

Exhibit A: Vicinity Map

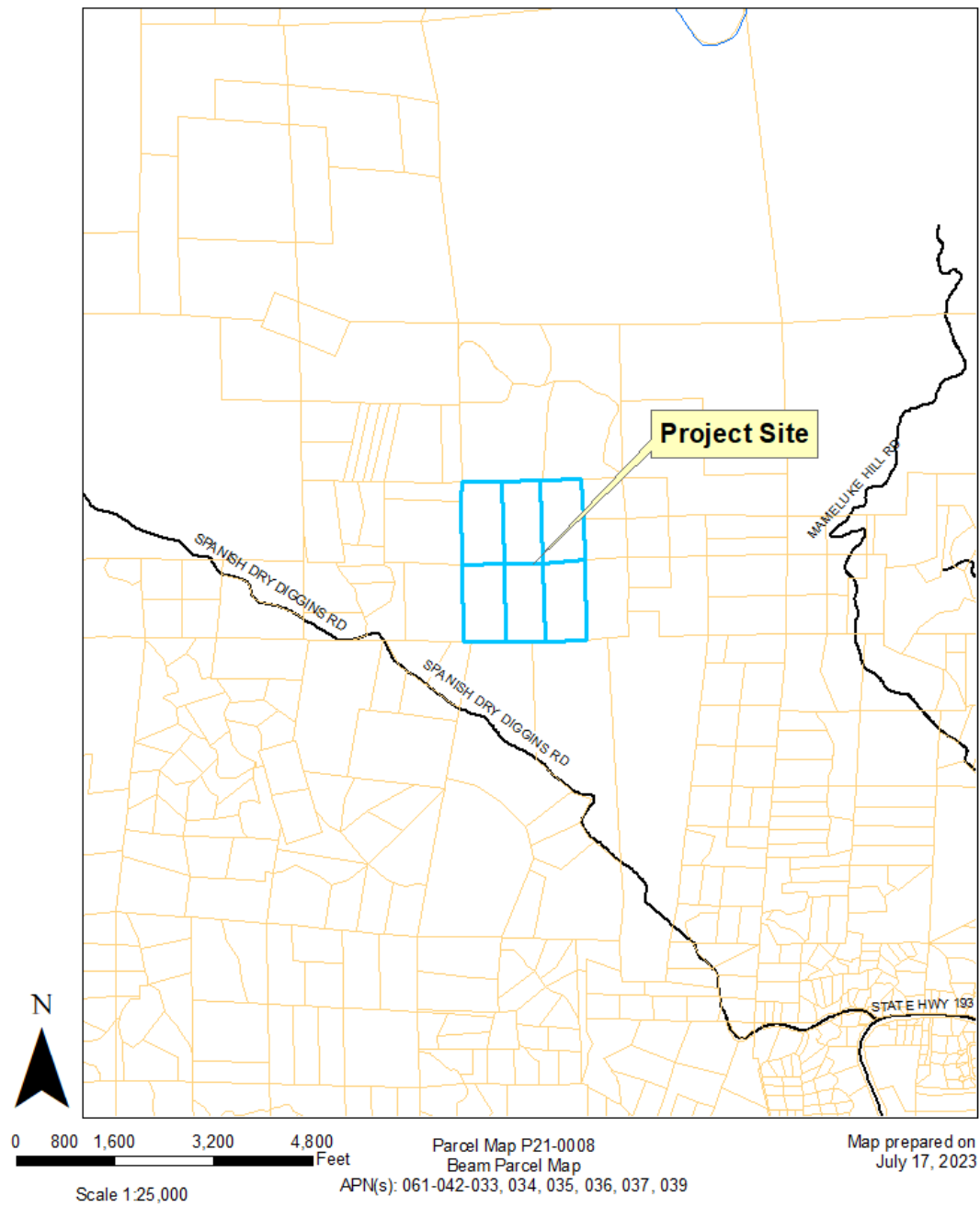
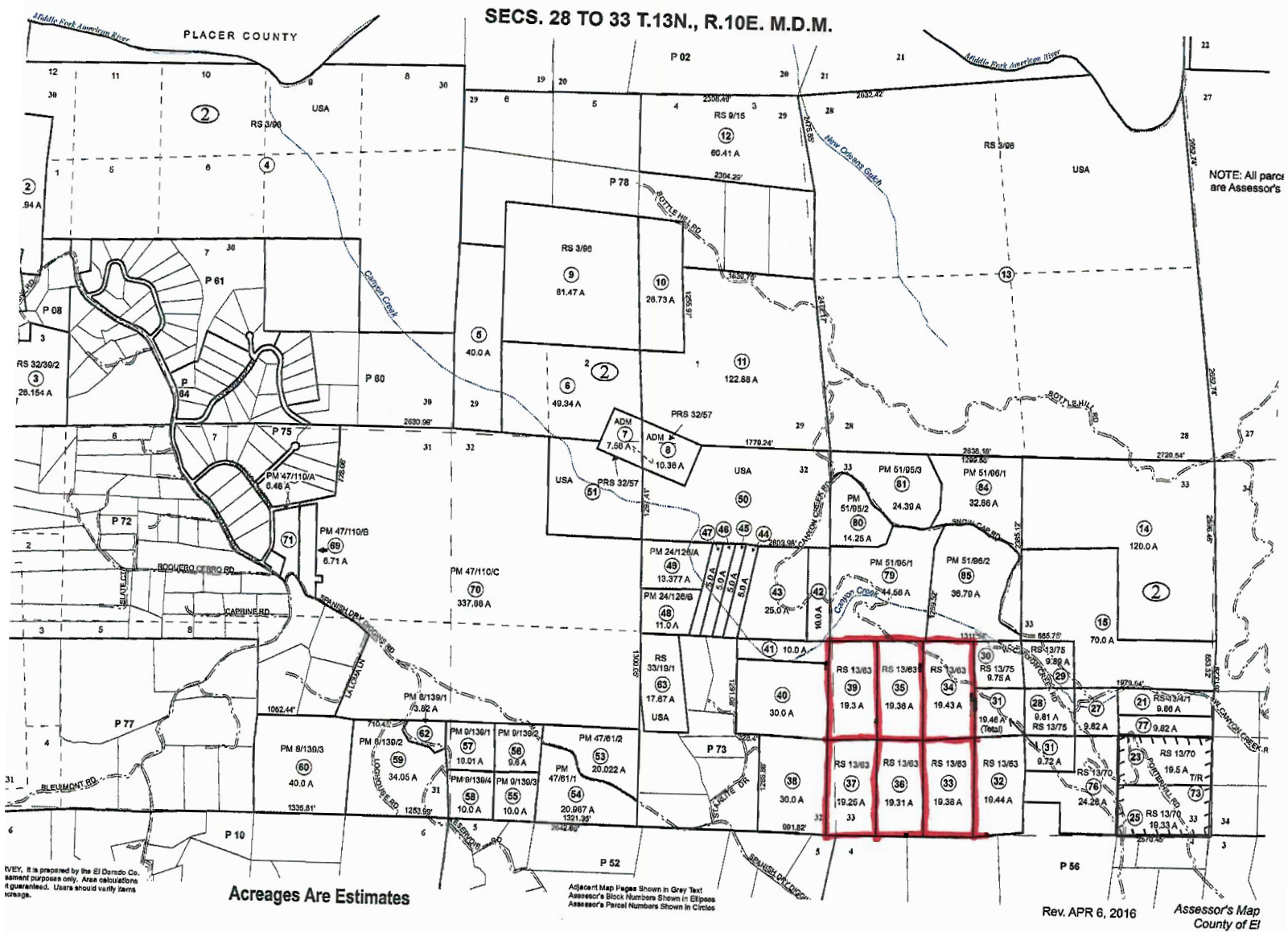


Exhibit B: Aerial Map



Exhibit C: Assessor's Parcel Map



Parcel Map P21-0008

Beam Parcel Map

APN(s): 061-042-033, 034, 035, 036, 037, 039

Exhibit D: General Plan Land Use Map

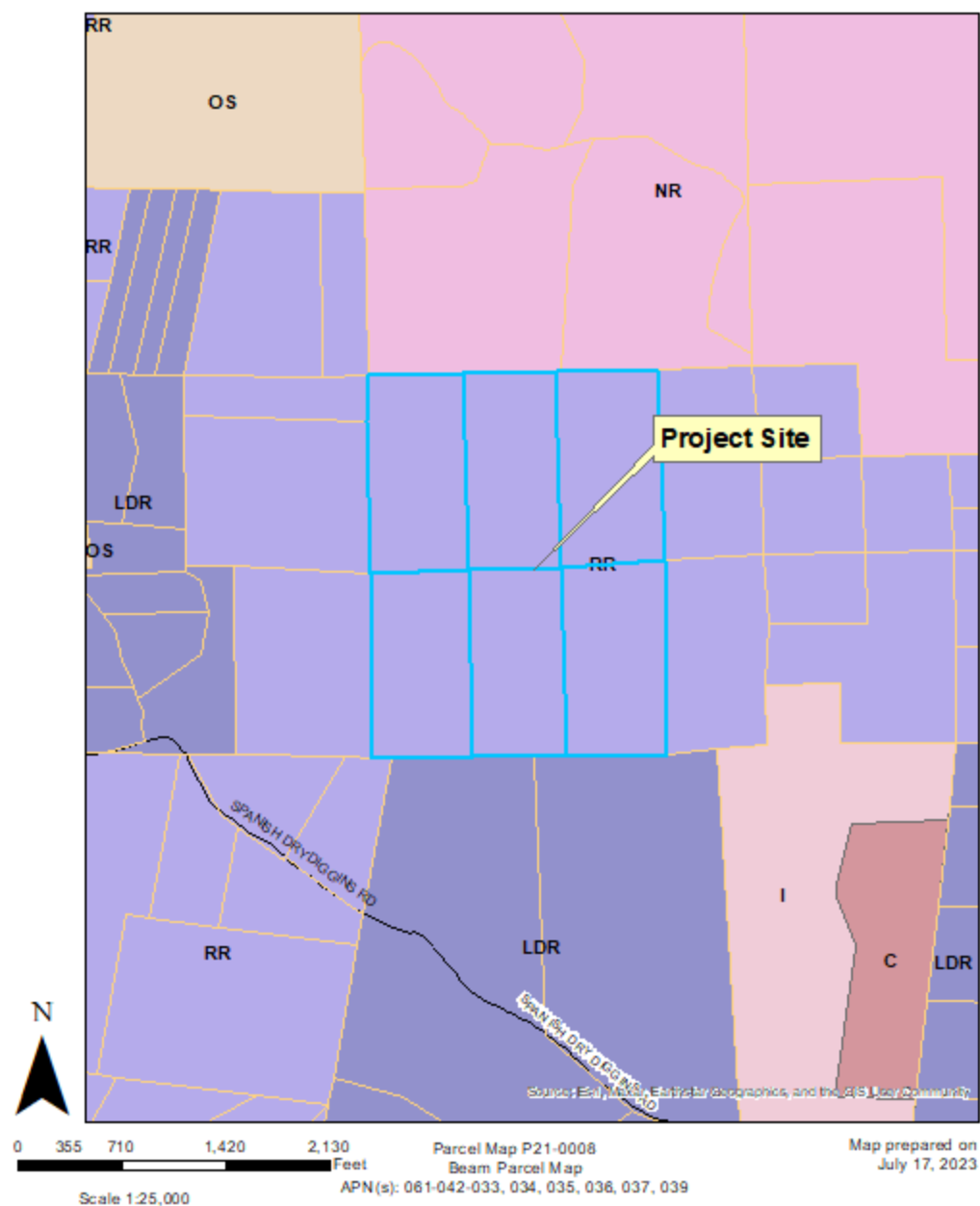
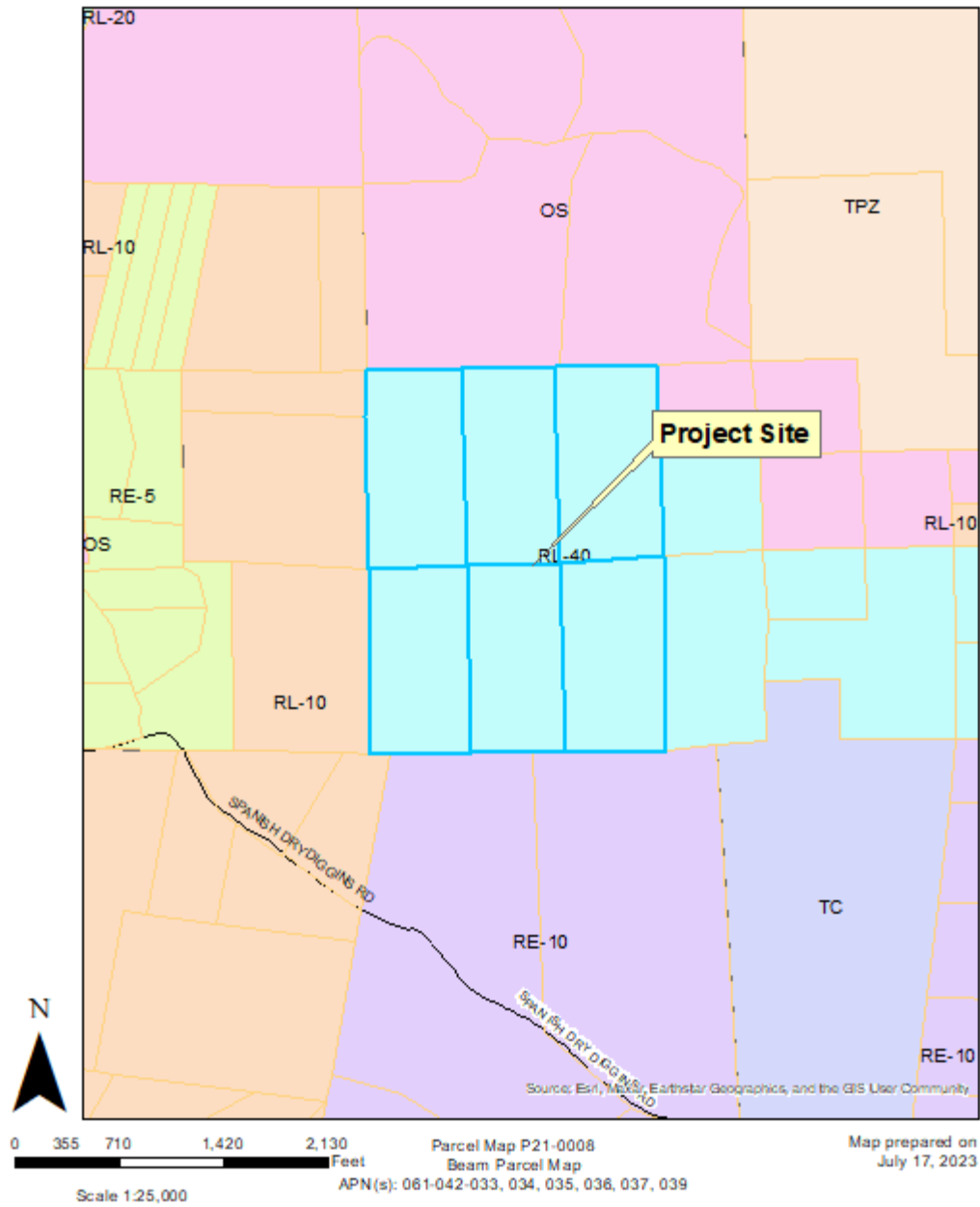
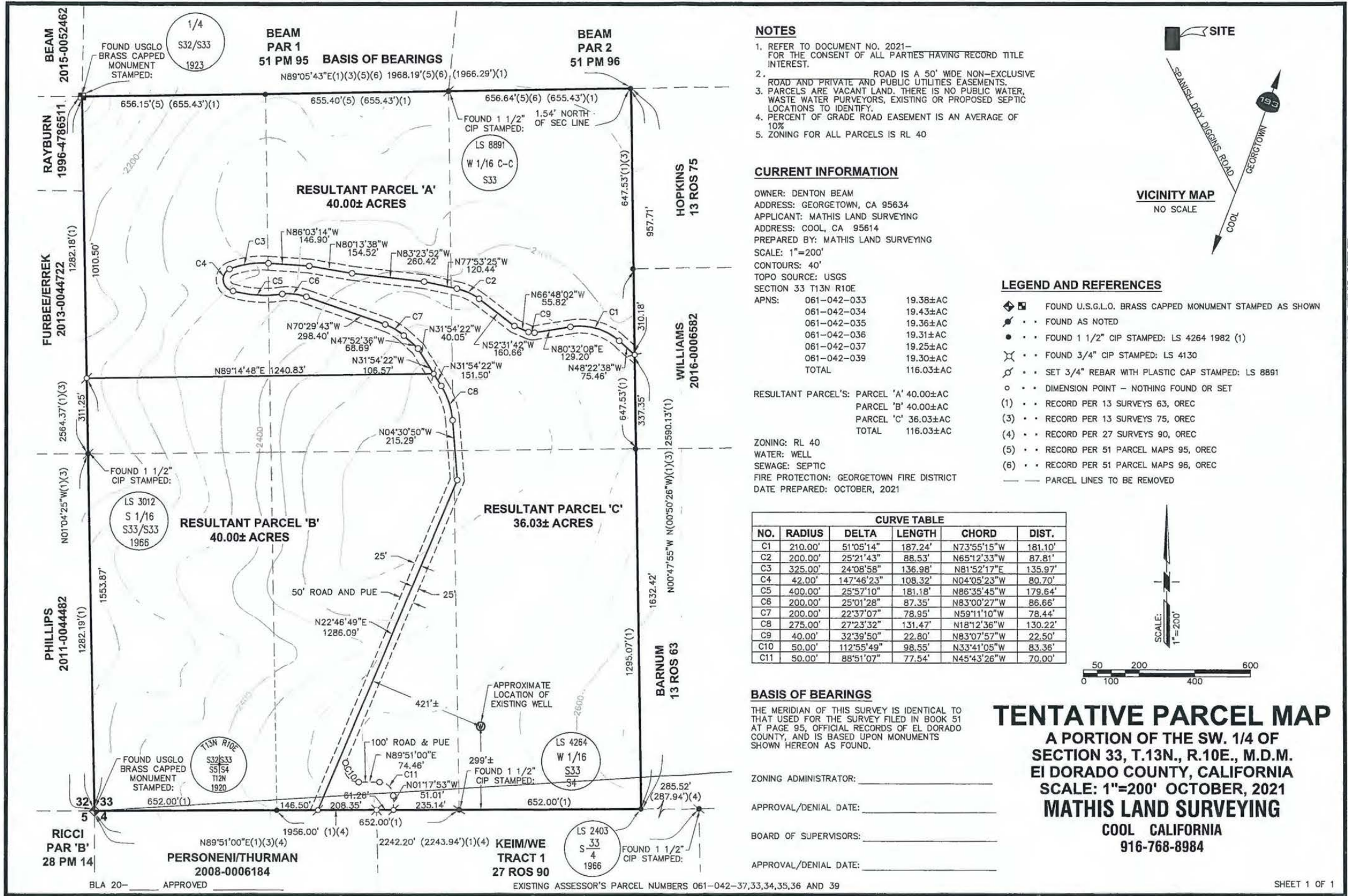


Exhibit E: Zoning Map





Z:\00Projects\ED061-042-032\PM\COUNTY SUBMITTALS\211015\ED061-042-37 TPM.dwg, 10/13/21 02:12:17pm, 3

P21-0008

Parcel Map P21-0008

Beam Parcel Map

APN(s): 061-042-033, 034, 035, 036, 037, 039

Exhibit G: Biological Resources Assessment



John Pickett, RPF #2976

1635 Crystal Air Dr., South Lake Tahoe,
CA 96150 (775) 220-7675
jpickettRPF@gmail.com

RE: Fire Plan for the Parcels:

061-042-033 19.38±AC

061-042-034 19.43±AC

061-042-035 19.36±AC

061-042-036 19.31 ±AC

061-042-037 19.25±AC

061-042-039 19.30±AC

TOTAL 116.03±AC

Introduction

Denton Beam plans to combine six parcels into three to correct parcel subdivision irregularities identified by the El Dorado County Surveying Department. Additionally, Mr. Beam intends to realign the road through the property so that the new parcels have adequate access. There are currently no construction plans for the property. Mr. Beam must obtain a biological assessment to merge the parcels and restore development rights.

Report Summary

The Biological Resources Assessment Report includes the biological results of the background research, biological resources field surveys, data analysis, and impact assessment for the Project area.

The key findings of this report include the following:

- Canyon Creek is located north of the parcel boundaries, and there are five ephemeral drainages originating on the subject parcels. The ephemeral drainages do not have any evidence bed, bank, or channel and likely only rarely flow any water.
- California Native Plant Society (CNPS) List 1, 2, 3, or 4 species have been documented in the area, but no suitable habitat is observed on the parcels. Depending on the project, it may be necessary to conduct a field survey during the flowering season.
- The forest, with management, can be restored to a healthy composition and structure that. Past forest thinning since regeneration has led to the development of a healthy overstory, only with a dense and decadent understory of native chaparral.

Parcel Description and History

The subject parcels are 116 acres over six parcels located north of Georgetown and south of Canyon Creek, a tributary to the Middle Fork of the American River. The parcels are in a transitional location with black oak woodland and Sierra Nevada mixed conifer forest types. The overstory is widely spaced blue oak, valley oak, black oak, and mixed conifers. The overstory is approximately 80 years old and has been thinned three times since regeneration. The overstory appears well stocked, and the property was masticated 15 years ago, which is easily twice the

Parcel Map P21-0008

Beam Parcel Map

24-0499 B 7 of 37

APN(s): 061-042-033, 034, 035, 036, 037, 039

Exhibit G: Biological Resources Assessment



John Pickett, RPF #2976

1635 Crystal Air Dr., South Lake Tahoe,
CA 96150 (775) 220-7675
jpickettRPF@gmail.com

fire return interval for the region. The result is a well-spaced overstory with a dense understory comprised of native chaparral, grasses, and several infestations of Scotch broome. The parcel has not been impacted by fire directly, but wildland fires have burned regionally for decades, and the subject parcel is in a very high fire hazard area. The fire return interval will likely decrease due to non-native species, drought, and climate change.

Slope and Aspect

Slope and aspect combine to create the topographical influences of fire on a slope. The project area generally has west and north-facing slopes. The west-facing slopes are perfectly aligned for solar radiation to heat and dry vegetation. They are moderately well aligned with the southwest winds that drive explosive fire growth in the local area. The steep slopes also promote the pre-heating of fuels and thus the rate and direction of spread. Additionally, west-facing slopes have longer burn periods during the diurnal cycle due to solar drying.

Elevation

Elevation has an important influence on fire behavior by influencing the amount and timing of precipitation and determining exposure to prevailing winds or extreme fire behavior. The subject parcel ranges from 2100 feet in elevation in the northwest to 2600 feet in the southeast. This elevation is characterized as having hot, dry summers with distinct seasons and moderately cool winter with precipitation falling as rain and averaging 36 inches per year. Rainfall in amounts to influence fire behavior is rare after May, and fire season begins in earnest as early as June. This leaves a long hot summer with dry fuel.

Weather

Local weather drives fire behavior in the Sierra Nevada. El Dorado County is exposed to dangerous Diablo winds when low pressure off California's coast and high pressure over the Great Basin result in strong, dry winds from the northeast. The subject parcel is exposed to northeast winds several times each fall. The subject parcel is exposed to strong upslope winds during much of the fire season because of the effects of solar radiation and the diurnal wind cycle in the American River Canyon. Fires are likely to exhibit moderate spread rates with moderate flame lengths during diurnal wind and fuel-driven fires. The subject parcel is also exposed to strong southwest winds from approaching low-pressure systems as they drop from the Gulf of Alaska. During these events, winds pick up from the southwest, and before the arrival of moisture, there can be a very low humidity dry slot for up to a day before the arrival of increased humidities and wetting precipitation. During this period, fires can grow explosively.

Parcel Map P21-0008

Beam Parcel Map

24-0499 B 8 of 37

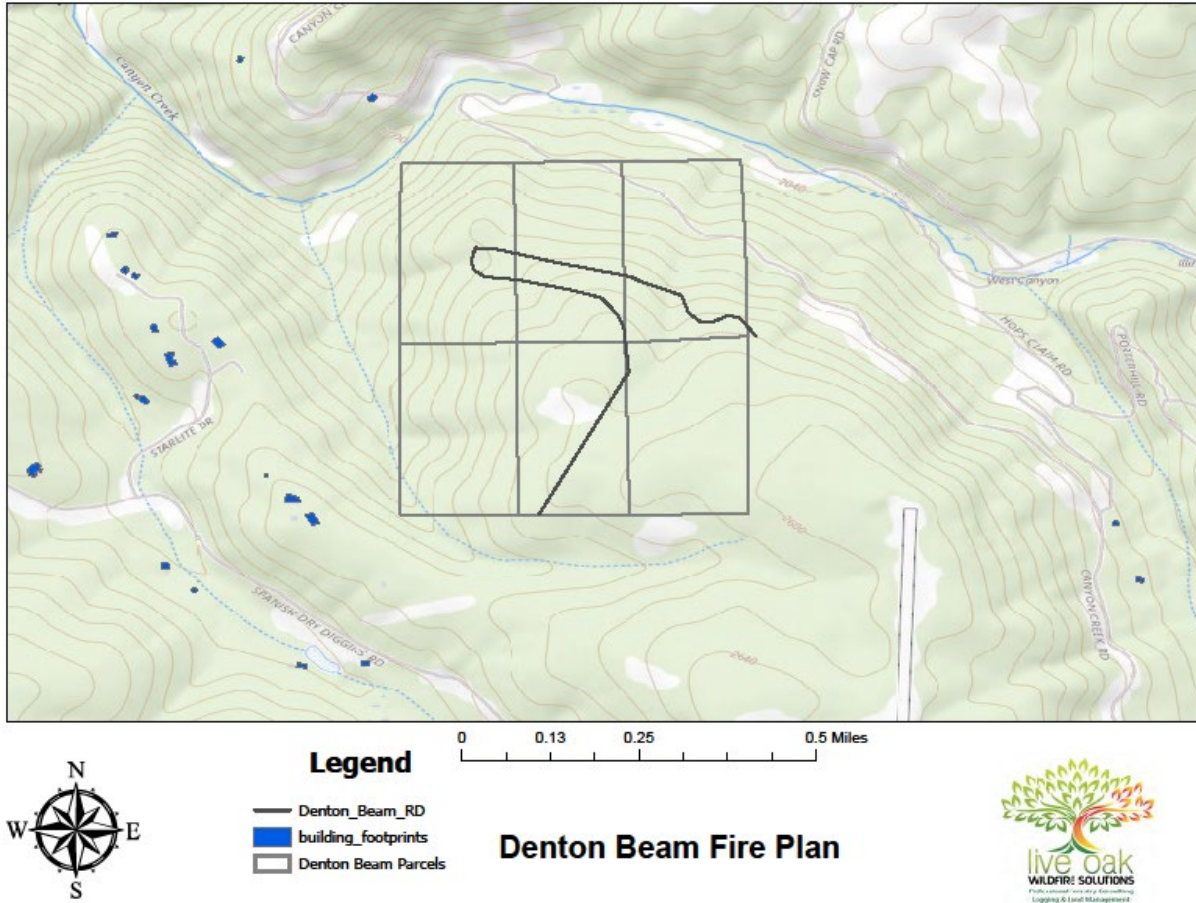
APN(s): 061-042-033, 034, 035, 036, 037, 039

Exhibit G: Biological Resources Assessment



John Pickett, RPF #2976

1635 Crystal Air Dr., South Lake Tahoe,
CA 96150 (775) 220-7675
jpickettRPF@gmail.com



REGULATORY OVERVIEW

Federal Regulations

Section 404 of the Clean Water Act

The U.S. Army Corps of Engineers ("Corps") and the Environmental Protection Agency ("EPA") regulate the discharge of dredged or fill material into "waters of the U.S." under Section 404 of the Clean Water Act. "Waters of the U.S." include wetlands and lakes, rivers, streams, and their tributaries. Wetlands are defined for regulatory purposes as areas "...inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated solid conditions" as specified in 33 Code of Federal Regulations [CFR] 328.3, 40 CFR 230.3. Generally, wetlands include swamps, marshes, bogs, and similar areas. Lakes, rivers, and streams are defined as "other waters of the U.S." Jurisdictional limits of these features are typically noted by the Ordinary High Water Mark ("OHWM"). The OHWM is the line on the shore established by the fluctuations of water and indicated by physical characteristics such as mark a clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas (33 CFR 328 and 33 CFR 329). Areas considered to be non-jurisdictional waters include non-tidal drainage and irrigation ditches excavated on dry land, artificially-

Parcel Map P21-0008

Beam Parcel Map

APN(s): 061-042-033, 034, 035, 036, 037, 039

24-0499 B 9 of 37

Exhibit G: Biological Resources Assessment



John Pickett, RPF #2976

1635 Crystal Air Dr., South Lake Tahoe,
CA 96150 (775) 220-7675
jpickettRPF@gmail.com

irrigated areas, artificial lakes or ponds used for irrigation or stock watering, small artificial water bodies such as swimming pools, and water-filled depressions with no outlet for drainage (33 CFR, Part 328). On April 21, 2020, the EPA and the Corps published the Navigable Waters Protection Rule to define "Waters of the United States" in the Federal Register. It includes four simple categories of jurisdictional waters, provides clear exclusions for many water features that traditionally have not been regulated, and defines terms in the regulatory text that have never been defined.

Under the final Rule, four clear categories of waters are federally regulated:

- The territorial seas and traditional navigable waters,
- Perennial and intermittent tributaries to those waters,
- Certain lakes, ponds, and impoundments, and
- Wetlands adjacent to jurisdictional waters.

As of June 22, 2020, the final Rule details 12 categories of exclusions, features that are not "waters of the United States," such as:

- features that only contain water in direct response to rainfall (e.g., ephemeral features);
- groundwater;
- many ditches;
- prior converted cropland; and
- waste treatment systems.

~Applicability to Denton Beam Property.

The parcels are located within 50 feet of the perennial Canyon Creek, which is a Water of the United States. Any activity with potential impacts on Canyon Creek could require a permit from the U.S. Corp of Engineers. However, it is unlikely any activity that could have an impact on the creek would be permitted for development in any case.

Section 401 of the Clean Water Act

Section 401 of the CWA requires an applicant for any federal permit which may result in a discharge into the waters of the U.S. to obtain a certification from the state that the discharge will comply with provisions of the CWA. The nine regions of the State Water Quality Control Board administer this program. Any condition of water quality certification would be incorporated into the Corps permit. California has a policy of no-net-loss of wetlands and typically requires mitigation for impacts to wetlands before it will issue a water quality certification. This Project is located under the jurisdiction of Region 5, the Central Valley Regional Water Quality Control Board ("RWQCB").

~Applicability to Denton Beam Property

Some commercial logging activities occurring within 75 feet of Canyon Creek will require a permit from the RWQCB. The Water Board issues permits for commercial logging projects whether on or off the property, in this case, Canyon Creek. The RWQCB does not require a permit for projects determined to be a minor alteration of vegetation, such as mastication or prescribed fire, that do not pose a risk to water quality. Other commercial activities will be required to follow applicable setback regulations, and would be subject to enforcement action if they have an impact on Canyon Creek. 2.1.3

Parcel Map P21-0008

Beam Parcel Map

APN(s): 061-042-033, 034, 035, 036, 037, 039

Exhibit G: Biological Resources Assessment



John Pickett, RPF #2976

1635 Crystal Air Dr., South Lake Tahoe,
CA 96150 (775) 220-7675
jpickettRPF@gmail.com

Endangered Species Act of 1973

Consultation with the USFWS would be necessary if a proposed action may affect a federally listed species or occupied habitat. This consultation will proceed under Section 7 of the Endangered Species Act (ESA) if a federal action is part of the proposed action or through Section 10 of the ESA if no such nexus is available (USFWS, 1973).

~Applicability to Denton Beam Property

There are three federally protected species listed under the ESA that have previously been documented within the USGS quad of the subject parcels (CDFW 2023), the threatened California red-legged frog (*Rana draytonii*), and the northern clade and southern clade of the foothill yellow-legged frog. Red-legged frogs prefer ponds and cannot tolerate the competition typical of flowing waters. The southern clade of the yellow-legged frog extends just Georgetown. It is likely that yellow-legged frogs migrate up Canyon Creek for reproduction and then migrate back to the American River drainage for summer, even though there are no documented populations. Yellow-legged frogs are known to migrate up and down different-order creeks to limit predation on eggs. Therefore, checking for frogs before ground-disturbing activities within 75 feet of Canyon Creek in spring is a best practice, regardless of permit requirements.

California State Regulations

California Endangered Species Act

The California Department of Fish and Wildlife (CDFW) has jurisdiction over plant and wildlife species listed as threatened or endangered under section 2080 of the CDFW Code. The California Endangered Species Act (CESA) prohibits the take of state-listed threatened and endangered species. The state Act differs from the federal Act in that it does not include habitat destruction in its definition of take. The CDFW defines take as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill." The CDFW may authorize take under the CESA through Section 2081 agreements. If the results of a biological survey indicate that a state-listed species would be affected by the project, the CDFW will issue an Agreement under Section 2081 of the CDFW Code and would establish a Memorandum of Understanding for the protection of state-listed species. CDFW maintains lists for Candidate-Endangered Species and Candidate-Threatened Species.

California Special Species of Concern

Fully Protected and Special Status Species California designates Species of Special Concern (SSC) are species of limited distribution, declining populations, diminishing habitat, or unusual scientific, recreational, or educational values. These species do not have the same legal protection as list species but may be added to official lists in the future (CDFW 2014). In the 1960s, California created a designation to provide additional protection for rare species. This designation remains today and is referred to as a "Fully Protected" species, and those listed "may not be taken or possessed at any time" (CDFW 2014). No species designated as Fully Protected species are known to occur within or adjacent to the Project area. California special status species are identified by the California Natural Diversity Database (CNDDB) and include those species considered to be of greatest conservation need by the CDFW.

~Applicability to Denton Beam Property The following species are either state listed or a Species of Special Concern as listed by the California Department of Wildlife. Foothill yellow-legged frog, (*Rana boylei*) is State ESA-listed as threatened (CDFW 2020); however, the CESA-listed species has not been documented within the Canyon Creek drainage. As mentioned above, it is a best practice to conduct surveys prior to ground-disturbing activities within 75 feet of Canyon Creek. California red-legged frog, (*Rana draytonii*) is State ESA-listed species but requires permanent ponded water. No habitat exists on the parcels. Northern goshawk (*Accipiter gentilis*) occurs within the area, but only at higher elevations

Parcel Map P21-0008

Beam Parcel Map

24-0499 B 11 of 37

APN(s): 061-042-033, 034, 035, 036, 037, 039

Exhibit G: Biological Resources Assessment



John Pickett, RPF #2976

1635 Crystal Air Dr., South Lake Tahoe,
CA 96150 (775) 220-7675
jpickettRPF@gmail.com

where old-growth or open-grown forest structures exist. It is not necessary that the forest necessarily have large trees, but goshawk prefer more open stands with large trees for nesting and hunting. The forest structure that develops in California after a clearcut harvest is generally unsuitable for a goshawk. Maintaining forest structure and stocking approximating historic densities both benefits forest health and creates suitable habitat for goshawk and California spotted owl. Currently, there is no suitable habitat on the parcels. California spotted owl (*Strix occidentalis occidentalis*) occurs within the area of the parcels; however, for the same reasons mentioned for goshawk, no suitable habitat exists on the subject parcels. Northern California ringtail cat (*Bassariscus astutus raptor*) is listed as a Species of Special Concern because of their affinity for riparian corridors and complex forest structures with snags and down woody debris. It is likely that ringtail cats use the Canyon Creek corridor for hunting. Maintaining "habitat piles" and coarse woody debris provides suitable habitat for ringtail cats and other rodent predators. Western pond turtle (*Emys marmorata*) occurs in the area, but the parcels have no ponded water.

Porter-Cologne Water Quality Control Act & Section 1601 and Section 1607 of CDFG Code

These acts and codes pertain to projects with potential impacts on water quality or waterways. The northern section of the subject parcel are within 50 feet of Canyon Creek, which is considered Waters of the State as defined by the State Water Resources Board (State Board 2014).

~Applicability to Denton Beam Property

Any activity that can impact water quality is regulated by the RWQCB as discussed above. And while Canyon Creek is adjacent to the parcels, its proximity and location downhill from the parcels require that impacts be considered before regulated ground-disturbing activity on the subject parcels. In general, following county code on siting development away from watercourses will protect the creek; however, commercial development and commercial timber harvest will create permit filing requirements.

California Department of Fish and Game Code Sections 3503, 3503.5, and 3800:

Nesting Migratory Bird and Raptors

Sections 3503, 3503.5, and 3800 of the CDFG Code prohibit the take, possession, or destruction of birds, their nests or eggs. Implementation of the take provisions requires that project-related disturbance within active nesting territories be reduced or eliminated during critical phases of the nesting cycle (approximately February 15 – August 31). A disturbance that causes nest abandonment and/or loss of reproductive effort (e.g. killing or abandonment of eggs or young), or the loss of habitat upon which birds are dependent, is considered "taking", and is potentially punishable by fines and/or imprisonment (LCC 2013).

~Applicability to Denton Beam Property

The migratory bird nesting season runs from approximately February 15 through August 31, and during this time it is a best practice to check for nesting birds, either early in the morning, or the evening before. Commercial development may require more formal surveys.

California Environmental Quality Act Guidelines Section 15380.

California Environmental Quality Act (CEQA) Guidelines section 15380(b) provides that a species not listed on the federal or state list of protected species may be considered rare or endangered if the species can be shown to meet certain specific criteria. This section was included in the guidelines to deal primarily with situations in which a public agency is reviewing a project that may have a significant effect on, for example, "candidate species" that has not yet been listed by the USFWS or CDFW. CEQA, therefore, enables an agency to protect a species from significant project impacts until the respective government agencies have an opportunity to list the species as protected, if warranted (CNRA 2012).

Parcel Map P21-0008

Beam Parcel Map

APN(s): 061-042-033, 034, 035, 036, 037, 039

Exhibit G: Biological Resources Assessment



John Pickett, RPF #2976

1635 Crystal Air Dr., South Lake Tahoe,
CA 96150 (775) 220-7675
jpickettRPF@gmail.com

Plants appearing on the California Native Plant Society (CNPS) California Rare Plant Rank (CRPR) are considered to meet CEQA's Section 15380 criteria. Ranks include:

- 1A - Plants presumed extirpated in California and either rare or extinct elsewhere,
- 1B) plant rare, threatened, or endangered in California and elsewhere,
- 2A) plants presumed extirpated in California, but more common elsewhere, and
- 2B) plants rare, threatened, or endangered in California, but more common elsewhere.

Impacts to these species would therefore be considered "significant," requiring mitigation.

The following species are listed as 2B or higher and occurring within the quad containing the subject parcel:

- *Chlorogalum grandiflorum*, Red Hills soaproot 1B.2 – There are several sitings within the Otter Creek drainage, but none in the Canyon Creek drainage. Red Hills soaproot relies on refugia from disturbance, and there is likely no suitable habitat on the parcels.
- *Packera layneae*, Laynes ragwort 1B.2 – This species has been seen in the nearby Pine Hill Preserve in gabro soils.
- *Calystegia vanzuukiae*, Van Zuks morning-glory 1B.3 – Van Zuks morning-glory grows in gabro and serpentine soils typical of the Pine Hill Preserve. There is no suitable habitat on the parcels.
- *Carex cyrtostachya*, Sierra arching sedge 1B.2 – Sierra arching sedge is a wetland species and there is no suitable habitat on the subject parcels.
- *Rhynchospora capitellata*, brownish beaked-rush 2B.2 – Brownish beaked-rush is actually a sedge, and is a wetland species. There is no suitable habitat on the subject parcels.
- *Arctostaphylos nissenana*, Nissenan manzanita 1B.2. Nissenan manzanita relies on refugia such as mountain ridges and rock outcrops where this smaller manzanita can compete. There is no suitable habitat on the parcels.
- *Poa sierrae*, Sierra blue grass 1B.3. Sierra blue grass thrives around wet seeps and springs. There is no suitable habitat on the subject parcels.
- *Horkelia parryi*, Parrys horkelia 1B.2. Parry horkelia grows in low-growing outcrops of dark green mats. The species has only had a single sighting within 3 miles of the subject parcels. This species is not likely to thrive in a forest that has been actively managed; however, a survey should be conducted before conducting certain development projects.

Local Regulations

The following El Dorado County permits

El Dorado County Oak Resources Conservation Ordinance

Permits for removing heritage oak trees are required for any non-exempt action requiring discretionary development entitlements or approvals from the County or ministerial actions requiring a building or

Parcel Map P21-0008

Beam Parcel Map

APN(s): 061-042-033, 034, 035, 036, 037, 039

Exhibit G: Biological Resources Assessment



John Pickett, RPF #2976

1635 Crystal Air Dr., South Lake Tahoe,
CA 96150 (775) 220-7675
jpickettRPF@gmail.com

grading permit issued by the County. An OakResources Technical Report prepared by a certified arborist, qualified wildlife biologist, or Registered Professional Forester is required before issuing a permit to remove any Oak Resources. Required care, inspection, and documentation of replacement plantings(including replacement of any dead trees) shall be performed by all permittees for a seven (7) year period from the date of the planting. Exemptions from mitigation do not apply to Heritage Trees, individual valley oak trees, and valley oak woodlands(unless these trees are dead, dying, or diseased).The ORMP requires mitigation for permitted oak tree removal, under the ORMP including: on-site retention; replacement planting on-site and off-site; and in-lieu fees that will be used to acquire land and/or conservation easements to conserve oak woodlands and to plant and maintain native oak trees. (Under the prior General Plan Policy tree canopy retention was the only mitigation option available.) All mitigation requires additional permits depending upon the mitigation option chosen. To encourage on-site retention of oak woodlands, the ORMP requires increasing mitigation ratios based on the amount of oak woodland removed: Removing 50 percent or less requires a 1-to-1 ratio of mitigation, removing up to 75 percent requires a 1.5-to-1ratio of mitigation, and removing up to 100 percent requires a 2-to-1 ratio of mitigation. Mitigation of oak woodlands would consist of one of the following options:

- On-site retention;
- replacement planting on-site and off-site;
- and/or in-lieu fees.

A security deposit is required for all discretionary projects proposing on-site oak tree/oak woodland retention and/or replacement planting as mitigation. No grading or other on-site work shall be permitted until the security deposit is posted. The in-lieu fee for the removal of oak woodlands is calculated based on the total cost per acre, which is currently set at \$8,285. The in-lieu fee for the removal of individual oak trees is calculated on a total cost per inch which is currently set at \$153 for a non-Heritage Tree and \$459 per inch for a Heritage Tree at a 3-to-1 ratio. The per-inch fee shall be multiplied by the total number of trunk diameter inches removed. The in-lieu fees collected will be deposited in the County's Oak Woodland Conservation Fund. That fund will be used to acquire land and/or conservation easements to conserve oak woodlands, provide for native oak tree planting, and for ongoing conservation area monitoring and management activities.

Parcel Map P21-0008

Beam Parcel Map

APN(s): 061-042-033, 034, 035, 036, 037, 039

Exhibit H: WUI Fire Plan



John Pickett, RPF #2976

1635 Crystal Air Dr., South Lake Tahoe,
CA 96150 (775) 220-7675
jpickettRPF@gmail.com

RE: Fire Plan for the Parcels:

061-042-033 19.38±AC

061-042-034 19.43±AC

061-042-035 19.36±AC

061-042-036 19.31 ±AC

061-042-037 19.25±AC

061-042-039 19.30±AC

TOTAL 116.03±AC

Introduction

Denton Beam plans to combine six parcels into three to correct parcel subdivision irregularities identified by the El Dorado County Surveying Department. Additionally, Mr. Beam intends to realign the road through the property so that the new parcels have adequate access. There are currently no construction plans for the property. Mr. Beam must obtain a fire plan to merge the parcels and obtain a grading permit for the road alignment.

This fire plan anticipates the construction of commercial or residential structures on the property. This property is located over 500 feet from the closest structure and therefore is not within the defensible space of neighboring properties. No action is required until construction is imminently planned.

Parcel Description

Vegetation

The subject parcels are 116 acres over six parcels and are the area of analysis in this fire plan. The parcels are in a transitional location with black oak woodland and Sierra Nevada mixed conifer forest types. The overstory is widely spaced blue oak, valley oak, black oak, and conifers. The overstory appears well stocked, and the property had been masticated some 15 years ago. The result is a well-spaced overstory with a dense understory comprised of native chaparral, grasses, and several infestations of Scotch broome. The parcel has not been impacted by fire directly, but wildland fires have burned regionally for decades, and the subject parcel is in a very high fire hazard area. The fire return interval will likely decrease due to non-native species, drought, and climate change.

The subject parcel is a transitional mixed conifer oak woodland forest type with many live healthy and thriving oaks and conifers dominating the overstory. The overstory trees are thrifty and healthy. The site is likely a Site Quality Class 1, indicating some of California's most productive timber-growing soils. Timber production is a realistic goal, and the standing timber is likely of value. Surface fuels have regrown after mastication was completed some 15 years before. The understory is composed of decadent canyon live oaks and chaparral. The canyon live oak chaparral mixture is defined as a Shrub Fuel Model SH-7 described in *Standard Fire Behavior Fuel Models: A Comprehensive Set for Use with Rothermel's Surface Fire Spread Model. General Technical Report RMRS-GTR-153, Scott and Burgen*. This explosive fuel model can produce some of the most dangerous fires in the region.

Parcel Map P21-0008

Beam Parcel Map

APN(s): 061-042-033, 034, 035, 036, 037, 039

Exhibit H: WUI Fire Plan



John Pickett, RPF #2976

1635 Crystal Air Dr., South Lake Tahoe,
CA 96150 (775) 220-7675
jpickettRPF@gmail.com

Slope and Aspect

Slope and aspect combine to create the topographical influences of fire on a slope. The project area generally has west and north-facing slopes. The west-facing slopes are perfectly aligned for solar radiation to heat and dry vegetation. They are moderately well aligned with the southwest winds that drive explosive fire growth in the local area. The steep slopes also promote the pre-heating of fuels and thus the rate and direction of spread. Additionally, west-facing slopes have longer burn periods during the diurnal cycle due to solar drying.

The north-facing slopes will be dominated by diurnal canyon winds that then magnify fire-driven winds. The Canyon Creek drainage will dominate fire behavior in the region.

Elevation

Elevation has an important influence on fire behavior by influencing the amount and timing of precipitation and determining exposure to prevailing winds or extreme fire behavior. The subject parcel ranges from 2100 feet in elevation in the northwest to 2600 feet in the southeast. This elevation is characterized as having hot, dry summers with distinct seasons and moderately cool winter with precipitation falling as rain and averaging 36 inches per year. Rainfall in amounts to influence fire behavior is rare after May, and fire season begins in earnest as early as June. This leaves a long hot summer with dry fuel.

Weather

Local weather drives fire behavior in the Sierra Nevada. El Dorado County is exposed to dangerous Diablo winds when low pressure off California's coast and high pressure over the Great Basin result in strong, dry winds from the northeast. The subject parcel is exposed to northeast winds several times each fall. The subject parcel is exposed to strong upslope winds during much of the fire season because of the effects of solar radiation and the diurnal wind cycle in the American River Canyon. Fires are likely to exhibit moderate spread rates with moderate flame lengths during diurnal wind and fuel-driven fires. The subject parcel is also exposed to strong southwest winds from approaching low-pressure systems as they drop from the Gulf of Alaska. During these events, winds pick up from the southwest, and before the arrival of moisture, there can be a very low humidity dry slot for up to a day before the arrival of increased humidities and wetting precipitation. During this period, fires can grow explosively.

Fire Hazard on the Subject Parcel

The subject parcel is exposed to a considerable hazard from a volatile fuel mix and canyon winds. The SH7 fire model burns with moderate spread rates but with very high flame lengths. The GR4 fuel model is readily mitigated with mowing but burns intensely when left fallow. And while this is an active fuel model, it is possible to moderate this hazard by reducing fuels between the best and healthiest conifers, spacing canyon live oak trees, clearing around evacuation routes and roads, and then using methods to reduce the total tonnage of biomass available to burn.

The nearby 2016 Bottle Fire was precisely this, a fuel and topographically driven fire with strong diurnal wind influence. On the afternoon of the fire, humidities were very low, ranging from 15-20 percent, with light east winds increasing to over 18 miles per hour from the southwest during the afternoon. This wind pattern drove very high rates of spread with dangerous runs during the

Parcel Map P21-0008

Beam Parcel Map

APN(s): 061-042-033, 034, 035, 036, 037, 039

Exhibit H: WUI Fire Plan



John Pickett, RPF #2976

1635 Crystal Air Dr., South Lake Tahoe,
CA 96150 (775) 220-7675
jpickettRPF@gmail.com

late afternoon. The subject parcel is also exposed to strong southwest winds from approaching low-pressure systems as they drop from the Gulf of Alaska. During these events, winds will pick up from the southwest. Before the arrival of moisture, there can be a very low humidity dry slot for up to a day before the arrival of increased humidities and wetting precipitation. During this period, fires can grow explosively.

Mitigations

The following section applies when structures are constructed on the parcel, and no development plan is being considered.

Dr. Jack Cohen of the U.S. Forest Service's Rocky Mountain Research Station made the statement in his definition of the home ignition zone that "it is a homes construction and immediate surroundings that will determine a home's probability of ignition, not its site on a fire-prone landscape." From his research, we now moderate exposure to fire hazard by working in three zones around the structures and other areas with human habitation. The SH7 fire model is brush and grass driven with only moderate flame lengths. In this fuel model reducing fuel for a boundary of 200 feet or to the slope break will effectively limit the pre-heating of structures on the property. In many fuel types, it is necessary to reduce fuels up to 300 feet on steep slopes, but this is not likely to lead to substantial reductions in risk on the subject parcel.

Fuel Break Around Structures

Oak trees vary in flammability with canyon live oak burning with great energy and blue oak rarely burning except in chaparral form. Spacing oaks with 10 feet between canopies will reduce the potential for ignition. It is also true that establishing blue oak will greatly reduce the rate with which the brush grow and will again favor bunch grass over non-native annuals. Blue oaks do not regenerate well in grazing regimes, so again it is valuable to consult with the El Dorado County Conservation District on methods to promote blue oak regeneration.

Defensible Space

Defensible space around the structures is going to be critically important because of the likely ember production from dead oak on the property and in the Sand Fire scar. Defensible space is divided into three zones. The wildland fuel zone, the Lean, Clean, and Green Zone and the Non-combustible zone.

- The wildland fuel zone should effectively extend 200 feet or to the slope break from the structure with the annual mowing of grasses and brush.
- The Lean, Clean and Green Zone extends from the structure to 30 feet. This zone must be mowed when grasses or brush are greater than 4 inches tall. No flammable vegetation may be present.
- The non-combustible zone extends from the structure to five feet. The subject parcel will be subject to massive ember wash during the next wildland fire. The maintenance of a non-combustible zone in combination with fire safe venting and Class A roofing is the primary mitigation for ember ignition. Ember ignition generally occurs when embers strike a wall or fall in wind vertices and accumulate at the bottom of the wall or in an inside corner of the structure. If there is any flammable material in this area the structure

Parcel Map P21-0008

Beam Parcel Map

APN(s): 061-042-033, 034, 035, 036, 037, 039

Exhibit H: WUI Fire Plan



John Pickett, RPF #2976

1635 Crystal Air Dr., South Lake Tahoe,
CA 96150 (775) 220-7675
jpickettRPF@gmail.com

will be at increased risk. This area should likely be graveled in and treated with herbicide so that no vegetation can grow in this area. No leaf litter should be allowed to accumulate.

Prescription for Fuels Reduction

The SH7 fuel model is a chaparral fuel model that can exhibit quite extreme fire behavior. Flame lengths can be quite high. In this fuel model, it is imperative to create a 200 to 300-foot buffer around the home and structures to enable firefighters to engage a fire. The SH7 is too volatile for direct attack during extreme fire weather.

The basic prescription for fuels reduction on the property is to create gaps of at least 20-feet between oak crowns or 40 feet of space between conifer boles. Retain the dominant and codominant conifers on the parcel. Then retain mature trees greater than 25 feet from another designated leave tree. Retain all trees greater than 24 inches DBH for pine and 36 inches DBH for oak. Retain trees in the following order: Ponderosa pine, black oak, blue oak, valley oak, canyon live oak, and gray pine.

It is my opinion that the above prescription complies with the El Dorado Oak Management Program and is exempt because it is a fire-safe treatment related to an existing structure.

The shaded fuel break units can be treated using three different treatment methodologies.

- Mastication – A skid steer-mounted masticator can effectively mow canyon live oak. An example is the Fecon FTX350. The downside is that it will leave significant mulch depths that will be slow to decay.
- Tree shear or hot saw, skid, and chip – In this treatment, a tree shear or hot saw cuts the excess trees creating at least 30-foot crown spacing. The shear bunches the cut material, which is then skidded to a landing for processing. This is an excellent treatment for live oak, with the caveat that chipping and hauling are expensive.
- Tree shear or hot saw, machine grapple pile, and burn - In this treatment, trees, focusing on the canyon live oak, are cut and piled. The piles can be up to 15'x15' but must be at least 10 feet from residual trees. Pile burning can be completed during the winter period.

Evacuation Routes

The subject parcel cannot be made safe for humans during a wildland fire event, so early evacuation along safe routes is necessary. It is recommended that a written evacuation plan be created for the subject parcel if construction takes place. During fire season, particularly on red flag days, people should be able to monitor local news and look for smoke in the region of the property. If there is smoke anywhere near the historic Bottle Fire scar, people should leave the property and crest the ridge to the south while awaiting further information.

Conclusion

Parcel Map P21-0008

Beam Parcel Map

APN(s): 061-042-033, 034, 035, 036, 037, 039

Exhibit H: WUI Fire Plan



John Pickett, RPF #2976

1635 Crystal Air Dr., South Lake Tahoe,
CA 96150 (775) 220-7675
jpickettRPF@gmail.com

The project area is in a high fire hazard area with dense canyon live oak, and native chaparral composing the primary fuel types. The parcel has a fuel model SH7 capable of supporting high rates of spread. Effective fuel reduction can be achieved by thinning and maintaining fuel with prescribed fire or herbicides. This property has extremely steep slopes, and it is unlikely that fuels can be modified in a way to make the parcel resilient to catastrophic fire without consistent fuels treatments. Frequent prescribed fire and herbicide use can mitigate the risk, and a prescribed fire plan will be infinitely valuable.



Legend

- Denton_Beam_RD
- building_footprints
- Denton_Beam_Parcel

0 0.13 0.25 0.5 Miles

Denton Beam Fire Plan



Parcel Map P21-0008

Beam Parcel Map

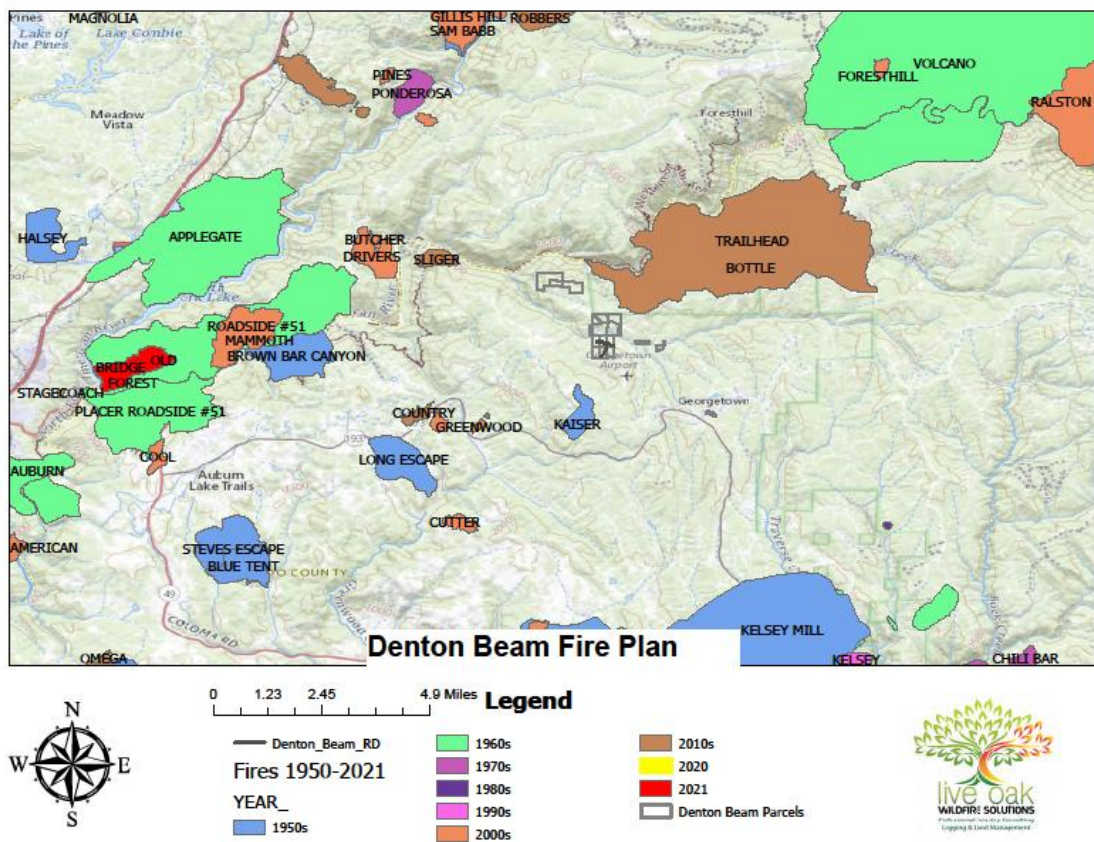
APN(s): 061-042-033, 034, 035, 036, 037, 039

Exhibit H: WUI Fire Plan



John Pickett, RPF #2976

1635 Crystal Air Dr., South Lake Tahoe,
CA 96150 (775) 220-7675
jpickettRPF@gmail.com



Parcel Map P21-0008

Beam Parcel Map

24-0499 B 20 of 37

APN(s): 061-042-033, 034, 035, 036, 037, 039

Exhibit I: Application Packet

RECEIVED

NOV 03 2021



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667

Phone: (530) 621-5355 www.edcgov.us/Planning/

FILE #

ASSESSOR'S PARCEL NUMBER(s) 061-042-033, 034, 035, 036, 037 & 039

PROJECT NAME/REQUEST: (Describe proposed use) Creating 3 parcels out of the APN's listed above.

IF SUBDIVISION/PARCEL MAP: Create _____ lots, ranging in size from _____ to _____ acre(s) / square feet

IF ZONE CHANGE: From _____ to _____ IF GENERAL PLAN AMENDMENT: From _____ to _____

IF TIME EXTENSION, REVISION, or CORRECTION: Original approval date _____ Expiration date _____

APPLICANT/AGENT Mathis Land Surveying

Mailing Address 5020 Ellinghouse Dr. Suite B, Cool <pick from list> CA 95014

P.O. Box or Street City State ZIP

Phone (916) 768-8984 FAX ()

PROPERTY OWNER Denton A. Beam

Mailing Address P.O. Box 4360 Georgetown, CA <pick from list> 95034

P.O. Box or Street City State ZIP

Phone (916) 296-9430 FAX ()

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Mathis Land Surveying

Mailing Address 5020 Ellinghouse Dr. Suite B, Cool <pick from list> CA 95014

P.O. Box or Street City State ZIP

Phone (916) 768-8984 FAX ()

LOCATION: The property is located on the <pick from list> North side of Spanish Dry Diggins

1.3 feet/miles <pick from list> of the intersection with Georgetown Rd (193)

<pick from list> of the intersection with Georgetown Rd (193)

in the Georgetown <or pick from list> area. PROPERTY SIZE _____ Acreage / Square Feet

Dent. A. Beam Date Oct 29 - 2021

Signature of property owner or authorized agent

Date

FOR OFFICE USE ONLY

Date _____ Fee \$ _____ Receipt # _____ Rec'd by _____ Census _____

Zoning _____ GPD _____ Supervisor District _____ Sec _____ Twn _____ Rng _____

ACTION BY: ☐ PLANNING COMMISSION
☐ ZONING ADMINISTRATOR

ACTION BY BOARD OF SUPERVISORS

Hearing Date _____

Hearing Date _____

Approved _____ Denied _____
(Findings and/or conditions attached)

Approved _____ Denied _____
(Findings and/or conditions attached)

Executive Secretary _____

APPEAL: Approved _____ Denied _____

P21-0008

Revised 11/2017

Parcel Map P21-0008

Beam Parcel Map

24-0499 B 21 of 37

APN(s): 061-042-033, 034, 035, 036, 037, 039

Exhibit I: Application Packet

LETTER OF AUTHORIZATION

I (We), the undersigned, Owner(s) of Record with vested interest in Assessor's Parcel No. 061-042-033, 034, 035, 036, 037, 039, hereby authorize Mathis Land Surveying to act as my agent or representative to prepare and process the necessary documents relative to my property with the County of El Dorado, on my behalf.

Signed:

Denton A. Beam

Date: 9-2-2021

Print Name:

Denton A. Beam

Signed:

Date: _____

Print Name:

Owner(s) of Record: Denton A. Beam

Mailing Address: P.O. Box 4360

City: Georgetown

State: Ca

Zip: 95634

Phone: 916-296-7430

Email: dentonbeam@gmail.com

For multiple owners, attach additional pages as needed.

Agent for Applicant(s): Mathis Land Surveying

Mailing Address: 5020 Ellinghouse Dr. Suite B

City: Cool

State: Ca

Zip: 95614

Phone: 916 768 8984

Email: mathislandsurveying@yahoo.com

2021 SEP 16 AM 10:17
RECEIVED
PLANNING DEPARTMENT

SV AOE Application

P21-0008

Revised 6-2015

Parcel Map P21-0008

Beam Parcel Map

24-0499 B 22 of 37

APN(s): 061-042-033, 034, 035, 036, 037, 039

Exhibit I: Application Packet

Tentative Parcel Map
Page 17

AFFIDAVIT OF PREVIOUS LAND DIVISION ACTIVITY (*)

THE UNDERSIGNED hereby certifies that he is the person who executed the following statements, that he has read the same and knows the contents thereof, and that the facts stated herein are true and correct:

1. Have you at any time owned or held any interest whatsoever in any land which included the parcel proposed for division in this application, or which was contiguous to the parcel proposed for subdivision.

☒ Yes

☐ No

If "yes", explain and attach copies of the deeds to such property, if available, the Assessor's Parcel Number, and period of ownership.

Two parcel maps 51-96 & 51-95 were completed on property North of these parcels. See attached document

2. Have you ever proposed, participated in, or been involved in any manner whatsoever in the subdivision or splitting of a parcel of which the present parcel proposed to be subdivided in this application, was a part or contiguous thereto?

☒ Yes

☐ No

If so, give the relevant details, including date, parcel map number, and your role in the subdivision.

date is 2-19-16 Parcel maps 51-95 & 51-96.
Mathis Land Surveying was the surveyor who prepared the parcel maps.

OWNER'S SIGNATURE

Dennis A. Beam

DATE 9-2-2021

APPLICANT'S SIGNATURE DATE

Juanita Mathis

(*) THIS FORM MUST BE COMPLETED BY BOTH THE APPLICANT AND RECORD OWNER(S)

2021 SEP 16 AM 10:10
RECEIVED
PLANNING DEPARTMENT

P21-0008

Parcel Map P21-0008

Beam Parcel Map

24-0499 B 23 of 37

APN(s): 061-042-033, 034, 035, 036, 037, 039

Exhibit I: Application Packet

RECORDING REQUESTED BY:
Inter County Title Company

AND WHEN RECORDED MAIL TO:

Denton Beam
P.O .Box 4360
Georgetown, CA 95634

20169005116900004
El Dorado, County Recorder
William Schultz Co Recorder Office
DOC 2016-0051169-00
Acct 1002-Inter-County Title
Tuesday, OCT 25, 2016 14:05:06
Ttl Pd \$112.00 Nbr-0001807226
CLG/C1/1-4

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: PV 226465 TO
AP#: 061-042-33,34,36,37

Escrow No.: AU-55018008-JM

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$88.00

☒ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale.
☒ Unincorporated area ☐ City of AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Stuart Porter and Britt Porter, Trustees of the Porter Living Trust dated August 29, 2003

hereby GRANT(s) to:

Denton A. Beam, Trustee of the Denton A. Beam 1990 Trust

the real property in the County of El Dorado, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 33,34,36,37 Spanish Dry Diggin, Georgetown, CA 95634

DATED: September 29, 2016

Signature Page attached hereto
and made a part hereof

MAIL TAX STATEMENTS TO PARTY SHOWN ABOVE:

Parcel Map P21-0008
Beam Parcel Map
APN(s): 061-042-033, 034, 035, 036, 037, 039
24-0499 B 24 of 37

Exhibit I: Application Packet

Title Order No.: PV 226465 TO
33,34,36,37

Escrow No.: AU-55018008-JM

AP#: 061-042-

SIGNATURE PAGE

Title of Document: GRANT DEED

Date of Document: September 29, 2016

Stuart Porter and Britt Porter, Trustees of the Porter
Living Trust dated August 29, 2003

BY: [Signature] TRUSTEE
Stuart Porter, Trustee

BY: _____
Britt Porter, Trustee

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF _____

Kern

On October 14, 2016 before me, Kelley D Aisher A Notary Public
personally appeared Stuart Porter

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



Parcel Map P21-0008

Beam Parcel Map

24-0499 B 25 of 37

APN(s): 061-042-033, 034, 035, 036, 037, 039

Exhibit I: Application Packet

Title Order No.: PV 226465 TO
33,34,36,37

Escrow No.: AU-55018008-JM

AP#: 061-042-

SIGNATURE PAGE

Title of Document: GRANT DEED

Date of Document: September 29, 2016

Stuart Porter and Britt Porter, Trustees of the Porter
Living Trust dated August 29, 2003

BY: _____
Stuart Porter, Trustee

BY: Britt Porter trustee
Britt Porter, Trustee

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Placer

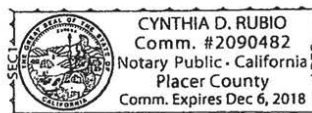
On October 10, 2016 before me, Cynthia D. Rubio A Notary Public
personally appeared Britt Porter

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Cynthia D. Rubio (Seal)



Parcel Map P21-0008

Beam Parcel Map

24-0499 B 26 of 37

APN(s): 061-042-033, 034, 035, 036, 037, 039

Exhibit I: Application Packet

PV-226465-TO

EXHIBIT A

DESCRIPTION

All that certain real property situated in the County of El Dorado, State of California, more particularly described as follows:

PARCEL NO. 1:

The West half of the Southeast quarter of the Southwest quarter of Section 33, Township 13 North, Range 10 East, M.D.B.&M.

Assessor's Parcel No. 061-042-33-100

PARCEL NO. 2:

The West half of the Northeast quarter of the Southwest quarter of Section 33, Township 13 North, Range 10 East, M.D.B.&M.

Assessor's Parcel No. 061-042-34-100

PARCEL NO. 3:

The East half of the Southwest quarter of the Southwest quarter of Section 33, Township 13 North, Range 10 East, M.D.B.&M.

Assessor's Parcel No. 061-042-36-100

PARCEL NO. 4:

The West half of the Southwest quarter of the Southwest quarter of Section 33, Township 13 North, Range 10 East, M.D.B.&M.

Assessor's Parcel No. 061-042-37100

Parcel Map P21-0008

Beam Parcel Map

24-0499 B 27 of 37

APN(s): 061-042-033, 034, 035, 036, 037, 039

Exhibit I: Application Packet

RECORDING REQUESTED BY:
Fidelity National Title Company

**When Recorded Mail Document
and Tax Statement To:**
Denton A. Beam
P.O. Box 4172
Georgetown, CA 95634

20189000074200003
El Dorado, County Recorder
William Schultz Co Recorder Office
DOC 2018-0000742-00
Acct 5006-Fidelity National Fair Oaks
Tuesday, JAN 09, 2018 14:18:12
Ttl Pd \$64.00 Nbr-0001909550
JDK/C1/1-3

Escrow Order No.: FSSE-9071702169
Property Address: Vacant Land,
Greenwood, CA 95635
APN/Parcel ID(s): 061-042-35-100

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Exempt from fee per GC 27388.1 (a) (2); recorded concurrently in connection with a
transfer subject to the imposition of documentary transfer tax.

GRANT DEED

The undersigned grantor(s) declare(s)

- ☐ This transfer is exempt from the documentary transfer tax.
☒ **The documentary transfer tax is \$44.00** and is computed on:
☒ the full value of the interest or property conveyed.
☐ the full value less the liens or encumbrances remaining thereon at the time of sale.
The property is located in ☒ an Unincorporated area.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Jeff Abel and Julie Abel, husband
and wife

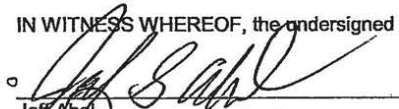

hereby GRANT(S) to Denton A. Beam, Trustee of The Denton A. Beam Living Trust, U/A dated November 7, 1990

the following described real property in the Unincorporated Area of the County of El Dorado, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: January 8, 2018

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.


Jeff Abel

Julie Abel

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Grant Deed
SCA0000129.doc / Updated: 11.20.17

Printed: 01.08.18 @ 02:39 PM
CA-FT-FSSE-01510.080907-FSSE-9071702169

Exhibit I: Application Packet

GRANT DEED (continued)

APN/Parcel ID(s): 061-042-35-100

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of

El Dorado

On

Jan. 8, 2018

before me,

Renée Cornelius

Notary Public,

(here insert name and title of the officer)

personally appeared

Jeff Abel and Julie Abel

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)

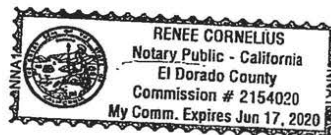


Exhibit I: Application Packet

EXHIBIT "A" Legal Description

For APN/Parcel ID(s): 061-042-35-100

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

The East half of the Northwest Quarter of the Southwest Quarter of Section 33, Township 13 North, Range 10 East, Mount Diablo Base and Meridian as designated on that certain Map filed for record June 11, 1985 in Book 13 Records of Survey, Page 63, El Dorado County Records.

Exhibit I: Application Packet

RECEIVED

NOV 03 2021

Tentative Parcel Map

Page 13



EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667

Phone: (530) 621-5355 www.edcgov.us/Planning/

EL DORADO COUNTY PLANNING SERVICES ENVIRONMENTAL QUESTIONNAIRE

File Number _____

Date Filed _____

Project Title _____ Lead Agency _____
Name of Owner Denton A. Beam Telephone 916-296-7430
Address Po Box 4360, Georgetown, CA 95634
Name of Applicant Mathis Land Surveying Telephone 916-768-8984
Address 5020 Ellinghouse Dr. Suite B, Cool, Ca 95614
Project Location NE of Georgetown
Assessor's Parcel Number(s) 061-042-033 Acreage 135.47 Zoning RL40
034, 035, 036, 037, 039

Please answer all of the following questions as completely as possible. Subdivisions and other major projects will require a Technical Supplement to be filed together with this form.

1. Type of project and description: Creating 3 parcels out of the APN's listed above.
2. What is the number of units/parcels proposed? 3

GEOLOGY AND SOILS

3. Identify the percentage of land in the following slope categories:
☒ 0 to 10% ☐ 11 to 15% ☐ 16 to 20% ☐ 21 to 29% ☐ over 30%
4. Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area? NO
5. Could the project affect any existing agriculture uses or result in the loss of agricultural land? NO

P21-0008

Parcel Map P21-0008

Beam Parcel Map

24-0499 B 31 of 37

APN(s): 061-042-033, 034, 035, 036, 037, 039

Exhibit I: Application Packet

Tentative Parcel Map
Page 14

DRAINAGE AND HYDROLOGY

6. Is the project located within the flood plain of any stream or river? NO
If so, which
one? _____
7. What is the distance to the nearest body of water, river, stream or year-round drainage channel?
300 ± feet Name of the water body? Canyon Creek
8. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amount into any lakes, rivers or streams? NO
9. Will the project result in the physical alteration of a natural body of water or drainage way?
If so, in what way? NO
10. Does the project area contain any wet meadows, marshes or other perennially wet areas?

VEGETATION AND WILDLIFE

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each:
trees .33% , Brush .33% , Grass .32%
12. How many trees of 6-inch diameter will be removed when this project is implemented?
NOPE

FIRE PROTECTION

13. In what structural fire protection district (if any) is the project located? Georgetown Fire Dept.
14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)? _____
15. What is the distance to the nearest fire station? approx 5 miles
16. Will the project create any dead-end roads greater than 500 feet in length? NO
17. Will the project involve the burning of any material including brush, trees and construction materials? NO

NOISE QUALITY

18. Is the project near an industrial area, freeway, major highway or airport? Yes
If so, how far? 600 ± feet
19. What types of noise would be created by the establishment of this land use, both during and after construction? NOPE

Exhibit I: Application Packet

Tentative Parcel Map
Page 15

AIR QUALITY

20. Would any noticeable amounts of air pollution, such as smoke, dust or odors, be produced by this project? NO

WATER QUALITY

21. Is the proposed water source ☐ public or ☒ private, ☐ treated or ☐ untreated?
22. What is the water use (residential, agricultural, industrial or commercial)? residential

AESTHETICS

23. Will the project obstruct scenic views from existing residential areas, public lands, and/or public bodies of water or roads? NO

ARCHAEOLOGY/HISTORY

24. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (e.g., Indian burial grounds, gold mines, etc.) NO

SEWAGE

25. What is the proposed method of sewage disposal? ☒ septic system ☐ sanitation district
Name of district: N/A
26. Would the project require a change in sewage disposal methods from those currently used in the vicinity? NO

TRANSPORTATION

27. Will the project create any traffic problems or change any existing roads, highways or existing traffic patterns? NO
28. Will the project reduce or restrict access to public lands, parks or any public facilities?
NO

GROWTH-INDUCING IMPACTS

29. Will the project result in the introduction of activities not currently found within the community? NO
30. Would the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?

Exhibit I: Application Packet

Tentative Parcel Map

Page 16

31. Will the project require the extension of existing public utility lines? NO
If so, identify and give distances: _____

GENERAL

32. Does the project involve lands currently protected under the Williamson Act or an Open Space Agreement? NO
33. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material?
NO
34. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)?
35. Could the project create new, or aggravate existing health problems (including, but not limited to, flies, mosquitoes, rodents and other disease vectors)? NO
36. Will the project displace any community residents? NO

DISCUSS ANY YES ANSWERS TO THE PREVIOUS QUESTIONS (attached additional sheets if necessary) NA

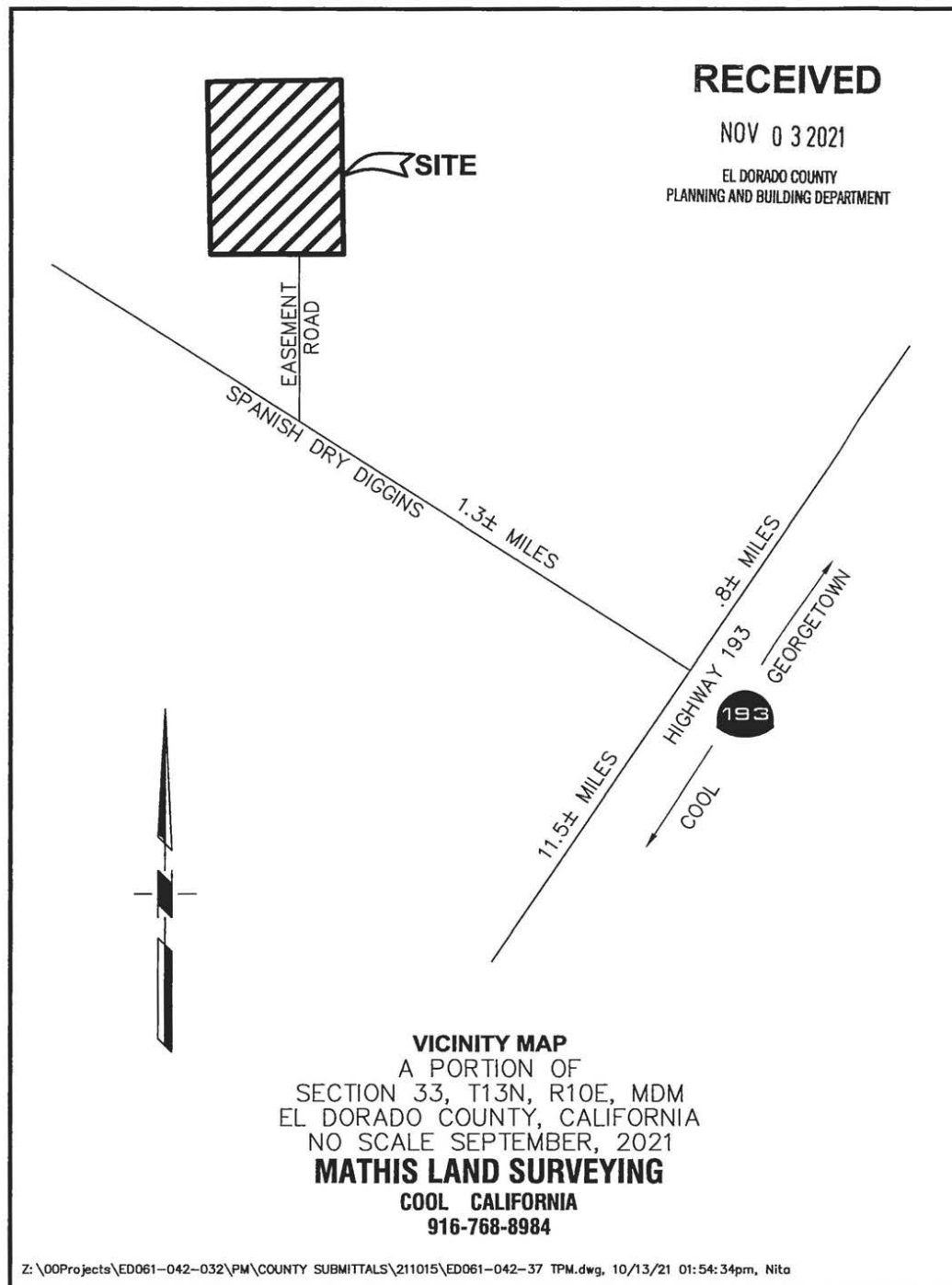
MITIGATION MEASURES (attached additional sheets if necessary)

Proposed mitigation measures for any of the above questions where there will be an adverse impact: NA

Form Completed by: Juanita Mathis Date: 10-13-2021

Revised 11/2017

Exhibit I: Application Packet



P21-0008

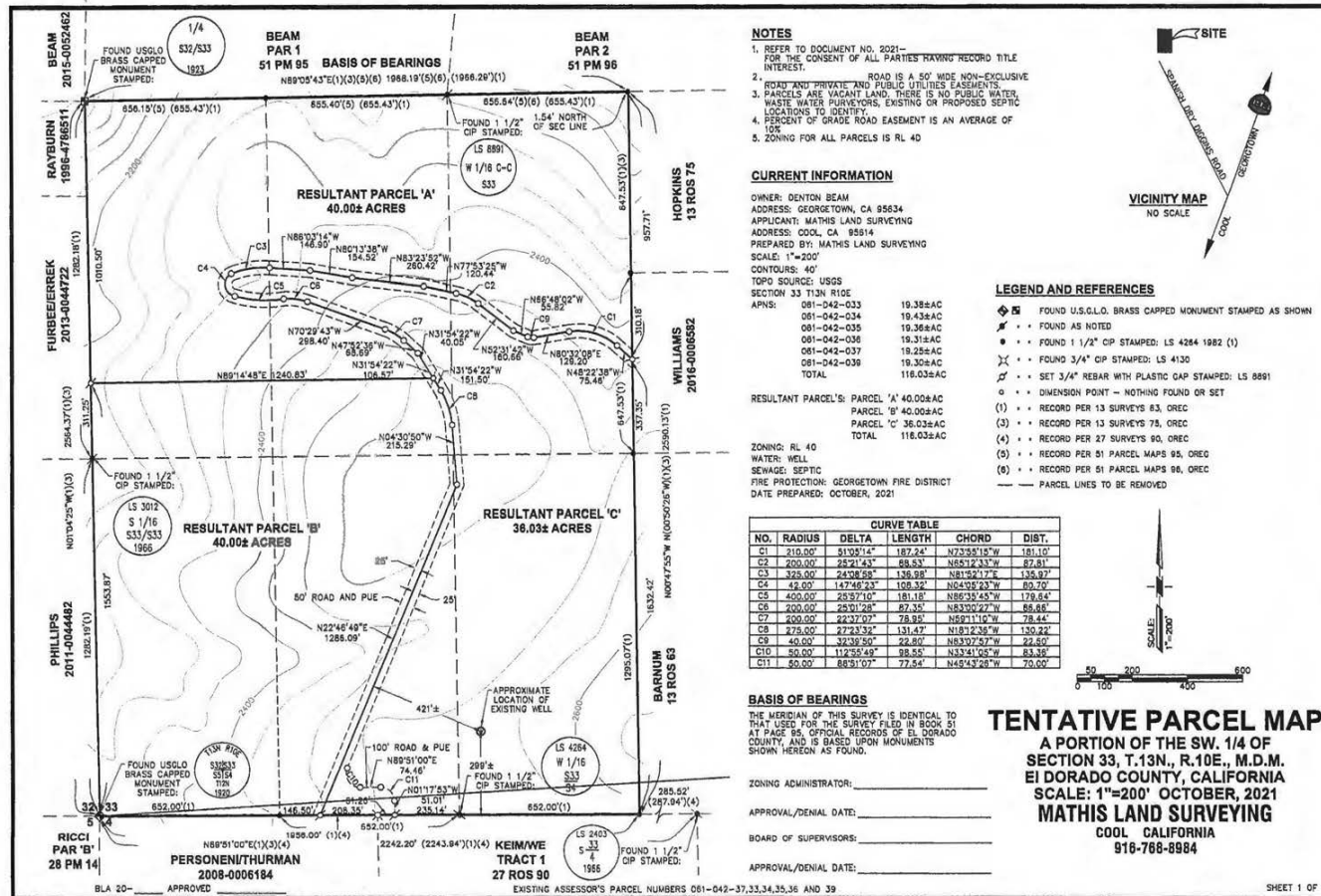
Parcel Map P21-0008

Beam Parcel Map

24-0499 B 35 of 37

APN(s): 061-042-033, 034, 035, 036, 037, 039

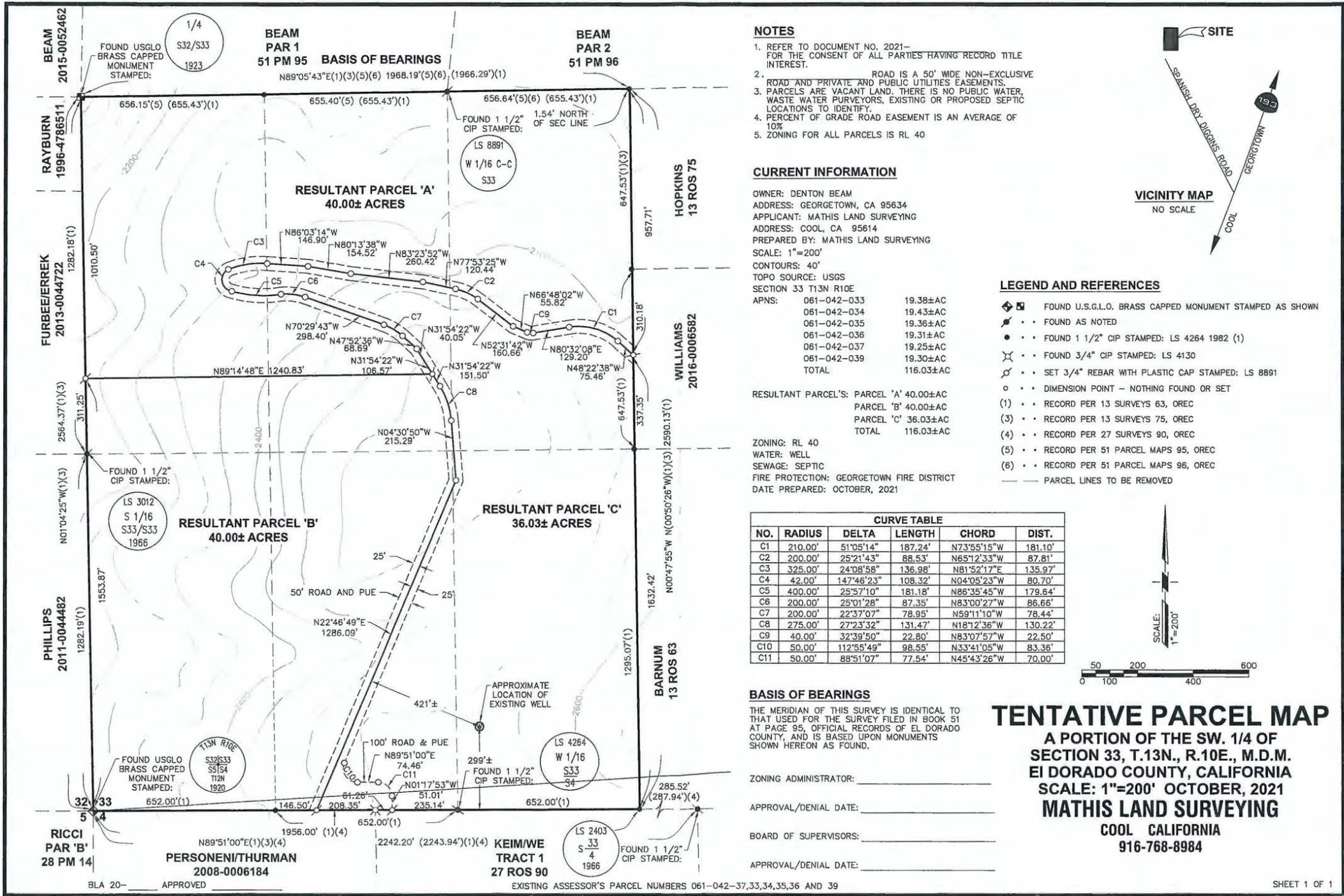
Exhibit I: Application Packet



Parcel Map P21-0008

Beam Parcel Map

APN(s): 061-042-033, 034, 035, 036, 037, 039



Z:\00Projects\ED061-042-032\PM\COUNTY SUBMITTALS\211015\ED061-042-37 TPM.dwg, 10/13/21 02:12:17pm, 3