

# Exhibit A: Vicinity Map



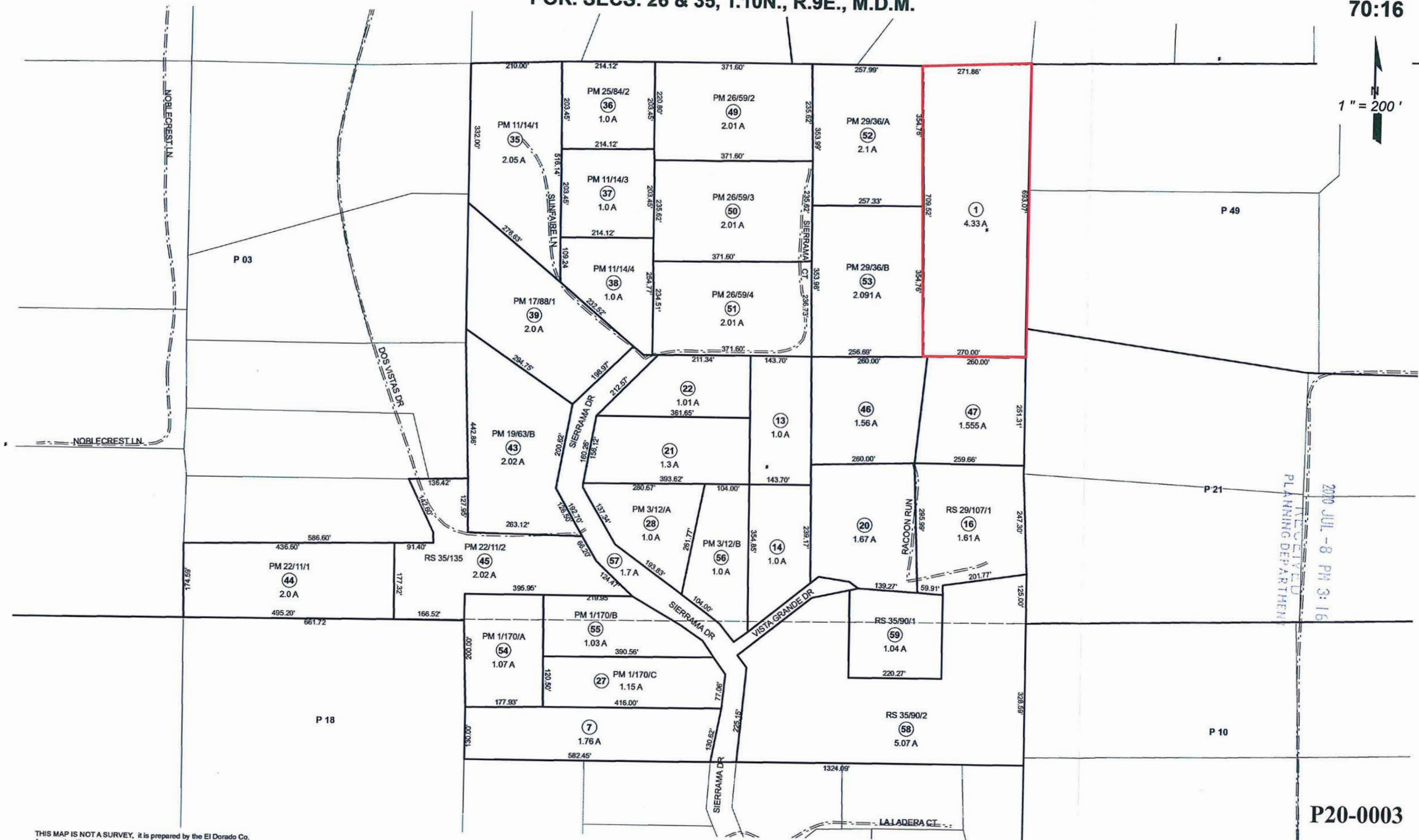
# Exhibit B: Aerial Map



# Exhibit C: Assessor's Parcel Map

POR. SECS. 26 & 35, T.10N., R.9E., M.D.M.

70:16



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

**Acreages Are Estimates**

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

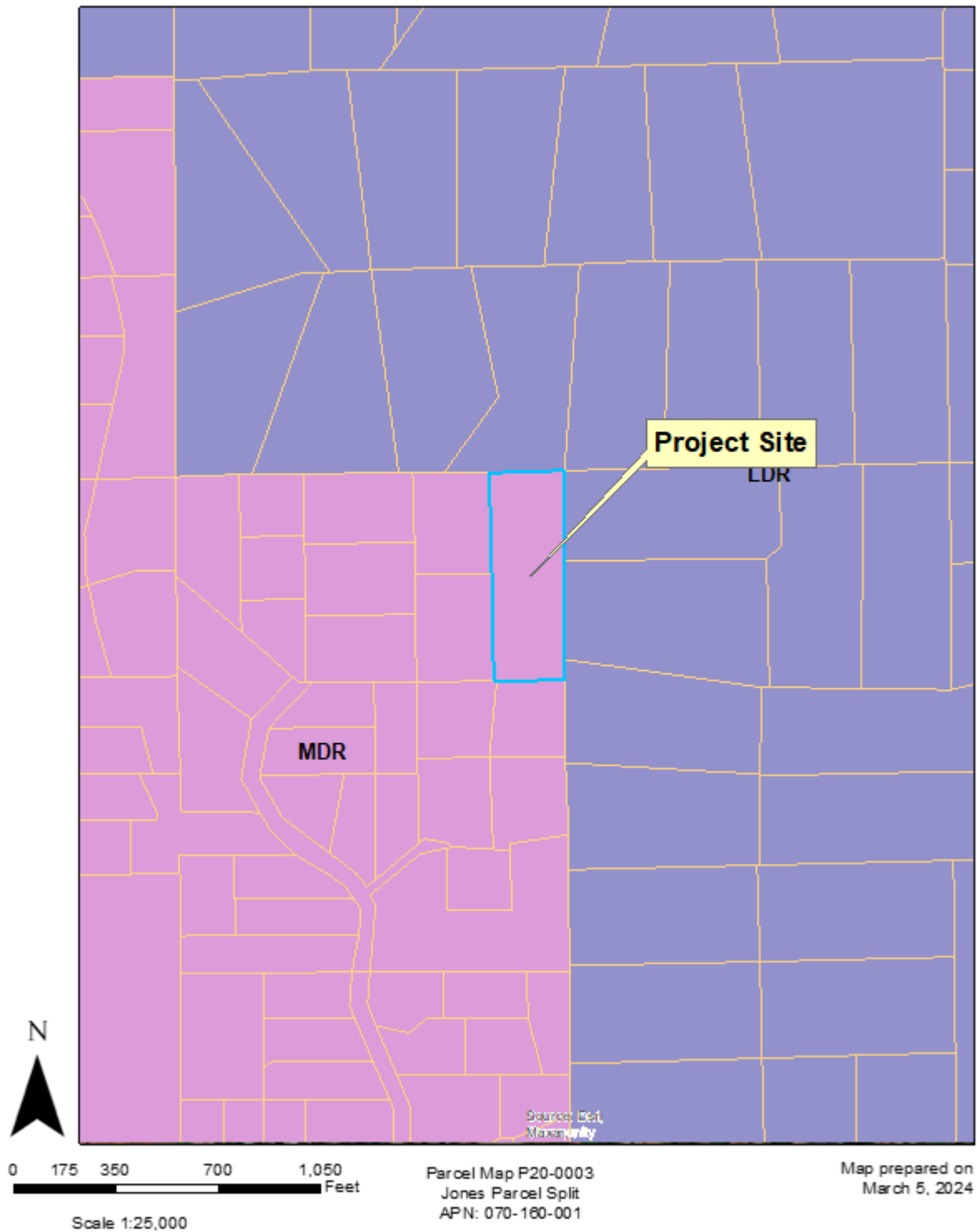
REV. APR 18, 2017

Assessor's Map Bk.070 Pg. 16  
County of El Dorado, CA

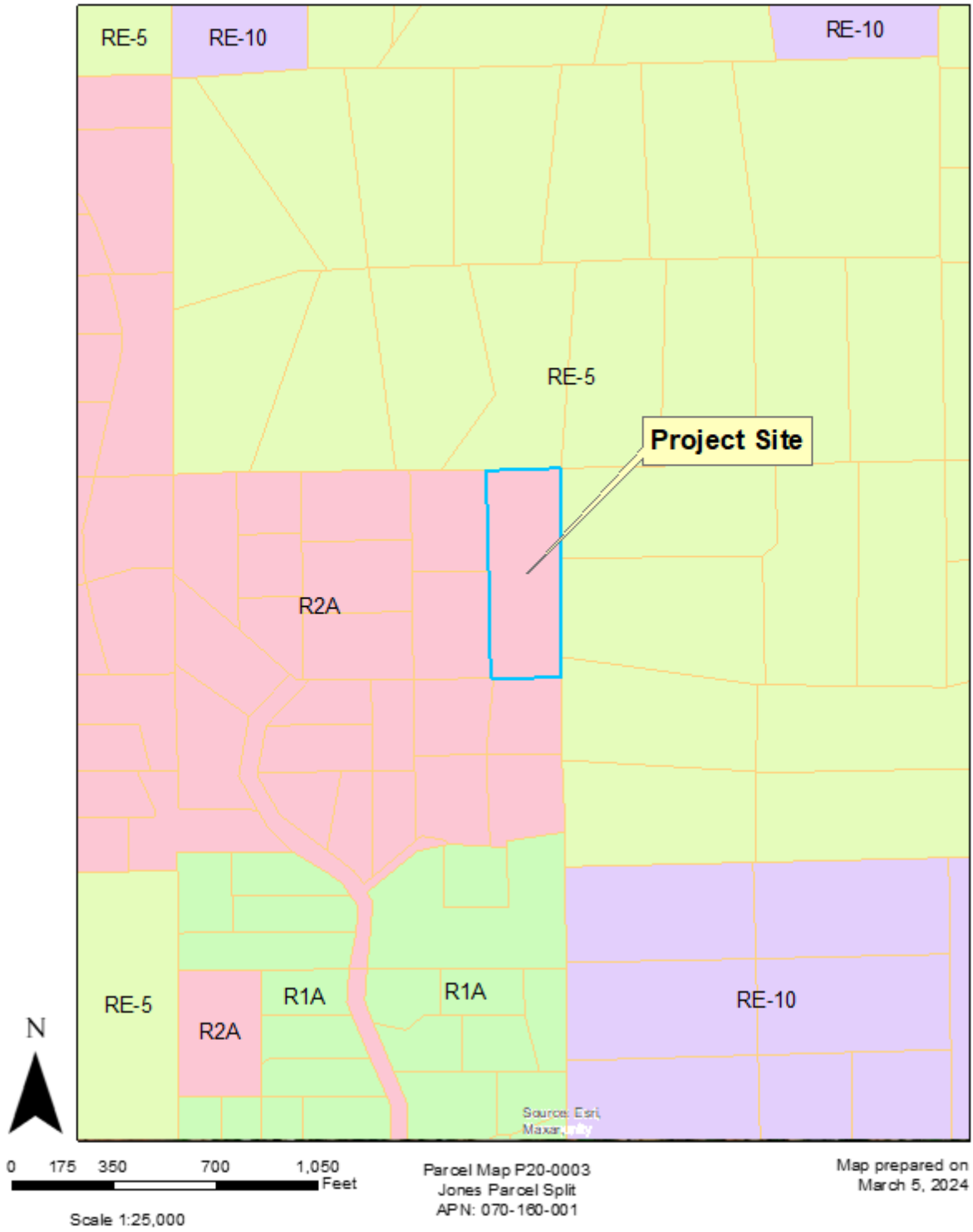
**P20-0003**

**Parcel Map P20-0003**  
**Jones Parcel Split**  
**APN: 070-160-001**

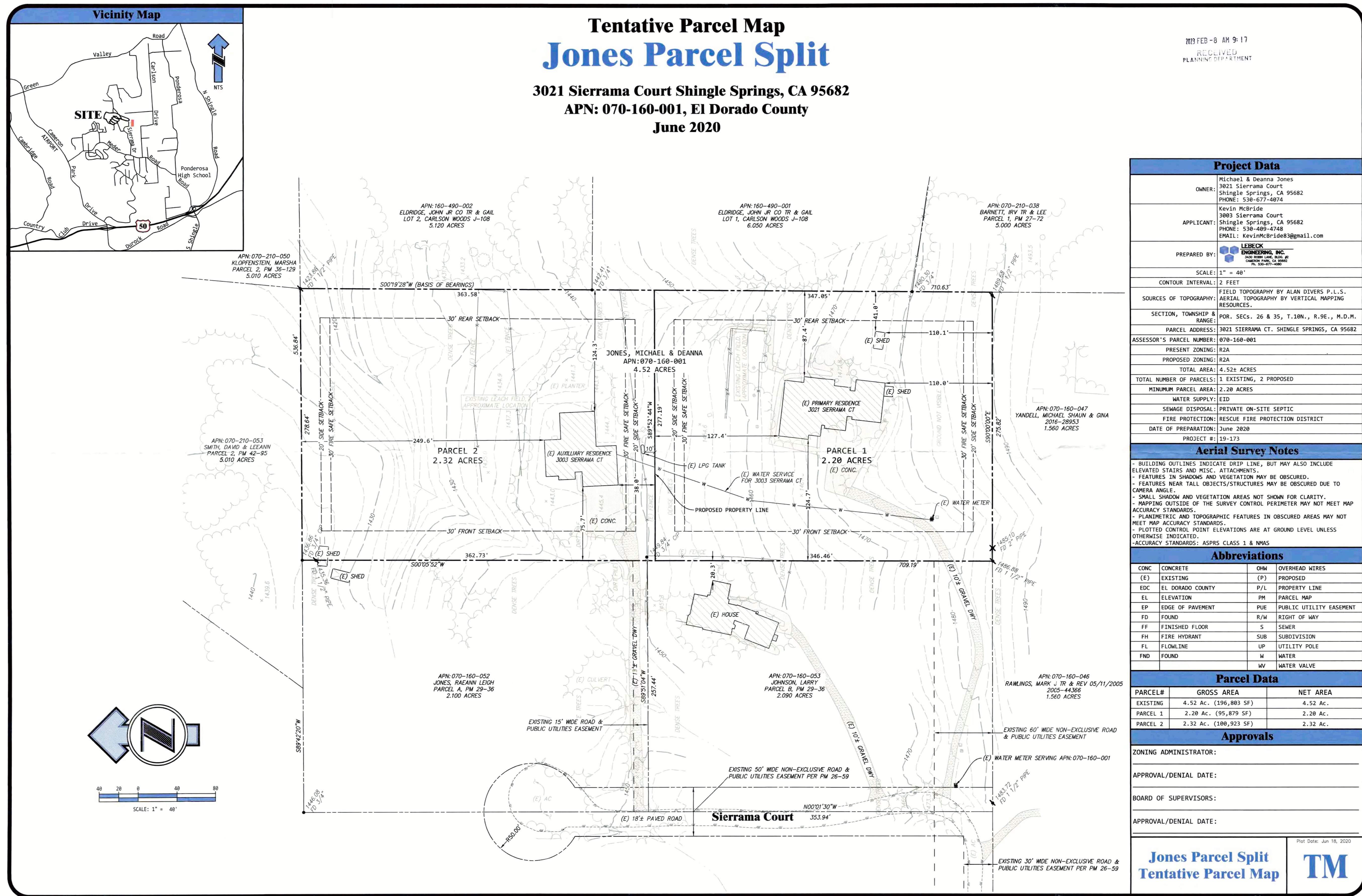
# Exhibit D: General Plan Land Use Map



# Exhibit E: Zoning Map



# Exhibit F: Tentative Parcel Map



Parcel Map P20-0003  
Jones Parcel Split  
070-160-001

# Exhibit G: Oak Resources Technical Report

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## **OAK RESOURCES TECHNICAL REPORT AND RARE PLANT SURVEY FOR THE JONES PARCEL SPLIT PROJECT**

Prepared by:



Sierra Ecosystem  
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FINAL

**JANUARY 25, 2023**

Parcel Map P20-0003  
Jones Parcel Split  
APN: 070-160-001

# Exhibit G: Oak Resources Technical Report

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Jones Parcel Split Project

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## 1.0 Project Description

The Project proposes to subdivide a 4.33-acre parcel located on the end of Sierrama Drive near the community of Shingle Springs in El Dorado County, California. The parcel has two existing residential structures as shown in Figure 2. The Project does not include any construction or groundbreaking activities.

The following potential issues were identified and are addressed in this report as required in a letter dated March 18th, 2022 by El Dorado County Planning Services:

- Oak Resources Impact Analysis
- Rare Plant Survey Results

## 2.0 Methodology

Prior to site visits, the following preparatory work was completed using parcel boundaries provided by El Dorado County and high-resolution imagery (dated July 2022) for the oak canopy analysis. The site visit occurred on August 12, 2022. The following activities were completed during site visits.

### 2.1 Tree Inventory

A representative inventory of native oak trees was conducted by Sierra Ecosystem Associates Inc. (SEA) qualified biologist, Jeremy Waites, within the footprint of the parcel. Information recorded during the field survey included the following: species, diameter at breast height (DBH), location, and dripline radius (radius of longest branch). Tree locations were recorded with a mapping grade, sub-meter GPS unit using NAD83 UTM Zone 10. GPS data was differentially corrected to improve accuracy.

#### 2.1.1 Oak Canopy Cover

Native oak canopy cover was estimated by using a combination of methods. These methods are described below.

#### 2.1.2 Oak Canopy Analysis

Native oak canopy cover was estimated using ArcGIS 10.7 Spatial Analyst extension to identify canopy cover from a high-resolution aerial photograph (NAIP Imagery July 2022). Near infrared analysis was used to classify the imagery into oak and non-oak vegetation. The representative sample inventory was used to buffer tree locations based on dripline radius and using polygon data taken in the field by GPS. ArcGIS v.10.7 was used to calculate oak canopy cover area and percentages of the parcel. This inventory was also used as ground truthing points to improve and verify the imagery analysis. The El Dorado County General Plan Policy 7.4.4.4 (Option A) Oak Canopy Cover retention standards are applied to that canopy cover.

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## 2.1.3 Oak Woodland Removal

No construction plans are available, and no construction is planned. The project does not expect any square footage of oak tree canopy removal.

## 2.2 **Botanical Survey**

The botanical survey consisted of a pedestrian floristic survey that recorded every plant species. Sierra Ecosystem Associates, Inc. (SEA) staff Senior Ecologist, Jeremy Waites visited the project site and completed a rare plant survey on August 12, 2022. The survey consisted of travelling along transects from the western edge of the parcel to the eastern edge starting on the north end of the parcel. The survey collected species information for all plants in the parcel. If rare plants were found, data was collected on number of plants, size of population(s), and exact location of the rare plants using a sub-meter accuracy GPS unit. Pictures were taken of each rare plant occurrence as well as the overview of the site. Plant species observed are listed in Table 3.

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Figure 1. Project Vicinity



Sierra Ecosystem Associates  
Oak Resources Technical Report and Rare Plant Study

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Page 3

Parcel Map P20-0003  
Jones Parcel Split  
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Figure 2. Project Site



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Parcel Map P20-0003  
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## 3.0 Results

The following sections describe the information that was gathered from the desktop searches and the field survey.

### 3.1 Project Setting

The parcel is 4.33 acres, with approximately 59.5% oak canopy coverage. The area is most closely classified as Montane Hardwood-Conifer. The tree canopy consists of two different oak species in an intermingled canopy. The tree canopy cover within the parcel was near 60% with oak species making up a large percentage. The oaks present during the survey were black oak (*Quercus kelloggii*) and Interior live oak (*Quercus wislizeni*). A minor component of the tree canopy was grey pine (*Pinus sabiniana*). The oak canopy is shown in Figure 4.

The topography was moderately sloped with an erosional drainage running west-north through the northern portion of the parcel. The understory is a mix of invasive annual grasses and Sierran foothill species such as toyon, coffeeberry, Baccharis, and redbud. Chamise (*Adenostoma fasciculatum*) dominated the understory in the northern portion of the parcel.

No oak trees within the parcel qualified as a heritage tree with a DBH of 36 inches or greater.

### 3.2 Oak Canopy Retention

Per General Plan Policy 7.4.4.4, Option A (Table 1), 90% of the canopy cover shall be retained when the existing canopy cover is 1-9% for parcels greater than one acre. 0% of the existing native oak canopy cover will be removed with the proposed Project. The remaining oak canopy cover would be greater than 90%. Under the proposed development, oak canopy retention will meet the 90% requirement for existing canopies with 1-9% cover. This is shown in Table 2, Parcel Oak Canopy Cover Retention.

**Table 1. Required Oak Canopy Retention**

Percent Existing Canopy Cover	Canopy Cover to be Retained
80-100	60% of existing canopy
60-79	70% of existing canopy
40-59	80% of existing canopy
20-39	85% of existing canopy
10-19	90% of existing canopy
1-9 for parcels > 1 acre	90% of existing canopy

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**Table 2. Parcel Oak Canopy Cover Retention**

Native Oak Species	Oak Canopy Cover (%)	
	Pre-project	Post-project
Live oak and Black oak	2.69	2.69
59.5%	Oak canopy percentage of parcel	
4.33	Total parcel acreage	
2.69	Total oak tree canopy acres	
100%	Existing canopy cover to be retained post construction	
0.0	Total acres removed or negatively affected	
59.5%	Percent canopy of parcel retained post construction	

### 3.3 Oak Canopy Oak Woodland Replacement Plan

No oak woodland is proposed for removal. The project does not involve any groundbreaking activities. No impact to oak resources is expected. No replacement plan is necessary.

### 3.4 Oak Corridor Continuity

All native oak trees within the parcel will be retained for oak corridor continuity. The Project area is not within an Important Biological Corridor (IBC) as defined in the El Dorado County General Plan. Proximity to the IBC is shown in Figure 3.

### 3.5 Impact to Oak Resources

Project activities as designed would not cause any impacts to oak resources. No oak trees within the parcel qualified as a heritage tree with a DBH of 36 inches or greater.

### 3.6 Other Impacts

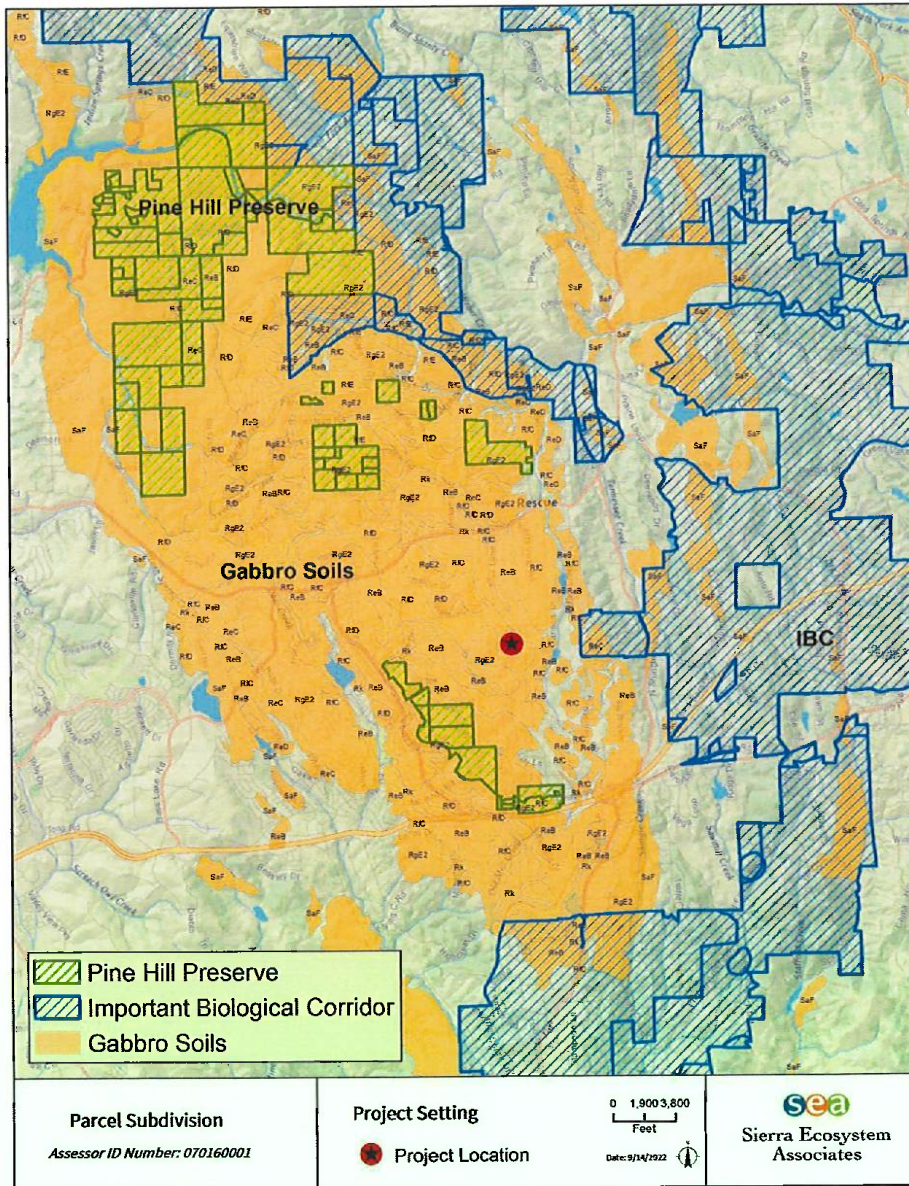
Project would not cause impacts to riparian resources.

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Figure 3. Project Setting

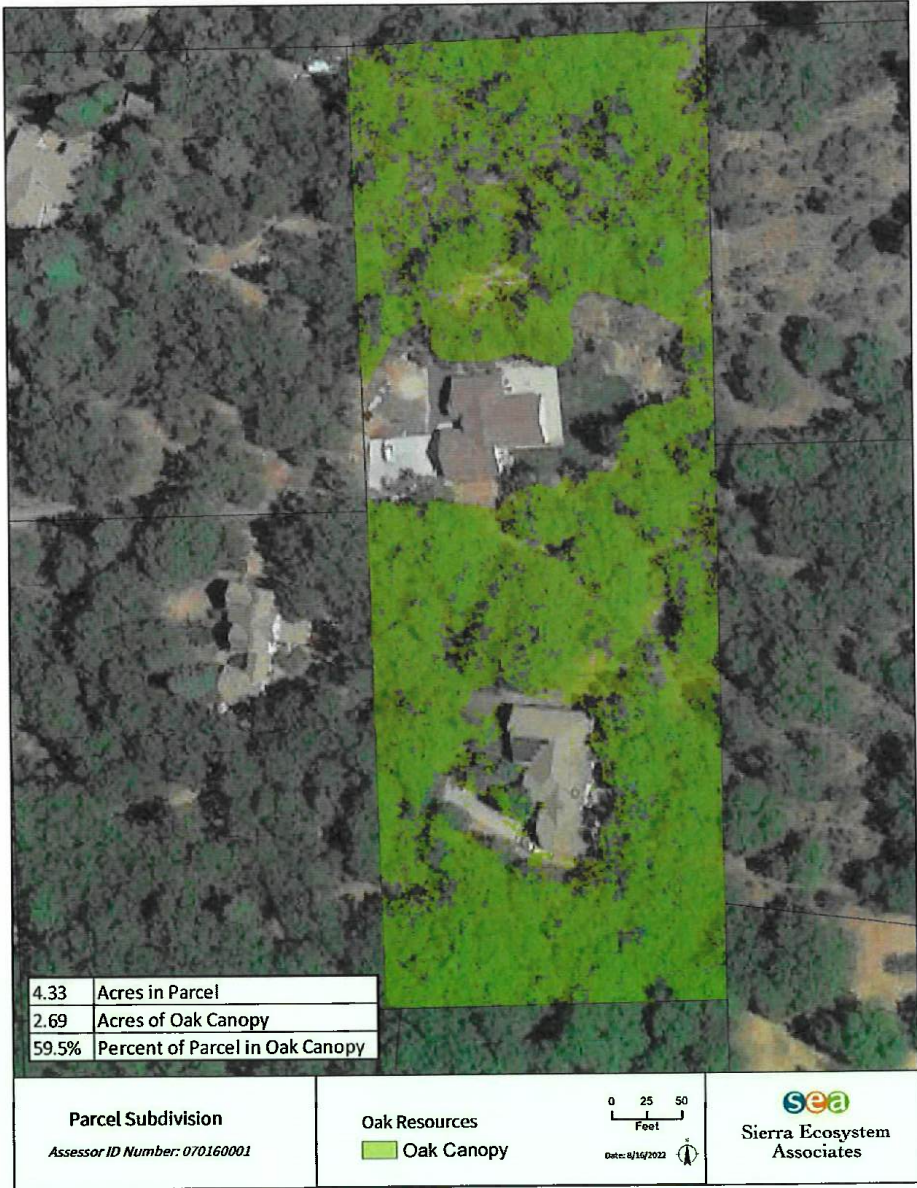


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Figure 4. Oak Canopy Analysis



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## 4.0 Rare Plants

The parcel was surveyed for any rare, threatened, or endangered plant species. Because of the proximity of the Pine Hill Preserve and the gabbro soil type (Rescue very stony sandy loam, 3 to 15 percent slopes), the survey focused on the eight species in the preserve that are listed as rare, threatened, and endangered as shown in Table 3.

**Table 3. List of Rare, Threatened, and Endangered in the Preserve**

Species	Federal Listing	State Listing
<i>Calystegia stebbinsii</i> (Stebbins' morning glory)	Endangered	Endangered
<i>Ceanothus roderickii</i> (Pine Hill ceanothus)	Endangered	Rare
<i>Fremontodendron californicum ssp. decumbens</i> (Pine Hill flannelbush)	Endangered	Rare
<i>Galium californicum ssp. sierrae</i> (El Dorado bedstraw)	Endangered	Rare
<i>Packera layneae</i> (Layne's butterweed)	Threatened	Rare
<i>Wyethia reticulata</i> (El Dorado mule-ears)	Species of Concern	None
<i>Chlorogalum grandiflorum</i> (Red Hills soaproot),	BLM Sensitive	None
<i>Crocانthemum suffrutescens</i> (Bisbee Peak rush-rose)	None	None

## 4.1 Survey Results

The survey found two species of rare plants on the parcel. El Dorado mule-ears was commonly found throughout the parcel with the larger populations existing in the southern portion of the parcel. El Dorado bedstraw was found under a dense canopy between the two existing residential structures. The occurrences as mapped are shown in Figure 5.

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Figure 5. Rare Plant Occurrences



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## 5.0 Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this Oak Resources Technical Report and Rare Plant Report, and that the facts statements, and information presented herein are true and correct to the best of my knowledge and belief.

SIGNED: Jeremy Waites DATED: 1/25/2023

NAME: Jeremy Waites TITLE: Biologist

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## 6.0 Report Authors

The following individuals prepared the text presented in this analysis.

<u>Name</u>	<u>Education</u>	<u>Professional Experience</u>	<u>Role</u>
Rick A. Lind	M.A., Geography (Water Resources) U.C. Davis	40+ years of project development experience, including regulatory compliance for biological resources	Principal-in- Charge, report review
Jeremy Waites	Post Bacc., Forestry Auburn University  B.S. Forestry Auburn University	16+ years vegetation ecology experience	Lead Biologist and Author
Summer Von Aesch	B.S. Environmental Science U.C. Davis	2+ years ecology experience	Co-author

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## 7.0 Photograph Log

Photograph 1. View of typical conditions for occurrences of *Wyethia reticulata* (El Dorado mules' ear).



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Photograph 2. Phenology of *Wyethia reticulata* during survey



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Photograph 3. Occurrence of *Wyethia reticulata* on the eastern edge of the parcel.



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Photograph 4. Occurrence of El Dorado mules' ear in the southern portion of the parcel.



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Photograph 5. Mixed occurrences of *Wyethia reticulata* and *Galium californicum ssp. sierrae* (El Dorado bedstraw).

