNDDDB records were identified within 1 mile of the BSA within similar habitat. The species was not observed during the April 2022 field survey, however, the proximity of the CNDDDB records indicates a relatively high probability that this species may occur within the southern, forested, portion of the BSA.

### **6.1.1.5 BISBEE PEAK RUSH-ROSE (*CROCANTHEMUM SUFFRUTESCENS*)**

Bisbee peak rush-rose is a California state protected species (ranked 3.2). It is a perennial evergreen shrub that prefers gabbroic or Ione soils in chaparral woodlands in Amador, Calaveras, and El Dorado Counties at elevations ranging from 245 to 2,198 feet. This species blooms from April through August (CNPS 2022).

Multiple CNDDDB records were identified within 1 mile of the BSA within similar habitat. The species was not observed during the April 2022 field survey, however, the proximity of the CNDDDB records indicates a relatively high probability that this species may occur within the southern, forested, portion of the BSA.

### **6.1.1.6 EL DORADO BEDSTRAW (*GALIUM CALIFORNICUM* SSP. *SIERRAE*)**

El Dorado bedstraw is listed as endangered under the FESA, California state rare, and state protected species (ranked 1B.2). It is a perennial herb that prefers gabbroic soils in chaparral, lower montane coniferous, or cismontane woodlands in El Dorado County at elevations ranging from 330 to 1,920 feet. This species blooms from March through July (Jepson eFlora 2022); May through June (CNPS 2022).

Multiple CNDDDB records were identified within 1 mile of the BSA within similar habitat. The species was not observed during the April 2022 field survey, however, the proximity of the CNDDDB records indicates a relatively high probability that this species may occur within the southern, forested, portion of the BSA.

### **6.1.1.7 LAYNE’S RAGWORT (*PACKERA =SENECIO LAYNEAE*)**

Layne’s ragwort is listed as threatened under the FESA, California state rare, and state protected species (ranked 1B.2). It is a perennial herb that prefers rocky, serpentine, or gabbroic soils in chaparral or cismontane woodlands in Butte, Placer, Tuolumne, Yuba, and El Dorado Counties at elevations ranging from 650 to 3,560 feet. This species blooms from April through August (CNPS 2022; Jepson eFlora 2022).

Closest CNDDDB record occurs approximately 750 feet from the BSA. Multiple CNDDDB records were identified within 1 mile of the BSA within similar habitat. The species was not observed during the April 2022 field survey, however, the proximity of the CNDDDB records indicates a relatively high probability that this species may occur within the BSA.

### **6.1.1.8 EL DORADO COUNTY MULE EARS (*WYETHIA RETICULATA*)**

El Dorado County mule ears (*Wyethia reticulata*) is a California state protected species (ranked 1B.2). It is a perennial rhizomatous herb that prefers clay or gabbroic soils in chaparral, lower montane coniferous, or cismontane woodlands in Yuba and El Dorado Counties at elevations ranging from 600 to 2,100 feet. This species blooms from April through August (CNPS 2022; Jepson eFlora 2022).

Multiple CNDDDB records were identified within 1 mile of the BSA within similar habitat. The species was not observed during the April 2022 field survey, however, the proximity of the CNDDDB records indicates a relatively high probability that this species may occur within the southern, forested, portion of the BSA.

## **6.1.2 Wildlife**

Based on a CNDDDB query and review of existing literature, 31 special-status wildlife species were identified within the 9-quads surrounding the BSA, as described in Appendix A. None of these species were observed during the field survey.

Of the 31 special-status wildlife species evaluated, no species are likely to occur within the BSA. These species are either unlikely to occur, have no potential to occur, or are absent from the BSA due to a lack of suitable foraging and/or breeding habitat, aestivation habitat, and/or other biotic considerations, or the BSA is outside of the species’ current known range. These species will not be discussed further in this document.

## **6.2 Roosting Bats**

The project area is within the ranges of the pale Townsend’s big-eared bat, small-footed myotis and pallid bat, all species of special concern to the CDFW (CDFW 2022a), as well as those of several other special status bat species. Habitat requirements, range and distribution of bat species in El Dorado County and elsewhere in the state are generally poorly known. Caves, disused buildings, tree cavities, and other structures can provide day and maternity roosts for a variety of colonial bat species (CWHR 2022). No bat roosts or evidence of bat roosts (urine staining or guano) was observed during the reconnaissance-level bat survey for the project. The BSA is dominated by pine trees, which typically don’t support cavities suitable for bat colonies or solitary roosting bats such as red bats, which use tree species with large leaves. The project could provide foraging habitat, but there is no evidence that the BSA supports bat roosts.

## 6.3 Nesting Migratory Birds/Raptors

The BSA contains suitable nesting and foraging habitat for avian species protected under the MBTA and CFGC Sections 3503 and 3513 during the typical nesting season (February 15 to September 15). Suitable nesting and foraging habitats would include the shrubs and trees within and adjacent to the BSA. Nesting activity is unlikely outside of the typical nesting season, although some avian species may forage year-round near the site. Avian species protected by the MBTA and CFGC observed in the BSA during the April 2022 field survey are listed in Appendix B. No nesting birds were observed during the field survey, which occurred during the typical nesting season. No inactive bird nests or raptor nests were observed during the field survey.

## 6.4 Critical Habitat

No critical habitat occurs within the BSA.

## 6.5 Natural Communities and Other Land Covers

### 6.5.1 Natural Communities

#### 6.5.1.1 FOOTHILL PINE WOODLAND

The foothill pine woodland is a mostly closed canopy community dominated by chamise (*Adenostoma fasciculatum*) and gray pines (*Pinus sabiniana*). Gray pine is an evergreen tree that reaches up to 80 feet in height. Gray pine can be found from 500 to 5,000 feet in elevation. Habitats include foothill woodland, northern oak woodland, chaparral. It can also be found in infertile soils in mixed-conifer and hardwood forests. Foothill pine woodland (*Pinus sabiniana* / *Adenostoma fasciculatum*, 87.130.07) is given no special designation by CDFW (CDFW 2022b).

The BSA contains approximately 2.5 acres of foothill pine woodland. This habitat occurs in both the western and southeastern portions of the BSA. The alliance occurs between 1,480 and 1,530 feet in elevation. These areas were classified by the presence of gray pine. Western poison oak (*Toxicodendron diversilobum*), whiteleaf manzanita (*Arctostaphylos viscida*) and toyon (*Heteromeles arbutifolia*) are common in the understory. Bristly dogstail grass (*Cynosurus echinatus*), Italian rye-grass (*Festuca perennis*), and soft brome (*Bromus hordeaceus*) are common in the herb layer. Trash and debris were found scattered throughout this habitat in the BSA.

#### 6.5.1.2 CALIFORNIA ANNUAL GRASSLAND

The BSA contains approximately 0.45 acre of California annual grassland. This habitat occurs in the center of the BSA along the south-facing slope. This community is dominated by nonnative annual grasses. Dominant species present include bristly dogstail grass (*Cynosurus echinatus*), Italian rye grass (*Festuca perennis*), soft brome (*Bromus hordeaceus*), and wild oat (*Avena fatua*). California annual grassland is given no special designation by CDFW (CDFW 2022b).

### 6.5.2 Sensitive Natural Communities

The project site is in El Dorado County Rare Plant Mitigation Area 1, which is defined as the rare plant soils study area. Projects located in the mitigation area are required to pay the County rare plant mitigation fee. The County requires the fee regardless of whether any “Pine Hill Plants” occur in the BSA

or not. The eight Pine Hill Plants are Stebbins' morning-glory, Pine Hill ceanothus, Red Hills soaproot, Pine Hill flannelbush, El Dorado bedstraw, Bisbee Peak rush-rose, Layne's butterweed, and El Dorado County mule ears.

Oak woodlands are protected in El Dorado County, however, oak woodland habitat does not occur in the BSA. Individual oak trees with a dbh greater than 6" are protected by the County. Any oak trees with a dbh greater than 24" are considered significant oak trees and any trees with a dbh greater than 36" are considered heritage oak trees. A description of oak trees present in the BSA is included in Section 6.5.4. The project proposes to remove four oak trees with a dbh greater than 6" but less than 24". The project proposes to remove one significant oak tree. The project does not propose to remove any heritage trees.

There are no other sensitive natural communities identified in the BSA.

### **6.5.3 Other Land Covers**

#### **6.5.3.1 DISTURBED**

The BSA contains approximately 0.77 acre of disturbed area. The disturbed area consists primarily of dirt and gravel. Vegetation, where present, is ruderal and dominated by nonnative forbs including yellow star thistle (*Centaurea solstitialis*), filaree (*Erodium sp.*), vetch (*Coronilla varia*), and milk thistle (*Silybum marianum*). This land cover occurs in the northeastern corner of the BSA along Durock and South Shingle Road. This area is not likely to support special-status species due to the high level of disturbance and human activity.





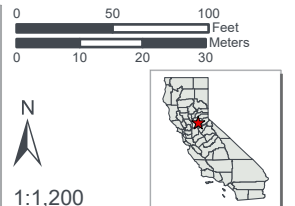
ARCO SHINGLE SPRINGS

**Figure 4.  
Biological  
Resources Map**

- Biological Study Area (BSA)
- California Annual Grassland (CAG)
- Disturbed (DIS)
- Foothill Pine Woodland (FPW)

Biological Community	Acreage
California Annual Grassland (CAG)	0.45
Disturbed (DIS)	0.77
Foothill Pine Woodland (FPW)	2.50
<b>Total Acreage (in BSA)</b>	<b>3.72</b>

El Dorado County, CA  
NAD 1983 StatePlane California  
II FIPS 0402 Feet  
38.6609°N 120.9376°W



Base Map: World Imagery  
ESRI ArcGIS Pro Basemap layer,  
accessed May 2022  
Updated: 5/20/2022  
Project No. 72467  
Aprx: 72467\_aRCC\_ShingleSprings  
Layout:  
72467ARCOShingleSpr\_Fig4BioresMap

1:1,200

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#### **6.5.4 Protected trees**

A total of nine oak trees occurs within or adjacent to the BSA. Six interior live oak trees occur within the BSA and are proposed for removal, two of which occur in the southeastern portion of the BSA and four of which occur in the northwest portion of the BSA. Five of the six trees proposed for removal are protected by the County ordinance. Four of the oak trees have a dbh between 6 and 24". One oak tree has a dbh greater than 24" but smaller than 36".

Two blue oak trees and one heritage-size interior live oak tree occur offsite but have drip lines that extend into the southeastern portion of the BSA. The trees are not proposed for removal. The oak trees that are preserved may be affected by project activities such as clearing, grading, and pruning for clearance requirements. There are no other oak trees within the project footprint. Compensatory mitigation will be required for the individual oak trees that will be removed to comply with the Oak Woodland Management Plan.

### **6.6 Essential Fish Habitat**

There is no designated essential fish habitat within the BSA.

### **6.7 Wetlands/Waters**

There are no wetlands or waters within the BSA.

### **6.8 Migratory Corridors**

A wildlife corridor is a linear landscape element that serves as a linkage between historically connected habitats or landscapes that are otherwise separated (McEuen 1993) and is meant to provide avenues along which wildlife can travel, migrate, and meet mates; plants can propagate; genetic interchange can occur; and populations can move in response to environmental changes and natural disasters (Beir and Loe 1992). The BSA is not within the El Dorado County Important Biological Corridor or any other key wildlife migration corridors. Durock Road to the north and South Shingle Road to the east along with Highway 50 and the established commercial developments would pose a significant barrier for migrating wildlife travelling to the north or east. The BSA is bordered to the west primarily by residential buildings. The BSA does not provide a migratory connection to nearby continuous suitable habitat.

## **7 DISCUSSION**

No waters of the U.S. occur within the BSA, therefore the project is not subject to the Clean Water Act. The project does not impact the bed and bank of a channel or lake, therefore a streambed alteration agreement is not necessary. Special-status species with potential to occur within the BSA are special-status plants and MBTA-covered birds. Preconstruction surveys for nesting birds may be required if tree removal occurs during the nesting season, see AMM 1 below. If the project were to propose the removal of oak trees or ground disturbance within driplines of oak trees and the project requires a discretionary permit, El Dorado County would require tree removal permits, see AMM 2 below. As the project is within El Dorado County Rare Plant Mitigation Area 1, the project is required to consult El Dorado County on mitigation fees, see AMM 3 below.



## 8 AVOIDANCE AND MINIMIZATION MEASURES

The following avoidance and minimization measures (AMMs) are recommended to reduce or eliminate potentially significant biological impacts resulting from the project. In addition to the measures listed below, the project may be required to adhere to the El Dorado County Oak Resources Management Plan.

### 8.1 Species-Specific Measures

1. Nesting birds:

- a. If construction begins outside the 1 February to 31 August breeding season, there will be no need to conduct a preconstruction survey for active bird nests.
- b. If construction will begin during the bird nesting season (1 February through 31 August), then a preconstruction survey for protected nesting birds shall be conducted by a qualified biologist.
- c. The preconstruction survey shall be conducted within 7 days prior to the start of construction. The survey shall cover the Project site and areas within 500 feet for birds-of-prey, and within 100 feet for other (non-bird-of-prey) nests. Inaccessible areas and private lands shall be surveyed from accessible (public) areas with binoculars.
  - i. If no active nest of a bird of prey, MBTA bird, or other CDFW protected bird is found, then no further avoidance and minimization measures are necessary.
  - ii. If active nests are found, they shall be avoided and protected as follows: If a bird-of-prey nest is found, a 500-foot-radius Environmentally Sensitive Area (ESA) shall be established around the nest.
  - iii. If an active nest of another (non-bird-of-prey) bird is found, a 100-foot-radius ESA shall be established around the nest.
- d. Between 1 February and 31 August, if additional vegetation removal is required after construction has started, a survey will be conducted for active nests in the area to be affected.
- e. If a 15-day lapse in construction work occurs during the nesting season, then another preconstruction survey shall be conducted prior to the resumption of work. If an active nest is found, the above measures will be implemented.

2. Oak Resources:

- a. All native oak trees to remain in place within and adjacent to proposed ground disturbances shall be designated as “Environmentally Sensitive Areas” (ESAs) and shall be temporarily fenced with orange plastic construction (exclusion) fencing throughout all grading and construction activities.
  - i. To the extent feasible, the exclusion fencing shall be installed 6 feet outside the dripline of oak trees greater than 6 inches dbh, and shall be staked a minimum of every 6 feet. The fencing is intended to prevent equipment operations in the proximity of protected trees that may compact soil, crush roots, or collide with the tree trunk and/or overhanging branches.
  - ii. El Dorado County may require compensatory mitigation for the oak trees proposed for removal.

3. Rare Plants:

- a. The project would mitigate for disturbance of rare plant habitat via payment of the in-lieu fee identified in the County of El Dorado Zoning Ordinance Title 130, Article 7 Chapter 130.71-Ecological Preserve Fee. The current fee for commercial and industrial development in Mitigation Area 1 is \$0.59 per square foot of development (El Dorado County 2022). The mitigation fee shall be submitted to Planning and Building Department prior to issuance of Building and Grading Permits. The applicant shall submit all in-lieu mitigation fee payment to Planning and Building Department prior to issuance of Building and Grading Permits.
- b. A qualified biologist shall conduct a protocol-level survey during the appropriate bloom time (approximately May or June) focused on the following rare plants: Stebbins' morning glory (*Calystegia stebbinsii*), Pine Hill ceanothus (*Ceanothus roderickii*), red hills soaproot (*Chlorogalum grandiflorum*), Bisbee peak rush-rose (*Crocyanthemum suffrutescens*), El Dorado bedstraw (*Galium californicum* ssp. *sierrae*), (Layne's ragwort (*Packera layneae*), El Dorado County mule ears (*Wyethia reticulata*), or other rare plants species. The survey shall occur within 14 days prior to clearing or grading operations. If no rare plants are observed, a letter report shall be prepared to document the results of the survey, and no additional measures are recommended. If rare plants are found at the site, then project will fully avoid the plants or prior to impacting the plants, the project shall provide to the County and CDFW a mitigation and monitoring plan. At minimum, the plan shall include locations where the seedbank will be placed in suitable habitat adjacent to or at the project site, success criteria, and monitoring activities. The plan shall set forth a minimum 1:1 re-establishment rate (in terms of the number of individual plants impacted, or occupied habitat as determined by the most recent botanical survey). The plan shall identify receiving sites and success criteria to verify successful transplant and or propagation. The project shall obtain necessary permits from CDFW and/or USFWS for any impacts to state and federal listed plants.

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## **APPENDIX A**

### **USFWS Species List, CNDDDB Summary Report, and CNPS Inventory Query**



# United States Department of the Interior



FISH AND WILDLIFE SERVICE  
Sacramento Fish And Wildlife Office  
Federal Building  
2800 Cottage Way, Room W-2605  
Sacramento, CA 95825-1846  
Phone: (916) 414-6600 Fax: (916) 414-6713

In Reply Refer To:  
Project Code: 2022-0025429  
Project Name: ARCO Shingle Springs

March 29, 2022

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

## To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)



(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>

**Migratory Birds:** In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see <https://www.fws.gov/birds/policies-and-regulations.php>.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see <https://www.fws.gov/birds/bird-enthusiasts/threats-to-birds.php>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/birds/policies-and-regulations/executive-orders/e0-13186.php>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

## **Official Species List**

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

### **Sacramento Fish And Wildlife Office**

Federal Building  
2800 Cottage Way, Room W-2605  
Sacramento, CA 95825-1846  
(916) 414-6600

## Project Summary

Project Code: 2022-0025429  
Event Code: None  
Project Name: ARCO Shingle Springs  
Project Type: Commercial Development  
Project Description: Gas station construction  
Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@38.660364900000005,-120.9375554054071,14z>



Counties: El Dorado County, California

## Endangered Species Act Species

There is a total of 8 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries<sup>1</sup>, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

1. [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.

### Amphibians

NAME	STATUS
California Red-legged Frog <i>Rana draytonii</i> There is <b>final</b> critical habitat for this species. The location of the critical habitat is not available. Species profile: <a href="https://ecos.fws.gov/ecp/species/2891">https://ecos.fws.gov/ecp/species/2891</a>	Threatened

### Fishes

NAME	STATUS
Delta Smelt <i>Hypomesus transpacificus</i> There is <b>final</b> critical habitat for this species. The location of the critical habitat is not available. Species profile: <a href="https://ecos.fws.gov/ecp/species/321">https://ecos.fws.gov/ecp/species/321</a>	Threatened

### Insects

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/9743">https://ecos.fws.gov/ecp/species/9743</a>	Candidate

## Flowering Plants

NAME	STATUS
El Dorado Bedstraw <i>Galium californicum ssp. sierrae</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/5209">https://ecos.fws.gov/ecp/species/5209</a>	Endangered
Layne's Butterweed <i>Senecio layneae</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/4062">https://ecos.fws.gov/ecp/species/4062</a>	Threatened
Pine Hill Ceanothus <i>Ceanothus roderickii</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/3293">https://ecos.fws.gov/ecp/species/3293</a>	Endangered
Pine Hill Flannelbush <i>Fremontodendron californicum ssp. decumbens</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/4818">https://ecos.fws.gov/ecp/species/4818</a>	Endangered
Stebbins' Morning-glory <i>Calystegia stebbinsii</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/3991">https://ecos.fws.gov/ecp/species/3991</a>	Endangered

## Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

## **IPaC User Contact Information**

Agency: SWCA Environmental Consultants

Name: Alex Jamal

Address: 6533 Riverside Blvd. Suite C

City: Sacramento

State: CA

Zip: 95831

Email: alex.jamal@swca.com

Phone: 5593591244



# Summary Table Report

## California Department of Fish and Wildlife

### California Natural Diversity Database



**Query Criteria:** Quad (Shingle Springs (3812068) OR Pilot Hill (3812171) OR Coloma (3812078) OR Garden Valley (3812077) OR Placerville (3812067) OR Clarksville (3812161) OR Fiddletown (3812057) OR Lathrop (3712173) OR Folsom SE (3812151))

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Accipiter gentilis</i> northern goshawk	G5 S3	None None	BLM_S-Sensitive CDF_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFS_S-Sensitive	2,600 2,600	433 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Agelaius tricolor</i> tricolored blackbird	G1G2 S1S2	None Threatened	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_EN-Endangered NABCI_RWL-Red Watch List USFWS_BCC-Birds of Conservation Concern	5 1,664	955 S:19	1	1	1	0	3	13	12	7	16	2	1
<i>Allium jepsonii</i> Jepson's onion	G2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive USFS_S-Sensitive	1,175 1,200	26 S:2	1	0	0	0	0	1	0	2	2	0	0
<i>Ambystoma californiense pop. 1</i> California tiger salamander - central California DPS	G2G3 S3	Threatened Threatened	CDFW_WL-Watch List IUCN_VU-Vulnerable	15 15	1265 S:1	0	0	1	0	0	0	1	0	1	0	0
<i>Ammodramus savannarum</i> grasshopper sparrow	G5 S3	None None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	240 240	27 S:1	1	0	0	0	0	0	0	1	1	0	0
<i>Andrena blennospermatis</i> Blennosperma vernal pool andrenid bee	G2 S2	None None		1,235 1,235	15 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Antrozous pallidus</i> pallid bat	G4 S3	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFS_S-Sensitive WBWG_H-High Priority	726 726	420 S:1	0	0	0	0	0	1	0	1	1	0	0





# Summary Table Report

## California Department of Fish and Wildlife

### California Natural Diversity Database



Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Aquila chrysaetos</i> golden eagle	G5 S3	None None	BLM_S-Sensitive CDF_S-Sensitive CDFW_FP-Fully Protected CDFW_WL-Watch List IUCN_LC-Least Concern USFWS_BCC-Birds of Conservation Concern	775 850	324 S:2	0	2	0	0	0	0	0	2	2	0	0
<i>Arctostaphylos nissenana</i> Nissenan manzanita	G1 S1	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive USFS_S-Sensitive	1,600 2,300	13 S:5	0	0	1	1	1	2	3	2	4	1	0
<i>Ardea alba</i> great egret	G5 S4	None None	CDF_S-Sensitive IUCN_LC-Least Concern	350 1,513	43 S:2	0	1	0	0	1	0	1	1	1	1	0
<i>Ardea herodias</i> great blue heron	G5 S4	None None	CDF_S-Sensitive IUCN_LC-Least Concern	350 350	156 S:1	0	0	0	0	1	0	1	0	0	1	0
<i>Athene cunicularia</i> burrowing owl	G4 S3	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFWS_BCC-Birds of Conservation Concern	20 750	2011 S:7	0	0	4	0	0	3	3	4	7	0	0
<i>Atractelmis wawona</i> Wawona riffle beetle	G3 S1S2	None None		2,187 2,187	80 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Balsamorhiza macrolepis</i> big-scale balsamroot	G2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive USFS_S-Sensitive	600 600	51 S:1	0	0	0	0	1	0	1	0	0	1	0
<i>Banksula californica</i> Alabaster Cave harvestman	GH SH	None None		650 650	1 S:1	0	0	0	0	1	0	1	0	0	1	0
<i>Bombus occidentalis</i> western bumble bee	G2G3 S1	None None	USFS_S-Sensitive	25 1,200	306 S:2	0	0	0	0	0	2	2	0	2	0	0
<i>Branchinecta lynchi</i> vernal pool fairy shrimp	G3 S3	Threatened None	IUCN_VU-Vulnerable	180 400	795 S:3	0	0	0	0	0	3	2	1	3	0	0



# Summary Table Report

## California Department of Fish and Wildlife

### California Natural Diversity Database



Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Buteo regalis</i> ferruginous hawk	G4 S3S4	None None	CDFW_WL-Watch List IUCN_LC-Least Concern USFWS_BCC-Birds of Conservation Concern	454 454	107 S:1	0	1	0	0	0	0	0	1	1	0	0
<i>Buteo swainsoni</i> Swainson's hawk	G5 S3	None Threatened	BLM_S-Sensitive IUCN_LC-Least Concern USFWS_BCC-Birds of Conservation Concern	5 400	2541 S:40	6	7	2	1	0	24	19	21	40	0	0
<i>Calystegia stebbinsii</i> Stebbins' morning-glory	G1 S1	Endangered Endangered	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	1,000 1,500	15 S:8	1	1	4	0	2	0	3	5	6	1	1
<i>Calystegia vanzuukiae</i> Van Zuuk's morning-glory	G2Q S2	None None	Rare Plant Rank - 1B.3 BLM_S-Sensitive	2,300 2,300	13 S:1	0	1	0	0	0	0	0	1	1	0	0
<i>Carex cyrtostachya</i> Sierra arching sedge	G2 S2	None None	Rare Plant Rank - 1B.2	2,240 2,240	28 S:1	0	0	1	0	0	0	0	1	1	0	0
<i>Carex xerophila</i> chaparral sedge	G2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive	915 2,000	15 S:7	3	3	0	0	0	1	1	6	7	0	0
<i>Ceanothus roderickii</i> Pine Hill ceanothus	G1 S1	Endangered Rare	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_SBBG-Santa Barbara Botanic Garden	860 2,000	9 S:9	1	2	2	0	0	4	3	6	9	0	0
<i>Central Valley Drainage Hardhead/Squawfish Stream</i> Central Valley Drainage Hardhead/Squawfish Stream	GNR SNR	None None		800 800	11 S:1	0	0	1	0	0	0	1	0	1	0	0
<i>Chlorogalum grandiflorum</i> Red Hills soaproot	G3 S3	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive	1,000 2,408	137 S:14	1	6	4	0	0	3	3	11	14	0	0
<i>Cirsium crassicaule</i> slough thistle	G1 S1	None None	Rare Plant Rank - 1B.1	10 10	18 S:1	0	0	0	0	1	0	1	0	0	1	0



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Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Clarkia biloba ssp. brandegeae</i> Brandegee's clarkia	G4G5T4 S4	None None	Rare Plant Rank - 4.2 SB_UCSC-UC Santa Cruz	471 2,400	89 S:16	1	8	3	0	0	4	2	14	16	0	0
<i>Cosumnoperla hypocreana</i> Cosumnes stripetail	G2 S2	None None		917 1,742	15 S:9	0	0	0	0	0	9	6	3	9	0	0
<i>Crocianthemum suffrutescens</i> Bisbee Peak rush-rose	G2?Q S2?	None None	Rare Plant Rank - 3.2	600 1,800	31 S:16	2	5	4	1	0	4	9	7	16	0	0
<i>Desmocerus californicus dimorphus</i> valley elderberry longhorn beetle	G3T2 S3	Threatened None		8 840	271 S:6	0	0	1	1	0	4	4	2	6	0	0
<i>Elanus leucurus</i> white-tailed kite	G5 S3S4	None None	BLM_S-Sensitive CDFW_FP-Fully Protected IUCN_LC-Least Concern	440 585	180 S:2	0	1	0	0	0	1	1	1	2	0	0
<i>Emys marmorata</i> western pond turtle	G3G4 S3	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_VU-Vulnerable USFS_S-Sensitive	120 2,200	1404 S:13	0	8	2	0	0	3	5	8	13	0	0
<i>Erethizon dorsatum</i> North American porcupine	G5 S3	None None	IUCN_LC-Least Concern	649 1,894	523 S:2	0	0	0	0	0	2	1	1	2	0	0
<i>Eryngium pinnatisectum</i> Tuolumne button-celery	G2 S2	None None	Rare Plant Rank - 1B.2		30 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Eryngium racemosum</i> Delta button-celery	G1 S1	None Endangered	Rare Plant Rank - 1B.1	15 15	26 S:1	0	0	0	0	1	0	1	0	0	1	0
<i>Fremontodendron decumbens</i> Pine Hill flannelbush	G1 S1	Endangered Rare	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_UCBG-UC Botanical Garden at Berkeley	1,400 1,800	12 S:7	1	1	1	0	0	4	4	3	7	0	0



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Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Galium californicum ssp. sierrae</i> El Dorado bedstraw	G5T1 S1	Endangered Rare	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_UCBG-UC Botanical Garden at Berkeley	440 1,945	17 S:17	4	8	0	1	0	4	4	13	17	0	0
<i>Haliaeetus leucocephalus</i> bald eagle	G5 S3	Delisted Endangered	BLM_S-Sensitive CDF_S-Sensitive CDFW_FP-Fully Protected IUCN_LC-Least Concern USFS_S-Sensitive USFWS_BCC-Birds of Conservation Concern	475 1,250	329 S:4	0	2	1	0	0	1	1	3	4	0	0
<i>Horkelia parryi</i> Parry's horkelia	G2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive USFS_S-Sensitive	1,860 2,900	44 S:5	0	3	0	0	0	2	1	4	5	0	0
<i>Hydrochara rickseckeri</i> Ricksecker's water scavenger beetle	G2? S2?	None None		390 390	13 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Lanius ludovicianus</i> loggerhead shrike	G4 S4	None None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFWS_BCC-Birds of Conservation Concern	13 13	110 S:1	0	0	0	0	0	1	0	1	1	0	0
<i>Lasionycteris noctivagans</i> silver-haired bat	G3G4 S3S4	None None	IUCN_LC-Least Concern WBWG_M-Medium Priority	1,000 1,000	139 S:2	1	0	0	0	0	1	1	1	2	0	0
<i>Laterallus jamaicensis</i> California black rail	G3G4T1 S1	None Threatened	BLM_S-Sensitive CDFW_FP-Fully Protected IUCN_NT-Near Threatened NABCI_RWL-Red Watch List USFWS_BCC-Birds of Conservation Concern	550 550	303 S:1	0	0	0	0	0	1	0	1	1	0	0
<i>elospiza melodia</i> song sparrow	G5	None	CDFW_SSC-Species of Special Concern	10 20	92 S:2	0	0	0	0	0	2	2	0	2	0	0



# Summary Table Report

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Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Myotis yumanensis</i> Yuma myotis	G5 S4	None None	BLM_S-Sensitive IUCN_LC-Least Concern WBWG_LM-Low-Medium Priority	993 993	265 S:1	0	1	0	0	0	0	0	1	1	0	0
<i>Oncorhynchus mykiss irideus pop. 11</i> steelhead - Central Valley DPS	G5T2Q S2	Threatened None	AFS_TH-Threatened		31 S:4	0	0	0	2	0	2	0	4	4	0	0
<i>Packera layneae</i> Layne's ragwort	G2 S2	Threatened Rare	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_UCBG-UC Botanical Garden at Berkeley SB_UCSC-UC Santa Cruz	680 2,365	48 S:36	2	12	6	2	2	12	15	21	34	2	0
<i>Pekania pennanti</i> Fisher	G5 S2S3	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern USFS_S-Sensitive	2,000 2,000	555 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Phrynosoma blainvillii</i> coast horned lizard	G3G4 S3S4	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	1,400 1,880	784 S:4	0	0	2	0	0	2	1	3	4	0	0
<i>Rana boylei</i> foothill yellow-legged frog	G3 S3	None Endangered	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_NT-Near Threatened USFS_S-Sensitive	630 1,640	2476 S:10	1	0	0	0	8	1	8	2	2	0	8
<i>Rana draytonii</i> California red-legged frog	G2G3 S2S3	Threatened None	CDFW_SSC-Species of Special Concern IUCN_VU-Vulnerable	485 820	1671 S:2	0	0	1	0	0	1	1	1	2	0	0
<i>Riparia riparia</i> bank swallow	G5 S2	None Threatened	BLM_S-Sensitive IUCN_LC-Least Concern	2,000 2,000	298 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Sagittaria sanfordii</i> Sanford's arrowhead	G3 S3	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive	235 427	126 S:2	1	1	0	0	0	0	0	2	2	0	0



# Summary Table Report

## California Department of Fish and Wildlife

### California Natural Diversity Database






Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
<i>Spea hammondi</i> western spadefoot	G2G3 S3	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_NT-Near Threatened	373 373	1422 S:1	0	0	0	0	0	1	0	1	1	0	0
<i>Spirinchus thaleichthys</i> longfin smelt	G5 S1	Candidate Threatened		10 10	46 S:1	0	0	0	0	0	1	0	1	1	0	0
<i>Sylvilagus bachmani riparius</i> riparian brush rabbit	G5T1 S1	Endangered Endangered		10 15	20 S:11	0	0	4	4	0	3	0	11	11	0	0
<i>Thamnophis gigas</i> giant gartersnake	G2 S2	Threatened Threatened	IUCN_VU-Vulnerable	180 180	373 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Trichocoronis wrightii</i> var. <i>wrightii</i> Wright's trichocoronis	G4T3 S1	None None	Rare Plant Rank - 2B.1	20 20	12 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Tropidocarpum capparideum</i> caper-fruited tropidocarpum	G1 S1	None None	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden USFS_S-Sensitive		20 S:1	0	0	0	0	1	0	1	0	0	1	0
<i>Viburnum ellipticum</i> oval-leaved viburnum	G4G5 S3?	None None	Rare Plant Rank - 2B.3		39 S:1	0	0	0	0	0	1	1	0	1	0	0
<i>Wyethia reticulata</i> El Dorado County mule ears	G2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	400 1,800	25 S:25	4	9	4	1	0	7	6	19	25	0	0
<i>Xanthocephalus xanthocephalus</i> yellow-headed blackbird	G5 S3	None None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	15 15	13 S:1	0	0	0	0	0	1	1	0	1	0	0

### Search Results

17 matches found. Click on scientific name for details

Search Criteria: CRPR is one of [1A:1B:2A:2B] , Quad is one of [3812068:3812171:3812078:3812077:3812067:3812057:3812058:3812151:3812161]

▲ SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	GLOBAL RANK	STATE RANK	CA RARE PLANT RANK	PHOTO
<a href="#"><u>Allium jepsonii</u></a>	Jepson's onion	Alliaceae	perennial bulbiferous herb	Apr-Aug	None	None	G2	S2	1B.2	 © 2019 Steven Perry
<a href="#"><u>Arctostaphylos nissenana</u></a>	Nissenan manzanita	Ericaceae	perennial evergreen shrub	Feb-Mar	None	None	G1	S1	1B.2	No Photo Available
<a href="#"><u>Balsamorhiza macrolepis</u></a>	big-scale balsamroot	Asteraceae	perennial herb	Mar-Jun	None	None	G2	S2	1B.2	 ©1998 Dean Wm. Taylor
<a href="#"><u>Calystegia stebbinsii</u></a>	Stebbins' morning-glory	Convolvulaceae	perennial rhizomatous herb	Apr-Jul	FE	CE	G1	S1	1B.1	No Photo Available
<a href="#"><u>Calystegia vanzuukiae</u></a>	Van Zuurk's morning-glory	Convolvulaceae	perennial rhizomatous herb	May-Aug	None	None	G2Q	S2	1B.3	No Photo Available
<a href="#"><u>Carex cyrtostachya</u></a>	Sierra arching sedge	Cyperaceae	perennial herb	May-Aug	None	None	G2	S2	1B.2	No Photo Available
<a href="#"><u>Carex xerophila</u></a>	chaparral sedge	Cyperaceae	perennial herb	Mar-Jun	None	None	G2	S2	1B.2	No Photo Available
<a href="#"><u>Ceanothus roderickii</u></a>	Pine Hill ceanothus	Rhamnaceae	perennial evergreen shrub	Apr-Jun	FE	CR	G1	S1	1B.1	No Photo Available
<a href="#"><u>Chlorogalum grandiflorum</u></a>	Red Hills soaproot	Agavaceae	perennial bulbiferous herb	May-Jun	None	None	G3	S3	1B.2	No Photo Available
<a href="#"><u>Eryngium pinnatisectum</u></a>	Tuolumne button-celery	Apiaceae	annual/perennial herb	May-Aug	None	None	G2	S2	1B.2	 © 2007 Robert E. Preston, Ph.D.
<a href="#"><u>Fremontodendron decumbens</u></a>	Pine Hill flannelbush	Malvaceae	perennial evergreen shrub	Apr-Jul	FE	CR	G1	S1	1B.2	No Photo Available

<a href="#"><u><i>Galium californicum</i> ssp. <i>sierrae</i></u></a>	El Dorado bedstraw	Rubiaceae	perennial herb	May-Jun	FE	CR	G5T1	S1	1B.2	
										© 2019 John Doyen
<a href="#"><u><i>Horkelia parryi</i></u></a>	Parry's horkelia	Rosaceae	perennial herb	Apr-Sep	None	None	G2	S2	1B.2	
										© 2009 Barry Breckling
<a href="#"><u><i>Packera layneae</i></u></a>	Layne's ragwort	Asteraceae	perennial herb	Apr-Aug	FT	CR	G2	S2	1B.2	No Photo Available
<a href="#"><u><i>Sagittaria sanfordii</i></u></a>	Sanford's arrowhead	Alismataceae	perennial rhizomatous herb (emergent)	May-Oct(Nov)	None	None	G3	S3	1B.2	
										©2013 Debra L. Cook
<a href="#"><u><i>Viburnum ellipticum</i></u></a>	oval-leaved viburnum	Adoxaceae	perennial deciduous shrub	May-Jun	None	None	G4G5	S3?	2B.3	
										© 2006 Tom Engstrom
<a href="#"><u><i>Wyethia reticulata</i></u></a>	El Dorado County mule ears	Asteraceae	perennial herb	Apr-Aug	None	None	G2	S2	1B.2	No Photo Available

Showing 1 to 17 of 17 entries

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## **APPENDIX B**

### **Plant and Wildlife Species Observed**

**Plant Species Observed.**

Family	Scientific Name <sup>1</sup>	Common Name	N/I <sup>2</sup>	Cal-IPC <sup>3</sup>
<b>GYMNOSPERMS</b>				
Pinaceae	<i>Pinus sabiniana</i>	Foothill pine	N	
<b>DICOTS</b>				
Agavaceae	<i>Chlorogalum pomeridianum</i>	Wavy-leafed soap plant	N	
Anacardiaceae	<i>Toxicodendron diversilobum</i>	Poison oak	N	
Asteraceae	<i>Lactuca serriola</i>	Prickly lettuce	I	
	<i>Taraxacum</i> sp.	Dandelion	--	
	<i>Matricaria discoidea</i>	Pineapple weed	I	
	<i>Carduus pycnocephalus</i> ssp. <i>pycnocephalus</i>	Italian thistle	I	Moderate
	<i>Centaurea solstitialis</i>	Yellow star thistle	I	High
	<i>Silybum marianum</i>	Milk thistle	I	Limited
Brassicaceae	<i>Raphanus raphanistrum</i>	Wild radish	I	Limited
Ericaceae	<i>Arctostaphylos viscida</i>	Whiteleaf manzanita	N	
Fabaceae	<i>Lupinus luteus</i>	Butter lupine	N	
	<i>Trifolium hirtum</i>	Rose clover	I	Limited
	<i>Cercis occidentalis</i>	Western redbud	N	
	<i>Coronilla varia</i>	Crown vetch	I	
Fagaceae	<i>Quercus wislizeni</i>	Interior live oak	N	
	<i>Quercus douglasii</i>	Blue oak	N	
Geraniaceae	<i>Erodium cicutarium</i>	Redstem filaree	I	
Lamiaceae	<i>Salvia</i> sp.	Sage	--	
Liliaceae	<i>Calochortus albus</i>	Fairy lantern	N	
Myrsinaceae	<i>Anagallis arvensis</i>	Scarlet pimpernel	I	
Plantaginaceae	<i>Plantago</i> sp.	Plantain	--	
Ranunculaceae	<i>Ranunculus</i> spp.	Buttercup	--	
Rhamnaceae	<i>Ceanothus tomentosus</i>	Woollyleaf ceanothus	N	
Rosaceae	<i>Adenostoma fasciculatum</i>	Chamise	N	
	<i>Heteromeles arbutifolia</i>	Toyon	N	
Vitaceae	<i>Vitis</i> sp.	Grape	--	
<b>MONOCOTS</b>				
Poaceae	<i>Cynosurus echinatus</i>	Bristly dogstail grass	I	Moderate
	<i>Bromus diandrus</i>	Ripgut brome	I	Moderate
	<i>Stipa pulchra</i>	Purple needlegrass	N	
	<i>Festuca perennis</i>	Italian rye-grass	I	Moderate
	<i>Sorghum halepense</i>	Johnson grass	I	
	<i>Bromus hordeaceus</i>	Soft brome	I	Limited
	<i>Avena fatua</i>	Wild oat	I	Moderate
	<i>Briza minor</i>	Lesser quaking-grass	I	
	<i>Elymus caput-medusae</i>	Medusa head	I	High

<sup>1</sup> Nomenclature and taxonomy follow *The Jepson manual: Vascular plants of California*, 2nd ed. (Baldwin et al., eds. 2012).

<sup>2</sup> N = Native to California; I = Introduced.

<sup>3</sup> Negative ecological impact ranking by the California Invasive Plant Council (Cal-IPC 2018).

**Wildlife Species Observed.**

<b>Common Name</b>	<b>Scientific Name</b>
<b>BIRDS</b>	
American goldfinch	<i>Spinus tristis</i>
Anna's hummingbird	<i>Calypte anna</i>
California scrub jay	<i>Apelocoma californica</i>
Oak titmouse	<i>Baeolophus inornatus</i>
House finch	<i>Carpodacus mexicanus</i>
<b>MAMMALS</b>	
Gray squirrel	<i>Sciurus griseus</i>

## **APPENDIX C**

### **Special Status Species Evaluated Table**

Special-Status Species/ Common Name	Federal Status <sup>a</sup>	State Status <sup>a</sup>	Source	Habitat Requirements	Potential to Occur within the Study Area?
<b>Invertebrates</b>					
<i>Bombus crotchii</i> Crotch bumble bee	--	C	2	Inhabits open grassland and scrub habitats. Primarily nests underground. Generalist foragers that visit a wide variety of flowering plants including plants in the Fabaceae, Apocynaceae, Asteraceae, Lamiaceae, and Boraginaceae. Requires floral resources distributed over the spring, summer, and fall. Isolated patches of habitat are not sufficient to fully support bumble bee populations. Historically common in the Central Valley, now considered extirpated from the northernmost part of the Valley, and nearly absent from near Arbuckle, south (Hatfield et al. 2014; Xerces 2018).	No potential. The BSA and surrounding landscape are heavily disturbed and lack sufficient floral resources.
<i>Branchinecta lynchi</i> Vernal pool fairy shrimp	T, CH	--	1, 2	Occurs in vernal pools or vernal pool-like habitats. Does not occur in riverine contexts or in permanent waters. Found in 28 counties across the Central Valley and coast ranges of CA, and in southern OR. Most commonly found in small (< 0.05 ac), clear to tea-colored vernal pools with mud, grass, or basalt bottoms in unplowed grasslands (USFWS 2005).	No potential. Suitable habitat is absent from the BSA. No wetlands or vernal pools were identified during the survey.
<i>Danaus plexippus plexippus</i> Monarch butterfly	C	--	1	The western population of the monarch butterfly typically breeds and forages west of the Rocky Mtns in the spring and summer and migrates to generational overwintering sites in wooded groves along the CA coast in the late summer and fall. Milkweeds ( <i>Asclepias</i> spp.) are obligate larval host plants. Overwintering habitats are tree groves that occur within 1.5 mi of the coast or San Francisco Bay area, where proximity to large water bodies moderates temperature fluctuations. Suitable groves have temperatures above freezing, high humidity, dappled sunlight, access to water and nectar, and protection from high winds and storms. Monarchs will select the native Monterey pine, Monterey cypress, western sycamore, and other native tree species when they are available, but will also utilize nonnative eucalyptus species if other optimal habitat conditions are met (WAFWA 2019).	Unlikely to occur. The BSA is not located within the coastal ranges commonly associated with overwintering habitat. No milkweed species, the obligate host plants, Migrating individuals may rest / forage on any blooming flowers present within the grassland portion of the BSA.
<i>Desmocerus californicus dimorphus</i> Valley elderberry longhorn beetle	T, CH	--	1, 2	Requires an elderberry shrub ( <i>Sambucus nigra</i> sp. <i>caerulea</i> or <i>Sambucus racemosa</i> var. <i>racemosa</i> ) as a host plant (USFWS 2014). Females lay their eggs on the bark of elderberry, and larvae hatch and burrow into the stems and feed on the pith (USFWS 2006). Occurs throughout the Central Valley, from approximately Shasta to Madera Counties. Their range includes the valley floor and lower foothills below 500 ft in elevation (USFWS 2017a). The elderberry stems must be greater than 1.0 inches in diameter to support larvae (USFWS 1999).	No potential. No elderberry shrubs (suitable habitat) were identified within the BSA.

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<b>Fish</b>					
<i>Hypomesus transpacificus</i> Delta smelt	T, CH	E	1, 2	Euryhaline (tolerant of a wide salinity range) species that is confined to the San Francisco Estuary, principally in the Delta and Suisun Bay. They occur in the Delta primarily below Isleton on the Sacramento River side and below Mossdale on the San Joaquin River side. They are found seasonally throughout Suisun Bay and in small numbers in larger sloughs of Suisun marsh. They move into sloughs and channels of the western Delta (e.g., Lindsey Slough) when spawning (mainly March-April). Can be washed into San Pablo Bay during high-outflow periods, but do not establish permanent populations there (Moyle 2002).	No potential. The BSA is located outside of the known geographic range of this species and the BSA lacks aquatic habitat.
<i>Oncorhynchus mykiss</i> California Central Valley steelhead DPS	T, CH	--	1, 2	Anadromous salmonid that spawns in small tributaries on coarse gravel beds in riffle areas (Busby et al. 1996). Once thought extirpated from the San Joaquin Basin (Moyle 2002). Now potentially widespread throughout accessible streams and rivers in the Central Valley, including known populations or observations in Deer and Mill creeks in Tehama County, the Yuba, Stanislaus, Mokelumne, Calaveras, Tuolumne, and Merced rivers, and other streams (NMFS 2014).	No potential. There are no streams or rivers within the BSA. The BSA is not in critical habitat.
<i>Spirinchus thaleichthys</i> Longfin smelt	C	T	2	Spawns from November to June in freshwater over sandy-gravel substrates, rocks, or aquatic plants. After hatching, larvae move up into surface waters and are transported downstream into brackish-water nursery areas. In the San Francisco estuary, longfin smelt are usually found downstream of Rio Vista on the Sacramento River and from the vicinity of Medford Island downstream on the San Joaquin River. They are occasionally found upstream of these locations (Moyle 2002).	No potential. There are no streams or rivers within the BSA. The BSA is not in critical habitat.
<b>Amphibians</b>					
<i>Ambystoma californiense</i> California tiger salamander, Central California DPS	T, CH	T	1, 2	Occurs in grassland, oak savannah, and edges of mixed woodland and lower elevation coniferous forest. Spends much time underground in mammal burrows. The Central California DPS occurs in Alameda, Amador, Calaveras, Contra Costa, Fresno, Kern, Kings, Madera, Mariposa, Merced, Monterey, Sacramento, San Benito, San Mateo, San Joaquin, San Luis Obispo, Santa Clara, Santa Cruz, Stanislaus, Solano, Tulare, Tuolumne, and Yolo Counties. Optimum breeding habitat is ephemeral and dries down for at least 30 days before rains start in August or September, to avoid predators from establishing populations. These ponds include vernal pools, livestock ponds and other modified ephemeral and permanent ponds (USFWS 2017b). Still, they require long-lasting vernal pools to complete larval development lasting 10+ weeks (Jennings and Hayes 1994).	No potential. The BSA is outside the CWHR range, predicted habitat, and connectivity modeling for this species. The BSA lacks aquatic habitat. The BSA is not located in critical habitat.
<i>Rana boylei</i> Foothill yellow-legged frog	--	E	2	Found in or near rocky streams in a variety of habitats, including valley-foothill hardwood, valley-foothill hardwood-conifer, valley-foothill riparian, Ponderosa pine, mixed conifer, coastal scrub, mixed chaparral, and wet meadows. Egg clusters are attached to gravel or rocks in moving water near stream margins. This species is rarely encountered (even on rainy nights) far from permanent water. Its elevation range extends from near sea level to 6,370 ft in the Sierra (CWHR 2020).	No potential. The BSA lacks aquatic habitat. No streams or wetlands present within the BSA.

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<i>Rana draytonii</i> California red-legged frog	T, CH	SSC	1,2	Inhabits quiet pools of streams, marshes, and occasionally ponds with dense, shrubby, or emergent vegetation. Requires permanent or nearly permanent pools for larval development (CWHR 2022; USFWS 2002). Known from near sea level to approximately 5,200 ft, though nearly all sightings have occurred below 3,500 ft. Extirpated from the floor of the Central Valley (USFWS 2002).	No potential. The BSA lacks aquatic habitat. No suitable streams or wetlands present within or near the BSA. The nearest CNDDDB record is located 7.75 miles southeast of the BSA.
<i>Spea (Scaphiopus) hammondi</i> Western spadefoot	--	SSC	2	Ranges throughout the Central Valley and adjacent foothills. Occurs primarily in grasslands, but occasionally occurs in valley-foothill hardwood woodlands (CWHR 2022). Primarily found in the lowlands frequenting washes, floodplains of rivers, alluvial fans, playas, and alkali flats. Prefers areas of open vegetation and short grasses with sandy or gravelly soil (Stebbins 2003). Spends most of the year in underground burrows up to 36 inches deep, which they generally construct themselves. Breeding and egg laying occur almost exclusively in shallow, temporary pools formed by heavy winter rains (CWHR 2022).	No potential. The BSA is outside of this species' range. No streams or wetlands present within the BSA. No suitable habitat (washes, playas, alluvial fans or floodplains) is present within the BSA.
<b>Reptiles</b>					
<i>Emys marmorata</i> Western pond turtle	--	SSC	2	Highly aquatic species found in a broad range of aquatic habitats including rivers and streams, permanent lakes, ponds, reservoirs, settling ponds, marshes, and other inundated wetlands. May use brackish, semi-permanent, or ephemeral features when inundated. Requires basking sites and loose soil in surrounding uplands suitable for nest excavation. Eggs are typically laid in spring and early summer in nests located within 330 ft of water. Eggs hatch in the fall, but hatchlings often remain in the nest through the first winter, emerging the following spring. Adults remain active year-round in warmer climates. In colder climates, adults overwinter in upland burrows safe from high winter flows. Occurs throughout non-desert CA from sea level to 6,700 ft. Isolated populations are known from the Mojave, Susan, Truckee, and Carson rivers, and the Klamath Basin (Thomson et al. 2016).	No potential. The BSA lacks aquatic habitat. No streams or wetlands present within or near the BSA.
<i>Phrynosoma blainvillii</i> Coast horned lizard	--	SSC	2	Occurs in valley-foothill hardwood, conifer and riparian habitats, as well as in pine-cypress, juniper and annual grassland habitats, especially sandy areas, washes, flood plains and wind-blown deposits. Needs loose soil for cover and reproduction. Occurs in the Sierra Nevada foothills from Butte County to Kern County, and throughout the central and southern California coast. Found up to 4,000 ft in the northern end of its range and 6,000 ft in the southern end (CWHR 2022).	Unlikely to occur. One CNDDDB record (2005) is located 1.1 mile from the BSA boundary. The majority of the BSA is heavily disturbed. Loose soils that would provide cover are not present within the BSA.

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<i>Thamnophis gigas</i> Giant garter snake	T	T	1, 2	Endemic to the wetlands of the Sacramento and San Joaquin valleys, inhabiting the tule marshes and seasonal wetlands created by overbank flooding of the rivers and streams. Requires 1) freshwater aquatic habitat with protective emergent vegetative cover that allows foraging; 2) upland habitat near the aquatic habitat that can be used for thermoregulation and summer shelter in burrows; and 3) upland refugia that serve as winter hibernacula (USFWS 2017c).	No potential. The BSA is outside of species' known range. The BSA lacks aquatic habitat. No streams or wetlands present within the BSA.
<b>Birds</b>					
<i>Accipiter gentilis</i> Northern goshawk	SC	SSC	1, 2	Breeds in the North Coast Ranges, Sierra Nevada, Klamath, Cascade, and Warner Mountains. Also breeds in the Piños, San Jacinto, San Bernardino, and White mountains. Remains yearlong in breeding areas as an uncommon resident. Prefers middle and higher elevations in mature, dense conifer forests. Habitat requirements include meadows and riparian habitat. Casual in winter along north coast, throughout foothills, and in northern deserts, where it may be found in pinyon-juniper and low-elevation riparian habitats. Usually nests near water on north slopes in the densest parts of vegetation stands, staying close to openings (CWHR 2022). In the westside Ponderosa pine zone, northern goshawks are known to nest down to approximately 2,500 feet. Nest stands consistently have larger trees, greater canopy cover, and relatively more open understories than stands lacking nests (Shuford and Gardali 2008). Goshawks generally do not nest near areas of human habitation or paved roads (USFWS 2001). Nesting sites are of concern to CDFW (2022).	No potential. The BSA is located significantly outside of the species' preferred elevational range.
<i>Agelaius tricolor</i> Tricolored blackbird	--	T	2	Forages on ground in cropland, grassland, and on pond edges. Nests near freshwater, prefers emergent marsh of dense cattails or tules, but also nests in thickets of willow and blackberry. Highly colonial. Nesting area must be large enough to support a minimum colony of about 50 pairs (CWHR 2022). Nesting colonies are of concern to CDFW (2022b).	No potential. The BSA lacks aquatic habitat, and therefore suitable nesting habitat. No streams or wetlands present within the BSA.
<i>Ammodramus savannarum</i> Grasshopper sparrow	--	SSC	2	An uncommon local summer resident and breeder in foothills and lowlands west of the Cascade-Sierra Nevada crest from Mendocino and Trinity Counties, south to San Diego County. Occurs in dry, dense grasslands, especially with scattered shrubs for sitting perches. A thick cover of grasses and forbs is essential for concealment. Nests are built of grasses and forbs in slight depressions in ground hidden by a clump of grasses or forbs. Usually nests solitarily from early April to mid-July. May form semi-colonial breeding groups of 3-12 pairs (CWHR 2022).	Unlikely to occur. BSA lacks suitable habitat.



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<i>Aquila chrysaetos</i> Golden eagle	--	FP	2	Uncommon permanent resident and migrant throughout CA, except in the central portion of the Central Valley. Ranges from sea level up to 11,500 ft (Grinnell and Miller 1944). Typically inhabits rolling foothills, mountainous areas, sage-juniper flats, and deserts. Uses secluded cliffs with overhanging ledges and large trees for cover. Nest on cliffs of all heights and in large trees in open areas. Rugged, open habitats with canyons and escarpments are used most frequently for nesting. Needs open terrain for hunting (CWHR 2022).	No potential. BSA lacks suitable open foraging habitat and large trees. No eagle nests observed during biological surveys.
<i>Athene cunicularia</i> Burrowing owl	--	SSC	2	Yearlong resident of open, dry grassland and desert habitat, and in grass, forb, and open shrub stages of pinyon-juniper and Ponderosa pine habitats. Uses small mammal burrows, often those of ground squirrels, for roosting and nesting cover (CWHR 2022). Burrowing sites and some wintering sites are of concern to CDFW (2022).	No potential. The BSA is located outside of this species' preferred range. There is no suitable open habitat within the BSA.
<i>Buteo regalis</i> Ferruginous hawk	SC	SSC	1, 2	Forages in large, open tracts of grasslands, sparse scrubland, and deserts. Frequents open grasslands, sagebrush flats, desert scrub, low foothills and surrounding valleys, and fringes of pinyon-juniper habitats. A winter resident of the Modoc Plateau, Central Valley, Coast Ranges, and deserts. This species is not known to breed in CA (CWHR 2022). Wintering sites are of concern to CDFW (2022).	No potential. Only marginal foraging habitat is present within the BSA. Open grassland within the BSA is limited and local development and traffic poses a risk to foraging activities.
<i>Buteo swainsoni</i> Swainson's hawk	--	T	2	Uncommon breeding resident and migrant in the Central Valley, Klamath Basin, Northeastern Plateau, Lassen Counties, and Mojave Desert. Nests in stands with few trees in juniper-sage flats, in riparian areas, and in oak savannahs in the Central Valley. Forages in adjacent grasslands or suitable grain or alfalfa fields, and livestock pastures. Feeds on small birds, rodents, mammals, reptiles, large arthropods, amphibians, and, rarely, fish (CWHR 2022). Nesting sites are of concern to CDFW (2022).	No potential. Only marginal foraging habitat is present within the BSA. Open grassland within the BSA is limited and local development and traffic poses a risk to foraging activities.
<i>Elanus leucurus</i> White-tailed kite	--	FP	2	Occurs in coastal and valley lowlands in agricultural areas, and in herbaceous and open stages of most habitats. Nests in groves of dense, broad-leafed deciduous trees, near open foraging area (CWHR 2022). Nesting sites are of concern to CDFW (2022).	Unlikely to occur. Only marginal foraging habitat is present within the BSA. Open grassland within the BSA is limited and local development and traffic poses a risk to foraging activities.

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<i>Haliaeetus leucocephalus</i> Bald eagle	--	FP, E	2	Occurs along coasts, rivers, and large, deep lakes and reservoirs in California. Nests mostly in Butte, Lake, Lassen, Modoc, Plumas, Shasta, Siskiyou, and Trinity Counties. More widespread as a winter migrant. Requires large bodies of water or free flowing rivers with abundant fish and perching sites. Nests in large old growth and dominant live trees with open branchwork. Favors ponderosa pine (CWHR 2022). Nesting and wintering sites are of concern to CDFW (2022).	No potential. No suitable habitat for nesting or foraging within the BSA. No large waterways or waterbodies are present in the immediate vicinity.
<i>Lanius ludovicianus</i> Loggerhead shrike	SC	SSC	1	A common resident and winter visitor in lowlands and foothills throughout CA. Prefers open habitats with scattered shrubs, trees, posts, fences, utility lines, or other perches. Highest densities occur in open-canopied valley foothill hardwood, valley foothill hardwood-conifer, valley foothill riparian, pinyon-juniper, desert riparian, and Joshua tree habitats. Nests on a stable branch in a densely-foliaged shrub or tree 1.3 to 50 ft above ground (CWHR 2022). Nesting sites are of concern to CDFW (2022).	Unlikely to occur. Only marginal foraging habitat is present within the BSA. Open grassland within the BSA is limited and local development and traffic poses a risk to foraging activities.
<i>Laterallus jamaicensis coturniculus</i> California black rail	--	T, FP	2	Inhabits saline, brackish, and freshwater emergent wetlands in the Bay Area, Sacramento-San Joaquin Delta, the Salton Sea, the lower Colorado River, a few locations in coastal southern CA, and the northern Sierra foothills of Butte, Nevada, Placer, and Yuba Counties. Typically found in the immediate vicinity of tidal sloughs near the upper limit of tidal flooding in tidal emergent wetlands dominated by pickleweed and in brackish marshes supporting bulrushes in association with pickleweed. In freshwater areas, generally found in marshes dominated by bulrush, cattail, or saltgrass (CWHR 2022). Water regime is a critical habitat factor; black rails are often found in wetlands with perennial standing or flowing water. Black rails use wetland zones with shallower water than other North American rails, generally less than 1.2 in. Wetlands in the Sacramento Valley managed for waterfowl or rice typically lack sufficient shallow water habitat (Richmond et al. 2010).	No potential. The BSA is outside this species' preferred range. Only marginal foraging habitat is present within the BSA. Open grassland within the BSA is limited and local development and traffic poses a risk to foraging activities.
<i>Melospiza melodia</i> Song sparrow, "Modesto Population"	--	SSC	2	A year-round resident that prefers emergent freshwater marshes dominated by tules and cattails as well as riparian willow thickets. Modesto song sparrows also nest in riparian forests of valley oak with sufficient understory of blackberry, along vegetated irrigation canals and levees, and in recently planted valley oak restoration sites. Endemic to CA, with established populations in the Sacramento Valley, Sacramento-San Joaquin River Delta, and northern San Joaquin Valley. The Modesto song sparrow thrives where extensive wetlands remain. Most abundant in the Butte Sink area of the Sacramento Valley and in the Sacramento-San Joaquin River Delta. Immediately adjacent to the Butte Sink, song sparrows breed in sparsely vegetated irrigation canals, although they are almost entirely absent from the main stem and tributaries of the Sacramento River north of Sacramento (Shuford and Gardali 2008).	No potential. Suitable habitat for nesting does not occur within the BSA. No riparian or wetland habitats present.

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<i>Riparia riparia</i> Bank swallow	--	T	2	Found primarily west of California's deserts in riparian and other lowland habitats during the spring-fall period. In summer, restricted to riparian, lacustrine, and coastal areas with vertical banks, bluffs, and cliffs with fine textured sandy soils, into which it digs nesting holes. Approximately 75% of the breeding population in CA occurs along banks of the Sacramento and Feather Rivers in the northern Central Valley. Other colonies are known from the central coast from Monterey to San Mateo Counties, and in northeastern CA in Shasta, Siskiyou, Lassen, Plumas, and Modoc Counties. Breeding colonies can have between 10 and 1,500, but typically between 100 and 200, nesting pairs (CWHR 2022). Nesting sites are of concern to CDFW (2022).	No potential. The BSA does not contain riparian lowland habitats or coastal areas. No suitable nesting habitat occurs within the BSA.
<i>Xanthocephalus xanthocephalus</i> Yellow-headed blackbird	--	SSC	2	Breeds commonly, but locally, east of Cascade Range and Sierra Nevada, in the Central Valley, and selectively in Imperial and Colorado River valleys in southern California. Nests, roosts, and does much foraging in fresh emergent wetland. Also feeds along shorelines and in open fields. Nests in deep and densely vegetated fresh emergent wetland, often along borders of lakes or ponds. Uncommon winter resident in the Central Valley as much of the breeding population migrates south to winter. Breeds mid-April to late July. Usually nests in large colonies with nests somewhat closely scattered (CWHR 2022).	No potential. No wetland, riparian, or coastal habitat is present within BSA.
<b>Mammals</b>					
<i>Antrozous pallidus</i> Pallid bat	--	SSC	2	Occurs in open, dry habitats with rocky areas for roosting. Day roosts in caves, crevices, mines, and sometimes in buildings and hollow trees that protect them from high temperatures. Night roosts may be more open, such as porches and open buildings. Sensitive to roosting site disturbance. Occurs throughout CA except in the high Sierra Nevada from Shasta to Kern Counties, and the northwest corner of CA from Del Norte and western Siskiyou Counties. to northern Mendocino County (CWHR 2022).	Unlikely to occur. Only marginal summer foraging habitat is present within the BSA. Limited foraging habitat present within the BSA.
<i>Pekania pennanti</i> Fisher	E	T	1, 2	Uncommon permanent resident of Sierra Nevada, Cascades, Klamath Mountains, and the north Coast Range. Occurs above 3,200 ft in the Sierra Nevada and Cascades (Jameson and Peeters 2004). Prefers coniferous or deciduous riparian habitats with intermediate to large trees and closed canopies. Canopy closure must be greater than 50% to be suitable habitat. Dens in a variety of protected cavities, brush piles, logs, and upturned trees. Hollow logs, trees, and snags are especially important. Active yearlong, mostly nocturnal and crepuscular. Young born February through May (CWHR 2022). The southern Sierra Evolutionarily Significant Unit (ESU; defined as south of the Merced River) is listed threatened by CA, and fishers elsewhere as SSC. Today, fisher distribution in CA is represented by two populations: northwestern California and the southern Sierra Nevada. Fishers apparently no longer inhabit the area between the Pit River in the northern Sierra Nevada/Cascades to the Merced Tuolumne River in the southern Sierra Nevada (USFWS 2020).	No potential. BSA is outside of species' preferred habitat range. The BSA contains no riparian habitat and no suitable secluded den sites. Local disturbance and development would likely deter fishers from establishing den sites or foraging sites in this area.

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<i>Sylvilagus bachmani riparius</i> Riparian brush rabbit	E	E	2	Found in brushy understory of Valley riparian forests. Habitat has a mix of roses, blackberries, marsh baccharis, and grape vines, with high volumes of roses and coyote bushes. Prefers fewer willows in the canopy and understory. Tunnels through vegetation (USFWS 1998). The only known extant populations of this subspecies are located in Caswell Memorial State Park, San Joaquin River National Wildlife Refuge, and near the confluence of the San Joaquin River and Old River in Lathrop (Bonham 2020).	No potential. BSA is located outside of species' known population ranges. Baccharis, manzanita, and poison oak dominated the observed understory. No riparian habitat was observed.
<b>Plants</b>		/ CNPS <sup>d</sup>			
<i>Allium jepsonii</i> Jepson's onion	--	--/ 1B.2	2	Bulbiferous herb found in serpentine or volcanic soils in chaparral, cismontane woodland, and lower montane coniferous forest from 984 to 4,331 ft. Known from Butte, El Dorado, Placer, and Tuolumne Counties. Blooms May through July (Jepson eFlora 2022); April through August (CNPS 2022).	Unlikely to occur. BSA soils are heavily disturbed and overtaken by nonnative vegetation. No CNDDDB records were identified within 1 mile of the BSA during background research.
<i>Arctostaphylos nissenana</i> Nissenan manzanita	--	--/ 1B.2	2	Perennial evergreen shrub found in rocky closed-coned coniferous forest, chaparral, and woodland from 1,476 to 5,414 ft. Known from El Dorado, Placer, and Tuolumne Counties. Blooms February through March (CNPS 2022; Jepson eFlora 2022).	Unlikely to occur. BSA soils are heavily disturbed and overtaken by nonnative vegetation. No CNDDDB records were identified within 1 mile of the BSA during background research.
<i>Balsamorhiza macrolepis</i> Big-scale balsamroot	--	--/ 1B.2	2	Perennial herb found in chaparral, cismontane woodland, and valley and foothill grassland, sometimes on serpentine soils, from 295 to 5,102 ft. Known from the Bay Area, Sacramento Valley, and Sierra foothills. Blooms March through June (CNPS 2022); March through July (Jepson eFlora 2020).	Unlikely to occur. BSA soils are heavily disturbed and overtaken by nonnative vegetation. No CNDDDB records were identified within 1 mile of the BSA during background research.

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<i>Calystegia stebbinsii</i> Stebbins' morning-glory	E	E/ 1B.1	2	Perennial rhizomatous herb found in serpentine or gabbroic soils in openings in chaparral and cismontane woodland from 607 to 3,576 ft. Known from El Dorado and Nevada Counties. Blooms April through July (CNPS 2022; Jepson eFlora 2022).	Likely to occur. Closest CNDDDB record approximately 400 feet from the BSA in similar habitat. Multiple CNDDDB records were identified within 1 mile of the BSA during background research.
<i>Calystegia vanzuukiae</i> Van Zuuk's morning-glory	--	--/1B.3	2	A perennial rhizomatous herb found in gabbro or serpentine soils in chaparral or cismontane woodland from 1,640 ft. to 3,870 ft. Blooms from May through August (CNPS 2022).	No potential. BSA soils are heavily disturbed and overtaken by nonnative vegetation. No CNDDDB records were identified within 1 mile of the BSA during background research. BSA is not located within species' preferred elevation range.
<i>Carex cyrtostachya</i> Sierra arching sedge	--	--/1B.2	2	Perennial herb found in mesic lower montane coniferous forest, meadows and seeps, marshes and swamps, and riparian forest margins from 2,000 to 4,460 ft. Known from Butte, El Dorado, and Yuba Counties. Blooms May through August (CNPS 2022).	No potential. BSA soils are heavily disturbed and overtaken by nonnative vegetation. BSA is not located within species' preferred elevation range and lacks mesic habitat.
<i>Carex xerophila</i> Chaparral sedge	--	--/1B.2	2	Perennial herb found in serpentine or gabbroic soils in chaparral, cismontane woodland, and lower montane coniferous forests from 1,475 to 2,525 ft. Known from Butte, El Dorado, Nevada, and Yuba Counties. Blooms from March through June (CNPS 2022; Jepson eFlora).	Likely to occur. One CNDDDB record occurs within approximately 1 mile of BSA in similar habitat.
<i>Ceanothus roderickii</i> Pine Hill ceanothus	E	R/ 1B.1	2	Perennial evergreen shrub found on serpentine or gabbroic soils in chaparral and cismontane woodland from 804 to 2,067 ft. Known from less than 10 occurrences in El Dorado Counties. Blooms March through June (Jepson eFlora 2020); April through June (CNPS 2020).	Likely to occur. CNDDDB records occur within approximately 1 mile of BSA in similar habitat.

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<i>Chlorogalum grandiflorum</i> Red Hills soaproot	--	--/1B.2	2	Perennial bulbiferous herb found in serpentine, gabbroic, and other soils in chaparral, cismontane woodland, and lower montane coniferous forest from 804 to 4,067 ft. Known from Amador, Butte, Calaveras, El Dorado, Placer, and Tuolumne Counties. Blooms May through June (CNPS 2022; Jepson eFlora 2022).	Likely to occur. CNDDDB records occur within approximately 1 mile of BSA in similar habitat.
<i>Cirsium crassicaule</i> Slough thistle	--	--/1B.1	2	Annual to perennial herb found in chenopod scrub, marshes and swamps, and riparian scrub from 10 to 328 ft. Known populations in Kings, Kern, and San Joaquin Counties. Blooms May through August (CNPS 2022).	No potential. No aquatic habitat present within the BSA.
<i>Crocanthemum suffrutescens</i> Bisbee peak rush-rose	--	--/3.2	2	Perennial evergreen shrub often found in gabbroic or Ione soils in chaparral from 245 to 2,198 ft. Often found in burned or disturbed areas. Known from Amador, Calaveras and El Dorado Counties. Blooms April through August (CNPS 2022).	Likely to occur. CNDDDB records occur within approximately 1 mile of BSA in similar habitat.
<i>Eryngium pinnatisectum</i> Tuolumne button-celery	--	--/ 1B.2	2	Annual to perennial herb found in mesic areas of cismontane woodland, lower montane coniferous forests, and vernal pools/swales, and intermittent streams from 230 to 3,000 ft. Known from Amador, Calaveras, Sacramento, and Tuolumne Counties. Blooms May through August (CNPS 2022); June through August (Jepson eFlora 2022).	No potential. No aquatic habitat present within the BSA.
<i>Eryngium racemosum</i> Delta button-celery	--	E/1B.1	2	Annual to perennial herb found in vernal mesic, clay depressions in riparian scrub from 10 to 100 ft. Known from Calaveras, Contra Costa, Merced, San Joaquin, and Stanislaus Counties. Blooms June through September (CNPS 2022).	No potential. No aquatic habitat present within the BSA. The BSA is outside the species' preferred elevation range.
<i>Fremontodendron decumbens</i> Pine Hill flannelbush	E	R/ 1B.2	2	Perennial evergreen shrub found on rocky, gabbroic, and serpentine soil in chaparral and cismontane woodland from 1,394 to 2,494 ft. Known from 10 occurrences in El Dorado, Nevada, and Yuba Counties. Uncertain about distribution or identity in Nevada and Yuba Counties. Blooms April through July (CNPS 2022; Jepson eFlora 2022).	Unlikely to occur. BSA soils are heavily disturbed and overtaken by nonnative vegetation. No CNDDDB records were identified within 1 mile of the BSA during background research.
<i>Galium californicum</i> ssp. <i>sierrae</i> El Dorado bedstraw	E	R/ 1B.2	2	Perennial herb found in gabbroic soils in chaparral, cismontane woodland, and lower montane coniferous forest from 330 to 1,920 ft. Known from El Dorado County. Blooms March through July (Jepson eFlora 2022); May through June (CNPS 2022).	Likely to occur. CNDDDB records occur within approximately 1 mile of BSA in similar habitat.

Special-Status Species/ Common Name	Federal Status <sup>a</sup>	State Status <sup>a</sup>	Source	Habitat Requirements	Potential to Occur within the Study Area?
<i>Horkelia parryi</i> Parry's horkelia	--	--/ 1B.2	2	Perennial herb found on loess formation soils and in other soils in chaparral and cismontane woodland from 260 to 3,510 ft. Known from Amador, Calaveras, El Dorado, and Mariposa Counties. Blooms April through September (CNPS 2022; Jepson eFlora 2022). Jepson eFlora (2022) describes the habitat as open chaparral.	Unlikely to occur. BSA soils are heavily disturbed and overtaken by nonnative vegetation. No CNDDDB records were identified within 1 mile of the BSA during background research.
<i>Packera</i> (=Senecio) <i>layneae</i> Layne's ragwort	T	R/ 1B.2	2	Perennial herb found in rocky serpentine or gabbroic soils in chaparral and cismontane woodland from 650 to 3,560 ft. Known from Butte, El Dorado, Placer, Tuolumne, and Yuba Counties. Blooms April through June (Jepson eFlora 2022); April through August (CNPS 2022).	Likely to occur. Closest CNDDDB record approximately 750 feet from the BSA in similar habitat. Multiple CNDDDB occurrences identified within 1 mile of the BSA.
<i>Sagittaria sanfordii</i> Sanford's arrowhead	--	--/ 1B.2	2	A perennial emergent rhizomatous herb found in assorted shallow freshwater marshes and swamps from 0 to 2,130 ft. Known from northwestern CA, Cascade foothills, Central Valley, and South Coast. Blooms May through October (Jepson eFlora 2022); May through November (CNPS 2022).	No potential. No aquatic habitat present within the BSA
<i>Trichocoronis wrightii</i> var. <i>wrightii</i> Wright's trichocoronis	--	--/ 2B.1	2	Annual herb found in meadows and seeps, marshes and swamps, riparian forest, and vernal pools from 16 to 1427 ft. Blooms May through September (CNPS 2022).	No potential. No aquatic habitat present within the BSA
<i>Viburnum ellipticum</i> Oval-leaved viburnum	--	--/ 2B.3	2	Deciduous shrub found in chaparral, cismontane woodland, and lower montane coniferous forest from 700 to 4,600 ft. Known from Alameda, Contra Costa, El Dorado, Fresno, Glenn, Humboldt, Lake, Mendocino, Mariposa, Napa, Placer, Shasta, Solano, Sonoma, and Tehama Counties. (CNPS 2022). Blooms May through June (CNPS 2022); June through August (Jepson eFlora 2022). Jepson eFlora (2022) describes the habitat as, "chaparral, yellow-pine forest, generally on north-facing slopes."	Unlikely to occur. BSA soils are heavily disturbed and overtaken by nonnative vegetation. No CNDDDB records were identified within 1 mile of the BSA during background research.
<i>Wyethia reticulata</i> El Dorado County mule ears	--	--/ 1B.2	2	Perennial rhizomatous herb found on clay or gabbroic soils in chaparral, cismontane woodland, and lower montane coniferous forest from 600 to 2,100 ft. Known from El Dorado and Yuba Counties. Blooms April through August (CNPS 2022); May through August (Jepson eFlora 2022).	Likely to occur. CNDDDB records occur within approximately 1 mile of BSA in similar habitat.

Special-Status Species/ Common Name	Federal Status <sup>a</sup>	State Status <sup>a</sup>	Source	Habitat Requirements	Potential to Occur within the Study Area?
<b>Natural Communities</b>					
Central Valley drainage hardhead/ squawfish stream	--	--/ --	2	Hardhead occur in low- to mid-elevation streams in the main Sacramento-San Joaquin drainage and in the Russian River. Their range extends south to the Kern River in Kern County and north to the Pit River in Modoc County. In the Sacramento drainage, the hardhead is present in most large tributary streams as well as in the Sacramento River. Hardhead are typically found in undisturbed areas of larger low- to mid-elevation streams, although they are also found in the mainstem Sacramento River at low elevations and in its tributaries to about 4,920 ft. Hardhead are normally found in association with Sacramento pikeminnow (squawfish) and Sacramento sucker. They tend to be absent from streams where introduced species, especially centrarchids (sunfish), predominate and from streams that have been severely altered by human activity. Sacramento pikeminnow occur in clear rivers and creeks of central California and occur in small numbers in the Sacramento-San Joaquin Delta. They are most characteristic of low- to mid-elevation streams with deep (>32 inches) pools and slow runs with sand-gravel-boulder substrates, undercut banks, and overhanging vegetation (Moyle 2002).	No aquatic habitat present within the BSA.

<sup>a</sup> **Listing Status** Codes used in table are:

E = Endangered; T = Threatened; P = Proposed; C = Candidate; R = California Rare; CH = Critical habitat designated; PCH = Proposed critical habitat.

<sup>b</sup> **Other Codes** Codes used in table are as follows:

SSC = CDFW Species of Special Concern; FP = CDFW Fully Protected;

CNPS California Rare Plant Rank (plants only): 1A = Presumed Extinct in CA; 1B = Rare or Endangered (R/E) in CA and elsewhere; 2 = R/E in CA and more common elsewhere; 3 = Need more information; 4 = Plants of limited distribution

CNPS Rank Decimal Extensions: .1 = Seriously endangered in California (over 80% of occurrences threatened / high degree and immediacy of threat); .2 = Fairly endangered in CA (20-80% of occurrences threatened); .3 = Not very endangered in CA (< 20% of occurrences threatened or no current threats known).

<sup>c</sup> **Sources** 1 = From USFWS/NMFS official lists. 2 = From CNDDDB/CNPS queries. 3 = Observed or included by SWCA Environmental Consultants staff.

<sup>d</sup> **Potential to Occur Definitions:**

- Present – The species has been documented within the BSA by a reliable observer during recent surveys and habitat has not significantly degraded since the observation (e.g., no habitat removal associated with a development).
- Likely to occur – The species has a reasonable to strong likelihood to be present in the BSA as indicated by factors such as habitat quality, proximity to known records, presence of suitable dispersal corridors, etc. The BSA contains suitable habitat and is located within the elevational and geographic ranges of the species.
- Unlikely to occur – The species is not likely to occur in the BSA. Potentially suitable habitat is present. The BSA may be outside of the species' elevational and/or geographic ranges, contain substantially degraded or fragmented habitat, lack recent (i.e., within the last 10 years) occurrence records within dispersal distance, occur in an area isolated from known populations by barriers to migration/dispersal, and/or contain; predators or invasive species that inhibit survival or occupation.
- No potential – The species is not expected to occur in the BSA due to absence of potentially suitable habitat, the location of the BSA substantially outside of the species' elevational and/or geographic ranges, or the species is restricted to or known to be present only within a specific area outside of the BSA.
- Absent – The species was not detected during focused or protocol-level surveys for the project.



**APPENDIX D**  
**Photographs**



Photo 1. View of disturbed land cover from northern portion of site facing southwest. April 12, 2022.



Photo 2. View from northern portion of site facing north towards Durock Road. April 12, 2022.



Photo 3. View from southeastern portion of site facing southwest. April 12, 2022.



Photo 4. View of foothill pine woodland in western portion of site facing west. April 12, 2022.



Photo 5. View of annual grassland at center of site facing southwest. April 12, 2022.



Photo 6. View facing southwest toward debris found scattered in the foothill pine woodland. April 12, 2022.



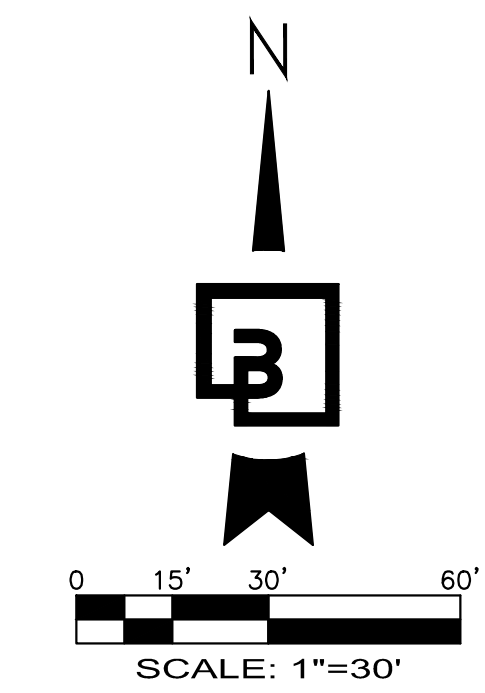
# PRELIMINARY SITE PLAN

### 7 SITE PLAN NOTES:

1. EXISTING RIGHT-OF-WAY LINE TO REMAIN.
2. PROPOSED BUILDING AS NOTED.
3. PROPOSED SOLID WASTE ENCLOSURE;
4. PROPOSED HYDRAULICALLY ISOLATED FUELING ISLAND WITH OVERHEAD CANOPY.
5. PROPOSED UNDERGROUND STORAGE TANKS.
6. PROPOSED ASPHALT PAVING.
7. PROPOSED CONCRETE PAVING.
8. PROPOSED BARRIER CURB.
9. PROPOSED CURB AND GUTTER, TYPICAL.
10. PROPOSED CONCRETE SIDEWALK, WIDTH VARIES.
11. PROPOSED ACCESSIBLE CURB RAMP, TYPICAL.
12. PROPOSED PUBLIC SIDEWALK (WIDTH PER PLAN).
13. NOT USED.
14. SLOPE EASEMENT.
15. PROPOSED LANDSCAPING AREA; REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
16. PROPOSED ACCESSIBLE PARKING SPACE.
17. PROPOSED STANDARD PARKING STALL, TYPICAL.
18. PROPOSED BIKE RACK.
19. PROPOSED LOCATION ACCESSIBLE OF AIR/WATER UNIT.
20. PROPOSED LOCATION OF CAR WASH.
21. PROPOSED CARWASH LOCATION OF CLEARANCE BAR.
22. PROPOSED VACUUM SPACE, TYPICAL.
23. PROPOSED DRIVEWAY PER EDC STANDARDS (WIDTH PER PLAN).
24. DIRECTIONAL PAVEMENT MARKINGS, TYPICAL.
25. PROPOSED RETAINING WALL (HEIGHT VARIES; REFER TO GRADING PLAN).
26. PROPOSED EV STALL, TYPICAL.
27. PROPOSED VACUUM EQUIPMENT ENCLOSURE.
28. EXISTING ROAD EASEMENT TO BE ABANDONED.
29. PROPOSED DETECTABLE WARNING SURFACE.
30. PROPOSED GUARD POST, TYPICAL.
31. PROPOSED LOT LIGHT, TYPICAL; REFER TO PHOTOMETRIC PLANS FOR ADDITIONAL INFORMATION.
32. PROPOSED CONCRETE SWALE.
33. PROPOSED PAD-MOUNTED TRANSFORMER PER PURVEYOR REQUIREMENTS.
34. PROPOSED ACCESSIBLE PATH.
35. WATERLINE EASEMENT TO BE ABANDONED.
36. NOT USED.
37. PROPOSED 2" DOMESTIC WATER SERVICE WITH REDUCED PRESSURE BACKFLOW ASSEMBLY.
38. PROPOSED FIRE HYDRANT ASSEMBLY WITH 6" LATERAL.
39. PROPOSED POINT OF CONNECTION TO EXISTING WATER MAIN.
40. PROPOSED 8" STORM DRAIN LINE.
41. PROPOSED 6" SANITARY SEWER SERVICE.
42. PROPOSED RECLAIM VAULTS.
43. PROPOSED GREASE INTERCEPTOR.
44. PROPOSED SANITARY SEWER CLEANOUT, TYPICAL.
45. PROPOSED LOCATION OF WATER SERVICE CONNECTION TO BUILDING.
46. PROPOSED STORM DRAIN CATCH BASIN UTILIZED FOR FUEL CANOPY ISOLATION.
47. PROPOSED OIL-WATER SEPARATOR AND ISOLATION VALVE.
48. PROPOSED LOCATION OF SANITARY SEWER SERVICE CONNECTION TO BUILDING.
49. PROPOSED POWER SERVICE FOR DEVELOPMENT. ALL REQUIREMENTS TO BE COORDINATED WITH PURVEYOR.
50. PROPOSED STORM DRAIN CATCH BASIN.
51. PROPOSED CONTECH STORMFILTER - PROPRIETARY TREATMENT STORMWATER DEVICE.
52. PROPOSED ADS UNDERGROUND DETENTION SYSTEM.
53. PROPOSED STORM DRAIN CLEANOUT, TYPICAL.
54. PROPOSED STORM DRAIN JUNCTION BOX WITH SOLID LID.
55. PROPOSED FLOW CONTROL STRUCTURE.
56. PROPOSED MID SIGN.
57. PROPOSED STORM DRAIN DISCHARGE LOCATION.
58. PROPOSED FIRE HYDRANT WITH 8" LATERAL.
59. PROPOSED 12" STORM DRAIN LINE.
60. PROPOSED 15" STORM DRAIN LINE.
61. PROPOSED SEWER PUMP.
62. PROPOSED 6" SEWER FORCE MAIN.
63. PROPOSED SEWER CONNECTION TO EXISTING SEWER FORCE MAIN.
64. EXISTING OVERHEAD ELECTRIC TRANSMISSION LINE.
65. EXISTING TRANSMISSION POLE.
66. PROPANE TANK EXCHANGE.
67. PROPOSED IRRIGATION SERVICE; REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.



VICINITY MAP



### PROJECT DATA

LOCATION: 4100 DUROCK RD @ S SHINGLE RD  
SHINGLE SPRINGS, CALIFORNIA

APN: 109-080-001

PROPOSED LOT AREA: ±160,986.25 S.F. (3.69 AC)

ZONING: COMMUNITY COMMERCIAL (CC)

FLOOD ZONE: FEMA INDICATES THAT THE MAJORITY OF THE SITE IS WITHIN FLOOD ZONE AREA X - AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% CHANCE FLOODPLAIN.

BUILDING SETBACKS:  
FRONT SETBACK: 10 FEET  
STREET SIDE: 10 FEET  
SIDE INTERIOR: 5 FEET  
REAR: 5 FEET

### LANDSCAPING:

FRONT AND SIDE STREET SETBACKS MUST BE LANDSCAPED.

INTERIOR AND REAR PROPERTY LINES - MINIMUM OF 5 FOOT PLANTER

LANDSCAPING SHALL BE PROVIDED IN PAVED PARKING LOTS OF FIVE SPACES OR MORE AND SHALL PROVIDE SHADE OVER 50 PERCENT OF ALL PAVED PARKING AREAS.

LANDSCAPING AREAS WITHIN A PARKING FACILITY SHALL HAVE A MINIMUM WIDTH OF FIVE FEET AND A MINIMUM AREA OF 25 SQUARE FEET, EXCLUSIVE OF ANY CURBS.

LANDSCAPE AREA PROVIDED (SEE PRELIMINARY LANDSCAPE PLANS): 14,800 SF  
SHADING COVERAGE PROVIDED (SEE PRELIMINARY LANDSCAPE PLANS): 52.3%

### PARKING REQUIREMENTS (PER TABLE 130.35.030.1 OF EL DORADO COUNTY CODE):

C-STORE: 3,349 SF  
(1 PER 300 S.F. OF AUA; PLUS 1 PER 600 OF STORAGE AREA);  
3,349/300 = 11.2 = 12 SPACES

CARWASH: 1 WASHING STALL  
(CAR WASH 2 PER WASHING STALL)  
1\*2 = 2 SPACES

PARKING SPACES REQUIRED: 14 SPACES  
PARKING SPACES PROVIDED: 13 SPACES  
VACUUM SPACES PROVIDED: 12 SPACES  
FUTURE EV CHARGING SPACES: 4 SPACES

BICYCLE PARKING REQUIREMENTS:  
SHORT-TERM BICYCLE PARKING SPACES REQUIRED (PER PARKING AND LOADING COMMUNITY DESIGN STANDARDS):  
(1 PER EVERY 5 REQUIRED VEHICLE PARKING SPACES)  
14/5 = 2.8 = 3 SPACES

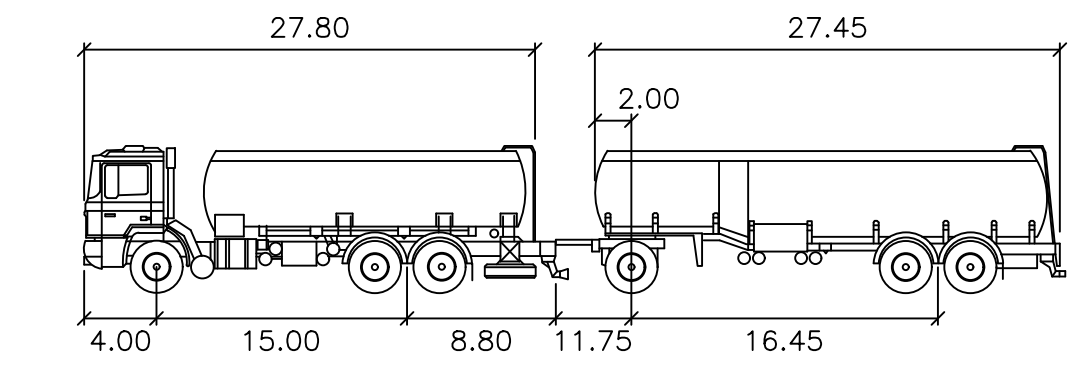
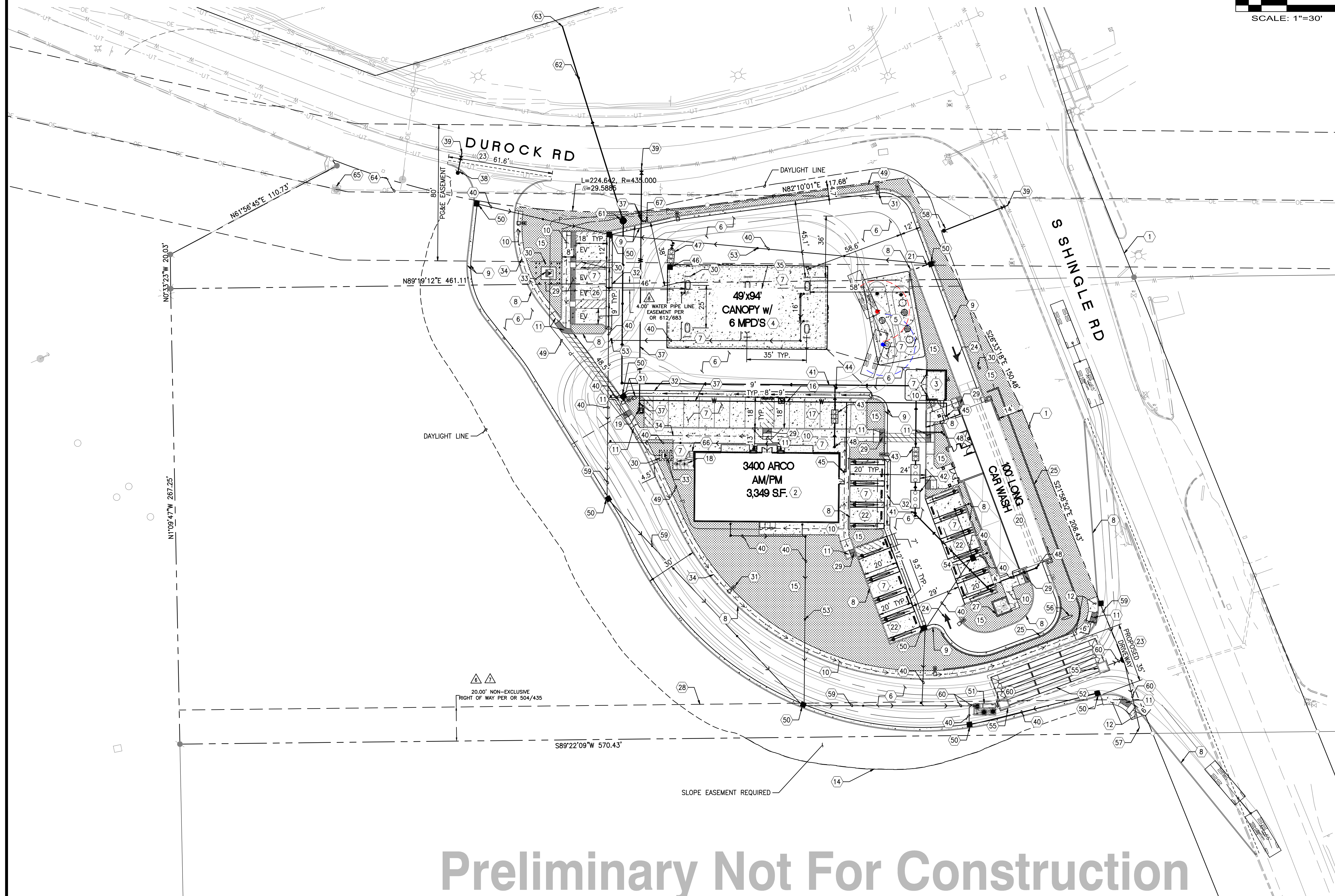
SHORT-TERM BICYCLE PARKING SPACES PROVIDED: 4 SPACES (2 PER RACK)

LONG-TERM BICYCLE PARKING SPACES REQUIRED (PER SECTION 5.106.4.1.2 OF CGBC):  
(FOR NEW BUILDINGS WITH TENANT SPACES THAT HAVE 10 OR MORE TENANT-OCCUPANTS, PROVIDE PARKING FOR 5% OF TENANT-OCCUPANT VEHICULAR SPACES)  
0 TENANT SPACES = 0 SPACES

LONG-TERM BICYCLE PARKING SPACES PROVIDED: 0 SPACES

### DRAINAGE NOTE:

DRAINAGE REQUIREMENTS AND DISCHARGE LOCATION COORDINATION IS ON GOING. DRAINAGE DESIGN SHOWN HEREON IS PRELIMINARY AND SUBJECT TO CHANGE.



Arco65'	feet		
First Part Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.00	Steering Angle	: 35.0
First Part Track	: 7.70	Articulating Angle	: 70.0
Trailer Track	: 7.70		

# Preliminary Not For Construction

CLIENT:

**Barghausen Consulting Engineers, Inc.**  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222  
barghausen.com

NO.	DATE	REVISION	DESCRIPTION
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SEAL:

DEVELOPMENT INFORMATION:  
**ARCO NTI**  
3400 am/pm  
FUEL CANOPY w/ 6 MPD's  
CAR WASH

SITE ADDRESS:  
4100 DUROCK RD  
@ S SHINGLE ROAD  
SHINGLE SPRINGS, CALIFORNIA

FACILITY #TBD

DESIGNED BY: EVS ALLIANCE TADM:  
CHECKED BY: KCH BP REPM:  
DRAWN BY: NW ALLIANCE PM:  
VERSION: PROJECT NO:  
21863

DRAWING TITLE:  
**PRELIMINARY SITE PLAN**

SHEET NO:  
**PSP**



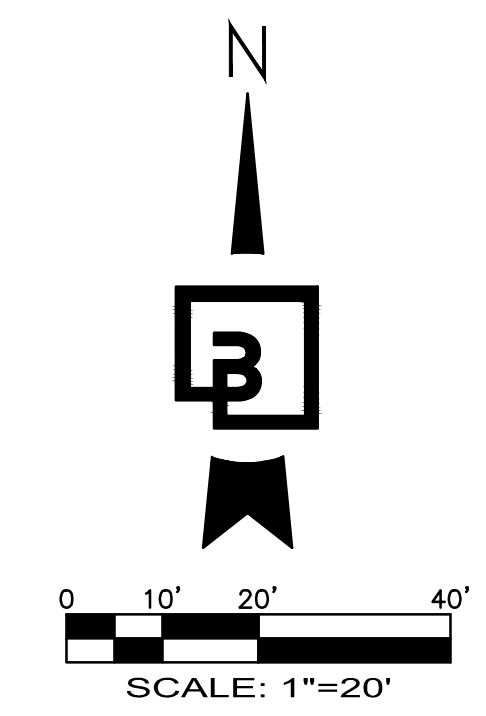
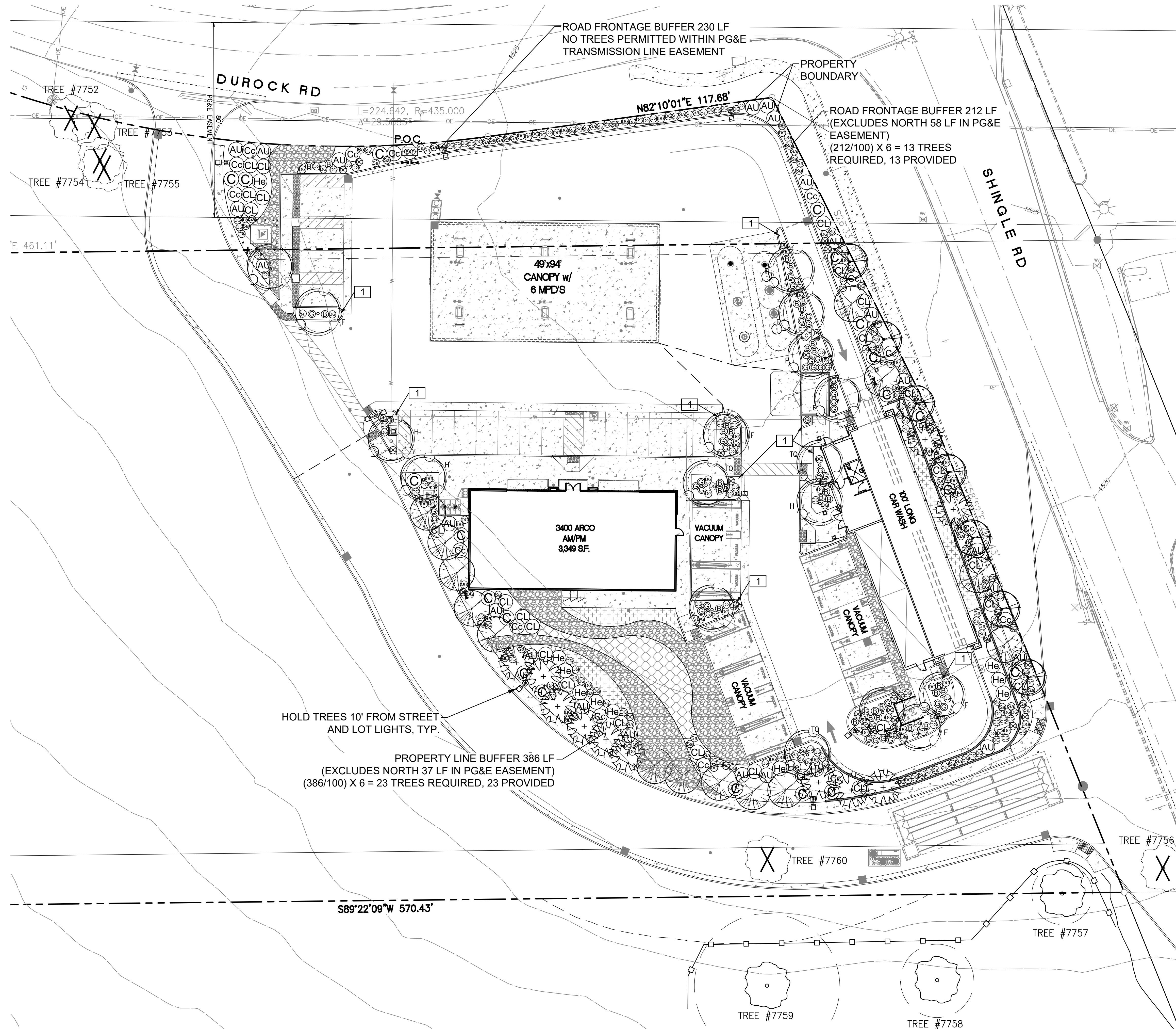




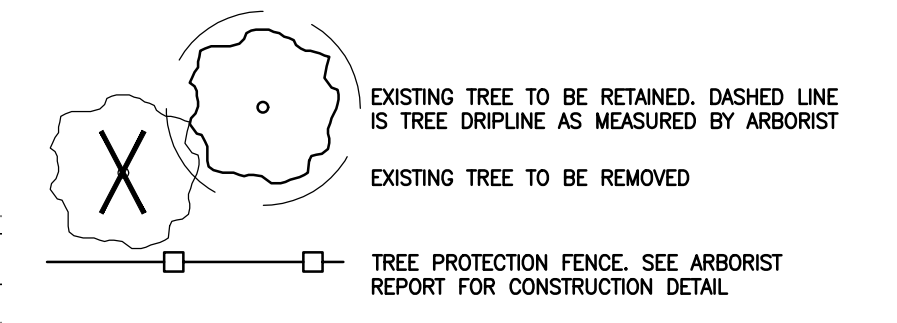




# TREE, LANDSCAPE, AND IRRIGATION SET



## EXISTING TREE LEGEND



TREE NO.	SPECIES	DBH
7752	INTERIOR LIVE OAK	10 INCH
7753	INTERIOR LIVE OAK	10 INCH
7754	INTERIOR LIVE OAK	6 INCH
7755	INTERIOR LIVE OAK	5 INCH
7756	INTERIOR LIVE OAK	12 INCH
7757	BLUE OAK	10 INCH
7758	BLUE OAK	7 INCH
7759	INTERIOR LIVE OAK	42 INCH
7760	INTERIOR LIVE OAK	6 INCH

NO HERITAGE TREES ARE IMPACTED OR PROPOSED TO BE REMOVED  
 A MITIGATION FEE OF \$6,426.00 TO BE PAID BY OWNER  
 SEE ARBORIST REPORT DATED JANUARY 31, 2023 BY CALIFORNIA TREE AND LANDSCAPE CONSULTING, INC. FOR ADDITIONAL INFORMATION

## PARKING LOT SHADING CALCULATIONS

PER EL DORADO COUNTY COMMUNITY DESIGN STANDARDS  
 TOTAL AREA OF UNCOVERED ABOVEGROUND PAVEMENT: 25,317 SF  
 SHADING REQUIRED: 25,317 / 2 = 12,659 SF  
 PARKING LOT TREES: Pistacia chinensis, 30'-35' DIAMETER TREE  
 F = 962 SF (9 TREES = 8,658 SF)  
 TQ = 722 SF (3 TREES = 2,166 SF)  
 H = 481 SF (5 TREES = 2,405 SF)  
 SHADING PROVIDED 13,229 SF

## NOTES

- 1 SEE 'PARKING LOT PLANTER GRADING DETAIL' FOR PLANTERS NOT CONNECTED TO LARGE PERIMETER PLANTING AREAS

CLIENT:

**ARCO**

BP WEST COAST PRODUCTS, LLC

**Barghausen**

Consulting Engineers, Inc.

18215 72nd Avenue South  
 Kent, WA 98032  
 425.251.6222  
 barghausen.com

NO.	DATE	REVISION DESCRIPTION

LICENSED LANDSCAPE ARCHITECT  
 NUMBER 54816  
 Signature  
 8-31-2023  
 Renewal Date  
 2-1-2023  
 Date

DEVELOPMENT INFORMATION:

**ARCO NTI**

**3400 am/pm**

**FUEL CANOPY w/ 6 MPD'S**

**CAR WASH**

SITE ADDRESS:

**4100 DUROCK RD**

@ S SHINGLE ROAD

SHINGLE SPRINGS, CALIFORNIA

FACILITY #TBD

DESIGNED BY: TCR ALLIANCE ZADM:

CHECKED BY: JMV BP REPM:

DRAWN BY: TCR ALLIANCE PM:

VERSION: PROJECT NO:

21863

DRAWING TITLE:

**PRELIMINARY**

**LANDSCAPE PLAN**

SHEET NO:

L1



# TREE, LANDSCAPE, AND IRRIGATION SET

## PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	WUCOLS IV		
					ZONE 2 WATER USE	ORIGIN	FOLIAGE
	14	CALOCEDRUS DECURRENS / INCENSE CEDAR NURSERY GROWN, SINGLE UN CUT LEADER, STAKE AND GUY ONE GROWING SEASON.	24" BOX		MEDIUM		EVERGREEN
	7	LAGERSTROEMIA INDICA / CRAPE MYRTLE TREE FORM, SYMMETRICAL; NURSERY GROWN FOR STREET TREE USE, BRANCHING AT 5'; SINGLE LEADER; STAKE & GUY ONE GROWING SEASON	24" BOX		LOW		DECIDUOUS
	17	PISTACIA CHINENSIS / CHINESE PISTACHE NURSERY GROWN FOR STREET TREE USE, BRANCHING AT 5'. STAKE AND GUY ONE GROWING SEASON.	24" BOX		LOW		DECIDUOUS
	11	UMBELLULARIA CALIFORNICA / BAY LAUREL	24" BOX		MEDIUM		EVERGREEN
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT.	WATER USE	ORIGIN	FOLIAGE	
	24	ARBUTUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE FULL AND MATCHING	1 GAL.	LOW		EVERGREEN	
	32	BACCHARIS PILLULARIS 'PIGEON POINT' / DWARF COYOTE BRUSH FULL AND MATCHING	1 GAL.	LOW		EVERGREEN	
	16	CEANOTHUS CUNEATUS / BUCKBRUSH FULL AND MATCHING	1 GAL.	VERY LOW		EVERGREEN	
	20	CEANOTHUS VELUTINUS / SNOWBRUSH FULL AND MATCHING	1 GAL.	LOW		EVERGREEN	
	26	CERCOCARPUS LEDIFOLIUS / CURL-LEAF MOUNTAIN MAHOGANY FULL AND MATCHING	1 GAL.	LOW		EVERGREEN	
	44	GREVILLEA X 'NOELLII' / NOEL GREVILLEA WUCOLS REGION 2: LOW	1 GAL.	LOW		EVERGREEN	
	12	HETEROMELES ARBUTIFOLIA / TOYON FULL AND MATCHING	1 GAL.	VERY LOW		EVERGREEN	
	223	MUHLBERGIA RIGENS / DEER GRASS FULL AND MATCHING	1 GAL.	LOW		GRASS/GRASS-LIKE	
	83	SALVIA GREGGII / AUTUMN SAGE FULL AND MATCHING	1 GAL.	LOW		EVERGREEN	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT.	WATER USE	ORIGIN	FOLIAGE	
	116	APTENIA CORDIFOLIA 'RED APPLE' / BABY SUNROSE WUCOLS REGION 2: LOW	1 GAL.	DROUGHT TOLERANT	ADAPTIVE	EVERGREEN	
	99	CEANOTHUS GRISEUS HORIZ. 'YANKEE POINT' / CARMEL CREEPER WUCOLS REGION 2: LOW	1 GAL.	DROUGHT TOLERANT	ADAPTIVE	EVERGREEN	

## MATERIALS

MEDIUM COBBLE RIVER ROCK MULCH  
3'-4" WASHED COBBLE, 2"-3" DEPTH

PRUNE DAMAGED TWIGS AFTER PLANTING  
PLACE IN VERT. POSITION: DOUBLE LEADERS WILL BE REJECTED

NOTE:  
KEEP ROOTBALL MOIST AND PROTECTED AT ALL TIMES.  
HOLD CROWN OF ROOTBALL AT OR JUST ABOVE FINISH GRADE.  
PROTECT TRUNK AND LIMBS FROM INJURY.  
BACKFILL TO BE SETTLED USING WATER ONLY - NO MECHANICAL COMPACTION.  
REMOVE ALL WRAP, TIES & CONTAINERS, REGARDLESS OF MATERIAL.

(2) LODGEPOLE STAKES, PLUMB WITH ELASTIC CHAIN-LOCK TYPE OR RUBBER GUYS TIED IN FIGURE EIGHT; REMOVE AFTER ONE GROWING SEASON

PROTECTIVE WRAPPING DURING SHIPMENT TO SITE AND INSTALLATION REMOVE AT COMPLETION OF PLANTING

LAWN PLANTING; PROVIDE 3" Ø "NO GRASS" TREE RING AND 2" DEEP MULCH LAYER IN WELL. HOLD BACK FROM TRUNK 8" TO 10"

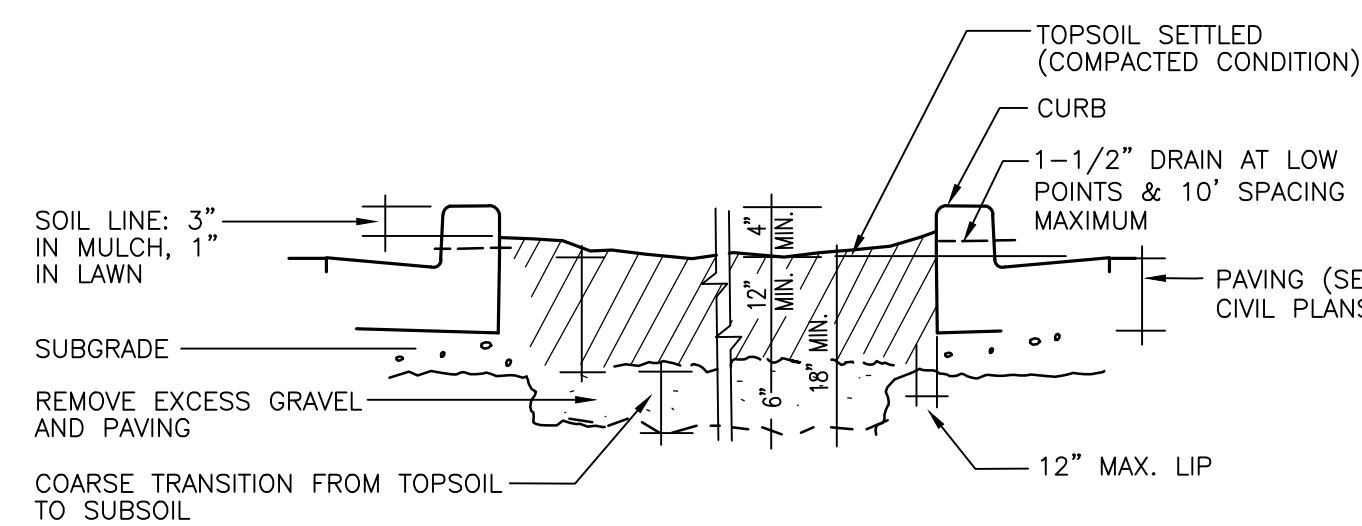
FINISH GRADE  
PREPARE PLANTING BED PER SPEC'S; AT MIN., LOOSEN AND MIX SOIL TO 18" OR DEPTH OF ROOTBALL AND 2 TIMES BALL DIAMETER

REMOVE ALL WRAP, TIES, AND CONTAINERS  
SCORE ROOTBALL AND WORK NURSERY SOIL AWAY FROM PERIMETER ROOTS  
SET BALL ON UNDISTURBED BASE OR COMPACTED MOUND UNDER BALL

PENETRATION TO SUBBASE (+) 24"

## DECIDUOUS TREE PLANTING/STAKING DETAIL

NOT TO SCALE



NOTE:  
OVER EXCAVATE PARKING LOT PLANTERS TO LOOSEN COMPACTED SUBBASE

## GRADING • PARKING LOT PLANTERS DETAIL

NOT TO SCALE

(2) LODGEPOLE STAKES; TIE AT APPROX. 1/3 TO 1/2 HEIGHT OF TREE WITH FLEXIBLE RUBBER TIE IN FIGURE EIGHT PATTERN. STAKES AND TREE TO BE PLUMB

3" DEEP SAUCER FOR WATER

MULCH LAYER

REMOVE ALL TIES, WRAP & CONTAINERS. FREE PERIMETER ROOTS FROM NURSERY BALL

EXCAVATE TREE PIT AT A MIN. OF 2 TIMES DIA. OF ROOTBALL AT BALL CENTER, TAPERING PIT GRADE TO FINISH GRADE

PIT SPOILS, NURSERY BALL WASTE BACKFILL

SET BALL ON UNDISTURBED SUBGRADE, OR COMPACTED SOIL

## EVERGREEN TREE PLANTING/STAKING DETAIL

NOT TO SCALE

## LANDSCAPE PLANTING NOTES AND MATERIALS

### SCOPE OF WORK

FURNISH ALL MATERIALS, LABOR, EQUIPMENT AND RELATED ITEMS NECESSARY TO ACCOMPLISH TOPSOIL, TREATMENT AND PREPARATION OF SOIL, FINISH GRADING, PLACEMENT OF SPECIFIED PLANT MATERIALS, FERTILIZER, STAKING, MULCH, CLEAN-UP, DEBRIS REMOVAL, AND 30-DAY MAINTENANCE.

QUALIFICATIONS:  
LANDSCAPE CONTRACTOR TO BE SKILLED AND KNOWLEDGEABLE IN THE FIELD OF WORK AND HAVE A MINIMUM OF FIVE (5) YEAR'S EXPERIENCE INSTALLING SIMILAR WORK. CONTRACTOR TO BE LICENSED TO PERFORM THE WORK SPECIFIED WITHIN THE PRESIDING JURISDICTION.

JOB CONDITIONS:  
IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE SITE AND REPORT ANY DISCREPANCIES TO THE OWNER OR THE OWNER'S REPRESENTATIVES. ALL PLANT MATERIAL AND FINISH GRADES ARE SUBJECT TO APPROVAL BY THE OWNER.

PROTECTION:  
SAVE AND PROTECT ALL EXISTING PLANTINGS SHOWN TO REMAIN. DO NOT PLANT UNTIL OTHER CONSTRUCTION OPERATIONS WHICH CONFLICT HAVE BEEN COMPLETED. IF AN IRRIGATION SYSTEM IS TO BE INSTALLED DO NOT PLANT UNTIL THE SYSTEM HAS BEEN INSTALLED, TESTED, AND APPROVED BY THE OWNER. HANDLE PLANTS WITH CARE - DO NOT DAMAGE OR BREAK ROOT SYSTEM, BARK, OR BRANCHES. REPAIR AND/OR REPLACE ITEMS DAMAGED AS A RESULT OF WORK, OR WORK NOT IN COMPLIANCE WITH PLANS AND SPECIFICATIONS, AS DIRECTED BY OWNER AT NO ADDITIONAL COST TO THE OWNER.

REPAIR OF EXISTING PLANTINGS:  
DURING THE COURSE OF WORK, REPAIR ALL EXISTING PLANTING AREAS BY PRUNING DEAD GROWTH, RE-ESTABLISHING FINISH GRADE AND RE-MULCHING TO SPECIFIED DEPTH.

GUARANTEE:  
GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THE JOB BY OWNER.

30-DAY MAINTENANCE:  
CONTRACTOR TO PROVIDE OWNER WITH A SCOPE OF WORK AT TIME OF INITIAL PROJECT BID TO PROVIDE LANDSCAPE AND IRRIGATION MAINTENANCE FOR 30 DAYS FOLLOWING STORE OPENING. WORK TO INCLUDE MAINTENANCE AS DESCRIBED BELOW, IN PLANTING AND IRRIGATION MAINTENANCE.

SUBMITTALS:  
SUBMIT THE FOLLOWING TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE START OF ANY WORK:

- DOCUMENTATION THAT ALL PLANT MATERIAL HAS BEEN ORDERED.
- TOPSOIL ANALYSIS AND RECOMMENDED AMENDMENTS.
- TREE STAKING AND GUYING MATERIALS.
- ONE (1) QUART SIZE OF TOPSOIL AND MULCH.
- PLANTING SCHEDULE INCLUDING DATES AND TIMES.
- MAINTENANCE INSTRUCTIONS FOR ONE (1) FULL YEAR.

### MATERIALS:

PLANT MATERIALS:  
PLANT MATERIALS TO BE GRADE NO. 1, SIZED IN ACCORDANCE WITH (AAN) AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PRUNE PLANTS RECEIVED FROM THE NURSERY ONLY UPON AUTHORIZATION BY THE LANDSCAPE ARCHITECT. "B & B" INDICATES BALLED AND BURLAPPED; "CONT." INDICATES CONTAINER; "BR" INDICATES BARE ROOT; "CAL" INDICATES CALIPER AT 6" ABOVE SOIL LINE; "GAL" INDICATES GALLON.

A) SPECIFIED PLANT CANOPY SIZE OR CALIPER IS THE MINIMUM ACCEPTABLE CONTAINER OR BALL SIZE AND ESTABLISHES MINIMUM PLANT CONDITION TO BE PROVIDED.

B) QUALITY:  
PLANT MATERIAL TO COMPLY WITH STATE AND FEDERAL LAWS FOR DISEASE INSPECTION, PLANTS TO BE FULLY LIVE, VIGOROUS, WELL FORMED, WITH WELL DEVELOPED FIBROUS ROOT SYSTEMS. ROOT BALLS OF PLANTS TO BE SOLID AND FIRMLY HELD TOGETHER, SECURELY CONTAINED AND PROTECTED FROM INJURY AND DESICCATION. PLANTS DETERMINED BY LANDSCAPE ARCHITECT TO HAVE BEEN DAMAGED; HAVE DEFORMITIES OF STEM, BRANCHES, OR ROOTS; LACK SYMMETRY, HAVE MULTIPLE LEADERS OR "Y" CROTCHES LESS THAN 30 DEGREES IN TREES, OR DO NOT MEET SIZE OR ANSI STANDARDS WILL BE REJECTED. PLANT MATERIAL TO BE FROM A SINGLE NURSERY SOURCE FOR EACH SPECIFIED SPECIES/HYBRID. NURSERY SOURCES TO BE THOSE LOCATED IN THE SAME REGION AS THE JOB SITE.

C) SUBSTITUTION:  
NO SUBSTITUTION OF PLANT MATERIAL, SPECIES OR VARIETY, WILL BE PERMITTED UNLESS WRITTEN EVIDENCE IS SUBMITTED TO THE OWNER FROM TWO QUALIFIED PLANT BROKERAGE OFFICES. SUBSTITUTIONS WHICH ARE PERMITTED TO BE IN WRITING FROM THE OWNER AND LANDSCAPE ARCHITECT. THE SPECIFIED SIZE, SPECIES AND NEAREST VARIETY, AS APPROVED, TO BE FURNISHED. SUBSTITUTIONS MAY REQUIRE SUBMITTAL TO REVISED LANDSCAPE PLAN TO CITY FOR APPROVAL.

D) LABEL AT LEAST ONE (1) TREE, SHRUB, AND GROUNDCOVER OF EACH VARIETY WITH A SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAMES.

E) DELIVER PLANT MATERIAL AFTER PREPARATION OF PLANTING AREAS HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX (6) HOURS AFTER DELIVERY, SET MATERIAL IN SHADE, PROTECT FOR WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOT BALLS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.

SOIL PREPARATION:  
TOPSOIL, AMENDMENT, AND BACKFILL, ARE GENERAL REQUIREMENTS FOR ALL LANDSCAPE AREAS, UNLESS NOTED OTHERWISE ON THE PLANS. SOIL AMENDMENTS AND FERTILIZER NOTED BELOW ARE TO BE USED FOR BID PRICE BASIS ONLY. SPECIFIC AMENDMENTS AND FERTILIZERS WILL BE MADE AFTER SOIL SAMPLES ARE LABORATORY TESTED BY THE CONTRACTOR. PROVIDE CHANGE ORDER FOR ADDITIONAL OR REDUCTION OF MATERIALS REQUIRED OR NOT REQUIRED BY THE SOILS REPORT.

SOIL FERTILITY AND AGRICULTURAL SUITABILITY ANALYSIS:  
AFTER ROUGH GRADING AND PRIOR TO SOIL PREPARATION, CONTRACTOR TO OBTAIN TWO REPRESENTATIVE SOIL SAMPLES, FROM LOCATIONS AS DIRECTED BY THE LANDSCAPE ARCHITECT, TO A SOIL TESTING LABORATORY. SUBMIT RESULTS TO LANDSCAPE ARCHITECT FOR REVIEW. TESTS TO INCLUDE FERTILITY AND SUITABILITY ANALYSIS WITH WRITTEN RECOMMENDATIONS FOR SOIL AMENDMENT, FERTILIZER, CONDITIONERS, APPLICATION RATES, AND POST-CONSTRUCTION MAINTENANCE PROGRAM. TESTS TO BE CONTRACTED WITH AND PAID FOR BY THE CONTRACTOR.

A) TOPSOIL:  
CONTRACTOR IS RESPONSIBLE FOR SUPPLYING ALL TOPSOIL AND FOR DETERMINING THE VOLUME OF TOPSOIL REQUIRED PER THE INFORMATION ON PLANS AND NOTED HERE-IN. CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY WEED CONTROL RESULTING FROM CONTAMINATED OFF SITE SOURCES.

B) TOPSOIL TO CONSIST OF 1/3 BY VOLUME SANDY LOAM, 1/3 BY VOLUME COMPOSTED GARDEN MULCH, AND 1/3 BY VOLUME COARSE WASHED SAND OR EQUIVALENT.

- TOPSOIL PREPARATION AND INSTALLATION:  
1. VERIFY SUBGRADES TO -9 INCHES IN LANDSCAPE AREAS OR AS INDICATED ON PLANS. THIS ACCOMMODATES TOPSOIL, AMENDMENTS, AND MULCH. 6" IMPORTED TOPSOIL FOR LANDSCAPE BEDS.  
2. ERADICATE ANY SURFACE VEGETATION ROOTED IN THE SUB-GRADE PRIOR TO SUB-GRADE PREPARATION.  
3. REMOVE SOIL LUMPS, ROCK, VEGETATION AND/OR DEBRIS LARGER THAN 2 INCHES FROM ALL SUB-GRADE PRIOR TO PLACEMENT OF SPECIFIED TOPSOIL.  
4. REMOVE ANY ASPHALT EXTENDING BEYOND 6 INCHES FROM CURBS INTO ADJACENT LANDSCAPE AREAS.

- TOPSOIL PLACEMENT:  
1. PROVIDE A TOTAL FINISH COURSE OF 6 INCHES OF TOPSOIL FOR LANDSCAPE AREAS.  
2. PLACE ADDITIONAL TOPSOIL AND SOIL MIX AS REQUIRED TO MEET FINISH ELEVATIONS.

MULCH (TOPDRESSING):  
ONE-HALF-INCH (1/2") SIZE, TO ONE-QUARTER (1/4"), HEMLOCK/FIR BARK. FINE TEXTURED AND DARK BROWN IN COLOR. SEE PLANT SCHEDULE FOR ADDITIONAL MULCH NOTES.

STAKES:  
2-INCH DIAMETER BY 8-FOOT MINIMUM LODGEPOLE PINE STAKES.

GUY MATERIAL:  
1-INCH WIDE POLYETHYLENE CHAIN LOCK TYPE TIES; OR, 3/8" DIAMETER RUBBER, NO WIRE.

### EXECUTION:

CONTAMINANTS:  
VERIFY THAT ALL SOIL CONTAMINANTS (E.G., PAINT, SEALANTS, SOLVENTS, OILS, GREASES, CONCRETE/ASPHALT SPOILS, ETC.) HAVE BEEN SATISFACTORILY REMOVED FROM ALL PLANTING AREAS. DO NOT BEGIN WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

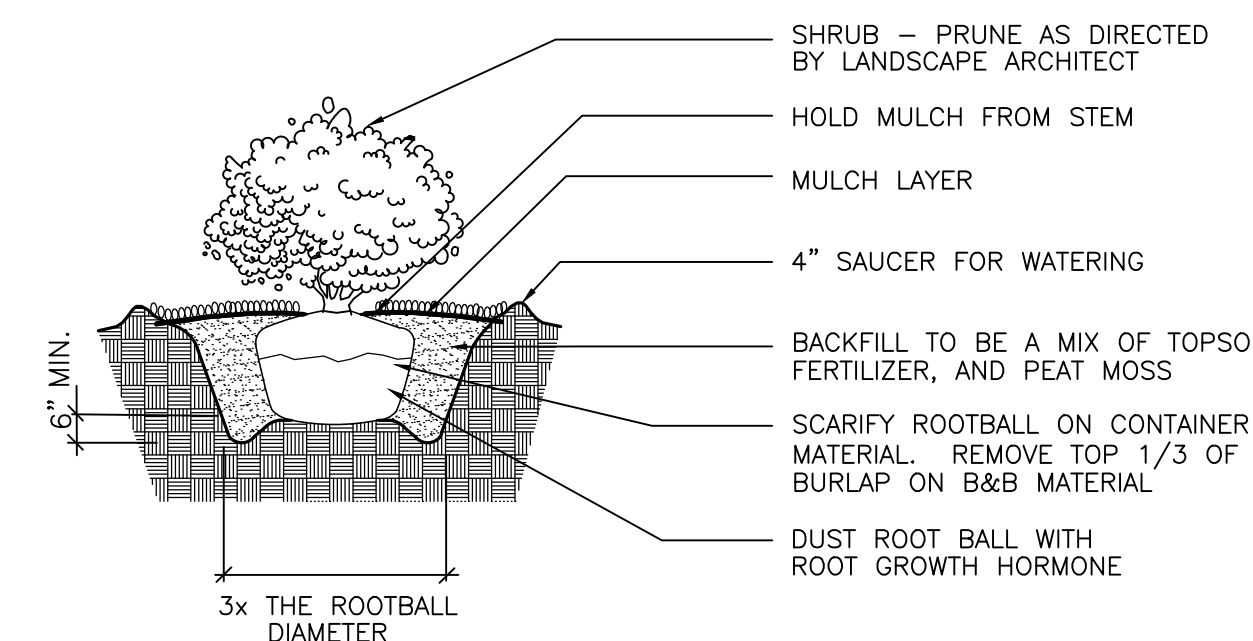
FINISH GRADES:  
FINE GRADE AND REMOVE ROCKS, DEBRIS, AND FOREIGN OBJECTS OVER 2 INCHES DIAMETER FROM TOP SURFACE OF PREPARED LANDSCAPE AREAS. FINISH ELEVATIONS TO BE DEFINED AS 3 INCHES BELOW CURBS, WALKS AND/OR OTHER ADJACENT HARDSCAPE FOR ALL PLANTING BED AREAS AND 1-INCH BELOW CURBS, WALKS AND/OR OTHER ADJACENT HARDSCAPE FOR ALL LAWN AREAS. FINISH GRADE REFER TO GRADES PRIOR TO INSTALLATION OF MULCH OR LAWN. ALL FINISH GRADES TO BE SMOOTH EVEN GRADES, LIGHTLY COMPACTED, AS SHOWN ON THE PLAN AND DETAILED. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. SITE CIVIL DRAWINGS IDENTIFY FINAL ELEVATIONS. MOISTEN PREPARED AREAS BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.

TREES AND SHRUBS:  
ARRANGE TREES AND SHRUBS ON SITE IN PROPOSED LOCATIONS PER DRAWINGS. EXCAVATE PIT, PLANT AND STAKE OR GUY, AS CALLED OUT AND DETAILED. ALL TREES, SHRUBS, AND SUPPORTS TO STAND VERTICAL. BACKFILL SHALL BE PIT SPOILS. SETTLE BACKFILL USING WATER ONLY. NO MECHANICAL COMPACTION.

GROUNDCOVERS:  
EXCAVATE PITS TO A MINIMUM OF 3 INCHES BELOW, AND TWICE THE ROOT BALL DIAMETER. WATER THOROUGHLY AND TAKE CARE TO ENSURE THAT ROOT CROWN IS AT PROPER GRADE, AS DETAILED.

MULCH:  
MULCH ALL LANDSCAPE AREAS. MATCH DEPTH OF EXISTING MULCH. AT A MINIMUM, APPLY SUFFICIENT QUANTITY TO PROVIDE A 3-INCH DEPTH.

CLEANUP AND PROTECTION:  
DURING LANDSCAPE WORK, KEEP ALL PAVEMENT CLEAN AND WORK AREAS IN AN ORDERLY CONDITION. PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIOD. TREAT, REPAIR, OR REPLACE DAMAGE LANDSCAPE WORK AS DIRECTED BY THE OWNER.

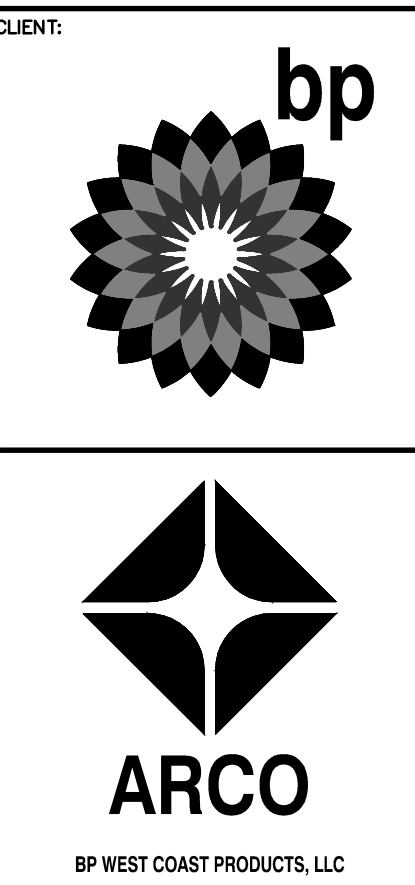


NOTE:  
APPLY ADDITIONAL 4 OZ. 8-32-16 FERTILIZER INTO TOP 2" OF PLANTING MIX.

PLANT SHRUB HIGH ENOUGH TO ALLOW POSITIVE DRAINAGE AWAY FROM ROOTBALL. ROUGHEN ALL SURFACES OF PIT.  
CUT AND REMOVE BURLAP FROM ROOT BALL

## SHRUB PLANTING DETAIL

NOT TO SCALE



**Barghausen Consulting Engineers, Inc.**  
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Kent, WA 98032  
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barghausen.com

NO.	DATE	REVISION DESCRIPTION
1		
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### DEVELOPMENT INFORMATION:

**ARCO NTI**  
3400 am/pm  
FUEL CANOPY w/ 6 MPD's  
CAR WASH

SITE ADDRESS:  
4100 DUROCK RD  
@ S SHINGLE ROAD  
SHINGLE SPRINGS, CALIFORNIA

### FACILITY #TBD

DESIGNED BY: TCR ALLIANCE ZADM:  
CHECKED BY: JMV BP REP:  
DRAWN BY: TCR ALLIANCE PM:  
VERSION: PROJECT NO:  
21863

### DRAWING TITLE: PLANT SCHEDULE AND LANDSCAPE DETAILS

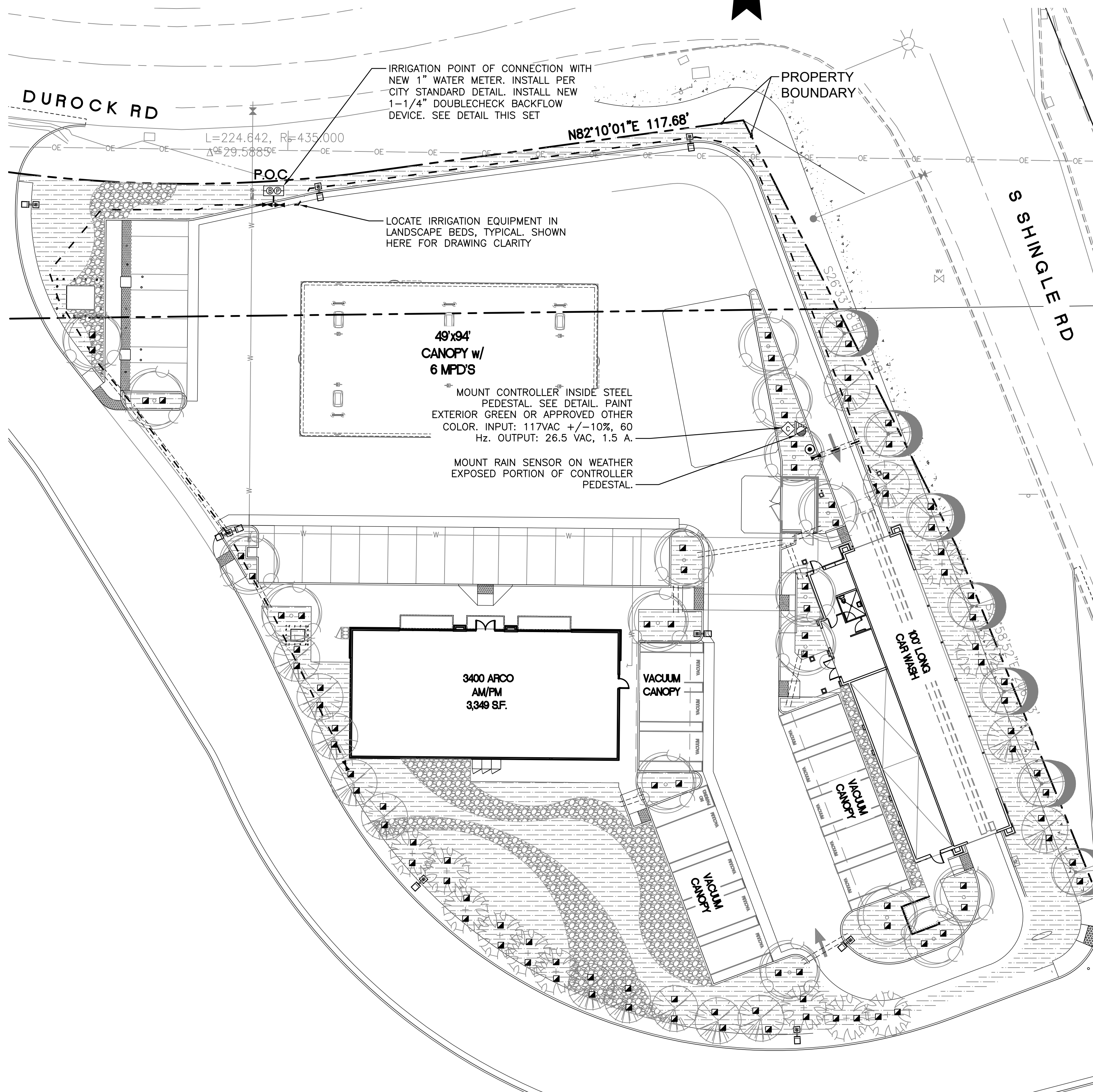
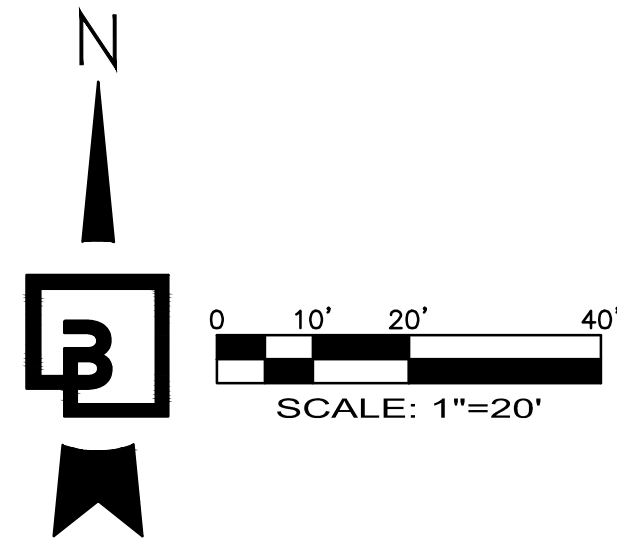
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L2

# Preliminary Not For Construction



# TREE, LANDSCAPE, AND IRRIGATION SET



## TOTAL LANDSCAPE AREA

14,800 SQUARE FEET

## IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	MIN. PSI	EMITTER SPACING	EMITTER GPM
■	RAINBIRD RWS-B-C-1402 36" ROOT ZONE WATERING SYSTEM 2 EMITTERS PER TREE. SEE DETAIL THIS SET	20	AS SHOWN ON PLAN	.50

SYMBOL	DESCRIPTION	MIN. PSI	EMITTER SPACING	EMITTER GPM
■	RAINBIRD XFS-CV-06-9 SUB-SURFACE DRIPLINE COMPONENTS: TO BE USED WITH RAINBIRD XF DRIPLINE INSERT FITTINGS OR TWIST LOCK FITTINGS	20	12"	.60
■	XFS-CV SUB-SURFACE DRIP IRRIGATION FOR PLANTING AREAS WITH GROUND COVER, SHRUBS AND TREES. ABOVE NOTED DRIPLINE IS DESIGNED WITH .60 GPM EMITTERS SPACED AT 12 INCHES APART AND A ROW SPACING OF 18" INCHES			

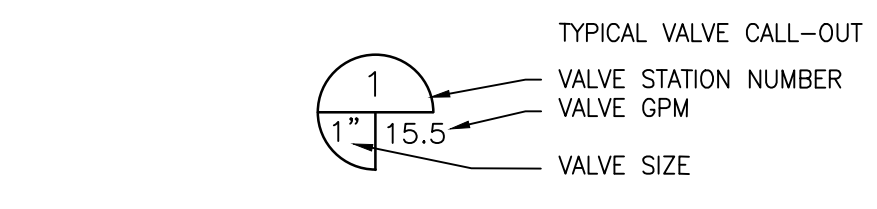
NOTE: XFS-CV HAS A CHECK VALVE INTEGRATED

INSTALL RAINBIRD T63-100 1/2" BLANK DISTRIBUTION TUBING. INSTALL UNDER AREAS WITH ONLY ROCK MULCH

NO SYMBOL	RAINBIRD 'OPERIND'	DRIP SYSTEM OPERATION/PRESSURE INDICATOR STAKES, PROVIDE FOR EACH ZONE
NO SYMBOL	RAINBIRD	SOIL STAPLES, AT 5 FEET ON CENTER
NO SYMBOL	RAINBIRD	DRIPLINE FLUSH VALVE: 1 PER IRRIGATION ZONE. LOCATE AT LOWEST ELEVATION WITHIN EACH ZONE, INSTALL IN 10" VALVE BOX

VALVE FOR TREE BUBBLER IRRIGATION, RAINBIRD XCZ-100-PRF 1" MEDIUM FLOW ELECTRIC REMOTE CONTROL VALVE. INSTALL IN CARSON TRUST BLACK COLORED FOR TREE, SHRUB, AND GROUND COVER VALVES

VALVES FOR DRIP IRRIGATION:  
RAINBIRD XCZ-150-LCS 1.5" MEDIUM FLOW ELECTRIC REMOTE CONTROL VALVE (15-62 GPM),  
RAINBIRD XCZ-100-PRF 1" MEDIUM FLOW ELECTRIC REMOTE CONTROL VALVE (3-15 GPM)



HUNTER: 1-CORE IRRIGATION CONTROLLER, (HARDWIRE CONNECTION TO PIGTAIL); METAL LOCKABLE CABINET MODEL. MOUNT TO EXTERIOR TRASH ENCLOSURE WALL. COORDINATE LOCATION WITH OWNER, AND G.C.. HARDWIRE CONNECTION. PROVIDE GROUND AND BATTERIES PER MFR. SPECS. SEE DETAIL THIS SET

HUNTER RAIN SENSOR, MOUNT TO EXTERIOR OF BUILDING. WIRE DIRECTLY TO CONTROLLER. COORDINATE LOCATION WITH G.C. AND OWNER

RAINBIRD EFB-CP 2" MASTER VALVE (NORMALLY CLOSED) AND FS100B 1" FLOW SENSOR. SEE DETAIL THIS SET. WIRE FLOW SENSOR BACK TO CONTROLLER WITH PE-39 DATA CABLE (ON CONTROLLER, SET UP MASTER VALVE WATER-WINDOW DURING DAYTIME HOURS SO MAINLINE IS PRESSURIZED FOR USE OF QUICK COUPLERS)

RAINBIRD 44-LRC 1" QUICK COUPLER, WITH LOCKING RUBBER COVER, 2-PIECE BODY. PROVIDE KEYS TO OWNER

BALL VALVE, NIBCO T-FP-6000 FULL PORT BRASS OR KBI SCH 80 OVC TRUE UNION TYPE

P.O.C. IRRIGATION POINT OF CONNECTION NEW 1" WATER METER AND NEW 1-1/4" BACKFLOW PREVENTION DEVICE

MAINLINE - SCH 40 PVC (18" COVER); 1-1/2" SIZE MINIMUM  
LATERAL - SCH 40 PVC (12" COVER); SIZE PER TABLE, 3/4" SIZE MINIMUM  
IRRIGATION SLEEVE - SCH 40 PVC; 24" MINIMUM COVER AT VEHICLE CROSSINGS; 4" DIAMETER MINIMUM, 6" DIAMETER AT ALL VEHICLE CROSSINGS AND OTHER LOCATIONS WHERE MAINLINE TRAVELS THROUGH PIPE. COORDINATE WITH GENERAL AND PAVING CONTRACTORS. COORDINATE ASPHALT AND CONCRETE CUTTING WITH GENERAL CONTRACTOR

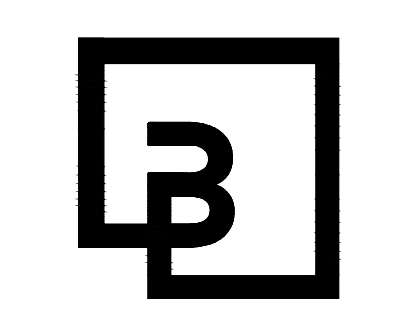
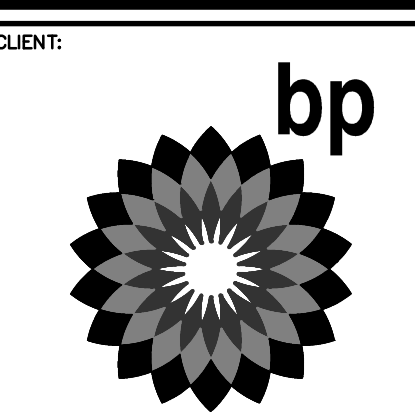
### PIPE SIZING SCHEDULE

TYPE OF PIPE	3/4"	1"	1 1/4"	1 1/2"	2"	2 1/2"	FLOW GPM
SCHEDULE 40 PVC: MAINLINE AND LATERALS	8	12	22	30	50	75	

- ### GENERAL IRRIGATION NOTES:
- IRRIGATION DESIGN SHOWN DIAGRAMMATICALLY FOR PLAN CLARITY.
  - A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
  - A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
  - AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION, IF APPLICABLE.
  - PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
  - CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
  - DRIP TUBING SHALL BE INSTALLED FOUR (4) INCHES BELOW FINAL GRADE. CONTRACTOR TO RUN EACH ZONE BEFORE COVERING TUBING, TO VERIFY THAT THERE ARE NO CONNECTION LEAKS. TREES TO BE INSTALLED ON A SEPARATE ZONE. REFER TO THE TREE IRRIGATION DETAIL FOR ADDITIONAL INFORMATION.
  - USE COMMON TRENCH METHODS LOCATING EQUIPMENT WITHIN THE LANDSCAPE.
  - PLACE MANIFOLD GROUPED VALVES IN ADJACENT SHRUB BEDS AND ALIGN WITH PAVED SURFACES OR PLANTING BED EDGES.
  - ANY WORK AND/OR IRRIGATION LINES PLACED WITHIN ANY TREE PROTECTION ZONES ESTABLISHED FOR THE PROJECT MUST BE INSTALLED IN SUCH A MANNER AS TO NOT CAUSE DAMAGE TO TREE ROOTS WITHIN THE PROTECTION ZONE, SUCH AS BY CUTTING ROOTS, DIGGING TRENCHES, OPERATION OF MACHINERY, ETC.
  - SPECIAL CARE MUST BE TAKEN (HAND DIGGING TRENCHES, DESIGNING LINES TO STAY OUT OF THESE AREAS WHERE POSSIBLE, ETC.) TO ENSURE DAMAGE TO THE TREES DOES NOT OCCUR. IN THE EVENT DAMAGE DOES OCCUR TO THESE AREAS, THE CITY MAY REQUIRE, AT THEIR DISCRETION, REPLACEMENT OF THE COMPARABLE LANDSCAPE VALVE OF THE TREES DAMAGED OR OTHER MEANS TO MAKE UP THAT LOSS.

# Preliminary Not For Construction

CUP23-0007 Durock AM/PM Attachment F: Project Plan Sheets



**Barghausen Consulting Engineers, Inc.**  
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Kent, WA 98032  
425.251.6222  
barghausen.com

NO.	DATE	REVISION DESCRIPTION
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DEVELOPMENT INFORMATION:  
**ARCO NTI**  
3400 am/pm  
FUEL CANOPY w/ 6 MPD'S  
CAR WASH

SITE ADDRESS:  
4100 DUROCK RD  
@ S SHINGLE ROAD  
SHINGLE SPRINGS, CALIFORNIA

FACILITY #TBD  
DESIGNED BY: TCR ALLIANCE ZADM:  
CHECKED BY: JMV BP REP:  
DRAWN BY: TCR ALLIANCE PM:  
VERSION: PROJECT NO:  
21863

DRAWING TITLE:  
**PRELIMINARY IRRIGATION PLAN**

SHEET NO:  
**L3**

File: P:\21000s\21863\preliminary\Civil\21863-PL.dwg Date/Time: 2/17/2023 9:39 AM Scale: 1" = 1' J:\ASLEY Xref: ---











1 LEGAL DESCRIPTION

EXHIBIT "A"  
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF EL DORADO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1  
BEING A PORTION OF THE SOUTHEAST QUARTER (1/4) OF SECTION 1, TOWNSHIP 9 NORTH, RANGE 9 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER (1/4) OF SECTION 1, FROM WHICH POINT THE 1 1/2 INCH IRON PIPE SET TO DESIGNATE THE SOUTH QUARTER CORNER OF SAID SECTION 1, BEARS SOUTH 0° 30' EAST, 958.25 FEET AND RUNNING FROM SAID POINT OF BEGINNING, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER 1/4 OF SAID SECTION 1, NORTH 0° 30' WEST, 287.94 FEET, THENCE ON A LINE PARALLEL TO THE SOUTH LINE OF SAID SECTION 1, EAST, 1284.95 FEET TO A POINT ON THE CENTERLINE OF SHINGLE SPRINGS-LATROBE ROAD, THENCE ALONG THE CENTERLINE OF SAID ROAD, SOUTH 26° 56' WEST, 224.32 FEET AND SOUTH 29° 24' WEST, 77.98 FEET; THENCE WEST, 1142.72 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION OF THE HEREIN DESCRIBED PROPERTY LYING EASTERLY OF THE WESTERLY BOUNDARY LINE AS SET FORTH IN A DEED RECORDED JULY 11, 1967, BOOK 840, PAGE 417, OFFICIAL RECORDS OF EL DORADO COUNTY.

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 9 NORTH, RANGE 9 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, FROM WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 1 BEARS SOUTH 29° 40' 40" WEST, 1110.35 FEET; THENCE FROM SAID POINT OF BEGINNING, NORTH 21° 45' 45" WEST, 206.09 FEET; THENCE NORTH 26° 20' 10" WEST, 83.93 FEET; THENCE NORTH 89° 19' 50" EAST, 103.65 FEET; THENCE SOUTH 21° 45' 45" EAST, 287.17 FEET; THENCE SOUTH 89° 19' 50" WEST, 96.48 FEET TO THE POINT OF BEGINNING. (FOR CORRELATION OF RECORD COURSES ROTATE 00° 40' 10" TO RIGHT)

PARCEL II  
ALL THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 9 NORTH, RANGE 9 EAST, M.D.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1, FROM WHICH POINT THE 1 1/2 INCH IRON PIPE SET TO DESIGNATE THE SOUTH QUARTER CORNER OF SAID SECTION 1, BEARS SOUTH 0° 30' EAST, 1226.20 FEET; THENCE FROM SAID POINT OF BEGINNING ALONG THE SOUTHERLY LINE NORTH 89° 19' 50" EAST, 461.22 FEET; THENCE LEAVING SAID SOUTHERLY LINE, NORTH 26° 20' 10" WEST, 66.52 FEET; THENCE SOUTH 82° 23' 10" WEST, 117.68 FEET TO A POINT DISTANCE 623.99 FEET SOUTHERLY, MEASURED RADIALLY FROM THE "A6" LINE AT ENGINEER'S STATION "A6" 136=93.41 OF THE DEPARTMENT OF PUBLIC WORKS SURVEY ON ROAD 03-ED-50, POST MILE 8.0/13.8; THENCE ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 435.00 FEET, THROUGH AN ANGLE OF 29° 35' 21", A LENGTH OF 224.65 FEET; THENCE SOUTH 26° 22' 00" EAST, 5.22 FEET; THENCE SOUTH 62° 02' 22" WEST, 110.25 FEET TO A POINT IN THE WESTERLY LINE OF SAID PARCEL, THENCE ALONG SAID WESTERLY LINE, SOUTH 01° 10' 10" EAST, 20.83 FEET TO THE POINT OF BEGINNING.

2 OWNER/TITLE INFORMATION

TITLE NO. FSSE-FT02103329-KD  
EFFECTIVE DATE: FEBRUARY 16, 2022 AT 12:00 AM

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A FEE  
2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:  
DEBRA DAWSON, AS TRUSTEE OF THE DEBRA DAWSON FAMILY TRUST DATED JANUARY 27, 2016 AND TRIANGLE WELL DRILLING, A CALIFORNIA CORPORATION, AS TENANTS IN COMMON

4 SURVEYOR CERTIFICATION

TO STRAUCH COMPANIES, BARGHAUSEN CONSULTING ENGINEERS, AND FIDELITY NATIONAL TITLE COMPANY OF CALIFORNIA.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(A), 7(B)(1), 7(C), 8, 9, 11, 13, 16, 17, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 05/01/2022.

DATE OF PLAT OR MAP: 05/03/2022



CHRISTOPHER D. JOHNSON  
PLS 7576

7 STATEMENT OF ENCROACHMENTS

NO ENCROACHMENTS NOTED PER THIS SURVEY

3 EXCEPTION ITEMS

SCHEDULE B-II EXCEPTIONS

AT THE DATE HEREOF, EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

- 1. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES ARE AS FOLLOWS:  
CODE AREA: 054-101  
TAX IDENTIFICATION NO.: 109-080-001-520  
FISCAL YEAR: 2021-2022  
1ST INSTALLMENT: \$380.97 PAID  
2ND INSTALLMENT: \$380.97 UNPAID  
LAND: \$71,998.00
- 2. PRIOR TO CLOSE OF ESCROW, PLEASE CONTACT THE TAX COLLECTOR'S OFFICE TO CONFIRM ALL AMOUNTS OWING, INCLUDING CURRENT FISCAL YEAR TAXES, SUPPLEMENTAL TAXES, ESCAPED ASSESSMENTS AND ANY DELINQUENCIES.

- 3. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.

- 4. RIGHTS OF THE PUBLIC TO ANY PORTION OF THE LAND LYING WITHIN THE AREA COMMONLY KNOWN AS DUROCK ROAD AND NEW SOUTH SHINGLE ROAD.

- 5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: PACIFIC GAS AND ELECTRIC COMPANY  
PURPOSE: POLE LINE FACILITIES  
RECORDING DATE: NOVEMBER 12, 1940  
RECORDING NO.: BOOK 180, PAGE 370 OFFICIAL RECORDS

- 6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT:

RESERVED BY: GEORGE E RICHARDS AND CATHERINE A RICHARDS  
PURPOSE: ROAD PURPOSES  
RECORDING DATE: APRIL 13, 1960  
RECORDING NO.: BOOK 504, PAGE 435 OFFICIAL RECORDS

- 7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: APOLONIA KREZMAN  
PURPOSE: ROAD PURPOSES  
RECORDING DATE: APRIL 13, 1960  
RECORDING NO.: BOOK 504, PAGE 435 OFFICIAL RECORDS

- 8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: UNITED STATES  
PURPOSE: WATER PIPE LINES  
RECORDING DATE: OCTOBER 31, 1962  
RECORDING NO.: BOOK 612, PAGE 683 OFFICIAL RECORDS

- 9. ANY INVALIDITY OR DEFECT IN THE TITLE OF THE VESTEES IN THE EVENT THAT THE TRUST REFERRED TO HEREIN IS INVALID OR FAILS TO GRANT SUFFICIENT POWERS TO THE TRUSTEE(S) OR IN THE EVENT THERE IS A LACK OF COMPLIANCE WITH THE TERMS AND PROVISIONS OF THE TRUST INSTRUMENT.

IF TITLE IS TO BE INSURED IN THE TRUSTEE(S) OF A TRUST, (OR IF THEIR ACT IS TO BE INSURED), THIS COMPANY WILL REQUIRE A TRUST CERTIFICATION PURSUANT TO CALIFORNIA PROBATE CODE SECTION 18100.5.

THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION.

- 10. THE COMPANY WILL REQUIRE THE FOLLOWING DOCUMENTS FOR REVIEW PRIOR TO THE ISSUANCE OF ANY TITLE INSURANCE PREDICATED UPON A CONVEYANCE OR ENCUMBRANCE BY THE CORPORATION NAMED BELOW:

NAME OF CORPORATION: TRIANGLE WELL DRILLING

- a) A COPY OF THE CORPORATION BY-LAWS AND ARTICLES OF INCORPORATION
- b) AN ORIGINAL OR CERTIFIED COPY OF A RESOLUTION AUTHORIZING THE TRANSACTION CONTEMPLATED HEREIN
- c) IF THE ARTICLES AND/OR BY-LAWS REQUIRE APPROVAL BY A "PARENT" ORGANIZATION, A COPY OF THE ARTICLES AND BY-LAWS OF THE PARENT
- d) A CURRENT DATED CERTIFICATE OF GOOD STANDING FROM THE PROPER GOVERNMENTAL AUTHORITY OF THE STATE IN WHICH THE ENTITY WAS CREATED

THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION.

- 11. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

- 12. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.

THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

3 EXCEPTION ITEMS

- 13. THE TRANSACTION CONTEMPLATED IN CONNECTION WITH THIS REPORT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE COMPANY'S CORPORATE UNDERWRITING DEPARTMENT. THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER SUCH REVIEW.

- 14. THE SEARCH DID NOT DISCLOSE ANY OPEN MORTGAGES OR DEEDS OF TRUST OF RECORD, THEREFORE THE COMPANY RESERVES THE RIGHT TO REQUIRE FURTHER EVIDENCE TO CONFIRM THAT THE PROPERTY IS UNENCUMBERED, AND FURTHER RESERVES THE RIGHT TO MAKE ADDITIONAL REQUIREMENTS OR ADD ADDITIONAL ITEMS OR EXCEPTIONS UPON RECEIPT OF THE REQUESTED EVIDENCE.

5 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X", "AREA OF REDUCED FLOOD RISK DUE TO LEVY", OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 06017C0750E, WHICH BEARS AN EFFECTIVE DATE OF 09/26/2008 AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONE "X" - AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

6 CEMETERY

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

8 ZONING INFORMATION

PER PROPERTY CONDITION REPORT "PERSONNEL AT THE MUNICIPAL ZONING OFFICE WERE CONSULTED, THE FILES AND WEBSITE WERE REVIEWED, AND/OR THE ZONING ORDINANCE WAS REVIEWED TO DETERMINE THE ZONING OF THE SUBJECT PROPERTY. ACCORDING TO THE INFORMATION PROVIDED, THE SUBJECT PROPERTY APPEARS TO BE LOCATED WITHIN A VACANT COMMERCIAL ZONE

VAC/COM: VACANT COMMERCIAL LAND

12 PARKING INFORMATION

0 STANDARD SPACES WITHIN BOUNDARY LINE  
0 CONFIRMABLE TOTAL PARKING SPACES

13 LAND AREA

PARCEL 1: 3.18 ACRES / 138,638.03 SQ FEET  
PARCEL 2: 0.51 ACRES / 22,348.22 SQ FEET  
TOTAL: 3.69 ACRES / 160,986.25 SQ FEET

14 BUILDING AREA

VACANT LOT

15 BUILDING HEIGHT

VACANT LOT

19 UTILITY INFORMATION

PLANS PROVIDED BY CLIENT AND LOCATION OF OBSERVED EVIDENCE FOUND AT THE TIME OF THE SURVEY.

OFFSITE UTILITY COMPANIES:  
AGASPL 530-622-4777 COMNCA 323-342-5552  
ELDIRR 530-642-4151 LEVCAL 877-366-8344  
PACBEL 510-645-2929 PGEPLA 530-401-8761

11 SURVEYOR'S NOTES

1. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

2. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

3. PROPERTY HAS PHYSICAL ACCESS TO SHINGLE ROAD AND DUROCK ROAD.

4. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS, ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

5. AT THE TIME OF THE SURVEY THERE WAS PHYSICAL EVIDENCE OF PARTY WALLS.

ALTA/NSPS TOPOGRAPHIC SURVEY

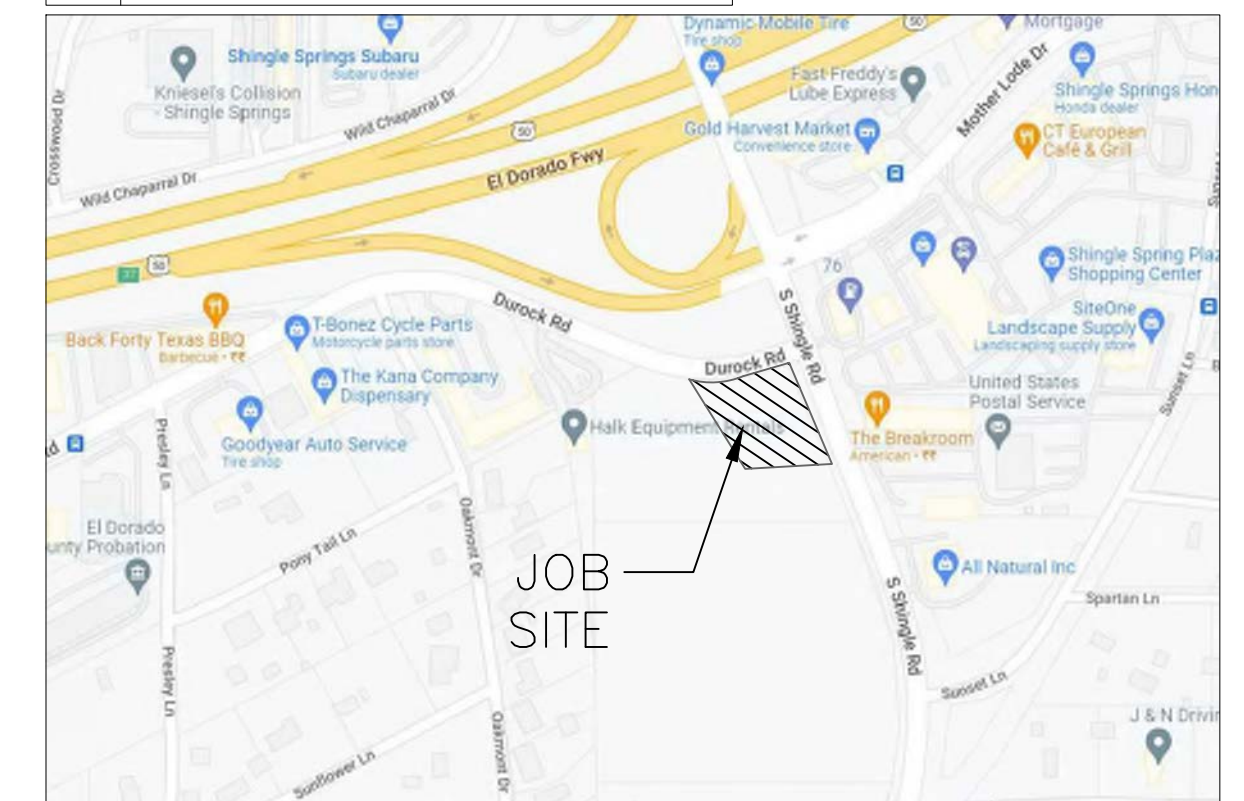
BEING A PORTION OF THE S/E 1/4 OF SECTION 1, T. 9N., R. 9E., MDB&M, UNINCORPORATED AREA OF EL DORADO COUNTY, STATE OF CALIFORNIA

COVER SHEET

SHEET 1 OF 3

MAY 2022

16 VICINITY MAP



- △ = PLOTTED
- = NON PLOTTABLE
- = BLANKET
- = DOES NOT AFFECT

Key to GLI Survey

- 1 LEGAL DESCRIPTION
- 2 OWNER TITLE INFORMATION
- 3 EXCEPTION 'B' ITEMS
- 4 SURVEYOR CERTIFICATION
- 5 FLOOD INFORMATION
- 6 CEMETERY
- 7 POSSIBLE ENCROACHMENTS
- 8 ZONING INFORMATION
- 9 LEGEND
- 10 BASIS OF BEARING
- 11 SURVEYOR'S NOTES
- 12 PARKING INFORMATION
- 13 LAND AREA
- 14 BUILDING AREA
- 15 BUILDING HEIGHT
- 16 VICINITY MAP
- 17 CLIENT INFORMATION BOX
- 18 PROJECT ADDRESS
- 19 UTILITY INFORMATION
- 20 BENCHMARK DESCRIPTION

17 BOUNDARY TOPO Survey



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Drwn By: AS/CJ	Date:
Surveyor Ref.No: LS 7576	Revision:
Aprvd By: CJ1	Date:
Field Date:	Revision:
Date:	Date:
	Revision:

Prepared For:  
STRAUCH COMPANIES & BARGHAUSEN CONSULTING ENGINEERS, INC.  
Client Ref. No: 1BAR01

18 PROJECT ADDRESS

4100 Durock Road,  
Shingle Springs, CA

Project Name:  
4100 DUROCK  
GLI Project Number:  
1BAR0134

ALTA SHEET INDEX

SHEET 1 TITLE SHEET  
SHEET 2 BOUNDARY SHEET  
SHEET 3 TOPO SHEET



# ALTA-NSPS TOPOGRAPHIC SURVEY

BEING A PORTION OF THE S/E ¼ OF SECTION 1,  
T.9N., R.9E., MDB&M, UNINCORPORATED AREA OF  
EL DORADO COUNTY, STATE OF CALIFORNIA

## BOUNDARY SHEET

SHEET 2 OF 3

MAY 2022

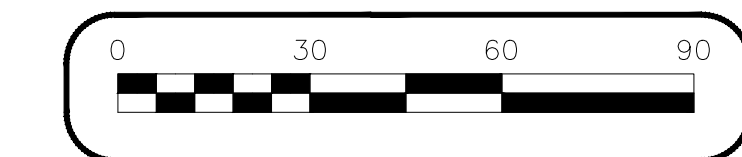


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SCALE : 1" = 30'



### REFERENCES

- (1) RS 5/80
- (2) RS 6/73
- (3) OR 394/192
- (4) CALTRANS MONUMENT MAP
- (5) MAP PREPARED BY R.H. JONES (LS 2893)  
"PORTIONS OF S ½ SEC 1, T9N, R9E, MDB&M"  
HAS OT BEEN LOCATED
- (6) RS 32/56

### SURVEYOR NOTES

1. PG&E EASEMENT - EXCEPTION #5 (OR 180/370  
SHOWN IN PRELIMINARY TITLE REPORT  
FSSE-FTO2103329-KD IS UNPLOTTABLE.

OR 629/29 DEFINES AN 80' WIDE PG&E EASEMENT,  
AND THE GRANTOR'S MATCH THE NAMES OF  
OWNERSHIP AT THE TIME OF GRANT. HOWEVER, IT IS  
IMPOSSIBLE TO DEFINE THE EXACT STARTING  
LOCATION FROM THE WRITTEN WORD. MANY CALLS  
WITHIN THE DESCRIPTION POSSIBLY REFERENCE THE  
WRONG CORNERS OF DEED 394/285.

THE EXISTING PG&E EASEMENT HAS BEEN PLACED  
BY TWO (2) VERIFYING METHODS:  
A. CALTRANS MONUMENT MAP ED-50-R8.5, SHEET 3  
OF 18, DATED MAY 1970 WAS USED TO DEFINE  
STATION AND OFFSETS SHOWN THEREON.  
B. PHYSICAL LOCATION OF TOWERS OVER OUR SITE.

THESE TWO METHODS MATCHED AND WERE HELD  
FOR PG&E 80' WIDE EASEMENT.

### 20 BENCHMARK DESCRIPTION

ELEVATION -1527.049 (NAVD88) SPIKE  
COUNTY OF EL DORADO CONTROL USED FOR VERTICAL DATUM.  
A SPIKE AT THE SOUTHWEST CORNER OF DUROCK ROAD AND  
S. SHINGLE ROAD, LABELED AS POINT #50, AND AS SHOWN ON  
SHEET CP-1 OF PLAN 71338-US 50 & PONDEROSA DUROCK ROAD REALIGNMENT.

### 10 BASIS OF BEARINGS

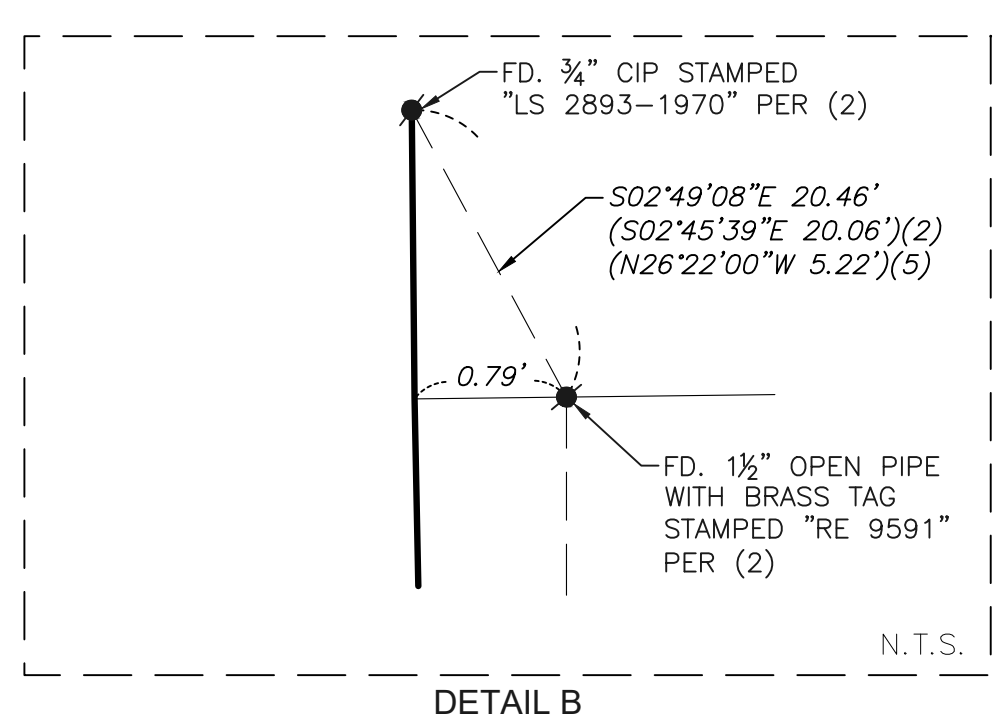
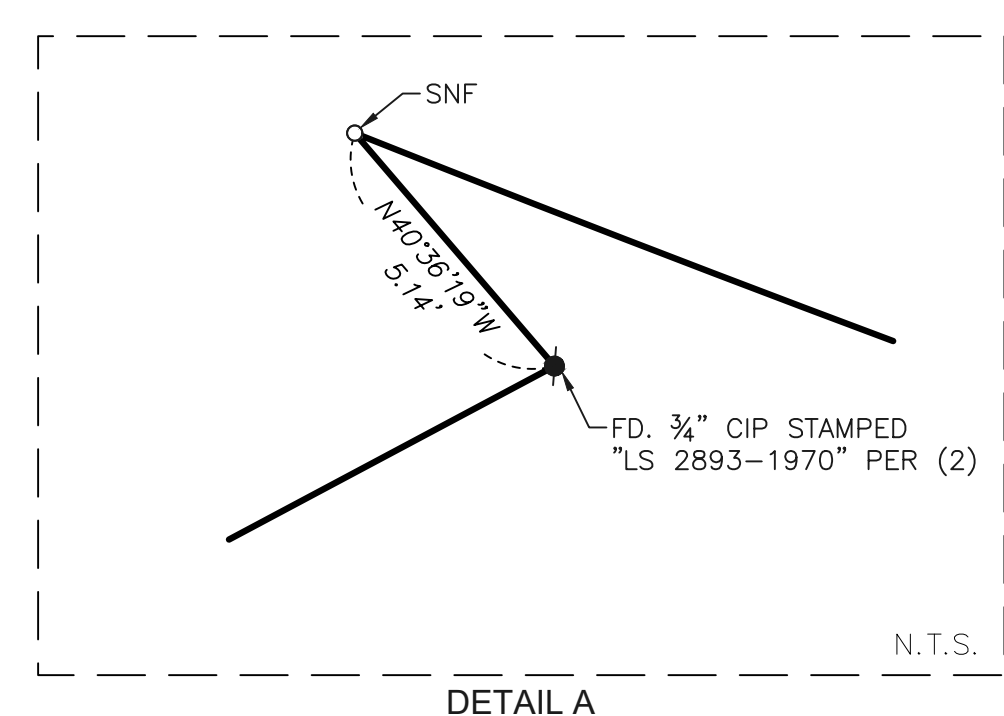
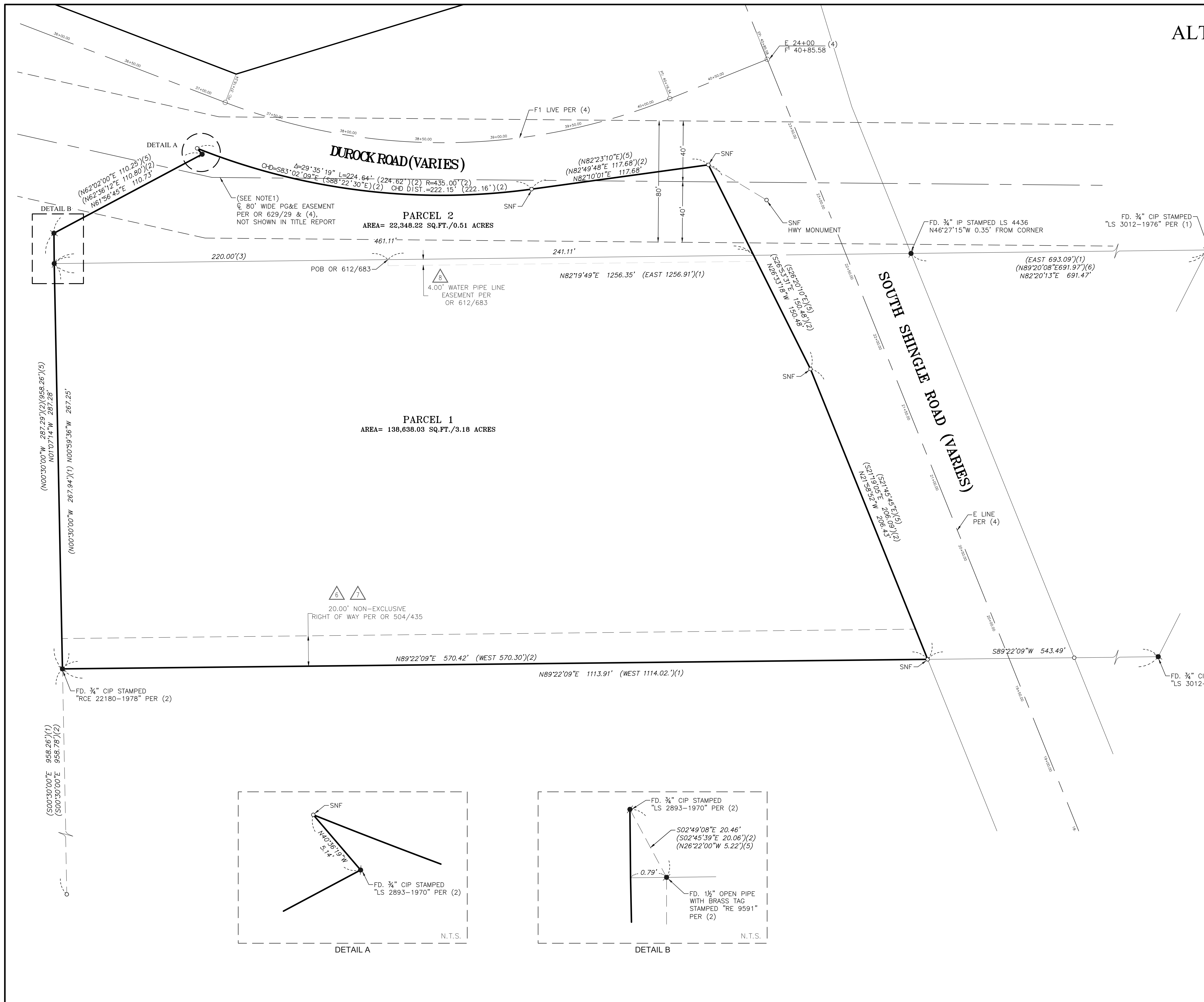
BASIS OF BEARINGS - CCS83 (1991.35)  
CALIFORNIA STATE PLANE COORDINATE SYSTEM-ZONE 2 (CCS83) USING  
GPS EPOCH (1991.35), AND WAS PROVIDED BY THE EL DORADO COUNTY  
DEPARTMENT OF TRANSPORTATION. SAID BASIS OF BEARINGS TAKEN  
FROM CONTROL PROVIDED AS SHOWN ON SHEET 1 AND 2 OF PROJECT  
71338-US 50, PONDEROSA DUROCK ROAD REALIGNMENT

### ALTA SHEET INDEX

SHEET 1	TITLE SHEETS
SHEET 2	BOUNDARY SHEET
SHEET 3	TOPO SHEET

### SURVEY SHEET INDEX NOTES:

- REFER TO SHEET 1 FOR EXCEPTIONS
- REFER TO SHEET 2 FOR BASIS OF BEARING
- REFER TO SHEET 2 FOR BOUNDARY & EASEMENTS
- REFER TO SHEET 3 FOR TOPOGRAPHIC INFORMATION



# ALTA-NSPS TOPOGRAPHIC SURVEY

BEING A PORTION OF THE S/E ¼ OF SECTION 1,  
T.9N., R.9E., MDB&M, UNINCORPORATED AREA OF  
EL DORADO COUNTY, STATE OF CALIFORNIA

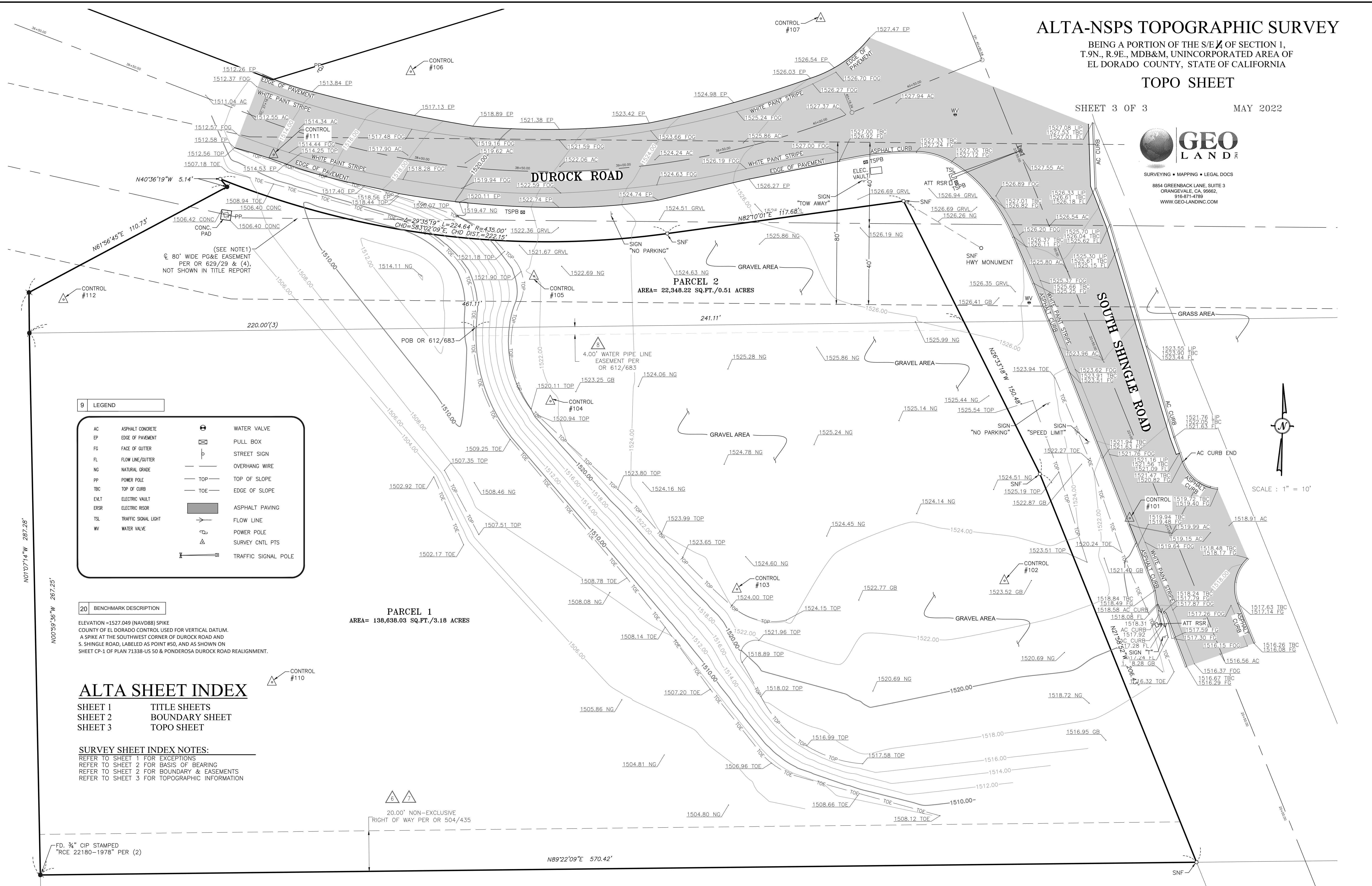
## TOPO SHEET

SHEET 3 OF 3

MAY 2022



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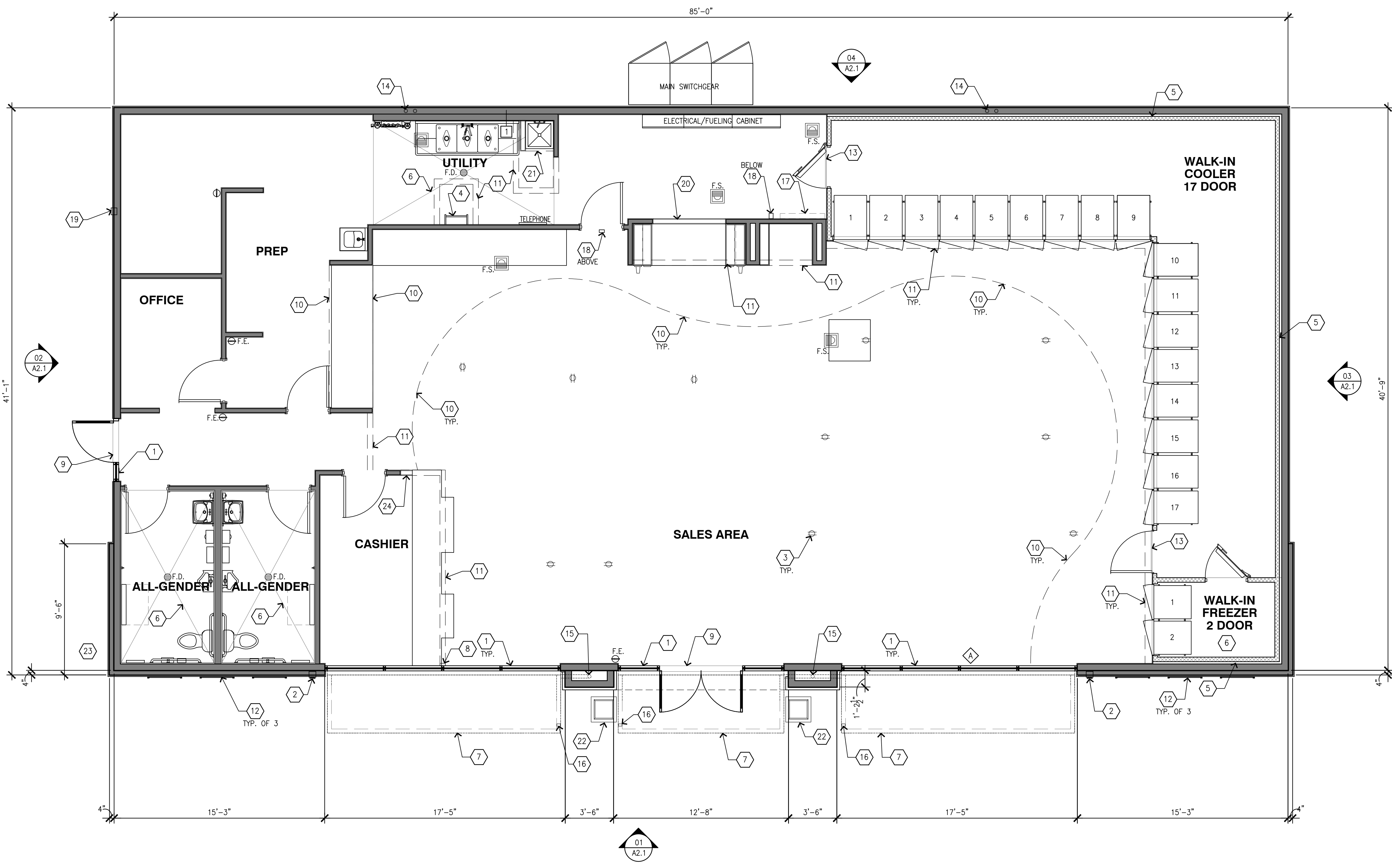
9 LEGEND			
AC	ASPHALT CONCRETE		WATER VALVE
EP	EDGE OF PAVEMENT		PULL BOX
FG	FACE OF GUTTER		STREET SIGN
FL	FLOW LINE/GUTTER		OVERHANG WIRE
NG	NATURAL GRADE		TOP OF SLOPE
PP	POWER POLE		EDGE OF SLOPE
TBC	TOP OF CURB		ASPHALT PAVING
EVT	ELECTRIC VAULT		FLOW LINE
ERSR	ELECTRIC RISOR		POWER POLE
TSL	TRAFFIC SIGNAL LIGHT		SURVEY CNTL PTS
WV	WATER VALVE		TRAFFIC SIGNAL POLE

20 BENCHMARK DESCRIPTION	
ELEVATION = 1527.049 (NAVD88) SPIKE	
COUNTY OF EL DORADO CONTROL USED FOR VERTICAL DATUM.	
A SPIKE AT THE SOUTHWEST CORNER OF DUROCK ROAD AND S. SHINGLE ROAD, LABELED AS POINT #50, AND AS SHOWN ON SHEET CP-1 OF PLAN 71338-US 50 & PONDEROSA DUROCK ROAD REALIGNMENT.	

ALTA SHEET INDEX	
SHEET 1	TITLE SHEETS
SHEET 2	BOUNDARY SHEET
SHEET 3	TOPO SHEET

**SURVEY SHEET INDEX NOTES:**  
REFER TO SHEET 1 FOR EXCEPTIONS  
REFER TO SHEET 2 FOR BASIS OF BEARING  
REFER TO SHEET 2 FOR BOUNDARY & EASEMENTS  
REFER TO SHEET 3 FOR TOPOGRAPHIC INFORMATION

FD, 3/4" CIP STAMPED  
"RCE 22180-1978" PER (2)



01 CONSTRUCTION FLOOR PLAN  
SCALE: 1/4"=1'-0"

**LEGEND**  
 ■ WOOD FRAMED WALL  
 ▨ PREFABRICATED COOLER/FREEZER WALL

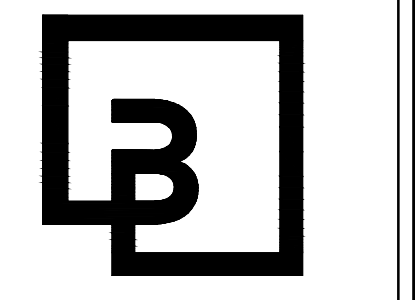
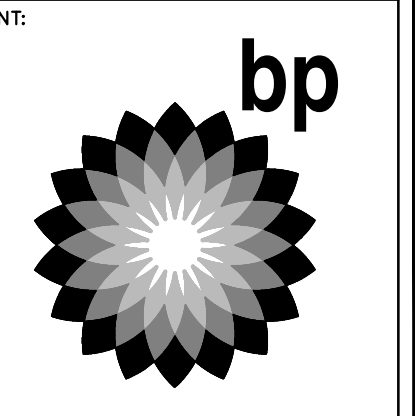
- GENERAL NOTES**
- ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
  - ALL DENOTED DIMENSIONS ARE TO BE USED. PLANS SHALL NOT BE SCALED.
  - EXTERIOR WALL ARE 2x6, INTERIOR WALLS 2x4 U.N.O., SEE STRUCTURAL PLANS FOR FRAMING REQUIREMENTS.
  - SEE PLUMBING PLANS FOR DIMENSIONS TO PLUMBING FIXTURES
  - REFER TO SHEET Q1.1 FOR EQUIPMENT PLAN.
  - REFER TO SHEET Q2.1 FOR EQUIPMENT SCHEDULE.
  - ALL EQUIPMENT SHALL MEET ACCESSIBILITY REACH RANGE REQUIREMENTS.
  - PROVIDE PLASTIC CORNER GUARDS AT EDGES BELOW 6'-0".
  - ALL COUNTERTOPS SHALL BE MAX. 34" A.F.F. WITH A 3'-FOOT WIDE TRANSACTION AREA AT CASHIER. CONTRACTOR SHALL COORDINATE WORK WITH CABINET INSTALLER FOR CABINET INSTALLATION. CONTRACTOR TO ROUTE UTILITIES THROUGH CABINETS. CONTACT CABINET INSTALLER FOR SITE SPECIFIC CABINET SHOP DRAWINGS.
  - 4" HIGH BACKSPLASH AT ALL COUNTERTOPS THAT TERMINATE AT WALL.
  - THE CONTRACTOR SHALL ASSIST STORE PERSONNEL BY ASSEMBLING MERCHANDISE GONDOLAS AND SHELVING AS SHOWN ON Q1.1.
  - ALL EQUIPMENT AND CABINETS SHALL BE FREE OF SHARP EDGES. CONTACT MANUFACTURER OR PREP EDGES FOR SAFETY.
  - CONTRACTOR SHALL ROUTE ALL CONDENSATE DRAIN LINES TO FLOOR SINKS.
  - CONTRACTOR SHALL INSTALL NEW PARTITIONS/WALLS WITH GYPSUM WALL BOARD AND FINISHES AS NOTED ON FINISH SCHEDULE AND INTERIOR ELEVATIONS ON SHEET A2.3 THRU A2.7. ALL PARTITIONS/WALLS SHALL BE BRACED FOR LATERAL FORCES, PER BUILDING CODE REQUIREMENTS.
  - FLAME SPREAD CLASSIFICATIONS FOR INTERIOR WALLS SHALL COMPLY WITH LOCAL CODES.
  - FIRE EXTINGUISHERS (10LB. HIGH FLOW 1-A-20-B-C) SHALL BE INSTALLED AT SALES COUNTER, BACK ROOM, SALES AREA, & FUEL CANOPY LOCATIONS IF NOT SHOWN ELSEWHERE ON THESE DRAWINGS. VERIFY WITH OWNER FOR DETAILS. CONFIRM FINAL DETAILS WITH LOCAL FIRE INSPECTOR.
  - CONTRACTOR SHALL ASSIST THE OWNER WITH STORE EQUIPMENT TO PREPARE A DELIVERY STAGING AREA. COORDINATE WITH OWNER FOR THE DELIVERY SCHEDULE AND SHIPPING DAMAGES, AS APPLICABLE.
  - CONTRACTOR SHALL PROVIDE A CLEAN, SMOOTH SURFACE FOR GRAPHICS INSTALLATION.
  - ALL DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTOR FROM CABINET AND EQUIPMENT CLEARANCES PRIOR TO WALL ERECTION. DISCREPANCIES SHALL BE DIRECTED TO OWNER.
  - WATER HEATERS SHALL BE CAPABLE OF DELIVERING MIN. 120° WATER TO ALL SINKS.
  - ALL FLOOR/WALL TILE AND COVE BASE SHALL BE INSTALLED BY THE GENERAL CONTRACTOR ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
  - ALL DOORS MUST HAVE NO MORE THAN 5 LBS OPENING FORCE AND MUST HAVE A SWEEP PERIOD OF 3 SECONDS TO CLOSE FROM 70° OPEN TO 3" FROM THE LATCH.
  - CARBONATOR BACK-FLOW PREVENTOR DRAIN LINE OUTLET SHALL BE TO FLOOR SINK PROVIDED FOR THIS AREA.

- KEYED NOTES**
- ALUMINUM ENTRANCE AND STOREFRONT SYSTEM, REFER TO SHEET A5.1 & SPECIFICATION.
  - EMERGENCY SWITCH OFF, VERIFY LOCATION PRIOR TO INSTALLATION. REFER TO ELECTRICAL PLANS FOR SPECIFICATION.
  - FLOOR RECEPTACLES, REFER TO ELECTRICAL PLANS.
  - ROOF LADDER PER DETAIL 07/A4.1.
  - 1" MINIMUM AIR GAP AT PREFABRICATED COOLER/FREEZER.
  - DEPRESSED SLAB, REFER TO FOUNDATION PLAN.
  - LINE OF CANOPY ABOVE.
  - BREAK METAL CLOSURE AT BULKHEAD AND STOREFRONT VERTICAL MULLION. REFER TO DETAIL 11/A4.2
  - THRESHOLD, REFER TO DOOR SCHEDULE ON SHEET A5.1.
  - LINE OF SOFFIT ABOVE.
  - BULKHEAD ABOVE.
  - WALL SIGNS.
  - TRANSITION STRIP.
  - ROOF DRAIN AND OVERFLOW, REFER TO CIVIL PLANS FOR CONTINUATION.
  - CANOPY DOWNSPOUT, REFER TO CIVIL PLANS FOR CONTINUATION.
  - CANOPY OVERFLOW, REFER TO DETAIL 09/A4.2.
  - FUTURE SOLAR EQUIPMENT.
  - CO2 SAFETY MONITORING EQUIPMENT, REFER TO SHEETS Q1.1 AND Q2.1 FOR LOCATION AND SPECIFICATION.
  - RECESSED STAINLESS STEEL FILL BOX WITH QUICK-DISCONNECT MALE FILL AND VENT HOSE CONNECTION FOR CO2 TANK.
  - 64"x60" FOUNTAIN ACCESS OPENING @ 34" A.F.F.
  - WATER HEATER PLATFORM, REFER TO DETAIL 06/A4.2 & ELEVATIONS 08 & 09 ON SHEET A2.5.
  - NATURAL BROWN STONE AGGREGATE TRASH RECEPTACLE WITH BROWN FLAT LID, 35 GAL. CAPACITY, SUPPLIER: TREETOP PRODUCTS, MODEL: 4CR5127, PLASTIC LINER MODEL: 4CR5128. VERIFY LOCATION WITH CIVIL PLANS.
  - PORTABLE PROPANE TANK DISPLAY, REFER TO SHEETS Q1.1 AND Q2.1 FOR SPECIFICATION.
  - PARTIAL HEIGHT WALL, REFER TO THE INTERIOR ELEVATIONS

**OCCUPANCY LOAD**

SALES - 1,906 S.F. (1906/60)	= 32
OFFICE - 69 S.F. (69/100)	= 1
RESTROOMS - 172 S.F. (EXEMPT)	= 0
STORAGE - 101 S.F. (101/300)	= 1
UTILITY - 254 S.F. (254/200)	= 2
PREP - 206 S.F. (206/200)	= 2
COOLER/FREEZER - 530 S.F. (530/300)	= 2
<b>TOTAL (NET): 3,238 S.F.</b>	<b>= 40 OCCUPANTS</b>
<b>TOTAL (GROSS): 3,349 S.F.</b>	

EXITS REQUIRED: 1  
EXITS PROVIDED: 2



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 18215 72nd Avenue South  
 Kent, WA 98032  
 425.251.6222  
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Not for Construction

DEVELOPMENT INFORMATION:  
**ARCO NTI**  
 3400 am/pm  
 FUEL CANOPY w/ 6 MPD'S  
 CAR WASH

SITE ADDRESS:  
 4100 DUROCK RD  
 @ S SHINGLE ROAD  
 SHINGLE SPRINGS, CALIFORNIA

FACILITY #TBD

DESIGNED BY: ALLIANCE Z&M:  
 CHECKED BY: BP REP:  
 DRAWN BY: ALLIANCE PM:  
 VERSION: PROJECT NO: 21863

DRAWING TITLE:  
**CONSTRUCTION FLOOR PLAN**

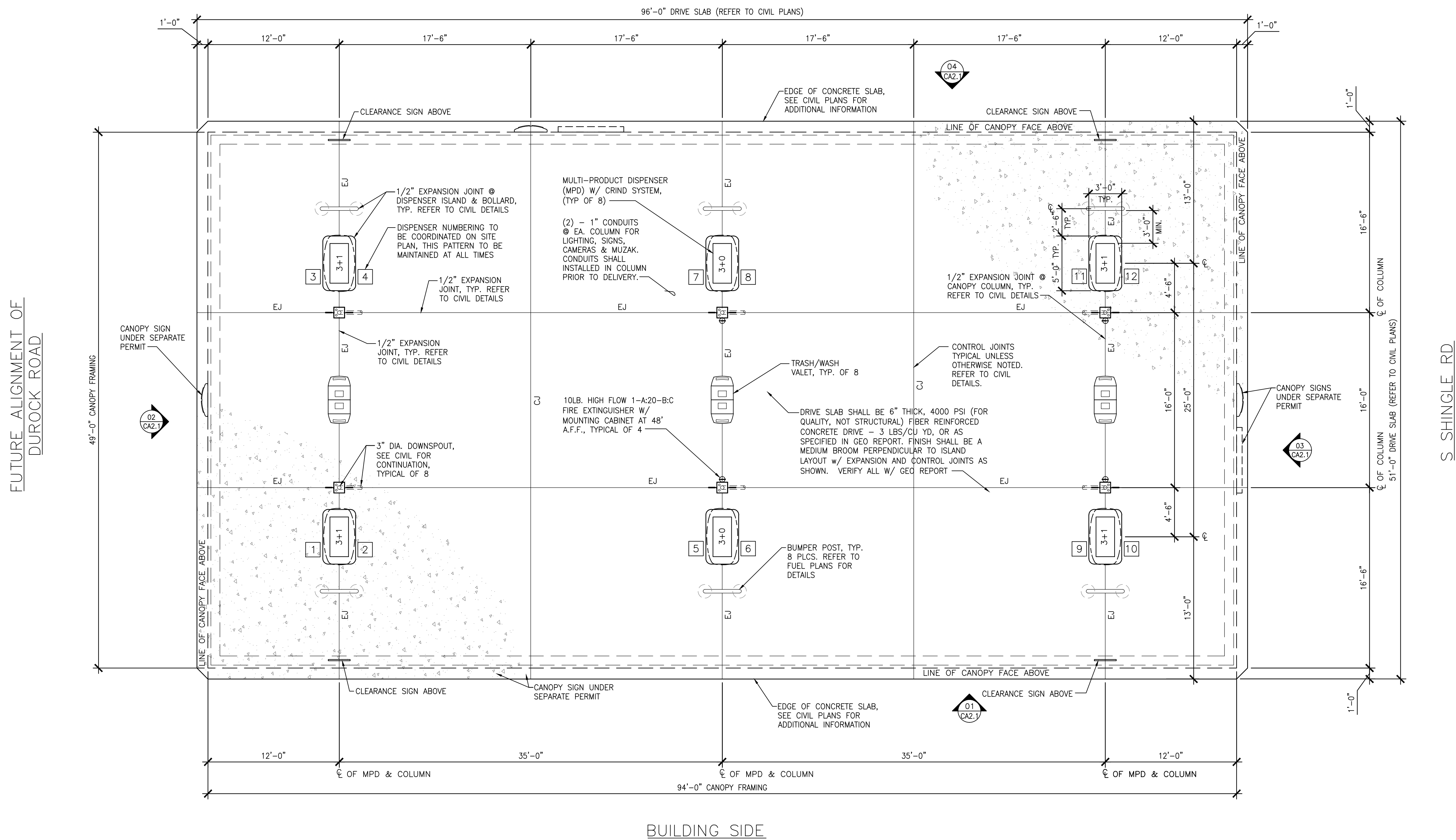
SHEET NO:  
**A1.1**

Preliminary Not For Construction

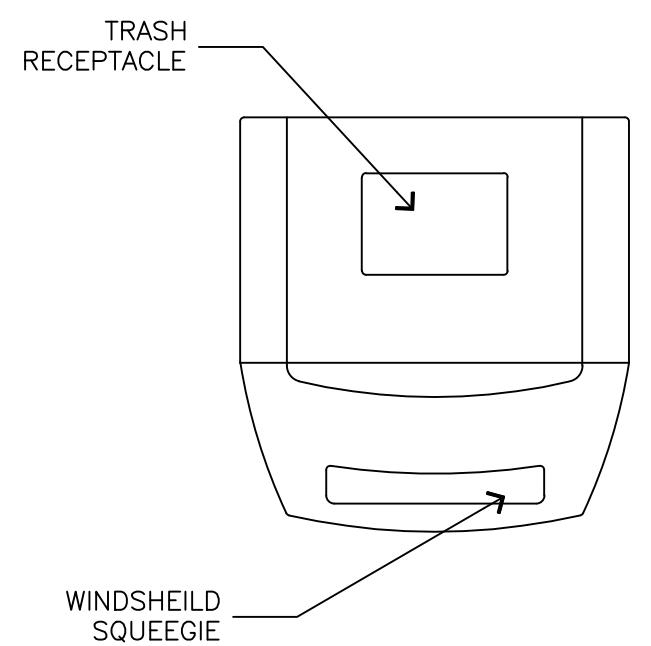




EL DORADO FREEWAY OFF RAMP



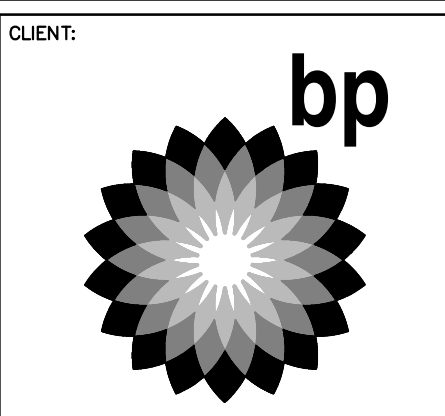
01 CANOPY SLAB PLAN - 6,321 S.F.  
SCALE: 3/16"=1'-0"



02 TRASH/ WINDSHIELD CADDY  
SCALE: NTS

- NOTES:**
- DOWNSPOUTS ARE DESIGNED TO BE TIGHTLINED TO THE SITES UNDERGROUND STORM DRAINAGE SYSTEM.
  - DRIVE SLAB SHALL BE REINFORCED CONCRETE CRUSHED ROCK AS SPECIFIED IN SOILS REPORT. FINISH SHALL BE A MEDIUM BROOM PERPENDICULAR TO ISLAND LAYOUT w/ EXPANSION AND CONTROL JOINTS AS SHOWN.
  - CANOPY CONTRACTOR SHALL PROVIDE DOWNSPOUTS AND CONDUITS FOR LIGHTING, SIGN, MUSIC SYSTEM, CCTV AND SOLAR IN COLUMNS WHERE SPECIFIED. COORDINATE WITH GENERAL CONTRACTOR FOR EXACT LOCATION OF CONDUITS, AND HAND HOLES PRIOR TO FABRICATION. SEE ELECTRICAL DRAWINGS.
  - EACH PAIR OF ISLANDS HEIGHTS SHALL BE THE SAME.
  - ISLAND FORMS SHALL BE PAINTED GRAY.
  - SEE SHEET CA1.3, AND ELECTRICAL DRAWINGS FOR ADDITIONAL NOTES FOR IN COLUMN ELECTRICAL CONDUIT, AND LIGHTING INFORMATION.
  - GRADE BREAKS AT CONCRETE DRIVE SLAB SHALL OCCUR WITHIN DRIP LINE OF CANOPY. SEE GRADING PLAN FOR SLAB DRAINAGE ISOLATION AND OIL/WATER SEPARATOR. VERIFY W/ CIVIL DRAINAGE PLANS.
  - TRASH/WASH VALET ORDERS- BIG RED ROOSTER FLOW: 847-866-0761.
  - ALL SPEAKERS SHALL HAVE ADJUSTABLE VOLUME CONTROLS.

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Not for Construction

DEVELOPMENT INFORMATION:  
**ARCO NTI**  
3400 am/pm  
FUEL CANOPY w/ 6 MPD's  
CAR WASH

SITE ADDRESS:  
4100 DUROCK RD  
@ S SHINGLE ROAD  
SHINGLE SPRINGS, CALIFORNIA

FACILITY #TBD  
DESIGNED BY: ALLIANCE ZADM:  
CHECKED BY: BP REPM:  
DRAWN BY: ALLIANCE PM:  
VERSION: PROJECT NO:  
21863

DRAWING TITLE:  
**CANOPY SLAB PLAN**

SHEET NO:  
**CA1.1**



NO.	DATE	REVISION	DESCRIPTION
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Not for Construction

DEVELOPMENT INFORMATION:

**ARCO NTI**

**3400 am/pm FUEL CANOPY w/ 6 MPD'S CAR WASH**

SITE ADDRESS:

**4100 DUROCK RD  
@ S SHINGLE ROAD  
SHINGLE SPRINGS, CALIFORNIA**

**FACILITY #TBD**

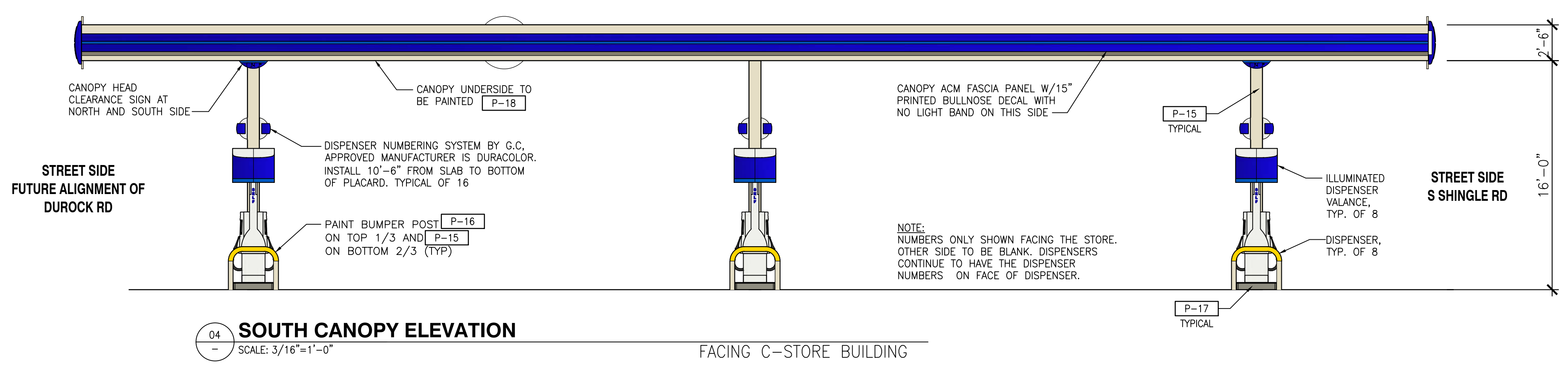
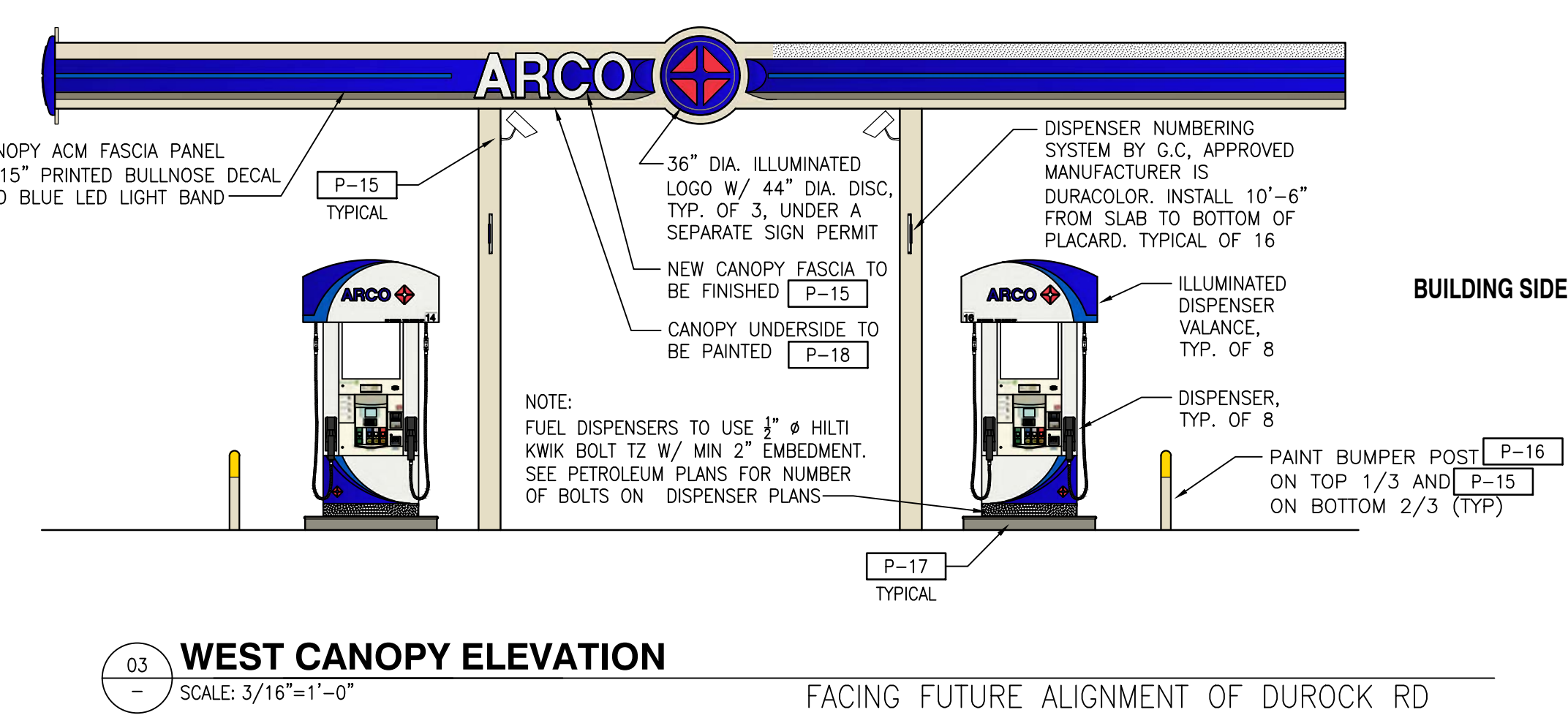
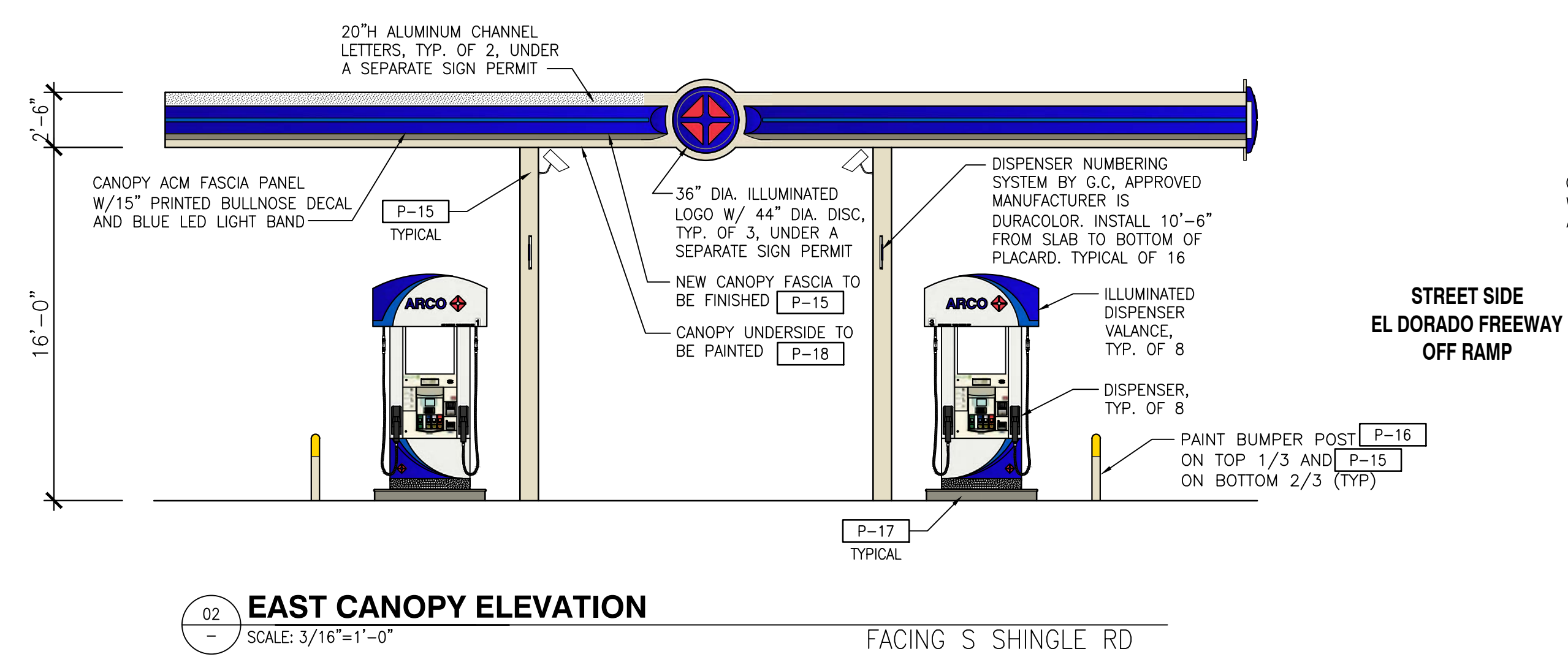
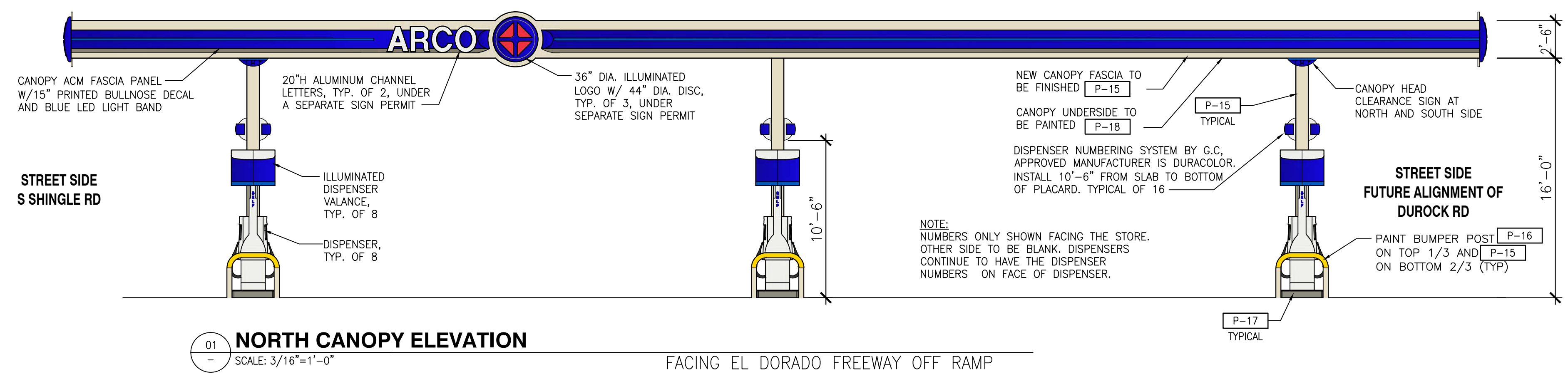
DESIGNED BY: ALLIANCE T&M:  
 CHECKED BY: BP REPM:  
 DRAWN BY: ALLIANCE PM:  
 VERSION: PROJECT NO:  
**21863**

DRAWING TITLE:

**CANOPY ELEVATIONS**

SHEET NO:

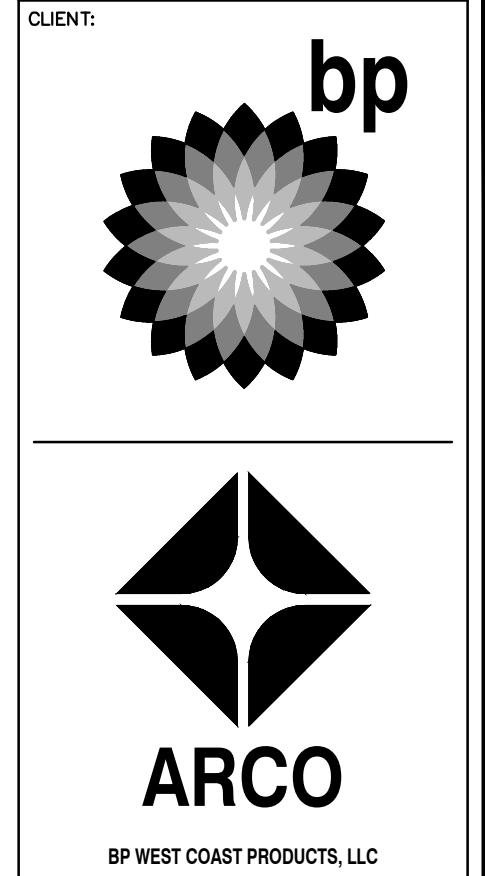
CA2.1



**COLOR LEGEND**

<p><b>P-15</b> BP PEARL -BENJAMIN MOORE, OC-8, "ELEPHANT TUSK" -SHERWIN WILLIAMS, SW6119, "ANTIQUE WHITE" -ICI PAINTS, #A0083- 38Y 72/117, "INDIAN LEGEND"</p> <p><b>P-16</b> BP YELLOW -BENJAMIN MOORE, 2022-10, "YELLOW" -SHERWIN WILLIAMS, SW6903, "CHEERFUL" -ICI PAINTS, #A0775- 37Y 61/867, "OMEGA YELLOW"</p>	<p><b>P-17</b> BP WARM GRAY -BENJAMIN MOORE, 2137-40, "DESERT TWILIGHT" -SHERWIN WILLIAMS, SW7053, "ADAPTIVE SHADE" -ICI PAINTS, #A1860- 40Y 25/074, "GRAY MOUNTAIN"</p> <p><b>P-18</b> HIGH HIDING WHITE -BENJAMIN MOORE, OC-67, "ICE MIST" -SHERWIN WILLIAMS, SW7006, "EXTRA WHITE" -ICI PAINTS, #A0128- 50GY 83/010, "WHITE WING"</p>
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SIGNAGE NOTE:  
ALL SIGNAGE SHOWN IS FOR VISUAL REFERENCE ONLY-  
SIGN PERMIT UNDER SEPARATE PERMIT



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Not for Construction

DEVELOPMENT INFORMATION:  
**ARCO NTI**  
 3400 am/pm  
 FUEL CANOPY w/ 6 MPD'S  
 CAR WASH

SITE ADDRESS:  
 4100 DUROCK RD  
 @ S SHINGLE ROAD  
 SHINGLE SPRINGS, CALIFORNIA

FACILITY #TBD  
 DESIGNED BY: ALLIANCE TADM:  
 CHECKED BY: BP REPI:  
 DRAWN BY: ALLIANCE PM:  
 VERSION: PROJECT NO:  
 - 21863

DRAWING TITLE:  
**CAR WASH FLOOR PLAN**

SHEET NO:  
**CWA1.1**

**KEYED NOTES:**

- 1 SEE CARWASH DRAWINGS FOR CONVEYOR TRENCH
- 2 STEEL BOLLARD, REFER TO DETAIL 05/CWA4.2
- 3 12'-0" x 10'-0" MANUF ROLL UP DR
- 4 PRE-FINISHED ALUMINUM GLAZING SYSTEM
- 5 10'-0" x 10'-0" MANUF ROLL UP DR
- 6 CS COIN BOX  
VERIFY LOCATION W/ SITE PLAN
- 7 JUMBO LIGHTED SIGN,  
VERIFY LOCATION W/ SITE PLAN
- 8 LIGHTED 3 MESSAGE SIGN
- 9 COUNT DOWN TIMER

- 1 8" CMU WALLS W/ STUCCO FINISH
- 1A 5 1/2" STUDS PER STRUCTURAL, W/ THERMAL INSULATION
- 2 3 1/2" FURRING, SEE STRUCTURAL FOR CONNECTION DETAILS
- 3 8" CMU WALLS W/ 3 1/2" PT STUDS, W/ THERMAL INSULATION

**SUBSTRATE:**

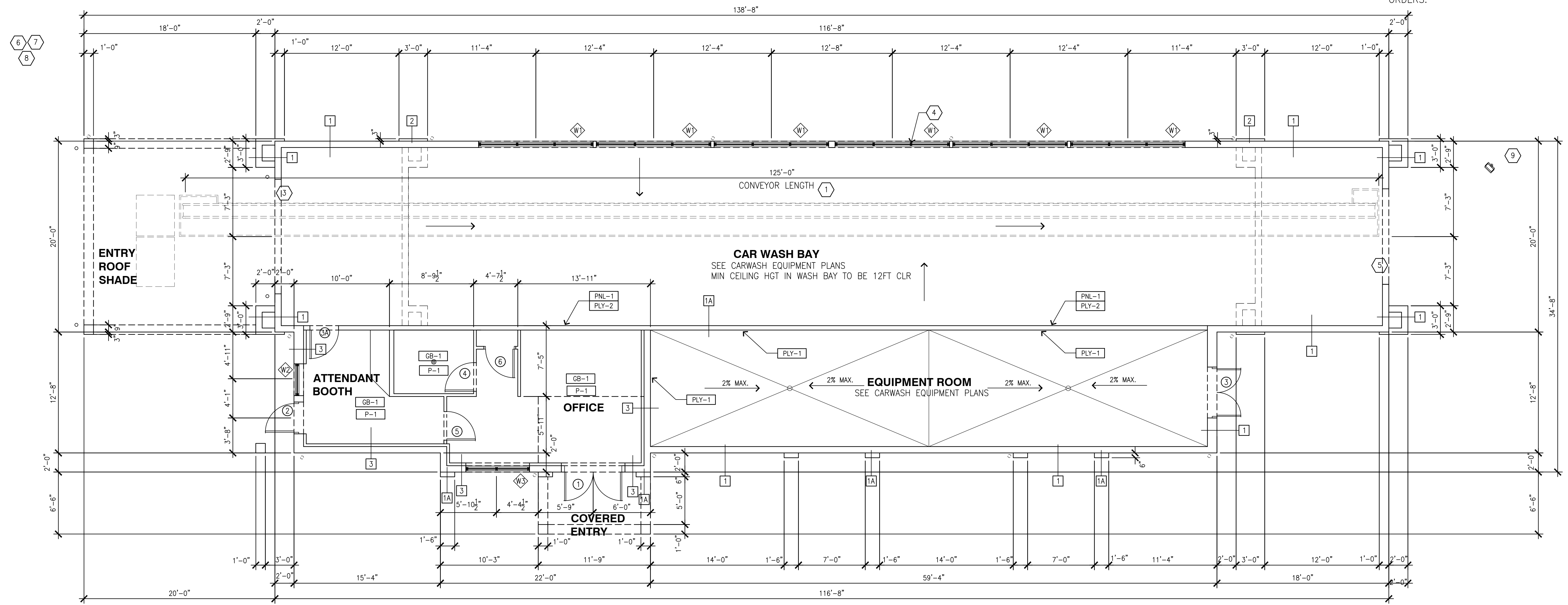
- PLY-1 3/8" PLYWOOD, REFER TO STRUCTURAL FOR SPECIFICATION
- PLY-2 3/8" PLYWOOD (CDX), REFER TO STRUCTURAL FOR SPECIFICATION
- PNL-1 1/2" EXTRUTECH PANELS, #P1300-WHITE
- GB-1 3/8" WATER-RESISTANT GYPSUM BOARD

**PAINT COLOR**

- P-1 WHITE SEMI-GLOSS

**GENERAL NOTES:**

- A. DIMENSION LINES ARE FROM FACE OF FRAMING OR FOUNDATION UNLESS NOTED OTHERWISE.
- B. FACE OF FRAMING ON EXTERIOR WALL IS SAME AS OUTSIDE FACE OF FOUNDATION WALL.
- C. PROVIDE BLOCKING AS REQ'D FOR ALL EQUIPMENT AND ACCESSORIES.
- D. FOR CEILING LAYOUT REFER TO SHEET CWA1.2
- E. FOR DOOR AND WINDOW DETAILS REFER TO SHEET CWA5.1
- F. ALL MATERIALS AND APPLICATION TO MEET OR EXCEED LOCAL OR STATE REQUIREMENTS
- G. REFER TO CARWASH EQUIPMENT INSTALLATION MANUAL AND SUBSEQUENT SHOP DRAWINGS FOR FURTHER INFORMATION. IF THE INFORMATION PROVIDED IN THESE DOCUMENTS IS CONFLICTING WITH THE INSTALLATION MANUAL PROVIDED BY THE CARWASH INSTALLER, THE G.C. IS RESPONSIBLE TO COORDINATE THE DIFFERENCES PRIOR TO CONSTRUCTION AND AVOID CHANGE ORDERS.



01 **CAR WASH FLOOR PLAN**  
 SCALE: 3/16"=1'-0"

**CARWASH/ EQUIP. ROOM NOTES:**

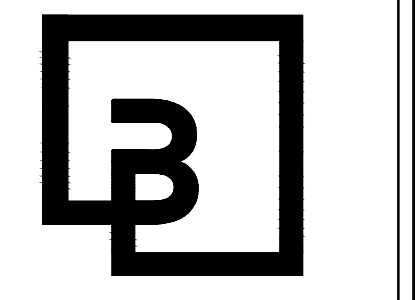
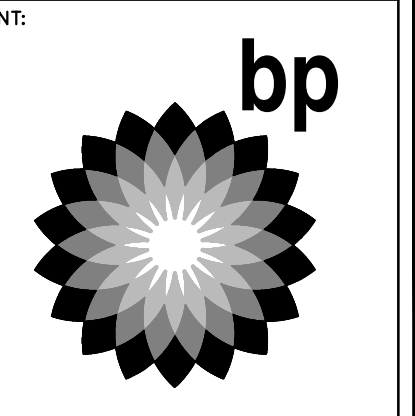
- VERIFY W/ CARWASH SUPPLIER FOR ALL BLOCKING, AND CONNECTION DETAILING REQUIRED
- PROVIDE BLOCKING, AND SEALANT, AT ALL WALL PENETRATION LOCATIONS

OCCUPANT LOAD	
<b>CARWASH -(8 OCCUPANCY)</b>	
CARWASH BAY - 2,153 S.F. (2153/200)	= 11
EQUIPMENT ROOM/STORAGE - 720 S.F. (720/300)	= 2.4
ATTENDANT BOOTH - 140 S.F. (140/100)	= 1.4
OFFICE - 240 S.F. (240/100)	= 2.4
STORAGE - 7.5 S.F. (7.5/300)	= 0.1
RESTROOM/HALL 132.5 S.F.	= 0
<b>TOTAL (NET): 3,020.5 S.F.</b>	<b>= 17.3 OCCUPANTS</b>
<b>TOTAL (GROSS): 3,393 S.F.</b>	
EXITS REQUIRED: 1	
EXITS PROVIDED: 6	
ENTRY ROOF SHADE	425 S.F.
COVERED ENTRY PORCHES	136 S.F.
VACUUM ROOF SHADE 1	1131 S.F.
VACUUM ROOF SHADE 2	1904 S.F.









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DEVELOPMENT INFORMATION:  
**ARCO NTI**  
**3400 am/pm FUEL CANOPY w/ 6 MPD's CAR WASH**

SITE ADDRESS:  
**4100 DUROCK RD**  
 @ S SHINGLE ROAD  
 SHINGLE SPRINGS, CALIFORNIA

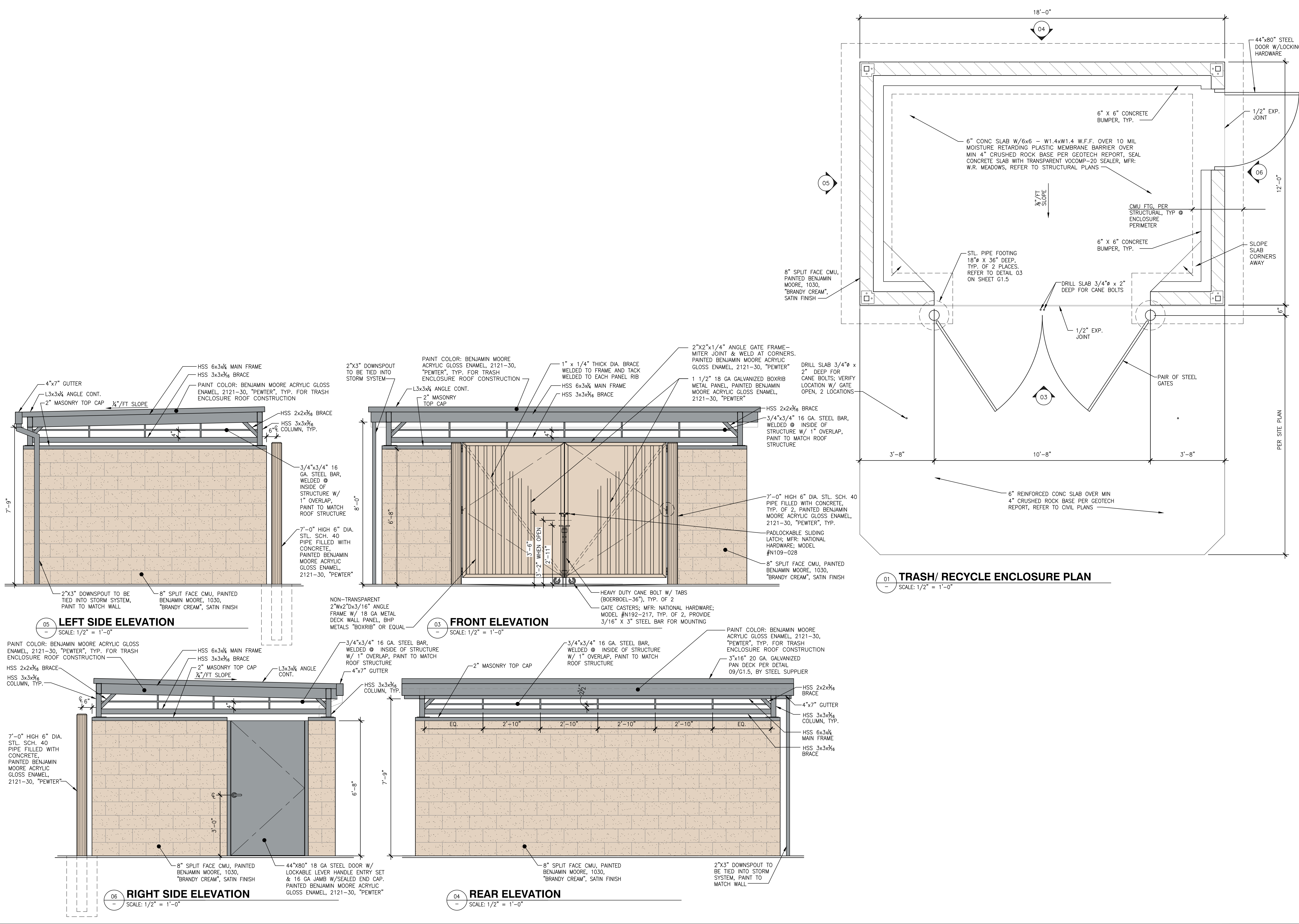
FACILITY #TBD

DESIGNED BY: ALLIANCE ZADM:  
 CHECKED BY: BP REPM:  
 DRAWN BY: ALLIANCE PM:  
 VERSION: PROJECT NO:  
 21863

DRAWING TITLE:  
**TRASH/ RECYCLE ENCLOSURE**

SHEET NO:

**G1.4**







Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	4.56	63.3	0.0	N.A.	N.A.
6 VACUUM CANDOPY	Illuminance	Fc	31.96	48.3	10.3	3.10	4.69
ACCESS ROAD	Illuminance	Fc	1.50	11.4	0.0	N.A.	N.A.
CANDOPY	Illuminance	Fc	40.38	63.3	15.3	2.64	4.14
INSIDE CURB	Illuminance	Fc	4.70	24.3	0.3	15.67	81.00

Photometric data for fixture types "A" are based upon another manufacturer's test data and as a result can not be verified by LSI Industries for this calculation.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLD	LDD	LLF	Arr. Lum. Lumens	Arr. Watts
	15	A	SINGLE	WPX6-HD-50K FIXTURE BY OTHER MTD @ 10'	1.000	1.000	1.000	9100	0
	8	F	SINGLE	XWM-3-LED-06L-50 MTD @ 10'	1.000	1.000	1.000	6689	47
	3	G	SINGLE	3RWM-8-LED-13-LF-50 MTD @ 10'	1.000	1.000	1.000	10568	96.06
	2	GI	SINGLE	3RWM-6-LED-13-LF-50 MTD @ 10'	1.000	1.000	1.000	7925	72.045
	6	H	SINGLE	XWM-2-LED-03L-50 MTD @ 10'	1.000	1.000	1.000	3313	23
	15	M	SINGLE	XWM-FT-LED-06L-50 MTD @ 10'	1.000	1.000	1.000	6557	47
	7	S2	SINGLE	SLM-LED-09L-SIL-FT-50-70CRI-SINGLE-16'POLE+2'BASE	1.000	1.000	1.000	9657	63
	1	S2A	DI80	SLM-LED-09L-SIL-FT-50-70CRI-DI80-16'POLE+2'BASE	1.000	1.000	1.000	19314	126
	18	SG	SINGLE	SCV-LED-15L-SC-50 MTD @ 15'	1.000	1.000	1.000	14963	102

PHOTOMETRIC EVALUATION  
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts  
Total Watts = 4054.27



ARCOS  
4100 BURDOK RD  
SHINGLER SPRINGS, CA

SCALE: 1"=20'  
SHEET 1 OF 1