MITIGATED NEGATIVE DECLARATION

FILE: P19-0011

PROJECT NAME Lariat Parcel Map

NAME OF APPLICANT: Chad Downey

ASSESSOR'S PARCEL NO.: 109-250-016 **SECTION:** 10 **T:** 09N **R:** 9E, MDM

LOCATION: The project is located on the south side of Lariat Drive, 1,750 feet east of the intersection with Strolling Hills Road in the Cameron Park area.

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

☐ **REZONING:** **FROM:** **TO:**

☒ **TENTATIVE PARCEL MAP** To create four parcels ranging in size from 5.21 acres (Parcel A), 5.07 acres (Parcel B), 5.21 acres (Parcel C), and 5.11 acres (Parcel D) from 20.6 acres ☐ **SUBDIVISION:**

SUBDIVISION (NAME):

☐ **SPECIAL USE PERMIT TO ALLOW:**

☐ **OTHER:**

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

☐ **NO SIGNIFICANT ENVIRONMENTAL CONCERNS WERE IDENTIFIED DURING THE 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 _____on _____.

_____

Executive Secretary

Exhibit J

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

Project Title: P19-0011/Lariat Tentative Parcel Map

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

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

Owner's Name and Address: Veritas Capital LLC, 3300 Sundance Trail, Placerville, CA 95667

Applicant's Name and Address: Chad Downey, P.O. Box 1690, Diamond Springs, CA 95619

Project Engineer's Name and Address: James Wilson LS, PE Site Consulting, Inc., 3460 Angel Lane, Placerville, CA 95667

Project Location: The project is located on the south side of Lariat Drive, 1,750 feet east of the intersection with Strolling Hills Road in the Cameron Park area.

Assessor's Parcel Number: 109-250-016-000 **Acres:** 20.6 acres

Sections: S:10 **T:** 09N **R:** 09E

General Plan Designation: Low Density Residential (LDR)

Zoning: Residential Estate Five-Acre (RE-5)

Description of Project: A request for a Tentative Parcel Map to subdivide an undeveloped 20.6 acre parcel into four parcels ranging in size from 5.21 acres (Parcel A), 5.07 acres (Parcel B), 5.21 acres (Parcel C), and 5.11 acres (Parcel D). Access to the proposed parcels would be provided from an existing 20-foot wide paved road via an existing 50-foot non-exclusive road easement at the north property boundary along Lariat Drive, which would serve Parcels A and B; and an existing 20-foot wide paved road via an existing 50-foot non-exclusive road easement at the south property boundary along Fallen Leaf Road, which would serve Parcels C and D. The subject parcel is located within an established subdivision, Cameron Estates, and all roads are privately maintained. Each new parcel would provide its own onsite wastewater treatment system and private well. Electricity would be provided by connection to Pacific Gas & Electric (PG&E) utilities. No improvements are proposed at this time. Future development would be reviewed at time of building permit issuance.

Environmental Setting: The project site is a 20.6 acre undeveloped parcel located at an elevation of 1,194 feet to 1,350 feet above mean sea level. The topography on site is moderately sloped with approximately 65% of land in the 11-15% slope categories. Vegetation on site consists of dense chamise chaparral (11.47 acres), blue oak woodland and foothill pine (8.14 acres), and California annual grassland (0.58 acres). The project site is located in Rare Plant Mitigation Area 1. A 0.01-acre ephemeral channel and 0.02-acre seep with an average width of 1.5-ft occurs near the northern side of the project site crossing proposed Parcels A and B. The neighboring parcels are similarly zoned Residential Estate Five-Acre (RE-5), and have the same corresponding General Plan Land Use Designation of Low Density Residential (LDR). A Biological Resources Evaluation and Botanical Survey were prepared by Sycamore Environmental Consultants.

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement): El Dorado County Surveyor, El Dorado County Building Services, El Dorado County Environmental Management Department, El Dorado County Transportation Division, and the El Dorado County Fire 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, eight Tribes: Colfax-Todds Valley Consolidated Tribe, Ione Band of Miwok Indians, Nashville-El Dorado Miwok, Shingle Springs Band of Miwok Indians, United Auburn Indian Community of the Auburn Rancheria, Washoe Tribe of California and Nevada, El Dorado County Wopumnes Nisenan-Mewuk Nation, and Wilton Rancheria, had requested to be notified of proposed projects for consultation in the project area. Pursuant to the records search conducted at the North Central Information Center on June 24, 2019, there were two eligible historic properties recorded within ¼ mile radius of the geographic area, however there were no cultural resources identified in the project footprint and the project site is not known to contain any Tribal Cultural Resources (TCRs). The Wilton Rancheria provided mitigation measures which have been incorporated as conditions of approval for the project.

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

On the basis of this initial evaluation:

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

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

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

☐ I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards; and 2) has been addressed by Mitigation Measures based on the earlier analysis as described in attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

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

Signature: Bianca Dinkler Date: 7/27/2020

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

Signature: Date: 7/27/20

Printed Name: Rommel Pabalinas, Current Planning Manager For: El Dorado County

PROJECT DESCRIPTION

Introduction

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from the proposed project. The proposed project would allow for the subdivision of an undeveloped 20.6 acre parcel into four parcels ranging in size from: 5.21 acres (Parcel A), 5.07 acres (Parcel B), 5.21 acres (Parcel C), and 5.11 acres (Parcel D).

Throughout this Initial Study, please reference the following Attachments:

Attachment 1: Tentative Parcel Map
Attachment 2: Biological Resources Evaluation and Botanical Study
Attachment 3: Fire Safe Plan

Project Description: The project is a request for a Tentative Parcel Map (Attachment 1) to subdivide an undeveloped 20.6 acre parcel into four parcels ranging in size from 5.21 acres (Parcel A), 5.07 acres (Parcel B), 5.21 acres (Parcel C), and 5.11 acres (Parcel D). Access to the proposed parcels would be provided from an existing 20-foot wide paved road via an existing 50-foot non-exclusive road easement at the north property boundary along Lariat Drive, which would serve Parcels A and B, and an existing 20-foot wide paved road via an existing 50-foot non-exclusive road easement at the south property boundary along Fallen Leaf Road, which would serve Parcels C and D. The Tentative Parcel Map shows possible driveway profiles and preliminary design for a buildable envelope for each of the proposed parcels. Each resulting parcel could have up to two residential units by right (a primary residence and a secondary dwelling), for a total of eight residential units possible. The subject property is located within an established subdivision, Cameron Estates, and all roads are privately maintained. Each new parcel would provide its own onsite wastewater treatment system and private well. Electricity would be provided by connection to Pacific Gas & Electric (PG&E) utilities. No improvements are proposed at this time. Future development would be reviewed at time of building permit issuance for each new parcel.

Site Description: The subject property occupies a dry northwest facing ridge and much of the vegetation on site is dense chamise chaparral. The parcel is currently vacant with dirt roads and tire tracks occurring at various locations. Some areas have been cleared of vegetation and there was a fire in the southeastern portion of the property sometime prior to 2019. A Biological Resources Evaluation and Botanical Survey were prepared for the project by Sycamore Environmental Consultants (Attachment 2). The report shows an ephemeral channel crossing Parcel A and Parcel B, and a seep that occurs on Parcel A and Parcel D (Attachments 1, 2). The seep in the Biological Survey Area has wetland plant indicators and may be influenced by seasonal near-surface groundwater, and the seep may be considered a wetland in regards to County Zoning Code 130.30.030 (G.). Per the report recommendation and in compliance with County standards, a 50-foot setback from the seasonal ephemeral channel on Parcels A and B, and a 50-foot setback from the seep on Parcel A and Parcel D would be sufficient to avoid impacts to the seasonal ephemeral channel and seep. To address wildland fire risk due to the location of the property, which is in a high fire risk area, a Fire Safe Plan was required and prepared for the project, dated May 15, 2020 (Attachment 3). Fire hydrants are located on Strolling Hills Road, but there are no fire hydrants on either road serving the new lots. Water storage tanks will be required to provide water necessary for domestic, fire sprinklers, and wildland fire protection uses. Additional requirements will be incorporated as conditions to ensure adequate quantity and quality of water for all uses, including fire protection.

Project Location and Surrounding Land Uses

The project site is located on the south side of Lariat Drive, 1,750 feet east of the intersection with Strolling Hills Road in the Cameron Estates subdivision. The surrounding land uses consist of large-lot single family residences and all neighboring parcels are in the same zone, Residential Estate Five-Acre (RE-5), and have the same General Plan Land Use Designation of Low Density Residential (LDR). The neighboring parcels to the north, east, and south are currently undeveloped; the neighboring parcel to the west is developed with residential uses.

Project Characteristics

1. Transportation/Circulation/Parking

The project was reviewed by the El Dorado County Department of Transportation (DOT). Since Lariat Drive and Fallen Leaf Road are private roads within the Cameron Estates subdivision, no encroachment permits will be required. As long as the parcels remain in the proposed current configuration, DOT takes no exceptions to the proposed parcel map and they have no conditions. The local El Dorado County Fire District reviewed the project and per the current Fire Code, Ordinance and Standards, a Fire Safe Plan is required and has been prepared for the project (Attachment 3).

2. Utilities and Infrastructure

The El Dorado County Environmental Management Department (EMD) reviewed the project. Each of the four parcels would be served by their own onsite wastewater treatment system and private well for water. Each proposed parcel has confirmed adequate soil depth, a soil percolation rate below 120 minutes per inch, and dispersal are identified. An adequate water supply has been demonstrated through submittal of a recent well production showing a well on the existing parcel with a water production rate of 15 gallons per minute. For utilities, each parcel would be required to connect to Pacific Gas & Electric (PG&E) for electricity.

3. Construction Considerations

No construction is proposed as a part of the project. The proposed parcels would maintain the current Residential Estate Five-Acre (RE-5) zoning designation which would allow for single family residential development. Any future construction activities, such as single family dwelling units, would be completed in conformance with applicable agency requirements, and subject to a building permit from the El Dorado County Building Services.

Project Schedule and Approvals

This Initial Study is being circulated for public and agency review for a 30-day period. Written comments on the Initial Study should be submitted to the project planner indicated in the Summary section, above. Following the close of the written comment period, the Initial Study will be considered by the Lead Agency in a public meeting and will be certified if it is determined to be in compliance with 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

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

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 site is located in a rural area surrounded by large lot single family residences. No scenic vistas, as designated by the county General Plan, are located in the vicinity of the site (El Dorado County, 2003, p. 5.3-3 through 5.3-5). The project site is not adjacent to or visible from a State Scenic Highway. There is the potential for single family dwelling units on each of the sites, which is allowed on all lots zoned for single family residential use. Any new structures would require permits for construction and would comply with the general plan and zoning code. There would be no impact.

b. **Scenic Resources:** The project site is not visible from an officially designated State Scenic Highway or county-designated scenic highway, or any roadway that is part of a corridor protection program (Caltrans, 2013). There are no views of the site from public parks or scenic vistas. Though there are trees in the project vicinity, there are no trees or historic buildings that have been identified by the County as contributing to exceptional aesthetic value at the project site. There would be no impact.

c. **Visual Character:** Each proposed lot would have the capability for single family residential development. Since the site is surrounded by other single family homes on large rural lots, the proposed project would not affect the visual character of the surrounding area. Impacts would be less than significant.

d. **Light and Glare:** The proposed project does not include any substantial new light sources, however, the project would allow for new dwelling units to be developed in the future, which could produce minimal new light and glare. All future development would be required to comply with County lighting ordinance requirements, including the shielding of lights to avoid potential glare. Impacts would be less than significant.

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

II. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by California Department of forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				**X**
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				**X**
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			**X**	
d. Result in the loss of forest land or conversion of forest land to non-forest use?			**X**	
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				**X**

Regulatory Setting:

Federal Laws, Regulations, and Policies

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

State Laws, Regulations, and Policies

Farmland Mapping and Monitoring Program

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

> ***Prime Farmland:*** Farmland with the best combination of physical and chemical features able to sustain long-term agricultural production. These lands have the soil quality, growing season, and moisture supply needed to produce sustained high yields. Prime Farmland must have been used for irrigated agricultural production at some time during the 4 years before the FMMP's mapping date.
>
> ***Farmland of Statewide Importance:*** Farmland similar to Prime Farmland, but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Farmland of Statewide Importance must have been used for irrigated agricultural production at some time during the 4 years before the FMMP's mapping date.
>
> ***Unique Farmland***: Farmland of lesser quality soils used for the production of the state's leading agricultural crops. These lands are usually irrigated but might include non-irrigated orchards or vineyards, as found in some climatic zones. Unique Farmland must have been cropped at some time during the 4 years before the FMMP's mapping date.

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

California Land Conservation Act of 1965 (Williamson Act)

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

Z'berg-Nejedly Forest Practice Act

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

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

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

a. **Farmland Mapping and Monitoring Program:** The site is not zoned for agricultural use or located within an Agricultural District. The site is not designated as farm land of local importance. There would be no impact.

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

c-d. **Loss of Forest land or Conversion of Forest land:** The site is not designated as Timberland Preserve Zone (TPZ) or other forestland according to the General Plan and Zoning Ordinance. No trees are proposed for removal at this time however trees could be removed as a result of future construction of driveways and building sites on each parcel. Any future tree removal would require compliance with the Oak Resources Conservation Ordinance of Section 130.39.070.C (Oak Tree and Oak Woodland Removal Permits), which would be reviewed at time of future building permit issuance. Impacts would be less than significant.

e. **Conversion of Prime Farmland or Forest Land:** The project is not within an agricultural district or located on forest land and would not convert farmland or forest land to non-agriculture use. There would be no impact.

FINDING: For this Agriculture category, the thresholds of significance have not been exceeded. Any future tree removal would require compliance with the Oak Resources Conservation Ordinance; therefore impacts would be less than significant.

III. AIR QUALITY. *Would the project:*				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?			**X**	
b. 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 10 micrometers or less (PM10), particulate matter of aerodynamic radius of 2.5 micrometers or less (PM2.5), carbon monoxide (CO), nitrogen dioxide (NO2), ground-level ozone, and lead. Of these criteria pollutants, particulate matter and ground-level ozone pose the greatest threats to human health.

State Laws, Regulations, and Policies

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

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

Air quality in the project area is regulated by the El Dorado County Air Quality Management District. California Air Resources Board and local air districts are responsible for overseeing stationary source emissions, approving permits, maintaining emissions inventories, maintaining air quality stations, overseeing agricultural burning permits,

and reviewing air quality-related sections of environmental documents required to comply with CEQA. The AQMD regulates air quality through the federal and state Clean Air Acts, district rules, and its permit authority. National and state ambient air quality standards (AAQS) have been adopted by the Environmental Protection Agency and State of California, respectively, for each criteria pollutant: ozone, particulate matter, carbon monoxide, nitrogen dioxide, and sulfur dioxide.

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

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

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

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

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

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

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

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

- Emissions of ROG and No_x will result in construction or operation emissions greater than 82lbs/day (Table 3.2);
- Emissions of PM_{10}, CO, SO_2 and No_x, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
- Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.

a. **Air Quality Plan:** 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, NOx, and O3). The EDC/State Clean Air Act Plan has set a schedule for implementing and funding transportation contract measures to limit mobile source emissions. The 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. Therefore, the potential impacts of the project would be anticipated to be less than significant.

b-c. **Air Quality Standards and Cumulative Impacts:** No construction is proposed as part of the project. There is the potential for future development of the lots for construction of a single family dwelling unit on each lot. Although this would contribute air pollutants due to construction and possible additional vehicle trips to and from the site, these impacts would be minimal. Existing regulations implemented at issuance of building and grading permits would ensure that any construction related PM10 dust emissions would be reduced to acceptable levels. The El Dorado County AQMD reviewed the project and provided standard conditions which will be incorporated into the project. With full review for consistency with General Plan Policies, impacts would be anticipated to 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. No sources of substantial pollutant concentrations would be emitted by any future single family residences, during construction or following construction. The 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 parcels as a use known to create objectionable odors. The requested Parcel Map would not generate or produce objectionable odors as it would create residential lots for single family homes. The 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.

IV. BIOLOGICAL RESOURCES. *Would the project:*				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		**X**		
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		**X**		
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			**X**	
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			**X**	
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			**X**	
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			**X**	

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 not located within a sensitive natural community of the County, state or federal agency, including but not limited to an Ecological Preserve, or U.S. Fish and Wildlife Service (USFWS) Recovery Plan boundaries. A Biological Resources Evaluation and Botanical Survey were prepared for the project by Sycamore Environmental Consultants with two field surveys on May 28, 2019 and October 30, 2019 (Attachment 2). **Fauna (animal life)**: The Biological Survey Area (BSA) provides potential nesting and foraging habitat for white-tailed kite, a California fully protected species. A fully protected species is intended to conserve wildlife species that risk extinction within California. The BSA provides habitat for grasshopper sparrow and coast horned lizard, both California species of special concern. Species of special concern are species that are at risk. The BSA provides nesting habitat for birds regulated by State Fish and Game Code and listed under the federal Migratory Bird Treaty Act. The Migratory Bird Treaty Act prohibits the taking of protected bird species. The proposed project is for a tentative parcel map to subdivide the 20.6 acre parcel into four parcels. In order to reduce possible impacts from future residential development, the report recommends that the project incorporate mitigation measures to require a pre-construction nesting survey and avoidance of nests during nesting season. **Flora (plant life)**: The project site is located in Rare Plant Mitigation Area 1. Mitigation Area 1 are lands outside of the more stringent Mitigation Area 0, but within an area described as a rare soils study area (Ordinance 4500). Development in Mitigation Area 1 shall mitigate impacts by exercising one of two options: pay the appropriate fee in lieu of Ecological Preserve Mitigation for the direct or indirect impacts caused by development on rare plants and rare plant habitat, or participate in a Rare Plant Off-Site Mitigation Program (Section 130.71.060 A, B.). On May 28, 2019, prior to the survey, nearby reference populations of the Pine Hill plants were visited, about 1.1 miles northeast of the actual Biological Survey Area (BSA), in an established Mitigation Preserve. The following four species were evident and identifiable and would be expected to be evident and identifiable within the Biological Survey Area: Stebbins' morning-glory, Chaparral sedge, Pine Hill ceanothus, and Red Hills soaproot. During the May survey, the chamise chapparal in the BSA was too dense in most areas to survey. It should be mentioned that dense mature chapparal with closed canopy tends to shade-out the special Pine Hill plant species. No removal of fauna and/or flora is proposed at this time, however in order to reduce potential impacts from future residential development, the report recommends mitigation measures to require a pre-construction botanical survey, and the project is conditioned to require future property owners pay the Rare Plant Mitigation Area 1 fee at time of building permit issuance. With the incorporation of the mitigation measures and conditions, potential impacts would be reduced to less than significant.

MM BIO-1 Pre-Construction Breeding Bird Surveys:

To comply with the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code, and to avoid and reduce direct and indirect impacts on migratory, non-game breeding birds and their nests, young, and eggs to less than significant levels, the following measures shall be implemented:

a) Project activities that would remove or disturb potential nest sites shall be scheduled outside the breeding bird season, if feasible. The breeding bird nesting season is typically from February 15 through September 15, but can vary slightly from year to year, usually depending on weather conditions.
b) If project activities that would remove or disturb potential nest sites cannot be avoided during February 15 through September 15, a qualified biologist shall conduct a pre-construction clearance and nesting bird survey to search for all potential nesting areas, breeding birds, and active nests or nest sites within the limits of project disturbance up to 30 days prior to mobilization, staging, and other disturbances.
c) If no breeding birds or active nests are observed during the pre-construction survey(s), or if they are observed and would not be disturbed, then project activities may begin and no further mitigation would be required.
d) If a breeding bird territory or active bird nest is located during the pre-construction survey and potentially would be disturbed, a no-activity buffer zone shall be delineated on maps and marked (flagging or other means) up to 500 feet for special-status avian species or raptors, or 100 feet for non-special status avian species. The limits of the buffer shall be demarked so as not to provide a specific indicator of the location of the nest to predators or people. Materials used to demarcate the nests shall be removed as soon as work is complete or the fledglings have left the nest. The biologist shall determine the appropriate size of the buffer zone based on the type of activities planned near the nest and bird species because some bird species are more tolerant than others to noise and other disturbances. The nest and buffer zone shall be field-checked weekly by a qualified biologist. The nest and buffer zone shall not be disturbed until the biologist has determined that the young have fledged, the young are no longer being fed by the parents, the young have left the area, or the young would no longer be impacted by project activities.

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 **Rare Plant Protection:**

A qualified biologist shall conduct a pre-construction survey within 14-days prior to clearing or grading operations to look for potential presence of rare plant species, particularly Stebbins' morning-glory, Chaparral sedge, Pine Hill ceanothus, and Red Hills soaproot. 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 present, then the applicant shall coordinate with the Pine Hill Ecological Preserve Manager and staff to facilitate collection of seeds and plants on site. The collected material shall be transplanted under the discretion of the Pine Hill Ecological Preserve Manager or a qualified professional to the Pine Hill Ecological Preserve land.

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

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

b. **Riparian Habitat and Wetlands:** Review of the Biological Resources Evaluation and Botanical Survey prepared for the project by Sycamore Environmental Consultants shows that a 0.01-acre ephemeral channel and 0.02-acre seep with an average width of 1.5-foot occurs on site. The ephemeral channel crosses Parcel A and Parcel B; and a seep is present on Parcel A and Parcel D. No development is currently proposed so the project would not result in discharge of material to or affects to the function and value of river, stream, lake, pond, or wetland features at this time. However, future development of driveways and building sites on each parcel could impact these natural features. The seep in the Biological Survey Area has wetland plant indicators and may be influenced by seasonal near-surface groundwater, and the seep may be considered a wetland in regards to County Zoning Code 130.30.030 (G.). In order to reduce any potential impact to these natural features, the project is conditioned to require a 50-foot setback from the ephemeral channel, and 50-foot setback from the seep, and to record these features on the final parcel map. Therefore, the impacts are less than significant.

c. **Federally Protected Wetlands:** The project site is not located in federally protected wetlands and would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. The impacts would be less than significant.

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 identify the project site as an Important Biological Corridor (IBC). The project would not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with any established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites. The impacts would be less than significant.

e. **Local Policies:** Local protection of biological resources includes the Important Biological Corridor (IBC) overlay, oak woodland preservation, rare plants and special-status species, and wetland preservation with the goal to preserve and protect sensitive natural resources within the County. Review of the Biological Survey Area (BSA) shows that the property is located outside of El Dorado County Important Biological Corridors (IBC) and Ecological Preserve (EP) overlay areas. Oak woodlands, individual native oak trees, or heritage trees, as defined in Section 130.39.030, would not be impacted or removed as a result of the proposed parcel map project. Any future tree removal would be required to be in compliance with the Oak Resources Conservation Ordinance of Section 130.39.070.C (Oak Tree and Oak Woodland Removal Permits), which would be reviewed at time of future building permit issuance. The BSA is located within Rare Plant Mitigation Area 1, but outside of the recovery boundary for Pine Hill plants. Per Section 130.71.060 A. and B., future development of each parcel would require payment of the rare plant mitigation fee. The BSA does provide for potential nesting and foraging habitat for white-tailed kite, a California fully protected species; habitat for grasshopper sparrow and coast horned lizard, both California species of special concern; and nesting habitat for birds regulated by State Fish and Game Code and listed under the federal Migratory Bird Treaty Act. Mitigation Measures (BIO-1 and BIO-2) have been incorporated to reduce potential impacts to special-status species and seasonal wetlands to a level of less than significant. Future development of driveways and building sites on each parcel will be required to comply with all other applicable County ordinances and policies. Impacts would therefore 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 will not conflict with the provisions of an adopted Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Impacts would be less than significant.

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

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

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. **Historic or Archeological Resources.** Cultural resource analysis includes the potential for discovery and disturbance of paleontological resources. A Cultural Resources Study was prepared by Historic Resource Associates in June 2019 for the Lariat Parcel Map. A Records Search was conducted through the North Central Information Center (NCIC) dated June 24, 2019. There were two eligible historic properties recorded within ¼ mile radius of the project area: Cemetery (P-09-004193) and a portion of the Lincoln Transcontinental Highway (P-09-809/CA-ELD-721H). According to the NCIC, the proposed project site contains no cultural resource sites, features, or artifacts, nor were there any historic buildings, structures, or objects discovered. Therefore, no significant cultural resources were identified and the project will 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 June 24, 2019. There were no Tribal Cultural Resources (TCRs) identified in the project footprint and the project site is not known to contain any TCRs. In the event of human remains discovery during any future construction if additional structures are built, standard conditions of approval to address accidental discovery of human remains would apply during any grading activities. In accordance with the laws of AB 52 the County notified eight tribes: Colfax-Todds Valley Consolidated Tribe, Ione Band of Miwok Indians, Nashville-El Dorado Miwok, Shingle Springs Band of Miwok Indians, United Auburn Indian Community of the Auburn Rancheria, Washoe Tribe of California and Nevada, El Dorado County Wopumnes Nisenan-Mewuk Nation, and Wilton Rancheria, which requested to be notified of proposed projects for consultation in the project area. The Wilton Rancheria provided comments and these have been incorporated into the project as conditions of approval. Impacts would be less than significant.

FINDING: Standard conditions of approval would apply in the event of accidental discovery during any future construction. The project as conditioned would have a less than significant impact on Cultural Resources.

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

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 groundshaking, liquefaction, seiche, and/or slope failure where the risk to people and property resulting from earthquakes could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards;
- Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or
- Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.

a. **Seismic Hazards:**

i) According to the California Department of Conservation Division of Mines and Geology, there are no Alquist-Priolo fault zones within the west slope of El Dorado County. However, a fault zone 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 no 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 no 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 no 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 no impact.

b. **Soil Erosion:** The soils on site are Rescue extremely stony sandy loam (RgE2) 3-50% slopes, which has a moderately slow permeability; and Auburn very rocky silt loam (AxD) 2-30% slopes, which is a shallow, well-drained, rocky foothill soil underlain by hard metamorphic rocks. The AxD soil occurs on steep terrain on more prominent foothills. There could be the potential for erosion, changes in topography, and unstable soil conditions, however, these concerns would be addressed during the grading permit process. For development proposals, all grading activities onsite would 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.

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, including the Auburn soil types, have a low expansiveness rating. Any development of the site would be required to comply with the El Dorado County Grading, Erosion and Sediment Control Ordinance and the development plans for any homes or other structures would be required to implement the Seismic construction standards. There would be no impact.

e. **Septic Capability:** The El Dorado County Environmental Management Department reviewed the project and determined that each proposed parcel meets the requirements for land divisions of parcels to be served by an onsite wastewater treatment system. Each proposed parcel has confirmed adequate soil depth, a soil percolation rate below 120 minutes per inch, and a dispersal area identified. Any future septic development would be required to obtain a septic system permit application, and would have to be compliant with the El Dorado County Standards for the Site Evaluation, Design, and Construction of Onsite Wastewater Treatment Systems (OWTS) Manual. Impact would be less than significant.

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.

VII. GREENHOUSE GAS EMISSIONS. *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			**X**	
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			**X**	

Background/Science

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

GHG Sources

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

Regulatory Setting:

Federal Laws, Regulations, and Policies

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

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_2 equivalent ($MMTCO_2e$) while 1990 levels were estimated at 427 $MMTCO_2e$. Setting 427 $MMTCO_2e$ as the emissions target for 2020, current (2006) GHG emissions levels must be reduced by 29%. CARB adopted the AB 32 Scoping Plan in December 2008 establishing various actions the state would implement to achieve this reduction (CARB, 2008). The Scoping Plan recommends a community-wide GHG reduction goal for local governments of 15%.

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

impact on climate change; and if the impact is found to be significant, identify alternatives and/or Mitigation Measures that would reduce the impact to less than significant levels (CEC, 2006).

Discussion

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

Unlike thresholds of significance established for criteria air pollutants in 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:

Significance Determination Thresholds	
GHG Emission Source Category	**Operational Emissions**
Non-stationary Sources	1,150 $MTCO_2e$/yr OR 4.9 MT CO_2e/SP/yr
Stationary Sources	10,000 $MTCO_2e$/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 create four new parcels from a 20.6 acre parcel. All four parcels would be approximately 5 acres. This parcel split will allow for single-family residences on each lot, and accessory dwellings and structures on each new lot. This potential future construction may involve a small increase in household GHG production. Any future construction would be required to incorporate modern construction and design features that reduce energy consumption to the extent feasible. Implementation of these features would help reduce potential GHG emissions resulting from the development. The proposed project would have a negligible contribution towards statewide GHG inventories and would have a less than significant impact.

b. Because any future construction-related emissions would be temporary and below the minimum standard for reporting requirements under AB 32, and because any ongoing GHG emissions would be a result of a maximum potential of eight new households (four primary residences/four secondary dwellings possible), the proposed project's GHG emissions would have a negligible cumulative contribution towards statewide and global GHG emissions. The proposed project would not conflict with the objectives of AB 32 or any other applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions. According to the SLOAPCD Screening Table, the GHG emissions from this project are estimated at less than 1,150 metric tons/year. Cumulative GHG emissions impacts are considered to be less than significant. Therefore, the proposed project would have a less than significant impact.

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

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

Regulatory Setting:

Hazardous materials and hazardous wastes are subject to extensive federal, state, and local regulations to protect public health and the environment. These regulations provide definitions of hazardous materials; establish reporting

requirements; set guidelines for handling, storage, transport, and disposal of hazardous wastes; and require health and safety provisions for workers and the public. The major federal, state, and regional agencies enforcing these regulations are USEPA and the Occupational Safety and Health Administration (OSHA); California Department of Toxic Substances Control (DTSC); California Department of Industrial Relations, Division of Occupational Safety and Health (Cal/OSHA); California Governor's Office of Emergency Services (Cal OES); and EDCAPCD.

Federal Laws, Regulations, and Policies

Comprehensive Environmental Response, Compensation, and Liability Act

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

Resource Conservation and Recovery Act

The Resource Conservation and Recovery Act of 1976 (RCRA; 42 USC Section 6901 *et seq.*), as amended by the Hazardous and Solid Waste Amendments of 1984, is the primary federal law for the regulation of solid waste and hazardous waste in the United States. These laws provide for the "cradle-to-grave" regulation of hazardous wastes, including generation, transportation, treatment, storage, and disposal. Any business, institution, or other entity that generates hazardous waste is required to identify and track its hazardous waste from the point of generation until it is recycled, reused, or disposed of.

USEPA has primary responsibility for implementing RCRA, but individual states are encouraged to seek authorization to implement some or all RCRA provisions. California received authority to implement the RCRA program in August 1992. DTSC is responsible for implementing the RCRA program in addition to California's own hazardous waste laws, which are collectively known as the Hazardous Waste Control Law.

Energy Policy Act of 2005

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

Spill Prevention, Control, and Countermeasure Rule

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

Occupational Safety and Health Administration

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

Federal Communications Commission Requirements

There is no federally mandated radio frequency (RF) exposure standard; however, pursuant to the Telecommunications Act of 1996 (47 USC Section 224), the Federal Communications Commission (FCC) established guidelines for dealing with RF exposure, as presented below. The exposure limits are specified in 47 CFR Section 1.1310 in terms of frequency, field strength, power density, and averaging time. Facilities and transmitters licensed and authorized by FCC must either comply with these limits or an applicant must file an environmental assessment (EA) with FCC to evaluate whether the proposed facilities could result in a significant environmental effect.

FCC has established two sets of RF radiation exposure limits—Occupational/Controlled and General Population/Uncontrolled. The less-restrictive Occupational/Controlled limit applies only when a person (worker) is exposed as a consequence of his or her employment and is "fully aware of the potential exposure and can exercise control over his or her exposure," otherwise the General Population limit applies (47 CFR Section 1.1310).

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

Code of Federal Regulations (14 CFR) Part 77

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

State Laws, Regulations, and Policies

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

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

The Unified Program

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

- Hazardous materials business plans;
- California accidental release prevention plans or federal risk management plans;
- The operation of USTs and ASTs;
- Universal waste and hazardous waste generators and handlers;
- On-site hazardous waste treatment;
- Inspections, permitting, and enforcement;
- Proposition 65 reporting; and
- Emergency response.

Hazardous Materials Business Plans

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

California Occupational Safety and Health Administration

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

California Accidental Release Prevention

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

California Department of Forestry and Fire Protection Wildland Fire Management

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

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

California Highway Patrol

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

Local Laws, Regulations, and Policies

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

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

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

a-c. **Hazardous Materials:** The Tentative Parcel Map project would not involve the routine transportation, use, or disposal of hazardous materials such as construction materials, paints, fuels, landscaping materials, and household cleaning supplies. Future residential construction may involve some hazardous materials temporarily on a small scale. 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 Long Range Planning and 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 high fire hazard for wildland fire pursuant to Figure 5.8-4 of the 2004 General Plan Draft Environmental Impact Report (EIR). The El Dorado County General Plan Safety Element precludes development in areas of high wildland fire hazard unless such development can be adequately protected from wildland fire hazards as demonstrated in a Fire Safe Plan prepared by a Registered Professional Forester (RPF) and approved by the local fire Protection District and/or California Department of Forestry and Fire Protection. The El Dorado County Fire District reviewed the project and required a Fire Safe Plan for the project. A Fire Safe Plan has been prepared for the project, dated May 15, 2020 (Attachment 3). Fire hydrants are located on Strolling Hills Road, but there are no fire hydrants on either road serving the new lots. Water storage tanks will be required to provide water necessary for domestic, fire sprinklers, and wildland fire protection uses. Additional requirements will be incorporated as conditions to ensure adequate quantity and quality of water for all uses, including fire protection. Impacts would be less than significant.

FINDING: For the Hazards and Hazardous Materials category, impacts would be less than significant.

IX. HYDROLOGY AND WATER QUALITY. Would the project:				
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?			**X**	
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			**X**	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or -off-site?			**X**	
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			**X**	
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			**X**	

IX. HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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 1.0 or more acre of land are required to obtain coverage under SWRCB's General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order 2009-0009-DWQ as amended by 2010-0014-DWQ and 2012-0006-DWQ). The general permit requires that the applicant file a public notice of intent to discharge stormwater and prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). SWPPP must include a site map and a description of the proposed construction activities, demonstrate

compliance with relevant local ordinances and regulations, and present a list of Best Management Practices (BMPs) that will be implemented to prevent soil erosion and protect against discharge of sediment and other construction-related pollutants to surface waters. Permittees are further required to monitor construction activities and report compliance to ensure that BMPs are correctly implemented and are effective in controlling the discharge of construction-related pollutants.

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 3 years.

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

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

a. **Water Quality Standards:** No waste discharge will occur as part of this 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. Impacts would be less than significant.

b. **Groundwater Supplies:** The geology of the Western Slope portion of El Dorado County is principally hard, crystalline, igneous, or metamorphic rock overlain with a thin mantle of sediment or soil. Groundwater in this region is found in fractures, joints, cracks, and fault zones within the bedrock mass. These discrete fracture areas are typically vertical in orientation rather than horizontal as in sedimentary or alluvial aquifers. Recharge is predominantly through rainfall infiltrating into the fractures. Movement of this groundwater is very limited due to the lack of porosity in the bedrock. Wells are typically drilled to depths ranging from 80 to 300 feet in depth. There is no evidence that the project will substantially reduce or alter the quantity of groundwater in the vicinity, or materially interfere with groundwater recharge in the area of the proposed project. The new parcels could be served by new private wells for each lot. The County Environmental Management Department reviewed the well and 24-hour draw-down test prepared for the project and an adequate water supply has been demonstrated through submittal of the well production report showing a well on the existing parcel with a water production rate of 15 gallons per minute. For the final map, the applicant would need to prove that all parcels would have a safe and reliable water source that meets the minimum criteria of EDC policy 800-02. The project is not anticipated to affect potential groundwater supplies above pre-project levels. Impacts would be less than significant.

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. With the application of these standard requirements, impacts would be less than significant.

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). No dams which would result in potential hazards related to dam failures are located in the project area. The risk of exposure to seiche, tsunami, or mudflows would be remote. There would be no impact.

FINDING: The project would be required to address any potential changes to the drainage pattern on site during the building permit review process for future construction of single-family residences. No significant hydrological impacts are expected as a result of such development, and impacts would be less than significant.

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

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 not located within a rural center or community region. The project is surrounded by similar large-lot single family residential development and is located within an existing subdivision, Cameron Estates. The project would not conflict with the existing land use pattern in the area or physically divide an established community. There would be no impact.

b. **Land Use Consistency:** The parcel has a General Plan Land Use Designation of Low Density Residential (LDR) and a zoning designation of Residential Estate Five-Acres (RE-5). The LDR land use designation establishes areas for single-family residential development in a rural setting. The maximum allowable density shall be one dwelling unit per 5.0 acres. Parcel size shall range from 5.0 to 10.0 acres. As shown on the site plan, the four proposed parcels will range in size from 5.21 acres (Parcel A), 5.07 acres (Parcel B), 5.21 acres (Parcel C), and 5.11 acres (Parcel D). The proposed project is compatible with the General Plan land use designation and the zone district. There would be no impact.

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. There would be no impact.

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.

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

Regulatory Setting:

Federal Laws, Regulations, and Policies

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

State Laws, Regulations, and Policies

Surface Mining and Reclamation Act

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

The California Mineral Land Classification System represents the relationship between knowledge of mineral deposits and their economic characteristics (grade and size). The nomenclature used with the California Mineral Land Classification System is important in communicating mineral potential information in activities such as mineral land classification, and usage of these terms are incorporated into the criteria developed for assigning mineral resource zones. Lands classified MRZ-2 are areas that contain identified mineral resources. Areas classified as MRZ-2a or MRZ-2b (referred to hereafter as MRZ-2) are considered important mineral resource areas.

Local Laws, Regulations, and Policies

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

classification reports referenced above. The majority of the county's important mineral resource deposits are concentrated in the western third of the county.

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

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

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

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

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

FINDING: No impacts to mineral resources are expected either directly or indirectly. For this mineral resources category, there would be no impacts.

XII. NOISE. *Would the project result in:*	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?			**X**	
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			**X**	
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			**X**	
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			**X**	

XII.NOISE. *Would the project result in:*	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
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 60dBA CNEL;
- Result in long-term operational noise that creates noise exposures in excess of 60 dBA CNEL at the adjoining property line of a noise sensitive land use and the background noise level is increased by 3dBA, or more; or
- Results in noise levels inconsistent with the performance standards contained in Table 130.37.060.1 and Table 130.37.060.2 of the El Dorado County Zoning Ordinance.

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

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

a. **Noise Exposures:** The proposed project will not expose people to noise levels in excess of standards established in the General Plan or Zoning Ordinance. Future construction may require the use of trucks and other equipment, which may result in short-term noise impacts to surrounding neighbors. These activities would require grading and building permits and would be restricted to construction hours pursuant to the General Plan. There could be additional noise associated with potential future residential development. However, the project is not expected to generate noise levels exceeding the performance standards contained within the Zoning Ordinance. The noise associated with the project would be less than significant.

b. **Groundborne Shaking:** Future construction may generate short-term ground borne vibration or shaking events during project construction. Impacts are anticipated to be less than significant.

c. **Permanent Noise Increases:** The project does not propose any development; however the new parcels would have the potential for residential development. The long term noise associated with additional homes would not be expected to exceed the noise standards contained in the General Plan. The impacts would be considered less than significant.

d. **Short Term Noise:** The project includes the potential construction of up to four single-family homes, with the potential to add an additional secondary dwelling unit on each proposed lot. The construction noise resulting from that potential 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 located in the community of Cameron Park, which has its own local airport, Cameron Park Airport, however the Cameron Park Airport is located on the north side of US Highway 50, whereas the project site is located on the south side of US Highway 50, and is therefore not in close proximity to the airport or airstrip. There would be no impact.

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

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

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 proposed project would result in the creation of four new parcels, each of which would be allowed a primary residence and a secondary dwelling, for a total of eight dwelling units possible. General Plan Table 2-2 - *Land Use Densities and Residential Population Ranges* provides a rate of Persons Per Acre for Low Density Residential development at 0.56 - 0.28. Since each proposed parcel would be approximately 5 acres, the total increase to population would be 2.8 - 1.4. This potential additional housing and population is not considered significant population growth. Impacts would be less than significant.

b. **Housing Displacement:** The 20.6 acre parcel is currently undeveloped. The proposed project would result in the creation of four new parcels. No existing housing would be displaced by the proposed project. There would be no impact.

c. **Replacement Housing:** The proposed project would provide up to eight new residences (four primary dwellings/four secondary dwellings total). No persons would be displaced by the proposed project necessitating for the construction of housing elsewhere. 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. The impacts would be less than significant.

XIV. PUBLIC SERVICES. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*				
	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 2 firefighters per 1,000 residents, respectively;
- Substantially increase or expand the demand for public law enforcement protection without increasing staffing and equipment to maintain the Sheriff's Department goal of one sworn officer per 1,000 residents;
- Substantially increase the public school student population exceeding current school capacity without also including provisions to adequately accommodate the increased demand in services;
- Place a demand for library services in excess of available resources;
- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
- Be inconsistent with County adopted goals, objectives or policies.

a. **Fire Protection:** The El Dorado County Fire District provides fire protection to the site. The project must prepare and adhere to an approved Wildland Fire Safe Plan for emergency vehicle access including roadway widths and turning radii, fire flow and sprinkler requirements, and vehicle ingress/egress. A Fire Safe Plan was prepared for the project dated May 15, 2020. Fire hydrants are located on Strolling Hills Road, but there are no fire hydrants on either road serving the new lots. Water storage tanks are required to provide water necessary for domestic, fire sprinklers, and wildland fire protection uses. Additional requirements will be incorporated as conditions of approval to ensure adequate quantity and quality of water for all uses, including fire protection. Compliance with these requirements will assure adequate

emergency access and evacuation routes. If any additional dwelling units are proposed in the future the Fire District would review the building permit application and include any fire protection measures at that time. Impacts would be less than significant.

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

c-e. **Schools:** As a result of project approval, potential new dwelling units constructed in the future could add a small number of additional students. Payment of school impact fees would be applied at time of issuance of building permits for residential units. Impact would be less than significant.

d. **Parks.** Any additional residents from future construction would not substantially increase the local population and therefore not substantially increase the use of parks and recreational facilities. The dedication of land, the payment of fees in lieu thereof or a combination of both for park and recreational purposes would be required, pursuant to the provisions of Sections 120.12.090 through120.12.110, as a condition of approval for any parcel map which creates parcels less than 20-acres in size. With the payment of park in-lieu fees, impacts would be less than significant.

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. Increased demand to services would be addressed through the payment of established impact fees. For this Public Services category, impacts would be less than significant.

XV. RECREATION.	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			**X**	
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			**X**	

Regulatory Setting:

National Trails System

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

The National Trails System includes four classes of trails:

1. National Scenic Trails (NST) provide outdoor recreation and the conservation and enjoyment of significant scenic, historic, natural, or cultural qualities. The Pacific Coast Trail falls under this category. The PCT

passes through the Desolation Wilderness area along the western plan area boundary.

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

State Laws, Regulations, and Policies

The California Parklands Act

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

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

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

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

Local Laws, Regulations, and Policies

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

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

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

a. **Parks.** Any additional units from future construction would not increase the local population substantially, and therefore would not substantially increase the use of parks and recreational facilities. The dedication of land, the payment of fees in lieu thereof or a combination of both for park and recreational purposes would be required, pursuant to the provisions of Sections 120.12.090 through120.12.110, as a condition of approval for any parcel map which creates parcels less than 20 acres in size. With the payment of park in-lieu fees, impacts would be less than significant.

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

FINDING: No significant impacts to open space or park facilities would result as part of the project. Impacts would be less than significant.

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

Regulatory Setting:

Federal Laws, Regulations, and Policies

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

State Laws, Regulations, and Policies

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

Local Laws, Regulations, and Policies

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

County General Plan Policy TC-Xd states that Level of Service (LOS) for County-maintained roads and state highways within the unincorporated areas of the county shall not be worse than LOS E in the Community Regions

or LOS D in the Rural Centers and Rural Regions. Level of Service is calculated using the methodologies in the latest edition of the Highway Capacity Manual (Transportation Research Board, National Research Council). There are some roadway segments that are except from these standards and are allowed to operate at LOS F and are listed in Table TC-2. According to Policy TC-Xe, "worsen" is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project:

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

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

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

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

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

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

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

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

El Dorado County Department of Transportation (DOT) has not yet adopted VMT screening thresholds. However, consistent with El Dorado General Plan Policy TC- Xe, cited above, transportation impact studies (TIS) are required of development when development "worsens" travel conditions. The threshold criteria for worsening conditions include 2 percent increase in overall volumes, 100 daily trips, or 10 peak hour trips. The threshold of 100 trips generated by the project is more conservative than the recommended exemption threshold of 110 trips suggested by the OPR.

Further, DOT's current criteria for determining uses that are typically exempt from preparation of a transportation impact study (TIS) include industrial uses with footprints of 10,000 square feet or less, which is reflective of the direction in OPR's Technical Advisory for evaluating traffic impacts for small projects. Access to the project site would be provided by construction of future 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 Travelled); 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:** No substantial traffic increases would result from the proposed project, as the total potential new development would be limited to eight potential residential units (four primary). Access to the new parcels would be from Lariat Drive (Parcels A and B); and Fallen Leaf Road (Parcels C and D). Both roads are not County-maintained roads and are privately maintained as the parcels are located in Cameron Estates subdivision. The project area is in a rural large-lot subdivision, Cameron Estates. Trip generation from the project using the ITE Trip Generation Manual, 10th Edition would be 1 trip in the AM and PM Peak hours and 11 trips daily. This is less than the thresholds set by El Dorado County General Plan Policy TC-Xe. The proposed project site is not on a main roadway and there are very low traffic volumes. Construction activities associated with the proposed project would temporarily generate additional vehicle traffic in the project area. Once construction has been completed, traffic is anticipated to increase by 11 trips daily or 1 trip in the peak hour. However, this long term increase will remain below the thresholds discussed above. 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):** The proposed project would create four primary single-family dwellings. Construction activities associated with the project would temporarily generate additional vehicle traffic in the project area but would not be expected to exceed 110 trips per day during the construction period. Once construction has been completed, long-term traffic is anticipated to increase by 11 trips daily or 1 trip in the peak hour, which is less than the threshold of 100 trips per day or 10 trips in the peak hour as set by El Dorado County General Plan Policy TC-Xe. Therefore, in accordance with DOT's criteria for exemption from requiring a TIS and OPR's direction regarding determining transportation impacts for small projects, this impact is presumed to be less than significant. The El Dorado County Department of Transportation reviewed the project and determined that a Transportation Impact Study (TIS) and On-Site Transportation Review were not required, and both the TIS and OSTR were waived. 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 vacant and any future road or driveway improvements for access to the newly created parcels would require a grading permit. An existing 20-foot road exists along both access roads to serve each of the new parcels, and the Tentative Parcel Map illustrates possible driveways which when built would require a grading permit. An encroachment permit would not be required as Lariat Drive and Fallen Leaf Road are both privately maintained roads within the Cameron Estates subdivision. The impact for design hazards would be less than significant.

d. **Emergency Access:** The existing project site is vacant; however future road or driveway improvements for access to the newly created parcels would require a grading permit and would be required to be compliant with fire and building code emergency access requirements. The El Dorado County Fire District reviewed the project and required a Fire Safe Plan. A Fire Safe Plan was prepared for the project, dated May 15,

2020 (Attachment 3). Fire hydrants are located on Strolling Hills Road, but there are no fire hydrants on either road serving the new lots. Water storage tanks will be required to provide water necessary for domestic, fire sprinklers, and wildland fire protection uses. Additional requirements will be incorporated as conditions to ensure adequate quantity and quality of water for all uses, including fire protection. Impacts would be less than significant.

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

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

Regulatory Setting:

Federal Laws, Regulations, and Policies

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

State Laws, Regulations, and Policies

Assembly Bill (AB) 52

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

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

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

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

TCRs are further defined under Section 21074 as follows:

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

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

Discussion:

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

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

a, b. **Tribal Cultural Resources.** The County notified eight Tribes: Colfax-Todds Valley Consolidated Tribe, Ione Band of Miwok Indians, Nashville-El Dorado Miwok, Shingle Springs Band of Miwok Indians, United Auburn Indian Community of the Auburn Rancheria, Washoe Tribe of California and Nevada, El Dorado County Wopumnes Nisenan-Mewuk Nation, and Wilton Rancheria, which requested to be notified of proposed projects for consultation in the project area. The Wilton Rancheria provided comments and these have been incorporated into the project as conditions of approval. A records search was conducted at the North Central Information Center on June 24, 2019. There were no Tribal Cultural Resources (TCRs) identified in the project footprint and the project site is not known to contain any TCRs. In the event of TCR discovery during any future construction, the standard conditions of approval would apply to address such discovery to protect and preserve any TCRs. The 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.

XVIII. UTILITIES AND SERVICE SYSTEMS. *Would the project:*				
	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?			**X**	
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			**X**	
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			**X**	
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			**X**	
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			**X**	
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			**X**	
g. Comply with federal, state, and local statutes and regulations related to solid waste?			**X**	

Regulatory Setting:

Federal Laws, Regulations, and Policies

Energy Policy Act of 2005

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

State Laws, Regulations, and Policies

California Integrated Waste Management Act of 1989

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

California Solid Waste Reuse and Recycling Access Act of 1991

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

California Integrated Energy Policy

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

Title 24–Building Energy Efficiency Standards

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

Urban Water Management Planning Act

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

Other Standards and Guidelines

Leadership in Energy & Environmental Design

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

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

- Breach published national, state, or local standards relating to solid waste or litter control;
- Substantially increase the demand for potable water in excess of available supplies or distribution capacity without also including provisions to adequately accommodate the increased demand, or is unable to provide an adequate on-site water supply, including treatment, storage and distribution;

- Substantially increase the demand for the public collection, treatment, and disposal of wastewater without also including provisions to adequately accommodate the increased demand, or is unable to provide for adequate on-site wastewater system; or
- Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.

a. **Wastewater Requirements**: The El Dorado County Environmental Management Department reviewed the project and verified that each parcel could be served by an onsite wastewater treatment system. Each parcel has confirmed adequate soil depth, a soil percolation rate below 120 minutes per inch, and a dispersal area identified. Impacts would be less than significant.

b. **Construction of New Facilities:** No development is proposed as a part of the Tentative Parcel Map project and no construction of new facilities is required. Future development would allow for up to eight residential units. At that time, each parcel would be required to provide its own wastewater treatment system and well. For utilities, each new parcel would require connection to Pacific Gas & Electric (PG&E). The impact would be less than significant.

c. **New Stormwater Facilities:** Any possible drainage facilities needed for any future construction 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 impact would be less than significant.

d. **Sufficient Water Supply:** Water for each newly created parcel would be provided by a new well. The El Dorado County Environmental Management Department reviewed the project and provided verification that an adequate water supply has been demonstrated through submittal of a recent well production report showing a well on the existing parcel with a water production rate of 15 gallons per minute. The impact would be less than significant.

e. **Adequate Wastewater Capacity:** The project would require each parcel to provide its own onsite wastewater treatment system. As discussed in (a.), the Environmental Management Department reviewed the project and confirmed that the parcels can be served by an onsite wastewater treatment system. Each parcel has confirmed adequate soil depth, a soil percolation rate below 120 minutes per inch, and a dispersal area identified. Impacts would be less than significant.

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, as future additional housing units would generate minimal amounts of solid waste for disposal. 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.

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

Discussion

a. No substantial evidence contained in the project record has been found that would indicate that this project would have the potential to significantly degrade the quality of the environment. As conditioned or mitigated, and with adherence to County permit requirements, this project would not have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of California history or pre-history. Any impacts from the project would be less than significant due to the design of the project and required standards that would be implemented prior to recording the final 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 small size of the proposed project, types of activities proposed, and site-specific environmental conditions, 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 with County Codes, this project would be anticipated to have a less than significant project-related environmental effect which would cause substantial adverse effects on human beings, either directly or indirectly. Based on the analysis in this study, it has been determined that the project would have less than significant cumulative impacts.

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

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

SUPPORTING INFORMATION SOURCE LIST

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ATTACHMENT 1 - P19-0011

Tentative Parcel Map

EXISTING ROAD PLAN AND PROFILE

SHEET 1 of 1

TPM# _____

NOTES

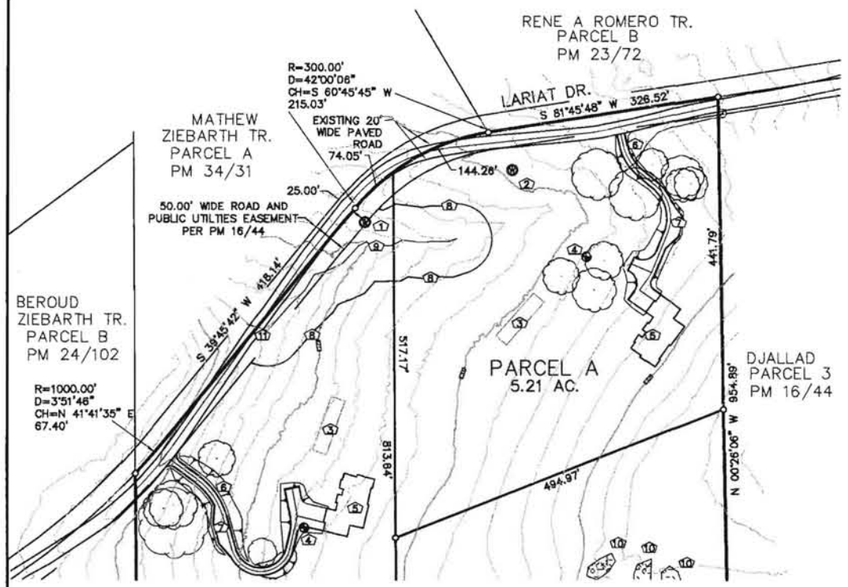
1. EXISTING WELL
2. POSSIBLE WELL LOCATION
3. POSSIBLE LEACH FIELD LOCATION
4. SEPTIC TEST PIT
5. POSSIBLE HOUSE LOCATION
6. POSSIBLE DRIVEWAY LOCATION
7. POSSIBLE DRIVEWAY TURNOUTS
8. 50 FOOT BUILDING SETBACK FROM SEASONAL DRAINAGE
9. CENTERLINE OF SEASONAL DRAINAGE
10. ROCK OUTCROPPING
11. EXISTING 18" CMP CULVERTS

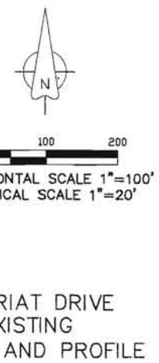
OWNER: VERITAS CAPITAL
3300 SUNDANCE TRAIL
PLACERVILLE, CA 95667

APPLICANT: CHAD DOWNEY
P.O. BOX 1690
DIAMOND SPRINGS, CA 95619

MAP PREPARED BY: JAMES WILLSON, LS, PE
SITE CONSULTING INC
3460 ANGEL LANE
PLACERVILLE, CA 95667
530-622-7014

SCALE:	1"=100'
CONTOUR INTERVAL:	5'
SOURCE OF TOPOGRAPHY:	DRONE AERIAL MAPPING
SECTION, TOWNSHIP, RANGE	SECTION 10, T. 9 N., R. 9 E. M.D.M.
ASSESSOR'S FEE PARCEL NO.	109-250-016-000
PRESENT ZONING:	RE 5
TOTAL PARCEL AREA:	20.60 ACRES
TOTAL NUMBER OF PARCELS:	(4) FOUR
MINIMUM PARCEL AREA:	5.07
WATER SUPPLY:	PARCEL A EXISTING WELL PARCELS B,C, & D PROPOSED WELL
SEWAGE DISPOSAL:	PROPOSED SEPTIC
STRUCTURAL FIRE PROTECTION:	EL DORADO COUNTY FPD
DATE:	OCTOBER 2019

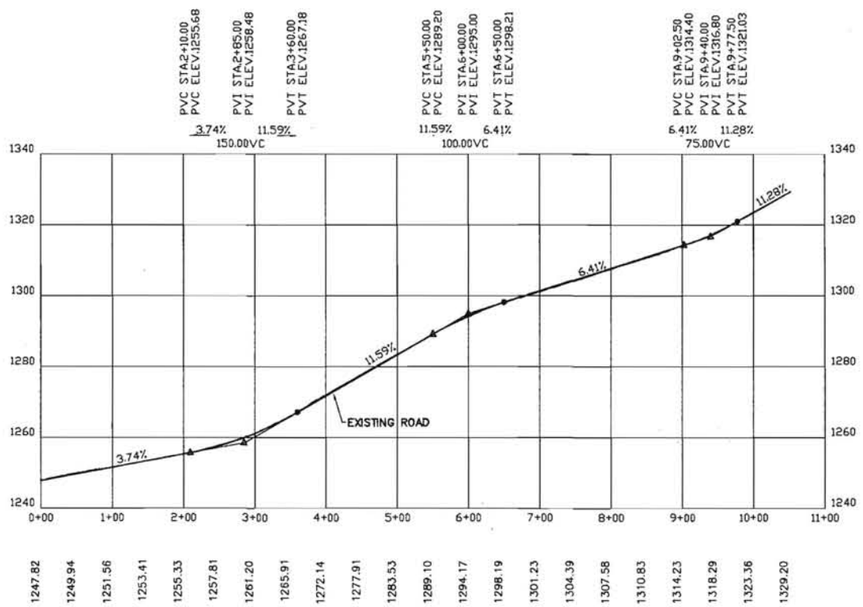


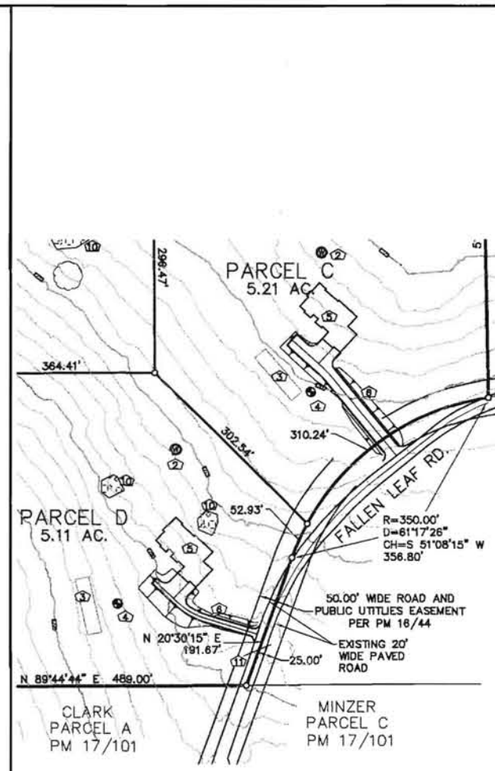


HORIZONTAL SCALE 1"=100'
VERTICAL SCALE 1"=20'

LARIAT DRIVE
EXISTING
PLAN AND PROFILE

NOTE:
EXISTING PAVEMENT IS
20' WIDE





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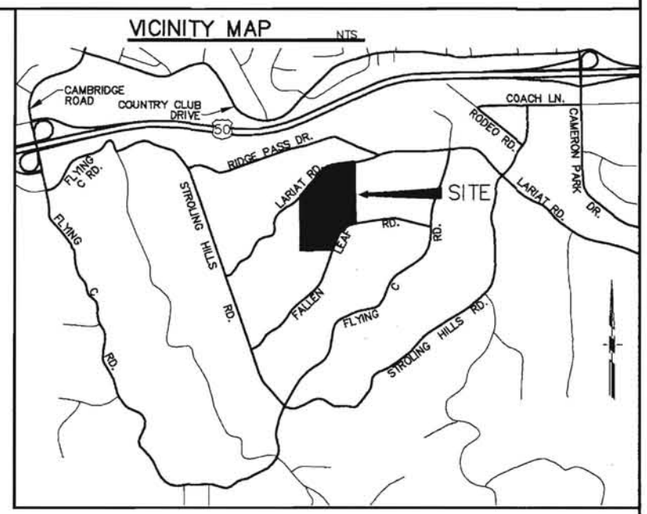
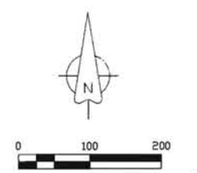
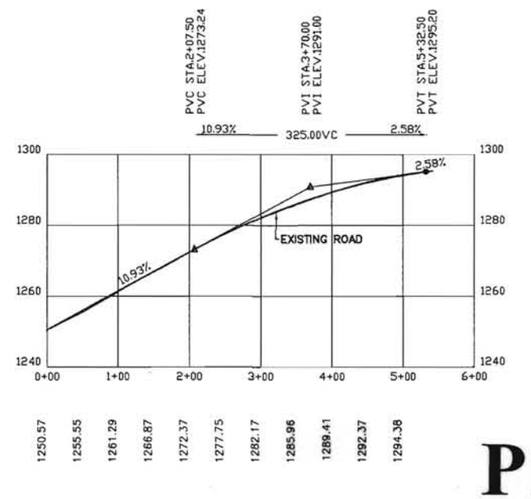


FALLEN LEAF RD
EXISTING
PLAN AND PROFILE

NOTE:
EXISTING PAVEMENT IS
20' WIDE



HORIZONTAL SCALE 1"=100'
VERTICAL SCALE 1"=20'



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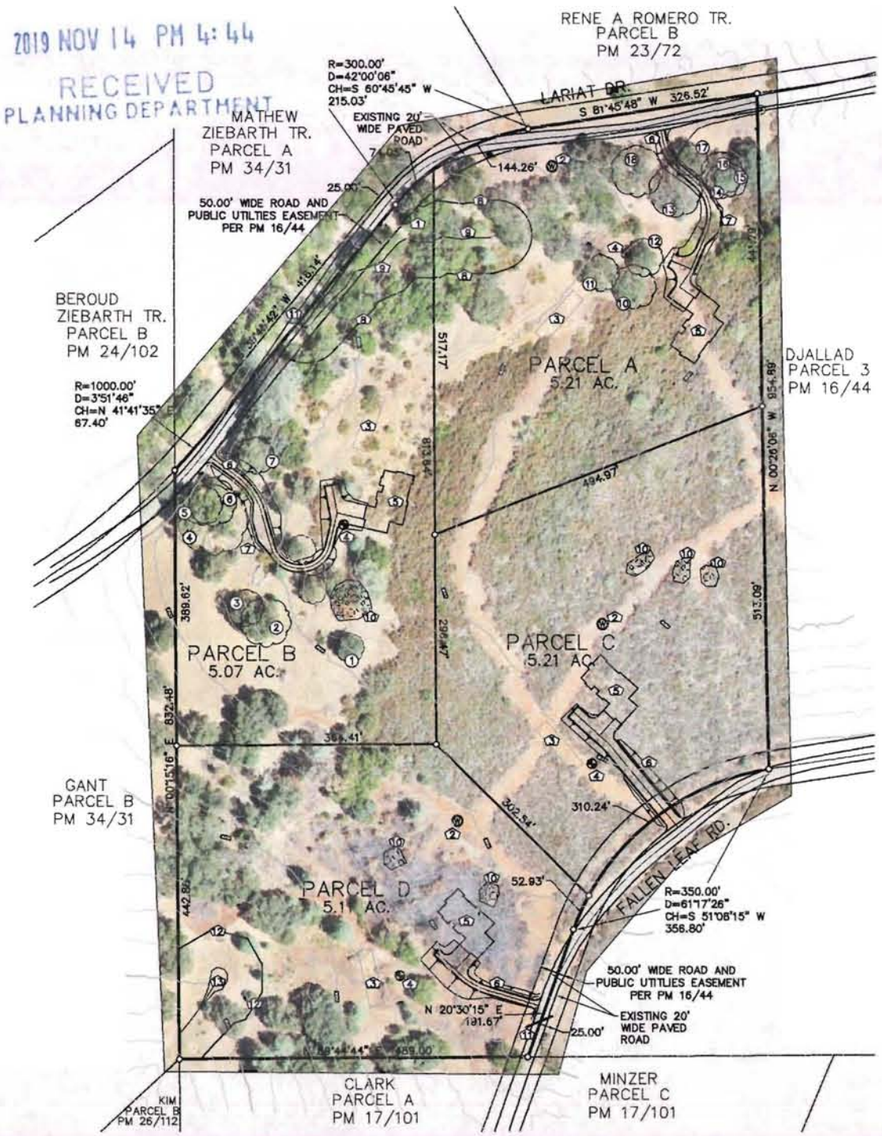
PLANNING DEPARTMENT

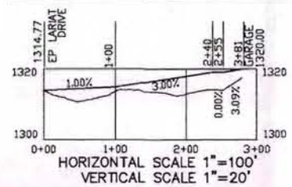
P19-0011

ATTACHMENT 1 - P19-0011

2019 NOV 14 PM 4:44
RECEIVED
PLANNING DEPARTMENT

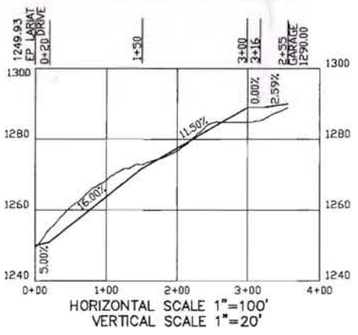


PARCEL A
POSSIBLE DRIVEWAY PROFILE



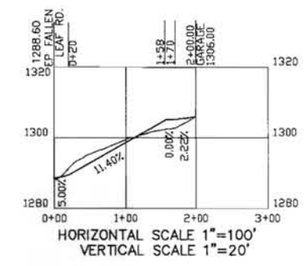
HORIZONTAL SCALE 1"=100'
VERTICAL SCALE 1"=20'

PARCEL B
POSSIBLE DRIVEWAY PROFILE



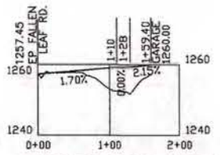
HORIZONTAL SCALE 1"=100'
VERTICAL SCALE 1"=20'

PARCEL C
POSSIBLE DRIVEWAY PROFILE

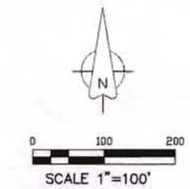


HORIZONTAL SCALE 1"=100'
VERTICAL SCALE 1"=20'

PARCEL D
POSSIBLE DRIVEWAY PROFILE



HORIZONTAL SCALE 1"=100'
VERTICAL SCALE 1"=20'



SCALE 1"=100'

LEGEND

- SEPTIC TEST PIT
- EXISTING WELL AND POSSIBLE WELL LOCATION
- EXISTING OAK TREE NEAR POSSIBLE HOUSE AND DRIVEWAY LOCATION

NOTES

1. EXISTING WELL
2. POSSIBLE WELL LOCATION
3. POSSIBLE LEACH FIELD LOCATION
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9. CENTERLINE OF SEASONAL DRAINAGE
10. ROCK OUTCROPPING
11. EXISTING 18" CMP CULVERTS
12. 50 FOOT SETBACK FROM SEEP
13. SEEP

TREE TABLE

NUM.	TYPE	DBH "	DRIP RA.
1	BLUE OAK	13–23	19
2	BLUE OAK	48	27
3	BLUE OAK	36	35
4	LIVE OAK	20–16–13–25	48
5	LIVE OAK	19	27
6	BLUE OAK	15	33
7	BLUE OAK	36	25
8	BLUE OAK	22	17
9	BLUE OAK	22	26
10	BLUE OAK	24	30
11	BLUE OAK	24	25
12	BLUE OAK	24	26
13	BLUE OAK	36	36
14	BLUE OAK	19	23
15	BLUE OAK	23	23
16	BLUE OAK	28	29
17	BLUE OAK	24	22
18	BLUE OAK	34	30

Tentative Parcel Map

A PORTION OF THE NW 1/4 OF SECTION 10
T. 9 N., R. 9 E., M.D.M. BEING PARCEL 4
OF PM 16/44

COUNTY of EL DORADO STATE of CALIFORNIA
OCTOBER 2019 1"=100'
SHEET 1 of 1

TPM# _____

OWNER: VERITAS CAPITAL
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APPLICANT: CHAD DOWNEY
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MAP PREPARED BY: JAMES WILLSON, LS
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SCALE:	1"=100'
CONTOUR INTERVAL:	5'
SOURCE OF TOPOGRAPHY:	DRONE AERIAL MAPPING
SECTION, TOWNSHIP, RANGE	SECTION 10, T. 9 N., R. 9 E. M.D.M.
ASSESSOR'S FEE PARCEL NO.	109-250-016-000
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TOTAL PARCEL AREA:	20.60 ACRES
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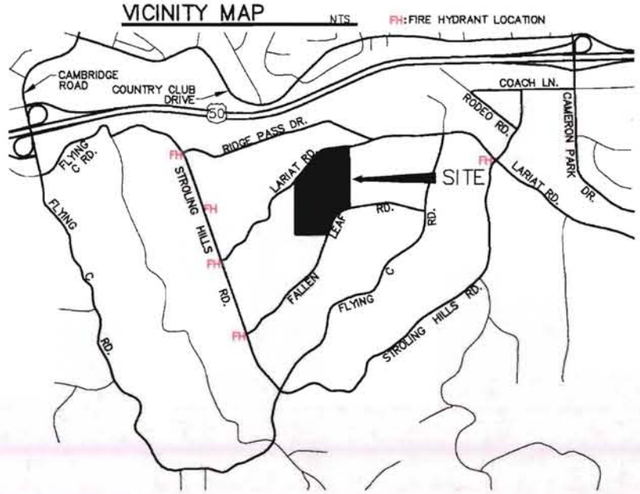
STRUCTURAL FIRE PROTECTION:	EL DORADO COUNTY FPD
DATE:	OCTOBER 2019

VICINITY MAP

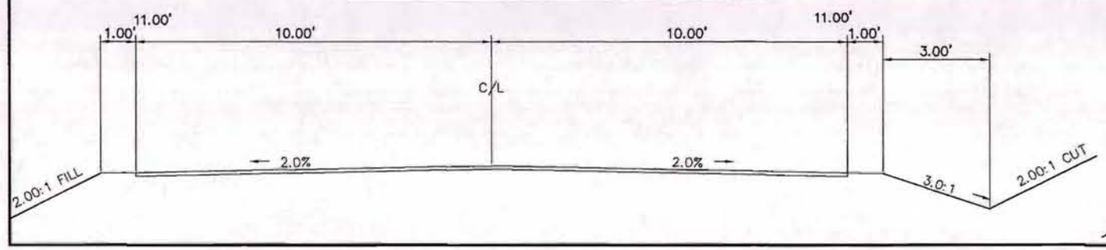
NTS

FH: FIRE HYDRANT LOCATION



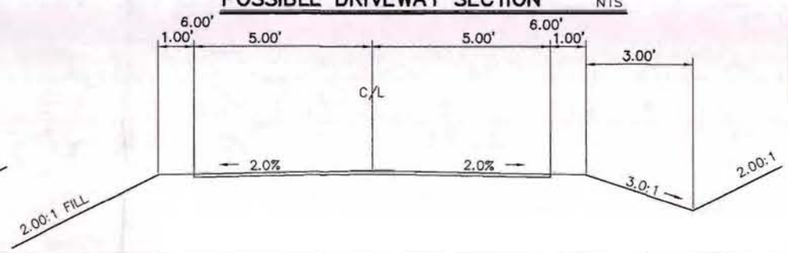
PARCEL C
POSSIBLE DRIVEWAY SECTION

NTS



PARCEL A, B, & D
POSSIBLE DRIVEWAY SECTION

NTS



P19-0011

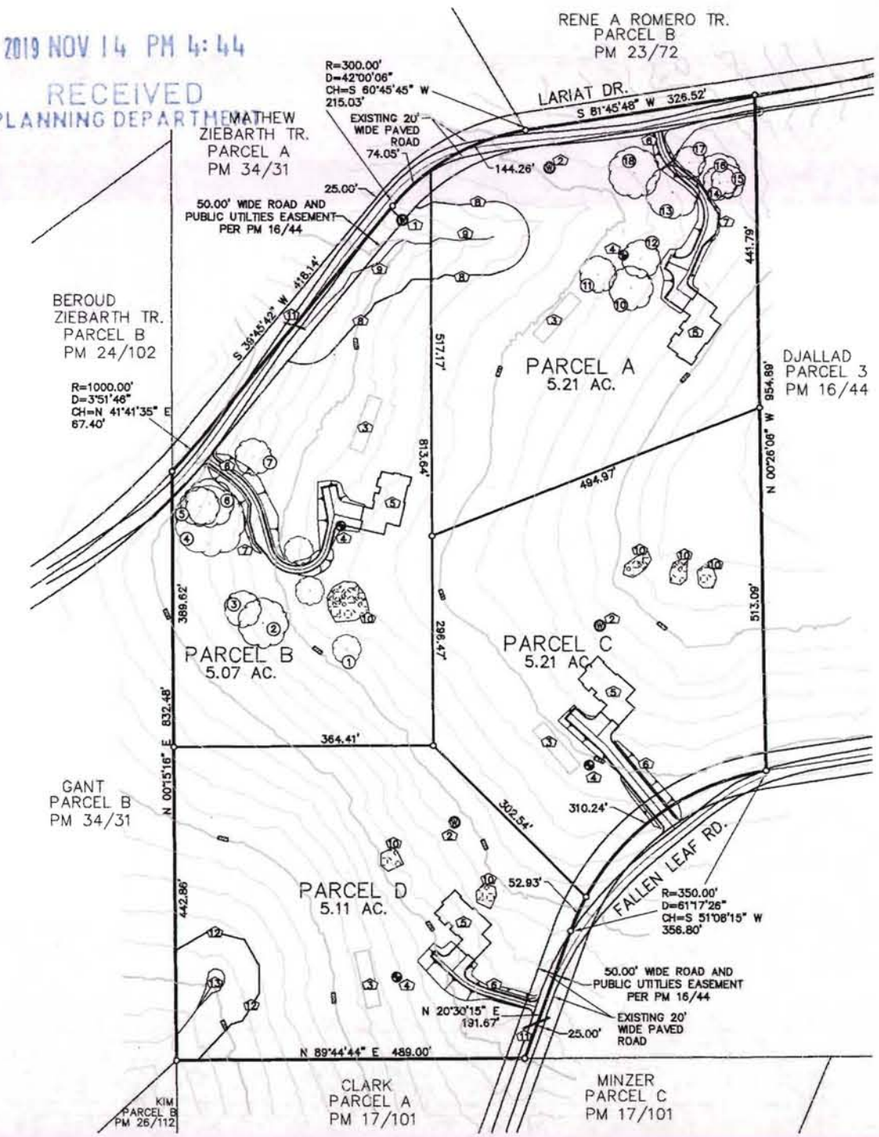
ZONING ADMINISTRATOR: _____

APPROVAL/DENIAL DATE: _____

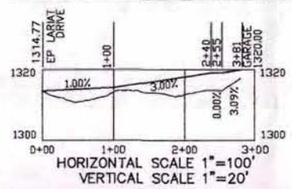
BOARD OF SUPERVISORS: _____

APPROVAL/DENIAL DATE: _____

ATTACHMENT 1 - P19-0011

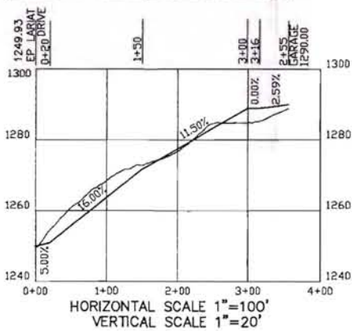


PARCEL A POSSIBLE DRIVEWAY PROFILE



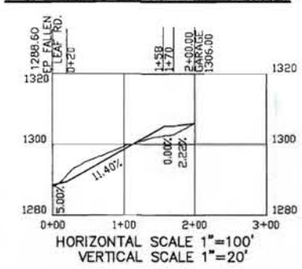
HORIZONTAL SCALE 1"=100'
VERTICAL SCALE 1"=20'

PARCEL B POSSIBLE DRIVEWAY PROFILE



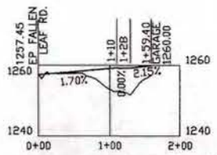
HORIZONTAL SCALE 1"=100'
VERTICAL SCALE 1"=20'

PARCEL C POSSIBLE DRIVEWAY PROFILE

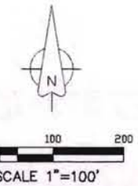


HORIZONTAL SCALE 1"=100'
VERTICAL SCALE 1"=20'

PARCEL D POSSIBLE DRIVEWAY PROFILE



HORIZONTAL SCALE 1"=100'
VERTICAL SCALE 1"=20'



SCALE 1"=100'

LEGEND

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⑪	BLUE OAK	24	25
⑫	BLUE OAK	24	26
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⑭	BLUE OAK	19	23
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COUNTY of EL DORADO STATE of CALIFORNIA
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SHEET 1 of 1

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MAP PREPARED BY: JAMES WILLSON, LS
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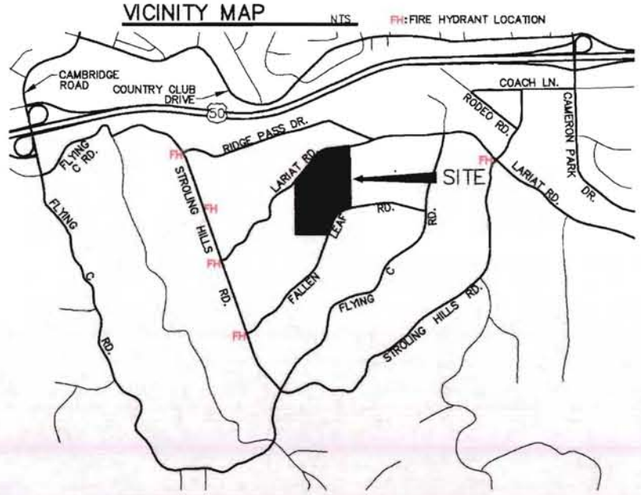
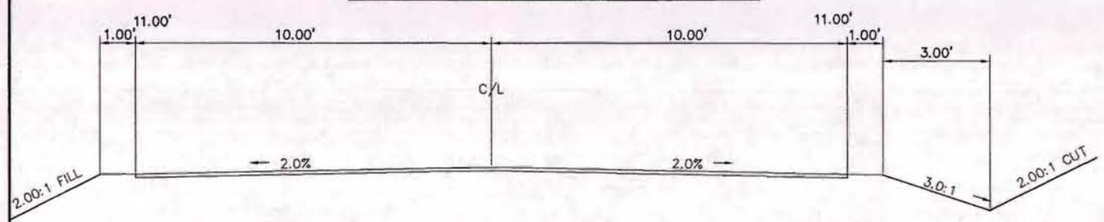


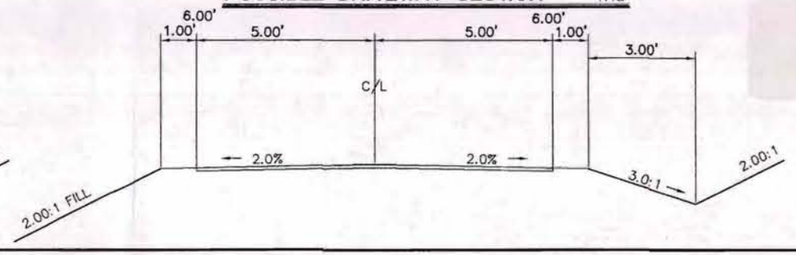
PARCEL C POSSIBLE DRIVEWAY SECTION

NTS



PARCEL A, B, & D POSSIBLE DRIVEWAY SECTION

NTS



P19-0011

ZONING ADMINISTRATOR: _____

APPROVAL/DENIAL DATE: _____

BOARD OF SUPERVISORS: _____

APPROVAL/DENIAL DATE: _____

ATTACHMENT 2 - P19-0011

Biological Resources Evaluation
and
Botanical Survey

for

Lariat Road Tentative Parcel Map

El Dorado County, CA

Prepared by:

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November 2019

P19-0011

Biological Resources Evaluation
and
Botanical Survey
for
Lariat Road Tentative Parcel Map

El Dorado County, CA

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I. SUMMARY OF FINDINGS AND CONCLUSIONS

This biological resources evaluation (BRE) was prepared for APN 109-250-16 on Lariat Road in the unincorporated community of Cameron Park in El Dorado County, CA. The approximately 20.7-acre Biological Study Area (BSA) consists mostly of chamise chaparral, blue oak woodland and grassland. A 0.01-acre ephemeral channel and 0.02-acre seep also occur in the BSA.

The BSA provides potential nesting and foraging habitat for white-tailed kite, a California fully protected species. The BSA provides habitat for grasshopper sparrow and coast horned lizard; both California Species of Special Concern. The BSA provides nesting habitat for birds regulated by State Fish and Game Code and listed under the Federal Migratory Bird Treaty Act (MBTA).

The BSA is located in County Rare Plant Mitigation Area 1. A botanical survey was conducted in accordance with California Department of Fish and Wildlife and U.S. Fish and Wildlife Service protocols. No special-status plant species were found in the BSA.

The BSA contains 8.14 acres of oak woodland. Oak woodlands are regulated under County ordinance implementing the Oak Resources Management Plan (ORMP).

II. INTRODUCTION

A. Purpose of Report

The purpose of this report is to document baseline biological resources in the BSA. This report may be used in support of permit applications and in the California Environmental Quality Act (CEQA) review process.

B. Project Location

The BSA is in Cameron Park, an unincorporated community in El Dorado County, CA. The approximately 20.6-acre BSA is assessor's parcel number 109-250-16. The BSA is on the Shingle Springs U.S. Geological Survey topographic quad (T9N, R9E, Section 10; Figure 1), and is in the Upper Cosumnes hydrologic unit (18040013). Its centroid is 38.6541° north, 120.99825° west, UTM coordinate 675,547 meters E, 4,280,306 meters N, Zone 10S (WGS84). Figure 2 is an aerial photograph of the BSA and surrounding area.

El Dorado County parcel data indicates that the BSA is located in County rare plant Mitigation Area 1, which is defined as the rare plant soils study area. The BSA is outside the U.S. Fish and Wildlife Service (USFWS) recovery boundary for the Pine Hill plants (USFWS August 2002). The BSA is located outside the El Dorado County Important Biological Corridor (IBC) and Ecological Preserve (EP) overlay areas (El Dorado County July 2004).

C. Project Proponent

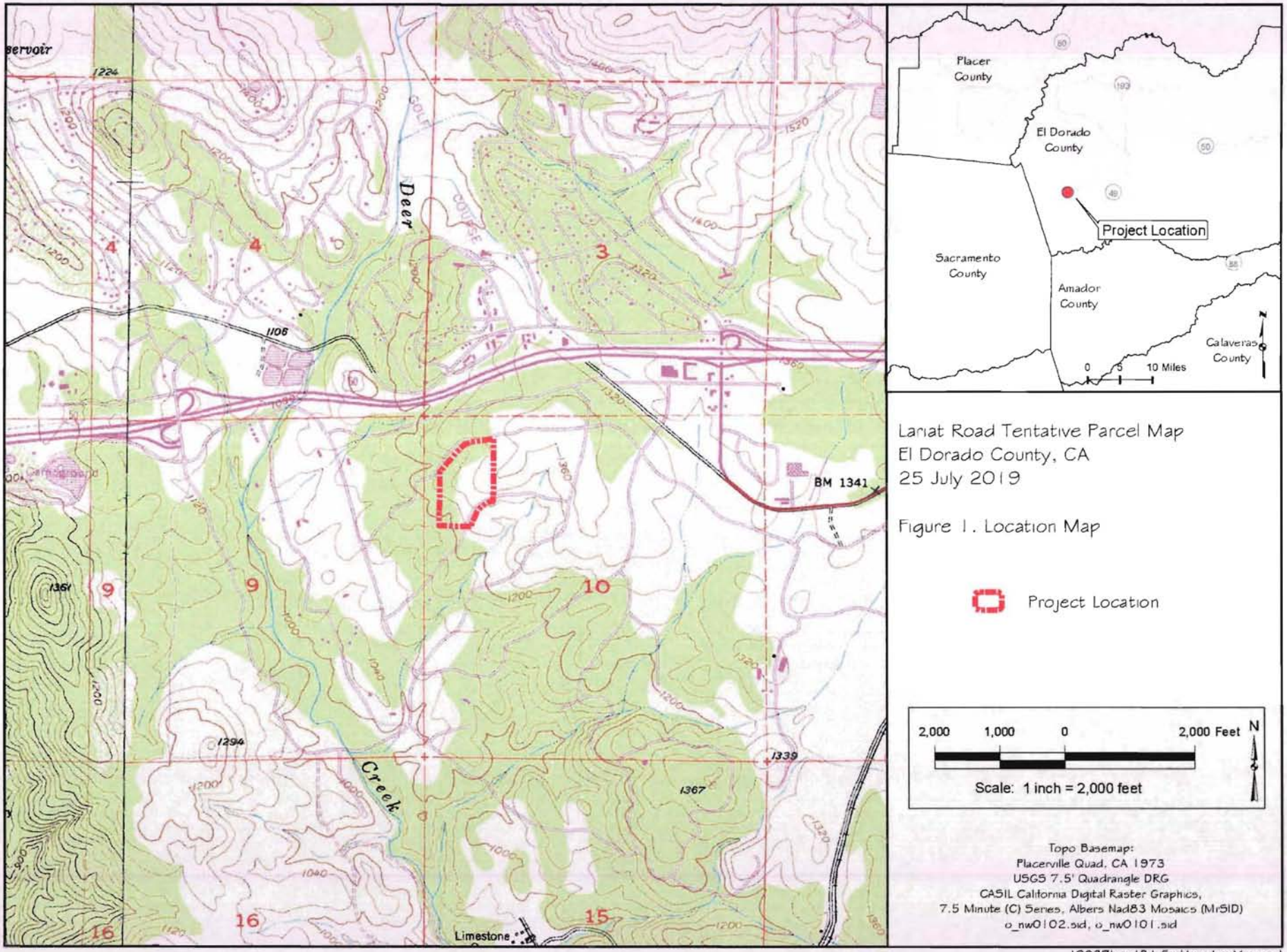
Veritas Capital LLC
3300 Sundance Trail
Placerville, CA 95667

Contact: Mr. Chad Downey
Phone: 530-391-2287

D. Project Description

A project design has not been proposed. This report does not quantify impacts or propose mitigation.

ATTACHMENT 2 - P19-0011



ATTACHMENT 2 - P19-0011

Lariat Road Tentative Parcel Map
El Dorado County, CA
25 July 2019

Biological Study Area (BSA)

600 300 0 600 Feet

N

Scale: 1 inch = 600 feet

Figure 2. Aerial Photograph

Aerial Photograph: 7 November 2017
UC-G Imagery, US-CA-Sacramento, Microsoft
ESRI ArcGIS Basemap Layer

19037LariatRd_Fig2AerialPhoto.mxd

III. STUDY METHODS

A. Studies Conducted

An evaluation of biological resources was conducted to determine whether any special-status plant or wildlife species, their habitat, or sensitive habitats occur in the BSA. Records of special-status species and habitats known from the area were obtained from state and federal agencies. Maps and aerial photographs of the BSA and surrounding area were reviewed. A field survey was conducted to determine the habitats present. The field surveys, map review, and a review of the biology of evaluated species and habitats were used to determine the special-status species and sensitive habitats that could occur in the BSA.

Special-status species in this report are those listed under the federal or state endangered species acts; under the California Native Plant Protection Act; as a California species of special concern or fully protected by the California Department of Fish and Wildlife (CDFW); species that are Ranked 1 or 2 by the California Native Plant Society, Inventory of Rare and Endangered Plants of California (CNPS 2019); or are rare plants listed in the El Dorado County Ordinance Code §130.71.030. Special-status natural communities are waters, wetlands, riparian communities, any natural community ranked S1, S2, or S3 by CDFW (October 2018), and any community identified as sensitive in the El Dorado County General Plan EIR (2004a).

B. Literature and Database Review

Sycamore Environmental obtained an online list from the U.S. Fish and Wildlife Service (USFWS) that identifies federal-listed species that could potentially occur in or be affected by a project in the BSA. The California Natural Diversity Database (CNDDB) and the California Native Plant Society (CNPS) Inventory were queried for the Shingle Springs quad and eight surrounding USGS quads to determine known records of special-status species that occur in the vicinity of the BSA. The results of the database queries are in Appendix A.

Information on the biology, distribution, taxonomy, legal status, and other aspects of the special-status species was obtained from documents on file in the library of Sycamore Environmental. Standard references used for the biology and taxonomy of plants included Baldwin et al., eds. (2012). On-line references included California Native Plant Society (2019); CalPhotos (2019); Consortium of California Herbaria (CCH 2019); Jepson eFlora (2019); and Flora of North America (FNA 1993+). References pertaining to natural communities include California Department of Fish and Wildlife (CDFW October 2018).

Two special-status species lists produced by CDFW were reviewed: 1) Special Vascular Plants, Bryophytes, and Lichens List (CDFW August 2019); and 2) State and Federally Listed Endangered, Threatened, and Rare Plants of California (CDFW April 2019).

Appendix A presents the results of CNDDB and CNPS database queries conducted for the Shingle Springs quad and 8 adjacent USGS quads. The queries results indicate whether there are known records of special-status species in or near the BSA. Table 1 lists the nine USGS quads evaluated.

Table 1. USGS Quads Evaluated.

Pilot Hill	Coloma	Garden Valley
Clarksville	**Shingle Springs**	Placerville
Folsom SE	Latrobe	Fiddletown

Also included in Appendix A is the online list from U.S. Fish & Wildlife Service (USFWS 2019), of federal-listed species and critical habitats that could occur in, or be affected by, activities in the project area. The list was obtained through the USFWS IPaC (Information for Planning and Consultation).

C. Survey Methods

1. Survey Dates and Personnel

Fieldwork for this BRE was conducted on 28 May 2019, by Sycamore Biologists Juan Mejia, B.S., Nicole Ibañez, B.S., and Jessica Agajan.

An additional survey was conducted on 30 October 2019, by Sycamore Biologist Mike Bower, M.S.

2. Biological Survey

The general biological survey consisted of walking through the BSA while assessing potential habitat for special-status species and sensitive communities. Wildlife species and vegetation communities were identified and recorded. A list of plant and wildlife species observed in the BSA is in Appendix C. Photographs. are in Appendix D.

3. Botanical Survey

The botanical survey was conducted in accordance with botanical survey guidelines from California Department of Fish and Wildlife (CDFW March 2018); U.S. Fish & Wildlife

Service (USFWS 1996); and California Native Plant Society (CNPS 2001). Scientific nomenclature follows Baldwin, et al., eds. (2012).

The survey method was "floristic," meaning that every plant taxon found was identified to the taxonomic level necessary to determine rarity and listing status. The survey was conducted to maximize the likelihood of locating special-status species.

The May 2019 fieldwork was conducted during the published blooming period of special-status plants with potential to occur in the BSA. On 28 May 2019, prior to the survey, nearby reference populations of four of the Pine Hill plants were visited. The reference populations are about 1.1 miles northeast of the BSA in a mitigation preserve for the Ponte Palmero Retirement Village. All four species were evident and identifiable and would be expected to be evident and identifiable within the BSA.

- Stebbins' morning-glory (*Calystegia stebbinsii*); in flower
- Chaparral sedge (*Carex xerophila*); vegetative
- Pine Hill ceanothus (*Ceanothus roderickii*); fruiting
- Red Hills soaproot (*Chlorogalum grandiflorum*); in bud

Systematic transects were walked throughout accessible areas of the BSA to search for all vascular plant species present. Frequent deviations were made from the transects to search areas of different microhabitat, areas that were more likely to support special-status plants, or to identify additional plant species. Approximately 15 person-hours were spent in the field during the May 2019 survey. An additional 4 person-hours were spent keying plants collected in the field. All vascular plants found in the BSA were identified to the taxonomic level necessary to determine legal status. A list of vascular plants observed in the BSA is in Appendix C. Scientific nomenclature follows the Jepson eFlora Project (2019), based on Baldwin et al. (2012).

Plant species were identified on-site or collected and identified later with the aid of a microscope and using dichotomous keys in *The Jepson manual: Vascular plants of California, 2nd ed.* (Baldwin, et al. 2012) or the Jepson eFlora (2019). Appendix C is a list of plant species observed in the BSA.

During the May 2019 survey, the chamise chaparral vegetation in the BSA was too dense in most areas to survey with systematic transects. Dense mature chaparral, with closed canopy, tends to shade out the special-status Pine Hill plant species. This community was searched for special-status plants in all locations physically accessible to the botanists.

During the October 2019 survey the chamise chaparral was more accessible. A fire burned a large portion of the chamise chaparral and several pathways were cut into the vegetation.

The biologist followed the pathways and surveyed for evidence of special status plants within the entire BSA.

D. Mapping

An aerial photograph acquired from ESRI ArcMap provided the base layer for Figures 2 and 4. Data collected with a sub-meter accurate Trimble TDC-100 GPS unit, and a review of aerial photographs and field notes, were used to estimate the boundaries of biological communities. Areas mapped as oak woodlands in the BSA have a minimum of 10% cover of oak tree canopy, consistent with the County Oak Resources Management Plan (ORMP) adopted in 2017. Acreages of plant communities and other features were calculated using ArcMap functions.

E. Problems Encountered and Limitations That May Influence Results

The general biological survey may not necessarily have detected cryptic, migratory, or nocturnal wildlife. No protocol wildlife surveys were conducted. No other problems or limitations were encountered.

IV. ENVIRONMENTAL SETTING

The BSA is in the community of Cameron Park in the foothills of the Sierra Nevada. The elevation ranges from approximately 1,194 to 1,350 feet. Most of the BSA is characterized by chamise chaparral, blue oak woodland, and annual grassland. The area surrounding the BSA consists of undeveloped chamise chaparral to the east and low density residential in all other directions.

A. Soils

The two soil mapping units in the BSA (Figure 3) are summarized below (NRCS 1974, USDA-NRCS July 2019). Reported colors are for moist soil.

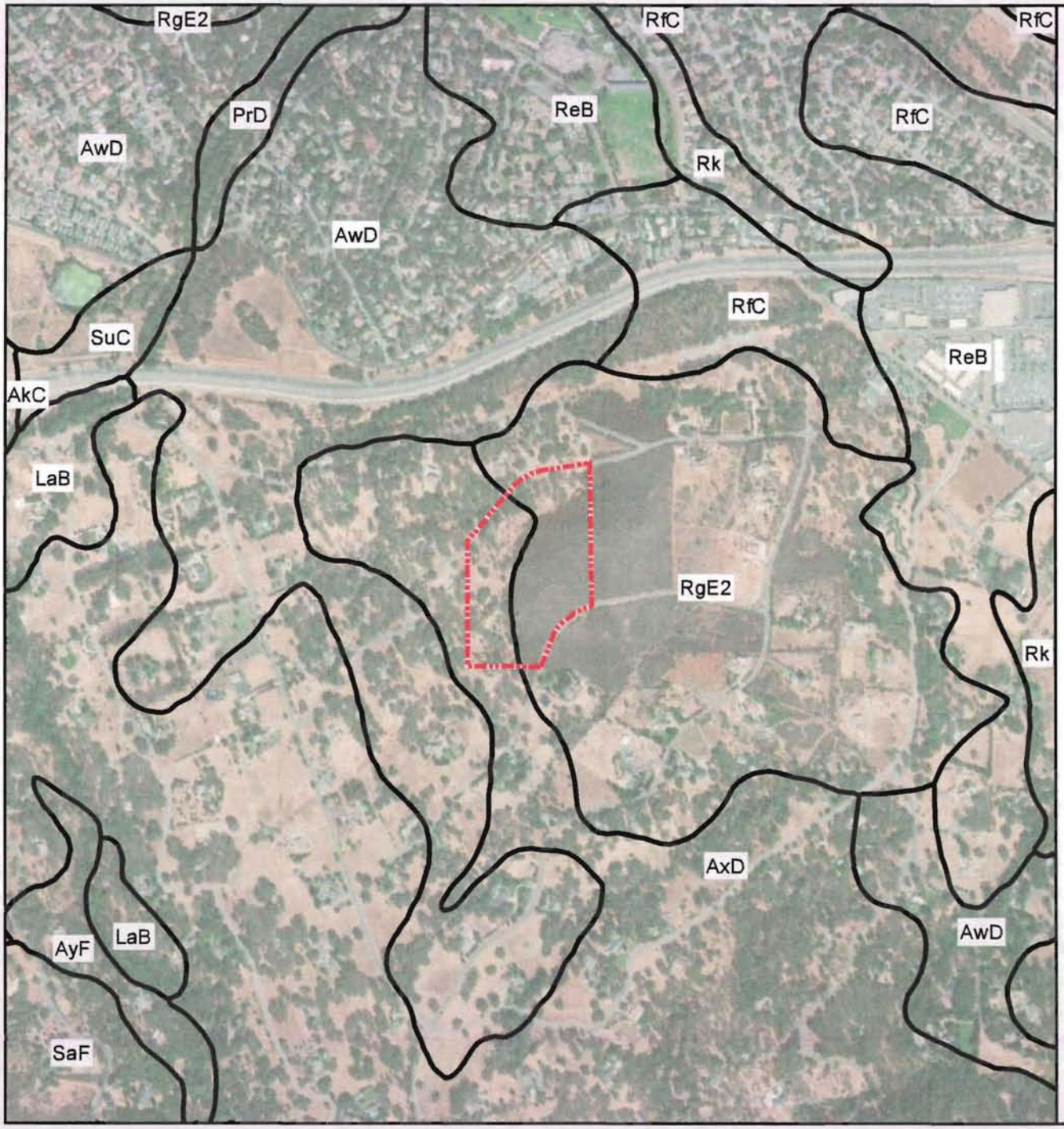
Soil symbol RgE2: Rescue extremely stony sandy loam, 3-50% slopes, eroded
The Rescue series is a member of the fine-loamy, mixed, thermic family of Mollic Haploxeralfs. A typical profile of Rescue extremely stony sandy loam, 3 to 50% slopes has dark reddish brown (5YR 3/4) sandy loam from 0 to 10 inches, yellowish red (5YR 4/6) heavy sandy loam from 10 to 14 inches, yellowish red (5YR 3/6) sandy clay loam from 14 to 26 inches, variegated reddish brown and reddish yellow (5YR 4/4, 6/6) heavy sandy loam from 26 to 34 inches, reddish yellow (5YR 6/8) coarse sandy loam from 34 to 55 inches, strong brown (7.5 YR 5/6) loamy coarse sand from 55 to 66 inches. And weathered gabbrodiorite below 66 inches. Permeability of this series is moderately slow. Surface runoff is slow to medium, and the erosion hazard is slight to moderate.

Soil symbol AxD: Auburn Very Rocky Silt Loam, 2 to 30 Percent Slopes
Auburn Very Rocky Silt Loam is a shallow, well-drained, rocky foothill soil underlain by hard metamorphic rocks. This soil occurs on steep terrain on more prominent foothills and slopes that drop into creek channels and drainageways. A typical profile has dark reddish brown (5YR 3/3) slightly acidic silt loam from 0 to 3 inches; dark reddish brown (5YR 3/4) slightly acidic silt loam from 3 to 14 inches; and weathered metabasic rock at 14 inches. Surface runoff is slow to medium and erosion hazard is slight to moderate.

B. Weather Conditions

The Placerville gauge (PCV) is located approximately 8.6 mi east of the BSA. The historic average precipitation (1934 to present) from 1 July through 28 May is 37.52 inches (CDEC 2019). From 1 July 2018 through 28 May 2019, the Placerville gauge reported 48.15 inches of precipitation, or approximately 128% of the historic average accumulated precipitation. Thus, hydrologic conditions preceding the May 2019 survey were above normal.

ATTACHMENT 2 - P19-0011



Lariat Road Tentative Parcel Map
El Dorado County, CA
25 July 2019

Figure 3. Soils Map

Biological Study Area (BSA)

Soil Boundary

Soil Mapping Unit

Symbol	Name
AxD	Auburn very rocky silt loam, 2 to 30 percent slopes
RgE2	Rescue extremely stony sandy loam 3 to 50 percent slopes

1,000 500 0 1,000 Feet

N

Scale: 1 inch = 1000 feet

SYCAMORE Environmental Consultants, Inc.

Soil Survey Geographic (SSURGO) database for El Dorado Area, California, USDA, NRCS
URL:http://SoilDataMart.nrcs.usda.gov/

Aerial Photograph: 7 November 2017
NAIP2016 USDA FSA Imagery
ESRI ArcGIS Basemap Layer

19037LariatRd_Fig3SoilsMap.mxd

C. Natural Communities

Natural communities are defined by species composition and relative abundance. The Natural communities described below correlate with the California Natural Community List (CDFW October 2018) and the El Dorado County General Plan EIR (July 2004). Vegetation in the Chamise Chaparral and Blue Oak Woodland communities was classified at the Alliance level based on descriptions and membership rules in Sawyer et al. (2009). The California Annual Grassland community is based on the El Dorado County General Plan (July 2004). The list of sensitive Associations within each Alliance was reviewed to see if any occur (CDFW October 2018). No sensitive Associations were identified. Biological communities are mapped on Figure 4 and listed in Table 1. Photographs of the BSA are in Appendix D.

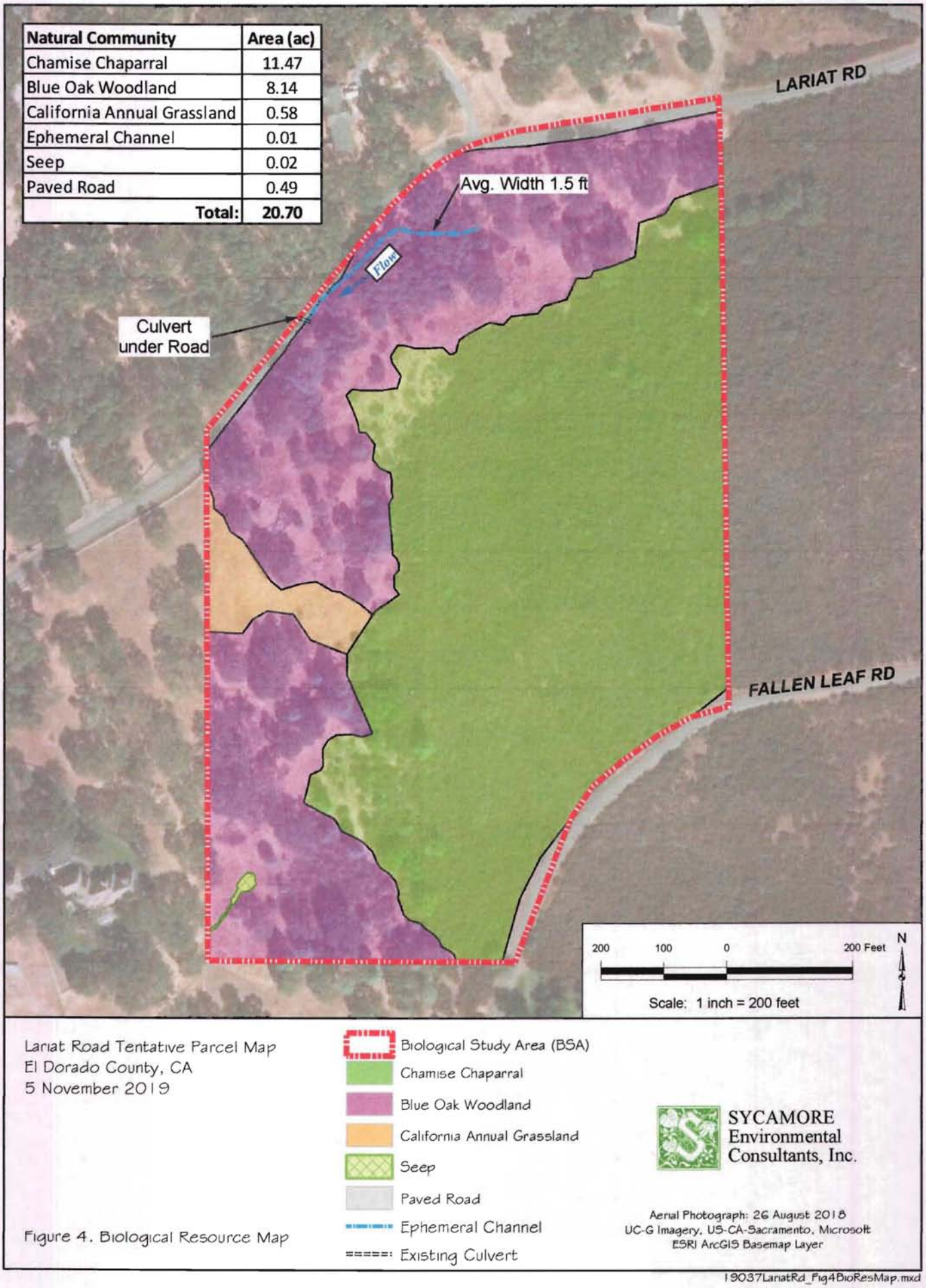
Table 2. Natural Communities.

Natural Community Common Name (Alliance or Association Name; CDFW Code [1])	**Rarity Rank [1]**	**El Dorado County Major Habitat Type [2]**	**Acres**
Chamise Chaparral (*Adenostoma fasciculatum*; 37.101.00)	G5S5	Chamise Chaparral	11.47
Blue Oak Woodland (*Quercus douglasii*; 71.020.00)	G4S4	Blue Oak – Foothill Pine	8.14
California Annual Grassland (*Bromus (diandrus, hordeaceus) - Brachypodium distachyon* 42.026.00, *Phalaris aquatica – Phalaris arundinacea*, 42.051.00, *Aegilops triuncialis*, 42.003.00)	None	Annual Grassland	0.58
Ephemeral channel	--	--	0.01
Seep	--	--	0.02
Other Features			
Paved Road	--	--	0.49
		Total:	**20.7**

[1] Sawyer et al. 2009; CDFW October 2018

[2] El Dorado County, January 2004

ATTACHMENT 2 - P19-0011



1. Chamise Chaparral

A chamise chaparral shrubland occurs in the BSA (Appendix D, Photo 1, Figure 4). This dense shrubland community occurs along the entire eastern border of the BSA from 1350 ft and downslope to approximately 1250 ft elevation. This community is dominated by chamise (*Adenostoma fasciculatum*). Other species present in this community include toyon (*Heteromeles arbutifolia*), yerba santa (*Eriodictyon californicum*), and manzanita (*Arctostaphylos viscida* ssp. *mariposa*). A few scattered interior live oak (*Quercus wislizeni* var. *wislizeni*) and gray pine (*Pinus sabiniana*) occur within this community. The herb layer is sparse and primarily consists of sage (*Salvia sonomensis*) and non-native grasses including Harding grass (*Phalaris aquatica*) and barbed goat grass (*Aegilops triuncialis*).

2. Blue Oak Woodland

Blue oak (*Quercus douglasii*) is the dominant tree in this community. This partially closed-canopy community occurs in the northern and western perimeter of the BSA (Appendix D, Photo 2, Figure 4). Along the northern perimeter, this community has a dense canopy and follows an ephemeral channel. Along the western perimeter the canopy becomes less dense and more interspersed with the chamise chaparral community. Interior live oak, California buckeye (*Aesculus californica*) and gray pine also occur in lesser abundance. The northern portion of this community had a well-defined shrub layer dominated by western poison oak (*Toxicodendron diversilobum*). California coffeeberry (*Frangula californica* ssp. *tomentella*), coyote brush (*Baccharis pilularis*) and pitcher sage (*Lepechinia calycina*), also occur. In the southern portion of this community a shrub layer is lacking and the understory is dominated by grasses and forbs similar to the California annual grassland community. Blue oak woodland is not a sensitive community (CDFW October 2018). See Section V.E. for a discussion of oak woodland regulations.

3. California Annual Grassland

California annual grassland occurs in the central portion of the BSA in spaces between the blue oak woodland and chamise chaparral communities. This community is dominated by nonnative annual grasses and forbs including barbed goat grass (*Aegilops triuncialis*), false brome (*Brachypodium distachyon*), slender wild oat (*Avena barbata*), smooth cat's ear (*Hypochaeris glabra*), tall sock-destroyer (*Torilis arvensis*), and rose clover (*Trifolium hirtum*). Native grasses and forbs, such as yarrow (*Achillea millefolium*), narrow-leaf milkweed (*Asclepias fascicularis*) and Torrey's melic (*Melica torreyana*) also occur. California annual grassland is not a sensitive natural community (El Dorado County, January 2004).

4. Ephemeral channel

An ephemeral channel (EC) flows along the norther perimeter of the BSA (Figure 4). The EC is generally unvegetated. The EC is surrounded by dense blue oak woodland vegetation, including poison oak. The EC is not accompanied by a riparian corridor. The channel was not flowing on May 2019. A few small puddles were observed in the channel. The EC

conveys flow southwest into a culvert under Lariat Drive, and exits the BSA to the west. The EC is not shown on the USGS 7.5- minute quad map for Shingle Springs (Figure 1). The USFWS National Wetlands Inventory does not show the EC (2019).

5. Seep

A seep occurs in the southwestern corner of the BSA (Figure 4, Appendix D, Photo 5). Vegetation was dominated by two hydrophytic species, iris-leaved rush (*Juncus xiphioides*) and freeway sedge (*Carex praegracilis)*. Soil in the seep was moist during the May 2019 survey. Water in the seep flows to the southwest as it exits the BSA. The seep is in an area where tire tracks were observed and vegetation is mowed along the property line. The seep is not shown on the National Wetlands Inventory (USFWS 2019).

6. Paved Road

Paved roads in the BSA include portions of Lariat Road and Fallen Leaf Road.

D. The Existing Level of Disturbance

Dirt roads and tire tracks occur at various locations in the BSA. Old gym equipment and appliances have been abandoned in the BSA. Some areas cleared of vegetation and a slash pile were observed in the southern portion of the BSA. The cleared area was within the Blue Oak Woodland community. In October 2019, there was evidence of a recent fire in the southeast portion of the BSA. The fire burned portions of the chamise chaparral community. In October 2019, several paths had been cut in the vegetation.

V. BIOLOGICAL RESOURCES IN THE STUDY AREA

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

USFWS file data, CNDDB/CNPS records, and field surveys were used to determine the special-status species that could occur in the BSA (Appendix A). A field survey was conducted to determine whether habitat for special-status species identified in the file data is present in the BSA. Special-status species for which suitable habitat is present in the BSA are listed in Table 2.

Table 3. Special-Status Species and Natural Communities.

Special-Status Species	Common Name	Federal Status [a]	State Status [a] & other codes [b]	Source [c]	Habitat Present? / Species Observed?
Reptiles					
Phrynosoma blainvillii	Coast horned lizard	--	SSC	2	Yes/No
Birds					
Ammodramus savannarum	Grasshopper sparrow	--	SSC	2	Yes/No
Elanus leucurus	White-tailed kite	--	FP	2	Yes/No
Nesting Birds (MBTA or CA regulated)		--	--	3	Yes/Yes
Mammals					
Antrozous pallidus	Pallid bat	--	SSC	2	Yes/No
Plants			**/ CNPS List [b]**		
Balsamorhiza macrolepis	Big-scale balsamroot	--	--/1B.2	2	Yes/No
Calystegia stebbinsii	Stebbins' morning-glory	E	E/1B.1	1, 2	Yes/No
Calystegia vanzuukiae	Van Zuuk's morning-glory	--	--/1B.3	2	Yes/No
Carex xerophila	Chaparral sedge	--	--/1B.2	2	Yes/No
Ceanothus roderickii	Pine Hill ceanothus	E	R/1B.1	1, 2	Yes/No
Chlorogalum grandiflorum	Red Hills soaproot	--	--/1B.2	2	Yes/No
Crocanthemum suffrutescens	Bisbee Peak rush-rose	--	--/3.2	3	Yes/No
Eryngium pinnatisectum	Tuolumne button-celery	--	1B.2	2	Yes/No
Fremontodendron decumbens	Pine Hill flannelbush	E	R/1B.2	1, 2	Yes/No
Galium californicum ssp. *sierrae*	El Dorado bedstraw	E	R/1B.2	1, 2	Yes/No
Horkelia parryi	Parry's horkelia	--	--/1B.2	2	Yes/No
Packera layneae	Layne's ragwort	T	R/1B.2	1, 2	Yes/No
Viburnum ellipticum	Oval-leaved viburnum	--	--/2B.3	2	Yes/No
Wyethia reticulata	El Dorado County mule ears	--	--/ 1B.2	2	Yes/No
Natural Communities					
Ephemeral Channel		--	--	3	Yes/Yes
Seep		--	--	3	Yes/Yes

[a] **Listing Status:** Federal status determined from USFWS letter. State status determined from CDFW (November 2018, April 2019). Codes used in table are: **E** = Endangered; **T** = Threatened; **P** = Proposed; **C** = Candidate; **R** = California Rare; * = Possibly extinct.

[b] **Other Codes:** Other codes determined from USFWS letter; CDFW (November 2018, and April 2019. Codes used in table are as follows: **SSC** = CDFW Species of Special Concern; **FP** = CDFW Fully Protected; **Prot** = CDFW Protected; **CH** = Critical habitat designated.

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 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).

[c] **Source:** **1** = USFWS letter. **2** = CNDDB. **3** = Observed or included by Sycamore Environmental.

B. Special-Status Species not in the Project Study Area

Special-status species for which suitable habitat is not present, or whose distributional limits preclude the possibility of their occurrence in the BSA, are not discussed in Section V of this report. An evaluation of these species is in Appendix B.

C. Evaluation of Special-Status Wildlife Species

1. Reptiles

Coast horned lizard (*Phrynosoma blainvillii*)

HABITAT AND BIOLOGY: 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 burrowing and reproduction. Needs open areas for thermoregulation and shrub cover or kangaroo rat burrows for refugia. Negatively associated with non-native Argentine ant (*Linepithema humile*) presence; positively associated with presence of native ants, and chaparral vegetation (Thomson et al. 2016).

RANGE: Occurs in foothills along the east side of the Central Valley from Shasta Lake southward and in the Southern Coast Range from Mt. Diablo southward. Present along most of the southern California coast and coastal mountains, including the Transverse and Peninsular Ranges. Absent from the interior deserts, the eastern Sierra, and the north coast (CWHR 2019).

KNOWN RECORDS: There are three records of coast horned lizard within 1.5 miles of the BSA (CNDDB Occurrences 641, 684 and 685). All three CNDDB records are in areas of gabbroic northern mixed chaparral.

HABITAT PRESENT IN THE BSA: The BSA provides habitat for coast horned lizard.

DISCUSSION: Coast horned lizard was not observed in the BSA during the May 2019 survey. The chaparral in the BSA provides suitable habitat. Coast horned lizard could be present in the BSA. Preconstruction surveys for Coast horned lizard are recommended prior to construction.

2. Birds

Grasshopper sparrow (*Ammodramus savannarum*)

HABITAT AND BIOLOGY: Grasshopper sparrows occur in CA primarily as a summer resident from March to September (Shuford and Gardali 2008). Most migrate south in August or September. Grasshopper sparrows that winter in California are secretive and chiefly occur along the southern coast (CWHR 2019). The grasshopper sparrow's ecology varies substantially from region to region within its wide range, and has received very little

study in California. In general, grasshopper sparrows in California prefer short to middle-height, moderately open grasslands with scattered shrubs. In some parts of the sparrow's California range, native bunchgrasses appear to be important habitat components, although this is probably not the case in most of the state, given that non-native annuals dominate most grasslands. These sparrows are generally absent from areas with extensive shrub cover, though some shrubbery is tolerated and perhaps preferred. Patchy bare ground has also been noted as an important habitat component elsewhere. Grasshopper sparrows are more likely to be found in large tracts of habitat than small ones (Shuford and Gardali 2008).

Grasshopper sparrows breed from early April to mid-July, with a peak in May and June. A thick cover of grasses and forbs is essential for concealment of the birds and their nests. Pairs generally nest solitarily and build a nest of grasses and forbs in a slight depression in the ground, hidden at the base of an overhanging clump of grasses or forbs. They search for food on the ground and in low foliage within relatively dense grasslands (CWHR 2019).

RANGE: In California, grasshopper sparrow is an uncommon and 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 (CWHR 2019). Agriculture and urbanization have greatly reduced numbers of grasshopper sparrows in the Central Valley, but anecdotal evidence indicates they still breed very locally, primarily at the edges and in low foothills, but also very sparingly on the Valley floor (Shuford and Gardali 2008).

KNOWN RECORDS: There is one CNDDB record for this species in the 9-quad area centered on the BSA, located approximately 8.96 miles southwest of the BSA in habitat described as a grassland, rolling hills, and swales. Two adults were observed in May 2007.

HABITAT PRESENT IN THE BSA: The California grassland and some areas of the blue oak woodland in the BSA provides habitat for grasshopper sparrow.

DISCUSSION: Grasshopper sparrow was not observed in the BSA during the wildlife survey in May 2019. Preconstruction surveys and avoidance of nests during the nesting season is recommended.

White-tailed kite (*Elanus leucurus*)

HABITAT AND BIOLOGY: White-tailed kite is a CDFW fully protected species (CDFW November 2018). White-tailed kites are year-round residents of CA. They feed on small diurnal mammals, particularly voles, but also birds, insects, reptiles, and amphibians. They forage in open grasslands, wetlands, and farmlands. White-tailed kites build loose stick nests in trees near foraging areas. Nests are usually constructed 20-100 feet above the ground. They breed from February to October (CWHR 2019).

RANGE: Most open habitats in coastal and valley lowlands in California (CWHR 2019).

KNOWN RECORDS: The nearest CNDDB record is of an active nest, about 6.6 miles west of the BSA, from 1990.

HABITAT PRESENT IN THE BSA: The grassland in the BSA provides foraging habitat for white-tailed kite. Oak trees in the oak woodland provide potential nesting habitat for white-tailed kite.

DISCUSSION: White-tailed kite was not observed in the BSA during the wildlife survey in May 2019. Preconstruction surveys and avoidance of nests during the nesting season is recommended.

Nesting Birds Listed Under the MBTA or Regulated by CA Fish and Game Code

California Fish and Game Code §3503 protects most birds and their nests. California Fish and Game Code §3503.5 further protects all birds in the orders Falconiformes and Strigiformes (collectively known as birds of prey). Birds of prey include raptors, falcons, and owls. The federal Migratory Bird Treaty Act (MBTA) of 1918 (16 U.S.C. 703-711) also protects most birds and their nests, including most non-migratory birds in California. The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any bird listed in 50 CFR Part 10 including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations. Any disturbance that causes direct injury, death, nest abandonment, or forced fledging of migratory birds, is restricted under the MBTA. Any removal of active nests during the breeding season or any disturbance that results in the abandonment of nestlings is considered a 'take' of the species under federal law.

HABITAT PRESENT IN THE BSA: The BSA provides potential nesting habitat for birds listed under the MBTA or regulated by 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.

DISCUSSION: Several birds listed under the MBTA or regulated by California Fish and Game Code were observed during the survey (Appendix C). No active nests were observed, but nests could become established in the future. Preconstruction surveys and avoidance of nests during the nesting season is recommended.

3. Mammals

Pallid bat (*Antrozous pallidus*)

HABITAT AND BIOLOGY: Pallid bat is a CDFW species of special concern (CDFW November 2018). It occupies a wide variety of habitats including grasslands, shrublands, woodlands, and forests from sea level up through mixed conifer forests. Pallid bat is most common in open, dry habitats with rocky areas for roosting. It feeds on a wide variety of insects and arachnids, foraging over open ground, usually 1.6 to 8 feet above level ground. Day roosts can be found in caves, crevices, mines, and occasionally in buildings and hollow trees. Roosts are situated where bats are protected from high temperatures. Night roosts may be in more open sites, such as porches and open buildings. The pallid bat prefers rocky outcrops, cliffs, and crevices with access to open habitats for foraging (CWHR 2019). Pallid bats have been located in tree cavities in oak, Ponderosa pine, coast redwood, and giant sequoia (Bolster 1998).

RANGE: Locally common in low elevations in California. Pallid bat occurs throughout CA and is a yearlong resident in most of the range (CWHR 2019).

KNOWN RECORDS: The nearest CNDDB record (Occurrence #233) is approximately 11.6 miles west of the BSA in Orangevale, CA. The CNDDB record is based on a record found in the Mammal Networked Information System. A female specimen was collected 24 June 1941.

HABITAT PRESENT IN THE BSA: The rock outcrops and trees in the BSA provide potential habitat for pallid bat.

DISCUSSION: Pallid bat could occur in the BSA. Pallid bat has a wide range that encompasses most of the State. The BSA does not contain habitat that is unique or limited locally for pallid bat. No hollow trees were noted during the survey. Holes and large crevices that provide roosting opportunities could be present. No evidence of pallid bat or other bat species was observed during the biological survey.

D. Evaluation of Special-Status Plants

Big scale balsamroot (*Balsamorhiza macrolepis*)

HABITAT AND BIOLOGY: Big-scale balsamroot is a perennial, yellow-flowered, herbaceous species found on open grassy or rocky slopes and valleys in chaparral, cismontane woodland, and Valley and foothill grassland, sometimes on serpentinite soils, from 170 to 6,550 ft. Blooms March through July (CNPS 2019; Jepson eFlora 2019).

RANGE: Endemic to California. Known from Alameda, Amador, Butte, Colusa, El Dorado, Lake, Mariposa, Napa, Placer, Santa Clara, Shasta, Solano, Sonoma, Tehama, and Tuolumne counties (CNPS 2019).

KNOWN RECORDS: There is one CNDDB record for this species in the 9-quad area centered on the BSA. The 1997 record occurs approximately 15.1 miles northwest of the BSA in Rattlesnake Bar, along the North Fork American River. This site was inundated by Folsom Lake, and is presumed extirpated (CNPS 2019).

HABITAT PRESENT IN THE BSA: The grassland and oak woodland communities in the BSA provide habitat for big-scale balsamroot.

DISCUSSION: Big-scale balsamroot was not observed in the BSA during the botanical surveys in May 2019 conducted during the evident and identifiable period.

Stebbins' morning-glory (*Calystegia stebbinsii*)

HABITAT AND BIOLOGY: Stebbins' morning-glory is a perennial rhizomatous herb found in serpentine or gabbroic soils in chaparral openings and cismontane woodland from 600 to 2,400 feet. Blooms April through July (CNPS 2019; Jepson eFlora 2019).

RANGE: Endemic to California. Known from El Dorado and Nevada counties (CNPS 2019).

KNOWN RECORDS: The nearest CNDDB record is approximately 0.9-mile northeast of the BSA, last observed 2016, in gabbroic northern mixed chaparral.

HABITAT PRESENT IN THE BSA: The gabbroic soils in the BSA provide habitat for Stebbins' morning-glory.

DISCUSSION: Stebbins' morning-glory was not found in the BSA during the May 2019 botanical surveys conducted during the evident and identifiable period.

Van Zuuk's morning-glory (*Calystegia vanzuukiae*)

HABITAT AND BIOLOGY: Van Zuuk's morning-glory is a perennial rhizomatous herb found in gabbro or serpentine soils in chaparral or cismontane woodland from 1,640 to 3,870 feet. Blooms May through August (CNPS 2019).

RANGE: Endemic to California. Known from El Dorado and Placer counties (CNPS 2019).

KNOWN RECORDS: The nearest CNDDB record is approximately 18.3 miles northeast of the BSA, from 2014, in a large area of serpentine habitat.

HABITAT PRESENT IN THE BSA: The gabbroic soils in the BSA provide habitat for Van Zuuk's morning-glory.

DISCUSSION: Van Zuuk's morning-glory was not found in the BSA during the May 2019 botanical surveys conducted during the evident and identifiable period.

Chaparral sedge (*Carex xerophila*)

HABITAT AND BIOLOGY: Chaparral sedge is a newly described perennial cespitose herb known from serpentine or gabbro soils (Zika et al. 2014). It occurs in uplands in full sun to partial shade, in open forest or chaparral, from 1,475 to 2,525 feet. Blooms March through June (CNPS 2019; Jepson eFlora 2019).

RANGE: Endemic to California. Known from Butte, El Dorado, Nevada, and Yuba counties (CNPS 2019).

KNOWN RECORDS: The nearest CNDDB record is approximately 1.1 mile north of the BSA. Approximately 100 plants were observed growing along roads or in cleared areas within gabbroic northern mixed chaparral in 2006, 2010, 2012, and 2015.

HABITAT PRESENT IN THE BSA: The gabbroic soils in the BSA provide habitat for chaparral sedge.

DISCUSSION: Chaparral sedge was not found in the BSA during the May 2019 botanical surveys conducted during the evident and identifiable period.

Pine Hill ceanothus (*Ceanothus roderickii*)

HABITAT AND BIOLOGY: Pine Hill ceanothus is an evergreen shrub found in serpentine or gabbroic soils in chaparral and cismontane woodland from 850 to 2,100 feet. Blooms April

through July (CNPS 2019); March through June (Jepson eFlora 2019). Pine Hill ceanothus is a perennial evergreen shrub that is evident and identifiable year-round.

RANGE: Endemic to California. Known from fewer than 10 occurrences in El Dorado County (CNPS 2019).

KNOWN RECORDS: The nearest CNDDB record is approximately 1.1 miles north of the BSA in gabbroic northern mixed chaparral. Hundreds to thousands of plants were recorded between 1984 and 2011.

HABITAT PRESENT IN THE BSA: The gabbroic soils in the BSA provide habitat for Pine Hill ceanothus.

DISCUSSION: Pine Hill ceanothus was not found in the BSA during the May 2019 botanical surveys conducted during the evident and identifiable period.

Red Hills soaproot (*Chlorogalum grandiflorum*)

HABITAT AND BIOLOGY: Red Hills soaproot is a perennial bulbiferous herb found in serpentine or gabbroic soils in chaparral, cismontane woodland, and lower montane coniferous forest from 800 to 3,840 feet. Blooms May through June (CNPS 2019; Jepson eFlora 2019).

RANGE: Endemic to California. Known from Amador, Calaveras, El Dorado, Placer, and Tuolumne counties (CNPS 2019).

KNOWN RECORDS: On May 2018, prior to the survey, Sycamore biologists observed red hills soaproot in a mitigation preserve approximately 1.1 miles northeast of the BSA.

HABITAT PRESENT IN THE BSA: The gabbroic soils in the BSA provide habitat for Red Hills soaproot.

DISCUSSION: Red Hills soaproot was not found in the BSA during the May 2019 botanical surveys conducted during the evident and identifiable period.

Bisbee Peak rush-rose (*Crocanthemum suffrutescens*)

HABITAT AND BIOLOGY: Bisbee Peak rush-rose is an evergreen shrub found in chaparral from 150 to 2,750 ft. It is often found on serpentine, gabbroic, or Ione soils. Blooms April through August (CNPS 2019); April through June (Jepson eFlora 2019).

RANGE: Endemic to California. Known from Amador, Calaveras, and El Dorado counties (CNPS 2019).

KNOWN RECORDS: The nearest CNDDB record is approximately 1.3 miles northwest of the BSA, and consists of several separate reports, from 1987 through 2005, in gabbroic northern mixed chaparral.

HABITAT PRESENT IN THE BSA: The gabbroic soils in the BSA provide habitat for Bisbee Peak rush-rose.

DISCUSSION: Bisbee Peak rush-rose was not found in the BSA during the May 2019 botanical surveys conducted during the evident and identifiable period.

Tuolumne button-celery (*Eryngium pinnatisectum*)

HABITAT AND BIOLOGY: Tuolumne button-celery is an annual to perennial herb found in mesic areas in cismontane woodland, lower montane coniferous forest, and vernal pools from 230 to 3,000 feet. Blooms May through August (CNPS 2019); June through August (Jepson eFlora 2019).

RANGE: Endemic to California. Known from Amador, Calaveras, Sacramento, and Tuolumne counties (Baldwin et al. 2012; CNPS 2019).

KNOWN RECORDS: The nearest CNDDB record is a 1941 collection approximately 10.3 miles southwest of the BSA (Occurrence #17). The exact location is unknown; the record was described as Michigan Bar just east of Sacramento.

HABITAT PRESENT IN THE BSA: The ephemeral channel and seep in the BSA provides marginal habitat for Tuolumne button-celery.

DISCUSSION: Tuolumne button-celery not found in the BSA during the May 2019 botanical surveys conducted during the evident and identifiable period. Habitat in the channel is marginal since it is heavily shaded and may not provide suitable hydrology for this species.

Pine Hill flannelbush (*Fremontodendron decumbens*)

HABITAT AND BIOLOGY: A perennial evergreen shrub found in rocky areas of serpentine or gabbroic soils in chaparral and cismontane woodland from 1,400 to 2,500 feet. Pine Hill flannelbush blooms April through July (CNPS 2019; Jepson eFlora 2019). Pine Hill flannelbush is a perennial evergreen shrub that is evident and identifiable year-round.

RANGE: Endemic to California. Known from El Dorado County with possible records in Nevada and Yuba counties (CNPS 2019). In El Dorado County, Pine Hill flannelbush is only known from the Pine Hill area.

KNOWN RECORDS: The nearest CNDDB record for this species, from 1986, is approximately 4.2 miles west of the BSA.

HABITAT PRESENT IN THE BSA: The gabbroic soils in the BSA provide potential habitat for Pine Hill flannelbush.

DISCUSSION: Pine Hill flannelbush was not found in the BSA during the May 2019 botanical surveys conducted during the evident and identifiable period.

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

HABITAT AND BIOLOGY: Perennial herb found on gabbroic soils in chaparral, cismontane woodland, and lower montane coniferous forest from 300 to 1,900 feet. Blooms May through June (CNPS 2019); March through July (Jepson eFlora 2019).

RANGE: Endemic to California. Known from approximately 16 occurrences in El Dorado County (CNPS 2019).

KNOWN RECORDS: The nearest CNDDB record is approximately 0.8 mile northeast of the BSA, last observed in 2010, in oak woodland with an understory of chaparral shrubs and grasses.

HABITAT PRESENT IN THE BSA: The gabbroic soils in the oak woodland provide habitat for El Dorado bedstraw.

DISCUSSION: El Dorado bedstraw was not found in the BSA during the May 2019 botanical surveys conducted during the evident and identifiable period.

Parry's Horkelia (*Horkelia parryi*)

Habitat and Biology: Parry's horkelia is a perennial herb found in chaparral and cismontane woodland, especially of the Ione formation, from about 260 to 3,500 feet in elevation. It blooms April through September (CNPS 2019, Jepson eFlora 2019).

Range: Parry's horkelia is known from Amador, Calaveras, El Dorado, Mariposa and Tuolumne counties (CNPS 2019, Jepson eFlora 2019).

Known Records: Endemic to California. There are 5 CNDDB records in the 9-quad area centered on the BSA. The nearest record occurs approximately 10.4 miles northeast of the BSA. The record is a 1923 collection, with the exact location unknown and mapped as best guess in the vicinity of Placerville. The nearest detailed record occurs 17.8 miles northeast of the BSA in habitat described as gentle slopes of west and south aspects. A total of 200 plants were observed in 2008, following timber harvest; in 2009, 130 plants were observed; in 2010, over 425 plants were observed.

Habitat Present in the BSA: The blue oak woodland community in the BSA provides habitat for Parry's horkelia.

Discussion: Parry's horkelia was not observed in the BSA during the botanical surveys in May 2019 conducted during the evident and identifiable period.

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

HABITAT AND BIOLOGY: Layne's butterweed is a perennial herb found in rocky areas with serpentine or gabbroic soils in chaparral and cismontane woodland from 650 to 3,300 feet. Blooms April through August (CNPS 2019); April through June (Jepson eFlora 2019).

RANGE: Endemic to California. Known from Butte, El Dorado, Tuolumne, and Yuba counties (CNPS 2019).

KNOWN RECORDS: The nearest CNDDB record (Occurrence #2) is about 1.3 miles east of the BSA. The plants were observed in several populations in 2015 in the Cameron Park area.

HABITAT PRESENT IN THE BSA: The gabbroic soils in the BSA provide habitat for Layne's butterweed.

DISCUSSION: Layne's butterweed was not found in the BSA during the May 2019 botanical surveys conducted during the evident and identifiable period.

Oval-leaved Viburnum (*Viburnum ellipticum*)

HABITAT AND BIOLOGY: Oval-leaved viburnum is a perennial, deciduous shrub found in chaparral, cismontane woodland, and lower montane coniferous forest from 700 to 4,600 feet (CNPS 2019). Jepson (eFlora 2019) describes it as occurring above 980 feet in chaparral or yellow-pine forest, generally on north facing slopes. It blooms May through August (CNPS 2019); June through August (Jepson eFlora 2019).

RANGE: Known from Alameda, Contra Costa, El Dorado, Fresno, Glenn, Humboldt, Lake, Mendocino, Mariposa, Napa, Placer, Shasta, Solano, Sonoma, and Tehama cos. (CNPS 2019). Also occurs in Oregon and Washington.

KNOWN RECORDS: There is one CNDDB record for this species in the 9-quad area centered on the BSA. The record is a 1901 collection mapped approximately 10.3 miles northeast of the BSA. The exact location of the record is unknown, and is mapped as best guess in the vicinity of Placerville.

HABITAT PRESENT IN THE BSA: The blue oak woodland community in the BSA provides habitat for oval-leaved viburnum.

DISCUSSION: Oval-leaved viburnum was not observed in the BSA during the botanical surveys in May 2019 conducted during the evident and identifiable period.

El Dorado County mule ears (*Wyethia reticulata*)

HABITAT AND BIOLOGY: El Dorado county mule ears is a perennial rhizomatous herb found on clay or gabbroic soils in chaparral, cismontane woodland, and lower montane coniferous forest from 600 to 2,050 feet. Blooms May through August (CNPS 2019; Jepson eFlora 2019).

RANGE: Endemic to California. Known only from El Dorado and Yuba counties (CNPS 2019).

KNOWN RECORDS: The nearest CNDDB record is approximately 1.7 miles east of the BSA in gabbroic northern mixed chaparral. The record was last observed in 2006 in gabbroic soils.

HABITAT PRESENT IN THE BSA: The gabbroic soils in the BSA provide habitat for El Dorado county mule ears.

DISCUSSION: El Dorado county mule ears was not found in the BSA during the May 2019 botanical surveys conducted during the evident and identifiable period.

E. Evaluation of Sensitive Natural Communities

Blue Oak Woodlands and Trees

HABITAT PRESENT IN THE BSA: There are approximately 8.14 acres of blue oak woodland in the BSA. Areas mapped as oak woodland have at least 10% canopy cover, consistent with the Oak Resources Management Plan (ORMP) adopted by El Dorado County in October 2017. Blue oak woodland is not classified as sensitive habitat in the County General Plan EIR (2004), the ORMP (El Dorado County 2017), or by CDFW (October 2018).

DISCUSSION: The ORMP regulates impacts to oak woodlands, individual oak trees outside of oak woodlands, and heritage trees. Impacts to oak woodlands (areas with at least 10% cover of oak canopy) are regulated in terms of acreage. Impacts to individual oak trees (at least 6 inches in diameter) outside oak woodlands are regulated in terms of tree size. Impacts to heritage oaks, of at least 36 inches dbh, are regulated by size at a higher mitigation ratio, both inside and outside of oak woodlands. Trees with multiple trunks that sum to at least 36 inches dbh are included in the heritage tree definition. Mitigation may occur based on on-site replacement, off-site replacement or preservation, or payment of an in-lieu fee.

The County may request data for other species of trees as part of a development application. In the past two years, the County has requested that projects include data for all trees between 24 to 36 inches dbh, although there is no additional mitigation for those trees.

Waters and Wetlands

HABITAT PRESENT IN THE BSA: A 0.01-acre ephemeral channel and a 0.02-acre seep occur in the BSA (Figure 4).

DISCUSSION: The ephemeral channel may be regulated as waters of the U.S. under the federal Clean Water Act, and under the California Fish and Game Code §1600 Streambed Alteration Program. The seep may also be regulated as a waters of the U.S.

County Zoning Code §130.30.030(G) establishes standards for avoidance and minimization of impacts to wetlands and sensitive riparian habitat as provided in General Plan Policies 7.3.3.4 and 7.4.2.5. The standards apply to most waterbodies, wetlands, and riparian areas, but not to ephemeral channels. The plant community surrounding the ephemeral channel is similar to the surrounding uplands. There are no riparian trees or shrubs adjacent to the ephemeral channel.

County Zoning ordinance §130.30.030(G) states:

'*All discretionary development which has the potential to impact wetlands or sensitive riparian habitat shall require a biological resource evaluation to establish the area of avoidance and any buffers or setbacks required to reduce the impacts to a less than significant level.*'

&

'Ministerial development, including single family dwellings and accessory structures, shall be set back a distance of 25 feet from any intermittent stream, wetland or sensitive riparian habitat, or a distance of 50 feet from any perennial lake, river or stream.'

The seep in the BSA has wetland plant indicators and may be influenced by seasonal near-surface groundwater. The seep may be considered a wetland in regards to County Zoning Code §130.30.030(G). A 10-foot setback should be sufficient to avoid impacts to the seep and the ephemeral channel.

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VII. PREPARERS

Juan Mejia, B.S., Environmental Science and Management (emphasis Ecology, Conservation and Biodiversity), University of California, Davis, CA. Mr. Mejia has over 6 years of experience as a professional biologist. He conducts plant and wildlife surveys, construction monitoring, and prepares biological resource evaluations, permit applications, and other documents used in the CEQA/NEPA process. Serving as both field biologist and technical report writer, he conducts database research on special status species' biology, habitat and distribution. He holds a California Department of Fish and Wildlife Rare, Threatened and Endangered Plant Voucher Collecting Permit (2081(a)-18-013-V) and is an authorized individual on the CDFW Scientific Collecting Permit (SC-7617).
Responsibilities: Fieldwork, Report preparation

Nicole Ibañez, B.S., Biological Sciences (concentration in Field and Wildlife Biology), California Polytechnic State University, San Luis Obispo, CA. Over 3 years of experience as a professional biologist. Ms. Ibañez conducts preconstruction and construction monitoring, plant and wildlife surveys, wetland delineations, and assists with preparation of biological resource evaluations, Natural Environment Study reports, permit applications, and other documents used in the CEQA/NEPA process. Serving as both field biologist and technical report writer, she conducts database research on special status species' biology, habitat and distribution. She prepares maps and figures for biological and permitting documents such as project location maps, aerial photograph exhibits, soils maps, biological resource maps, wetlands/waters delineation maps, tree location maps and other supporting graphics. She holds a California Department of Fish and Wildlife Rare, Threatened and Endangered Plant Voucher Collecting Permit (2081(a)-16-107-V) and is an authorized individual on the CDFW Scientific Collecting Permit (SC-7617).
Responsibilities: Fieldwork, Figure and Report preparation

Jeffery Little, Vice President, Sycamore Environmental.
Responsibilities: Principal in charge.

APPENDIX A.

Database Queries

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:
Consultation Code: 08ESMF00-2019-SLI-2789
Event Code: 08ESMF00-2019-E-08903
Project Name: Lariat Parcel Map

August 17, 2019

Subject: List of threatened and endangered species that may occur in your proposed project location, and/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, under the jurisdiction of the U.S. Fish and Wildlife Service (Service) 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 Service under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

Please follow the link below to see if your proposed project has the potential to affect other species or their habitats under the jurisdiction of the National Marine Fisheries Service:

http://www.nwr.noaa.gov/protected_species/species_list/species_lists.html

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

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (http://www.fws.gov/windenergy/) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm; http://www.towerkill.com; and http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html.

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 Tracking Number 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

ATTACHMENT 2 - P19-0011

Project Summary

Consultation Code: 08ESMF00-2019-SLI-2789

Event Code: 08ESMF00-2019-E-08903

Project Name: Lariat Parcel Map

Project Type: DEVELOPMENT

Project Description: Tentative parcel map subdivision of 20 acre lot

Project Location:

Approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/place/38.653519165536444N120.98160113371797W

Counties: El Dorado, CA

Endangered Species Act Species

There is a total of 7 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[1], 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.

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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 *Rana draytonii* There is **final** critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/2891	Threatened

Fishes

NAME	STATUS
Delta Smelt *Hypomesus transpacificus* There is **final** critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/321	Threatened

Flowering Plants

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

Critical habitats

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

ATTACHMENT 2 - P19-0011

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad IS (Shingle Springs (3812068) OR Coloma (3812078) OR Garden Valley (3812077) OR Placerville (3812067) OR Fiddletown (3812057) OR Latrobe (3812058) OR Folsom SE (3812151) OR Clarksville (3812161) OR Pilot Hill (3812171))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Accipiter gentilis northern goshawk	ABNKC12060	None	None	G5	S3	SSC
Agelaius tricolor tricolored blackbird	ABPBXB0020	None	Threatened	G2G3	S1S2	SSC
Allium jepsonii Jepson's onion	PMLIL022V0	None	None	G2	S2	1B.2
Ammodramus savannarum grasshopper sparrow	ABPBXA0020	None	None	G5	S3	SSC
Andrena blennospermatis Blennosperma vernal pool andrenid bee	IIHYM35030	None	None	G2	S2	
Antrozous pallidus pallid bat	AMACC10010	None	None	G5	S3	SSC
Aquila chrysaetos golden eagle	ABNKC22010	None	None	G5	S3	FP
Arctostaphylos nissenana Nissenan manzanita	PDERI040V0	None	None	G1	S1	1B.2
Ardea alba great egret	ABNGA04040	None	None	G5	S4	
Ardea herodias great blue heron	ABNGA04010	None	None	G5	S4	
Athene cunicularia burrowing owl	ABNSB10010	None	None	G4	S3	SSC
Balsamorhiza macrolepis big-scale balsamroot	PDAST11061	None	None	G2	S2	1B.2
Banksula californica Alabaster Cave harvestman	ILARA14020	None	None	GH	SH	
Bombus occidentalis western bumble bee	IIHYM24250	None	None	G2G3	S1	
Branchinecta lynchi vernal pool fairy shrimp	ICBRA03030	Threatened	None	G3	S3	
Buteo regalis ferruginous hawk	ABNKC19120	None	None	G4	S3S4	WL
Buteo swainsoni Swainson's hawk	ABNKC19070	None	Threatened	G5	S3	
Calystegia stebbinsii Stebbins' morning-glory	PDCON040H0	Endangered	Endangered	G1	S1	1B.1
Calystegia vanzuukiae Van Zuuk's morning-glory	PDCON040Q0	None	None	G2Q	S2	1B.3

ATTACHMENT 2 - P19-0011

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Carex cyrtostachya Sierra arching sedge	PMCYP03M00	None	None	G2	S2	1B.2
Carex xerophila chaparral sedge	PMCYP03M60	None	None	G2	S2	1B.2
Ceanothus roderickii Pine Hill ceanothus	PDRHA04190	Endangered	Rare	G1	S1	1B.1
Central Valley Drainage Hardhead/Squawfish Stream Central Valley Drainage Hardhead/Squawfish Stream	CARA2443CA	None	None	GNR	SNR	
Chlorogalum grandiflorum Red Hills soaproot	PMLIL0G020	None	None	G3	S3	1B.2
Clarkia biloba ssp. brandegeeae Brandegee's clarkia	PDONA05053	None	None	G4G5T4	S4	4.2
Cosumnoperla hypocrena Cosumnes stripetail	IIPLE23020	None	None	G2	S2	
Crocanthemum suffrutescens Bisbee Peak rush-rose	PDCIS020F0	None	None	G2?Q	S2?	3.2
Desmocerus californicus dimorphus valley elderberry longhorn beetle	IICOL48011	Threatened	None	G3T2	S2	
Elanus leucurus white-tailed kite	ABNKC06010	None	None	G5	S3S4	FP
Emys marmorata western pond turtle	ARAAD02030	None	None	G3G4	S3	SSC
Erethizon dorsatum North American porcupine	AMAFJ01010	None	None	G5	S3	
Eryngium pinnatisectum Tuolumne button-celery	PDAPI0Z0P0	None	None	G2	S2	1B.2
Fremontodendron decumbens Pine Hill flannelbush	PDSTE03030	Endangered	Rare	G1	S1	1B.2
Galium californicum ssp. sierrae El Dorado bedstraw	PDRUB0N0E7	Endangered	Rare	G5T1	S1	1B.2
Haliaeetus leucocephalus bald eagle	ABNKC10010	Delisted	Endangered	G5	S3	FP
Horkelia parryi Parry's horkelia	PDROS0W0C0	None	None	G2	S2	1B.2
Hydrochara rickseckeri Ricksecker's water scavenger beetle	IICOL5V010	None	None	G2?	S2?	
Lasionycteris noctivagans silver-haired bat	AMACC02010	None	None	G5	S3S4	
Laterallus jamaicensis coturniculus California black rail	ABNME03041	None	Threatened	G3G4T1	S1	FP
Myotis yumanensis Yuma myotis	AMACC01020	None	None	G5	S4	

ATTACHMENT 2 - P19-0011

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Oncorhynchus mykiss irideus pop. 11 steelhead - Central Valley DPS	AFCHA0209K	Threatened	None	G5T2Q	S2	
Packera layneae Layne's ragwort	PDAST8H1V0	Threatened	Rare	G2	S2	1B.2
Pekania pennanti fisher - West Coast DPS	AMAJF01021	None	Threatened	G5T2T3Q	S2S3	SSC
Phrynosoma blainvillii coast horned lizard	ARACF12100	None	None	G3G4	S3S4	SSC
Rana boylii foothill yellow-legged frog	AAABH01050	None	Candidate Threatened	G3	S3	SSC
Rana draytonii California red-legged frog	AAABH01022	Threatened	None	G2G3	S2S3	SSC
Riparia riparia bank swallow	ABPAU08010	None	Threatened	G5	S2	
Sagittaria sanfordii Sanford's arrowhead	PMALI040Q0	None	None	G3	S3	1B.2
Spea hammondii western spadefoot	AAABF02020	None	None	G3	S3	SSC
Thamnophis gigas giant gartersnake	ARADB36150	Threatened	Threatened	G2	S2	
Viburnum ellipticum oval-leaved viburnum	PDCPR07080	None	None	G4G5	S3?	2B.3
Wyethia reticulata El Dorado County mule ears	PDAST9X0D0	None	None	G2	S2	1B.2

Record Count: 52

CNPS California Native Plant Society

Plant List

Inventory of Rare and Endangered Plants

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

Search Criteria

California Rare Plant Rank is one of [1A, 1B, 2A, 2B], Found in Quads 3812171, 3812078, 3812077, 3812161, 3812068, 3812067, 3812151 3812058 and 3812057;

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

Scientific Name	Common Name	Family	Lifeform	Blooming Period	CA Rare Plant Rank	State Rank	Global Rank
Allium jepsonii	Jepson's onion	Alliaceae	perennial bulbiferous herb	Apr-Aug	1B.2	S2	G2
Arctostaphylos nissenana	Nissenan manzanita	Ericaceae	perennial evergreen shrub	Feb-Mar(Jun)	1B.2	S1	G1
Balsamorhiza macrolepis	big-scale balsamroot	Asteraceae	perennial herb	Mar-Jun	1B.2	S2	G2
Calystegia stebbinsii	Stebbins' morning-glory	Convolvulaceae	perennial rhizomatous herb	Apr-Jul	1B.1	S1	G1
Calystegia vanzuukiae	Van Zuuk's morning-glory	Convolvulaceae	perennial rhizomatous herb	May-Aug	1B.3	S2	G2Q
Carex cyrtostachya	Sierra arching sedge	Cyperaceae	perennial herb	May-Aug	1B.2	S2	G2
Carex xerophila	chaparral sedge	Cyperaceae	perennial herb	Mar-Jun	1B.2	S2	G2
Ceanothus roderickii	Pine Hill ceanothus	Rhamnaceae	perennial evergreen shrub	Apr-Jun	1B.1	S1	G1
Chlorogalum grandiflorum	Red Hills soaproot	Agavaceae	perennial bulbiferous herb	May-Jun	1B.2	S3	G3
Erigeron miser	starved daisy	Asteraceae	perennial herb	Jun-Oct	1B.3	S3?	G3?
Eryngium pinnatisectum	Tuolumne button-celery	Apiaceae	annual / perennial herb	May-Aug	1B.2	S2	G2
Fremontodendron decumbens	Pine Hill flannelbush	Malvaceae	perennial evergreen shrub	Apr-Jul	1B.2	S1	G1
Galium californicum ssp. sierrae	El Dorado bedstraw	Rubiaceae	perennial herb	May-Jun	1B.2	S1	G5T1
Horkelia parryi	Parry's horkelia	Rosaceae	perennial herb	Apr-Sep	1B.2	S2	G2
Packera layneae	Layne's ragwort	Asteraceae	perennial herb	Apr-Aug	1B.2	S2	G2
Sagittaria sanfordii	Sanford's arrowhead	Alismataceae	perennial rhizomatous herb (emergent)	May-Oct(Nov)	1B.2	S3	G3
Viburnum ellipticum	oval-leaved viburnum	Adoxaceae	perennial deciduous shrub	May-Jun	2B.3	S3?	G4G5
Wyethia reticulata	El Dorado County mule ears	Asteraceae	perennial herb	Apr-Aug	1B.2	S2	G2

Suggested Citation

California Native Plant Society, Rare Plant Program. 2019. Inventory of Rare and Endangered Plants of California (online edition, v8-03 0.39). Website http://www.rareplants.cnps.org [accessed 29 May 2019].

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APPENDIX B.

Species Evaluated Table

Special-Status Species from USFWS Letter, CNDDB Data, CNPS Data

Special-Status Species/ Common Name	Federal Status [a, b]	State Status [a, b]	Source [c]	Habitat Requirements	Potential to Occur in the BSA
Invertebrates					
Branchinecta lynchi Vernal pool fairy shrimp	T, CH	--	2	Exist only in vernal pools or vernal pool-like habitats. Individuals have never been found in riverine, marine, or other permanent bodies of water. Water movement within complexes allows movement between individual pools. Currently found in 28 counties across the Central Valley and coast ranges of CA. Inhabits a wide variety of vernal pool habitats. 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. There is no suitable habitat in the BSA. The BSA is not in critical habitat.
Desmocerus californicus dimorphus Valley elderberry longhorn beetle	T	--	2	Requires an elderberry shrub (*Sambucus* sp.) as a host plant (USFWS 2014). Occurs throughout the Central Valley, from approximately Shasta Co. to Fresno Co. Their range includes the valley floor and lower foothills, with a majority documented below 500 ft above sea level (USFWS 2017).	No. The BSA is outside the range (USFWS 2014).
Fish					
Hypomesus transpacificus Delta smelt	T, CH	E	1	Euryhaline (tolerant of a wide salinity range) species that spawns in freshwater dead-end sloughs and shallow edge-waters of channels of the Delta (USFWS 1994). Confined to the San Francisco Estuary, principally in the Delta and Suisun Bay. Currently found only from the San Pablo Bay upstream through the Delta in Contra Costa, Sacramento, San Joaquin, Solano, and Yolo cos. Can be washed into San Pablo Bay during high-outflow periods, but do not establish permanent populations there (Moyle 2002).	No. There is no suitable habitat in the BSA.
Oncorhynchus mykiss irideus pop. 11 steelhead - Central Valley DPS	T, CH	--	2	Anadromous salmonid historically distributed throughout the Sacramento and San Joaquin river drainages. While steelhead are found elsewhere in the Sacramento River system, the principal remaining wild populations are a few hundred fish that spawn annually in Deer and Mill Creeks in Tehama County and a population of unknown size in the lower Yuba River. With the possible exception of a small population in the lower Stanislaus River, steelhead appear to have been extirpated from the San Joaquin basin (Moyle 2002). Spawning occurs in small tributaries on coarse gravel beds in riffle areas (Busby et al. 1996). The federal listing includes all runs in the Sacramento and San Joaquin Rivers and their tributaries (CDFW 2018d).	No. There is no suitable habitat in the BSA.

Special-Status Species/ Common Name	Federal Status [a, b]	State Status [a, b]	Source [c]	Habitat Requirements	Potential to Occur in the BSA
Amphibians					
Rana boylii Foothill yellow-legged frog	--	CT, SSC	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 meadow types. 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 2019).	No. There is no suitable aquatic habitat in the BSA.
Rana draytonii California red-legged frog	T, CH	SSC	1, 2	Inhabits ponds, quiet pools of streams, marshes, and riparian areas with dense, shrubby, or emergent vegetation. Requires permanent or nearly permanent pools for larval development (CWHR 2019; USFWS 2010). May use ephemeral water bodies for breeding if permanent water is nearby (Thomson et al. 2016). The range of CA red-legged frog extends from near sea level to approximately 5,200 ft, though nearly all sightings have occurred below 3,500 ft. CA red-legged frog was probably extirpated from the floor of the Central Valley before 1960 (USFWS 2002).	No. There is no suitable aquatic habitat in the BSA.
Spea Hammondii Western spadefoot	--	SSC	2	Ranges throughout the Central Valley and adjacent foothills, and is usually quite common where it occurs. Occurs primarily in grasslands, but occasionally occurs in valley-foothill hardwood woodlands (CWHR 2019). Primarily found in the lowlands frequenting washes, floodplains of rivers, alluvial fans, playas, and alkali flats. Also ranges into foothills and mountains. 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. Most surface movements by adults are associated with rains or high humidity at night. Breeding and egg laying occur almost exclusively in shallow, temporary pools formed by heavy winter rains (CWHR 2019).	No. The BSA is outside the range
Reptiles					
Emys marmorata Western pond turtle	--	SSC	2	Occurs in suitable aquatic habitat throughout CA, west of the Sierra-Cascade crest and absent from desert regions, except in the Mojave Desert along the Mojave River and its tributaries from near sea level to approximately 4,690 ft. Associated with permanent or nearly permanent water in a wide variety of habitats with basking sites such as submerged logs, rocks, mats of floating vegetation, or open mud banks (CWHR 2019).	No. There is no suitable aquatic habitat in the BSA.

Special-Status Species/ Common Name	Federal Status [a, b]	State Status [a, b]	Source [c]	Habitat Requirements	Potential to Occur in the BSA
Phrynosoma blainvillii 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. Basks in the early morning (CWHR 2019). Needs loose or sandy soil for burrowing and reproduction. Needs open areas for thermoregulation and shrub cover or kangaroo rat burrows for refugia. Negatively associated with non-native Argentine ant (*Linepithema humile*) presence; positively associated with presence of native ants, and chaparral vegetation (Thomson et al. 2016). Occurs in the Sierra Nevada foothills from Butte Co. to Kern Co. 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 2019).	Yes. See text.
Thamnophis gigas Giant gartersnake	T	T	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 2017).	No. There is no suitable aquatic habitat and the BSA is outside the range.
Birds					
Accipiter gentilis Northern goshawk	--	SSC	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 Mtns. 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 2019). In the west side Ponderosa pine zone, northern goshawks are known to nest down to approximately 2,500 ft. 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).	No. There are no dense mature conifer groves. The BSA is below the nesting elevation range.
Agelaius tricolor Tricolored blackbird	--	CE/ SSC	2	Mostly a resident in California. Common locally throughout the Central Valley and in coastal districts from Sonoma Co. south. Breeds near freshwater, preferably in emergent wetland with tall, dense cattails or tules, but also in thickets of willow, blackberry, tall herbs, and wild rose. Highly colonial; nesting area must be large enough to support a minimum colony of about 50 pairs (CWHR 2019). Chooses areas with widespread water and large, thick patches of vegetation for colonies to reduce predation (Hamilton 2004). Nesting colonies are of concern to CDFW (November 2018).	No. There is no suitable wetland nesting habitat.

Special-Status Species/ Common Name	Federal Status [a, b]	State Status [a, b]	Source [c]	Habitat Requirements	Potential to Occur in the BSA
Ammodramus savannarum 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 cos south to San Diego Co. 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 2019). Nesting sites are of concern to CDFW (November 2018).	Yes. See discussion.
Aquila chrysaetos Golden eagle	--	FP	2	Uncommon permanent resident and migrant throughout California, except in the central portion of the Central Valley. Perhaps more common in southern California than in northern California. 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 2019). Nesting and wintering sites are of concern to CDFW (November 2018).	No. There is no suitable nesting habitat in the BSA.
Athene cunicularia 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 ground squirrel, for roosting and nesting cover (CWHR 2019). Occurs throughout much of California except the coastal counties north of Marin and mountainous areas (Shuford and Gardali 2008). Burrowing sites and some wintering sites are of concern to CDFW (November 2018).	No. The BSA is outside the breeding range of this species. No ground squirrels or suitable burrows were observed in the BSA.
Buteo swainsoni Swainson's hawk	--	T	2	Uncommon breeding resident and migrant in the Central Valley, Klamath Basin, Northeastern Plateau, Lassen Co., and Mojave Desert. Nests in stands with few trees in juniper-sage flats, in riparian areas, and in oak savannah 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 2019). Nesting sites are of concern to CDFW (November 2018).	No. The BSA is outside of the range.
Elanus leucurus White-tailed kite	--	FP	2	Yearlong resident in coastal and valley lowlands; rarely found away from agricultural areas. Inhabits herbaceous and open stages of most habitats mostly in cismontane CA. Substantial groves of dense, broad-leafed deciduous trees are used for nesting and roosting. Nest placed near top of dense oak, willow, or other tree stand located near open foraging area. Forages in undisturbed, open grasslands, meadows, farmlands, and emergent wetlands (CWHR 2019). Nesting sites are of concern to CDFW (November 2018).	Yes. See discussion.

Special-Status Species/ Common Name	Federal Status [a, b]	State Status [a, b]	Source [c]	Habitat Requirements	Potential to Occur in the BSA
Haliaeetus leucocephalus bald eagle	D	E	2	Occurs along coasts, rivers, and large, deep lakes and reservoirs in CA. Nests mostly in Butte, Lake, Lassen, Modoc, Plumas, Shasta, Siskiyou, and Trinity cos. Requires large bodies of water, or free flowing rivers with abundant fish, and adjacent snags or other perches. Nests in large, old-growth, or dominant live tree with open branchwork, especially ponderosa pine (CWHR 2019). Nesting and wintering sites are of concern to CDFW (November 2018).	No. The BSA is not near any large bodies of water. There is no nesting habitat in the BSA.
Laterallus jamaicensis coturniculus California black rail	--	T	2	Year-long resident of saline, brackish, and fresh emergent wetlands in the San Francisco Bay area, Sacramento-San Joaquin Delta, coastal southern CA at Morro Bay and a few other locations, the Salton Sea, and the lower Colorado River area. Occurs most commonly in tidal emergent wetlands dominated by pickleweed, or in brackish marshes supporting bulrushes and pickleweed. Found in immediate vicinity of tidal sloughs. In freshwater habitat, usually found in bulrushes, cattails, and saltgrass. Nests are concealed in dense vegetation near upper limits of tidal flooding. Occasionally found away from wetlands in late summer and autumn. May overwinter in locations where it does not breed (CWHR 2019).	No. There is no emergent wetland habitat in the BSA.
Riparia Bank swallow	--	T	2	Found primarily west of CA 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. About 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 cos., and in northeastern California in Shasta, Siskiyou, Lassen, Plumas, and Modoc cos. Breeding colonies can have between 10 and 1,500, but typically between 100 and 200, nesting pairs (CWHR 2019). Nesting sites are of concern to CDFW (November 2018).	No. There is no suitable nesting habitat. The BSA is outside the current range of this species.
Mammals					
Pekania pennanti Fisher – West Coast DPS	--	T/ SSC	2	Uncommon permanent resident of the Sierra Nevada, Cascades, Klamath Mountains, and the North Coast Ranges (CWHR 2019). Occurs above 3,200 ft in the Sierra Nevada and Cascades (Jameson and Peteers 2004). 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 River in the southern Sierra Nevada; a separation of approximately 270 miles. There is little empirical evidence that fishers previously inhabited this gap in the Sierra Nevada (CDFW 2010). Occurs in intermediate- to large-stages of coniferous forest and deciduous-riparian habitat with high percent canopy closure. 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. Mostly nocturnal and crepuscular, with some diurnal activity (CWHR 2019).	No. There is no mature conifer forest with >50% canopy cover. The BSA occurs below the elevation range.

Special-Status Species/ Common Name	Federal Status [a, b]	State Status [a, b]	Source [c]	Habitat Requirements	Potential to Occur in the BSA
Antrozous pallidus Pallid bat	--	SSC	2	Occupies a wide variety of habitats including grasslands, shrublands, woodlands, and forests from sea level up through mixed conifer forests. The species is most common in open, dry habitats with rocky areas for roosting. It feeds on a wide variety of insects and arachnids, foraging over open ground, usually 1.6 to 8 ft above level ground. Day roosts in caves, crevices, mines, and occasionally buildings and in hollow trees. Roost must protect bats from high temperatures. Night roosts may be in more open sites, such as porches and open buildings. Prefers rocky outcrops, cliffs, and crevices with access to open habitats for foraging. Locally common in low elevations in CA, it occurs throughout CA except for the high Sierra Nevada from Shasta to Kern counties, and the northwestern corner of the state from Del Norte and western Siskiyou counties to northern Mendocino County. It is a yearlong resident in most of the range (CHWR 2019).	Yes. See discussion
Plants		**/ CNPS [d]**			
Allium jepsonii 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 cos. Blooms April through August (Baldwin et al. 2012; CNPS 2019).	No. There are no suitable soils.
Arctostaphylos nissenana Nissenan manzanita	--	--/ 1B.2	2	Perennial evergreen shrub found on highly acidic rocky (slate and shale) soils. Often associated with closed-cone conifer forest and chaparral from about 1,475 to 5,400 ft (USFS 2009, CNPS 2019, Jepson 2019). Known from approximately 15 occurrences in Placer, El Dorado and Tuolumne cos. Blooms February through March (Baldwin et al. 2012; CNPS 2019).	No. There are no suitable soils.
Balsamorhiza macrolepis Big-scale balsamroot	--	--/ 1B.2	2	Perennial herb found in chaparral, cismontane woodland, and valley and foothill grassland, sometimes serpentinite soils, from 300 to 5,100 ft. Known from Alameda, Butte, Colusa, El Dorado, Lake, Mariposa, Napa, Placer, Santa Clara, Solano, Sonoma, Tehama, and Tuolumne cos. Blooms March through July (CNPS 2019; Baldwin et al. 2012).	Yes. See discussion.
Calystegia stebbinsii Stebbins' morning-glory	E	E/ 1B.1	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 cos. Blooms April through July (Baldwin et al. 2012, CNPS 2019).	Yes. See discussion.
Calystegia vanzuukiae Van Zuuk's morning-glory	--	--/1B.3	2	Perennial rhizomatous herb found in gabbroic or serpentinite soils in chaparral and cismontane woodlands from 1,640 to 3,870 ft. Known only from the Central Sierra Nevada foothills, from El Dorado and Placer cos. Blooms May through August (CNPS 2019).	Yes. See discussion.
Carex cyrtostachya 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 cos. Blooms May through August (CNPS 2019).	Yes. See discussion.
Carex xerophila Chaparral sedge	--	--/1B.2	2	Perennial herb found in serpentinite or gabbroic soil in chaparral, cismontane woodland, and lower montane coniferous forest from 1,445 to 2,530 ft. Known from Butte, El Dorado, Nevada and Yuba cos. Blooms March through June (CNPS 2019).	Yes. See discussion.

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Special-Status Species/ Common Name	Federal Status [a, b]	State Status [a, b]	Source [c]	Habitat Requirements	Potential to Occur in the BSA
Ceanothus roderickii Pine Hill ceanothus	E	R/ 1B.1	1, 2	Perennial evergreen shrub found on serpentine or gabbroic soils in chaparral and cismontane woodland from 804 to 3,576 ft. This species is found in nutrient-deficient forms of gabbro-derived soils characterized by low concentrations of available potassium, phosphorous, sulfur, iron and zinc. Known from less than 10 occurrences in El Dorado Co. Blooms April through June (Baldwin et al. 2012, CNPS 2019).	Yes. See discussion.
Chlorogalum grandiflorum 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 800 to 5,540 ft. Known from Amador, Butte, Calaveras, El Dorado, Placer, and Tuolumne cos. Blooms May through June (Baldwin et al. 2012, CNPS 2019).	Yes. See discussion.
Crocanthemum (=*Helianthemum*) *suffrutescens* Bisbee Peak rush-rose	--	--/ 3.2	3	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 cos. Blooms April through August (CNPS 2019).	Yes. See discussion.
Erigeron miser Starved daisy	--	--/1B.3	2	Perennial herb found on rocky substrates in upper montane coniferous forest from 6,000 to 8,600 ft. This species is endemic to CA, and found in Lassen, Mono, Nevada and Placer Cos. Blooms June through October (CNPS 2019).	No. The BSA is below the elevation range and there is no suitable habitat.
Eryngium pinnatisectum Tuolumne button-celery	--	--/ 1B.2	2	Annual/ perennial herb found in mesic areas of cismontane woodland, lower montane coniferous forest, and vernal pools, swales and intermittent streams from 230 to 3,000 ft. Known from Amador, Calaveras, Sacramento, Sonoma, and Tuolumne cos. Blooms May through August (Baldwin et al. 2012, CNPS 2019).	Yes. See discussion.
Fremontodendron decumbens Pine Hill flannelbush	E	R/ 1B.2	1, 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 cos. Uncertain about distribution or identity in Nevada and Yuba cos. Blooms April through July (Baldwin et al. 2012, CNPS 2019).	Yes. See discussion.
Galium californicum ssp. *sierrae* El Dorado bedstraw	E	R/ 1B.2	1, 2	Perennial herb found on gabbroic soils in chaparral, cismontane woodland, and lower montane coniferous forest from 328 to 1,920 ft. Known from fewer than 20 occurrences in El Dorado Co. (CNPS 2019). Blooms March through July (Baldwin et al. 2012).	Yes. See discussion.
Horkelia parryi Parry's horkelia	--	--/ 1B.2	2	Perennial herb found on Ione formation and in other soils in chaparral and cismontane woodland from 260 to 3,510 ft. Known from Amador, Calaveras, El Dorado, Mariposa, and Tuolumne cos. Blooms April through September (Baldwin et al. 2012, CNPS 2019). Jepson (2019) describes the habitat as open chaparral.	Yes. See discussion.
Packera (=*Senecio*) *layneae* Layne's ragwort	T	R/ 1B.2	1, 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 cos. Blooms April through August (Baldwin et al. 2012, CNPS 2019).	Yes. See discussion.

Special-Status Species/ Common Name	Federal Status [a, b]	State Status [a, b]	Source [c]	Habitat Requirements	Potential to Occur in the BSA
Sagittaria sanfordii Sanford's arrowhead	--	--/ 1B.2	2	A perennial emergent rhizomatous herb found in assorted shallow freshwater marshes and swamps from 0 to 984 ft. Known from northwestern CA, Cascade foothills, Central Valley, and south coast. Blooms May through November (Baldwin et al. 2012, CNPS 2019).	No. There is no suitable habitat.
Viburnum ellipticum 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 cos. Blooms May through August (Baldwin et al. 2012, CNPS 2019). Jepson (2019) describes the habitat as chaparral, yellow-pine forest, generally on north-facing slopes.	Yes. See discussion.
Wyethia reticulata 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 cos. Blooms April through August (Baldwin et al. 2012, CNPS 2019).	Yes. See discussion.
Natural Communities					
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 from the Kern River in Kern County, in the south, to the Pit River in Modoc County in the north. In the San Joaquin drainage, the species is scattered in tributary streams and absent from valley reaches of the San Joaquin River. 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. They prefer clear, deep (>32 inches) pools and runs with sand-gravel-boulder substrates and slow velocities. Hardhead are always found in association with Sacramento pikeminnow (squawfish) and usually with 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 pools, slow runs, and undercut banks, and overhanging vegetation. They are most abundant in lightly disturbed, tree-lined reaches that also contain other native fish (Moyle 2002).	No. This community does not occur in the BSA.

[a] **Listing Status:** **E** = Endangered; **T** = Threatened; **P** = Proposed; **C** = Candidate; **R** = California Rare; **D** = Delisted; * = Possibly extinct.

[b] **Other Codes:** **SSC** = CA Species of Special Concern; **FP** = CA Fully Protected; **WL** = Watch list; **Prot** = CA Protected; **CH** = Critical habitat designated.

CNPS 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 List 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).

[c] **Source:** **1** = USFWS letter. **2** =CNDDB/CNPS. **3** = Observed or included by Sycamore Environmental.

APPENDIX C.

Plant and Wildlife Species Observed

Lariat Road Plant Species Observed in May 2019
El Dorado County, CA

Plant Species Observed

FAMILY	SCIENTIFIC NAME	COMMON NAME	N/I[1]	CAL-IPC[2]
FERNS				
Pteridaceae	*Pellaea mucronata* var. *mucronata*	Bird's-foot fern	N	
	Pentagramma triangularis	Goldback fern	N	
GYMNOSPERMS				
Pinaceae	*Pinus sabiniana*	Gray, ghost, or foothill pine	N	
EUDICOTS				
Adoxaceae	*Sambucus nigra* ssp. *caerulea*	Blue elderberry	N	
Amaranthaceae	*Amaranthus albus*	Tumbleweed	I	
Anacardiaceae	*Toxicodendron diversilobum*	Western poison oak	N	
Apiaceae	*Daucus carota*	Carrot, Queen Anne's lace	I	
	Sanicula crassicaulis	Sanicula	N	
	Torilis arvensis	Tall sock-destroyer	I	Moderate
Apocynaceae	*Asclepias fascicularis*	Narrow-leaf milkweed	N	
Asteraceae	*Achillea millefolium*	Yarrow	N	
	Baccharis pilularis	Coyote brush	N	
	Carduus pycnocephalus ssp. *pycnocephalus*	Italian thistle	I	Moderate
	Centaurea melitensis	Tocalote	I	Moderate
	Hypochaeris glabra	Smooth cat's-ear	I	Light
	Lactuca serriola	Prickly lettuce	I	
	Leontodon saxatilis	Hairy hawkbit	I	
	Madia gracilis	Gumweed	N	
	Sonchus oleraceus	Common sow thistle	I	
	Tragopogon sp.	Goat's beard, salsify	I	
	Xanthium strumarium	Cocklebur	--	
Boraginaceae	*Eriodictyon californicum*	California yerba santa	N	
	Phacelia ramosissima	Phacelia	N	
	Plagiobothrys nothofulvus	Rusty popcornflower, foothill snowdrops	N	
Caryophyllaceae	*Cerastium glomeratum*	Sticky mouse-ear chickweed	I	
	Spergularia rubra	Red sand-spurrey	I	
Caprifoliaceae	*Lonicera* sp.	Honeysuckle	--	
Ericaceae	*Arctostaphylos viscida* ssp. *mariposa*	Mariposa manzanita	N	
Euphorbiaceae	*Croton setigerus*	Turkey-mullein	N	
Fabaceae	*Trifolium dubium*	Little hop clover	I	
	Trifolium hirtum	Rose clover	I	Limited
	Vicia sp.	Vetch	--	
Fagaceae	*Quercus douglasii*	Blue oak	N	
	Quercus wislizeni var. *wislizeni*	Interior live oak	N	
Geraniaceae	*Erodium botrys*	Storksbill, filaree	I	
	Erodium brachycarpum	Storksbill, filaree	I	
	Erodium moschatum	Greenstem filaree	I	
	Geranium molle	Cranesbill, geranium	I	
Hypericaceae	*Hypericum perforatum* ssp. *perforatum*	Klamathweed	I	Moderate
Lamiaceae	*Lepechinia calycina*	Pitcher sage	N	
	Salvia sonomensis	Sage	N	

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FAMILY	SCIENTIFIC NAME	COMMON NAME	N/I[1]	CAL-IPC[2]
Linaceae	*Linum bienne*	Flax	I	
Malvaceae	*Sidalcea* sp.	Checkerbloom	N	
Montiaceae	*Claytonia perfoliata*	Miner's lettuce	N	
Myrsinaceae	*Anagallis arvensis*	Scarlet pimpernel	I	
Onagraceae	*Clarkia purpurea* ssp. *quadrivulnera*	Clarkia	N	
	Epilobium brachycarpum	Willowherb	--	
Polemoniaceae	*Navarretia* sp.	Navarretia	N	
Polygalaceae	*Polygala cornuta* var. *cornuta*	Sierra milkwort	N	
Polygonaceae	*Rumex pulcher*	Fiddle dock	I	
Ranunculaceae	*Ranunculus occidentalis*	Buttercup	N	
Rhamnaceae	*Rhamnus ilicifolia*	Hollyleaf redberry	N	
Rosaceae	*Adenostoma fasciculatum*	Chamise, greasewood	N	
	Heteromeles arbutifolia	Christmas berry, toyon	N	
Rubiaceae	*Galium aparine*	Goose grass	N	
	Galium murale	Tiny bedstraw	I	
	Galium parisiense	Wall bedstraw	I	
	Galium porrigens	Climbing bedstraw	N	
Sapindaceae	*Aesculus californica*	California buckeye	N	
MONOCOTS				
Agavaceae	*Chlorogalum pomeridianum* var. *pomeridianum*	Soaproot	N	
Cyperaceae	*Carex praegracilis*	Black creeper or freeway sedge	N	
Juncaceae	*Juncus xiphioides*	Iris-leaved rush	N	
Liliaceae	*Calochortus albus*)	White globe lily	N	
Poaceae	*Aegilops triuncialis*	Barbed goat grass	I	High
	Aira caryophyllea	Silver hair grass	I	
	Avena barbata	Slender wild oat	I	Moderate
	Brachypodium sp.	False brome	I	
	Brachypodium distachyon	False brome	I	Moderate
	Briza minor	Annual quaking grass, small quaking grass	I	
	Bromus diandrus	Ripgut grass	I	Moderate
	Bromus hordeaceus	Soft chess	I	Limited
	Cynosurus echinatus	Bristly dogtail grass	I	Moderate
	Dactylis glomerata	Orchard grass	I	Limited
	Elymus sp.	Wild-rye, wheatgrass, squirreltail	--	
	Elymus glaucus ssp. *glaucus*	Blue or western wild-rye	N	
	Festuca perennis	Rye grass	I	Moderate
	Gastridium phleoides	Nit grass	I	
	Hordeum murinum	Wall barley	I	Moderate
	Melica torreyana	Torrey's melic	N	
	Phalaris aquatica	Harding grass	I	Moderate
	Polypogon sp.	Beard grass	I	
	Stipa lemmonii var. *lemmonii*	Lemmon's needle grass	N	
Themidaceae	*Brodiaea elegans* ssp. *elegans*	Harvest brodiaea	N	
	Dichelostemma volubile	Twining brodiaea, snake lily	N	
	Triteleia hyacinthina	Triteleia	N	

[1] N = Native to CA; I = Introduced.
[2] Degree of negative ecological impact for invasive plant taxa in California (Cal-IPC 2019).
[3] Observed only as a horticultural planting(s).

Wildlife Species Observed.

COMMON NAME	SCIENTIFIC NAME
BIRDS	
Acorn woodpecker	*Melanerpes formicivorus*
American crow	*Corvus brachyrhynchos*
Anna's hummingbird	*Calypte anna*
California scrub-jay	*Aphelocoma californica*
California towhee	*Melozone crissalis*
Oak titmouse (Plain titmouse)	*Baeolophus inornatus*
Spotted towhee	*Pipilo maculatus*
Turkey vulture	*Cathartes aura*
Wild turkey	*Meleagris gallopavo*

APPENDIX D.

Photographs

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Photo 1. View looking east towards chamise chaparral community from the center of BSA (28 May 2019).

Photo 2. View looking south towards the oak woodland with a dense understory of poison oak (28 May 2019).

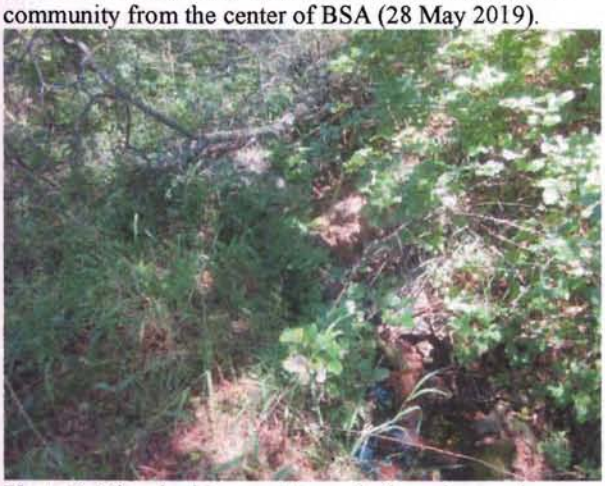

Photo 3. View looking east towards the ephemeral channel from just upstream of its confluence with Lariat Road (28 May 2019).

Photo 4. View looking west towards the downstream end of the ephemeral channel which flows through a culvert under Lariat Road (arrow) (28 May 2019).

Photo 5. View looking south towards the seep. The dark green plants in foreground are iris-leaved rush, a wetland obligate species (28 May 2019).

Photo 6. View looking northeast towards a burned and cleared area of chamise chaparral in the southern portion of the BSA (30 October 2019).

ATTACHMENT 3 - P19-0011

Lariat Drive Parcel Map

APN: 109-250-016

Wildland Fire Safe Plan

Prepared for:

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May 15, 2020

Lariat Drive

Approved by:

2 JUNE 2020

Brandon McKay, FC
Fire Marshal
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Date

6-3-2020

Darin McFarlin, FCS
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Date

Prepared by:

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PROFESSIONAL FORESTER
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Lariat Drive

Purpose:

This Wildland Fire Safe Plan is for the division of parcel APN:109-250-016 consisting of 20.6+/- acres into 4 parcels. There will be 4 five-acre parcels. The property is located in the Strolling Hills area of Cameron Park. This property is bordered on the north side by Lariat Drive and on the south of Fallen Leaf Road. The proposed project is to split the existing parcel into 4 lots. Two lots will access Lariat Drive and 2 lots have access onto Fallen Leaf Road. Lariat Drive is a 22' wide paved road and Fallen Leaf Road is 18' wide. All parcels will be served by individual wells. Fire hydrants are located on Strolling Hills Road but there are no fire hydrants on either road serving the new lots. Water storage tanks will provide water necessary for domestic, fire sprinklers and wildland fire protection uses. This plan provides the specific requirements that must be met in order to comply with Fire Safe required by El Dorado County Fire Protection District and CALFIRE for this subdivision. The project area is a High Fire Severity zone.

Incorporation of the fire hazard reduction measures into the design and maintenance of the future parcels will reduce the size and intensity of wildfires and help prevent catastrophic fire losses. State and County regulations provide the basic guidelines and requirements for fire safe mitigation measures and defensible space around dwellings. This plan builds on these basic rules and provides additional fire hazard reduction measures customized to the topography and vegetation of the development with special emphases on the interface of homes and wildland fuels.

Lots A and B have a slight north slope with a stand of blue oaks along Lariat Drive. To the south of the trees the lots flatten and are covered in chamise (grease wood), manzanita, toyon and liveoak. There are a few scattered gray pines. Lots C and D are southwest facing and mostly covered in chamise and manzanita. There was a small wildfire in the southwest corner of lot D along Fallen Leaf Road.

The gray pines need to be eliminated. The brush should be masticated or removed to reduce a significant fire hazard. The blue oaks along Lariat Drive need to be pruned up 15'. Refer to Appendix A for guidelines.

The scope of the Lariat Drive Parcel Split Wildland Fire Safe Plan (Plan) recognizes the extraordinary natural features of the area and designs wildfire safety measures which are meant to compliment and become part of the community design. The Plan contains measures for providing and maintaining defensible space around future homes and open space. Plan implementation measures must be maintained in order to assure adequate wildfire protection.

Homeowners who live in and adjacent to the wildfire environment must take primary responsibility along with the fire services for ensuring their homes have sufficient low ignitability and surrounding fuel reduction treatment. The fire services should become a community partner providing homeowners with technical assistance as well as fire response. For this to succeed it must be shared and implemented equally by homeowners and the fire services.

El Dorado County Oak Tree Ordinance applies to the removal of any oak tree on any of the lots. Individual lot owners are responsible for being in compliance with this ordinance. The ordinance does not prevent the pruning of any oak tree that interferes with fire safe maintenance.

FIRE PLAN LIMITATIONS:

The Wildland Fire Safe Plan for the Lariat Drive does not guarantee that wildfire will not threaten, damage or destroy natural resources, homes or endanger residents. However, the full implementation of the mitigation measures will greatly reduce the exposure of homes to potential loss from wildfire and provide defensible space for firefighters and residents as well as protect the native vegetation. Specific items are listed for homeowners' attention to aid in home wildfire safety.

LARIAT DRIVE PARCEL SPLIT WILDLAND FIRE SAFE PLAN:

Currently roadside vegetation has been reduced and is maintained by the Strolling Hills Home Owners Association. Individual property owners will be responsible for maintaining the road frontage across their individual lots for at least 10' from the edge of the roadway surface. Driveways will vary in length depending on the actual siting of the residence. Driveways over 150' but less than 300' in length shall have a turnaround within 50' of the residence. Any driveway over 400' in length shall have a turnout near the mid-point. All driveways shall have 14' of horizontal clearance with 10' driving surface capable of supporting 75,000 pounds. Vertical clearance over the length of the driveway shall be 15'. The turnout shall be 80' in total length with 25' of taper on each end, 30' of length and 10' of width (See Appendix B). In addition to the turnout/s, a turnaround shall be installed at the new residence at the time of construction. A residential gate with opener may be installed. A gate shall be 2' wider than the driveway. If installed, it shall comply with an automatic opener. The opener must meet the requirements of County Fire (EDCFPD).

A Fuel Hazard Reduction Zone (FHRZ) along both sides of the driveway to the new residence shall be constructed and annually maintained. This FHRZ shall be 10' wide

along each side. Landscaping within this zone is permissible. All trees overhanging the driveway shall be pruned to provide 15' of vertical clearance. A FHRZ of 10' along Lariat Drive and Fallen Leaf Road shall also be established and annually maintained. All new driveways shall meet the 75,000 pound weight requirement for emergency vehicles as specified in the California Fire Code. All construction shall be in conformance with El Dorado County Department of Transportation (DOT) requirements.

All new home construction shall meet the Residential Building Code requirement for 7A construction since this project is within State Responsibility Area (SRA). Each new residence is required to have a NFPA 13D residential fire sprinkler system.

The topography and wildland fuels necessitate that all residences and buildings be in compliance with El Dorado county Vegetation Management and Defensible Space Ordinance 5101 and Public Resources Code (PRC) 4291. 100' of clearance is required. Appendix C provides a guideline. Ladder fuels need to be eliminated and tree canopy pruned up 8' from the surface of the ground. Irrigated landscaping and specimen trees are acceptable within this area. All flashy fuels (grass) shall be cut to a 2" stubble or disked. It is essential that the fuel reduction be done annually and maintained throughout the declared fire season.

Fire Safe Requirements

- Fuel Hazard Reduction Zones shall be installed and annually maintained along the road and driveway/s. This zone is to be a minimum of 10' on both sides of the driveway and along the front of the property adjacent to the street. This zone shall be maintained regularly by June 1 each year.

- Trees along the driveway and road shall be pruned up 15' so there are no overhanging limbs.

- Any brush pile created during construction shall have a minimum of 10' of clearance. Brush piles need to be disposed of and not left on site for more than 60 days.

- Clearance around all new house sites shall be 100'. All clearance shall be annually maintained by June 1.

- Any new residence shall be required to comply with the Wildland-Urban Interface 7A Residential Building Code for State Responsibility Areas (SRA).

- All new residences shall have a NFPA 13D fire sprinkler system engineered and installed by a licensed contractor.

- Driveways shall be constructed to a 12’ width to the Fire Safe standards and as required by DOT.

- All residential gates must be inset from the roadway at least 30’ and be 2’ wider than the driveway. Gates may be required to have an automatic opener that meets the specifications of County Fire. Refer to El Dorado County Regional Fire Protection Standard #B-002.

- Turnouts are to be constructed and annually maintained (by June 1) to the standards specified by the Fire Safe Regulations adopted by El Dorado County.

- The home/property owners are responsible for any future fire safe or building code changes adopted by the state or local authority as warranted.

- All new residences will be required to comply with the El Dorado County Regional Fire Protection Standard #D-003, Fire Water Supply without a Purveyor. Due to the High Fire Hazard Severity Zone, a minimum of 5,000 gallons will be required. Domestic use and the needs of the fire sprinkler system will be in addition to the above water requirement amount.

Approval of the Wildland Fire Safe Plan does not guarantee approval of the project.

Appendix

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ATTACHMENT 3 - P19-0011

APPENDIX A

LARIAT DRIVE
FIRE SAFE

FUEL TREATMENT SPECIFICATIONS
For
OAK WOODLAND

Within The Designated Fuel Treatment Areas

1. Leave live trees where possible.

2. Remove all dead trees.

3. Remove all brush.

4. Prune all live trees of dead branches and green branches 8 feet from the ground as measured on the uphill side of the tree, except no more than 1/3 of the live crown is removed. All slash created by pruning must be disposed of by chipping, burning or hauling off site. Trees adjacent to the road and/or driveway shall be pruned up 15'.

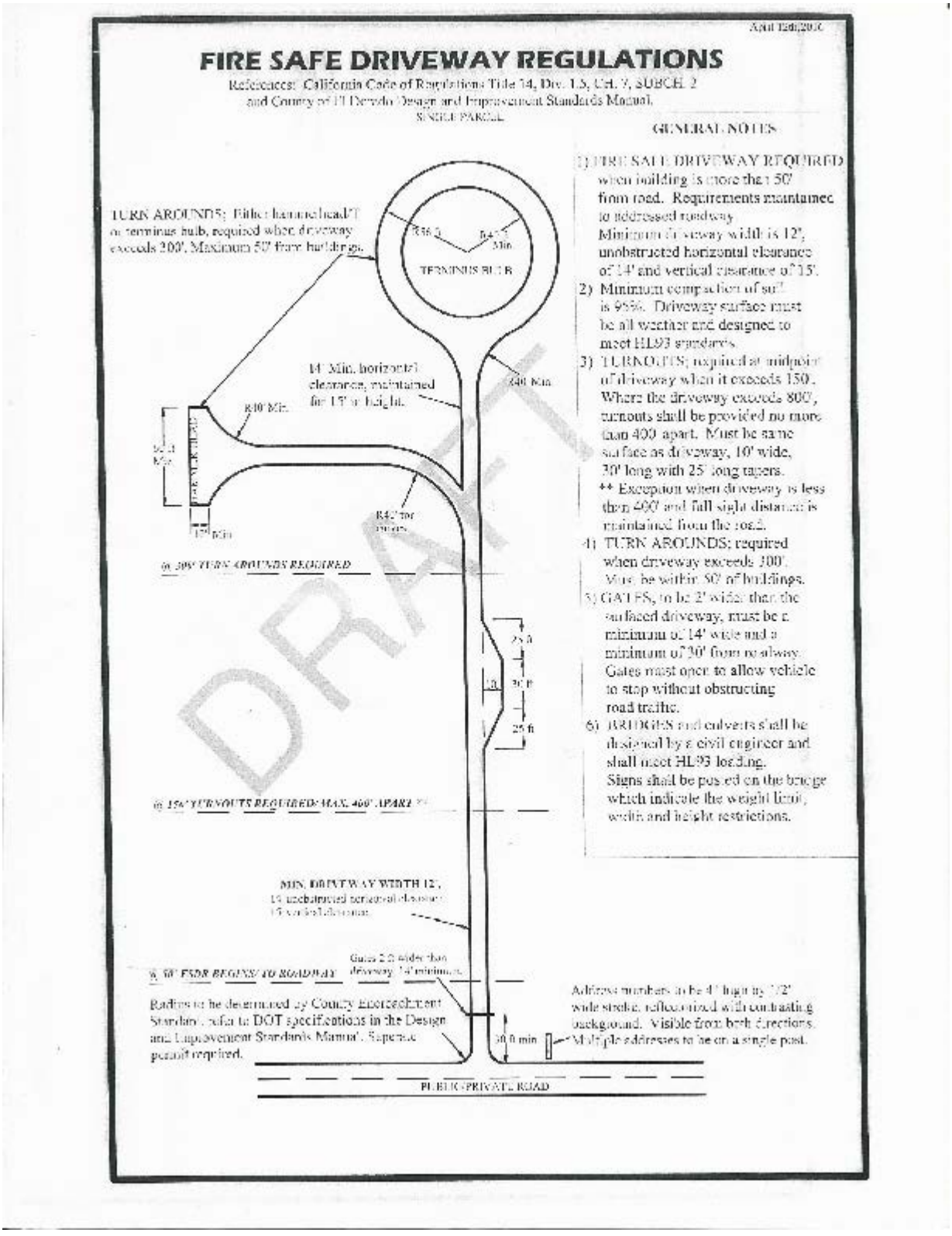
5. Annually by June 1, along the road and driveway/s reduce the grass or weeds to a 2 inch stubble by mowing, chemical treatment, disking or a combination of treatments.

6. Gray pines within 30 feet of a structure shall be removed. Those pines within 100' of structures shall be isolated with no brush understory within the dripline of the tree.

ATTACHMENT 3 - P19-0011

APPENDIX B

LARIAT DRIVE



APPENDIX C


DEFENSIBLE SPACE ZONES
ROAD
ZONE 1
ZONE 2
10 FEET
30 FEET
100 FEET
NEIGHBORING PROPERTY

EL DORADO COUNTY REGIONAL FIRE PROTECTION STANDARD

Fire Water Supply without a Purveyor
Residential & Commercial
STANDARD #D-003 EFFECTIVE 01-04-2016

1. PURPOSE

1.1. The California Fire Code (CFC) requires an approved water supply capable of providing the required fire flow for fire protection to premises upon which facilities, buildings or portions of buildings which are hereinafter constructed or moved into within the jurisdiction. The CFC further explains that the water supply shall consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow. The CFC gives the minimum fire flow for residential one- and two-family dwellings as 1,000 gallons per minute for 60 minutes for dwellings 3,600 square feet or smaller. Many areas of El Dorado County do not have a water purveyor with piped underground supply lines to provide this fire flow. The tank size required to accomplish this minimum supply would be 60,000 gallons and the system would require a fire pump rated at 1000 gallons per minute for a single home. The CFC allows this supply to be reduced by 50% when the home is equipped with automatic fire sprinklers (AFS). This would still require 30,000 gallons of water storage plus the pumping system. The CFC gives the fire chief the authority to reduce the fire flow requirements for buildings in rural areas where the development of full fire flow requirements is impractical. The purpose of this standard is to communicate the *minimum* level of water storage and delivery system requirements for one- and two-family dwellings that can be approved under the reduced fire flow allowance within the fire jurisdictions that adopt this standard.

2. SCOPE

2.1. This standard identifies *minimum* fire water supply requirements for one- and two-family dwellings and associated buildings in rural and suburban El Dorado County where an adequate reliable water supply does not exist. The CFC allows the fire code official to use the NFPA 1142 standard or the California Wildland-Urban Interface Code to develop these modified local standards.

3. EXEMPTIONS

3.1. Where El Dorado County has determined that **no** permit is required for construction.

4. AUTHORITY

4.1. California Fire Code
4.2. NFPA 1142, NFPA 22, NFPA 24
4.3. California Wildland – Urban Interface Code

EL DORADO COUNTY REGIONAL FIRE PROTECTION STANDARD

AUTOMATIC & MANUAL GATES ON FIRE ACCESS ROADWAYS & DRIVEWAYS

STANDARD #B-002 EFFECTIVE 03-30-2009
REVISION 02-21-2019

PURPOSE

It is the intent of this standard to provide for quick, reliable and easy access of emergency response fire apparatus into gated communities.

SCOPE

This standard shall apply to all automatic gates in El Dorado County installing access control devices or systems.

AUTHORITY

Chapter 5, Section 503 of the California Fire Code, 2016 Edition, requires that the installation of security gates across a fire apparatus access road shall be approved by the Fire Chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

The Fire Chief is authorized to modify any of the provisions of this standard upon application in writing by the owner, a lessee, or a duly authorized representative where there are practical difficulties in the way of carrying out the provisions of this standard, provided that the spirit of the standard shall be complied with and public safety is secured. The particulars of such modification and the decision of the Fire Chief shall be entered upon the records of the Department and a signed copy shall be furnished to the applicant.

DEFINITIONS

Roadway - any surface designed, improved, or ordinarily used for vehicle travel

Driveway - a vehicular access that serves no more than two buildings, with no more than three dwelling units on a single parcel, and any number of accessory

AHJ – agency having jurisdiction