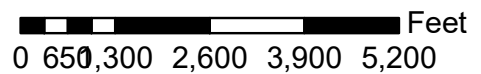
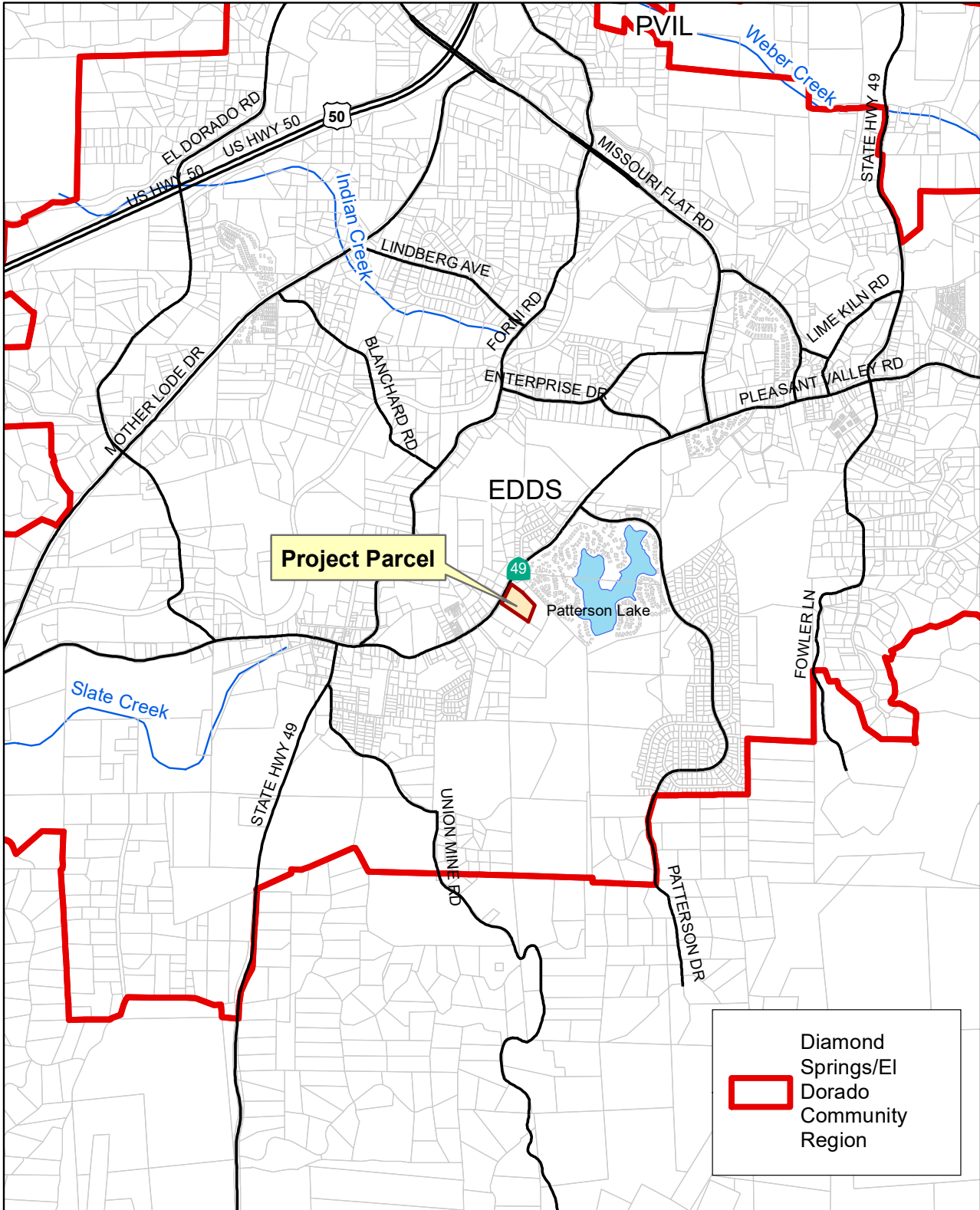
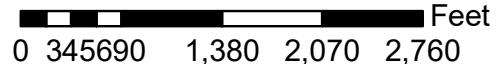
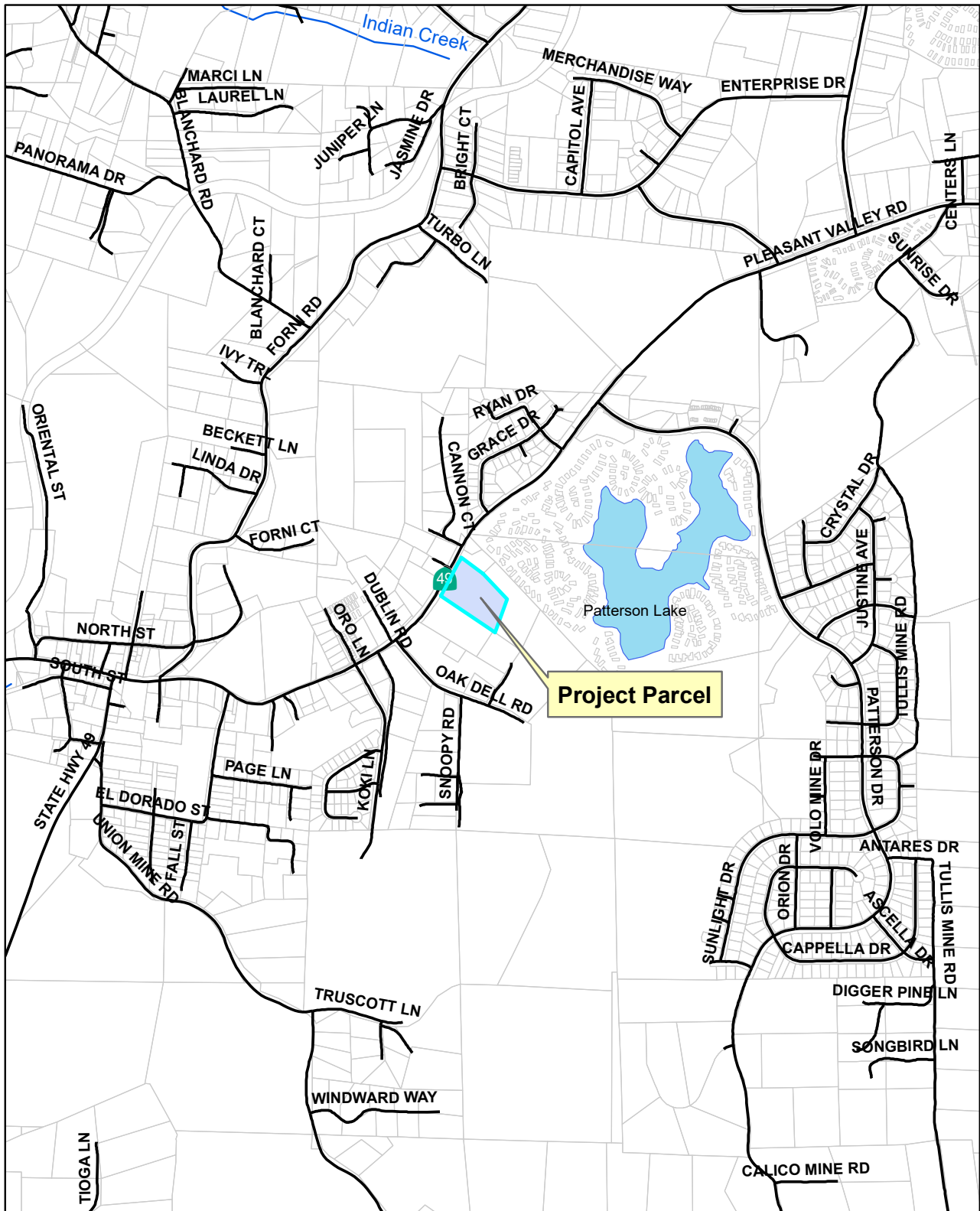


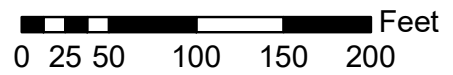
# DR21-0003/EL DORADO HAVEN APARTMENTS EXHIBIT A - VICINITY MAP



# DR21-0003/EL DORADO HAVEN APARTMENTS EXHIBIT B - LOCATION MAP

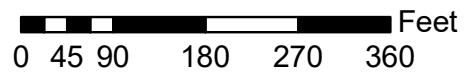
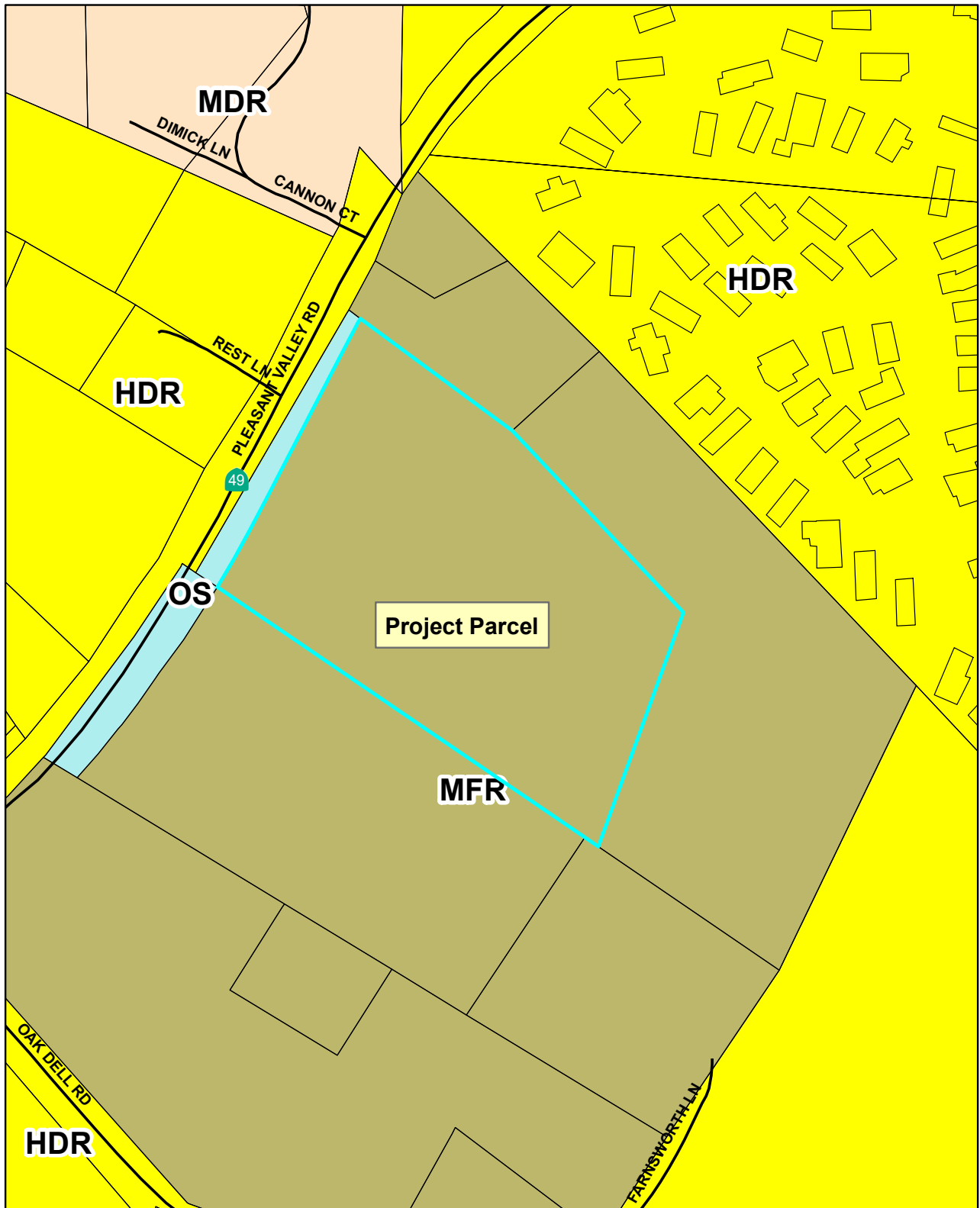


# DR21-0003/EL DORADO HAVEN APARTMENTS EXHIBIT C - SITE AERIAL PHOTO

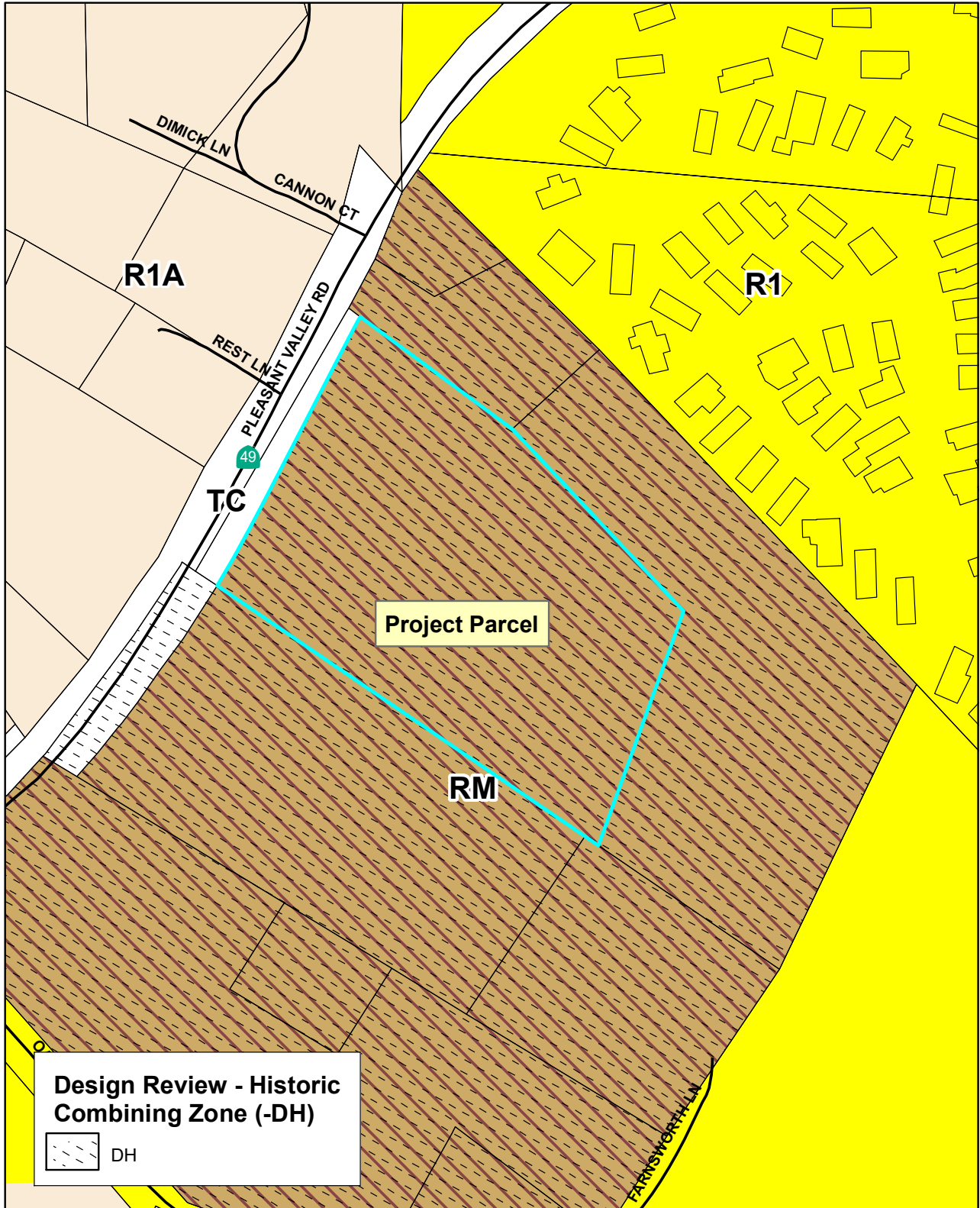




# DR21-0003/EL DORADO HAVEN APARTMENTS EXHIBIT E - GENERAL PLAN LAND USE MAP



# DR21-0003/EL DORADO HAVEN APARTMENTS EXHIBIT F - ZONING MAP



0 45 90 180 270 360 Feet

# DR21-0003/EL DORADO HAVEN APARTMENTS

## EXHIBIT G - SB 35 BILL TEXT

West's Annotated California Codes  
Government Code (Refs & Annos)  
Title 7. Planning and Land Use (Refs & Annos)  
Division 1. Planning and Zoning (Refs & Annos)  
Chapter 4.2. Housing Development Approvals (Refs & Annos)

West's Ann.Cal.Gov.Code § 65913.4

§ 65913.4. Submission of application for development subject to streamlined, ministerial approval process; notice of intent; satisfaction of objective planning standards; documentation of conflict with objective planning standards; design review or public oversight; parking standards; duration of approval; modification to approved development

Effective: September 28, 2020

[Currentness](#)

(a) A development proponent may submit an application for a development that is subject to the streamlined, ministerial approval process provided by subdivision (c) and is not subject to a conditional use permit if the development complies with subdivision (b) and satisfies all of the following objective planning standards:

(1) The development is a multifamily housing development that contains two or more residential units.

(2) The development and the site on which it is located satisfy all of the following:

(A) It is a legal parcel or parcels located in a city if, and only if, the city boundaries include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or, for unincorporated areas, a legal parcel or parcels wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.

(B) At least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses. For the purposes of this section, parcels that are only separated by a street or highway shall be considered to be adjoined.

(C) It is zoned for residential use or residential mixed-use development, or has a general plan designation that allows residential use or a mix of residential and nonresidential uses, and at least two-thirds of the square footage of the development is designated for residential use. Additional density, floor area, and units, and any other concession, incentive, or waiver of development standards granted pursuant to the Density Bonus Law in [Section 65915](#) shall be included in the square footage calculation. The square footage of the development shall not include underground space, such as basements or underground parking garages.

(3)(A) The development proponent has committed to record, prior to the issuance of the first building permit, a land use restriction or covenant providing that any lower or moderate income housing units required pursuant to subparagraph (B) of paragraph (4) shall remain available at affordable housing costs or rent to persons and families of lower or moderate income for no less than the following periods of time:

(i) Fifty-five years for units that are rented.

(ii) Forty-five years for units that are owned.

(B) The city or county shall require the recording of covenants or restrictions implementing this paragraph for each parcel or unit of real property included in the development.

(4) The development satisfies subparagraphs (A) and (B) below:

(A) Is located in a locality that the department has determined is subject to this subparagraph on the basis that the number of units that have been issued building permits, as shown on the most recent production report received by the department, is less than the locality's share of the regional housing needs, by income category, for that reporting period. A locality shall remain eligible under this subparagraph until the department's determination for the next reporting period.

(B) The development is subject to a requirement mandating a minimum percentage of below market rate housing based on one of the following:

(i) The locality did not submit its latest production report to the department by the time period required by [Section 65400](#), or that production report reflects that there were fewer units of above moderate-income housing issued building permits than were required for the regional housing needs assessment cycle for that reporting period. In addition, if the project contains more than 10 units of housing, the project does either of the following:

(I) The project dedicates a minimum of 10 percent of the total number of units to housing affordable to households making at or below 80 percent of the area median income. However, if the locality has adopted a local ordinance that requires that greater than 10 percent of the units be dedicated to housing affordable to households making below 80 percent of the area median income, that local ordinance applies.

(II)(ia) If the project is located within the San Francisco Bay area, the project, in lieu of complying with subclause (I), dedicates 20 percent of the total number of units to housing affordable to households making below 120 percent of the area median income with the average income of the units at or below 100 percent of the area median income. However, a local ordinance adopted by the locality applies if it requires greater than 20 percent of the units be dedicated to housing affordable to households making at or below 120 percent of the area median income, or requires that any of the units be dedicated at a level deeper than 120 percent. In order to comply with this subclause, the rent or sale price charged for units that are dedicated to housing affordable to households between 80 percent and 120 percent of the area median income shall not exceed 30 percent of the gross income of the household.

(ib) For purposes of this subclause, "San Francisco Bay area" means the entire area within the territorial boundaries of the Counties of Alameda, Contra Costa, Marin, Napa, San Mateo, Santa Clara, Solano, and Sonoma, and the City and County of San Francisco.



(ii) The locality's latest production report reflects that there were fewer units of housing issued building permits affordable to either very low income or low-income households by income category than were required for the regional housing needs assessment cycle for that reporting period, and the project seeking approval dedicates 50 percent of the total number of units to housing affordable to households making at or below 80 percent of the area median income. However, if the locality has adopted a local ordinance that requires that greater than 50 percent of the units be dedicated to housing affordable to households making at or below 80 percent of the area median income, that local ordinance applies.

(iii) The locality did not submit its latest production report to the department by the time period required by [Section 65400](#), or if the production report reflects that there were fewer units of housing affordable to both income levels described in clauses (i) and (ii) that were issued building permits than were required for the regional housing needs assessment cycle for that reporting period, the project seeking approval may choose between utilizing clause (i) or (ii).

(C)(i) A development proponent that uses a unit of affordable housing to satisfy the requirements of subparagraph (B) may also satisfy any other local or state requirement for affordable housing, including local ordinances or the Density Bonus Law in [Section 65915](#), provided that the development proponent complies with the applicable requirements in the state or local law.

(ii) A development proponent that uses a unit of affordable housing to satisfy any other state or local affordability requirement may also satisfy the requirements of subparagraph (B), provided that the development proponent complies with applicable requirements of subparagraph (B).

(iii) A development proponent may satisfy the affordability requirements of subparagraph (B) with a unit that is restricted to households with incomes lower than the applicable income limits required in subparagraph (B).

(5) The development, excluding any additional density or any other concessions, incentives, or waivers of development standards granted pursuant to the Density Bonus Law in [Section 65915](#), is consistent with objective zoning standards, objective subdivision standards, and objective design review standards in effect at the time that the development is submitted to the local government pursuant to this section, or at the time a notice of intent is submitted pursuant to subdivision (b), whichever occurs earlier. For purposes of this paragraph, “objective zoning standards,” “objective subdivision standards,” and “objective design review standards” mean standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal. These standards may be embodied in alternative objective land use specifications adopted by a city or county, and may include, but are not limited to, housing overlay zones, specific plans, inclusionary zoning ordinances, and density bonus ordinances, subject to the following:

(A) A development shall be deemed consistent with the objective zoning standards related to housing density, as applicable, if the density proposed is compliant with the maximum density allowed within that land use designation, notwithstanding any specified maximum unit allocation that may result in fewer units of housing being permitted.

(B) In the event that objective zoning, general plan, subdivision, or design review standards are mutually inconsistent, a development shall be deemed consistent with the objective zoning and subdivision standards pursuant to this subdivision if the development is consistent with the standards set forth in the general plan.

(C) It is the intent of the Legislature that the objective zoning standards, objective subdivision standards, and objective design review standards described in this paragraph be adopted or amended in compliance with the requirements of Chapter 905 of the Statutes of 2004.

(D) The amendments to this subdivision made by the act adding this subparagraph do not constitute a change in, but are declaratory of, existing law.

(6) The development is not located on a site that is any of the following:

(A) A coastal zone, as defined in [Division 20 \(commencing with Section 30000\) of the Public Resources Code](#).

(B) Either prime farmland or farmland of statewide importance, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.

(C) Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).

(D) Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to [Section 51178](#), or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to [Section 4202 of the Public Resources Code](#). This subparagraph does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to [subdivision \(b\) of Section 51179](#), or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.

(E) A hazardous waste site that is listed pursuant to [Section 65962.5](#) or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to [Section 25356 of the Health and Safety Code](#), unless the State Department of Public Health, State Water Resources Control Board, or Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.

(F) Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with [Section 18901](#)) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with [Section 8875](#)) of Division 1 of Title 2.

(G) Within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or

action adopted by that local government that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met:

(i) The site has been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction.

(ii) The site meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with [Section 60.1](#)) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations.

(H) Within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with [Section 60.3\(d\)\(3\) of Title 44 of the Code of Federal Regulations](#). If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site.

(I) Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with [Section 2800](#)) of [Division 3 of the Fish and Game Code](#)), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 ([16 U.S.C. Sec. 1531 et seq.](#)), or other adopted natural resource protection plan.

(J) Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 ([16 U.S.C. Sec. 1531 et seq.](#)), the California Endangered Species Act (Chapter 1.5 (commencing with [Section 2050](#)) of [Division 3 of the Fish and Game Code](#)), or the Native Plant Protection Act (Chapter 10 (commencing with [Section 1900](#)) of [Division 2 of the Fish and Game Code](#)).

(K) Lands under conservation easement.

(7) The development is not located on a site where any of the following apply:

(A) The development would require the demolition of the following types of housing:

(i) Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.

(ii) Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.

(iii) Housing that has been occupied by tenants within the past 10 years.

(B) The site was previously used for housing that was occupied by tenants that was demolished within 10 years before the development proponent submits an application under this section.

(C) The development would require the demolition of a historic structure that was placed on a national, state, or local historic register.

(D) The property contains housing units that are occupied by tenants, and units at the property are, or were, subsequently offered for sale to the general public by the subdivider or subsequent owner of the property.

(8) The development proponent has done both of the following, as applicable:

(A) Certified to the locality that either of the following is true, as applicable:

(i) The entirety of the development is a public work for purposes of Chapter 1 (commencing with [Section 1720](#)) of Part 7 of Division 2 of the Labor Code.

(ii) If the development is not in its entirety a public work, that all construction workers employed in the execution of the development will be paid at least the general prevailing rate of per diem wages for the type of work and geographic area, as determined by the Director of Industrial Relations pursuant to [Sections 1773](#) and [1773.9 of the Labor Code](#), except that apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards may be paid at least the applicable apprentice prevailing rate. If the development is subject to this subparagraph, then for those portions of the development that are not a public work all of the following shall apply:

(I) The development proponent shall ensure that the prevailing wage requirement is included in all contracts for the performance of the work.

(II) All contractors and subcontractors shall pay to all construction workers employed in the execution of the work at least the general prevailing rate of per diem wages, except that apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards may be paid at least the applicable apprentice prevailing rate.

(III) Except as provided in subclause (V), all contractors and subcontractors shall maintain and verify payroll records pursuant to [Section 1776 of the Labor Code](#) and make those records available for inspection and copying as provided therein.

(IV) Except as provided in subclause (V), the obligation of the contractors and subcontractors to pay prevailing wages may be enforced by the Labor Commissioner through the issuance of a civil wage and penalty assessment pursuant to [Section 1741 of the Labor Code](#), which may be reviewed pursuant to [Section 1742 of the Labor Code](#), within 18 months after the completion of the development, by an underpaid worker through an administrative complaint or civil action, or by a joint labor-management committee through a civil action under [Section 1771.2 of the Labor Code](#). If a civil wage and penalty assessment is issued, the contractor, subcontractor, and surety on a bond or bonds issued to secure the payment of wages covered by the assessment shall be liable for liquidated damages pursuant to [Section 1742.1 of the Labor Code](#).

(V) Subclauses (III) and (IV) shall not apply if all contractors and subcontractors performing work on the development are subject to a project labor agreement that requires the payment of prevailing wages to all construction workers employed in the execution of the development and provides for enforcement of that obligation through an arbitration procedure. For purposes of this clause, “project labor agreement” has the same meaning as set forth in [paragraph \(1\) of subdivision \(b\) of Section 2500 of the Public Contract Code](#).

(VI) Notwithstanding [subdivision \(c\) of Section 1773.1 of the Labor Code](#), the requirement that employer payments not reduce the obligation to pay the hourly straight time or overtime wages found to be prevailing shall not apply if otherwise provided in a bona fide collective bargaining agreement covering the worker. The requirement to pay at least the general prevailing rate of per diem wages does not preclude use of an alternative workweek schedule adopted pursuant to [Section 511](#) or [514 of the Labor Code](#).

(B)(i) For developments for which any of the following conditions apply, certified that a skilled and trained workforce shall be used to complete the development if the application is approved:

(I) On and after January 1, 2018, until December 31, 2021, the development consists of 75 or more units with a residential component that is not 100 percent subsidized affordable housing and will be located within a jurisdiction located in a coastal or bay county with a population of 225,000 or more.

(II) On and after January 1, 2022, until December 31, 2025, the development consists of 50 or more units with a residential component that is not 100 percent subsidized affordable housing and will be located within a jurisdiction located in a coastal or bay county with a population of 225,000 or more.

(III) On and after January 1, 2018, until December 31, 2019, the development consists of 75 or more units with a residential component that is not 100 percent subsidized affordable housing and will be located within a jurisdiction with a population of fewer than 550,000 and that is not located in a coastal or bay county.

(IV) On and after January 1, 2020, until December 31, 2021, the development consists of more than 50 units with a residential component that is not 100 percent subsidized affordable housing and will be located within a jurisdiction with a population of fewer than 550,000 and that is not located in a coastal or bay county.

(V) On and after January 1, 2022, until December 31, 2025, the development consists of more than 25 units with a residential component that is not 100 percent subsidized affordable housing and will be located within a jurisdiction with a population of fewer than 550,000 and that is not located in a coastal or bay county.

(ii) For purposes of this section, “skilled and trained workforce” has the same meaning as provided in Chapter 2.9 (commencing with [Section 2600](#)) of Part 1 of Division 2 of the Public Contract Code.

(iii) If the development proponent has certified that a skilled and trained workforce will be used to complete the development and the application is approved, the following shall apply:

(I) The applicant shall require in all contracts for the performance of work that every contractor and subcontractor at every tier will individually use a skilled and trained workforce to complete the development.

(II) Every contractor and subcontractor shall use a skilled and trained workforce to complete the development.

(III) Except as provided in subclause (IV), the applicant shall provide to the locality, on a monthly basis while the development or contract is being performed, a report demonstrating compliance with Chapter 2.9 (commencing with [Section 2600](#)) of [Part 1 of Division 2 of the Public Contract Code](#). A monthly report provided to the locality pursuant to this subclause shall be a public record under the California Public Records Act (Chapter 3.5 (commencing with [Section 6250](#)) of Division 7 of Title 1) and shall be open to public inspection. An applicant that fails to provide a monthly report demonstrating compliance with Chapter 2.9 (commencing with [Section 2600](#)) of [Part 1 of Division 2 of the Public Contract Code](#) shall be subject to a civil penalty of ten thousand dollars (\$10,000) per month for each month for which the report has not been provided. Any contractor or subcontractor that fails to use a skilled and trained workforce shall be subject to a civil penalty of two hundred dollars (\$200) per day for each worker employed in contravention of the skilled and trained workforce requirement. Penalties may be assessed by the Labor Commissioner within 18 months of completion of the development using the same procedures for issuance of civil wage and penalty assessments pursuant to [Section 1741 of the Labor Code](#), and may be reviewed pursuant to the same procedures in [Section 1742 of the Labor Code](#). Penalties shall be paid to the State Public Works Enforcement Fund.

(IV) Subclause (III) shall not apply if all contractors and subcontractors performing work on the development are subject to a project labor agreement that requires compliance with the skilled and trained workforce requirement and provides for enforcement of that obligation through an arbitration procedure. For purposes of this subparagraph, “project labor agreement” has the same meaning as set forth in [paragraph \(1\) of subdivision \(b\) of Section 2500 of the Public Contract Code](#).

(C) Notwithstanding subparagraphs (A) and (B), a development that is subject to approval pursuant to this section is exempt from any requirement to pay prevailing wages or use a skilled and trained workforce if it meets both of the following:

(i) The project includes 10 or fewer units.

(ii) The project is not a public work for purposes of Chapter 1 (commencing with [Section 1720](#)) of Part 7 of Division 2 of the Labor Code.

(9) The development did not or does not involve a subdivision of a parcel that is, or, notwithstanding this section, would otherwise be, subject to the Subdivision Map Act (Division 2 (commencing with [Section 66410](#))) or any other applicable law authorizing the subdivision of land, unless the development is consistent with all objective subdivision standards in the local subdivision ordinance, and either of the following apply:

(A) The development has received or will receive financing or funding by means of a low-income housing tax credit and is subject to the requirement that prevailing wages be paid pursuant to subparagraph (A) of paragraph (8).

(B) The development is subject to the requirement that prevailing wages be paid, and a skilled and trained workforce used, pursuant to paragraph (8).

(10) The development shall not be upon an existing parcel of land or site that is governed under the Mobilehome Residency Law (Chapter 2.5 (commencing with [Section 798](#)) of Title 2 of Part 2 of Division 2 of the Civil Code), the Recreational Vehicle Park Occupancy Law (Chapter 2.6 (commencing with [Section 799.20](#)) of Title 2 of Part 2 of Division 2 of the Civil Code), the Mobilehome Parks Act (Part 2.1 (commencing with [Section 18200](#)) of Division 13 of the Health and Safety Code), or the Special Occupancy Parks Act (Part 2.3 (commencing with [Section 18860](#)) of Division 13 of the Health and Safety Code).

(b)(1)(A)(i) Before submitting an application for a development subject to the streamlined, ministerial approval process described in subdivision (c), the development proponent shall submit to the local government a notice of its intent to submit an application. The notice of intent shall be in the form of a preliminary application that includes all of the information described in [Section 65941.1](#), as that section read on January 1, 2020.

(ii) Upon receipt of a notice of intent to submit an application described in clause (i), the local government shall engage in a scoping consultation regarding the proposed development with any California Native American tribe that is traditionally and culturally affiliated with the geographic area, as described in [Section 21080.3.1 of the Public Resources Code](#), of the proposed development. In order to expedite compliance with this subdivision, the local government shall contact the Native American Heritage Commission for assistance in identifying any California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed development.

(iii) The timeline for noticing and commencing a scoping consultation in accordance with this subdivision shall be as follows:

(I) The local government shall provide a formal notice of a development proponent's notice of intent to submit an application described in clause (i) to each California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed development within 30 days of receiving that notice of intent. The formal notice provided pursuant to this subclause shall include all of the following:

(ia) A description of the proposed development.

(ib) The location of the proposed development.

(ic) An invitation to engage in a scoping consultation in accordance with this subdivision.

(II) Each California Native American tribe that receives a formal notice pursuant to this clause shall have 30 days from the receipt of that notice to accept the invitation to engage in a scoping consultation.

(III) If the local government receives a response accepting an invitation to engage in a scoping consultation pursuant to this subdivision, the local government shall commence the scoping consultation within 30 days of receiving that response.

(B) The scoping consultation shall recognize that California Native American tribes traditionally and culturally affiliated with a geographic area have knowledge and expertise concerning the resources at issue and shall take into account the cultural significance of the resource to the culturally affiliated California Native American tribe.

(C) The parties to a scoping consultation conducted pursuant to this subdivision shall be the local government and any California Native American tribe traditionally and culturally affiliated with the geographic area of the proposed development. More than one California Native American tribe traditionally and culturally affiliated with the geographic area of the proposed development may participate in the scoping consultation. However, the local government, upon the request of any California Native American tribe traditionally and culturally affiliated with the geographic area of the proposed development, shall engage in a separate scoping consultation with that California Native American tribe. The development proponent and its consultants may participate in a scoping consultation process conducted pursuant to this subdivision if all of the following conditions are met:

(i) The development proponent and its consultants agree to respect the principles set forth in this subdivision.

(ii) The development proponent and its consultants engage in the scoping consultation in good faith.

(iii) The California Native American tribe participating in the scoping consultation approves the participation of the development proponent and its consultants. The California Native American tribe may rescind its approval at any time during the scoping consultation, either for the duration of the scoping consultation or with respect to any particular meeting or discussion held as part of the scoping consultation.

(D) The participants to a scoping consultation pursuant to this subdivision shall comply with all of the following confidentiality requirements:

(i) [Subdivision \(r\) of Section 6254](#).

(ii) [Section 6254.10](#).

(iii) [Subdivision \(c\) of Section 21082.3 of the Public Resources Code](#).

(iv) [Subdivision \(d\) of Section 15120 of Title 14 of the California Code of Regulations](#).

(v) Any additional confidentiality standards adopted by the California Native American tribe participating in the scoping consultation.

(E) The California Environmental Quality Act ([Division 13 \(commencing with Section 21000\) of the Public Resources Code](#)) shall not apply to a scoping consultation conducted pursuant to this subdivision.

(2)(A) If, after concluding the scoping consultation, the parties find that no potential tribal cultural resource would be affected by the proposed development, the development proponent may submit an application for the proposed development that is subject to the streamlined, ministerial approval process described in subdivision (c).

(B) If, after concluding the scoping consultation, the parties find that a potential tribal cultural resource could be affected by the proposed development and an enforceable agreement is documented between the California Native American tribe and



the local government on methods, measures, and conditions for tribal cultural resource treatment, the development proponent may submit the application for a development subject to the streamlined, ministerial approval process described in subdivision (c). The local government shall ensure that the enforceable agreement is included in the requirements and conditions for the proposed development.

(C) If, after concluding the scoping consultation, the parties find that a potential tribal cultural resource could be affected by the proposed development and an enforceable agreement is not documented between the California Native American tribe and the local government regarding methods, measures, and conditions for tribal cultural resource treatment, the development shall not be eligible for the streamlined, ministerial approval process described in subdivision (c).

(D) For purposes of this paragraph, a scoping consultation shall be deemed to be concluded if either of the following occur:

(i) The parties to the scoping consultation document an enforceable agreement concerning methods, measures, and conditions to avoid or address potential impacts to tribal cultural resources that are or may be present.

(ii) One or more parties to the scoping consultation, acting in good faith and after reasonable effort, conclude that a mutual agreement on methods, measures, and conditions to avoid or address impacts to tribal cultural resources that are or may be present cannot be reached.

(E) If the development or environmental setting substantially changes after the completion of the scoping consultation, the local government shall notify the California Native American tribe of the changes and engage in a subsequent scoping consultation if requested by the California Native American tribe.

(3) A local government may only accept an application for streamlined, ministerial approval pursuant to this section if one of the following applies:

(A) A California Native American tribe that received a formal notice of the development proponent's notice of intent to submit an application pursuant to subclause (I) of clause (iii) of subparagraph (A) of paragraph (1) did not accept the invitation to engage in a scoping consultation.

(B) The California Native American tribe accepted an invitation to engage in a scoping consultation pursuant to subclause (II) of clause (iii) of subparagraph (A) of paragraph (1) but substantially failed to engage in the scoping consultation after repeated documented attempts by the local government to engage the California Native American tribe.

(C) The parties to a scoping consultation pursuant to this subdivision find that no potential tribal cultural resource will be affected by the proposed development pursuant to subparagraph (A) of paragraph (2).

(D) A scoping consultation between a California Native American tribe and the local government has occurred in accordance with this subdivision and resulted in agreement pursuant to subparagraph (B) of paragraph (2).

(4) A project shall not be eligible for the streamlined, ministerial process described in subdivision (c) if any of the following apply:

(A) There is a tribal cultural resource that is on a national, state, tribal, or local historic register list located on the site of the project.

(B) There is a potential tribal cultural resource that could be affected by the proposed development and the parties to a scoping consultation conducted pursuant to this subdivision do not document an enforceable agreement on methods, measures, and conditions for tribal cultural resource treatment, as described in subparagraph (C) of paragraph (2).

(C) The parties to a scoping consultation conducted pursuant to this subdivision do not agree as to whether a potential tribal cultural resource will be affected by the proposed development.

(5)(A) If, after a scoping consultation conducted pursuant to this subdivision, a project is not eligible for the streamlined, ministerial process described in subdivision (c) for any or all of the following reasons, the local government shall provide written documentation of that fact, and an explanation of the reason for which the project is not eligible, to the development proponent and to any California Native American tribe that is a party to that scoping consultation:

(i) There is a tribal cultural resource that is on a national, state, tribal, or local historic register list located on the site of the project, as described in subparagraph (A) of paragraph (4).

(ii) The parties to the scoping consultation have not documented an enforceable agreement on methods, measures, and conditions for tribal cultural resource treatment, as described in subparagraph (C) of paragraph (2) and subparagraph (B) of paragraph (4).

(iii) The parties to the scoping consultation do not agree as to whether a potential tribal cultural resource will be affected by the proposed development, as described in subparagraph (C) of paragraph (4).

(B) The written documentation provided to a development proponent pursuant to this paragraph shall include information on how the development proponent may seek a conditional use permit or other discretionary approval of the development from the local government.

(6) This section is not intended, and shall not be construed, to limit consultation and discussion between a local government and a California Native American tribe pursuant to other applicable law, confidentiality provisions under other applicable law, the protection of religious exercise to the fullest extent permitted under state and federal law, or the ability of a California Native American tribe to submit information to the local government or participate in any process of the local government.

(7) For purposes of this subdivision:

(A) "Consultation" means the meaningful and timely process of seeking, discussing, and considering carefully the views of others, in a manner that is cognizant of all parties' cultural values and, where feasible, seeking agreement. Consultation between local governments and Native American tribes shall be conducted in a way that is mutually respectful of each party's sovereignty.

Consultation shall also recognize the tribes' potential needs for confidentiality with respect to places that have traditional tribal cultural importance. A lead agency shall consult the tribal consultation best practices described in the "State of California Tribal Consultation Guidelines: Supplement to the General Plan Guidelines" prepared by the Office of Planning and Research.

(B) "Scoping" means the act of participating in early discussions or investigations between the local government and California Native American tribe, and the development proponent if authorized by the California Native American tribe, regarding the potential effects a proposed development could have on a potential tribal cultural resource, as defined in [Section 21074 of the Public Resources Code](#), or California Native American tribe, as defined in [Section 21073 of the Public Resources Code](#).

(8) This subdivision shall not apply to any project that has been approved under the streamlined, ministerial approval process provided under this section before the effective date of the act adding this subdivision.

(c)(1) If a local government determines that a development submitted pursuant to this section is in conflict with any of the objective planning standards specified in subdivision (a), it shall provide the development proponent written documentation of which standard or standards the development conflicts with, and an explanation for the reason or reasons the development conflicts with that standard or standards, as follows:

(A) Within 60 days of submittal of the development to the local government pursuant to this section if the development contains 150 or fewer housing units.

(B) Within 90 days of submittal of the development to the local government pursuant to this section if the development contains more than 150 housing units.

(2) If the local government fails to provide the required documentation pursuant to paragraph (1), the development shall be deemed to satisfy the objective planning standards specified in subdivision (a).

(3) For purposes of this section, a development is consistent with the objective planning standards specified in subdivision (a) if there is substantial evidence that would allow a reasonable person to conclude that the development is consistent with the objective planning standards.

(d)(1) Any design review or public oversight of the development may be conducted by the local government's planning commission or any equivalent board or commission responsible for review and approval of development projects, or the city council or board of supervisors, as appropriate. That design review or public oversight shall be objective and be strictly focused on assessing compliance with criteria required for streamlined projects, as well as any reasonable objective design standards published and adopted by ordinance or resolution by a local jurisdiction before submission of a development application, and shall be broadly applicable to development within the jurisdiction. That design review or public oversight shall be completed as follows and shall not in any way inhibit, chill, or preclude the ministerial approval provided by this section or its effect, as applicable:

(A) Within 90 days of submittal of the development to the local government pursuant to this section if the development contains 150 or fewer housing units.

(B) Within 180 days of submittal of the development to the local government pursuant to this section if the development contains more than 150 housing units.

(2) If the development is consistent with the requirements of subparagraph (A) or (B) of paragraph (9) of subdivision (a) and is consistent with all objective subdivision standards in the local subdivision ordinance, an application for a subdivision pursuant to the Subdivision Map Act (Division 2 (commencing with [Section 66410](#))) shall be exempt from the requirements of the California Environmental Quality Act ([Division 13 \(commencing with Section 21000\) of the Public Resources Code](#)) and shall be subject to the public oversight timelines set forth in paragraph (1).

(e)(1) Notwithstanding any other law, a local government, whether or not it has adopted an ordinance governing automobile parking requirements in multifamily developments, shall not impose automobile parking standards for a streamlined development that was approved pursuant to this section in any of the following instances:

(A) The development is located within one-half mile of public transit.

(B) The development is located within an architecturally and historically significant historic district.

(C) When on-street parking permits are required but not offered to the occupants of the development.

(D) When there is a car share vehicle located within one block of the development.

(2) If the development does not fall within any of the categories described in paragraph (1), the local government shall not impose automobile parking requirements for streamlined developments approved pursuant to this section that exceed one parking space per unit.

(f)(1) If a local government approves a development pursuant to this section, then, notwithstanding any other law, that approval shall not expire if the project includes public investment in housing affordability, beyond tax credits, where 50 percent of the units are affordable to households making at or below 80 percent of the area median income.

(2)(A) If a local government approves a development pursuant to this section and the project does not include 50 percent of the units affordable to households making at or below 80 percent of the area median income, that approval shall remain valid for three years from the date of the final action establishing that approval, or if litigation is filed challenging that approval, from the date of the final judgment upholding that approval. Approval shall remain valid for a project provided that vertical construction of the development has begun and is in progress. For purposes of this subdivision, “in progress” means one of the following:

(i) The construction has begun and has not ceased for more than 180 days.

(ii) If the development requires multiple building permits, an initial phase has been completed, and the project proponent has applied for and is diligently pursuing a building permit for a subsequent phase, provided that once it has been issued, the building permit for the subsequent phase does not lapse.

(B) Notwithstanding subparagraph (A), a local government may grant a project a one-time, one-year extension if the project proponent can provide documentation that there has been significant progress toward getting the development construction ready, such as filing a building permit application.

(3) If a local government approves a development pursuant to this section, that approval shall remain valid for three years from the date of the final action establishing that approval and shall remain valid thereafter for a project so long as vertical construction of the development has begun and is in progress. Additionally, the development proponent may request, and the local government shall have discretion to grant, an additional one-year extension to the original three-year period. The local government's action and discretion in determining whether to grant the foregoing extension shall be limited to considerations and processes set forth in this section.

(g)(1)(A) A development proponent may request a modification to a development that has been approved under the streamlined, ministerial approval process provided in subdivision (b) if that request is submitted to the local government before the issuance of the final building permit required for construction of the development.

(B) Except as provided in paragraph (3), the local government shall approve a modification if it determines that the modification is consistent with the objective planning standards specified in subdivision (a) that were in effect when the original development application was first submitted.

(C) The local government shall evaluate any modifications requested pursuant to this subdivision for consistency with the objective planning standards using the same assumptions and analytical methodology that the local government originally used to assess consistency for the development that was approved for streamlined, ministerial approval pursuant to subdivision (b).

(D) A guideline that was adopted or amended by the department pursuant to subdivision (j) after a development was approved through the streamlined ministerial approval process described in subdivision (b) shall not be used as a basis to deny proposed modifications.

(2) Upon receipt of the developmental proponent's application requesting a modification, the local government shall determine if the requested modification is consistent with the objective planning standard and either approve or deny the modification request within 60 days after submission of the modification, or within 90 days if design review is required.

(3) Notwithstanding paragraph (1), the local government may apply objective planning standards adopted after the development application was first submitted to the requested modification in any of the following instances:

(A) The development is revised such that the total number of residential units or total square footage of construction changes by 15 percent or more.

(B) The development is revised such that the total number of residential units or total square footage of construction changes by 5 percent or more and it is necessary to subject the development to an objective standard beyond those in effect when the development application was submitted in order to mitigate or avoid a specific, adverse impact, as that term is defined in [subparagraph \(A\) of paragraph \(1\) of subdivision \(j\) of Section 65589.5](#), upon the public health or safety and there is no feasible alternative method to satisfactorily mitigate or avoid the adverse impact.

(C) Objective building standards contained in the California Building Standards Code (Title 24 of the California Code of Regulations), including, but not limited to, building plumbing, electrical, fire, and grading codes, may be applied to all modifications.

(4) The local government's review of a modification request pursuant to this subdivision shall be strictly limited to determining whether the modification, including any modification to previously approved density bonus concessions or waivers, modify the development's consistency with the objective planning standards and shall not reconsider prior determinations that are not affected by the modification.

(h)(1) A local government shall not adopt or impose any requirement, including, but not limited to, increased fees or inclusionary housing requirements, that applies to a project solely or partially on the basis that the project is eligible to receive ministerial or streamlined approval pursuant to this section.

(2) A local government shall issue a subsequent permit required for a development approved under this section if the application substantially complies with the development as it was approved pursuant to subdivision (c). Upon receipt of an application for a subsequent permit, the local government shall process the permit without unreasonable delay and shall not impose any procedure or requirement that is not imposed on projects that are not approved pursuant to this section. Issuance of subsequent permits shall implement the approved development, and review of the permit application shall not inhibit, chill, or preclude the development. For purposes of this paragraph, a "subsequent permit" means a permit required subsequent to receiving approval under subdivision (c), and includes, but is not limited to, demolition, grading, encroachment, and building permits and final maps, if necessary.

(3)(A) If a public improvement is necessary to implement a development that is subject to the streamlined, ministerial approval pursuant to this section, including, but not limited to, a bicycle lane, sidewalk or walkway, public transit stop, driveway, street paving or overlay, a curb or gutter, a modified intersection, a street sign or street light, landscape or hardscape, an above-ground or underground utility connection, a water line, fire hydrant, storm or sanitary sewer connection, retaining wall, and any related work, and that public improvement is located on land owned by the local government, to the extent that the public improvement requires approval from the local government, the local government shall not exercise its discretion over any approval relating to the public improvement in a manner that would inhibit, chill, or preclude the development.

(B) If an application for a public improvement described in subparagraph (A) is submitted to a local government, the local government shall do all of the following:

(i) Consider the application based upon any objective standards specified in any state or local laws that were in effect when the original development application was submitted.

(ii) Conduct its review and approval in the same manner as it would evaluate the public improvement if required by a project that is not eligible to receive ministerial or streamlined approval pursuant to this section.

(C) If an application for a public improvement described in subparagraph (A) is submitted to a local government, the local government shall not do either of the following:

(i) Adopt or impose any requirement that applies to a project solely or partially on the basis that the project is eligible to receive ministerial or streamlined approval pursuant to this section.

(ii) Unreasonably delay in its consideration, review, or approval of the application.

(i)(1) This section shall not affect a development proponent's ability to use any alternative streamlined by right permit processing adopted by a local government, including the provisions of [subdivision \(i\) of Section 65583.2](#).

(2) This section shall not prevent a development from also qualifying as a housing development project entitled to the protections of [Section 65589.5](#). This paragraph does not constitute a change in, but is declaratory of, existing law.

(j) The California Environmental Quality Act ([Division 13 \(commencing with Section 21000\) of the Public Resources Code](#)) does not apply to actions taken by a state agency, local government, or the San Francisco Bay Area Rapid Transit District to:

(1) Lease, convey, or encumber land owned by the local government or the San Francisco Bay Area Rapid Transit District or to facilitate the lease, conveyance, or encumbrance of land owned by the local government, or for the lease of land owned by the San Francisco Bay Area Rapid Transit District in association with an eligible TOD project, as defined pursuant to [Section 29010.1 of the Public Utilities Code](#), nor to any decisions associated with that lease, or to provide financial assistance to a development that receives streamlined approval pursuant to this section that is to be used for housing for persons and families of very low, low, or moderate income, as defined in [Section 50093 of the Health and Safety Code](#).

(2) Approve improvements located on land owned by the local government or the San Francisco Bay Area Rapid Transit District that are necessary to implement a development that receives streamlined approval pursuant to this section that is to be used for housing for persons and families of very low, low, or moderate income, as defined in [Section 50093 of the Health and Safety Code](#).

(k) For purposes of this section, the following terms have the following meanings:

(1) "Affordable housing cost" has the same meaning as set forth in [Section 50052.5 of the Health and Safety Code](#).

(2) "Affordable rent" has the same meaning as set forth in [Section 50053 of the Health and Safety Code](#).

(3) "Department" means the Department of Housing and Community Development.

(4) "Development proponent" means the developer who submits an application for streamlined approval pursuant to this section.

(5) "Completed entitlements" means a housing development that has received all the required land use approvals or entitlements necessary for the issuance of a building permit.

(6) “Locality” or “local government” means a city, including a charter city, a county, including a charter county, or a city and county, including a charter city and county.

(7) “Moderate income housing units” means housing units with an affordable housing cost or affordable rent for persons and families of moderate income, as that term is defined in [Section 50093 of the Health and Safety Code](#).

(8) “Production report” means the information reported pursuant to [subparagraph \(H\) of paragraph \(2\) of subdivision \(a\) of Section 65400](#).

(9) “State agency” includes every state office, officer, department, division, bureau, board, and commission, but does not include the California State University or the University of California.

(10) “Subsidized” means units that are price or rent restricted such that the units are affordable to households meeting the definitions of very low and lower income, as defined in [Sections 50079.5 and 50105 of the Health and Safety Code](#).

(11) “Reporting period” means either of the following:

(A) The first half of the regional housing needs assessment cycle.

(B) The last half of the regional housing needs assessment cycle.

(12) “Urban uses” means any current or former residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses.

(l) The department may review, adopt, amend, and repeal guidelines to implement uniform standards or criteria that supplement or clarify the terms, references, or standards set forth in this section. Any guidelines or terms adopted pursuant to this subdivision shall not be subject to Chapter 3.5 (commencing with [Section 11340](#)) of Part 1 of Division 3 of Title 2 of the Government Code.

(m) The determination of whether an application for a development is subject to the streamlined ministerial approval process provided by subdivision (c) is not a “project” as defined in [Section 21065 of the Public Resources Code](#).

(n) It is the policy of the state that this section be interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, increased housing supply.

(o) This section shall remain in effect only until January 1, 2026, and as of that date is repealed.

#### Credits

(Added by [Stats.2017, c. 366 \(S.B.35\)](#), § 3, eff. Jan. 1, 2018. Amended by [Stats.2018, c. 92 \(S.B.1289\)](#), § 119, eff. Jan. 1, 2019; [Stats.2018, c. 48 \(S.B.850\)](#), § 1, eff. June 27, 2018; [Stats.2018, c. 840 \(S.B.765\)](#), § 2, eff. Jan. 1, 2019; [Stats.2019, c. 159](#)



**§ 65913.4. Submission of application for development subject..., CA GOVT § 65913.4**

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(A.B.101), § 8, eff. July 31, 2019; Stats.2019, c. 663 (A.B.1485), § 1, eff. Jan. 1, 2020; Stats.2019, c. 844 (S.B.235), § 5.3, eff. Jan. 1, 2020; Stats.2020, c. 166 (A.B.168), § 3, eff. Sept. 25, 2020; Stats.2020, c. 194 (A.B.831), § 1.5, eff. Sept. 28, 2020.)

West's Ann. Cal. Gov. Code § 65913.4, CA GOVT § 65913.4

Current with urgency legislation through Ch. 372 of 2020 Reg.Sess. Some statute sections may be more current, see credits for details.

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End of Document

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Jurisdiction	El Dorado County Unincorporated
Reporting Year	2020 (Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
 (CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Last year information comes from previous APRs.  
 Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1086	42	1			16					59	1027
	Non-Deed Restricted												
Low	Deed Restricted	762	29	55	53	57	31		1			254	508
	Non-Deed Restricted						28						
Moderate Above Moderate	Deed Restricted	823										151	672
	Non-Deed Restricted	1757	7	13		12	15		59	45		4621	
Total RHNA		4428											
Total Units			763	412	565	725	787	452	536	845		5085	2207

Note: units serving extremely low-income households are included in the very low-income permitted units totals  
 Cells in grey contain auto-calculation formulas

**DR21-0003/EL DORADO HAVEN APARTMENTS**  
**EXHIBIT H - 2021 COUNTY REGIONAL HOUSING NEEDS ALLOCATION (RHNA)**

# DR21-0003/EL DORADO HAVEN APARTMENTS EXHIBIT I - SB 35 ELIGIBILITY CHECKLIST PLANNING AND BUILDING DEPARTMENT



2020 SEP -2 AM 10:4  
RECEIVED  
PLANNING DEPARTMENT

## PLANNING DIVISION

www.edcgov.us/Government/Planning

### PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667  
BUILDING  
(530) 621-5315 / (530) 622-1708 Fax  
[blgddept@edcgov.us](mailto:blgddept@edcgov.us)

PLANNING  
(530) 621-5355 / (530) 642-0508 Fax  
[planning@edcgov.us](mailto:planning@edcgov.us)

### Multifamily Housing Project Senate Bill 35 Streamlined Approval Process Eligibility Checklist

Effective January 1, 2018, and as later amended SB 35, or the Permit Streamlining Act, enacted Government Code Section 65913.4 to establish a streamlined, ministerial approval process for multifamily housing projects that include an affordable housing component and satisfy certain eligibility criteria. This handout will serve as a guide to determining if a multifamily housing project qualifies under the Permit Streamlining Act.

These eligibility criteria are state-mandated. The County has no ability to waive or amend these criteria. A multifamily housing project that fails to meet one or more of these criteria will be subject to the County's regular review process instead of the streamlined approval process. **This checklist is subject to final review by the El Dorado County Planning and Building Department.**

Development proponents are strongly encouraged to review the entirety of the Guidelines for the Streamlined Ministerial Approval Process (Chapter 366, Statutes of 2017), as amended, available online at the California Department of Housing and Community Development website listed under California's 2017 Housing Package information at <http://www.hcd.ca.gov/policy-research/lhp.shtml>

File or Permit # assigned by County \_\_\_\_\_

Assessor's # (s) 331-301-017-000

Project Name/Request(describe proposed use) El Dorado Haven - proposed new construction of 65 affordable multifamily apartment on 4.66 vacant acres in the El Dorado community.

Applicant Name Mercy Housing California

Mailing Address 2512 River Plaza Drive, Ste 200, Sacramento, CA 95835

Phone: 916/414-4440 Email: sdaues@mercyhousing.org

Property Owner El Dorado Federated Church

Mailing Address 1031 Thompson Way, Placerville, CA

Phone \_\_\_\_\_ Email Ron Johnson <j.ron48@yahoo.com>

X Signature of property owner or authorized agent

8/21/20  
Date

# DR21-0003/EL DORADO HAVEN APARTMENTS

## EXHIBIT I - SB 35 ELIGIBILITY CHECKLIST

Eligibility Requirements		Yes	No	N/A
1.	Is the project a multifamily housing development (2 or more units) or a mixed-use project where at least 2/3 of the square footage of the project is not dedicated to residential uses (subd.(a)(1))?	X		
2.	Has the applicant dedicated at least 50% of the units in the project to households making below 80% of the area median income (subd.(a)(4)(B))? <a href="https://www.hcd.ca.gov/grants-funding/income-limits/index.shtml">https://www.hcd.ca.gov/grants-funding/income-limits/index.shtml</a>	X		
3.	Does at least 75% of the perimeter of the site adjoin parcels currently or formerly developed with "urban uses" (subds.(a)(2)(B),(h)(8))?	X		
4.	Does the site's zoning or general plan designation allow for residential or residential mixed-use development, as applicable to the project (subd.(a)(2)(C))?	X		
5a	If a land subdivision is required, is the project financed with low-income housing tax credits and will prevailing wages be paid?			X
5b	If land subdivision is required, will the development pay prevailing wages to a trained and skilled workforce?			X
6.	Does the project meet density requirements in the general plan designation applicable to the subject property/ies?	X		
7.	Does the project meet objective zoning standards of the zoning designation applicable to the subject property/ies?	X		
8.	Does the project meet objective design review standards per the Community Design Guidelines and the applicable zoning district regulations?	X		
9.	Is the project outside of any of the following areas: <ul style="list-style-type: none"> <li>- Wetlands as defined under federal law</li> <li>- Earthquake fault zones</li> <li>- High or very high fire hazard severity zones</li> <li>- Hazardous waste site</li> <li>- FEMA designated flood plain or floodway</li> <li>- Protected species habitat</li> <li>- Lands under conservation easement</li> </ul> <ul style="list-style-type: none"> <li>- A site that would require demolition of housing (1) subject to record rent restrictions or (2) housing occupied by tenants within the past 10 years</li> <li>- A site that would require the demolition of a historic structure listed on a local, state, or federal register</li> <li>- A site governed by the Mobile Home Residency Law, the Recreational Vehicle Park Occupancy Law, the Mobile Home Parks Act, or the Special Occupancy Parks Act</li> </ul>	X		
10.	For projects of over 10 units, will the entire development be a "public work" as defined in Section 1720 of the California Labor Code, or will construction workers be paid at least the prevailing wage?	X		
11.	For projects of 75 or more units, will a "skilled and trained" workforce, as defined in Section 2601 of the California Public Contracts Code, be used to complete the Development?			X

**DR21-0003/EL DORADO HAVEN APARTMENTS  
EXHIBIT J - BOARD OF SUPERVISORS RESOLUTION NO. 211-2021**



**RESOLUTION NO. 211-2021**

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

**RESOLUTION DESIGNATING APPROVAL AUTHORITY FOR SB 35 STREAMLINED  
MINISTERIAL PROJECTS WHERE A DISCRETIONARY REVIEW WOULD  
OTHERWISE BE REQUIRED BY TITLE 130 OF THE COUNTY CODE**

**WHEREAS**, Senate Bill 35 (SB 35) (Wiener, 2017), codified at Government Code section 65913.4, was part of a fifteen-bill housing package aimed at addressing the state’s housing shortage and high housing costs; and

**WHEREAS**, SB 35 declares that providing affordable housing opportunities is a matter of statewide concern and requires a “streamlined, ministerial approval process” for affordable residential developments in localities that have not yet made sufficient progress towards their allocation of the regional housing need with the intent of facilitating and expediting the construction of affordable housing; and

**WHEREAS**, El Dorado County has been included on the Department of Housing and Community Development’s (HCD) determination list of cities and counties subject to SB 35; and

**WHEREAS**, in November of 2018, HCD adopted Streamlined Ministerial Approval Process Guidelines (HCD Guidelines) for implementing SB 35 as authorized by section 65913.4(j), and the HCD Guidelines shall be interpreted and implemented in a manner to afford the fullest possible weight to the interest of increasing housing supply; and

**WHEREAS**, section 65913.4(d)(1) and section 301(a) of the HCD Guidelines require that ministerial approval may not include the exercise of discretion and cannot require a conditional use permit or other discretionary local government review or approval; that public oversight is not required, but the County may provide for a ministerial design review or public oversight of the application by the Zoning Administrator, Planning Commission, or Board of Supervisors; that the design review or public oversight shall be objective and strictly focused on assessing compliance with criteria required for streamlined projects, as well as any reasonable objective zoning, subdivision, general plan, and design review standards in effect at the time that the application is submitted and that are broadly applicable to development within the locality; and the design review or public oversight shall not in any way inhibit, chill, stall, delay, or preclude the ministerial approval required by section 65913.4; and

**WHEREAS**, section 65913.4(a) and Article IV of the HCD Guidelines outline the project eligibility requirements for SB 35, including: housing type requirements (Sec. 400); site requirements (Sec. 401); affordability provisions (Sec. 402); labor provisions (Sec. 403); and additional provisions (Sec. 404); and

# **DR21-0003/EL DORADO HAVEN APARTMENTS**

## **EXHIBIT J - BOARD OF SUPERVISORS RESOLUTION NO. 211-2021**

**WHEREAS**, pursuant to section 65913.4 and section 301 of the HCD Guidelines, the Planning and Building Department must determine whether an application qualifies for SB 35 within 60 days of application submittal for projects with 150 or fewer units and 90 days for projects with more than 150 units (section 65913.4(c)(1)) and any public oversight and final decision on the application, including any appeal, must be completed within 90 days from project application submittal for projects with 150 or fewer units and 180 days from project submittal for projects with more than 150 units (section 65913.4(d)(1)); and

**WHEREAS**, as a ministerial approval, section 65913.4(d)(2) provides that approval of any SB 35 project is statutorily exempt from the California Environmental Quality Act; and

**WHEREAS**, section 65913.4(g)(1) and section 301(c) of the HCD Guidelines allow a development proponent to request a modification to a development that has been approved under the streamlined ministerial approval process if the request is submitted to the local government before the issuance of the final building permit required for construction. The local government shall approve the modification if it determines that the modification is consistent with the objective planning standards that were in effect when the original development application was first submitted. Pursuant to section 65913.4(g)(2) and HCD section 301(c)(1)(B) the request for the modification shall be either approved or denied within 60 days after submission of the modification, or 90 days if design review is required.

**WHEREAS**, Assembly Bill 168 (AB 168) (Aguiar-Curry, 2020), codified at Government Code section 65913.4(b), created a process for tribal scoping consultation for SB 35 projects. In accordance with section 65913.4(b)(a)(1)(i), developers are now required to submit a notice of intent in the form of a preliminary application with key project details (outlined in section 65913.4(b)(1)(A)(i)) and engage in tribal scoping consultation that potentially influences the project's eligibility for SB 35; and

**WHEREAS**, in November of 2020, the Governor's Office of Planning and Research adopted Tribal Scoping Consultation Requirements for Projects seeking Review Under the Streamlined Ministerial Approval Process (SB 35); and

**WHEREAS**, the El Dorado County Zoning Ordinance Sections 130.27.50 (Design Review – Community Combining Zone) and 130.27.60 (Design Review – Historic Combining Zone) establishes Design Review Combining Zones requiring discretionary review of development projects in accordance with Section 130.52.030 (Design Review Permit) on parcels within those combining zones; and

**WHEREAS**, the El Dorado County Zoning Ordinance Sections 130.28 (Planned Development Combining Zone) establishes Planned Development Combining Zones requiring discretionary review of development projects in accordance with Section 130.52.040 (Planned Development Permit) on parcels within that combining zone; and

**WHEREAS**, the County's current discretionary approval process and administrative timelines for projects as outlined in Title 130, Article 5 (Planning Permit Processing) creates barriers to meeting the streamlining provisions of SB 35 for eligible projects; and

**DR21-0003/EL DORADO HAVEN APARTMENTS**  
**EXHIBIT J - BOARD OF SUPERVISORS RESOLUTION NO. 211-2021**

WHEREAS, neither section 65913.4 nor the HCD Guidelines determine the approval authority for SB 35 projects or require a public meeting to review the project, but both provide that ministerial design review or public oversight of an SB 35 application may be conducted by the Planning Commission or any equivalent board or commission responsible for review and approval of development projects, including the Board of Supervisors.

NOW, THEREFORE, BE IT RESOLVED, the Board of Supervisors of the County of El Dorado hereby finds that all objective zoning, subdivision, general plan, design review, and residential development standards in existence at the time of an SB 35 application shall apply to that SB 35 project and identifies that the Planning Commission will be the final approving authority for SB 35 Streamlined Ministerial Approvals on parcels within Combining Zones that, absent SB 35, would require a discretionary approval. This final decision shall not be subject to an administrative appeal.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Board of Supervisors of the County of El Dorado hereby finds that for all modification requests to approved SB 35 projects that all objective zoning, subdivision, general plan, design review, and residential development standards in existence at the time of the original application shall apply to that SB 35 project modification project and identifies that the Planning Director will be the approving authority for modifications to approved SB 35 Streamlined Ministerial Approvals on parcels within Combining Zones that, absent SB 35, would require a discretionary approval.

NOW, THEREFORE, BE IT FURTHER RESOLVED, if any section, sentence, clause or phrase of this resolution is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this resolution. The Board of Supervisors hereby declares that it would have passed this resolution and adopted each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

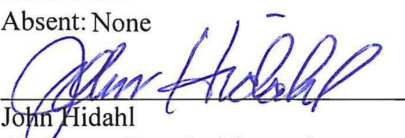
NOW, THEREFORE, BE IT FURTHER RESOLVED, unless the California Legislature extends Government Code section 65913.4, this Resolution shall remain in effect until section 65913.4 automatically sunsets on January 1, 2026 pursuant to section 65913.4(m).

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the 9th day of February, 2021, by the following vote of said Board:

ATTEST  
Kim Dawson  
Clerk of the Board of Supervisors

By   
Deputy Clerk

Ayes: Hidahl, Turnboo, Thomas, Parlin, Novasel  
Noes: None  
Absent: None

  
John Hidahl  
Chairman, Board of Supervisors

# DR21-0003/EL DORADO HAVEN APARTMENTS EXHIBIT K - PROJECT SITE PLAN

BUILDING FOOTAGES:	TYPE	OCC	PARCEL:	UNIT COUNT:	PARKING COUNT:
BUILDING A 11,440	V-B	B, R-2	4.6 ACRES	65 UNITS TOTAL	REQUIREMENTS:
BUILDING B 12,639	V-B	R-2	14 DWELLING UNITS/ACRE	(20) 1-BED	1 BED: 1.5/UNIT = 30
BUILDING C 9,066	V-B	R-2	ZONE: RES MULTI-FAMILY, HISTORIC	(27) 2-BED	2 & 3 BED: 2/UNIT (1 COVERED) = 90
BUILDING D1 15,369	V-B	R-2		(18) 3-BED	VISITOR: 1 PER 4 UNITS = 16
BUILDING D2 15,369	V-B	R-2			TOTAL REQUIRED = 136
TOTAL 63,883					TOTAL SHOWN = 136 (45 COVERED)

VICINITY MAP



**ANDERS & FALLTRICK ARCHITECTS**  
 1104 CORPORATE WAY  
 SACRAMENTO, CALIFORNIA 95834  
 TELEPHONE: 916.444.6464

REGISTERED ARCHITECT SET  
 LICENSE NO. 29718  
 STATE OF CALIFORNIA

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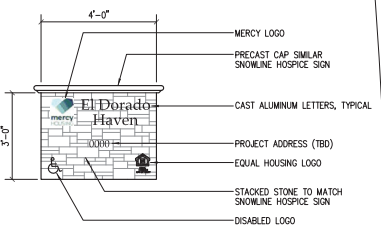
Revisions

Project  
 EL DORADO HAVEN APARTMENTS  
 PLEASANT VALLEY RD  
 EL DORADO, CA 95619  
 APN: 331-301-171

Drawing  
 PROPOSED SITE PLAN

Project No. 1907  
 Drawn by  
 Reviewed by  
 Date 4-21-21  
 Drawing No.

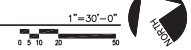
A.1.1  
 Sheet of Sheets



MAXIMUM SIGN AREA 12 S.F. MAX.  
 PER EDC ZONING CODE 130.36

2 PROPOSED MONUMENT SIGN 1/2"=1'-0"

1 SITE PLAN



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# DR21-0003/EL DORADO HAVEN APARTMENTS EXHIBIT L - ARCHITECTURAL BUILDING ELEVATIONS

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TELEPHONE: 916.395.4444



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Revisions

Project: EL DORADO HAVEN APARTMENTS  
PLEASANT VALLEY RD  
EL DORADO, CA 95619  
APN: 331-301-171

Drawing: EXTERIOR ELEVATIONS - BUILDING A

Project No. 1907

Drawn by

Reviewed by

Date: 4-21-21

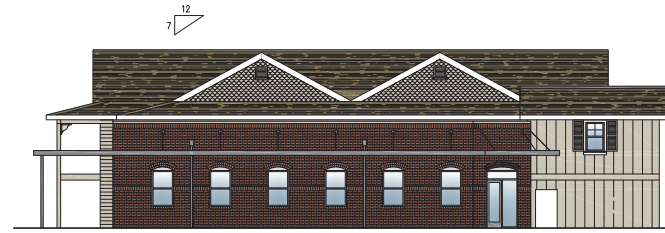
Drawing No.

A4.1

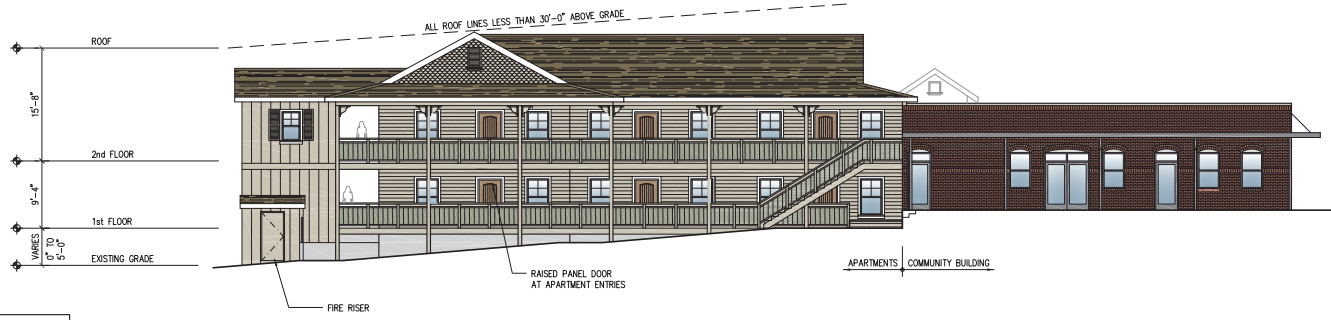
Sheet of Sheets



2 EXTERIOR ELEVATION - BUILDING A  
SOUTH (FACING PARKING LOT)  
1/8" = 1'-0"  
0 5 10 15



1 EXTERIOR ELEVATION - BUILDING A  
NORTH (FACING DRIVEWAY)  
1/8" = 1'-0"  
0 5 10 15



3 EXTERIOR ELEVATION - BUILDING A  
EAST (FACING COURTYARD)  
1/8" = 1'-0"  
0 5 10 15

EXTERIOR FINISHES	
	<b>THIN BRICK VENEER</b> EL DORADO STONE, TUNDRABRICK "HARTFORD"
	<b>LAMINATED ASPHALT SHINGLES</b> PASCO PREMIERE RADIANCE TITLE 24 COOL ROOFING "COOL WEATHERED WOOD"
	<b>FIBER CEMENT SIDING</b> JAMES HARDIE, PRE-FINISHED "COBBLESTONE" #H40-10
	<b>FIBER CEMENT FASCIA &amp; TRIM</b> JAMES HARDIE, PRE-FINISHED "ARCTIC WHITE" #H10-20
	<b>SHUTTERS, RAILING</b> DUNN EDWARDS CLASSICS "MEADOWOOD" #DEC777
	<b>APARTMENT DOORS</b> DUNN EDWARDS CLASSICS "MESA TAN" #DEC718



4 EXTERIOR ELEVATION - BUILDING A  
WEST (FRONT, FACING HWY 49)  
1/8" = 1'-0"  
0 5 10 15

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# DR21-0003/EL DORADO HAVEN APARTMENTS EXHIBIT L - ARCHITECTURAL BUILDING ELEVATIONS



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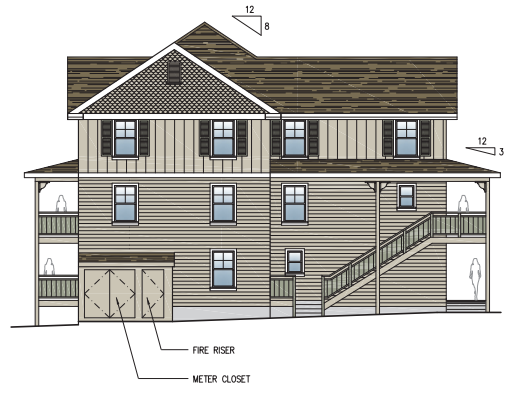
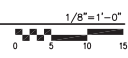
ARCHITECT  
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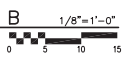
LANDSCAPE ARCHITECT  
GARTH RUFFNER LANDSCAPE ARCH.  
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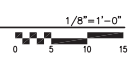
1 EXTERIOR ELEVATION - BUILDING B  
NORTH (REAR)



2 EXTERIOR ELEVATION - BUILDING B  
EAST, WEST (SIDES)



2 EXTERIOR ELEVATION - BUILDING B  
SOUTH (FRONT)



Revisions

Project  
EL DORADO HAVEN APARTMENTS  
PLEASANT VALLEY RD  
EL DORADO, CA 95619  
APN: 331-301-171

Drawing  
EXTERIOR ELEVATIONS -  
BUILDING B

Project No. 1907  
Drawn by  
Reviewed by  
Date 3-16-21  
Drawing No.

A4.2

Sheet of Sheets

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# DR21-0003/EL DORADO HAVEN APARTMENTS EXHIBIT L - ARCHITECTURAL BUILDING ELEVATIONS



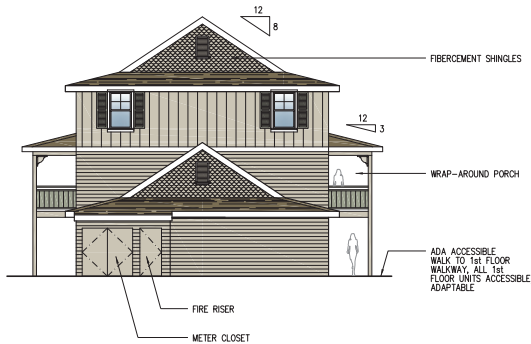
2 EXTERIOR ELEVATION - BUILDING C  
EAST (SIDE)

1/8"=1'-0"



1 EXTERIOR ELEVATION - BUILDING C  
NORTH (REAR)

1/8"=1'-0"



4 EXTERIOR ELEVATION - BUILDING C  
WEST (SIDE)

1/8"=1'-0"



3 EXTERIOR ELEVATION - BUILDING C  
SOUTH (FRONT)

1/8"=1'-0"

**ANDERS & FALLTRICK ARCHITECTS**

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Revisions

Project  
EL DORADO HAVEN APARTMENTS  
PLEASANT VALLEY RD  
EL DORADO, CA 95619  
APN: 331-301-171

Drawing  
EXTERIOR ELEVATIONS -  
BUILDING C

Project No. 1907

Drawn by

Reviewed by

Date 3-16-21

Drawing No.

A4.3

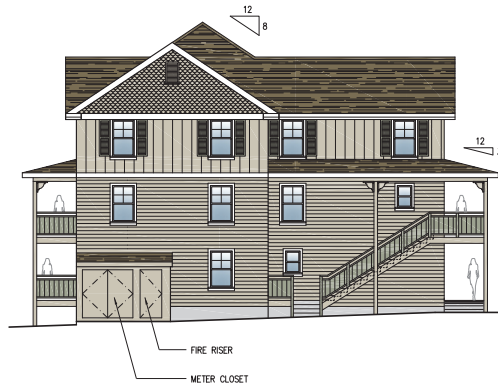
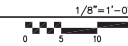
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# DR21-0003/EL DORADO HAVEN APARTMENTS EXHIBIT L - ARCHITECTURAL BUILDING ELEVATIONS



1 EXTERIOR ELEVATION – BUILDINGS D1, D2  
SOUTH (REAR)



2 EXTERIOR ELEVATION – BUILDINGS D1, D2  
EAST, WEST (SIDES)



2 EXTERIOR ELEVATION – BUILDINGS D1, D2  
NORTH (FRONT)



**ANDERS  
&  
FALLTRICK**  
ARCHITECTS

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Revisions

Project  
EL DORADO HAVEN APARTMENTS  
PLEASANT VALLEY RD  
EL DORADO, CA 95619  
APN: 331-301-171

Drawing  
EXTERIOR ELEVATIONS –  
BUILDINGS D1, D2

Project No. 1907

Drawn by

Reviewed by

Date 3-16-21

Drawing No.

A4.4

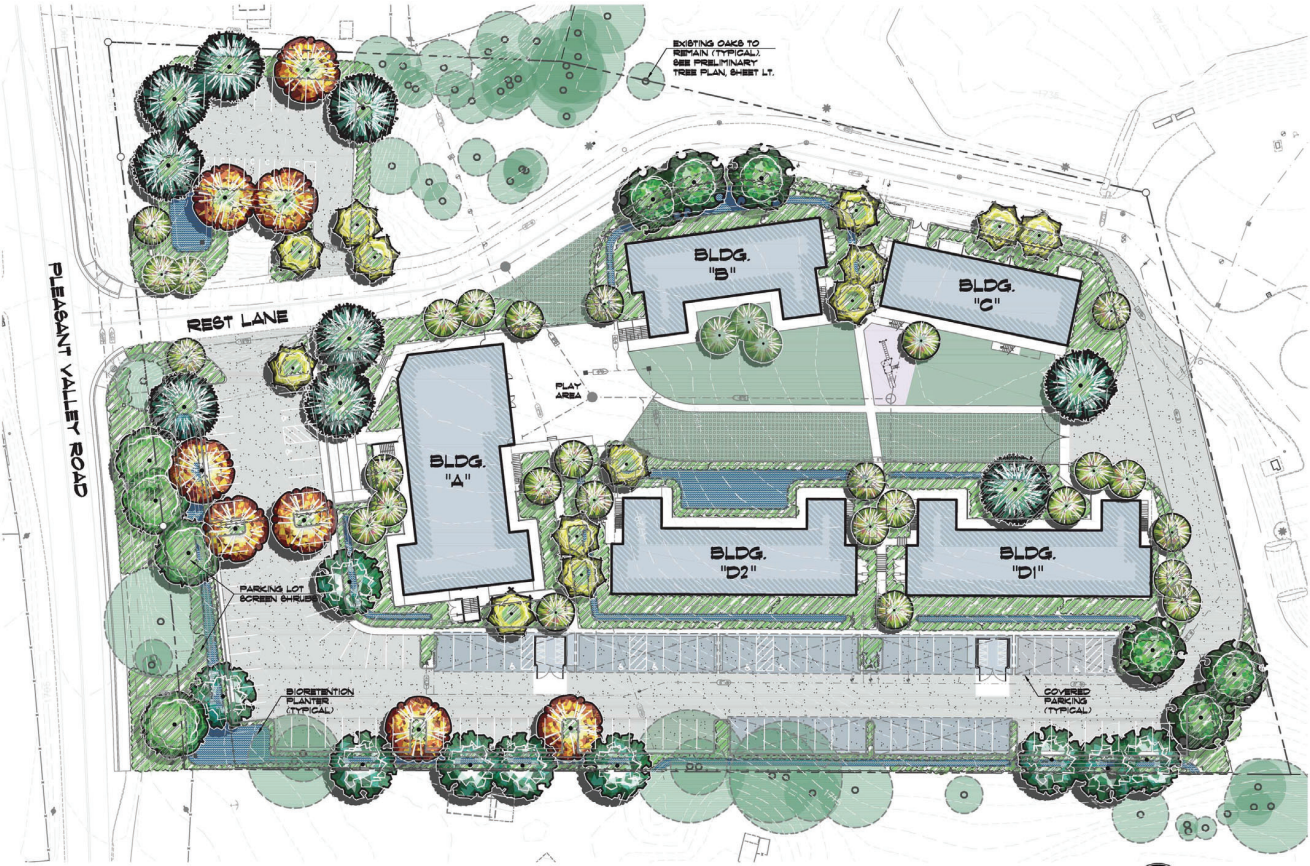
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# DR21-0003/EL DORADO HAVEN APARTMENTS

## EXHIBIT M - PRELIMINARY LANDSCAPE, GRADING AND DRAINAGE PLANS

SYMBOL	BOTANIC NAME/COMMON NAME	SIZE	QUANTITY
	CEDRUS DEODAR/DECODAR CEDAR	15 GALLON	9
	CERCIS OCCIDENTALIS/WESTERN REDBUD	15 GALLON	30
	CHILOPSIS LINEARIS 'TIMELESS BEAUTY'/DESKT WILLOW	15 GALLON	13
	PISTACIA CHINENSIS/CHINESE PISTACHE	15 GALLON	8
	QUERCUS DOUGLASSII/BLUE OAK	15 GALLON	6
	QUERCUS LOBATA/VALLEY OAK	15 GALLON	9
	QUERCUS WISLIZENI/INTERIOR LIVE OAK	15 GALLON	5
	<b>SHRUB &amp; GROUND COVER AREA (IRRIGATED)</b>		
	ACHILLEA MILLEFOLIUM 'APFELBLISSOM'/COMMON YARROW	1 GALLON	
	ASCLEPIAS SPECIOSA/SHOWY MILK WEED	1 GALLON	
	BACCHARIS PILLULARIS 'PIGEON POINT'/DW. COYOTE BRUSH	1 GALLON	
	CERCOCARPUS GRANDIFLORA 'SUNBUSTY'/CERCOPIS	1 GALLON	
	COTONEASTER D. 'LOWFAST'/PROSTRATE COTONEASTER	1 GALLON	
	CAREX DIVULSA/URASIAN GRAY SEDGE	1 GALLON	
	DIANELLA REVOLUTA LITTLE REVE/BLACK PLAY LILY	1 GALLON	
	DESCHAMPSIA CESPITOSA/RUPERT HAIR GRASS	1 GALLON	
	HETERANTHES ARBUTIFOLIATA/TYON	5 GALLON	
	IRIS DOUGLASSIANA/COUGLAS IRIS	1 GALLON	
	JUNIPUS PATENS 'CARMAN GRAY'/GRAY RUSH	1 GALLON	
	LOMANDRA LONGIFOLIA 'BREEZEDW'. MAT RUSH	1 GALLON	
	MAHONIA A. 'COMPACTA'/COMPACT OREGON GRAPE	5 GALLON	
	MAHONIA REPENS/KEEPING OREGON GRAPE	1 GALLON	
	MONARDELLA VILLOSA/COYOTE MINT	1 GALLON	
	NANDINA DOMESTICA 'GULF STREAM'/DW. HEAVENLY BAMBOO	5 GALLON	
	PANICUM VIRGATUM 'SHENANDOAH'/SHENANDOAH SWITCH GRASS	1 GALLON	
	PENSTEMON HETEROPHYLLUS 'MARGARITA B.O.P. BEARD TONGUE	1 GALLON	
	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'/COFFEEBERRY	5 GALLON	
	SALVIA X. 'DEE'S BUSSY'/KEEPING SAGE	1 GALLON	
	SISYRINCHIUM BELLUM/BLUE-EYED GRASS	1 GALLON	
	<b>AGROSTIS PALLENS/NATIVE BENTGRASS (IRRIGATED)</b>	600	
	WIRE MESH WITH 'GRASSPAVE' REINFORCEMENT / AGROSTIS PALLENS		
	BIOSWALE PLANTER (SEE PLANTS MARKED W/ AN ASTERISK) IRRIGATED		



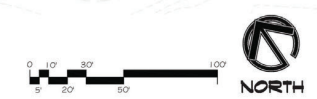
**Garth Ruffner**  
Landscape Architect  
(916) 787-8576

4120 Douglas Blvd. #206-201, Roseville, California 95746  
GarthRuffner.com CA Landscape Architect #22068

### EL DORADO HAVEN APARTMENTS

PLEASANT VALLEY ROAD  
COUNTY OF PLACER  
CALIFORNIA

### PRELIMINARY LANDSCAPE PLAN



#### PARKING LOT SHADE CALCULATIONS:

TREE TYPE	AREA/FULL	QUANTITY	FULL	3/4	1/2	SUBTOTAL	TOTAL
20' DIA. TREES							
CERCIS OCCIDENTALIS	314 S.F.	0	0	4	0	628 S.F.	628 S.F.
25' DIA. TREES							
CHILOPSIS LINEARIS	490 S.F.	1	0	2	0	980 S.F.	980 S.F.
35' DIA. TREES							
CEDRUS DEODARA	962 S.F.	0	0	6	0	2886 S.F.	2886 S.F.
PISTACIA CHINENSIS	962 S.F.	4	0	4	0	5772 S.F.	5772 S.F.
QUERCUS DOUGLASSII	962 S.F.	0	1	2	0	1654 S.F.	1654 S.F.
QUERCUS LOBATA	962 S.F.	0	0	8	1	4089 S.F.	4089 S.F.
<b>35' TOTAL:</b>						<b>14430 S.F.</b>	<b>14430 S.F.</b>
EXISTING OAKS TO REMAIN:						1308 S.F.	1308 S.F.
COVERED PARKING:						2019 S.F.	2019 S.F.
<b>PARKING AREA:</b>						<b>30456 S.F.</b>	<b>30456 S.F.</b>
<b>SHADE REQUIRED:</b>						<b>50456 S.F.</b>	<b>50456 S.F.</b>
<b>SHADE PROVIDED:</b>						<b>28168 S.F.</b>	<b>28168 S.F.</b>

#### WATER BUDGET CALCULATION

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) = 813376 GALLONS PER YEAR  
 MAWA = 47.3 ETO x 0.62 GAL/S.F. x 0.45 (ET ADJ. FACTOR) x 43448 S.F. LANDSCAPE AREA

ESTIMATED TOTAL WATER USE (ETUW) = 314609 GALLONS PER YEAR

HYDROZONING (STATION #)	PLANT USE TYPE	PLANT FACTOR	AREA (S.F.)	IRRIG. EFF. CALCULATION	ESTIMATED WATER USE
C1	LOW (DRIP)	0.20	43448	0.1% = 47.3 x 62 x 20 x 43448 / 0.1% = 314609 GAL	
<b>TOTAL ANNUAL ESTIMATED WATER USE:</b>					<b>314609 GAL</b>

Date: APR. 26, 2021

Scale: 1"=30'-0"

Job Number: 40097

Sheet Number: LA of 2

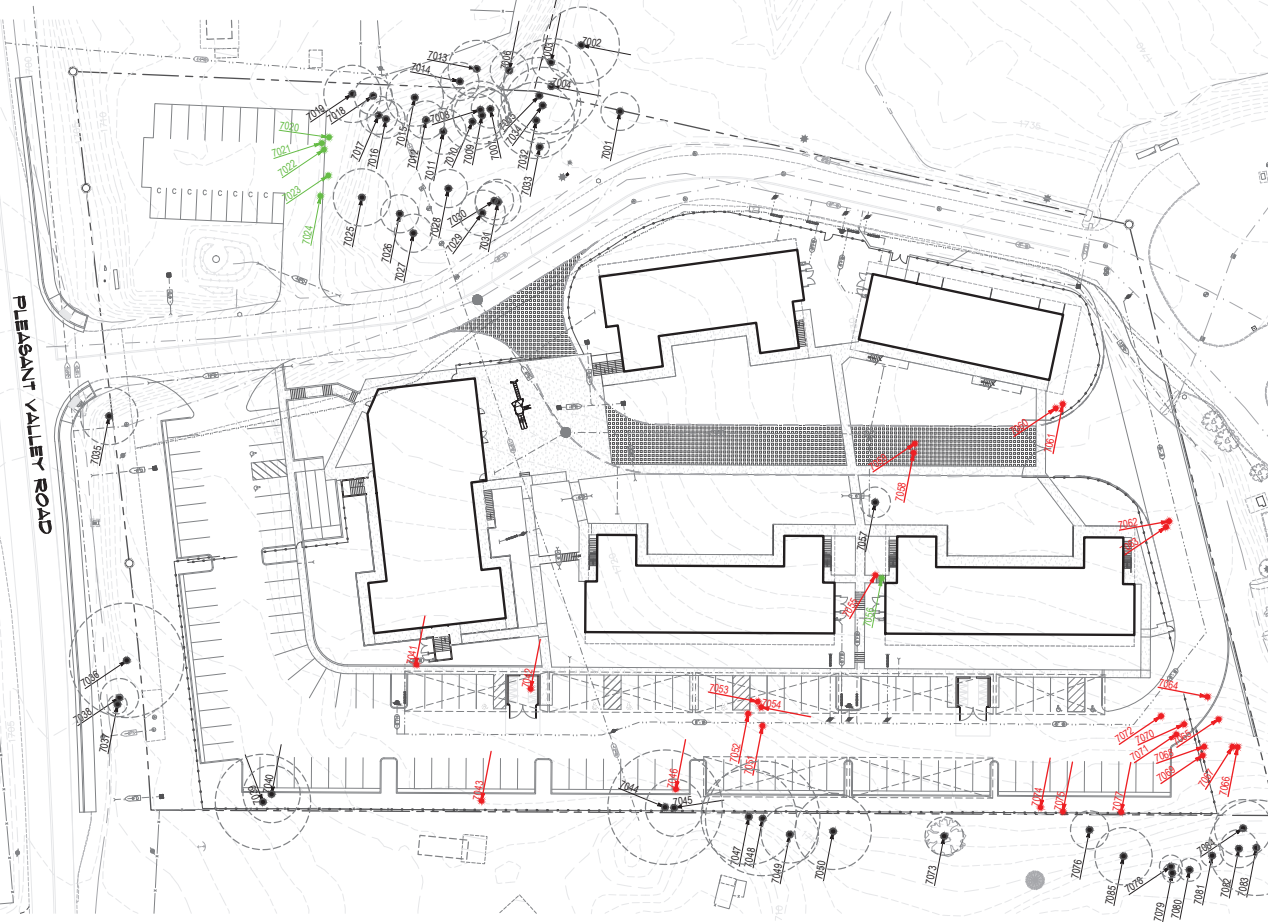
# DR21-0003/EL DORADO HAVEN APARTMENTS

## EXHIBIT M - PRELIMINARY LANDSCAPE, GRADING AND DRAINAGE PLANS

### TREE INFORMATION DATA:

Mercy Housing, 6507 Pleasant Valley, Diamond Springs, California August 8, 2020

Field Tag #	Prote	Heritage Tree	Off Site	Species Common Name	Scientific Name	DBH	Measured At	Canopy Radius	Arborvit Rating	Outplant Status	Notes
7001	Yes		Interior live oak	Quercus wislizeni	5.8, 3	54	10	3	Fair - Minor Problems	Preserve	codominant at 12' with inclusion. Vigar fair
7002	Yes		Interior live oak	Quercus wislizeni	5.9, 3	54	10	3	Fair - Minor Problems	Preserve	codominant at 18' with inclusion. Root collar bark with moderate decay. 12' suppressed canopy trunk and canopy lean south. Office canopy overhangs site 30'. Trunk & 30' off site north
7003	Yes		Interior live oak	Quercus wislizeni	17, 18, 19	54	25	3	Fair - Minor Problems	Preserve	codominant at 18' with inclusion. Root collar bark with moderate decay. 12' suppressed canopy trunk and canopy lean south. Office canopy overhangs site 30'. Trunk & 30' off site north
7004	Yes		Interior live oak	Quercus wislizeni	3.6	54	10	3	Extreme Structure or Health Problems	Preserve	Multi-stem at ground weak attachments both stems lean out north and south. Oak beetle heavy discharge
7005	Yes		Interior live oak	Quercus wislizeni	10	54	10	3	Extreme Structure or Health Problems	Preserve	Suppressed trunk leans south at 24'. Vigar fair to poor. Trunk 8' off property line south
7007	Yes		Interior live oak	Quercus wislizeni	6.5	54	10	3	Extreme Structure or Health Problems	Preserve	codominant at 12' some inclusion. Trunk at the base of two pine trees vigar poor
7008	Yes		Interior live oak	Quercus wislizeni	9	48	15	3	Fair - Minor Problems	Preserve	codominant at 12' suppressed canopy lean south west
7009	Yes		Interior live oak	Quercus wislizeni	6.5, 2	54	15	3	Extreme Structure or Health Problems	Preserve	codominant at 12' suppressed canopy lean south west
7010	Yes		Interior live oak	Quercus wislizeni	10	54	12	3	Fair - Minor Problems	Preserve	codominant at 8' suppressed canopy lean south west
7011	Yes		Valley oak	Quercus lobata	8	54	10	3	Fair - Minor Problems	Preserve	Suppressed trunk is vertical to 20'. Canopy lean, southwest at 20' vigar fair
7012	Yes		Interior live oak	Quercus wislizeni	6.5	54	15	3	Extreme Structure or Health Problems	Preserve	codominant at base lean stems suppressed severe canopy lean north vigar poor. Trunk off property line 4' north
7014	Yes		Interior live oak	Quercus wislizeni	6	54	10	3	Extreme Structure or Health Problems	Preserve	Suppressed severe trunk and canopy lean both north vigar poor. Trunk 4' off property line north
7015	No		Interior live oak	Quercus wislizeni	5.4	54	15	3	Extreme Structure or Health Problems	Preserve	Call flow that lean suppressed larger stem leans East East
7016	Yes		Interior live oak	Quercus wislizeni	6	54	10	3	Fair - Minor Problems	Preserve	Suppressed trunk and canopy lean, southwest
7017	No		Interior live oak	Quercus wislizeni	4.3, 3	54	10	3	Extreme Structure or Health Problems	Preserve	Multi-stem at ground weak attachments. Suppressed canopy lean north west
7018	Yes		Interior live oak	Quercus wislizeni	5.4, 4	54	10	3	Fair - Minor Problems	Preserve	codominant at ground weak attachments suppressed vigar poor
7019	Yes		Interior live oak	Quercus wislizeni	5.3, 4	54	15	3	Fair - Minor Problems	Preserve	codominant at base some inclusion. Suppressed canopy lean north west
7020	Yes		Interior live oak	Quercus wislizeni	6	36	5	3	Fair - Minor Problems	Preserve	codominant at 30' vigar fair
7021	Yes		Interior live oak	Quercus wislizeni	6	36	5	3	Fair - Minor Problems	Preserve	codominant at 30' suppressed canopy lean west
7022	No		Interior live oak	Quercus wislizeni	5.3	54	10	3	Extreme Structure or Health Problems	Preserve	codominant lean suppressed vigar poor
7023	Yes		Interior live oak	Quercus wislizeni	6	48	5	3	Extreme Structure or Health Problems	Preserve	Previous top failure at 40' cavity and weeping canopy vigar poor
7024	Yes		Interior live oak	Quercus wislizeni	6	54	5	3	Extreme Structure or Health Problems	Preserve	Suppressed vigar poor
7025	Yes		Interior live oak	Quercus wislizeni	13.0	54	15	3	Fair - Minor Problems	Preserve	codominant at 12' moderate inclusion. Suppressed canopy lean east
7026	No		Interior live oak	Quercus wislizeni	4.4, 2.2	54	10	3	Extreme Structure or Health Problems	Preserve	Multi-stem at ground weak attachments suppressed vigar fair
7027	Yes		Interior live oak	Quercus wislizeni	6.4, 2.2	54	10	3	Extreme Structure or Health Problems	Preserve	Multi-stem at ground weak attachments suppressed canopy lean East vigar poor
7028	Yes		Interior live oak	Quercus wislizeni	5.4	54	10	3	Fair - Minor Problems	Preserve	Multi-stem at base severe inclusion vigar fair
7029	Yes		Interior live oak	Quercus wislizeni	8.2, 2.2	54	12	3	Fair - Minor Problems	Preserve	Multi-stem at base severe inclusion vigar fair
7030	Yes		Interior live oak	Quercus wislizeni	8.3, 3.4	54	12	3	Major Structure or Health Problems	Preserve	Multi-stem at base severe inclusion vigar fair
7031	Yes		Interior live oak	Quercus wislizeni	6.2	54	10	3	Fair - Minor Problems	Preserve	Multi-stem at base moderate inclusion. Suppressed canopy lean North moderate inclusion.
7032	Yes		Interior live oak	Quercus wislizeni	7.3, 3	54	12	3	Fair - Minor Problems	Preserve	codominant at 12' suppressed canopy lean south moderate inclusion.
7033	Yes		Interior live oak	Quercus wislizeni	8.1, 5	54	20	3	Fair - Minor Problems	Preserve	codominant at base inclusion. Suppressed canopy lean south
7034	Yes		Interior live oak	Quercus wislizeni	8.3, 3.4	54	5	3	Fair - Minor Problems	Preserve	Multi-stem at ground weak attachments. Suppressed canopy lean South
7035	Yes		Interior live oak	Quercus wislizeni	8.4, 2.2	54	20	3	Extreme Structure or Health Problems	Preserve	Suppressed codominant at 30'. Oak beetle heavy discharge canopy lean severe vigar poor
7036	Yes		Interior live oak	Quercus wislizeni	6.6, 5.4	54	3	3	Fair - Minor Problems	Preserve	Multi-stem at base severe inclusion weak attachments growing on side of bank west facing along Pleasant Valley Road.
7038	Yes		Interior live oak	Quercus wislizeni	14.2	54	30	3	Fair - Minor Problems	Preserve	codominant at 20' western canopy overhanging shoulder of Pleasant Valley Road vigar fair
7039	Yes		Interior live oak	Quercus wislizeni	6.4, 3.2	54	10	3	Extreme Structure or Health Problems	Preserve	codominant at base weak attachments suppressed canopy lean north
7039	Yes		Interior live oak	Quercus wislizeni	6	36	5	3	Fair - Minor Problems	Preserve	codominant at 30'. Suppressed canopy lean south
7039	Yes		Interior live oak	Quercus wislizeni	15	48	25	3	Fair - Minor Problems	Preserve	codominant at 4'. Vigar fair
7040	Yes		Interior live oak	Quercus wislizeni	6.4, 3.2, 2	54	15	3	Extreme Structure or Health Problems	Preserve	Multi-stem at ground weak attachments suppressed trunk and canopy lean severely north
7041	No		Interior live oak	Quercus wislizeni	2.2, 2.2, 2	54	6	3	Extreme Structure or Health Problems	Remove	Multi-stem at ground growing on top of the side of a dirt dump.
7042	Yes		Valley oak	Quercus lobata	15	54	12	3	Fair - Minor Problems	Preserve	Trunk terminated by 160lb storm. Top on bank, codominant at 7' minor moderate vigar fair
7043	Yes		Valley oak	Quercus lobata	18.0	54	30	3	Fair - Minor Problems	Remove	Surrounded by 160lb storm, codominant at 30' same inclusion. Moderate inclusion vigar fair to poor
7044	Yes		Valley oak	Quercus lobata	25.8	54	30	3	Fair - Minor Problems	Preserve	codominant at 30' same inclusion codominant higher up lean trunk at 10' with thick bark vigar fair
7045	Yes		Interior live oak	Quercus wislizeni	8.0	54	15	3	Extreme Structure or Health Problems	Preserve	Trunk 12' codominant oak on top 100lb storm. Suppressed trunk and canopy leaning severely East
7046	Yes		Valley oak	Quercus lobata	6.4, 3.2	54	15	3	Fair - Minor Problems	Preserve	codominant at base suppressed trunk and canopy lean north
7047	Yes		Beech oak	Quercus douglasii	14	54	25	3	Fair - Minor Problems	Preserve	codominant at 12'. Trunk and canopy lean south west vigar fair. Two by three sided trunk northward lean.
7048	Yes		Interior live oak	Quercus wislizeni	18.8, 3	54	30	3	Fair - Minor Problems	Preserve	Multi-stem at ground weak attachments suppressed trunk and canopy lean south west. Surrounded by 160lb storm.
7049	Yes		Valley oak	Quercus lobata	12.8	54	15	3	Fair - Minor Problems	Preserve	codominant at 4'. Two stems crossed at 10' vigar fair to poor
7050	Yes		Valley oak	Quercus lobata	14.3, 1.6	54	30	3	Fair - Minor Problems	Preserve	codominant at 12' 4' stems same inclusion. epicormic growth along trunk vigar fair
7051	Yes		Interior live oak	Quercus wislizeni	6.4	54	10	3	Extreme Structure or Health Problems	Remove	codominant at 10' inclusion. Suppressed trunk and canopy lean south west. Surrounded by 160lb storm.
7052	Yes		Interior live oak	Quercus wislizeni	6	54	10	3	Fair - Minor Problems	Remove	Lower trunk oak on 160lb storm codominant at 8' low 2 inch thick Weibull at 8' broken and dead.
7053	Yes		Interior live oak	Quercus wislizeni	16.5	54	15	3	Fair - Minor Problems	Remove	codominant at base with inclusion. Suppressed trunk and canopy lean north west
7054	Yes		Valley oak	Quercus lobata	13	54	12	3	Fair - Minor Problems	Remove	codominant at 12'. epicormic growth in upper canopy along trunk vigar fair



Field Tag #	Prote	Heritage Tree	Off Site	Species Common Name	Scientific Name	DBH	Measured At	Canopy Radius	Arborvit Rating	Outplant Status	Notes
7035	Yes		Interior live oak	Quercus wislizeni	8.3, 3.1	54	4	3	Extreme Structure or Health Problems	Preserve	Multi-stem at ground weak attachments suppressed trunk and canopy lean west
7036	Yes		Interior live oak	Quercus wislizeni	6.4, 3.2	54	8	3	Extreme Structure or Health Problems	Preserve	codominant at ground weak attachments suppressed
7037	Yes		Valley oak	Quercus lobata	30	54	8	3	Extreme Structure or Health Problems	Preserve	Good vertical structure codominant at 15'. Vigar fair
7038	No		Interior live oak	Quercus wislizeni	4.3	54	6	3	Extreme Structure or Health Problems	Remove	Multi-stem at base. Severe moderate vigar 4'
7039	No		Interior live oak	Quercus wislizeni	4.5	54	6	3	Extreme Structure or Health Problems	Remove	codominant at 12' stems crisscross at 8'. Severe moderate vigar poor
7040	No		Interior live oak	Quercus wislizeni	5.1	54	5	3	Extreme Structure or Health Problems	Remove	codominant at 30' severe moderate top of the canopy dead
7041	No		Interior live oak	Quercus wislizeni	3.2, 2.1, 1.1	54	5	3	Fair - Minor Problems	Remove	Multi-stem at base weak attachments moderate inclusion
7042	No		Interior live oak	Quercus wislizeni	4.2, 2.2	54	6	3	Extreme Structure or Health Problems	Remove	codominant at 6'. One sided canopy north
7043	No		Interior live oak	Quercus wislizeni	3.2, 2.1, 2.1	54	6	3	Major Structure or Health Problems	Remove	codominant at base one sided canopy north
7044	Yes		Interior live oak	Quercus wislizeni	6	54	10	3	Fair - Minor Problems	Preserve	Good vertical structure codominant at 9'. Growing into canopy west
7045	Yes		Valley oak	Quercus lobata	10	54	15	3	Fair - Minor Problems	Remove	codominant at 10' growing into canopy west
7046	Yes		Interior live oak	Quercus wislizeni	6	54	5	3	Fair - Minor Problems	Preserve	Good vertical structure codominant at 9'. Vigar fair
7047	Yes		Interior live oak	Quercus wislizeni	3	54	6	3	Extreme Structure or Health Problems	Remove	Trunk extreme lean west canopy correct vertical
7048	No		Interior live oak	Quercus wislizeni	5.2, 2.2	54	6	3	Extreme Structure or Health Problems	Remove	codominant base suppressed
7049	No		Valley oak	Quercus lobata	3.2, 2.2	54	5	3	Extreme Structure or Health Problems	Remove	codominant base suppressed

Field Tag #	Prote	Heritage Tree	Off Site	Species Common Name	Scientific Name	DBH	Measured At	Canopy Radius	Arborvit Rating	Outplant Status	Notes	
7035	Yes		Interior live oak	Quercus wislizeni	8.3	54	4	3	Fair - Minor Problems	Remove	Good vertical structure codominant at 30' suppressed canopy lean slightly north	
7036	No		Interior live oak	Quercus wislizeni	5.4	54	10	3	Fair - Minor Problems	Remove	codominant base suppressed trunk and canopy lean south	
7037	Yes		Interior live oak	Quercus wislizeni	3.5, 4.3, 4.3	54	20	3	Extreme Structure or Health Problems	Remove	codominant at ground severe inclusion fine stems have failed at inclusion vigar fair to poor	
7039	Yes		Interior live oak	Quercus wislizeni	6.8	54	10	3	Fair - Minor Problems	Preserve	codominant at base some inclusion. Minor codominant	
7039	Yes		Valley oak	Quercus lobata	14	54	15	3	Fair - Minor Problems	Remove	Two separate stems grow together at 24'. Also codominant at 8' vigar fair	
7039	Yes		Interior live oak	Quercus wislizeni	9	54	8	3	Fair - Minor Problems	Remove	codominant at 12' same inclusion vigar fair growing into canopy west	
7039	Yes		Valley oak	Quercus lobata	12	54	10	3	Fair - Minor Problems	Remove	Upright structure codominant at 20'.	
7039	Yes		Interior live oak	Quercus wislizeni	8	54	10	3	Fair - Minor Problems	Remove	Upright structure codominant at 20'.	
7039	Yes		Valley oak	Quercus lobata	6	54	6	3	Extreme Structure or Health Problems	Preserve	Suppressed trunk and canopy lean north.	
7039	Yes		Interior live oak	Quercus wislizeni	6	54	5	3	Fair - Minor Problems	Preserve	Upright structure codominant at 9' growing into canopy Northwest	
7040	No		Yes	Valley oak	Quercus lobata	4.4	54	6	3	Fair - Minor Problems	Preserve	codominant at 12' same inclusion vigar fair
7041	Yes		Yes	Valley oak	Quercus lobata	6	54	6	3	Fair - Minor Problems	Preserve	Upright structure base in trunk at 8'. Vigar fair
7042	Yes		Yes	Valley oak	Quercus lobata	4	54	10	3	Extreme Structure or Health Problems	Preserve	Bank stabilization north side up to 30'
7043	Yes		Valley oak	Quercus lobata	17	54	25	3	Fair - Minor Problems	Preserve	Upright structure codominant at 8'. Vigar fair	
7044	Yes		Valley oak	Quercus lobata	6	54	6	3	Fair - Minor Problems	Preserve	codominant at 12' same inclusion vigar fair	
7045	Yes		Yes	Valley oak	Quercus lobata	10	54	15	3	Fair - Minor Problems	Preserve	Upright trunk suppressed upper canopy lean south

**TREE STATUS KEY:**  
 SYMBOLS: DESCRIPTION

DATE: MAR. 18, 2021

SCALE: 1"=30'-0"

JOB NUMBER: 40097

SHEET NUMBER: LT of 2

EXISTING TREE TO BE REMOVED TO SITE PLAN & GRADING CONFLICTS.

EXISTING TREE TO BE REMOVED AT THE RECOMMENDATION OF THE PROJECT ARCHITECT.

EXISTING TREE TO BE REMOVED DUE TO SITE PLAN & GRADING CONFLICTS.

**Garth Ruffner**  
 Landscape Architect  
 (909) 797-0576

4320 Douglas Blvd. #200-201, Redlands, California 91746  
 garth@ruffner.com CA Landscape Architect #2008

Project:  
**EL DORADO HAVEN APARTMENTS**

PLEASANT VALLEY ROAD  
 COUNTY OF PLACER  
 CALIFORNIA

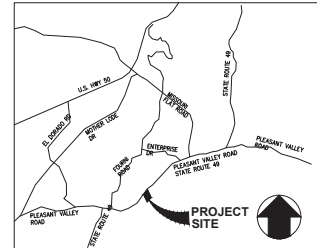
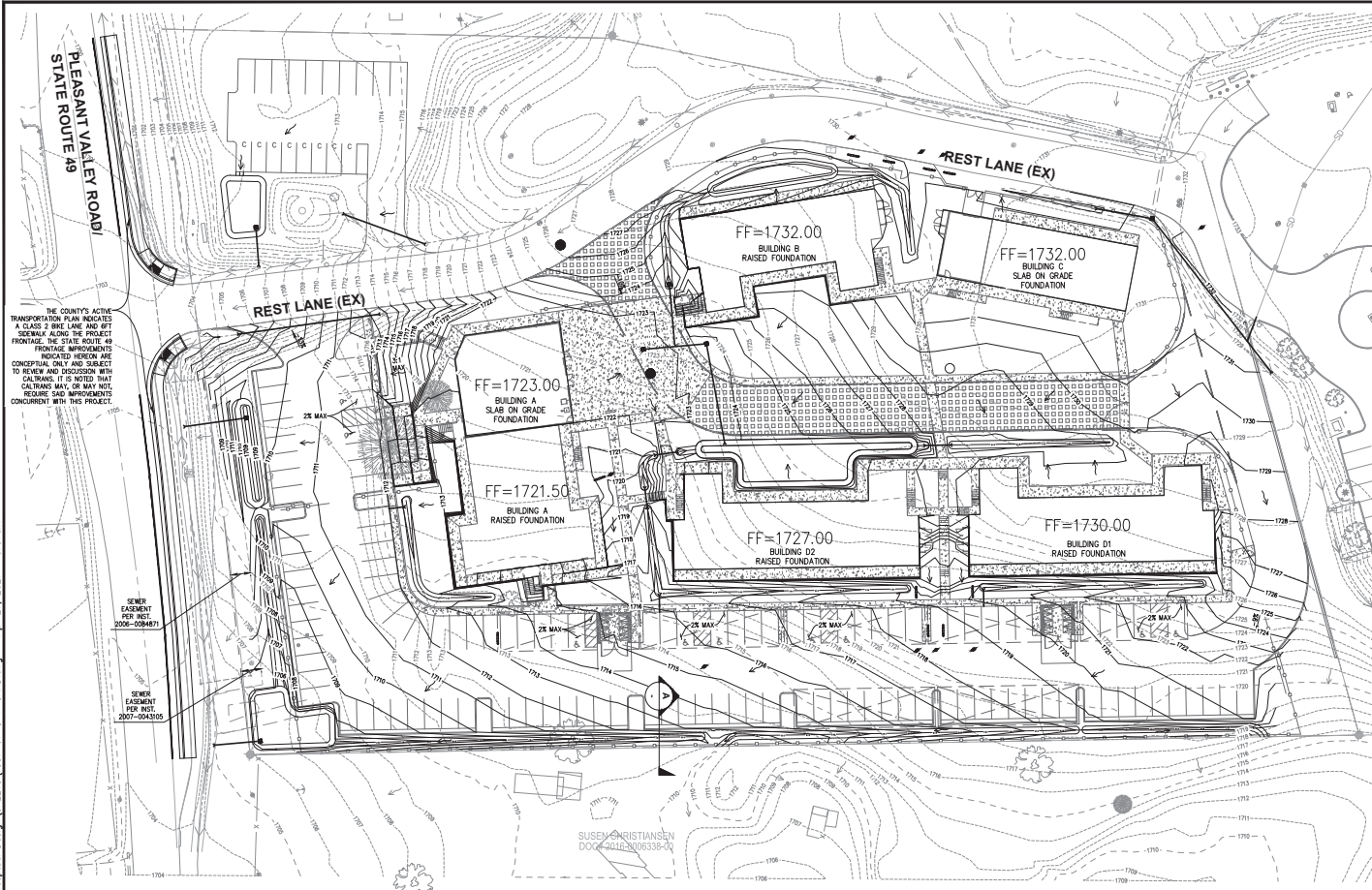
FOR MERCY HOUSING

Sheet Title:

### PRELIMINARY TREE PLAN

# DR21-0003/EL DORADO HAVEN APARTMENTS

## EXHIBIT M - PRELIMINARY LANDSCAPE, GRADING AND DRAINAGE PLANS



**ANDERS & FALLTRICK ARCHITECTS**  
 1104 CORPORATE WAY  
 SACRAMENTO, CALIFORNIA 95831  
 TELEPHONE 916.395.4444

**SCHEMATIC DESIGN SET  
 NOT FOR CONSTRUCTION**

### CONTACT INFORMATION

**OWNER/DEVELOPER**  
 MERCY HOUSING  
 ATTN: JEFF RALEY  
 2512 RIVER PLAZA DRIVE, STE. 200  
 SACRAMENTO, CA 95833  
 PHONE: (916) 414-4400

**LANDSCAPE ARCHITECT**  
 CUNNINGHAM ENGINEERING  
 ATTN: MIKE EDGE  
 2120 20TH STREET, SUITE 3  
 SACRAMENTO, CA 95818  
 PHONE: (916) 455-2026 X 155

**ARCHITECT**  
 ANDERS & FALLTRICK ARCHITECTS  
 ATTN: DAVE ANDERS  
 1104 CORPORATE WAY  
 SACRAMENTO, CA 95831  
 PHONE: (916) 395-4444

### LEGEND

- -1720 --- EXISTING MAJOR CONTOUR
- -1713 --- EXISTING MINOR CONTOUR
- -1720 --- PROPOSED MAJOR CONTOUR
- -1713 --- PROPOSED MINOR CONTOUR
- ▭▭▭▭▭▭▭▭ PROPOSED EMERGENCY VEHICLE ACCESS ROAD
- → → EXISTING DRAINAGE PATTERN
- → → PROPOSED DRAINAGE PATTERN

### FEMA FLOOD ZONE

**ZONE X:** AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FIRM MAP #67170775E, DATED SEPTEMBER 26, 2008.

### EARTHWORK

CUT: 2,500 CY  
 FILL: 5,300 CY  
 NET: 2,800 CY (FILL)

NOTES: QUANTITIES ARE APPROXIMATE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISH GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE TOPO SURVEY PREPARED BY MORROW SURVEYING, DATED NOVEMBER 2020. PROPOSED FINISH GRADE IS DEFINED AS THE GRADE AS INDICATED ON THE GRADING PLAN.

THE EARTHWORK QUANTITIES ABOVE ARE FOR ENTITLEMENT PURPOSES ONLY. THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO OVER-EXCAVATION, RE-COMPACTING, SHRINKAGE, SWELL AND CONSTRUCTION METHODS. A 1" BUILDING FOUNDATION WAS ASSUMED FOR SLAB ON GRADE BUILDINGS AND A 1' PAVEMENT SECTION.

### NOTES

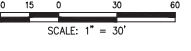
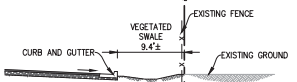
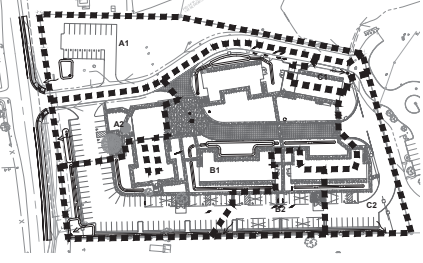
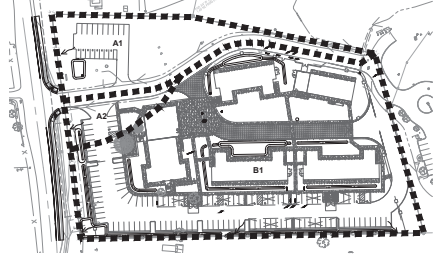
- THIS CONCEPTUAL GRADING AND DRAINAGE PLAN WAS PREPARED TO DEPICT PROPOSED GRADING AND DRAINAGE CONCEPTS AS REQUIRED FOR THE ENTITLEMENT PROCESS. ACTUAL FINAL DESIGN MAY VARY FROM THAT SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.
- THIS EXHIBIT IS BASED ON THE PRELIMINARY EL DORADO HAVEN APARTMENTS SITE PLAN PREPARED BY ANDERS & FALLTRICK ARCHITECTS DATED NOVEMBER 2020.
- PROPOSED ELEVATIONS SHOWN ARE ESTIMATES ONLY. ACTUAL ELEVATIONS MAY CHANGE DURING FINAL DESIGN.
- EARTHWORK QUANTITIES PROVIDED ARE ESTIMATES ONLY. ACTUAL EARTHWORK QUANTITIES MAY CHANGE DURING FINAL DESIGN.
- POST CONSTRUCTION STORM WATER QUALITY TREATMENT BMPs SHOWN HEREON ARE CONCEPTUAL. FINAL SIZE, LOCATION, LAYOUT AND TYPE MAY VARY FROM THAT SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.
- BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MORROW SURVEYING DATED NOVEMBER 2020.

THE COUNTY'S ACTIVE TRANSPORTATION PLAN INDICATES A CLASS 2 BIKE LANE AND BFT SIDEWALK ALONG THE PROJECT FRONTAGE. THE STATE ROUTE 49 FRONTAGE IMPROVEMENTS INDICATED HEREON ARE CONCEPTUAL ONLY AND SUBJECT TO REVIEW AND DISCUSSION WITH CALTRANS. IT IS NOTED THAT CALTRANS MAY, OR MAY NOT, REQUIRE SHAD IMPROVEMENTS CONCURRENT WITH THIS PROJECT.

SEWER EASEMENT PER NOT. 2006-008429

SEWER EASEMENT PER NOT. 2007-004325

SUSEN CHRISTIANSEN  
 DDC# 631230769338-01



EXISTING DRAINAGE SHEDS

PROPOSED DRAINAGE SHEDS

SECTION A

If this drawing does not contain a "best stamp" and "best signature", then this is not an original drawing and only has been received when the Authority has received these drawings and accompanying specifications or instruments of service for the exclusive property of Anders & Falltrick Architects and their use shall be restricted to the original site for which they were prepared. Release or reproduction by any method in part or in whole by printing, photocopying, or otherwise without the written permission of Anders & Falltrick Architects.

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Project: EL DORADO HAVEN APARTMENTS  
 SHEET: PRELIMINARY GRADING AND DRAINAGE PLAN

Approved: \_\_\_\_\_

Revisions: \_\_\_\_\_

Keyplan: \_\_\_\_\_

Project: EL DORADO HAVEN APARTMENTS  
 PLEASANT VALLEY RD EL DORADO, CA 95619  
 APR: 331-301-171

Drawing: PRELIMINARY GRADING AND DRAINAGE PLAN

Project No. 1881

Drawn by: LD

Reviewed by: DF

Date: 04-27-21

Drawing No. C-1

Sheet of Sheets

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# DR21-0003/EL DORADO HAVEN APARTMENTS EXHIBIT N - OAK RESOURCES TECHNICAL REPORT



California Tree and Landscape Consulting, Inc.

May 10, 2021

Jeff Riley  
Mercy Housing  
2512 River Plaza Drive, Suite 200  
Sacramento, CA 95833  
Via Email: jriley@mercyhousing.org

## PRELIMINARY ARBORIST REPORT FOR DEVELOPMENT OF THE PARCEL

**RE:** Arborist Report and Tree Inventory for 6500 Pleasant Valley, APN 331-301-017-000; El Dorado County, California

**Executive Summary:**

Jeff Riley of Mercy Housing, on behalf of the property owner, contacted California Tree and Landscape Consulting, Inc. to document the trees on the property for an arborist report and tree inventory suitable for submittal to the County of El Dorado. This is a Preliminary Arborist Report and Tree Inventory for the initial filing of plans to develop the property. The property is APN 331-301-017-000, located in the County of El Dorado, California. (See Supporting Information, Appendix 1 – Tree Location Map.)

ISA Certified Arborist Cory Kinley WE9717A, visited the property twice between August 26th, 2020 and September 3rd, 2020, to evaluate the trees and onsite conditions. A total of 71 trees were evaluated on this property and 15 trees were included from the neighboring properties. 68 are protected trees according to the County of El Dorado Oak Resources Conservation Ordinance No. 5061. There is ¼ acre of oak woodland of which 40% of the woodland areas are proposed for impact or removal. (See Supporting Information, Appendix 1 – Map of the Property showing individual tree and woodland removals.) Nine (9) trees, including two (2) Heritage trees are impacted by the development and require special protection measures. See Recommendations.

**TABLE 1 – Tree Removal and Mitigation**

		Interior Live Oak, Quercus wislizeni	Trunk Diameter Inches to be Removed under Affordable Housing Reduction <sup>1</sup>	Valley Oak, Quercus lobata	Trunk Diameter Inches/ Inches requiring Mitigation <sup>1</sup>
<b>Individual Native Oak Trees</b>					
Individual Oak Trees to be Removed, >6" and <24"		17	234	3	38
Trees to be removed >24" and <36"		0		2	52
<b>Heritage Trees</b>					
Heritage Trees to be removed		0		0	-
	Totals	17	234	5	90
<b>Oak Woodlands</b>					
Total Acreage of Woodland	.25				
Acreage of Woodlands to be Impacted or Removed <sup>2</sup>	.095		Other Woodland, .025		Valley Oak Woodland, .07

<sup>1</sup> There are trees which are noted as structurally unsound and/or diseased by decay agents (fungi). Diseased trees do not require mitigation.

<sup>2</sup> See Appendix 1 for area calculations





	Amounts subject to Affordable Housing Reductions	Full Mitigation Requirements
<b>In lieu fees</b> Costs for Removal of Individual Native Oak Trees	234 x \$0 = \$0	90 x \$153 = \$13,770
<b>In lieu fees</b> Costs for Acreage, <50% Removal \$8,285 per Acre	.025 x \$0 = \$0	.07 x \$8,285 = \$579.95
<b>Total</b>	<b>\$0</b>	<b>\$14,349.95</b>

**Methods**

**Appendix 2** in this report is the detailed inventory of the trees. The following terms will further explain our methods and findings.

The protected trees evaluated as part of this report have a numbered tag that was placed on each one that is 1-1/8" x 1-3/8", green anodized aluminum, "acorn" shaped, and labeled with 1/4" pre-stamped tree number.

A Level 2 – Basic Visual Assessment was performed in accordance with the International Society of Arboriculture’s best management practices. This assessment level is limited to the observation of conditions and defects which are readily visible. Additional limiting factors, such as blackberries, poison oak, and/or debris piled at the base of a tree can inhibit the visual assessment.

Tree Location: The GPS location of each tree was collected using the ESRI’s ArcGIS collector application on an Apple iPhone or Samsung. The data was then processed in ESRI’s ArcMap by Julie McNamara, M.S. GISci, to produce the tree location map.

Tree Measurements: DBH (diameter breast high) is normally measured at 4’6” (above the average ground height for “Urban Forestry”), but if that varies then the location where it is measured is noted. A steel diameter tape was used to measure the DBH for all trees. A Stanley laser distance meter was used to measure distances and/or pacing was used to estimate canopy measurements. Canopy radius measurements may also have been estimated due to obstructions, such as steep slopes or other trees.

**Terms**

- Field Tag #      The pre-stamped tree number on the tag which is installed at approximately 6 feet above ground level on the north side of the tree.
- Old Tag #        If additional field tags are found on the trees and are legible, they are listed here.
- Species           The species of a tree is listed by our local and correct common name and botanical name by genus (capitalized) and species (lower case). Oaks frequently cross-pollinate and hybridize, but the identification is towards the strongest characteristics.
- DBH               Diameter breast high' is normally measured at 4’6” (above the average ground height for “Urban Forestry”), but if that varies then the location where it is measured is noted in the next column “measured at”
- Measured at      Height above average ground level where the measurement of DBH was taken
- Canopy radius    The farthest extent of the crown composed of leaves and small twigs. Most trees are not evenly balanced. This measurement represents the longest extension from the trunk to the outer canopy. The dripline



measurement is from the center point of the tree and is shown on the Tree Location Map as a circle. This measurement can further define a protection zone if specified in the local ordinance as such or can indicate if pruning may be required for development.

**Protected Root Zone** The radius of the protected root zone is a circle equal to the trunk diameter inches converted to feet and factored by tree age, condition and health pursuant to the industry standard. Best Management Practices: Managing Trees During Construction, the companion publication to the Approved American National Standard, provides guidance regarding minimum tree root protection zones for long term survival. In instances where a tree is multi-stemmed the protected root zone is equal to the extrapolated diameter (sum of the area of each stem converted to a single stem) factored by tree age, condition and health.

**Arborist Rating** Subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead) as in Chart A. The rating was done in the field at the time of the measuring and inspection.

No problem(s)	Excellent	<b>5</b>	No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect
No apparent problem(s)	Good	<b>4</b>	The tree is in good condition and there are no apparent problems that a Certified Arborist can see from a visual ground inspection. If potential structural or health problems are tended to at this stage future hazard can be reduced and more serious health problems can be averted.
Minor problem(s)	Fair	<b>3</b>	The tree is in fair condition. There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated and/or health can be improved.
Major or uncorrectable problems (2)	Poor	<b>2</b>	The tree has major problems. If the option is taken to preserve the tree, additional evaluation to identify if health or structure can be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. Additionally, risk should be evaluated as a tree rated 2 may have structural conditions which indicate there is a high likelihood of some type of failure. Tree rated 2 should be removed if these additional evaluations will not be performed.
Extreme problem(s)	Hazardous	<b>1</b>	The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a dangerous situation.
Dead	Dead	<b>0</b>	This indicates the tree has no significant sign of life.

**Notes:** Provide notable details about each tree which are factors considered in the determination of the tree rating including: (a) condition of root crown and/or roots; (b) condition of trunk; (c) condition of limbs and structure; (d) growth history and twig condition; (e) leaf appearance; and (f) dripline environment. Notes also indicate if the standard tree evaluation procedure was not followed (for example - why dbh



may have been measured at a location other than the standard 54”). Additionally, notes will list any evaluation limiting factors such as debris at the base of a tree.

**Actions** Recommended actions to increase health and longevity.

**Development Impacts** Projected development impacts are based solely on distance relationships between tree location and grading. Field inspections and findings during the project at the time of grading and trenching can change relative impacts. Closely followed guidelines and requirements can result in a higher chance of survival, while requirements that are overlooked can result in a dramatically lower chance of survival. Impacts are measured as follows:

<b>Impact Term:</b>	<b>Long Term Result of Impact:</b>
Negligible	Tree is unlikely to show any symptoms. Chance of survival post development is excellent. Impacts to the Protected Root Zone are less than 5%.
Minor	Tree is likely to show minor symptoms. Chance of survival post development is good. Impacts to the Protected Root Zone are less than 15% and species tolerance is good.
Moderate	Tree is likely to show moderate symptoms. Chance of survival post development is fair. Impacts to the Protected Root Zone are less than 35% and species tolerance is good or moderate.
Severe	Tree is likely to show moderate symptoms annually and a pattern of decline. Chance of long term survival post development is low. Impacts to the Protected Root Zone are up to 50% and species tolerance is moderate to poor.
Critical	Tree is likely to show moderate to severe symptoms annually and a pattern of decline. Chance of long term survival post development is negligible. Impacts to the Protected Root Zone are up to 80%.

**DISCUSSION**

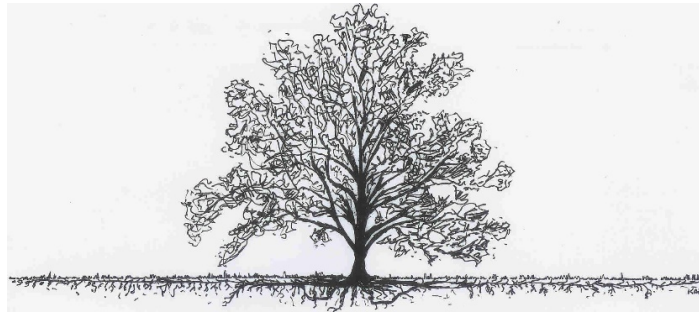
Trees need to be protected from normal construction practices if they are to remain healthy and viable on the site. Our recommendations are based on experience, and County ordinance requirements, so as to enhance tree longevity. This requires their root zones remain intact and viable, despite heavy equipment being on site, and the need to install foundations, driveways, underground utilities, and landscape irrigation systems. Simply walking and driving on soil has serious consequences for tree health.

**Root Structure**

The majority of a tree’s roots are contained in a radius from the main trunk outward approximately two to three times the canopy of the tree. These roots are located in the top 6” to 3’ of soil. It is a common misconception that a tree underground resembles the canopy. The correct root structure of a tree is in Drawing B. All plants’ roots need both water and air for survival. Surface roots are a common phenomenon with trees grown in compacted soil. Poor canopy development or canopy decline in mature trees is often the result of inadequate root space and/or soil compaction.

Drawing A  
Common misconception of where tree roots are assumed to be located





## Arborist Classifications

There are different types of Arborists:

Tree Removal and/or Pruning Companies. These companies may be licensed by the State of California to do business, but they do not necessarily know any of the science of tree growth and response to pruning.

Arborists. Arborist is a broad term. It is intended to mean someone with specialized knowledge of trees but can be used to imply knowledge that is not there.

ISA Certified Arborist: An International Society of Arboriculture Certified Arborist is someone who has been trained and tested to have specialized knowledge of trees. You can look up certified arborists at the International Society of Arboriculture website: [isa-arbor.org](http://isa-arbor.org).

Consulting Arborist: An American Society of Consulting Arborists Registered Consulting Arborist is someone who has been trained and tested to have specialized knowledge of trees and trained and tested to provide high quality reports and documentation. You can look up registered consulting arborists at the American Society of Consulting Arborists website: <https://www.asca-consultants.org/>

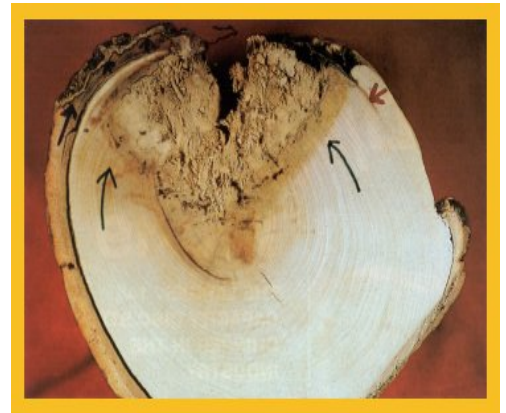
## Decay in Trees

Decay (in General): Fungi cause all decay of living trees. Decay is considered a disease because cell walls are altered, wood strength is affected, and living sapwood cells may be killed. Fungi decay wood by secreting enzymes. Different types of fungi cause different types of decay through the secretion of different chemical enzymes. Some decays, such as white rot, cause less wood strength loss than others because they first attack the lignin (causes cell walls to thicken and reduces susceptibility to decay and pest damage) secondarily the cellulose (another structural component in a cell wall). Others, such as soft rot, attack the cellulose chain and cause substantial losses in wood strength even in the initial stages of decay. Brown rot causes wood to become brittle and fractures easily with tension. Identification of internal decay in a tree is difficult because visible evidence may not be present.

According to Evaluation of Hazard Trees in Urban Areas (Matheny, 1994) decay is a critical factor in the stability of the tree. As decay progresses in the trunk, the stem becomes a hollow tube or cylinder rather than a solid rod. This change is not readily apparent to the casual observer. Trees require only a small amount of bark and wood to transport water, minerals and sugars. Interior heartwood can be eliminated (or degraded) to a great degree without compromising the transport process. Therefore, trees can contain significant amounts of decay without showing decline symptoms in the crown.



Compartmentalization of decay in trees is a biological process in which the cellular tissue around wounds is changed to inhibit fungal growth and provide a barrier against the spread of decay agents into additional cells. The weakest of the barrier zones is the formation of the vertical wall. Accordingly, while a tree may be able to limit decay progression inward at large pruning cuts, in the event that there are more than one pruning cut located vertically along the main trunk of the tree, the likelihood of decay progression and the associated structural loss of integrity of the internal wood is high.



### Oak Tree Impacts

Our native oak trees are easily damaged or killed by having the soil within the Root Zone disturbed or compacted. All of the work initially performed around protected trees that will be saved should be done by people rather than by wheeled or track type tractors. Oaks are fragile giants that can take little change in soil grade, compaction, or warm season watering. Oaks can live hundreds of years if treated properly during construction, as well as later with proper pruning, and the appropriate landscape/irrigation design.

### RECOMMENDATIONS: SUMMARY OF TREE PROTECTION MEASURES

- The project arborist for this project is California Tree & Landscape Consulting. The primary contact information is Nicole Harrison (530) 305-0165. Monitoring and construction oversight by the project arborist is recommended.

The Owner and/or Developer should ensure the project arborist's protection measures are incorporated into the site plans and followed. See Also 'Tree Removal and Protection Plan', Appendix 4.

- Identify the Root Protection Zones on the final construction drawings and show the placement of tree protection fencing.
- The project arborist should inspect the fencing prior to grading and/or grubbing for compliance with the recommended protection zones.
- Identify the areas to be irrigated, fertilized and mulched on the final construction drawings and trees with recommended chemical treatments pursuant to the project arborist's recommendations.
- All stumps within the root zone of trees to be preserved shall be ground out using a stump router or left in place. **No trunk within the root zone of other trees shall be removed using a backhoe or other piece of grading equipment.**
  - Prior to any grading, or other work on the site that will come within 50' of any tree to be preserved, irrigation will be required from April through September and placement of a 4-6" layer of chip mulch over the protected root zone of all trees that will be impacted. Chips should be obtained from onsite materials and trees to be removed.
  - Clearance pruning should include removal of all the lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site. The Project Arborist should approve the extent of foliage elevation and oversee the pruning to be performed by a contractor who is an ISA Certified Arborist.

- Clearly designate an area on the site outside the dripline or protection zone (whichever is greater) of all trees where construction materials may be stored, and parking can take place. No materials or parking shall take place within the root zones of protected trees.
- Any and all work to be performed inside the protected root zone fencing shall be supervised by the project arborist.
- Trenching inside the protected root zone shall be by a hydraulic or air spade, placing pipes underneath the roots, or boring deeper trenches underneath the roots.
- Include on the plans an Arborist inspection schedule to monitor the site during (and after) construction to ensure protection measures are followed and make additional recommendations for care of the trees on site, as needed.
- Follow all of the General Development Guidelines, Appendix 3, for all to remain on the site and/or on neighboring properties and in the easement areas.

Report Prepared by:



Nicole Harrison  
ISA Certified Arborist #WC-6500AM, TRAQ  
American Society of Consulting Arborists, RCA #719

Enc.: Appendix 1 – Tree and Woodland Removal Map  
Appendix 2 – Tree Information Data  
Appendix 3 – General Practices for Tree Protection  
Appendix 4 – Tree Removal and Protection Plan  
Appendix 5 – Site Photographs

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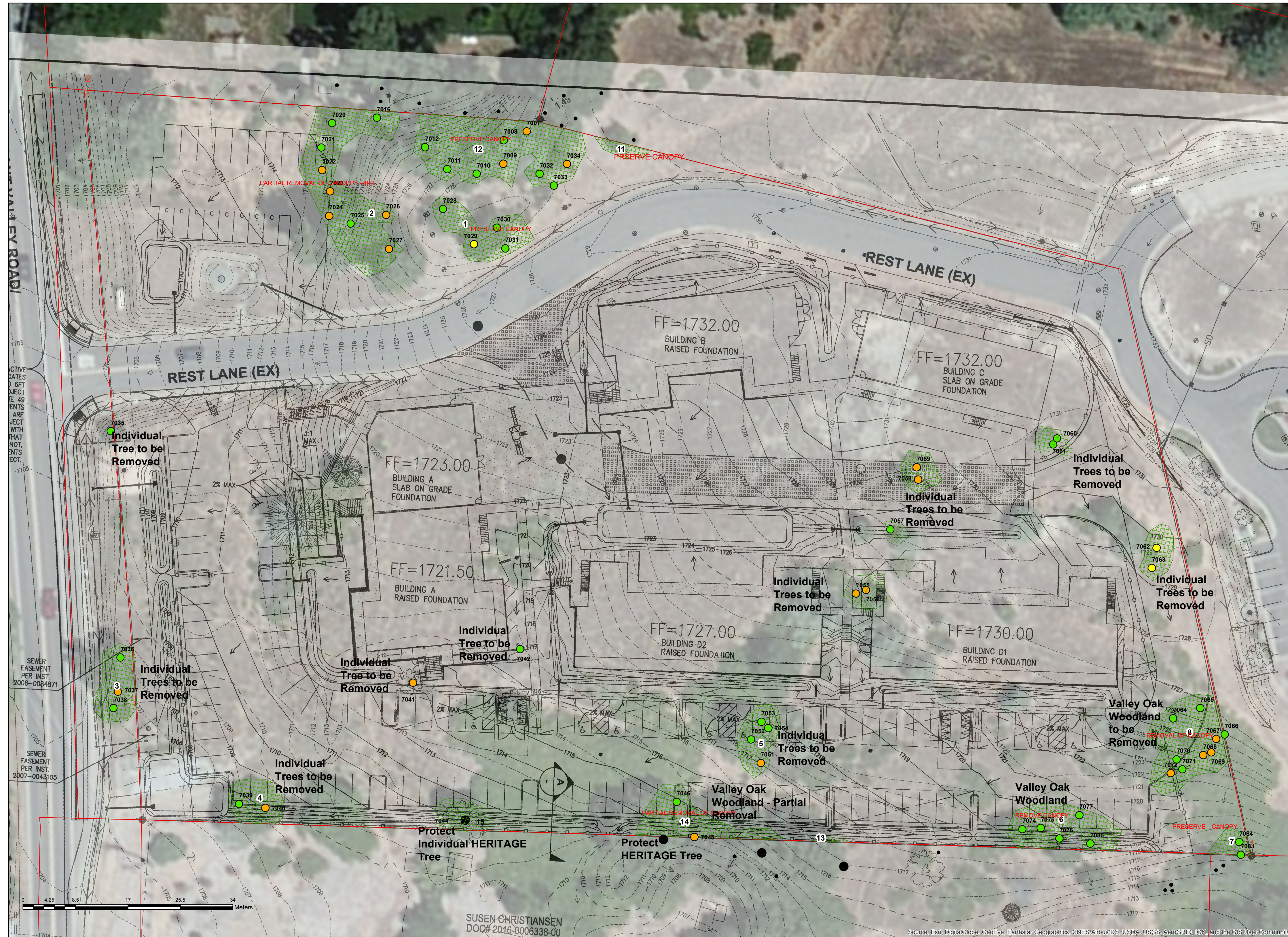
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TREES PROPOSED FOR REMOVAL

Ind. Tree or Canopy	Field Tag #	Protected	Heritage Trees	Species Common	Scientific Name	DBH	Total D Inches	Measured At	Arborist Rating
Canopy	7021	No		Interior live oak	Quercus wislizeni	6	6	36	3 Fair - Minor Problems
Canopy	7022	Yes		Interior live oak	Quercus wislizeni	5,3	8	54	1 Extreme Structure or Health Problems
Canopy	7023	Yes		Interior live oak	Quercus wislizeni	6	6	48	1 Extreme Structure or Health Problems
Canopy	7024	Yes		Interior live oak	Quercus wislizeni	6	6	54	1 Extreme Structure or Health Problems
Individual Tree	7035	Yes		Interior live oak	Quercus wislizeni	8,6,6,5,5,4	34	54	3 Fair - Minor Problems
Individual Tree	7036	Yes		Valley oak	Quercus lobata	14,12	26	54	3 Fair - Minor Problems
Individual Tree	7037	Yes		Interior live oak	Quercus wislizeni	6,4,3,2	15	54	1 Extreme Structure or Health Problems
Individual Tree	7038	Yes		Interior live oak	Quercus wislizeni	6	6	36	3 Fair - Minor Problems
Individual Tree	7039	Yes		Interior live oak	Quercus wislizeni	15	15	48	3 Fair - Minor Problems
Individual Tree	7040	Yes		Interior live oak	Quercus wislizeni	6,5,4,3,2,2,2	24	54	1 Extreme Structure or Health Problems
Individual Tree	7041	No		Interior live oak	Quercus wislizeni	2,2,2,2,2,2,2,2,2	22	54	1 Extreme Structure or Health Problems
Individual Tree	7042	Yes		Valley oak	Quercus lobata	15	15	54	3 Fair - Minor Problems
Individual Tree	7043	Yes		Valley oak	Quercus lobata	16,10	26	54	3 Fair - Minor Problems
Canopy	7045	Yes		Interior live oak	Quercus wislizeni	10	10	54	1 Extreme Structure or Health Problems
Canopy	7046	Yes		Valley Oak	Quercus lobata	8,6,3,2	19	54	3 Fair - Minor Problems
Individual Tree	7051	Yes		Interior live oak	Quercus wislizeni	6,4	10	54	1 Extreme Structure or Health Problems
Individual Tree	7052	Yes		Interior live oak	Quercus wislizeni	6	6	54	3 Fair - Minor Problems
Individual Tree	7053	Yes		Interior live oak	Quercus wislizeni	10,5	15	54	3 Fair - Minor Problems
	7054	Yes		Valley oak	Quercus lobata	13	13	54	3 Fair - Minor Problems
Individual Tree	7055	No		Interior live oak	Quercus wislizeni	3,2,2,1,1	9	54	1 Extreme Structure or Health Problems
Individual Tree	7056	Yes		Interior live oak	Quercus wislizeni	6,4,4,3,2	22	54	1 Extreme Structure or Health Problems
Individual Tree	7057	Yes		Valley oak	Quercus lobata	10	10	54	3 Fair - Minor Problems
Individual Tree	7058	No		Interior live oak	Quercus wislizeni	4,2	6	54	1 Extreme Structure or Health Problems
Individual Tree	7059	No		Interior live oak	Quercus wislizeni	4,5	9	54	1 Extreme Structure or Health Problems
Individual Tree	7060	No		Interior live oak	Quercus wislizeni	5,1	6	54	3 Fair - Minor Problems
Individual Tree	7061	No		Interior live oak	Quercus wislizeni	3,2,2,1,1,1,1	12	54	3 Fair - Minor Problems
Individual Tree	7062	No		Interior live oak	Quercus wislizeni	4,2,2,2	10	54	2 Major Structure or Health Problems
Individual Tree	7063	No		Interior live oak	Quercus wislizeni	3,2,2,2,1,1	13	54	2 Major Structure or Health Problems
Canopy	7064	Yes		Valley oak	Quercus lobata	8	8	54	3 Fair - Minor Problems
Canopy	7065	Yes		Valley oak	Quercus lobata	10	10	54	3 Fair - Minor Problems
Canopy	7067	Yes		Interior live oak	Quercus wislizeni	7	7	54	1 Extreme Structure or Health Problems
Canopy	7068	No		Interior live oak	Quercus wislizeni	5,2,2,2	11	54	1 Extreme Structure or Health Problems
Canopy	7069	No		Valley oak	Quercus lobata	3,2,2	7	54	1 Extreme Structure or Health Problems
Canopy	7070	No		Valley oak	Quercus lobata	4,2	6	54	3 Fair - Minor Problems
Canopy	7071	No		Interior live oak	Quercus wislizeni	5,4	9	54	3 Fair - Minor Problems
Canopy	7072	Yes		Interior live oak	Quercus wislizeni	6,4,5,4,2,3	52	54	1 Extreme Structure or Health Problems
Canopy	7074	Yes		Valley oak	Quercus lobata	14	14	54	3 Fair - Minor Problems
Canopy	7075	Yes		Valley oak	Quercus lobata	9	9	54	3 Fair - Minor Problems
Canopy	7076	Yes		Valley oak	Quercus lobata	12	12	54	3 Fair - Minor Problems
Canopy	7077	Yes		Valley oak	Quercus lobata	8	8	54	3 Fair - Minor Problems
Canopy	7085	Yes		Valley oak	Quercus lobata	10	10	54	3 Fair - Minor Problems

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## TREE AND WOODLAND REMOVAL PLAN

>Tree locations are approximate and were collected using ISO apple products.  
 >Property line information was downloaded from El Dorado County on 09/03/2020.  
 >Development plans provided by Anders & Faltrick Architects dated 12/05/2020.

Parcels	0 Dead
Canopy Coverage	1 Extreme Structure or Health Problems
Tree Protection Fencing	2 Major Structure or Health Problems
Heritage Tree	3 Fair - Minor Problems
Offsite Tree	4 Good - No Apparent Problems
	5 Excellent



Sheet No.  
TPP 1.0

## EL DORADO HAVEN APTS

6500 Pleasant Valley Road  
Diamond Springs, El Dorado County, CA

Date: 5/10/2021

**APPENDIX 2 – TREE INFORMATION DATA**

Field Tag #	Protected	Off site	Species Common Name	Scientific Name	DBH	Measured At	Canopy Radius	Arborist Rating	Dvlpmt Status	Notes
7001	Yes		Interior live oak	<i>Quercus wislizeni</i>	9,8,3	54	10	3 Fair - Minor Problems	Preserve	codominant at 12" with inclusion. Vigor fair
7002	Yes	Yes	Interior live oak	<i>Quercus wislizeni</i>	9,9	54	20	3 Fair - Minor Problems	Preserve	codominant at 18" with inclusion. Root collar buried with broadcast chips up to 12". Suppressed severe trunk and canopy lean south. Offsite. canopy overhangs site 10'. Trunk is 10' off site north
7003	Yes	Yes	Interior live oak	<i>Quercus wislizeni</i>	7	54	10	3 Fair - Minor Problems	Preserve	Offsite. trunk is 8' north of property line. Suppressed and crowded codominant at 4'
<b>7004</b>	<b>Yes</b>		<b>Interior live oak</b>	<b><i>Quercus wislizeni</i></b>	<b>12,10,10</b>	<b>54</b>	<b>25</b>	<b>3 Fair - Minor Problems</b>	Preserve	<b>Codominant at base three stems above average dead in canopy. Oak beetle foamy discharge along trunk south side</b>
7005	Yes		Interior live oak	<i>Quercus wislizeni</i>	7,6	54	20	1 Extreme Structure or Health Problems	Preserve	Multi-stem at ground weak attachments both stem lean out north and south. Oak beetle foamy discharge
7006	Yes	Yes	Interior live oak	<i>Quercus wislizeni</i>	10	54	10	1 Extreme Structure or Health Problems	Preserve	Suppressed trunk bows south at 24". Vigor fair to poor. Trunk is 8' off Property line north
7007	Yes		Interior live oak	<i>Quercus wislizeni</i>	6,5	54	10	1 Extreme Structure or Health Problems	Preserve	Codominant at 12" some inclusion. Trunk at the base of two pine trees vigor poor
7008	Yes		Interior live oak	<i>Quercus wislizeni</i>	9	48	15	3 Fair - Minor Problems	Preserve	
7009	Yes		Interior live oak	<i>Quercus wislizeni</i>	6,5,2	54	15	1 Extreme Structure or Health Problems	Preserve	codominant at 12". Suppressed severe canopy lean South vigor poor
7010	Yes		Interior live oak	<i>Quercus wislizeni</i>	12	48	15	3 Fair - Minor Problems	Preserve	Codominant at 4'. Suppressed canopy leans south west
7011	Yes		Interior live oak	<i>Quercus wislizeni</i>	10	54	12	3 Fair - Minor Problems	Preserve	Suppressed canopy lean southwest vigor fair
7012	Yes		Valley oak	<i>Quercus lobata</i>	8	54	10	3 Fair - Minor Problems	Preserve	Suppressed trunk is vertical to 20'. Canopy lean., Southwest at 20' vigor fair
7013	Yes	Yes	Interior live oak	<i>Quercus wislizeni</i>	6,5	54	15	1 Extreme Structure or Health Problems	Preserve	codominant at base two stems suppressed above severe canopy lean north vigor poor. Trunk off property line 8' north





Field Tag #	Protected	Off site	Species Common Name	Scientific Name	DBH	Measured At	Canopy Radius	Arborist Rating	Dvlpmt Status	Notes	
7014	Yes	Yes	Interior live oak	<i>Quercus wislizeni</i>	6	54		1 Extreme Structure or Health Problems	Preserve	Suppressed severe trunk and Canopy lean North vigor poor. Trunk is 6' off property line north	
7015	No		Interior live oak	<i>Quercus wislizeni</i>	5,4	54	15	1 Extreme Structure or Health Problems	Preserve	Call Dan that base suppressed larger stem leans East East	
7016	Yes		Interior live oak	<i>Quercus wislizeni</i>	6	54	10	3 Fair - Minor Problems	Preserve	Suppressed trunk and Canopy lean., Southwest	
7017	No		Interior live oak	<i>Quercus wislizeni</i>	4,3,3	54	10	1 Extreme Structure or Health Problems	Preserve	Multi-stem at ground weak attachments. Suppressed canopy leans north west	
7018	Yes		Interior live oak	<i>Quercus wislizeni</i>	5,4,4	54	10	3 Fair - Minor Problems	Preserve	codominant at ground weak attachments suppressed vigor poor	
7019	Yes		Interior live oak	<i>Quercus wislizeni</i>	5,4,3	54	15	3 Fair - Minor Problems	Preserve	codominant at base severe inclusion. Suppressed canopy leans north west	
7020	Yes		Interior live oak	<i>Quercus wislizeni</i>	8	36	5	3 Fair - Minor Problems	Preserve	codominant at 36" vigor fair	
7021	Yes		Interior live oak	<i>Quercus wislizeni</i>	6	6	36	5	3 Fair - Minor Problems	Proposed for Removal	codominant at 36". Suppressed canopy leans West
7022	No		Interior live oak	<i>Quercus wislizeni</i>	5,3	8	54	10	1 Extreme Structure or Health Problems	Proposed for Removal	codominant base suppressed vigor poor
7023	Yes		Interior live oak	<i>Quercus wislizeni</i>	6	6	48	5	1 Extreme Structure or Health Problems	Proposed for Removal	Previous top failure at 48" cavity and wound.Canopy is wound sprouts vigor poor
7024	Yes		Interior live oak	<i>Quercus wislizeni</i>	6	6	54	5	1 Extreme Structure or Health Problems	Proposed for Removal	Suppressed vigor poor
7025	Yes		Interior live oak	<i>Quercus wislizeni</i>	13,10	23	54	15	3 Fair - Minor Problems	Impacted	codominant at 12" moderate inclusion. Suppressed canopy leans East
7026	No		Interior live oak	<i>Quercus wislizeni</i>	4,4,2,2		54	10	1 Extreme Structure or Health Problems	Preserve	Multi stem at ground weak attachments suppressed vigor fair
7027	Yes		Interior live oak	<i>Quercus wislizeni</i>	6,4,2,2,2		54	10	1 Extreme Structure or Health Problems	Preserve	Multi-stem at ground weak attachments suppressed canopy leans East vigor poor
7028	Yes		Interior live oak	<i>Quercus wislizeni</i>	5,5,4		54	10	3 Fair - Minor Problems	Preserve	Multi-stem at base severe inclusion.Vigor fair



Field Tag #	Protected	Off site	Species Common Name	Scientific Name	DBH	Measured At	Canopy Radius	Arborist Rating	Dvlpmt Status	Notes	
7029	Yes		Interior live oak	<i>Quercus wislizeni</i>	8,2,2,2,2,2	54	12	3 Fair - Minor Problems	Preserve	Multi stem at base severe inclusion vigor fair	
7029	Yes		Interior live oak	<i>Quercus wislizeni</i>	8,2,2,2,2,2	54	12	2 Major Structure or Health Problems	Preserve	Multi stem at base severe inclusion vigor fair	
7030	Yes		Interior live oak	<i>Quercus wislizeni</i>	6,4,2	54	10	3 Fair - Minor Problems	Preserve	Multi-stem at base moderate inclusion. Suppressed Canopy leans North moderate mistletoe.	
7031	Yes		Interior live oak	<i>Quercus wislizeni</i>	7,3,3	54	12	3 Fair - Minor Problems	Preserve	codominant at 12". Suppressed canopy lean south moderate mistletoe	
7032	Yes		Interior live oak	<i>Quercus wislizeni</i>	9,11	54	20	3 Fair - Minor Problems	Preserve	codominant at base inclusion. Suppressed canopy leans South	
7033	No		Interior live oak	<i>Quercus wislizeni</i>	3,3,3	54	5	3 Fair - Minor Problems	Preserve	Multi stem at ground weak attachments. Suppressed Canopy lean., South	
7034	Yes		Interior live oak	<i>Quercus wislizeni</i>	8,5,3	54	20	1 Extreme Structure or Health Problems	Preserve	Suppressed. codominant at 36". OK beetle foamy discharge. canopy be lean severely self	
7035	Yes		Interior live oak	<i>Quercus wislizeni</i>	8,6,6,5,5,4	34	54	3 Fair - Minor Problems	Proposed for Removal	Multi-stem at base severe inclusion. weak attachments growing on side of bank west facing along Pleasant Valley Road.	
7035	Yes		Valley oak	<i>Quercus lobata</i>	14,12	26	54	30	3 Fair - Minor Problems	Proposed for Removal	codominant at 24" western canopy overhang shoulder of Pleasant Valley Road vigor fair
7038	Yes		Interior live oak	<i>Quercus wislizeni</i>	6,4,3,2	15	54	10	1 Extreme Structure or Health Problems	Proposed for Removal	codominant at base weak attachments suppressed canopy leans north
7039	Yes		Interior live oak	<i>Quercus wislizeni</i>	6	6	36	5	3 Fair - Minor Problems	Proposed for Removal	codominant at 36". Suppressed canopy leans south
7039	Yes		Interior live oak	<i>Quercus wislizeni</i>	15	15	48	25	3 Fair - Minor Problems	Proposed for Removal	codominant at 4'. Vigor fair
7040	Yes		Interior live oak	<i>Quercus wislizeni</i>	6,5,4,3,2,2,2	24	54	15	1 Extreme Structure or Health Problems	Proposed for Removal	Multi stem at ground weak attachments suppressed trunk and canopy lean severely north
7041	No		Interior live oak	<i>Quercus wislizeni</i>	2,2,2,2,2,2,2,2,2,2	22	54	6	1 Extreme Structure or Health Problems	Proposed for Removal	Multi-stem at ground growing out of the side of a dirt clump.



Field Tag #	Protected	Off site	Species Common Name	Scientific Name	DBH	Measured At	Canopy Radius	Arborist Rating	Dvlpmt Status	Notes	
7042	Yes		Valley oak	<i>Quercus lobata</i>	15	15	54	12	3 Fair - Minor Problems	Proposed for Removal	Trunk surrounded by blackberries. Tag on branch. codominant at 7' minor mistletoe vigor fair
<b>7043</b>	<b>Yes</b>		<b>Valley oak</b>	<b><i>Quercus lobata</i></b>	<b>16,10</b>	26	<b>54</b>	<b>20</b>	<b>3 Fair - Minor Problems</b>	Proposed for Removal	<b>Surrounded by blackberries. codominant at 24" some inclusion. Moderate mistletoe vigor fair to poor</b>
<b>7044</b>	<b>Yes</b>		<b>Valley oak</b>	<b><i>Quercus lobata</i></b>	<b>25,18</b>	<b>43</b>	<b>54</b>	<b>30</b>	<b>3 Fair - Minor Problems</b>	Impacted	<b>codominant at 36" some inclusion codominants higher up the trunk at 6' with included bark vigor fair</b>
7045	Yes		Interior live oak	<i>Quercus wislizeni</i>	10	10	54	15	1 Extreme Structure or Health Problems	Proposed for Removal	Trunk is 2' adjacent east to large Valleyoak. Suppressed trunk and canopy leaning severely East vigor poor
7046	Yes		Valley Oak	<i>Quercus lobata</i>	8,6,3,2	19	54	15	3 Fair - Minor Problems	Proposed for Removal	codominant at base suppressed trunks and canopy lean north
7047	Yes	Yes	Blue oak	<i>Quercus douglassii</i>	24	24	54	25	3 Fair - Minor Problems	Impacted	codominant at 12'. Trunk and canopy lean south west vigor fair. Two by fours nailed into trunk northside for ladder
<b>7048</b>	<b>Yes</b>	<b>Yes</b>	<b>Interior live oak</b>	<b><i>Quercus wislizeni</i></b>	<b>11,10,6,5</b>	<b>32</b>	<b>54</b>	<b>30</b>	<b>3 Fair - Minor Problems</b>	Impacted	<b>Multi-stem at ground weak attachments suppressed stems all at a severe lean. Vigor poor</b>
7049	Yes	Yes	Valley oak	<i>Quercus lobata</i>	12,8	20	54	15	3 Fair - Minor Problems	Impacted	codominant at 4'. Two stems crisscrossed at 10' vigor fair to poor
<b>7050</b>	<b>Yes</b>	<b>Yes</b>	<b>Valley oak</b>	<b><i>Quercus lobata</i></b>	<b>14,14,10, 10</b>	<b>48</b>	<b>54</b>	<b>20</b>	<b>3 Fair - Minor Problems</b>	Impacted	<b>codominant at 12" four stems some inclusion. epicormic growth along trunks vigor fair</b>
7051	Yes		Interior live oak	<i>Quercus wislizeni</i>	6,4	10	54	10	1 Extreme Structure or Health Problems	Proposed for Removal	codominant at 10". Inclusion. Suppressed trunks and canopy lean south west. Surrounded by BlackBerry
7052	Yes		Interior live oak	<i>Quercus wislizeni</i>	6	6	54	10	3 Fair - Minor Problems	Proposed for Removal	Lower trunks are in blackberry codominant at 9'. Low 2 inch lateral Westside at 6' broken and dead. vigor poor
7053	Yes		Interior live oak	<i>Quercus wislizeni</i>	10,5	15	54	15	3 Fair - Minor Problems	Proposed for Removal	codominant at base with inclusion. Suppressed trunks and canopy lean north east
7054	Yes		Valley oak	<i>Quercus lobata</i>	13	13	54	12	3 Fair - Minor Problems	Proposed for Removal	codominant at 18'. epicormic growth in upper canopy along trunks vigor fair



Field Tag #	Protected	Off site	Species Common Name	Scientific Name	DBH	Measured At	Canopy Radius	Arborist Rating	Dvlpmt Status	Notes
7055	No		Interior live oak	<i>Quercus wislizeni</i>	3,2,2,1,1	9	54	8	1 Extreme Structure or Health Problems	Proposed for Removal Multi-stem at ground weak attachments suppressed trunks and canopy lean west
7056	Yes		Interior live oak	<i>Quercus wislizeni</i>	6,4,4,3,3,2	22	54	8	1 Extreme Structure or Health Problems	Proposed for Removal codominant at ground weak attachments suppressed
7057	Yes		Valley oak	<i>Quercus lobata</i>	10	10	54	8	3 Fair - Minor Problems	Proposed for Removal Good vertical structure codominant at 15'. Vigor fair
7058	No		Interior live oak	<i>Quercus wislizeni</i>	4,2	6	54	6	1 Extreme Structure or Health Problems	Proposed for Removal Multi-stem at base. Severe mistletoe vigor 4
7059	No		Interior live oak	<i>Quercus wislizeni</i>	4,5	9	54	6	1 Extreme Structure or Health Problems	Proposed for Removal codominant at 12" stems crisscross at 4'. Severe mistletoe vigor poor
7060	No		Interior live oak	<i>Quercus wislizeni</i>	5,1	6	54	5	3 Fair - Minor Problems	Proposed for Removal codominant at 36" severe mistletoe top of the canopy dead
7061	No		Interior live oak	<i>Quercus wislizeni</i>	3,2,2,2,1,1 ,1	12	54	5	3 Fair - Minor Problems	Proposed for Removal Multi-stem at base weak attachments minor mistletoe
7062	No		Interior live oak	<i>Quercus wislizeni</i>	4,2,2,2	10	54	6	2 Major Structure or Health Problems	Proposed for Removal codominant at 6". One sided canopy north
7063	No		Interior live oak	<i>Quercus wislizeni</i>	3,2,2,2,2,1 ,1	13	54	6	2 Major Structure or Health Problems	Proposed for Removal codominant at base one sided canopy south
7064	Yes		Valley oak	<i>Quercus lobata</i>	8	8	54	10	3 Fair - Minor Problems	Proposed for Removal Good vertical structure codominant at 9'. Growing into canopy east
7065	Yes		Valley oak	<i>Quercus lobata</i>	10	10	54	15	3 Fair - Minor Problems	Proposed for Removal codominant at 15' growing into canopy west
7066	Yes		Valley oak	<i>Quercus lobata</i>	6	6	54	5	3 Fair - Minor Problems	Impacted Good vertical structure Codominant at 9'. Vigor fair
7067	Yes		Interior live oak	<i>Quercus wislizeni</i>	7	7	54	6	1 Extreme Structure or Health Problems	Proposed for Removal Trunk extreme lean west canopy corrects vertical suppressed
7068	No		Interior live oak	<i>Quercus wislizeni</i>	5,2,2,2	11	54	6	1 Extreme Structure or Health Problems	Proposed for Removal codominant base suppressed
7069	No		Valley oak	<i>Quercus lobata</i>	3,2,2	7	54	5	1 Extreme Structure or Health Problems	Proposed for Removal codominant base suppressed



Field Tag #	Protected	Off site	Species Common Name	Scientific Name	DBH	Measured At	Canopy Radius	Arborist Rating	Dvlpmt Status	Notes
7070	No		Valley oak	<i>Quercus lobata</i>	4,2	6	54	6	3 Fair - Minor Problems	Proposed for Removal Good vertical structure codominant at 36" suppressed crown leans slightly north
7071	No		Interior live oak	<i>Quercus wislizeni</i>	5,4	9	54	10	3 Fair - Minor Problems	Proposed for Removal, Need location? codominant base suppressed trunks and canopy lean south
7072	Yes		Interior live oak	<i>Quercus wislizeni</i>	6,4,5,5,4,2,3,5,4,4,3,4,3	52	54	20	1 Extreme Structure or Health Problems	Proposed for Removal Multi-stem at ground severe inclusion five stems have failed at inclusion vigor fair to poor
7073	Yes	Yes	Interior live oak	<i>Quercus wislizeni</i>	9,6		54	10	3 Fair - Minor Problems	Preserve codominant at base some collusion. Minor mistletoe
7074	Yes		Valley oak	<i>Quercus lobata</i>	14	14	54	15	3 Fair - Minor Problems	Proposed for Removal Two separate stems gres together at 24". Also codominant at 6' vigor fair
7075	Yes		Valley oak	<i>Quercus lobata</i>	9	9	54	8	3 Fair - Minor Problems	Proposed for Removal Upright structure codominant at 10' vigor fair growing into canopy west
7076	Yes		Valley oak	<i>Quercus lobata</i>	12	12	54	10	3 Fair - Minor Problems	Proposed for Removal Upright structure codominant at 20'.
7077	Yes		Valley oak	<i>Quercus lobata</i>	8	8	54	10	3 Fair - Minor Problems	Proposed for Removal Upright structure Codominant at 15'. Vigor fair
7078	Yes	Yes	Valley oak	<i>Quercus lobata</i>	6		54	6	3 Fair - Minor Problems	Preserve Suppressed trunk and canopy lean north.
7079	Yes	Yes	Valley oak	<i>Quercus lobata</i>	6		54	5	3 Fair - Minor Problems	Preserve Upright structure codominant at 7' growing into canopy Northwest
7080	No	Yes	Valley oak	<i>Quercus lobata</i>	4,4		54	6	3 Fair - Minor Problems	Preserve codominant at 12" some inclusion vigor fair
7081	Yes	Yes	Valley oak	<i>Quercus lobata</i>	6		54	6	3 Fair - Minor Problems	Preserve Upright structure bow in trunk at 8'. Vigor fair
7082	Yes		Valley oak	<i>Quercus lobata</i>	6		54	10	1 Extreme Structure or Health Problems	Preserve Bark exfoliation northside up to 36"
7083	Yes		Valley oak	<i>Quercus lobata</i>	17	17	54	25	3 Fair - Minor Problems	Impacted Upright structure Codominant at 8'. Vigor fair
7084	Yes		Valley oak	<i>Quercus lobata</i>	6	6	54	6	3 Fair - Minor Problems	Impacted Upright trunk suppressed upper canopy leans north
7085	Yes	Yes	Valley oak	<i>Quercus lobata</i>	10	10	54	15	3 Fair - Minor Problems	Proposed for Removal



### APPENDIX 3 – GENERAL PRACTICES FOR TREE PROTECTION

#### Definitions

Root zone: The roots of trees grow fairly close to the surface of the soil, and spread out in a radial direction from the trunk of tree. A general rule of thumb is that they spread 2 to 3 times the radius of the canopy, or 1 to 1 ½ times the height of the tree. It is generally accepted that disturbance to root zones should be kept as far as possible from the trunk of a tree.

Inner Bark: The bark on large valley oaks and coast live oaks is quite thick, usually 1" to 2". If the bark is knocked off a tree, the inner bark, or cambial region, is exposed or removed. The cambial zone is the area of tissue responsible for adding new layers to the tree each year, so by removing it, the tree can only grow new tissue from the edges of the wound. In addition, the wood of the tree is exposed to decay fungi, so the trunk present at the time of the injury becomes susceptible to decay. Tree protection measures require that no activities occur which can knock the bark off the trees.

#### Methods Used in Tree Protection:

No matter how detailed Tree Protection Measures are in the initial Arborist Report, they will not accomplish their stated purpose unless they are applied to individual trees and a Project Arborist is hired to oversee the construction. The Project Arborist should have the ability to enforce the Protection Measures. The Project Arborist should be hired as soon as possible to assist in design and to become familiar with the project. He must be able to read and understand the project drawings and interpret the specifications. He should also have the ability to cooperate with the contractor, incorporating the contractor's ideas on how to accomplish the protection measures, wherever possible. It is advisable for the Project Arborist to be present at the Pre-Bid tour of the site, to answer questions the contractors may have about Tree Protection Measures. This also lets the contractors know how important tree preservation is to the developer.

Root Protection Zone (RPZ): Since in most construction projects it is not possible to protect the entire root zone of a tree, a Root Protection Zone is established for each tree to be preserved. The minimum Root Protection Zone is the area underneath the tree's canopy (out to the dripline, or edge of the canopy), plus 10'. The Project Arborist must approve work within the RPZ.

Irrigate, Fertilize, Mulch: Prior to grading on the site near any tree, the area within the Tree Protection fence should be fertilized with 4 pounds of nitrogen per 1000 square feet, and the fertilizer irrigated in. The irrigation should percolate at least 24 inches into the soil. This should be done no less than 2 weeks prior to grading or other root disturbing activities. After irrigating, cover the RPZ with at least 12" of leaf and twig mulch. Such mulch can be obtained from chipping or grinding the limbs of any trees removed on the site. Acceptable mulches can be obtained from nurseries or other commercial sources. Fibrous or shredded redwood or cedar bark mulch shall not be used anywhere on site.

Fence: Fence around the Root Protection Zone and restrict activity therein to prevent soil compaction by vehicles, foot traffic or material storage. The fenced area shall be off limits to all construction equipment, unless there is express written notification provided by the Project Arborist, and impacts are discussed and mitigated prior to work commencing.

No storage or cleaning of equipment or materials, or parking of any equipment can take place within the fenced off area, known as the RPZ.

The fence should be highly visible, and stout enough to keep vehicles and other equipment out. I recommend the fence be made of orange plastic protective fencing, kept in place by t-posts set no farther apart than 6'.

In areas of intense impact, a 6' chain link fence is preferred.

In areas with many trees, the RPZ can be fenced as one unit, rather than separately for each tree.

Where tree trunks are within 3' of the construction area, place 2" by 4" boards vertically against the tree trunks, even if fenced off. Hold the boards in place with wire. Do not nail them directly to the tree. The purpose of the boards is to protect the trunk, should any equipment stray into the RPZ.

Elevate Foliage: Where indicated, remove lower foliage from a tree to prevent limb breakage by equipment. Low foliage can usually be removed without harming the tree, unless more than 25% of the foliage is removed. Branches need to be removed at the anatomically correct location in order to prevent decay organisms from entering the trunk. For this reason, a contractor who is an ISA Certified Arborist should perform all pruning on protected trees.<sup>3</sup>

Expose and Cut Roots: Breaking roots with a backhoe, or crushing them with a grader, causes significant injury, which may subject the roots to decay. Ripping roots may cause them to splinter toward the base of the tree, creating much more injury than a clean cut would make. At any location where the root zone of a tree will be impacted by a trench or a cut (including a cut required for a fill and compaction), the roots shall be exposed with either a backhoe digging radially to the trunk, by hand digging, or by a hydraulic air spade, and then cut cleanly with a sharp instrument, such as chainsaw with a carbide chain. Once the roots are severed, the area behind the cut should be moistened and mulched. A root protection fence should also be erected to protect the remaining roots, if it is not already in place. Further grading or backhoe work required outside the established RPZ can then continue without further protection measures.

Protect Roots in Deeper Trenches: The location of utilities on the site can be very detrimental to trees. Design the project to use as few trenches as possible, and to keep them away from the major trees to be protected. Wherever possible, in areas where trenches will be very deep, consider boring under the roots of the trees, rather than digging the trench through the roots. This technique can be quite useful for utility trenches and pipelines.

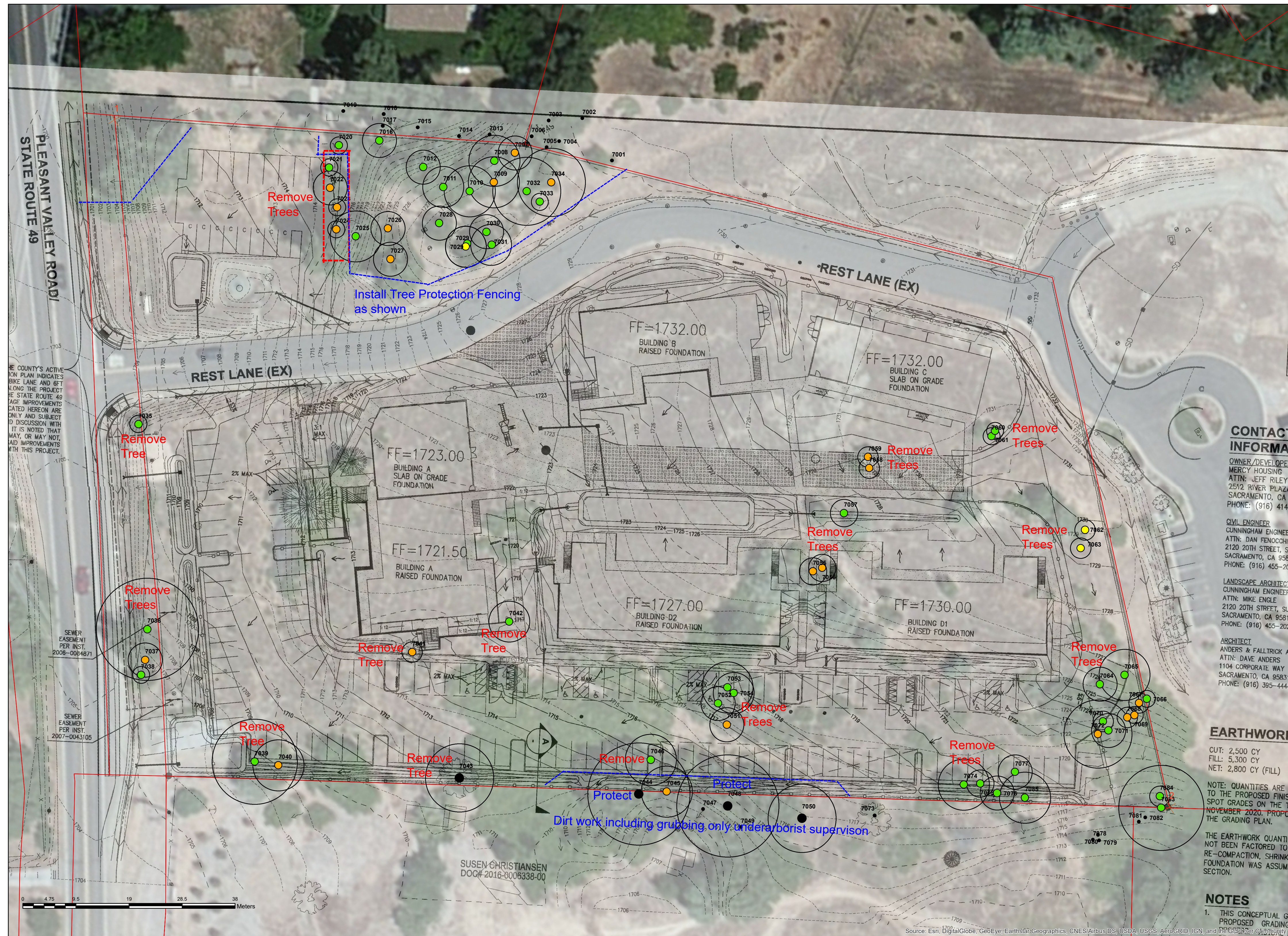
Protect Roots in Small Trenches: After all construction is complete on a site, it is not unusual for the landscape contractor to come in and sever a large number of "preserved" roots during the installation of irrigation systems. The Project Arborist must therefore approve the landscape and irrigation plans. The irrigation system needs to be designed so the main lines are located outside the root zone of major trees, and the secondary lines are either laid on the surface (drip systems), or carefully dug with a hydraulic or air spade, and the flexible pipe fed underneath the major roots.

Design the irrigation system so it can slowly apply water (no more than ¼" to ½" of water per hour) over a longer period of time. This allows deep soaking of root zones. The system also needs to accommodate infrequent irrigation settings of once or twice a month, rather than several times a week.

Monitoring Tree Health During and After Construction: The Project Arborist should visit the site at least twice a month during construction to be certain the tree protection measures are being followed, to monitor the health of impacted trees, and make recommendations as to irrigation or other needs. After construction is complete, the arborist should monitor the site monthly for one year and make recommendations for care where needed. If longer term monitoring is required, the arborist should report this to the developer and the planning agency overseeing the project.

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<sup>3</sup> International Society of Arboriculture (ISA), maintains a program of Certifying individuals. Each Certified Arborist has a number and must maintain continuing education credits to remain Certified.



**California Tree & Landscape Consulting, Inc.**

1243 High Street  
Auburn, CA 95603

**TREE PROTECTION GENERAL REQUIREMENTS**

1. The project arborist for this project is California Tree & Landscape Consulting. The primary contact information is Nicole Harrison (530) 305-0165. The project arborist shall continue to provide expertise and make additional recommendations during the construction process if and when additional impacts occur or tree response is poor. Monitoring and construction oversight by the project arborist is recommended for all projects and required when a final letter of assessment is required by the jurisdiction.
2. The project arborist should inspect the exclusionary root protection fencing installed by the contractors prior to any grading and/or grubbing for compliance with the recommended protection zones. Additionally, the project arborist shall inspect the fencing at the onset of each phase of construction. The root protection zone for trees is specified as the 'canopy radius' in Appendix 2 in the arborist report unless otherwise specified by the arborist. Note 'dripline' is not an acceptable location for installation of tree protection fencing.
3. The project arborist should directly supervise any clearance pruning, irrigation, fertilization, placement of mulch and/or chemical treatments. If clearance pruning is required, the Project Arborist should approve the extent of foliage elevation and oversee the pruning to be performed by a contractor who is an ISA Certified Arborist. Clearance pruning should include removal of all the lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site.
4. No trunk within the root protection zone of any trees shall be removed using a backhoe or other piece of grading equipment.
5. Clearly designate an area on the site that is outside of the protection area of all trees where construction materials may be stored, and parking can take place. No materials or parking shall take place within the protection zones of any trees on or off the site.
6. Any and all work to be performed inside the protected root zone fencing, including all grading and utility trenching, shall be approved and/or supervised by the project arborist.
7. Trenching, if required, inside the protected root zone shall be approved and/or supervised by the project arborist and may be required to be performed by hand, by a hydraulic or air spade, or other method which will place pipes underneath the roots without damage to the roots.
8. The root protection zone for trees is specified as the 'canopy radius' in Appendix 2 in the arborist report unless otherwise specified by the arborist. Note 'dripline' is not an acceptable location for installation of tree protection fencing.

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ANDERS & FALLTRICK ARCHITECTS  
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**EARTHWORK**

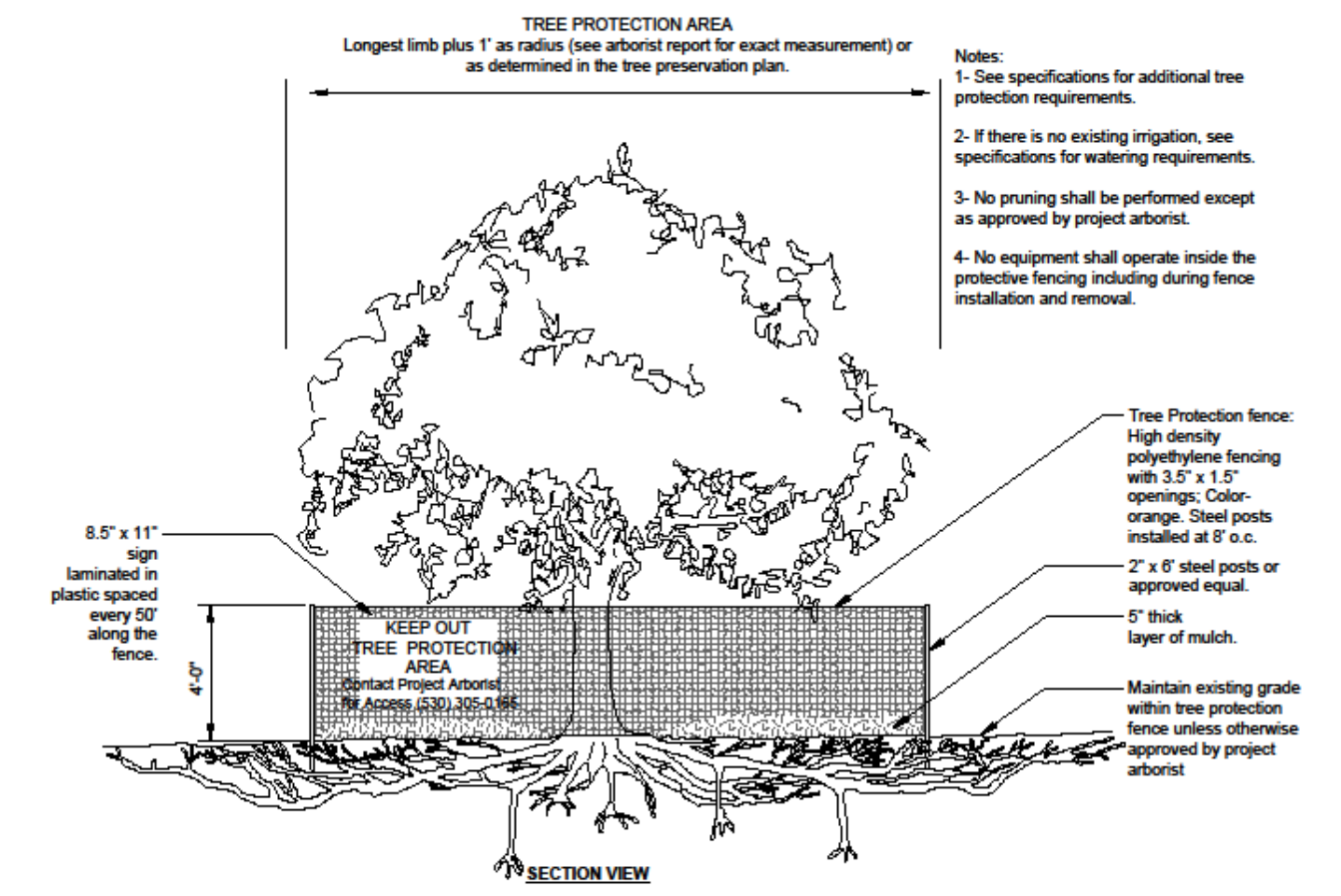
CUT: 2,500 CY  
FILL: 5,300 CY  
NET: 2,800 CY (FILL)

NOTE: QUANTITIES ARE TO THE PROPOSED FINISH SPOT GRADES ON THE NOVEMBER 2020 PROPOSED GRADING PLAN.

THE EARTHWORK QUANTITIES NOT BEEN FACTORED TO RE-COMPACTION, SHRINK, FOUNDATION WAS ASSUMED.

**NOTES**

1. THIS CONCEPTUAL GRADING PLAN IS FOR INFORMATION ONLY.

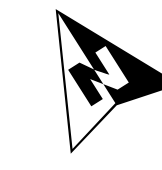


**TREE PROTECTION**

**TREE PRESERVATION PLAN**

>Tree locations are approximate and were collected using ISO apple products.  
>Property line information was downloaded from El Dorado County on 09/03/2020.  
>Development plans provided by Anders & Fall Trick Architects dated 12/05/2020.

Legend	Arborist Rating
Parcels	0 Dead
Measured Tree Canopy	1 Extreme Structure or Health Problems
Tree Protection Fencing	2 Major Structure or Health Problems
Heritage Tree	3 Fair - Minor Problems
Offsite Tree	4 Good - No Apparent Problems
	5 Excellent



**MERCY HOUSING PLAN**

6500 Pleasant Valley Road  
Diamond Springs, El Dorado County, CA

Sheet No.  
TPP 1.0

Date: 5/4/2021



Appendix 5 – Site Photographs

General Condition of the Property, shrubs and unprotected species such as locust and grey pine



Tree 7083 showing extensive blackberries surrounding  
Trees




General condition of small stands of oaks along the  
south property line where parking will be installed nearby



# DR21-0003/EL DORADO HAVEN APARTMENTS EXHIBIT 0 - PRELIMINARY LIGHTING PLAN

LUMINAIRE SCHEDULE					
LABEL	CATALOG NUMBER	LAMP	LUMENS	WATTAGE	NOTES
S-1	LITHONIA DSX1 LED P6 30K TFM MVOLT	LED	17671	163	
S-2	LITHONIA DSX1 LED P6 30K BLC MVOLT	LED	14489	163	BACKLIGHT CONTROL

STATISTICS	
MINIMUM FOOT-CANDELES	0.0
MAXIMUM FOOT-CANDELES	6.8
AVERAGE FOOT-CANDELES	1.2



**D-Series Size 1  
LED Area Luminaire**

**Specifications**

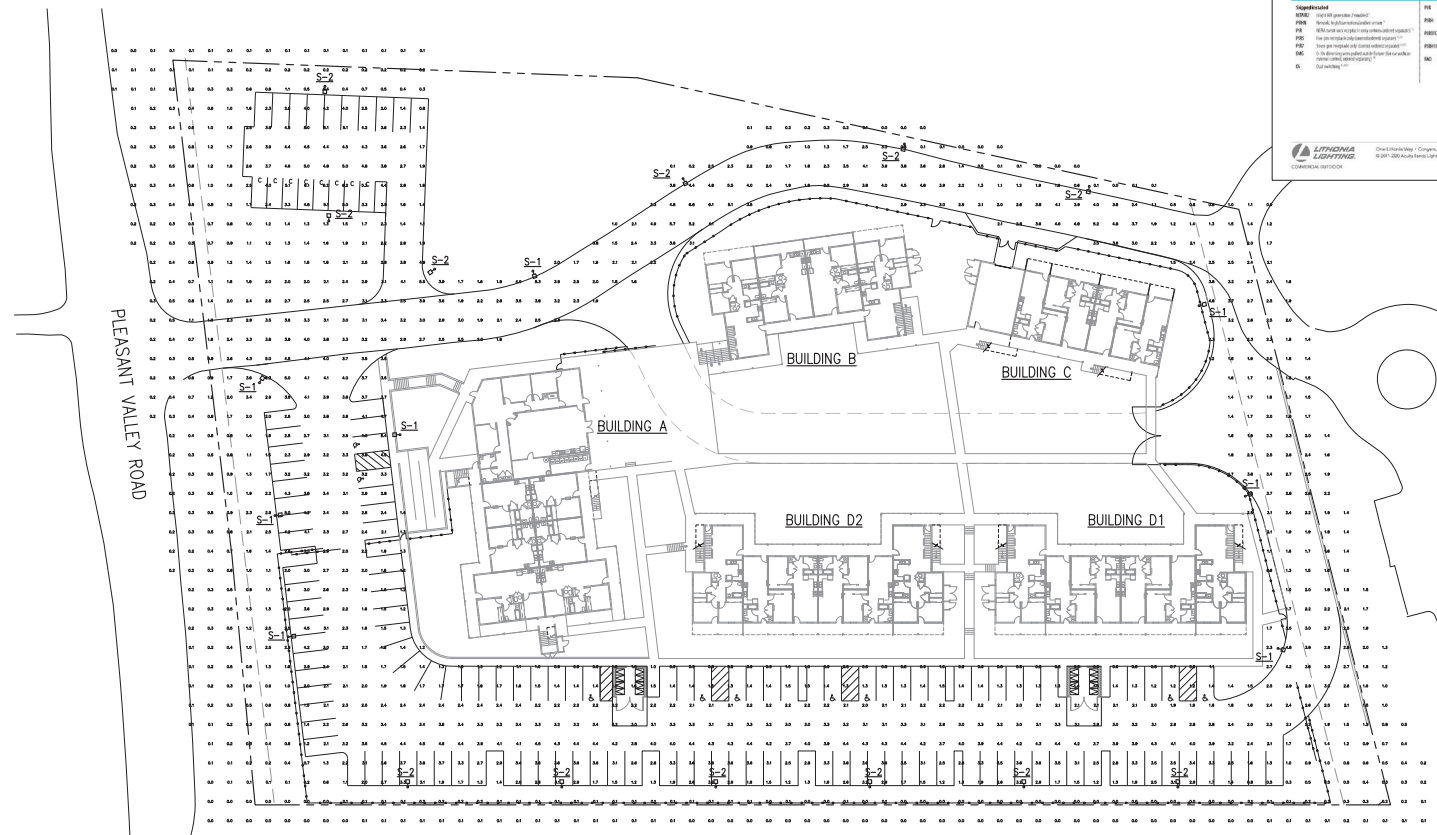
Size: 12.5" x 12.5"  
Length: 12.5"  
Width: 12.5"  
Height H1: 7.5"  
Height H2: 3.5"  
Weight: 27 lbs

**Introduction**

The modern styling of the D-Series is making an unobtrusive, making a bold progressive statement over all it blends seamlessly with the environment. The D-Series sheds the benefits of the latest in LED technology into a highly performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in close with excellent uniformity, greater pole spacing and lower power density. It is ideal for applications up to 500W model falls in pedestrian and task lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information	EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NETAIR0 PRHNI DOBEO				
Label	Size	Color Temperature	Beam Spread	Height	Mounting
DSX100	DSX100	40K	30°	10'0"	DSX100
DSX100	DSX100	40K	30°	10'0"	DSX100
DSX100	DSX100	40K	30°	10'0"	DSX100



1 SITE LIGHTING PLAN



**ANDERS & FALLTRICK ARCHITECTS**

1104 CORPORATE WAY  
SACRAMENTO, CALIFORNIA 95831  
TELEPHONE: 916.365.4444



REGISTERED ARCHITECT  
STATE OF CALIFORNIA  
NO. 42978  
DATE 06/20/18

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DAVIS, CA 95618  
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EMAIL: [dcm@cwec.com](mailto:dcm@cwec.com)  
CONTACT: DAN FENOCCIO

Revisions

Project	EL DORADO HAVEN APARTMENTS PLEASANT VALLEY RD EL DORADO, CA 95619 APN: 331-301-171
Drawing	SITE LIGHTING PLAN
Project No.	1907
Drawn by	
Reviewed by	
Date	12-10-20
Drawing No.	

E.1.1

Sheet of Sheets



# DR21-0003 EXHIBIT P

## Diamond Springs / El Dorado Fire Protection District

### Fire Prevention Division

501 Pleasant Valley Rd Diamond Springs, CA 95619 ~ (530) 626-3190 Fax (530) 626-3188  
www.diamondfire.org

**April 19, 2021**

Tom Purciel  
(530) 621-5903  
[tom.purciel@edcgov.us](mailto:tom.purciel@edcgov.us)  
2850 Fairlane Court  
Placerville, CA 95667

Re: DR21-0003 – EL Dorado Haven Apartments (Mercy Housing California, Stephen Daves/El Dorado County Federated Church/Anders & Falltrick Architects): SB 35 Building Plans Consultation – **FIRE COMMENTS - SUBDIVISION**

Dear Mr. Purciel,

The Diamond Springs-El Dorado Fire Protection District (DSP) has reviewed the above-referenced project and submits the following comments regarding the ability to provide this site with fire and emergency medical services consistent with the El Dorado County General Plan, State Fire Safe Regulations, as adopted by El Dorado County and the California Fire Code (CFC) as amended locally. **The fire department reserves the right to update the following comments to comply with all current Codes, Standards, Local Ordinances, and Laws with respect to the official documented time of project application and/or building application to the County.** Any omissions and/or errors in respect to this letter, as it relates to the aforementioned codes, regulations and plans, shall not be valid, and does not constitute a waiver to the responsible party of the project from complying as required with all Codes, Standards, Local Ordinances, and Laws. We understand the need for expeditious review due to the SB 35 nature of the review for this project.

- 1. Annexation:** Community Facilities District  
Approval of the subject project is conditioned on meeting the public safety and fire protection requirements of the County of El Dorado General Plan, which shall include the provision of a financing mechanism for said services. The financing mechanism shall include inclusion within, or annexation into, a Community Facilities District (CFD) established under the Mello-Roos Community Facilities Act of 1982 (Government Code § 53311 et seq.), established by the Diamond Springs / El Dorado Fire Protection District (District) for the provision of public services permitted under Government Code § 53313, including fire suppression services, emergency medical services, fire prevention activities and other services (collectively Public Services), for which proceedings are under consideration, and as such, shall be subject to the special tax approved with the formation of such CFD with the Tract's inclusion or annexation into the CFD.
- 2. Fire Flow:** The potable water system with the purpose of fire protection for this residential/commercial development shall provide a minimum required fire flow found in the CFC Appendix B as adopted and amended locally. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire Department for review and approval if requested.
- 3. Underground Private Fire Mains:** After installation, all rods, nuts, bolts, washers, clamps, and other underground connections and restraints used for underground fire main piping and water supplies, except thrust blocks, shall be cleaned and thoroughly coated with a bituminous or other acceptable

# DR21-0003 EXHIBIT P

corrosion retarding material. All private fire service mains shall be installed per NFPA 24 and shall be inspected, tested and maintained per NFPA 25 California 2013 Edition.

4. **Sprinklers:** All of the building(s) shall have fire sprinklers installed in accordance with NFPA 13 (commercial use) and in accordance with the El Dorado County Regional Fire Protection Standard #C-001, #D-001, and #D-002. This deferred submittal will need to be submitted to and approved by the Fire District.
5. **Fire Alarm:** All buildings are required to be monitored by a fire alarm system. The fire alarm system shall adhere to CFC and local amendments (i.e. 72 hour battery storage via §907.6.2.1). The plans for the alarm system can be a part of the building submittal or a deferred submittal.
6. **Hydrants:** This development shall install Dry Barrel Fire Hydrants which conform to the Project's local water purveyor specifications to provide water for fire protection. The spacing between hydrants in this development shall not exceed 1,000 feet commercial. The exact location of each hydrant on private roads and on main county-maintained roadways shall be determined by the Fire Department/District.
  - Per Section 507.5.1 where locally amended and where required; Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 150 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
7. **Fire Department Access:** Approved fire apparatus access roads and driveways shall be provided for every facility, building, or a portion of a building. The fire apparatus access roads and driveways shall comply with the requirements of Section 503 of amended/adopted fire code as well as State Fire Safe Regulations Title 14 as stated below (but not limited to):
  - a. All roadways shall be a minimum of 26 feet wide per Title 24, Part 9, Section D105.2. Per sheet
  - b. Each dead-end road shall have a turnaround constructed at its terminus.
  - c. Where parcels are zoned 5 acres or larger, turnarounds shall be provided at a maximum of 1320 foot intervals.
  - d. Where maximum dead-end road lengths are exceeded, there shall be a minimum of two access roadways allowing for the safe access of emergency apparatus and civilian evacuation concurrently.
  - e. The fire apparatus access roads and driveways shall extend to within 150 feet of all portions of each facility and all portions of the exterior of the first story of the building as measured by an approved route around the exterior of the building or facility. Additionally, when fire apparatus access roads and driveways exceed 150' a turnaround shall be constructed at the terminus.
  - f. Driveways and roadways shall have an unobstructed vertical clearance of 15' and a horizontal clearance providing a minimum 2' on each side of the required driveway or roadway width.
  - g. Depending on final heights of each building, the final layout of fire apparatus access roads shall be determined and approved by the fire code official with consideration of whether a ladder truck or ground ladders would be used for firefighting operations.
  - h. Buildings exceeding thirty feet in height or 3 stories shall be subject to aerial fire apparatus access road requirements (As amended El Dorado County CFC D104, 104.4).

## DR21-0003 EXHIBIT P

8. **Roadways:** Roadways shall be designed to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide all-weather driving conditions. All-weather surfaces shall be asphalt, concrete, or other approved driving surface. Project proponent shall provide engineering specifications to support design if request by the local AHJ. All roadways shall meet El Dorado County DOT and CA Fire Code requirements. Road widths will be 20' minimum exclusive of striping and shoulders. All roads less than 30' shall be signed and denoted "No on Street Parking." 30' road widths shall have parking on one side only and shall be posted with appropriate signage. Parking on both sides will require 36 feet minimum road width; appropriate associated signage and road markings shall apply and be provided.
9. **Roadway Grades:** The grade for all roads, streets, private lanes, and driveways shall not exceed 10% unless approved by the fire code official.
10. **Traffic Calming:** This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway. All other proposed traffic calming devices shall require approval by the fire code official (CFC Section 503.4.1).
11. **Turning Radius:** The required turning radius of a fire apparatus access road/driveway shall be determined by the fire code official and meet the requirements of Title 14 (Section 1273.04). (internal radius to be 40 feet or more and external radius to be 56 feet or more as provided in El Dorado County Standard #B-003 #9).
12. **Gates:** All gates shall meet the El Dorado County Regional Fire Protection Gate Standard B-002. If gates are manual, they are to be equipped with a Knox Padlock purchased through the El Dorado County Sheriff's. If an automatic gate is to be installed a Knox Key Switch shall be purchased under El Dorado County Sheriff's and installed.
13. **Fire Access During Construction:** In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to combustibles being brought onto the site as specified in a Fire District's local amendment Section 3312.1. A secondary means of egress shall be provided prior to any construction, or the project can be phased.
14. **Fire Service Components:** Any Fire Department Connection (FDC) to the sprinkler system and all Fire Hydrant(s) outlets shall be positioned so as not to be obstructed by a parked vehicle or vegetation.
15. **Emergency Fire Access Components:** The property owner shall be responsible for ensuring the maintenance of emergency access roadways, gates, vegetative clearances, and other fire access components.
16. **Wildland Fire Safe Plan:** This development shall be conditioned to develop, implement, and maintain a Wildland Fire Safe Plan that is approved by the Fire Department as complying with the State Fire Safe Regulations, prior to issuance of a building permit.
17. **Knox Box and Keys:** All Commercial or Public occupied buildings shall install a Knox Box and building keys including, but not limited to, main entry doors, utility closets, roof accesses, alarm panels, fire sprinkler locks and all other keys required by the fire code official for emergency access.
18. **Parking and Fire Lanes:** All parking restrictions as stated in the current California Fire Code and the current Fire District's Ordinance/Amendments shall be in effect. All streets with parking restrictions will be signed and marked with red curbs as described in the El Dorado County Regional Fire Protection Standard titled "No Parking-Fire Lane." All curbs in the parking lot(s) that are not designated as parking spaces will be painted red and marked every 25 feet "No Parking - Fire Lane." This shall be white letters on a red background. There shall be a designated plan page that shows all Fire Lanes as required by the

# DR21-0003 EXHIBIT P

El Dorado County Regional Fire Protection Standard B-004 "No Parking-Fire Lane" and the fire code official.

19. **Setbacks:** All parcels shall conform to State Fire Safe Regulations requirements for setbacks (minimum 30' setback for buildings and accessory buildings from all property lines).
20. **Vegetative Fire Clearances:** Annually, there shall be vegetation clearance around all EVA's (Emergency Vehicle Access), buildings, up to the property line as stated in Public Resources Code Section 4291 (including but not limited to Title 14 §1276.02), Title 19 as referenced in the CA Fire Code, and the conditioned Wildland Fire Safe Plan.
21. **Knox Key Shunt:** A Knox Key Shunt system shall be installed to terminate power to all back-up power per local ordinance Section 1203.1.3.
22. **Addressing:** Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be visible and legible from the street or road fronting the property, as per El Dorado County Regional Fire Protection Standard B-001 (as provided).
23. **Landscaping:** The landscaping plan shall be reviewed by the Fire Department to ensure that the plans meet the requirements of PRC 4290 & 4291 and local county amendments.
24. **Improvement (Civil) Plans:** A Fire plan sheet shall be included in the improvement plans that shows or lists all requirements from the Fire Department as they relate to the design of the subdivision. These requirements include, but are not limited to, Fire Lanes (and how they relate to allowed parking), hydrants, turning radius of all turns, slope % of roads/driveways, 2 points of egress for the public and emergency personnel, EVA's as required, road widths, gates, etc.

Contact Deputy Chief Ken Earle at the Diamond Springs-El Dorado Fire Protection District with any questions at 530-306-8101

Sincerely,



Kenneth R. Earle  
Deputy Chief, Fire Marshal  
kearle@diamondfire.org  
Cell: (530) 306-8101

# DR21-0003/EL DORADO HAVEN APARTMENTS EXHIBIT Q



Letter No.: DS0521-118

May 6, 2021

VIA EMAIL

Jeffrey Riley  
Mercy Housing California  
2512 River Plaza Drive, 200  
Sacramento, CA 95835  
Via email: [jriley@mercyhousing.org](mailto:jriley@mercyhousing.org)

Subject: Facility Improvement Letter (FIL) 3470FIL, El Dorado Haven  
Assessor's Parcel No. 331-301-017 (El Dorado)

Dear Mr. Riley:

**This letter supersedes the FIL dated September 21, 2020** and is in response to your request dated May 4, 2021. This is valid for a period of three years. If facility improvement plans for your project are not submitted to El Dorado Irrigation District (EID or District) within three years of the date of this letter, a new Facility Improvement Letter will be required.

Design drawings for your project must be in conformance with the District's *Water, Sewer, and Recycled Water Design and Construction Standards*.

This proposed project is a 65-unit apartment complex and community building on 4.66 acres. Water service, sewer service, private fire service, and fire hydrants are requested. The property is within the District boundary.

This letter is not a commitment to serve, but does address the location and approximate capacity of existing facilities that may be available to serve your project.

### **Water Supply**

As of January 1, 2020, there were 21,598 equivalent dwelling units (EDUs) of water supply available in the Western/Eastern Water Supply Region. Your project as proposed on this date would require 18 additional EDUs of water supply.

### **Water Facilities**

There are 8-inch and 12-inch water lines located on the property to be developed. The Diamond Springs/El Dorado Fire Protection District has determined that the minimum fire flow for this project is 1,625 GPM for a **three-hour** duration while maintaining a 20-psi residual pressure.



# DR21-0003/EL DORADO HAVEN APARTMENTS

Letter No.: 21-0915  
To: Jeffrey Riley

## EXHIBIT Q



May 6, 2021  
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According to the District's hydraulic model, the existing system can deliver the required fire flow. In order to provide this fire flow and receive service, you must construct a water line extension connecting to the existing 12-inch water line located on the property to be developed. If possible, the onsite water line should be looped to the 8-inch water line and 12-inch water lines previously identified. The District will need to review and approve any proposed grading or structures that may affect the existing 12-inch water line that crosses through the parcel. Relocation of the 12-inch waterline, at the applicant's sole cost, may be required if it is impacted by proposed site improvements. The hydraulic grade line for the existing water distribution facilities is 1,965 feet above mean sea level at static conditions and 1,870 feet above mean sea level during fire flow and maximum day demands.

The flow predicted above was developed using a computer model and is not an actual field flow test.

### **Sewer Facilities**

There is a 24-inch sewer line abutting the northwest property line in Pleasant Valley Road. This sewer line has adequate capacity at this time. A 6-inch sewer line and manhole are located near the western corner of the parcel to be developed. In order to receive service from this line, an extension of facilities of adequate size must be constructed. Parcel No. 331-301-018 (Snowline Hospice) currently receives sewer service via a temporary off-site connection that passes through the parcel to be developed. Snowline Hospice will be required to participate in the extension of facilities in order to establish a permanent sewer service in accordance with El Dorado Irrigation District Board Policies and Administrative Regulations. A District owned sewer main must be extended to the Snowlines Hospice parcel. The existing Snowline Hospice sewer line that extends through the project site is "private" and may not be converted to a District owned facility, as it was not build to District standards. Your project as proposed on this date would require 16 additional EDUs of sewer service.

### **Easement Requirements**

Proposed water lines, sewer lines, and related facilities must be located within an easement accessible by conventional maintenance vehicles. When the water lines or sewer lines are within streets, they shall be located within the paved section of the roadway. No structures will be permitted within the easements of any existing or proposed facilities. The District must have unobstructed access to these easements at all times, and generally does not allow water or sewer facilities along lot lines.

Easements for any new District facilities constructed by this project must be granted to the District prior to District approval of water and/or sewer improvement plans, whether onsite or offsite. In addition, due to either nonexistent or prescriptive easements for some older facilities,

# DR21-0003/EL DORADO HAVEN APARTMENTS

Letter No.: 21-0915  
To: Jeffrey Riley

## EXHIBIT Q



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any existing onsite District facilities that will remain in place after the development of this property must also have an easement granted to the District.

### **Environmental**

The County is the lead agency for environmental review of this project per Section 15051 of the California Environmental Quality Act Guidelines (CEQA). The County's environmental document should include a review of both offsite and onsite water and sewer facilities that may be constructed by this project. You may be requested to submit a copy of the County's environmental document to the District if your project involves significant off-site facilities. If the County's environmental document does not address all water and sewer facilities and they are not exempt from environmental review, a supplemental environmental document will be required. This document would be prepared by a consultant. It could require several months to prepare and you would be responsible for its cost.

### **Summary**

Service to this proposed development is contingent upon the following:

- The availability of uncommitted water supplies at the time service is requested;
- Approval of the County's environmental document by the District (if requested);
- Executed grant documents for all required easements;
- Approval of an extension of facilities application by the District;
- Approval of facility improvement plans by the District;
- Construction by the developer of all onsite and offsite proposed water and sewer facilities;
- Acceptance of these facilities by the District; and
- Payment of all District connection costs.

Services shall be provided in accordance with El Dorado Irrigation District Board Policies and Administrative Regulations, as amended from time-to-time. As they relate to conditions of and fees for extension of service, District Administrative Regulations will apply as of the date of a fully executed Extension of Facilities Agreement.

If you have any questions, please contact Marc Mackay at (530) 642-4135.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael J. Brink", is written over a light blue horizontal line.

Michael J. Brink, P.E.  
Supervising Civil Engineer

# DR21-0003/EL DORADO HAVEN APARTMENTS

Letter No.: S/S  
To: Jeffrey Riley

## EXHIBIT Q



May 6, 2021  
Page 4 of 4

MB/MM: kh

Enclosures: System Map

cc w/ System Map:

Rommel Pabalinas - Principal Planner  
El Dorado County Development Services Department  
Via email - [rommel.pabalinas@edcgov.us](mailto:rommel.pabalinas@edcgov.us)

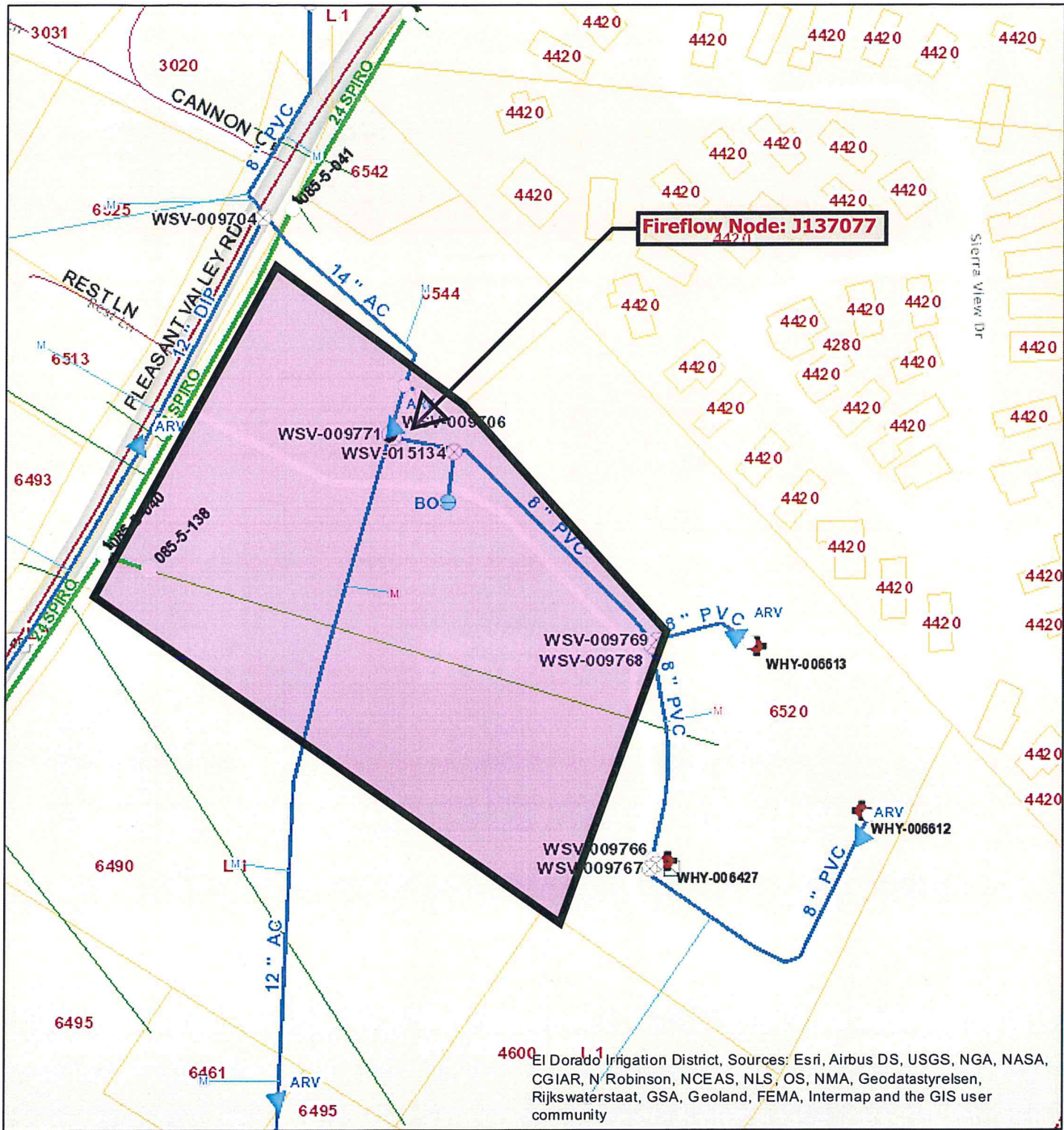
Tiffany Schmid - Director  
El Dorado County Development Services Department  
Via email - [tiffany.schmid@edcgov.us](mailto:tiffany.schmid@edcgov.us)

Kenneth Earle - Deputy Chief / Fire Marshal  
Diamond Springs / El Dorado Fire Department  
Via email - [kearle@diamondfire.org](mailto:kearle@diamondfire.org)

# DR21-0003/EL DORADO HAVEN APARTMENTS

## EXHIBIT Q

El Dorado Haven



El Dorado Irrigation District, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community



Scale: NTS

Date: May 6, 2021



Author: Web AppBuilder for ArcGIS  
Print date: September 18, 2020

Project: *El Dorado Haven-Revision*

WARNING: No accuracy of map implied until field checked by EID. Exact pipe locations must be field verified.

APN: 331-301-017

# DR21-0003/EL DORADO HAVEN APARTMENTS EXHIBIT R

Environmental Noise & Vibration Assessment

## El Dorado Haven Apartments

El Dorado County, California

BAC Job # 2021-044

Prepared For:

Mercy Housing

Attn: Mr. Jeffrey Riley  
2512 River Plaza Drive, Suite 200  
Sacramento, CA 95833

Prepared By:

**Bollard Acoustical Consultants, Inc.**



Dario Gotchet, Senior Consultant

March 18, 2021



**EXHIBIT R**

**CEQA Checklist**

<b><i>NOISE AND VIBRATION – Would the Project Result in:</i></b>	<b>NA – Not Applicable</b>	<b>Potentially Significant Impact</b>	<b>Less than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Generation of substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			<b>X</b>		
b) Generation of excessive groundborne vibration or groundborne noise levels?				<b>X</b>	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?					<b>X</b>

## EXHIBIT R

### Introduction

The proposed El Dorado Haven Apartments (project) are located south of State Route 49 (SR-49) along Rest Lane in El Dorado County, California. The project proposes the construction of five (two and three story) apartment buildings containing a total of 65 units. Existing land uses in the immediate project vicinity include a clinical office to the east, and residential in all other directions. The project site location and site plan are shown on Figures 1 and 2, respectively.

The purposes of this assessment are to quantify the existing noise and vibration environments, identify potential noise and vibration impacts resulting from the project, identify appropriate mitigation measures, and provide quantitative and qualitative analyses of impacts associated with the project. Specifically, impacts are identified if project-related activities would cause a substantial increase in ambient noise or vibration levels at existing sensitive uses in the project vicinity, or if traffic or project generated noise or vibration levels would exceed applicable El Dorado County or Department of Housing and Urban Development (HUD) noise and vibration standards at existing or proposed sensitive uses within the project vicinity.

### Noise and Vibration Fundamentals

#### Noise

Noise is often described as unwanted sound. Sound is defined as any pressure variation in air that the human ear can detect. If the pressure variations occur frequently enough (at least 20 times per second), they can be heard and are designated as sound. The number of pressure variations per second is called the frequency of sound and is expressed as cycles per second, or Hertz (Hz). Definitions of acoustical terminology are provided in Appendix A.

Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale uses the hearing threshold (20 micropascals of pressure) as a point of reference, defined as 0 dB. Other sound pressures are then compared to the reference pressure, and the logarithm is taken to keep the numbers in a practical range. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB. Another useful aspect of the decibel scale is that changes in decibel levels correspond closely to human perception of relative loudness. Noise levels associated with common noise sources are provided in Figure 3.

The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable and can be approximated by filtering the frequency response of a sound level meter by means of the standardized A-weighting network. There is a strong correlation between A-weighted sound levels (expressed as dBA) and community response to noise. For this reason, the A-weighted sound level has become the standard tool of environmental noise assessment. All noise levels reported in this section are in terms of A-weighted levels.

## EXHIBIT R

Community noise is commonly described in terms of the ambient noise level, which is defined as the all-encompassing noise level associated with a given noise environment. A common statistical tool to measure the ambient noise level is the average, or equivalent, sound level ( $L_{eq}$ ). The  $L_{eq}$  is the foundation of the day-night average noise descriptor (DNL or  $L_{dn}$ ), and shows very good correlation with community response to noise. The median noise level descriptor, denoted  $L_{50}$ , represents the noise level which is exceeded 50% of the hour. In other words, half of the hour ambient conditions are higher than the  $L_{50}$  and the other half are lower than the  $L_{50}$ .

DNL is based upon the average noise level over a 24-hour day, with a +10-decibel weighing applied to noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were twice as loud as daytime exposures. Because DNL represents a 24-hour average, it tends to disguise short-term variations in the noise environment. DNL-based noise standards are commonly used to assess noise impacts associated with traffic, railroad, and aircraft noise sources.

### Vibration

Vibration is like noise in that it involves a source, a transmission path, and a receiver. While vibration is related to noise, it differs in that noise is generally considered to be pressure waves transmitted through air, while vibration is usually associated with transmission through the ground or structures. As with noise, vibration consists of an amplitude and frequency. A person's response to vibration will depend on their individual sensitivity as well as the amplitude and frequency of the source.

Vibration can be described in terms of acceleration, velocity, or displacement. A common practice is to monitor vibration in terms of velocity in inches per second peak particle velocity (IPS, PPV) or root-mean-square (VdB, RMS). Standards pertaining to perception as well as damage to structures have been developed for vibration in terms of peak particle velocity as well as RMS velocities. As vibrations travel outward from the source, they excite the particles of rock and soil through which they pass and cause them to oscillate. Differences in subsurface geologic conditions and distance from the source of vibration will result in different vibration levels characterized by different frequencies and intensities. In all cases, vibration amplitudes will decrease with increasing distance. The maximum rate, or velocity of particle movement, is the commonly accepted descriptor of the vibration "strength".



Human response to vibration is difficult to quantify. Vibration can be felt or heard well below the levels that produce any damage to structures. The duration of the event has an effect on human response, as does frequency. Generally, as the duration and vibration frequency increase, the potential for adverse human response increases. According to the Transportation and Construction-Induced Vibration Guidance Manual (Caltrans, June 2004), operation of construction equipment and construction techniques generate ground vibration. Traffic traveling on roadways can also be a source of such vibration. At high enough amplitudes, ground vibration has the potential to damage structures and/or cause cosmetic damage. Ground vibration can also be a source of annoyance to individuals who live or work close to vibration-generating activities. However, traffic, rarely generates vibration amplitudes high enough to cause structural or cosmetic damage.

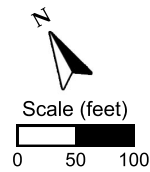


# DR21-0003/EL DORADO HAVEN APARTMENTS EXHIBIT R



### Legend

-  Project Border (Approximate)
-  Long-term Noise & Short-term Vibration Measurement Location



El Dorado Haven Apartments  
El Dorado County, California

Project Area

Figure 1

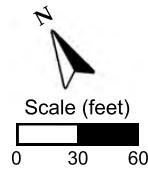


# DR21-0003/EL DORADO HAVEN APARTMENTS EXHIBIT R



**Legend**

— Recommended Solid Noise Barriers (Mitigation Measures MM-5 and MM-6B)



El Dorado Haven Apartments  
El Dorado County, California

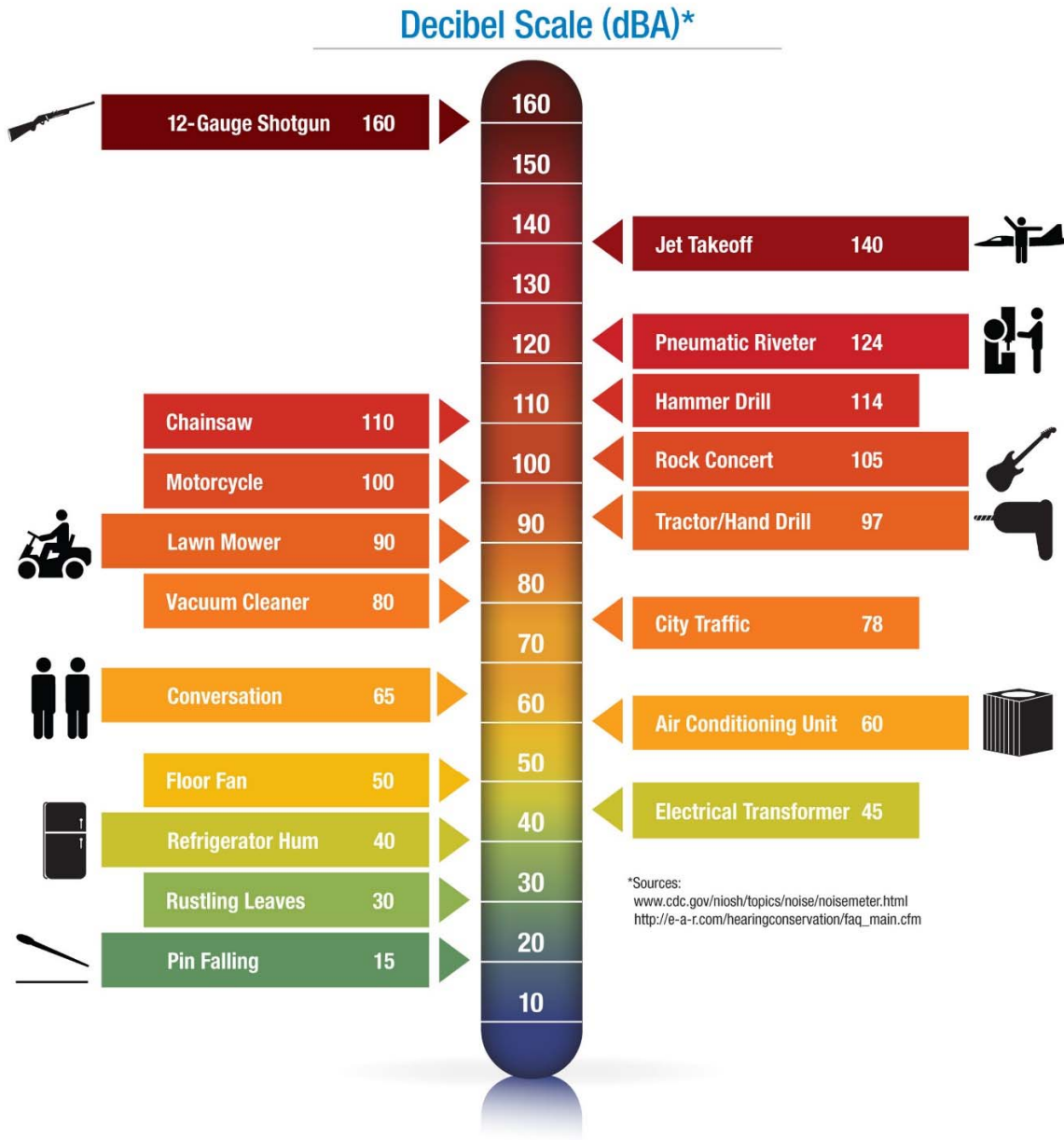
Site Plan

Figure 2



**EXHIBIT R**

**Figure 3  
Noise Levels Associated with Common Noise Sources**



**EXHIBIT R**

**Regulatory Setting: Criteria for Acceptable Noise and Vibration Exposure**

**Federal**

Department of Housing and Urban Development (HUD)

The Department of Housing and Urban Development (HUD) Noise Guidebook provides minimum national standards applicable to HUD programs to protect citizens against excessive noise in their communities and places of residence (Article 51.101(a)). Article 51.101(a)(8) of the Noise Guidebook establishes a 65 dB L<sub>dn</sub> exterior noise level criterion as acceptable and allowable for outdoor activity areas of new residential projects. Article 51.101(a)(9) of the Noise Guidebook establishes a 45 dB L<sub>dn</sub> interior noise level criterion as acceptable and allowable for new residential projects.

**State of California**

California Environmental Quality Act (CEQA)

The State of California has established regulatory criteria that are applicable to this assessment. Specifically, Appendix G of the State of California Environmental Quality Act (CEQA) Guidelines are used to assess the potential significance of impacts pursuant to local General Plan policies, Municipal Code standards, or the applicable standards of other agencies. According to Appendix G of the CEQA guidelines, the project would result in a significant noise or vibration impact if the following occur:

- A. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or other applicable standards of other agencies?
- B. Generation of excessive groundborne vibration or groundborne noise levels?
- C. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

It should be noted that audibility is not a test of significance according to CEQA. If this were the case, any project which added any audible amount of noise to the environment would be considered significant according to CEQA. Because every physical process creates noise, the use of audibility alone as significance criteria would be unworkable. CEQA requires a substantial increase in noise levels before noise impacts are identified, not simply an audible change.

California Department of Transportation (Caltrans)

El Dorado County does not currently have adopted standards for groundborne vibration. As a result, the vibration impact criteria developed by the California Department of Transportation

**EXHIBIT R**

(Caltrans) was applied to the project. The Caltrans criteria applicable to damage and annoyance from transient and continuous vibration typically associated with construction activities are presented in Tables 1 and 2. Equipment or activities typical of continuous vibration include: excavation equipment, static compaction equipment, tracked vehicles, traffic on a highway, vibratory pile drivers, pile-extraction equipment, and vibratory compaction equipment. Equipment or activities typical of single-impact (transient) or low-rate repeated impact vibration include impact pile drivers, blasting, drop balls, “pogo stick” compactors, and crack-and-seat equipment (California Department of Transportation 2013).

**Table 1  
Guideline Vibration Damage Potential Threshold Criteria**

Structure and Condition	Maximum PPV (inches/second)	
	Transient Sources	Continuous/Frequent Intermittent Sources
Extremely fragile historic buildings, ruins, ancient monuments	0.12	0.08
Fragile buildings	0.20	0.10
Historic and some old buildings	0.50	0.25
Older residential structures	0.50	0.30
New residential structures	1.00	0.50
Modern industrial/commercial buildings	2.00	0.50

Note: Transient sources create a single isolated vibration event, such as blasting or drop balls. Continuous/frequent intermittent sources include pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.  
 PPV = Peak Particle Velocity  
 Source: California Department of Transportation, Transportation and Construction Vibration Guidance Manual (2013).

**Table 2  
Guideline Vibration Annoyance Potential Criteria**

Human Response	Maximum PPV (inches/second)	
	Transient Sources	Continuous/Frequent Intermittent Sources
Barely perceptible	0.40	0.01
Distinctly perceptible	0.25	0.04
Strongly perceptible	0.90	0.10
Severe	2.00	0.40

Note: Transient sources create a single isolated vibration event, such as blasting or drop balls. Continuous/frequent intermittent sources include pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.  
 PPV = Peak Particle Velocity  
 Source: California Department of Transportation, Transportation and Construction Vibration Guidance Manual (2013).

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**Local**

El Dorado County General Plan

The Public Health, Safety, and Noise Element of the El Dorado County General Plan contains the County's noise-related policies. The specific policies which are generally applicable to this project are reproduced below:

- Policy 6.5.1.1** Where noise-sensitive land uses are proposed in areas exposed to existing or projected exterior noise levels exceeding the levels specified in Table 3 (General Plan Table 6-1) or the performance standards of Table 4 (General Plan Table 6-2), an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.
- Policy 6.5.1.2** Where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table 4 at existing or planned noise-sensitive uses, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.
- Policy 6.5.1.3** Where noise mitigation measures are required to achieve the standards of Tables 3 and Table 4, the emphasis of such measures shall be placed upon site planning and project design. The use of noise barriers shall be considered a means of achieving the noise standards only after all other practical design-related noise mitigation measures have been integrated into the project and the noise barriers are not incompatible with the surroundings.
- Policy 6.5.1.7** Noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table 4 for noise-sensitive uses.
- Policy 6.5.1.8** New development of noise sensitive land uses will not be permitted in areas exposed to existing or projected levels of noise from transportation noise sources which exceed the levels specified in Table 3 unless the project design includes effective mitigation measures to reduce exterior noise and noise levels in interior spaces to the levels specified in Table 3.
- Policy 6.5.1.9** Noise created by new transportation noise sources, excluding airport expansion but including roadway improvement projects, shall be mitigated so as not to exceed the levels specified in Table 3 at existing noise-sensitive land uses.
- Policy 6.5.1.11** The standards outlined in Tables 5, 6 and 7 (General Plan Tables 6-3, 6-4, 6-5) shall not apply to those activities associated with actual construction of a project as long as such construction occurs between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday, and 8:00 a.m. and 5:00 p.m. on

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weekends, and on federally-recognized holidays. Further, the standards outlined in Tables 5 through 7 shall not apply to public projects to alleviate traffic congestion and safety hazards.

**Policy 6.5.1.12** When determining the significance of impacts and appropriate mitigation for new development projects, the following criteria shall be taken into consideration:

- a) Where existing or projected future traffic noise levels are less than 60 dB  $L_{dn}$  at the outdoor activity areas of residential uses, an increase of more than 5 dBA  $L_{dn}$  caused by a new transportation noise source will be considered significant.
- b) Where existing or projected future traffic noise levels range between 60 and 65 dBA  $L_{dn}$  at the outdoor activity areas of residential uses, an increase of more than 3 dBA  $L_{dn}$  caused by a new transportation noise source will be considered significant; and
- c) Where existing or projected future traffic noise levels are greater than 65 dBA  $L_{dn}$  at the outdoor activity areas of residential uses, an increase of more than 1.5 dBA  $L_{dn}$  caused by a new transportation noise source will be considered significant.

**Policy 6.5.1.13** When determining the significance of impacts and appropriate mitigation for new development projects, the following criteria shall be taken into consideration:

- a) In areas in which ambient noise levels are in accordance with the standards in Table 4, increases in ambient noise levels caused by new non-transportation noise sources that exceed 5 dBA shall be considered significant; and
- b) In areas in which ambient noise levels are not in accordance with the standards in Table 4, increases in ambient noise levels caused by new non-transportation noise sources that exceed 3 dBA shall be considered significant.

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**Table 3  
 Maximum Allowable Noise Exposure for Transportation Noise Sources**

Land Use	Outdoor Activity Areas <sup>1</sup> L <sub>dn</sub> /CNEL, dB	Interior Spaces	
		L <sub>dn</sub> /CNEL, dB	L <sub>eq</sub> , dB <sup>2</sup>
Residential	60 <sup>3</sup>	45	--
Transient Lodging	60 <sup>3</sup>	45	--
Hospitals, Nursing Homes	60 <sup>3</sup>	45	--
Theaters, Auditoriums, Music Halls	--	--	35
Churches, Meeting Halls, Schools	60 <sup>3</sup>	--	40
Office Buildings	--	--	45
Libraries, Museums	--	--	45
Playgrounds, Neighborhood Parks	70	--	--

<sup>1</sup> In Community Regions and Rural Centers, where the location of outdoor activity areas is not clearly defined, the exterior noise level standard shall be applied to the property line of the receiving land use. For residential uses with front yards facing the identified noise source, an exterior noise level criterion of 65 dB L<sub>dn</sub> shall be applied at the building facade, in addition to a 60 dB L<sub>dn</sub> criterion at the outdoor activity area. In Rural Regions, an exterior noise level criterion of 60 dB L<sub>dn</sub> shall be applied at a 100-foot radius from the residence unless it is within Platted Lands where the underlying land use designation is consistent with Community Region densities in which case the 65 dB L<sub>dn</sub> may apply. The 100-foot radius applies to properties which are five acres and larger; the balance will fall under the property line requirement.

<sup>2</sup> As determined for a typical worst-case hour during periods of use.

<sup>3</sup> Where it is not possible to reduce noise in outdoor activity areas to 60 dB L<sub>dn</sub>/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB L<sub>dn</sub>/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

Source: *El Dorado County General Plan, Public Health & Safety Element, Table 6-1*

**Table 4  
 Noise Level Performance Protection Standards for Noise-Sensitive Land Uses  
 Affected by Non-Transportation Sources**

Noise Level Descriptor	Daytime 7 am – 7 pm		Evening 7 pm – 10 pm		Nighttime 10 pm – 7 am	
	Community	Rural	Community	Rural	Community	Rural
Hourly, L <sub>eq</sub>	55	50	50	45	45	40
Maximum, L <sub>max</sub>	70	60	60	55	55	50

-Each of the noise levels specified above shall be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).

-The County can impose noise level standards which are up to 5 dB less than those specified above based upon determination of existing low ambient noise levels in the vicinity of the project site.

-In Community Regions the exterior noise level standard shall be applied to the property line of the receiving property. In Rural Areas the exterior noise level standard shall be applied at a point 100' away from the residence. The above standards shall be measured only on property containing a noise-sensitive land use as defined in Objective 6.5.1.

Source: *El Dorado County General Plan, Public Health & Safety Element, Table 6-2*



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**Table 5  
Maximum Allowable Noise Exposure for Non-Transportation Noise Sources in  
Community Regions and Adopted Plan Areas – Construction Noise**

Land Use Designation <sup>1</sup>	Time Period	Noise Level (dB)	
		L <sub>eq</sub>	L <sub>max</sub>
Higher-Density Residential (MFR, HDR, MDR)	7 am – 7 pm	55	75
	7 pm – 10 pm	50	65
	10 pm – 7 am	45	60
Commercial and Public Facilities (C, R&D, PF)	7 am – 7 pm	70	90
	10 pm – 7 am	65	75
Industrial (I)	Any Time	80	90
<sup>1</sup> Adopted Plan areas should refer to those land use designations that most closely correspond to the similar General Plan land use designations for similar development. Source: El Dorado County General Plan, Public Health & Safety Element, Table 6-3			

**Table 6  
Maximum Allowable Noise Exposure for Non-Transportation Noise Sources in  
Rural Centers – Construction Noise**

Land Use Designation	Time Period	Noise Level (dB)	
		L <sub>eq</sub>	L <sub>max</sub>
All Residential (MFR, HDR, MDR)	7 am – 7 pm	55	75
	7 pm – 10 pm	50	65
	10 pm – 7 am	40	55
Commercial and Public Facilities (C, TR, PF)	7 am – 7 pm	65	75
	10 pm – 7 am	60	70
Industrial (I)	Any Time	70	80
Open Space (OS)	7 am – 7 pm	55	75
	7 pm – 10 pm	50	65
Source: El Dorado County General Plan, Public Health & Safety Element, Table 6-4			

**Table 7  
Maximum Allowable Noise Exposure for Non-Transportation Noise Sources in  
Rural Regions and Adopted Plan Areas – Construction Noise**

Land Use Designation	Time Period	Noise Level (dB)	
		L <sub>eq</sub>	L <sub>max</sub>
All Residential (LDR)	7 am – 7 pm	50	60
	7 pm – 10 pm	45	55
	10 pm – 7 am	40	50
Commercial and Public Facilities (C, TR, PF)	7 am – 7 pm	65	75
	10 pm – 7 am	60	70
Industrial (I)	Any Time	70	80
Rural Land, Natural Resources, Open Space, Agricultural Lands (RR, NR, OS, AL)	7 am – 7 pm	65	75
	7 pm – 10 pm	60	70
Source: El Dorado County General Plan, Public Health & Safety Element, Table 6-5			

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According to Figure LU-1 of the El Dorado County General Plan (Land Use Diagram), the project property and adjacent properties are located within a Community Region of the county. As a result, the noise level limits and associated criteria applicable to community regions identified in Tables 3-5 would be applicable to the project.

### **Environmental Setting – Existing Ambient Noise and Vibration Environment**

#### **Noise-Sensitive Land Uses in the Project Vicinity**

Noise-sensitive land uses are generally defined as locations where people reside or where the presence of unwanted sound could adversely affect the primary intended use of the land. Places where people live, sleep, recreate, worship, and study are generally considered to be sensitive to noise because intrusive noise can be disruptive to these activities.

The noise-sensitive land uses which would potentially be affected by the project consist of single-family residential to the north, south, and west. An existing clinical office is located east of the project, which is not considered to be a noise-sensitive use. The project area and surrounding land uses are shown on Figure 1.

#### **Existing Traffic Noise Levels along Project Area Roadway Network**

The FHWA Traffic Noise Model (FHWA-RD-77-108) was used to develop existing noise contours expressed in terms of DNL for major roadways within the project study area. The FHWA Model predicts hourly  $L_{eq}$  values for free-flowing traffic conditions. Estimates of the hourly distribution of traffic for a typical 24-hour period were used to develop DNL values from  $L_{eq}$  values.

Traffic data in the form of AM and PM peak hour movements for existing conditions were obtained from the client prepared by Kimley-Horn & Associates, Inc. Average daily traffic volumes were conservatively estimated by applying a factor of 5 to the sum of AM and PM peak hour conditions. Using these data and the FHWA Model, traffic noise levels were calculated. The traffic noise level at 50 feet from the roadway centerline and distances from the centerlines of selected roadways to the 60 dB, 65 dB, and 70 dB DNL contours are summarized in Table 8.

In many cases, the actual distances to noise level contours may vary from the distances predicted by the FHWA Model. Factors such as roadway curvature, roadway grade, shielding from local topography or structures, elevated roadways, or elevated receivers may affect actual sound propagation. It is also recognized that existing sensitive land uses within the project vicinity are located varying distances from the centerlines of the local roadway network. The 50-foot reference distance is utilized in this assessment to provide a reference position at which changes in existing and future traffic noise levels resulting from the project can be evaluated. Appendix B contains the FHWA Model inputs for existing conditions.

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**Table 8  
 Existing (2020) Traffic Noise Modeling Results**

Seg.	Intersection	Direction	DNL 50 Feet from Roadway	Distance to Contour (feet)		
				70 dB DNL	65 dB DNL	60 dB DNL
1	SR-49 & Pleasant Valley Rd	North	43	1	2	4
2		South	69	43	92	198
3		East	66	25	55	118
4		West	65	23	50	108
5	SR-49 & Forni Rd	North	61	12	27	57
6		South	--	--	--	--
7		East	66	26	56	121
8		West	66	25	55	118
9	SR-49 & Koki Ln	North	49	2	4	9
10		South	60	10	22	48
11		East	66	28	60	130
12		West	66	26	57	123
13	SR-49 & Rest Ln	North	--	--	--	--
14		South	46	1	3	6
15		East	68	34	74	160
16		West	66	28	61	131
17	SR-49 & Patterson Dr	North	--	--	--	--
18		South	61	13	27	58
19		East	68	38	83	178
20		West	68	36	77	167
21	SR-49 & Missouri Flat Rd	North	70	48	104	225
22		South	--	--	--	--
23		East	70	49	105	225
24		West	69	40	87	187
25	SR-49 & Fowler Ln/Pleasant Valley Rd	North	64	21	45	97
26		South	57	7	15	32
27		East	69	46	99	214
28		West	70	48	103	221

Blank cell = no traffic data was provided  
 Source: FHWA-RD-77-108 with inputs from Kimley-Horn. Appendix B contains the FHWA Model inputs.

**Existing Overall Ambient Noise Environment at the Project Site**

The existing ambient noise environment at the project site is defined primarily by noise from traffic on SR-49. To generally quantify the existing ambient noise environment within the project area, BAC conducted long-term (48-hour) ambient noise level measurements from March 2<sup>nd</sup> to 3<sup>rd</sup>, 2021. The long-term noise survey location is shown on Figure 1. Photographs of the noise survey location are provided in Appendix C.

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A Larson Davis Laboratories (LDL) Model 820 precision integrating sound level meter was used to complete the noise level measurement survey. The meter was calibrated immediately before and after use with an LDL Model CA200 acoustical calibrator to ensure the accuracy of the measurements. The equipment used meets all specifications of the American National Standards Institute requirements for Type 1 sound level meters (ANSI S1.4).

The long-term noise level measurement survey results are summarized in Table 9. The detailed results of the long-term ambient noise survey are contained in Appendix D in tabular format and graphically in Appendix E.

**Table 9  
 Summary of Long-Term Noise Survey Measurement Results – March 2-3, 2021<sup>1</sup>**

Site <sup>2</sup>	Date	DNL	Average Measured Hourly Noise Levels, dBA			
			Daytime <sup>3</sup>		Nighttime <sup>4</sup>	
			L <sub>eq</sub>	L <sub>max</sub>	L <sub>eq</sub>	L <sub>max</sub>
Site 1: Approximately 170' from centerline of SR-49	3/2/21	59	57	70	52	67
	3/3/21	59	57	69	52	68

<sup>1</sup> Detailed summaries of the noise monitoring results are provided in Appendices D and E.  
<sup>2</sup> Long-term noise survey location is shown on Figure 1, identified as site 1.  
<sup>3</sup> Daytime hours: 7:00 a.m. to 10:00 p.m.  
<sup>4</sup> Nighttime hours: 10:00 p.m. to 7:00 a.m.  
 Source: *Bollard Acoustical Consultants, Inc. (2021)*

The Table 9 data indicate that measured day-night average and average hourly noise levels were consistent during the 48-hour monitoring period. The Table 9 data also indicate that measured day-night average noise levels (DNL) at the project site were below the El Dorado County General Plan 60 dB DNL and HUD 65 dB DNL exterior noise level standards applicable to new residential developments.

**Existing Ambient Vibration Environment**

During site visits on March 2<sup>nd</sup> and 4<sup>th</sup>, 2021, vibration levels were below the threshold of perception at the project site. Nonetheless, to quantify existing vibration levels at the project site, BAC conducted short-term (15-minute) vibration measurements at long-term noise measurement site 1. Photographs of the vibration survey equipment are provided in Appendix C.

A Larson-Davis Laboratories Model LxT precision integrating sound level meter equipped with a vibration transducer was used to complete the measurements. The results are summarized in Table 10.

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**Table 10**  
**Summary of Ambient Vibration Monitoring Results – March 4, 2021**

Site	Time	Average Measured Vibration Level, PPV (in. sec) <sup>1</sup>
Site: 1 Approximately 170' from centerline of SR-49	10:20 a.m.	<0.001
<sup>1</sup> PPV = Peak Particle Velocity (inches/second) Source: <i>Bollard Acoustical Consultants, Inc. (2021)</i>		

The Table 10 data indicate that measured average vibration levels within the project area were less than 0.001 in/sec PPV (or less than 40 VdB RMS when converted). The measured vibration levels are well below the Caltrans vibration annoyance criteria for “barely perceptible” human response identified in Table 2.

## Impacts and Mitigation Measures

### Thresholds of Significance

For the purposes of this report, noise and vibration impacts are considered significant if the project would result in:

- Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or other applicable standards of other agencies; or
- Generation of excessive groundborne vibration or groundborne noise levels; or
- For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels.

The project site is not within the vicinity of a private airstrip, an airport land use plan, or within two miles of a public airport. Therefore, the last threshold listed above is not discussed further.

The following criteria based on standards established by the Department of Housing and Urban Development (HUD), California Department of Transportation (Caltrans), and El Dorado County General Plan were used to evaluate the significance of environmental noise and vibration resulting from the project:

- A significant noise impact would be identified if the project would expose persons to or generate noise levels that would exceed applicable noise standards established by the El Dorado County General Plan or HUD.
- A significant impact would be identified if off-site traffic noise exposure or on-site activities generated by the project would substantially increase noise levels at existing sensitive

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receptors in the vicinity. A substantial increase would be identified relative to the noise level increase significance criteria established in Policies 6.5.1.12 (transportation noise sources) and 6.2.1.13 (non-transportation noise sources) of the El Dorado County General Plan.

- A significant impact would be identified if project construction activities or proposed on-site operations would expose noise-sensitive receptors to excessive groundborne vibration levels. Specifically, an impact would be identified if groundborne vibration levels due to these sources would exceed the Caltrans vibration impact criteria.

**Noise Impacts Associated with Project-Generated Increases in Off-Site Traffic**

With development of the project, traffic volumes on the local roadway network will increase. Those increases in daily traffic volumes will result in a corresponding increase in traffic noise levels at existing uses located along those roadways. The FHWA Model was used with traffic input data from the traffic impact analysis (prepared by Kimley-Horn & Associates, Inc.) to predict project traffic noise level increases relative to Existing (2020) and Near-Term (2030) conditions.

**Impact 1: Increases in Existing Traffic Noise Levels due to the Project**

Traffic data in the form of AM and PM peak hour movements for Existing and Existing Plus Project conditions in the project area roadway network were obtained from the project transportation impact analysis completed by Kimley-Horn & Associates, Inc. Average daily traffic (ADT) volumes were conservatively estimated by applying a factor of 5 to the sum of AM and PM peak hour conditions.

Existing versus Existing Plus Project traffic noise levels on the local roadway network are shown in Table 11. The following section includes an assessment of predicted traffic noise levels relative to the noise level increase significance criteria identified in Policy 6.5.1.12 of the El Dorado County General Plan. The Table 11 data are provided in terms of DNL ( $L_{dn}$ ) at a standard distance of 50 feet from the centerlines of the project-area roadways. Appendix B contains the FWHA Model inputs.

**Table 11  
Traffic Noise Modeling Results and Project-Related Traffic Noise Increases  
Existing vs. Existing Plus Project Conditions**

Seg.	Intersection	Direction	Traffic Noise Level at 50 feet, dB (DNL)			Substantial Increase?
			E	E+P	Increase	
1	SR-49 & Pleasant Valley Rd	North	43.3	43.3	0.0	No
2		South	69.0	69.0	0.0	No
3		East	65.6	65.6	0.0	No
4		West	65.0	65.0	0.0	No
5	SR-49 & Forni Rd	North	60.9	60.9	0.0	No
6		South	--	--	--	--
7		East	65.7	65.8	0.1	No
8		West	65.6	65.6	0.0	No
9	SR-49 & Koki Ln	North	49.0	49.0	0.0	No

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**Table 11  
Traffic Noise Modeling Results and Project-Related Traffic Noise Increases  
Existing vs. Existing Plus Project Conditions**

Seg.	Intersection	Direction	Traffic Noise Level at 50 feet, dB (DNL)			Substantial Increase?
			E	E+P	Increase	
10		South	59.7	59.7	0.0	No
11		East	66.2	66.3	0.1	No
12		West	65.9	65.9	0.0	No
13	SR-49 & Rest Ln	North	--	--	--	--
14		South	46.5	49.5	3.0	No
15		East	67.6	67.7	0.1	No
16		West	66.3	66.3	0.0	No
17	SR-49 & Patterson Dr	North	--	--	--	--
18		South	61.0	61.0	0.0	No
19		East	68.3	68.3	0.0	No
20		West	67.8	67.9	0.1	No
21	SR-49 & Missouri Flat Rd	North	69.8	69.8	0.0	No
22		South	--	--	--	--
23		East	69.8	69.8	0.0	No
24		West	68.6	68.7	0.1	No
25	SR-49 & Fowler Ln/Pleasant Valley Rd	North	64.3	64.3	0.0	No
26		South	57.1	57.1	0.0	No
27		East	69.5	69.5	0.0	No
28		West	69.7	69.7	0.0	No
Blank cell = no traffic data was provided						
Source: FHWA-RD-77-108 with inputs from Kimley-Horn. Appendix B contains the FHWA Model inputs.						

The data in Table 11 indicate that traffic generated by the project would not result in a substantial increase of traffic noise levels on the local roadway network relative to the El Dorado County General Plan cumulative noise increase significance criteria. As a result, off-site traffic noise impacts related to increases in traffic resulting from the implementation of the project (Existing vs. Existing Plus Project conditions) are considered to be **less than significant**.

**Impact 2: Increases in Near-Term Traffic Noise Levels due to the Project**

Traffic data in the form of AM and PM peak hour movements for Near-Term and Near-Term Plus Project conditions in the project area roadway network were obtained from the project transportation impact analysis completed by Kimley-Horn & Associates, Inc. Average daily traffic (ADT) volumes were conservatively estimated by applying a factor of 5 to the sum of AM and PM peak hour conditions.

Near-Term versus Near-Term Plus Project traffic noise levels on the local roadway network are shown in Table 12. The following section includes an assessment of predicted traffic noise levels relative to the noise level increase significance criteria identified in Policy 6.5.1.12 of the El Dorado County General Plan. The Table 12 data are provided in terms of DNL (L<sub>dn</sub>) at a standard distance of 50 feet from the centerlines of the project-area roadways. Appendix B contains the FWHA Model inputs.

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**Table 12  
 Traffic Noise Modeling Results and Project-Related Traffic Noise Increases  
 Near-Term vs. Near-Term Plus Project Conditions**

Seg.	Intersection	Direction	Traffic Noise Level at 50 feet, dB (DNL)			Substantial Increase?
			NT	NT+P	Increase	
1	SR-49 & Pleasant Valley Rd	North	46.2	46.2	0.0	No
2		South	69.2	69.2	0.0	No
3		East	65.8	65.8	0.0	No
4		West	65.1	65.1	0.0	No
5	SR-49 & Forni Rd	North	60.9	60.9	0.0	No
6		South	--	--	--	--
7		East	66.0	66.0	0.0	No
8		West	65.8	65.8	0.0	No
9	SR-49 & Koki Ln	North	49.0	49.0	0.0	No
10		South	60.1	60.1	0.0	No
11		East	66.5	66.5	0.0	No
12		West	66.1	66.1	0.0	No
13	SR-49 & Rest Ln	North	--	--	--	--
14		South	46.5	49.5	3.0	No
15		East	67.6	67.7	0.1	No
16		West	66.3	66.3	0.0	No
17	SR-49 & Patterson Dr	North	--	--	--	--
18		South	61.0	61.0	0.0	No
19		East	68.3	68.3	0.0	No
20		West	67.8	67.9	0.1	No
21	SR-49 & Missouri Flat Rd	North	69.9	70.0	0.1	No
22		South	--	--	--	--
23		East	69.9	69.9	0.0	No
24		West	68.9	68.9	0.0	No
25	SR-49 & Fowler Ln/Pleasant Valley Rd	North	65.4	65.5	0.1	No
26		South	57.1	57.3	0.2	No
27		East	70.0	70.0	0.0	No
28		West	69.7	69.7	0.0	No

Blank cell = no traffic data was provided

Source: FHWA-RD-77-108 with inputs from Kimley-Horn. Appendix B contains the FHWA Model inputs.

The data in Table 12 indicate that traffic generated by the project would not result in a substantial increase of traffic noise levels on the local roadway network relative to the El Dorado County General Plan cumulative noise increase significance criteria. As a result, off-site traffic noise impacts related to increases in traffic resulting from the implementation of the project (Near-Term vs. Near-Term Plus Project conditions) are considered to be **less than significant**.

**Off-Site Noise Impacts Associated with Proposed On-Site Activities**

The primary noise sources associated with the project have been identified as on-site traffic circulation, playground (tot lot) activities, and parking area movements (vehicles arriving and departing, doors opening and closing, etc.). The nearest existing off-site noise-sensitive uses



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have been identified as residential to the north, south and west of the project. An assessment of each project-related noise source at those uses follows.

**Impact 3: On-Site Traffic Circulation Noise at Existing Noise-Sensitive Uses**

The FHWA Model (FHWA-RD-77-108) was utilized with daily trip generation data provided in the project traffic impact study to quantify on-site traffic circulation noise generated by the interior roadways of the proposed development (parking area drive aisles) at adjacent sensitive uses.

According to the project traffic impact study, the project is expected to generate approximately 353 total daily vehicle trips, with approximately 29 vehicle trips occurring during a worst-case hour (PM peak-hour). Based on the trip information above, and assuming an on-site vehicle speed of less than 25 mph (through the parking area drive aisles), project on-site traffic circulation noise exposure at the property lines of the nearest existing noise-sensitive uses (residential) was calculated and the results of those calculations are presented in Table 13.

**Table 13  
Predicted On-Site Traffic Circulation Noise Levels at Nearest Existing Noise-Sensitive Uses**

Nearest Sensitive Use	Distance (ft) <sup>1</sup>	Predicted Noise Levels (dB) <sup>2</sup>		County Community Noise Standards (dB)					
				Daytime		Evening		Nighttime	
		L <sub>eq</sub>	L <sub>max</sub> <sup>3</sup>	L <sub>eq</sub>	L <sub>max</sub>	L <sub>eq</sub>	L <sub>max</sub>	L <sub>eq</sub>	L <sub>max</sub>
Residential – North	140	36	46						
Residential – South	40	44	54	<b>55</b>	<b>70</b>	<b>50</b>	<b>60</b>	<b>45</b>	<b>55</b>
Residential – West	90	39	49						

<sup>1</sup> Distances scaled from center of nearest parking area drive aisles to property lines of nearest sensitive uses.  
<sup>2</sup> Predicted noise levels based on BAC file data and trip generation data from the project traffic impact study.  
<sup>3</sup> Predicted maximum (L<sub>max</sub>) noise levels were estimated to be 7 dB higher than predicted hourly average (L<sub>eq</sub>) noise levels.  
 Source: *Bollard Acoustical Consultants, Inc. (2021)*

The Table 13 data indicate that noise levels generated by project on-site traffic circulation are predicted to satisfy the El Dorado County General Plan daytime, evening, and nighttime hourly average (L<sub>eq</sub>) and maximum (L<sub>max</sub>) noise level standards at the nearest existing noise-sensitive uses (residential).

The ambient noise level measurements obtained at the project site are believed to be reasonably representative of the ambient noise environment at the nearest existing noise-sensitive (residential) uses to the north, south, and west. After a comparison of the results from the ambient noise measurements conducted at the project site (Table 9) with the predicted noise levels presented in Table 13 above (which are well below measured ambient noise levels), it was determined that that increases in ambient daytime, evening, and nighttime noise levels at the nearest existing noise-sensitive uses due to project on-site traffic circulation would not be significant relative to the criteria contained in General Plan Policy 6.5.1.13.

Because project on-site traffic circulation noise level exposure is predicted to satisfy the applicable El Dorado County General Plan noise level standards at the nearest existing sensitive uses, and

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because on-site traffic circulation noise levels are not predicted to significantly increase ambient noise levels at those uses, this impact is considered to be **less than significant**.

**Impact 4: Playground (Tot Lot) Noise at Existing Noise-Sensitive Uses**

According to the project site plan, the project proposes a playground (tot lot) centrally located on the project site. For the assessment of playground noise impacts, noise level data collected by BAC staff at various outdoor play areas in recent years was utilized. The primary noise source associated with play area use is shouting children. BAC file data indicate that average noise levels of similar sized outdoor play areas are approximately 55 dB  $L_{eq}$  and 65 dB  $L_{max}$  at a distance of 100 feet from the focal point of the play area during school recess.

Based on the reference noise levels presented above, and assuming standard spherical spreading loss (-6 dB per doubling of distance), playground noise exposure at the property lines of the nearest existing noise-sensitive uses (residential) was calculated and the results of those calculations are presented in Table 14.

**Table 14  
Predicted Playground Noise Levels at Nearest Existing Noise-Sensitive Uses**

Nearest Sensitive Use	Distance (ft) <sup>1</sup>	Predicted Noise Levels (dB) <sup>2,3</sup>		County Community Noise Standards (dB)					
				Daytime		Evening		Nighttime	
		$L_{eq}$	$L_{max}$	$L_{eq}$	$L_{max}$	$L_{eq}$	$L_{max}$	$L_{eq}$	$L_{max}$
Residential – North	175	50	60						
Residential – South	200	49	59	<b>55</b>	<b>70</b>	<b>50</b>	<b>60</b>	<b>45</b>	<b>55</b>
Residential – West	300	40	50						

<sup>1</sup> Distances scaled from center of tot lot to property lines of nearest sensitive uses.  
<sup>2</sup> Predicted noise levels based on BAC file data and proposed site plan dated February 12, 2021.  
<sup>3</sup> Predicted noise levels at the nearest residential use to the west include consideration of shielding that would be provided by a proposed intervening apartment building and have been adjusted by -5 dB.  
 Source: Bollard Acoustical Consultants, Inc. (2021)

As indicated in Table 14, playground noise levels are predicted to exceed the El Dorado County General Plan nighttime hourly average ( $L_{eq}$ ) and maximum ( $L_{max}$ ) noise level standards at the nearest existing noise-sensitive uses (residential) to the north and south.

As mentioned previously, the ambient noise level measurements obtained at the project site are believed to be reasonably representative of the ambient noise environment at the nearest existing noise-sensitive (residential) uses to the north, south, and west. After a comparison of the results from the ambient noise measurements conducted at the project site (Table 9) with the predicted noise levels presented in Table 14 above (which are below measured ambient noise levels), it was determined that that increases in ambient daytime, evening, and nighttime noise levels at the nearest existing noise-sensitive uses due to project playground activities would not be significant relative to the criteria contained in General Plan Policy 6.5.1.13.

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Nonetheless, because project playground noise levels are predicted to exceed the El Dorado County General Plan nighttime noise level limits at the nearest existing sensitive uses to the north and south, this impact is identified as being **potentially significant**.

Mitigation Impact 4:

To avoid the potential for an exceedance of the El Dorado County General Plan nighttime exterior noise level limits at the nearest existing sensitive uses to the north and south, the following playground noise mitigation measure should be implemented:

- MM-4:** Restrict all playground (tot lot) activities during nighttime hours (10:00 p.m. to 7:00 a.m.).

**Significance of Impact 4 after Mitigation: *Less than Significant***

**Impact 5: Parking Lot Activity Noise at Existing Sensitive Uses**

As a means of determining potential noise exposure due to project parking lot activities, Bollard Acoustical Consultants, Inc. (BAC) utilized specific parking lot noise level measurements conducted by BAC. Specifically, a series of individual noise measurements were conducted of multiple vehicle types arriving and departing a parking area, including engines starting and stopping, car doors opening and closing, and persons conversing as they entered and exited the vehicles. The results of those measurements revealed that individual parking lot movements generated mean noise levels of approximately 65 dB SEL at a reference distance of 50 feet. The maximum noise level associated with parking lot activity typically did not exceed 60 dB  $L_{max}$  at the same reference distance.

To compute hourly average ( $L_{eq}$ ) noise levels generated by parking lot activities, the approximate number of hourly operations in any given area and distance to the effective noise center of those activities is required. According to the project site plans, the project proposes three (3) parking areas: north, south, and west of the apartment buildings. The primary (largest) parking area, located south of the apartment buildings, will accommodate 84 parking spaces. The parking areas to the west and north of the apartment buildings will accommodate 34 and 18 parking stalls, respectively. It was conservatively assumed for the purposes of this analysis that all of the parking stalls within an area could fill or empty during any given peak hour (worst-case). However, it is likely that parking area activity would be more spread out. The hourly average noise level generated by parking lot movements is computed using the following formula:

$$Peak Hour L_{eq} = 65 + 10 * \log(N) - 35.6$$

Where 65 is the mean Sound Exposure Level (SEL) for an automobile parking lot arrival or departure, N is the number of parking lot operations in a given hour, and 35.6 is 10 times the logarithm of the number of seconds in an hour.

Using the information provided above, and assuming standard spherical spreading loss (-6 dB per doubling of distance), worst-case parking area noise exposure at the property lines of the

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nearest existing sensitive uses was calculated and the results of those calculations are presented in Table 15.

**Table 15**  
**Predicted Worst-Case Parking Area Noise Levels at Nearest Existing Noise-Sensitive Uses**

Nearest Sensitive Use	Distance (ft) <sup>1</sup>	Predicted Noise Levels (dB) <sup>2</sup>		County Community Noise Standards (dB)					
				Daytime		Evening		Nighttime	
		L <sub>eq</sub>	L <sub>max</sub>	L <sub>eq</sub>	L <sub>max</sub>	L <sub>eq</sub>	L <sub>max</sub>	L <sub>eq</sub>	L <sub>max</sub>
Residential – North	50	42	60						
Residential – South	50	49	60	<b>55</b>	<b>70</b>	<b>50</b>	<b>60</b>	<b>45</b>	<b>55</b>
Residential – West	130	36	52						

<sup>1</sup> Distances scaled from effective noise center of nearest parking area to property lines of nearest sensitive uses.  
<sup>2</sup> Predicted noise levels based on BAC file data and proposed site plan dated February 12, 2021.  
 Source: *Bollard Acoustical Consultants, Inc. (2021)*

As indicated in Table 15, worst-case parking area noise levels are predicted to exceed the El Dorado County General Plan nighttime hourly average (L<sub>eq</sub>) and maximum (L<sub>max</sub>) noise level standards at the nearest existing residential use to the south. The Table 15 data also indicate that parking area noise level exposure is predicted to exceed the General Plan nighttime maximum noise level standard at the nearest existing residential use to the north.

As mentioned previously, the ambient noise level measurements obtained at the project site are believed to be reasonably representative of the ambient noise environment at the nearest existing noise-sensitive (residential) uses to the north, south, and west. After a comparison of the results from the ambient noise measurements conducted at the project site (Table 9) with the predicted noise levels presented in Table 15 above (which are below measured ambient noise levels), it was determined that that increases in ambient daytime, evening, and nighttime noise levels at the nearest existing noise-sensitive uses due to project parking area movements would not be significant relative to the criteria contained in General Plan Policy 6.5.1.13.

Nonetheless, because worst-case project parking area noise levels are predicted to exceed the El Dorado County General Plan evening and/or nighttime noise level limits at the nearest existing sensitive uses to the north and south, this impact is identified as being **potentially significant**.

Mitigation Impact 5:

To satisfy the El Dorado County General Plan nighttime exterior noise level limits at the nearest existing sensitive uses to the north and south, the following parking area noise mitigation measure should be implemented:

- MM-5:** The construction of solid noise barriers measuring 6-feet in height along the northern and southern project property boundaries at the locations illustrated on Figure 2. The construction of 6-foot-tall solid noise barriers is predicted to result in the satisfaction of the applicable General Plan nighttime noise level limits at the nearest existing residential uses to the north and south of the project.

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Tables 16 shows the predicted mitigated parking area hourly average ( $L_{eq}$ ) and maximum ( $L_{max}$ ) noise levels relative to the County’s nighttime noise level standards. Barrier insertion loss calculation worksheets are provided as Appendix F.

**Table 16  
Predicted Mitigated Parking Area Noise Levels – MM-5<sup>1</sup>**

Nearest Sensitive Use	Predicted Mitigated Noise Levels (dB)		General Plan Nighttime Noise Standards (dB)	
	$L_{eq}$	$L_{max}$	$L_{eq}$	$L_{max}$
Residential – North	36	54	<b>45</b>	<b>55</b>
Residential – South	43	54		

<sup>1</sup> Barrier insertion loss calculation worksheets are provided as Appendix F.  
Source: Bollard Acoustical Consultants, Inc. (2021)

If solid barriers are to be constructed, they could consist of either of masonry or precast concrete panels. Noise barriers constructed of wood (or wood composite) with overlapping slat construction and screw fastening rather than nails would also be sufficient. The purpose of overlapping slats and using screws rather than nails is to ensure that prolonged exposure to the elements does not result in visible gaps through the slats which would result in reduced noise barrier effectiveness.

**Significance of Impact 5 after Mitigation: *Less than Significant***

**Impact 6: Cumulative (Combined) Noise Levels at Existing Sensitive Uses**

The calculated cumulative (combined) noise level exposure from on-site activities relative to the El Dorado County General Plan daytime, evening, and nighttime noise level standards is presented in Tables 17-19. It should be noted that due to the logarithmic nature of the decibel scale, the sum of two noise values which differ by 10 dB equates to an overall increase in noise levels of 0.4 dB. When the noise sources are equivalent, the sum would result in an overall increase in noise levels of 3 dB.

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Table 17

Predicted Cumulative Noise Levels from On-Site Activities at Nearest Existing Sensitive Uses vs. County Daytime Standards

Nearest Sensitive Use	Predicted Noise Levels (dB)						Cumulative		County Community Daytime Noise Standards	
	On-Site Traffic Circulation		Playground		Parking Areas					
	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax
Residential – North	36	46	50	60	42	60	51	63		
Residential – South	44	54	49	59	49	60	52	63	<b>55</b>	<b>70</b>
Residential – West	39	49	40	50	36	52	44	55		

Source: Bollard Acoustical Consultants, Inc. (2021)

Table 18

Predicted Cumulative Noise Levels from On-Site Activities at Nearest Existing Sensitive Uses vs. County Evening Standards

Nearest Sensitive Use	Predicted Noise Levels (dB)						Cumulative		County Community Evening Noise Standards	
	On-Site Traffic Circulation		Playground		Parking Areas <sup>1</sup>					
	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax
Residential – North	36	46	50	60	36	54	50	61		
Residential – South	44	54	49	59	43	54	51	61	<b>50</b>	<b>60</b>
Residential – West	39	49	40	50	36	52	44	55		

<sup>1</sup> Predicted parking area noise levels include implementation of mitigation measure MM-5.  
Source: Bollard Acoustical Consultants, Inc. (2021)

Table 19

Predicted Cumulative Noise Levels from On-Site Activities at Nearest Existing Sensitive Uses vs. County Nighttime Standards

Nearest Sensitive Use	Predicted Noise Levels (dB)						Cumulative		County Community Nighttime Noise Standards	
	On-Site Traffic Circulation		Playground <sup>1</sup>		Parking Areas <sup>2</sup>					
	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax
Residential – North	36	46	--	--	36	54	39	55		
Residential – South	44	54	--	--	43	54	46	57	<b>45</b>	<b>55</b>
Residential – West	39	49	--	--	36	52	44	55		

<sup>1</sup> Predicted playground noise levels include implementation of mitigation measure MM-4.  
<sup>2</sup> Predicted parking area noise levels include implementation of mitigation measured MM-5.  
Source: Bollard Acoustical Consultants, Inc. (2021)

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As indicated in Table 17, cumulative noise levels from on-site activities are predicted to satisfy the El Dorado County General Plan daytime hourly average ( $L_{eq}$ ) and maximum ( $L_{max}$ ) noise level standards at the nearest existing noise-sensitive (residential) uses. However, the data presented in Table 18 indicates that cumulative project-generated noise levels are predicted to exceed the General Plan's evening noise level standards at the nearest existing residential uses to the north and south, including implementation of mitigation measure MM-5. Finally, the Table 19 data indicates that cumulative project-generated noise levels are predicted to exceed the General Plan's nighttime noise level standards at the nearest existing residential use to the south, including implementation of mitigation measures MM-4 and MM-5.

As mentioned previously, the ambient noise level measurements obtained at the project site are believed to be reasonably representative of the ambient noise environment at the nearest existing noise-sensitive (residential) uses to the north, south and west. After a comparison of the results from the ambient noise measurements conducted at the project site (Table 9) with the predicted cumulative noise levels presented in Tables 17-19 (which are below measured ambient noise levels), it was determined that that increases in ambient daytime, evening, and nighttime noise levels at the nearest existing noise-sensitive uses due to project combined on-site activities would not be significant relative to the criteria contained in General Plan Policy 6.5.1.13.

Nonetheless, because combined noise level exposure from on-site operations is predicted to exceed the applicable El Dorado County General Plan evening and/or nighttime noise level limits at the nearest existing sensitive uses to the north and south, this impact is identified as being **potentially significant**.

Mitigation Impact 6:

To reduce cumulative on-site project-generated noise levels to a state of compliance with the applicable El Dorado County General Plan evening and nighttime exterior noise level limits, the following noise mitigation measures should be implemented:

**MM-6A:** Implementation of **MM-4** (restriction on playground activities during nighttime hours).

AND

**MM-6B:** The construction of solid noise barriers measuring 7-feet in height along the northern and southern project property boundaries at the locations illustrated on Figure 2. The required barrier heights of 7-feet indicated in this mitigation measure would supersede the previously required barrier heights of 6-feet indicated in **MM-5**.

Table 20 shows the predicted cumulative project-generated noise levels at the nearest existing residential uses to the north and south after implementation of **MM-6A** and **MM-6B** relative to the County's evening and nighttime noise level standards.

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**Table 20**  
**Predicted Mitigated Cumulative Noise Levels – MM-6A and 6B<sup>1</sup>**

Nearest Sensitive Use	Predicted Combined Noise Levels (dB) <sup>2</sup>		General Plan Noise Standards (dB)			
			Evening		Nighttime	
	L <sub>eq</sub>	L <sub>max</sub>	L <sub>eq</sub>	L <sub>max</sub>	L <sub>eq</sub>	L <sub>max</sub>
Residential – North	37	53	<b>50</b>	<b>60</b>	<b>45</b>	<b>55</b>
Residential – South	44	55				

*Source: Bollard Acoustical Consultants, Inc. (2021)*

**Significance of Impact 6 after Mitigation: *Less than Significant***

**Noise Impacts Associated with Project Construction Activities**

**Impact 7: Project Construction Noise Levels at Existing Sensitive Uses**

During project construction, heavy equipment would be used for grading excavation, paving, and building construction, which would increase ambient noise levels when in use. Noise levels would vary depending on the type of equipment used, how it is operated, and how well it is maintained. Noise exposure at any single point outside the project work area would also vary depending upon the proximity of equipment activities to that point. The property lines of the nearest existing noise-sensitive uses (residential) are located approximately 10 feet away from where construction activities would occur on the project site.

Table 21 includes the range of maximum noise levels for equipment commonly used in general construction projects at full-power operation at a distance of 50 feet. Not all of these construction activities would be required of this project. The Table 21 data also include predicted maximum equipment noise levels at the property lines of the nearest existing residential uses located approximately 10 feet away, which assume a standard spherical spreading loss of 6 dB per doubling of distance.

**Table 21**  
**Construction Equipment Reference Noise Levels and Predicted Noise Levels 10 Feet**

Equipment Description	Maximum Noise Level at 50 Feet, dBA	Predicted Maximum Noise Level at 10 feet, dBA
Air compressor	80	94
Backhoe	80	94
Ballast equalizer	82	96
Ballast tamper	83	97
Compactor	82	96
Concrete mixer	85	99
Concrete pump	82	96
Concrete vibrator	76	90
Crane, mobile	83	97
Dozer	85	99
Generator	82	96



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**Table 21  
Construction Equipment Reference Noise Levels and Predicted Noise Levels 10 Feet**

<b>Equipment Description</b>	<b>Maximum Noise Level at 50 Feet, dBA</b>	<b>Predicted Maximum Noise Level at 10 feet, dBA</b>
Grader	85	99
Impact wrench	85	99
Loader	80	94
Paver	85	99
Pneumatic tool	85	99
Pump	77	91
Saw	76	90
Scarifier	83	97
Scraper	85	99
Shovel	82	96
Spike driver	77	91
Tie cutter	84	98
Tie handler	80	94
Tie inserter	85	99
Truck	84	98

*Source: Federal Transit Administration Noise and Vibration Impact Assessment Manual, Table 7-1 (2018)*

Based on the equipment noise levels in Table 21, worst-case on-site project construction equipment noise levels at the property lines of the nearest existing residential uses located 10 feet away are expected to range from approximately 90 to 99 dB. Thus, it is possible that a portion of the project construction equipment could result in substantial short-term increases over ambient maximum noise levels at the nearest existing residential uses. Further, it is possible that those noise levels could exceed the applicable El Dorado County General Plan noise level limits applicable to construction noise identified in Table 5.

As noted in the Regulatory Setting Section of this report, Policy 6.5.1.11 of the El Dorado County General Plan exempts noise sources associated with construction provided such activities take place between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday, and 8:00 a.m. and 8:00 p.m. on weekends, and on federally recognized holidays. Provided project construction activities occur during these hours and days, construction activities would be exempt, and this impact would be considered less than significant.

However, if construction activities are proposed during the hours not exempted by General Plan Policy 6.5.1.11, noise levels generated by construction activities would likely exceed the maximum noise level standards identified in Table 5 at the nearest existing residential uses. As a result, noise impacts associated with construction activities are identified as being **potentially significant**.

**Mitigation for Impact 7: Construction Noise Control Measures**

MM-7: To the maximum extent practical, the following measures should be incorporated into the project construction operations:

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- Noise-generating construction activities shall occur within the hours and days identified in Policy 6.5.1.11 of the El Dorado County General Plan.
- All noise-producing project equipment and vehicles using internal-combustion engines shall be equipped with manufacturers-recommended mufflers and be maintained in good working condition.
- All mobile or fixed noise-producing equipment used on the project site that are regulated for noise output by a federal, state, or local agency shall comply with such regulations while in the course of project activity.
- Electrically powered equipment shall be used instead of pneumatic or internal-combustion-powered equipment, where feasible.
- Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive uses.
- Project area and site access road speed limits shall be established and enforced during the construction period.
- Nearby residences shall be notified of construction schedules so that arrangements can be made, if desired, to limit their exposure to short-term increases in ambient noise levels.

**Significance of Impact 7 after Mitigation: *Less than Significant***

**Vibration Impacts Associated with Project Activities**

**Impact 8: Vibration Generated by Project Construction and On-Site Operations**

During project construction, heavy equipment would be used for grading, excavation, paving, and building construction, which would generate localized vibration in the immediate vicinity of the construction. The nearest identified existing sensitive structures (residences) are located approximately 100 feet from construction activities which would occur within the project site.

Table 22 includes the range of vibration levels for equipment commonly used in general construction projects at a distance of 25 feet. The Table 22 data also include predicted equipment vibration levels at the nearest existing residences to the project site located approximately 100 feet away.

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**Table 22**  
**Vibration Source Levels for Construction Equipment and Predicted Levels at 100 Feet**

Equipment	Maximum PPV (inches/second) <sup>1</sup>	
	Maximum PPV at 25 Feet <sup>2</sup>	Predicted PPV at 100 Feet
Hoe ram	0.089	0.011
Large bulldozer	0.089	0.011
Caisson drilling	0.089	0.011
Loaded trucks	0.076	0.010
Jackhammer	0.035	0.004
Small bulldozer	0.003	<0.001

<sup>1</sup> PPV = Peak Particle Velocity  
<sup>2</sup> Reference vibration level obtained from the Federal Transit Administration (FTA), Transit Noise and Vibration Impact Assessment Manual (2018).

As indicated in Table 22, vibration levels generated from on-site construction activities at the nearest existing residence located approximately 100 feet away are predicted to range from less than 0.001 to 0.011 PPV (or approximately 54 to 63 VdB when converted) and would be well below the strictest Caltrans thresholds for damage to residential structures of 0.30 in/sec PPV shown in Table 1. Further, the predicted vibration levels in Table 22 are well below Caltrans thresholds for annoyance presented in Table 2. Therefore, on-site construction within the project area is not expected to result in excessive groundborne vibration levels at nearby existing residential uses.

Results from the ambient vibration level monitoring at the project site (Table 10) indicate that measured average vibration levels were well below the strictest Caltrans thresholds for damage to structures and thresholds for annoyance. Therefore, it is expected that the project would not result in the exposure of persons to excessive groundborne vibration levels at proposed uses of the project.

The project proposes residential uses within the development. It is the experience of BAC that residential uses do not typically have equipment that generates appreciable vibration. Further, it is our understanding that the project does not propose equipment that will produce appreciable vibration.

Because vibration levels due to and upon the proposed project are expected to satisfy the applicable Caltrans groundborne impact vibration criteria, this impact is considered to be **less than significant**.

**Noise Impacts Upon the Development**

The California Supreme Court issued an opinion in *California Building Industry Association v. Bay Area Air Quality Management District (2015)* holding that CEQA is primarily concerned with the impacts of a project on the environment and generally does not require agencies to analyze the impact of existing conditions on a project’s future users or residents. Nevertheless, El Dorado County has policies that address existing/future conditions affecting the proposed project, which are discussed in the following section.

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**On-Site Traffic Noise Impacts**

**Impact 9: Future Exterior Traffic Noise Levels at Proposed Development**

The FHWA Model was used with future traffic data to predict future SR-49 traffic noise levels at the proposed residential uses of the development. The future (Near-Term Plus Project) average daily traffic (ADT) volume for SR-49 was calculated using data provided in the project traffic impact analysis prepared by Kimley-Horn & Associates, Inc. Specifically, the future SR-49 average daily traffic (ADT) volume adjacent to the project site was conservatively estimated by applying a factor of 5 to the sum of AM and PM peak hour conditions. The predicted future SR-49 traffic noise levels at the common outdoor area (tot lot / patio area) and apartment building facades proposed nearest to the roadway are summarized in Table 23. Detailed FHWA Model inputs and results are provided in Appendix G.

**Table 23  
 Predicted Future Exterior SR-49 Traffic Noise Levels at Proposed Development<sup>1</sup>**

<b>Location<sup>2</sup></b>	<b>Distance from Roadway Centerline (ft)<sup>3</sup></b>	<b>Offset (dB)<sup>4,5</sup></b>	<b>Future Exterior DNL (dB)</b>
Common outdoor area – tot lot / patio	270	-5	51
Building A – First-floor facade	170		59
Building A - Upper-floor facades	170	+3	62

<sup>1</sup> A complete listing of FHWA Model inputs and results are provided in Appendix G.  
<sup>2</sup> Building and common outdoor area locations are shown on Figure 2.  
<sup>3</sup> Distances scaled from said locations to SR-49 centerline using the proposed site plan dated February 12, 2021.  
<sup>4</sup> An offset of -5 dB was applied at the common outdoor area to account for shielding that would be provided by a proposed intervening building (Building A).  
<sup>5</sup> An offset of +3 dB was applied at upper-floor facades for reduced ground absorption of sound at elevated locations.  
 Source: *Bollard Acoustical Consultants, Inc. (2021)*

As indicated in Table 23, the predicted future SR-49 traffic noise level of 51 dB DNL at the common outdoor area of the development (tot lot / patio area) would satisfy the El Dorado County General Plan exterior noise level standard of 60 dB DNL for residential uses. The predicted future exterior SR-49 traffic noise level of 51 dB DNL at the common outdoor area would also satisfy the HUD exterior noise level standard of 65 dB DNL. As a result, this impact is considered to be **less than significant**.

**Impact 10: Future Interior Traffic Noise Levels at Proposed Development**

As indicated in Table 23, future SR-49 traffic noise level exposure is predicted to be approximately 59 dB DNL at the exterior first-floor facade of the residential building proposed nearest to the roadway (Building A). Due to reduced ground absorption of sound at elevated positions, future SR-49 traffic noise level exposure at the upper-floor facades of Building A is predicted approach 62 dB DNL. To satisfy the El Dorado County General Plan and HUD interior noise level standard of 45 dB DNL within the first- and upper-floor rooms of Building A, minimum building facade noise reductions of 14 and 17 dB would be required, respectively.

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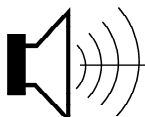
Standard building construction (stucco siding, STC-27 windows, door weather-stripping, exterior wall insulation, composition plywood roof), *typically* results in an exterior to interior noise reduction of approximately 25 dB with windows closed and approximately 15 dB with windows open. This level of noise reduction would be adequate to reduce future SR-49 traffic noise levels within all residences in this development to 45 dB DNL or less, which result in satisfaction of the General Plan and HUD interior noise level standard of 45 dB DNL. As a result, further consideration of additional building facade construction improvements would not be warranted for the residential buildings of the development provided that mechanical ventilation (air conditioning) is included to allow occupants to close doors and windows as desired for additional acoustical isolation. As a result, this impact is considered to be ***less than significant***.

This concludes BAC's noise and vibration assessment of the El Dorado Haven Apartments project in El Dorado County, California. Please contact BAC at (916) 663-0500 or [dariog@bacnoise.com](mailto:dariog@bacnoise.com) if you have any comments or questions regarding this report.

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### Appendix A Acoustical Terminology

<b>Acoustics</b>	The science of sound.
<b>Ambient Noise</b>	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
<b>Attenuation</b>	The reduction of an acoustic signal.
<b>A-Weighting</b>	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
<b>Decibel or dB</b>	Fundamental unit of sound. A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
<b>CNEL</b>	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.
<b>Frequency</b>	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.
<b>IIC</b>	Impact Insulation Class (IIC): A single-number representation of a floor/ceiling partition's impact generated noise insulation performance. The field-measured version of this number is the FIIC.
<b>L<sub>dn</sub></b>	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
<b>L<sub>eq</sub></b>	Equivalent or energy-averaged sound level.
<b>L<sub>max</sub></b>	The highest root-mean-square (RMS) sound level measured over a given period of time.
<b>Loudness</b>	A subjective term for the sensation of the magnitude of sound.
<b>Masking</b>	The amount (or the process) by which the threshold of audibility is for one sound is raised by the presence of another (masking) sound.
<b>Noise</b>	Unwanted sound.
<b>Peak Noise</b>	The level corresponding to the highest (not RMS) sound pressure measured over a given period of time. This term is often confused with the "Maximum" level, which is the highest RMS level.
<b>RT<sub>60</sub></b>	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
<b>STC</b>	Sound Transmission Class (STC): A single-number representation of a partition's noise insulation performance. This number is based on laboratory-measured, 16-band (1/3-octave) transmission loss (TL) data of the subject partition. The field-measured version of this number is the FSTC.



BOLLARD

Acoustical Consultants

Appendix B-1

**DR21-0003/EL DORADO HAVEN APARTMENTS**

FHWA Highway Traffic Noise Prediction Model Data Input

**EXHIBIT R**



El Dorado Haven Apartments

File Name: 2021-044 01 Existing

Model Run Date: 3/15/2021

Segment	Intersection	Direction	ADT	Day %	Night %	% Med. Trucks	% Hvy. Trucks	Speed	Distance
1	SR-49 & Pleasant Valley Road	North	120	80	20	1	1	25	50
2		South	7,525	80	20	2	1	55	50
3		East	10,400	80	20	2	1	35	50
4		West	9,105	80	20	2	1	35	50
5	SR-49 & Forni Road	North	3,550	80	20	2	1	35	50
6		South							
7		East	7,915	80	20	2	1	40	50
8		West	10,475	80	20	2	1	35	50
9	SR-49 & Koki Lane	North	425	80	20	2	1	25	50
10		South	4,950	80	20	2	1	25	50
11		East	8,860	80	20	2	1	40	50
12		West	8,115	80	20	2	1	40	50
13	SR-49 & Rest Lane	North							
14		South	250	80	20	1	1	25	50
15		East	9,070	80	20	2	1	45	50
16		West	8,940	80	20	2	1	40	50
17	SR-49 & Patterson Drive	North							
18		South	3,625	80	20	2	1	35	50
19		East	10,640	80	20	2	1	45	50
20		West	9,635	80	20	2	1	45	50
21	SR-49 & Missouri Flat Road	North	15,090	80	20	2	1	45	50
22		South							
23		East	15,170	80	20	2	1	45	50
24		West	11,490	80	20	2	1	45	50
25	SR-49 & Fowler Lane / Pleasant Valley Road	North	5,675	80	20	2	1	40	50
26		South	2,725	80	20	2	1	25	50
27		East	14,065	80	20	2	1	45	50
28		West	14,725	80	20	2	1	45	50

Note: Blank cells represent roadways for which no traffic data was provided.

Appendix B-2

**DR21-0003/EL DORADO HAVEN APARTMENTS**

FHWA Highway Traffic Noise Prediction Model Data Input

**EXHIBIT R**



El Dorado Haven Apartments

File Name: 2021-044 02 Existing+Project

Model Run Date: 3/15/2021

Segment	Intersection	Direction	ADT	Day %	Night %	% Med. Trucks	% Hvy. Trucks	Speed	Distance
1	SR-49 & Pleasant Valley Road	North	120	80	20	1	1	25	50
2		South	7,555	80	20	2	1	55	50
3		East	10,470	80	20	2	1	35	50
4		West	9,145	80	20	2	1	35	50
5	SR-49 & Forni Road	North	3,550	80	20	2	1	35	50
6		South							
7		East	7,975	80	20	2	1	40	50
8		West	10,535	80	20	2	1	35	50
9	SR-49 & Koki Lane	North	425	80	20	2	1	25	50
10		South	4,960	80	20	2	1	25	50
11		East	8,935	80	20	2	1	40	50
12		West	8,180	80	20	2	1	40	50
13	SR-49 & Rest Lane	North							
14		South	505	80	20	1	1	25	50
15		East	9,255	80	20	2	1	45	50
16		West	9,010	80	20	2	1	40	50
17	SR-49 & Patterson Drive	North							
18		South	3,640	80	20	2	1	35	50
19		East	10,805	80	20	2	1	45	50
20		West	9,815	80	20	2	1	45	50
21	SR-49 & Missouri Flat Road	North	15,145	80	20	2	1	45	50
22		South							
23		East	15,280	80	20	2	1	45	50
24		West	11,655	80	20	2	1	45	50
25	SR-49 & Fowler Lane / Pleasant Valley Road	North	5,730	80	20	2	1	40	50
26		South	2,725	80	20	2	1	25	50
27		East	14,110	80	20	2	1	45	50
28		West	14,825	80	20	2	1	45	50

Note: Blank cells represent roadways for which no traffic data was provided.



Appendix B-3

**DR21-0003/EL DORADO HAVEN APARTMENTS**

FHWA Highway Traffic Noise Prediction Model Data Input

**EXHIBIT R**



El Dorado Haven Apartments

File Name: 2021-044 03 Near-Term

Model Run Date: 3/15/2021

Segment	Intersection	Direction	ADT	Day %	Night %	% Med. Trucks	% Hvy. Trucks	Speed	Distance
1	SR-49 & Pleasant Valley Road	North	235	80	20	1	1	25	50
2		South	7,875	80	20	2	1	55	50
3		East	10,935	80	20	2	1	35	50
4		West	9,235	80	20	2	1	35	50
5	SR-49 & Forni Road	North	3,585	80	20	2	1	35	50
6		South							
7		East	8,410	80	20	2	1	40	50
8		West	10,995	80	20	2	1	35	50
9	SR-49 & Koki Lane	North	425	80	20	2	1	25	50
10		South	5,385	80	20	2	1	25	50
11		East	9,350	80	20	2	1	40	50
12		West	8,620	80	20	2	1	40	50
13	SR-49 & Rest Lane	North							
14		South	250	80	20	1	1	25	50
15		East	9,070	80	20	2	1	45	50
16		West	8,940	80	20	2	1	40	50
17	SR-49 & Patterson Drive	North							
18		South	3,630	80	20	2	1	35	50
19		East	10,645	80	20	2	1	45	50
20		West	9,635	80	20	2	1	45	50
21	SR-49 & Missouri Flat Road	North	15,625	80	20	2	1	45	50
22		South							
23		East	15,325	80	20	2	1	45	50
24		West	12,180	80	20	2	1	45	50
25	SR-49 & Fowler Lane / Pleasant Valley Road	North	7,350	80	20	2	1	40	50
26		South	2,725	80	20	2	1	25	50
27		East	15,760	80	20	2	1	45	50
28		West	14,785	80	20	2	1	45	50

Note: Blank cells represent roadways for which no traffic data was provided.

Appendix B-4

**DR21-0003/EL DORADO HAVEN APARTMENTS**

FHWA Highway Traffic Noise Prediction Model Data Input

**EXHIBIT R**



El Dorado Haven Apartments

File Name: 2021-044 04 Near-Term+Project

Model Run Date: 3/15/2021

Segment	Intersection	Direction	ADT	Day %	Night %	% Med. Trucks	% Hvy. Trucks	Speed	Distance
1	SR-49 & Pleasant Valley Road	North	235	80	20	1	1	25	50
2		South	7,905	80	20	2	1	55	50
3		East	11,005	80	20	2	1	35	50
4		West	9,275	80	20	2	1	35	50
5	SR-49 & Forni Road	North	3,585	80	20	2	1	35	50
6		South							
7		East	8,470	80	20	2	1	40	50
8		West	11,055	80	20	2	1	35	50
9	SR-49 & Koki Lane	North	425	80	20	2	1	25	50
10		South	5,395	80	20	2	1	25	50
11		East	9,425	80	20	2	1	40	50
12		West	8,685	80	20	2	1	40	50
13	SR-49 & Rest Lane	North							
14		South	505	80	20	1	1	25	50
15		East	9,255	80	20	2	1	45	50
16		West	9,010	80	20	2	1	40	50
17	SR-49 & Patterson Drive	North							
18		South	3,645	80	20	2	1	35	50
19		East	10,810	80	20	2	1	45	50
20		West	9,815	80	20	2	1	45	50
21	SR-49 & Missouri Flat Road	North	15,680	80	20	2	1	45	50
22		South							
23		East	15,435	80	20	2	1	45	50
24		West	12,345	80	20	2	1	45	50
25	SR-49 & Fowler Lane / Pleasant Valley Road	North	7,555	80	20	2	1	40	50
26		South	2,875	80	20	2	1	25	50
27		East	15,805	80	20	2	1	45	50
28		West	14,885	80	20	2	1	45	50

Note: Blank cells represent roadways for which no traffic data was provided.

DR21-0003/EL DORADO HAVEN APARTMENTS  
EXHIBIT R



**Legend**

- [A]** Site 1: Long-term noise survey equipment, facing northwest towards SR-49 / Rest Lane intersection
- [B]** Site 1: Short-term vibration survey equipment, facing west towards SR-49

El Dorado Haven Apartments  
El Dorado County, California

Photographs of Survey Locations

Appendix C



# DR21-0003/EL DORADO HAVEN APARTMENTS

## EXHIBIT R

### Ambient Noise Monitoring Results El Dorado Haven Apartments - El Dorado County, California Tuesday, March 02, 2021

Hour	Leq	Lmax	L50	L90
12:00 AM	47	64	32	27
1:00 AM	42	63	28	26
2:00 AM	45	66	29	27
3:00 AM	45	63	30	28
4:00 AM	50	67	36	30
5:00 AM	55	69	49	35
6:00 AM	58	69	55	45
7:00 AM	59	72	58	51
8:00 AM	58	69	57	50
9:00 AM	56	72	54	44
10:00 AM	56	69	54	45
11:00 AM	56	67	54	46
12:00 PM	56	69	55	48
1:00 PM	56	67	55	48
2:00 PM	57	71	56	50
3:00 PM	57	70	56	49
4:00 PM	58	72	57	50
5:00 PM	58	71	57	48
6:00 PM	56	67	54	45
7:00 PM	55	67	51	40
8:00 PM	55	78	49	39
9:00 PM	53	68	45	35
10:00 PM	52	78	39	32
11:00 PM	48	62	33	28

	Statistical Summary					
	Daytime (7 a.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average
Leq (Average)	59	53	57	58	42	52
Lmax (Maximum)	78	67	70	78	62	67
L50 (Median)	58	45	54	55	28	37
L90 (Background)	51	35	46	45	26	31

Computed DNL, dB	59
% Daytime Energy	84%
% Nighttime Energy	16%

GPS Coordinates	38°41'3.68"N
	120°50'9.58"W

# DR21-0003/EL DORADO HAVEN APARTMENTS

## EXHIBIT B

### Ambient Noise Monitoring Results El Dorado Haven Apartments - El Dorado County, California Wednesday, March 03, 2021

Hour	Leq	Lmax	L50	L90
12:00 AM	47	63	32	28
1:00 AM	45	65	30	27
2:00 AM	45	65	29	27
3:00 AM	45	67	30	27
4:00 AM	50	65	36	30
5:00 AM	54	71	48	36
6:00 AM	58	70	55	44
7:00 AM	59	73	58	50
8:00 AM	57	65	56	49
9:00 AM	57	70	55	46
10:00 AM	55	68	54	45
11:00 AM	57	68	56	48
12:00 PM	57	70	55	49
1:00 PM	56	72	55	47
2:00 PM	58	68	57	49
3:00 PM	57	70	56	49
4:00 PM	58	68	57	50
5:00 PM	59	72	58	50
6:00 PM	57	69	55	47
7:00 PM	56	69	53	40
8:00 PM	55	68	49	36
9:00 PM	53	70	45	29
10:00 PM	51	69	37	28
11:00 PM	52	80	33	28

	Statistical Summary					
	Daytime (7 a.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average
Leq (Average)	59	53	57	58	45	52
Lmax (Maximum)	73	65	69	80	63	68
L50 (Median)	58	45	55	55	29	37
L90 (Background)	50	29	46	44	27	31

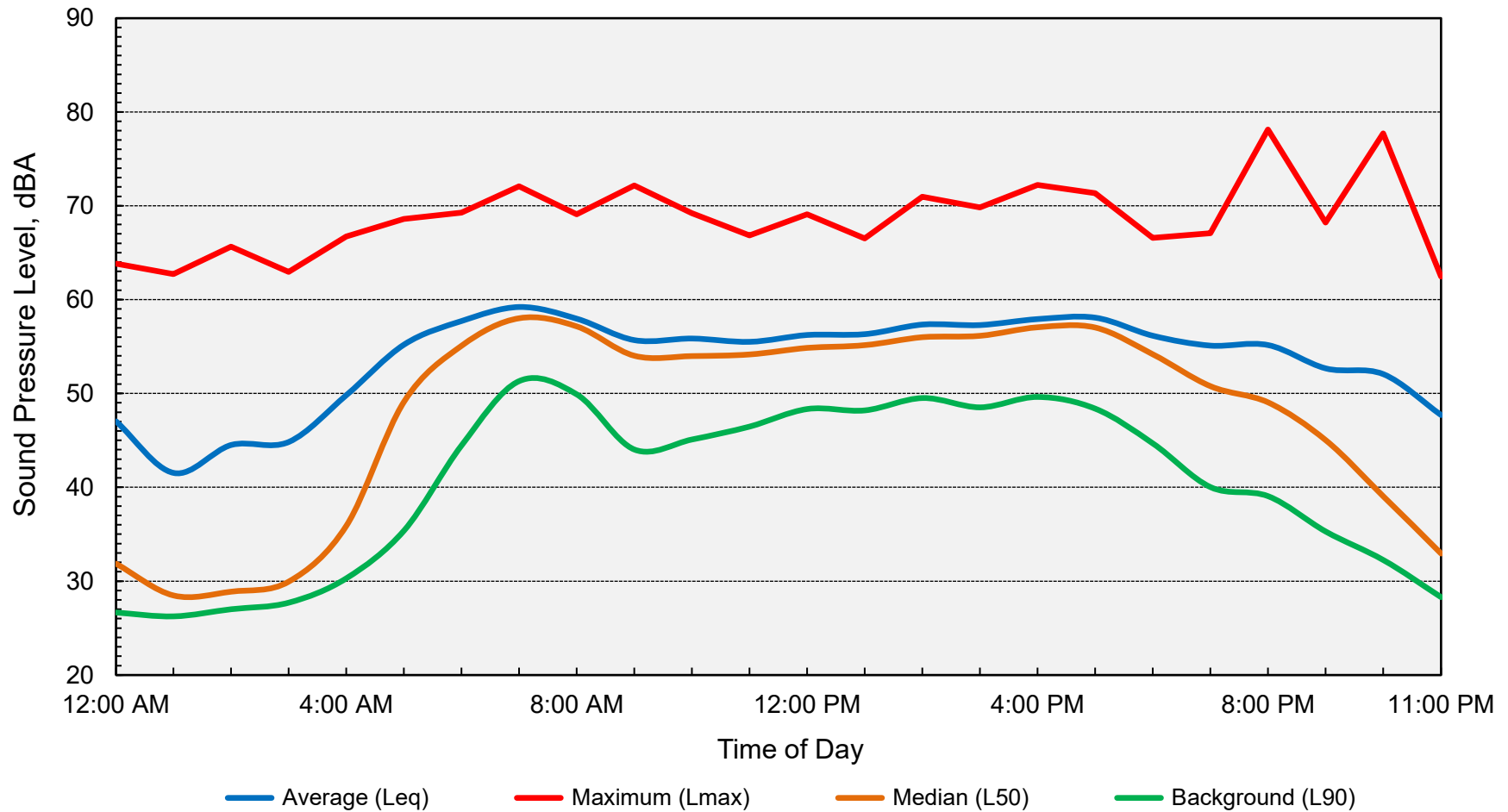
Computed DNL, dB	59
% Daytime Energy	84%
% Nighttime Energy	16%

GPS Coordinates	38°41'3.68"N
	120°50'9.58"W

# DR21-0003/EL DORADO HAVEN APARTMENTS

## EXHIBIT R

Ambient Noise Monitoring Results  
El Dorado Haven Apartments - El Dorado County, California  
Tuesday, March 02, 2021



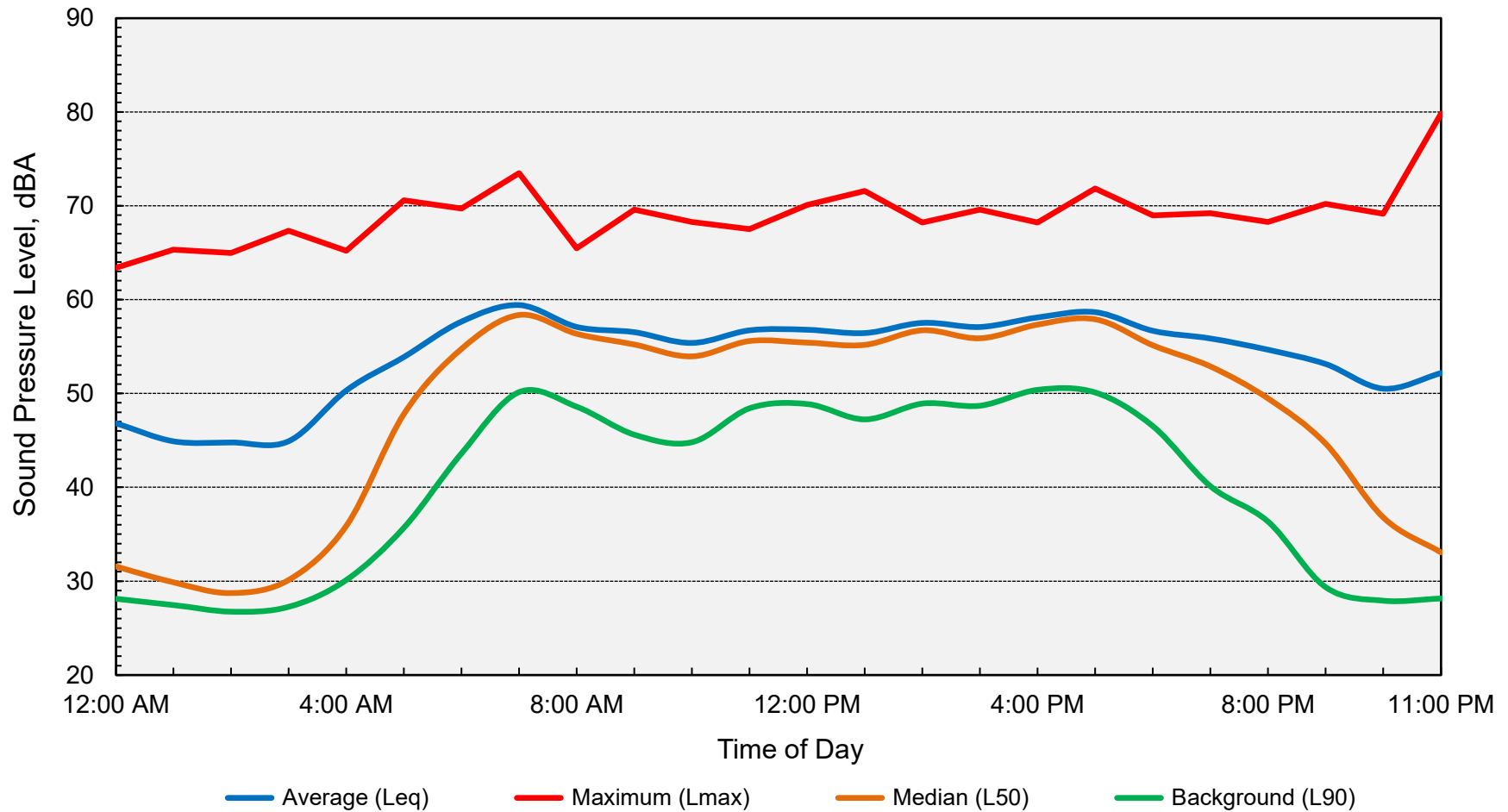
Computed DNL = 59 dB



# DR21-0003/EL DORADO HAVEN APARTMENTS

## EXHIBIT

Ambient Noise Monitoring Results  
El Dorado Haven Apartments - El Dorado County, California  
Wednesday, March 03, 2021



Computed DNL = 59 dB



# DR21-0003/EL DORADO HAVEN APARTMENTS

## EXHIBIT R

### Appendix F-1 Barrier Insertion Loss Calculation

**Project Information:** Job Number: 2021-044  
Project Name: El Dorado Haven Apartments  
Location: El Dorado County, California

**Noise Level Data:** Source Description: Vehicle Parking Lot Movements  
Source Noise Level, Leq (dBA): 42  
Source Frequency (Hz): 500  
Source Height (ft): 5

**Site Geometry:** Receiver Description: Residential Property Line - North  
Source to Barrier Distance (C<sub>1</sub>): 50  
Barrier to Receiver Distance (C<sub>2</sub>): 5  
Pad/Ground Elevation at Receiver: 0  
Receiver Elevation: 5  
Base of Barrier Elevation: 0  
Starting Barrier Height 6

### Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height (ft)	Insertion Loss, dB	Noise Level, dB	Barrier Breaks Line of Site to Source?
6	6	-5.9	36.1	Yes
7	7	-7.8	34.2	Yes
8	8	-9.7	32.3	Yes
9	9	-10.9	31.1	Yes
10	10	-12.3	29.7	Yes
11	11	-13.4	28.6	Yes
12	12	-14.2	27.8	Yes
13	13	-14.6	27.4	Yes
14	14	-15.3	26.7	Yes
15	15	-15.9	26.1	Yes
16	16	-16.3	25.7	Yes

- Notes:**
1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s).
  2. Source to barrier distance scaled from nearest proposed parking area to property line.
  3. In order to determine the effectiveness of the barrier, noise levels were calculated at a point 5 feet into the receiving property.





# DR21-0003/EL DORADO HAVEN APARTMENTS

## EXHIBIT R

### Appendix F-2 Barrier Insertion Loss Calculation

**Project Information:** Job Number: 2021-044  
Project Name: El Dorado Haven Apartments  
Location: El Dorado County, California

**Noise Level Data:** Source Description: Vehicle Parking Lot Movements  
Source Noise Level, Lmax (dBA): 60  
Source Frequency (Hz): 500  
Source Height (ft): 5

**Site Geometry:** Receiver Description: Residential Property Line - North  
Source to Barrier Distance (C<sub>1</sub>): 50  
Barrier to Receiver Distance (C<sub>2</sub>): 5  
Pad/Ground Elevation at Receiver: 0  
Receiver Elevation: 5  
Base of Barrier Elevation: 0  
Starting Barrier Height 6

### Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height (ft)	Insertion Loss, dB	Noise Level, dB	Barrier Breaks Line of Site to Source?
6	6	-5.9	54.1	Yes
7	7	-7.8	52.2	Yes
8	8	-9.7	50.3	Yes
9	9	-10.9	49.1	Yes
10	10	-12.3	47.7	Yes
11	11	-13.4	46.6	Yes
12	12	-14.2	45.8	Yes
13	13	-14.6	45.4	Yes
14	14	-15.3	44.7	Yes
15	15	-15.9	44.1	Yes
16	16	-16.3	43.7	Yes

- Notes:**
1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s).
  2. Source to barrier distance scaled from nearest proposed parking area to property line.
  3. In order to determine the effectiveness of the barrier, noise levels were calculated at a point 5 feet into the receiving property.



# DR21-0003/EL DORADO HAVEN APARTMENTS

## EXHIBIT R

### Appendix F-3 Barrier Insertion Loss Calculation

**Project Information:** Job Number: 2021-044  
Project Name: El Dorado Haven Apartments  
Location: El Dorado County, California

**Noise Level Data:** Source Description: Vehicle Parking Lot Movements  
Source Noise Level, Leq (dBA): 49  
Source Frequency (Hz): 500  
Source Height (ft): 5

**Site Geometry:** Receiver Description: Residential Property Line - South  
Source to Barrier Distance (C<sub>1</sub>): 50  
Barrier to Receiver Distance (C<sub>2</sub>): 5  
Pad/Ground Elevation at Receiver: 0  
Receiver Elevation: 5  
Base of Barrier Elevation: 0  
Starting Barrier Height 6

### Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height (ft)	Insertion Loss, dB	Noise Level, dB	Barrier Breaks Line of Site to Source?
6	6	-5.9	42.8	Yes
7	7	-7.8	40.9	Yes
8	8	-9.7	39.0	Yes
9	9	-10.9	37.8	Yes
10	10	-12.3	36.4	Yes
11	11	-13.4	35.3	Yes
12	12	-14.2	34.5	Yes
13	13	-14.6	34.1	Yes
14	14	-15.3	33.4	Yes
15	15	-15.9	32.8	Yes
16	16	-16.3	32.4	Yes

- Notes:**
1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s).
  2. Source to barrier distance scaled from nearest proposed parking area to property line.
  3. In order to determine the effectiveness of the barrier, noise levels were calculated at a point 5 feet into the receiving property.



# DR21-0003/EL DORADO HAVEN APARTMENTS

## EXHIBIT R

### Appendix F-4 Barrier Insertion Loss Calculation

**Project Information:** Job Number: 2021-044  
Project Name: El Dorado Haven Apartments  
Location: El Dorado County, California

**Noise Level Data:** Source Description: Vehicle Parking Lot Movements  
Source Noise Level, Lmax (dBA): 60  
Source Frequency (Hz): 500  
Source Height (ft): 5

**Site Geometry:** Receiver Description: Residential Property Line - South  
Source to Barrier Distance (C<sub>1</sub>): 50  
Barrier to Receiver Distance (C<sub>2</sub>): 5  
Pad/Ground Elevation at Receiver: 0  
Receiver Elevation: 5  
Base of Barrier Elevation: 0  
Starting Barrier Height 6

### Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height (ft)	Insertion Loss, dB	Noise Level, dB	Barrier Breaks Line of Site to Source?
6	6	-5.9	54.1	Yes
7	7	-7.8	52.2	Yes
8	8	-9.7	50.3	Yes
9	9	-10.9	49.1	Yes
10	10	-12.3	47.7	Yes
11	11	-13.4	46.6	Yes
12	12	-14.2	45.8	Yes
13	13	-14.6	45.4	Yes
14	14	-15.3	44.7	Yes
15	15	-15.9	44.1	Yes
16	16	-16.3	43.7	Yes

- Notes:**
1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s).
  2. Source to barrier distance scaled from nearest proposed parking area to property line.
  3. In order to determine the effectiveness of the barrier, noise levels were calculated at a point 5 feet into the receiving property.



# DR21-0003/EL DORADO HAVEN APARTMENTS

## EXHIBIT R

Appendix G  
 FHWA Traffic Noise Prediction Model (FHWA RD-77-108)  
 Noise Prediction Worksheet

**Project Information:**

Job Number: 2021-044  
 Project Name: El Dorado Haven Apartments  
 Roadway Name: SR-49

**Traffic Data:**

Year: Future (Near-Term Plus Project)  
 Average Daily Traffic Volume: 9,425  
 Percent Daytime Traffic: 84  
 Percent Nighttime Traffic: 16  
 Percent Medium Trucks (2 axle): 2  
 Percent Heavy Trucks (3+ axle): 1  
 Assumed Vehicle Speed (mph): 45  
 Intervening Ground Type (hard/soft): **Soft**

**Traffic Noise Levels:**

Location	Description	Distance	Offset (dB)	----- DNL, dB -----			
				Autos	Medium Trucks	Heavy Trucks	Total
1	Common outdoor area - tot lot / patio	270	-5	50	41	43	51
2	Building A - First-floor facade	170		58	49	51	59
3	Building A - Upper-floor facades	170	3	61	52	54	62

**Traffic Noise Contours (No Calibration Offset):**

DNL Contour, dB	Distance from Centerline, (ft)
75	15
70	32
65	70
60	150

**Notes:**

1. Future ADT volume (Near-Term Plus Project) for SR-49 was calculated by using peak hour traffic volume data obtained from the project traffic impact analysis prepared by Kimley-Horn & Associates, Inc. Future traffic volume was conservatively estimated by applying a factor of 5 to sum of AM and PM peak hour conditions.
2. An offset of -5 dB was applied at the common outdoor area of the development (tot lot / patio area) to account for the shielding that would be provided by the proposed intervening building (Apartment Building A).
3. An offset of +3 dB was applied at upper-level building facades to account for reduced ground absorption at elevated locations.



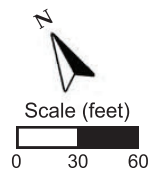
# DR21-0003/EL DORADO HAVEN APARTMENTS

## EXHIBIT S - NOISE STUDY SOUND BARRIER LOCATIONS



**Legend**

- Recommended Solid Noise Barriers (Mitigation Measures MM-5 and MM-6B)



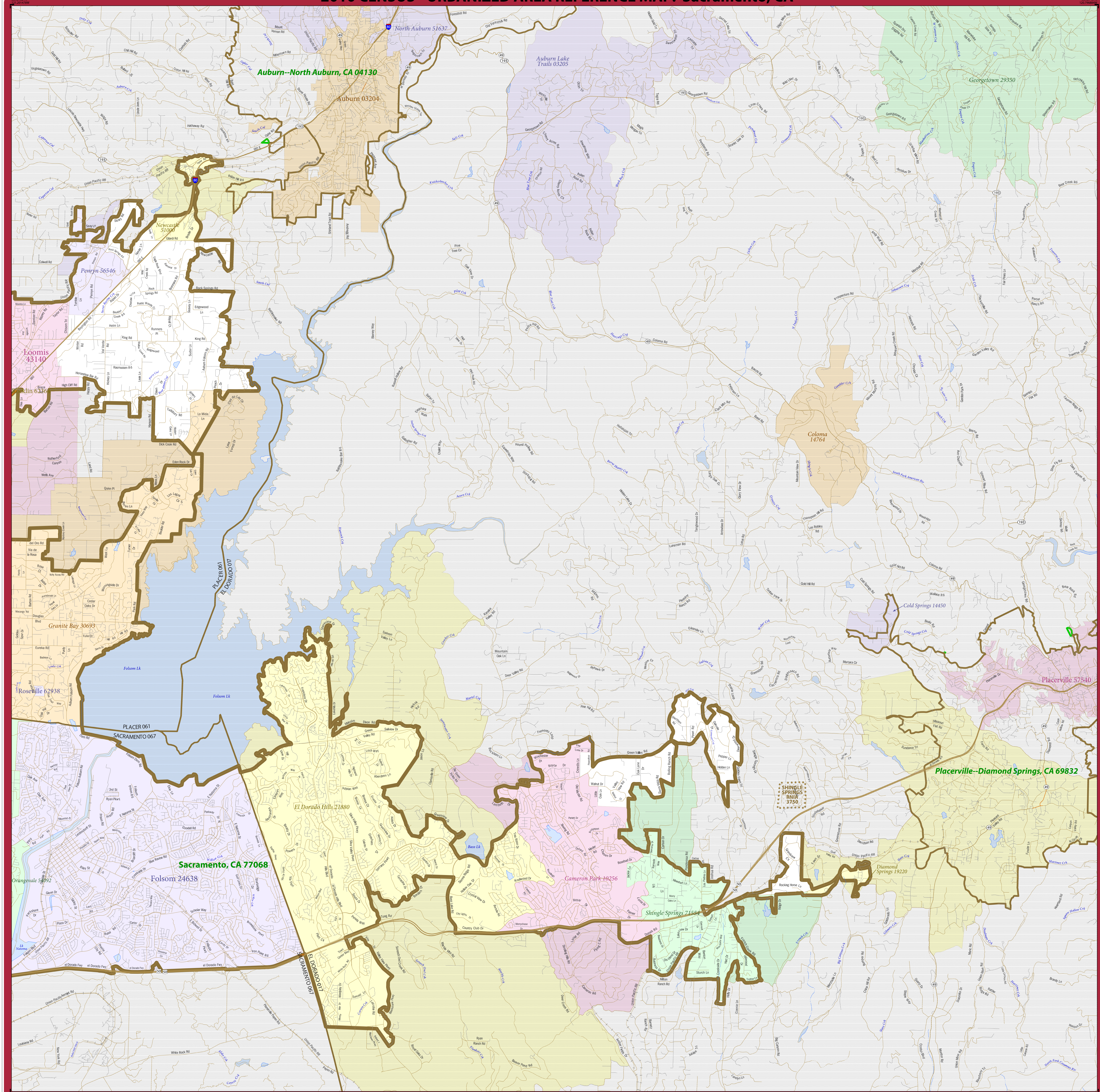
El Dorado Haven Apartments  
El Dorado County, California

Site Plan

Figure 2



# 2010 CENSUS - URBANIZED AREA REFERENCE MAP: Sacramento, CA



SYMBOL DESCRIPTION	SYMBOL	SYMBOL	SYMBOL	LABEL STYLE
International	--- ---	--- ---	--- ---	CANADA
Federal American Indian Reservation	.....	.....	.....	L'ANSE RES 1880
Off-Reservation Trust Land	.....	.....	.....	T1880
Urbanized Area	-----	-----	-----	Dover, DE 24580
Urban Cluster	-----	-----	-----	Toole, VT 88057
State (or statistically equivalent entity)	-----	-----	-----	NEW YORK 36
County (or statistically equivalent entity)	-----	-----	-----	ERIE 029
Minor Civil Division (MCD) <sup>1,2</sup>	-----	-----	-----	Bristol town 07485
Consolidated City	.....	.....	.....	MILFORD 47500
Incorporated Place <sup>1,3</sup>	.....	.....	.....	Davis 18100
Census Designated Place (CDP) <sup>3</sup>	.....	.....	.....	Incline Village 35100

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
Instream	--- ---	Water Body	.....
U.S. Highway	--- ---	Military	.....
State Highway	--- ---	Outside Subject Area	.....
Other Road	--- ---		
Railroad	--- ---		
Perennial Stream	--- ---		
Intermittent Stream	--- ---		

Where international, state, county, and/or MCD boundaries coincide, the map shows the boundary symbol for only the highest-ranking of these boundaries.

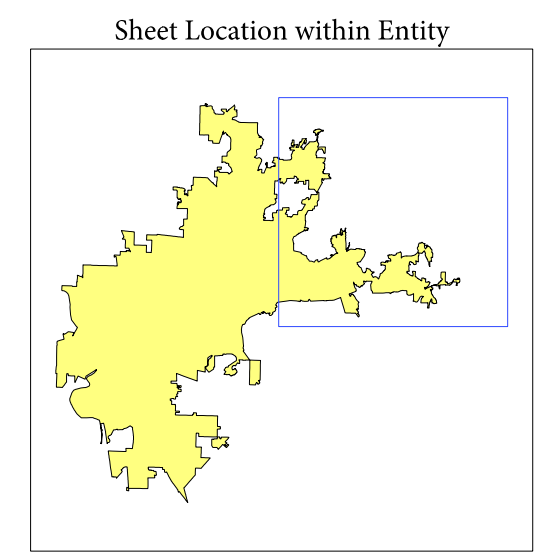
1 A "\*" following an MCD name denotes a false MCD. A "\*" following a place name indicates that a false MCD exists with the same name and FIPS code as the place; the false MCD label is not shown.

2 MCD boundaries are shown in the following states in which some or all MCDs function as general-purpose governmental units: Connecticut, Illinois, Indiana, Kansas, Maine, Massachusetts, Michigan, Minnesota, Missouri, Nebraska, New Hampshire, New Jersey, New York, North Dakota, Ohio, Pennsylvania, Rhode Island, South Dakota, Vermont, and Wisconsin. (Note that Illinois and Nebraska have some counties covered by nongovernmental precincts and Missouri has most counties covered by nongovernmental townships.)

3 Place label color corresponds to the place fill color.  
Label colors: Davis Davis Davis Davis Davis

**SUBJECT AREA COUNTIES ON MAP SHEET**  
 06017 El Dorado  
 06061 Placer  
 06067 Sacramento

## DR21-0003 EXHIBIT T 2010 U.S. Census Bureau Urbanized Area Reference Map



All legal boundaries and names are as of January 1, 2010. Urban areas are based on results from the 2010 Decennial Census. The boundaries shown on this map are for Census Bureau statistical data collection and tabulation purposes only; their depiction and designation for statistical purposes does not constitute a determination of jurisdictional authority or rights of ownership or entitlement.

Geographic Vintage: 2010 Census (reference date: January 1, 2010)  
 Data Source: U.S. Census Bureau's MAZ/TIGER database (TAB10)  
 Map Created by Geography Division, March 11, 2012

U.S. DEPARTMENT OF COMMERCE Economics and Statistics Administration U.S. Census Bureau

Projection: Albers Equal Area Conic  
 Datum: NAD 83  
 Spheroid: GRS 80  
 1st Standard Parallel: 34 06 27  
 2nd Standard Parallel: 40 25 20  
 Central Meridian: -119 18 20  
 Latitude of Projection's Origin: 32 31 43  
 False Easting: 0  
 False Northing: 0

The plotted map scale is 1:88000

Key to Sheets

1	2
3	

PARENT SHEET 2  
 Total Sheets: 4  
 Index Sheets: 1  
 Parent Sheets: 3

# DR21-0003/EL DORADO HAVEN APARTMENTS EXHIBIT U

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## Biological Resources Evaluation for the El Dorado – Haven Project El Dorado County, CA

---

Prepared by:

*Sycamore Environmental Consultants, Inc.*

6355 Riverside Blvd., Suite C  
Sacramento, CA 95831  
Phone: 916-427-0703  
Contact: Kate Gazzo, M.S.

Prepared for:

*Mercy Housing*  
2512 River Plaza Drive, Suite 200  
Sacramento, CA 95833  
Contact: Mr. Jeff Riley

September 2020

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*Biological Resources Evaluation  
El Dorado – Haven Project  
El Dorado County, CA*

### Biological Resources Evaluation for the El Dorado – Haven Project

El Dorado County, CA

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### I. SUMMARY OF FINDINGS AND CONCLUSIONS

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This biological resources evaluation (BRE) was prepared for the El Dorado Haven Development Project (Project) located in the unincorporated community of Diamond Springs in El Dorado County, CA. A biological survey was conducted in August 2020. Sycamore Environmental previously surveyed the Project parcel and the adjacent eastern parcel in 2001 for a wetland delineation. The approximately 5.08-acre Biological Study Area (BSA) for this Project consists of nonnative annual grassland, mixed oak woodland, and developed areas consisting of asphalt. The parcel contains disturbed (previously graded) ruderal vegetation and grasses with an overstory of oak woodland and bull pine (*Pinus sabiniana*) which grows along the perimeter of the parcel. No wetlands or aquatic features were documented on the Project parcel in 2001 or during the 2020 survey.

No sensitive plant or wildlife species including federal, local, or state-listed species were found during the biological survey. The BSA provides habitat for three special-status plant species, none of which were found on the Project parcel: Nissenan manzanita (*Arctostaphylos nissenana*, CNPS Rank 1B.2); Parry's Horkelia (*Horkelia parryi*, CNPS Rank 1B.2); and oval-leaved viburnum (*Viburnum ellipticum*, CNPS Rank 2B.3). The survey was conducted outside the blooming period for Nissenan manzanita. Nissenan manzanita is an evergreen shrub with unique bark characteristics and is identifiable year-round. Birds protected under the Migratory Bird Treaty Act and California Fish and Game Code were observed perching or flying within the BSA. No bird nests were found in the BSA.

There are no special-status natural communities within the BSA including wetlands, waters, riparian areas, or communities identified as sensitive by CDFW (2019). The BSA is located outside the El Dorado County Important Biological Corridor (IBC), migratory deer corridors, and Ecological Preserve (EP) overlay areas (El Dorado County 2018). El Dorado County parcel data indicates that the Project is located in Rare Plant Mitigation Area 2. El Dorado County requires a mitigation fee for development located within Mitigation Area 2. Projects are subject to the fee regardless of whether rare plants occur on-site or not. The BSA contains oak woodlands that are regulated under the El Dorado County Oak Resources Management Plan and the Oak Conservation Ordinance (No. 5061). A separate oak resources report is being prepared for the Project.

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## II. INTRODUCTION

---

### A. Purpose of Report

The purpose of this report is to document baseline biological resources in the El Dorado – Haven Project BSA to support the development application.

### B. Project Location

The BSA is in the unincorporated community of Diamond Springs in El Dorado County, CA. The approximately 5.08-acre BSA is Assessor Parcel Number (APN) 331-301-017. The BSA is on the Placerville U.S. Geological Survey topographic quad (T10N, R10E, Section 35; Figure 1), and is in the South Fork American hydrologic unit (18020129). Its centroid is 38.680648° north, 120.840485° west, UTM coordinate 687,843 meters E, 4,283,553 meters N, Zone 10S (WGS84). Figure 2 is an aerial photograph of the BSA and surrounding area.

The Project is located at 6520 Pleasant Valley Rd, Diamond Springs, CA. The Project shares a driveway with Snowline hospice located just east of the proposed Project. Sycamore Environmental previously conducted a wetland delineation on the Project parcel and the adjacent eastern parcel in 2001 where Snowline hospice is now located.

### C. Project Applicant

Mercy Housing  
2512 River Plaza Drive, Suite 200  
Sacramento, CA 95833  
Contact: Mr. Jeff Riley

### D. Project Description

The Project proposes to construct four two and three-story buildings with a total of 64 residential affordable housing units and 134 parking stalls located on a 5.08-acre parcel. The County has determined that the Project qualifies for entitlements processing under Senate Bill (SB) 35.

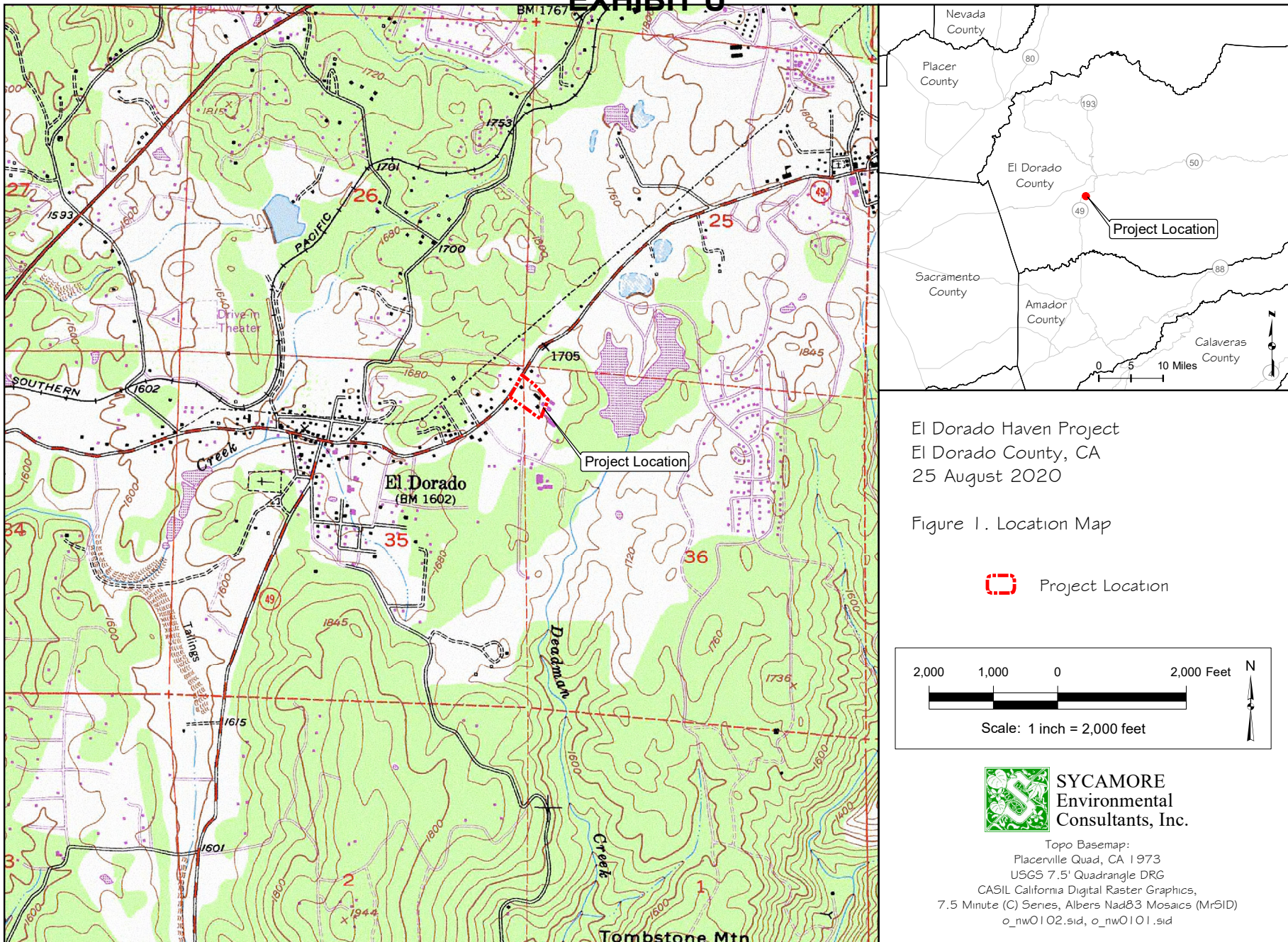
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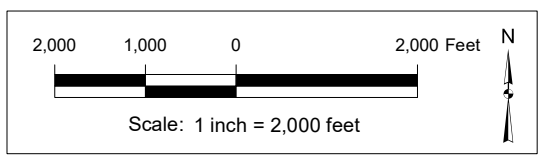
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El Dorado Haven Project  
 El Dorado County, CA  
 25 August 2020

Figure 1. Location Map

 Project Location



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Topo Basemap:  
 Placerville Quad, CA 1973  
 USGS 7.5' Quadrangle DRG  
 CASIL California Digital Raster Graphics,  
 7.5 Minute (C) Series, Albers Nad83 Mosaics (MrSID)  
 o\_nw0102.sid, o\_nw0101.sid

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El Dorado Haven Development Project  
El Dorado County, CA  
25 August 2020

 Biological Study Area (BSA)



Aerial Photograph: 12 May 2019  
WV03 Vivid Maxar Imagery  
ESRI ArcGIS Basemap Layer

Figure 2. Aerial Photograph

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### III. STUDY METHODS

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#### 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. Data on known special-status species and habitats in the area was obtained from state and federal agencies. Maps and aerial photographs of the BSA and surrounding area were reviewed. A general biological survey was conducted on 24 August 2020. Sycamore Environmental previously conducted a wetland delineation on the Project parcel in 2001. No wetlands or aquatic features were observed in 2001 (Sycamore Environmental 2002) or during the August 2020 survey. 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), that are Ranked 1 or 2 by the California Native Plant Society's Inventory of Rare and Endangered Plants of California (CNPS 2020), 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 (2019).

#### B. Literature Search

Sycamore Environmental obtained a 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 (USFWS 2020). The California Natural Diversity Database (CNDDDB) and the California Native Plant Society (CNPS) Inventory were queried for the Placerville quad and eight surrounding USGS quads to determine known records of special-status species that occur in the vicinity of the BSA (CDFW 2020f; CNPS 2020). The CNDDDB tracks some species that have not been designated by CDFW as a California species of special concern and do not otherwise meet the criteria for special-status species in this BRE. These species are not evaluated in this BRE. The results of the database queries are in Appendix A and B.

#### C. Field Survey Methods

##### 1. Survey History, Dates, and Personnel

Fieldwork for this BRE was conducted by Kate Gazzo, M.S., on 24 August 2020.

##### 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

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vegetation communities were identified and recorded. A list of plant and wildlife species observed in the BSA is in Appendix D. Photographs of the BSA are in Appendix E.

### **3. Botanical Survey**

The botanical survey followed the guidelines set forth by USFWS (1996) and CDFW (2018a). The August 2020 fieldwork was conducted during the published blooming period of special-status plants with potential to occur in the BSA, with the exception of Nissenan manzanita. Manzanitas generally bloom very early in the season, and the blooming period of Nissenan manzanita is February through March (CNPS 2020). Nissenan manzanita may be distinguished from the other manzanitas native to the area by bark characteristics, inflorescence bracts, and to a lesser extent by leaf size. The gray, shredding bark of Nissenan manzanita is clearly distinguishable from the red, smooth bark of the more common manzanitas native to the area. The botanical survey was conducted during the evident and identifiable period of Nissenan manzanita.

Systematic transects were walked throughout 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 identify additional plant species. Approximately 4 person-hours were spent in the field during the survey. All vascular plants found in the BSA were identified to the taxonomic level necessary to determine legal status. A list of all vascular plants observed in the BSA is in Appendix D. Scientific nomenclature follows the Jepson Flora Project (2020), based on Baldwin et al. (2012).

### **D. Mapping**

Aerial photographs acquired from ESRI ArcMap provided the base layer for Figures 2 and 4. Aerial photographs and field notes were used to estimate the boundaries of upland biological communities. Areas mapped as oak woodlands have a minimum of 10% cover of oak tree canopy, consistent with the County's Oak Resources Management Plan (ORMP) adopted in 2017. Acreages were calculated using ArcMap functions.

### **E. Problems Encountered and Limitations That May Influence Results**

This BRE is intended to identify baseline biological resources to support the project application. The surveys conducted for this BRE are not intended to meet the documentation requirements of any published agency protocol or guideline surveys for special-status wildlife. No other problems or limitations were encountered during the fieldwork that would influence the results.

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### IV. ENVIRONMENTAL SETTING

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The BSA is in the community of Diamond Springs in the foothills of the Sierra Nevada Mountains. The elevation ranges from 1,715 to 1,738 feet. The BSA is characterized by nonnative annual grasslands, mixed oak woodland, and developed areas consisting of asphalt driveways. The area surrounding the BSA consists of residential communities and oak woodland to the north and west, and commercial uses and mostly undeveloped mixed oak-pine woodland to the south.

#### A. Soils

Mapped soil units in the BSA were determined using the Soil Survey of El Dorado Area (NRCS 1974). One soil mapping unit occurs in the BSA: Diamond Springs very fine sandy loam, 9-15% slopes. The soil descriptions provided below are adopted from NRCS (1974). Reported colors are for moist soil.

#### Diamond Springs very fine sandy loam, 9 to 15% slopes:

The Diamond Spring series consist of well-drained soils underlain by weathered fine grained igneous rock. A typical profile has pale brown (10YR 6/3) and dark brown (10YR 4/3) very fine sandy loam from 0 to 3 inches, very pale brown (10YR 7/3) and yellowish brown (10YR 5/4) loam from 3 to 9 inches, very pale brown (10YR 8/4) and yellowish brown (10YR 5/4) clay loam from 9 to 14 inches, very pale brown (10YR 8/4, 7/4) and yellowish brown (10YR 6/4) clay loam from 14 to 20 inches, very pale brown (10YR 8/4) and yellowish brown (10YR 6/4) clay loam from 20 to 28 inches, white (10YR 8/2) and very pale brown (10YR 7/4) clay loam from 28 to 36 inches, white (10YR 8/2) with brownish yellow (10YR 6/6) and very pale brown (10YR 7/4) mineral grain, coarse sandy clay loam from 36 to 40 inches, and well weathered meta-dacite with few clay films in rock fractures from 40 to 50 inches. The soil profile is very strongly acidic in the top 28 inches.

#### B. Weather and Climate Conditions

Historic average precipitation for the nearby Placerville gauge from 1 September through 1 August is 43.26 inches (CDEC 2020). From 1 September 2019 through 1 August 2020, the Placerville gauge reported 26.99 inches of precipitation. Precipitation for the rain-year at the time of the survey was about 62% of normal at the nearby Placerville gauge or, below average rainfall the preceding water year.

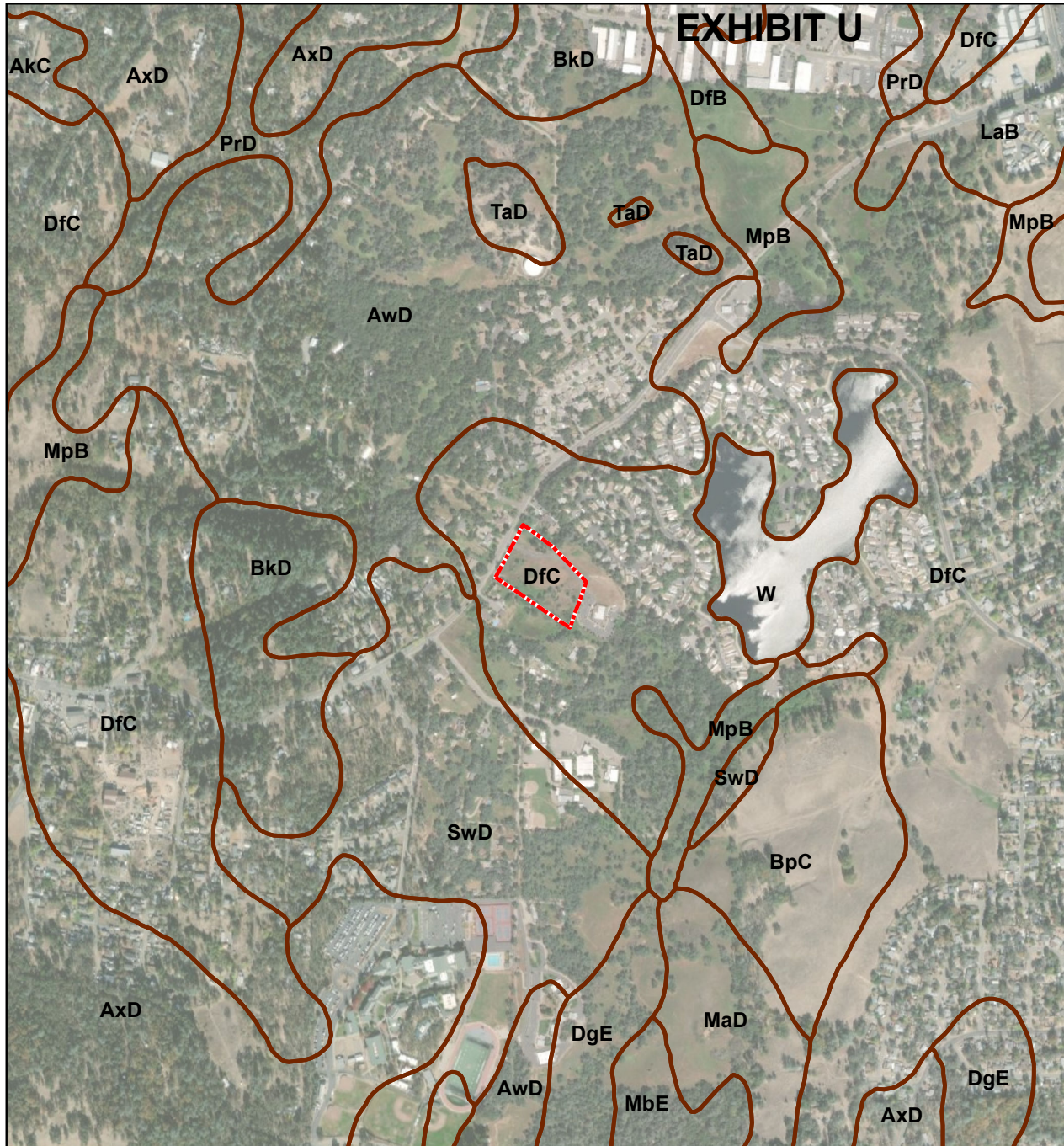
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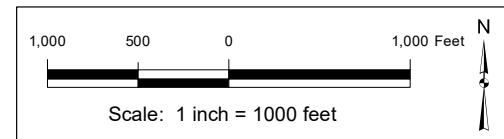
El Dorado Haven Development Project  
 El Dorado County, CA  
 25 August 2020

Figure 3. Soils Map

-  Biological Study Area (BSA)
-  Soil Boundary

Soil Mapping Unit  
Symbol Name

DfC Diamond Springs very fine sandy loam,  
 9 to 15 percent slopes



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

Aerial Photograph: 12 May 2019  
 WV03 Vivid Maxar Imagery  
 ESRI ArcGIS Basemap Layer

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### C. Biological Communities

Biological communities are defined by species composition and relative abundance. The biological communities described below correlate where applicable with the California Natural Community List (CDFW 2019) and the El Dorado County General Plan EIR (2004a). The communities were identified based on Sawyer et al. (2009). Communities are identified at the alliance level. The list of sensitive associations within each alliance was checked to see if any occur (CDFW 2019). Biological communities are mapped on Figure 4 and listed in Table 1. Representative photographs of the BSA are in Appendix E. There are no wetlands or waters in the BSA. The BSA is located outside the El Dorado County Important Biological Corridor (IBC) and Ecological Preserve (EP) overlay areas (El Dorado County 2018).

Table 1. Biological Communities.

Biological Community Common Name (Scientific Name [CDFW Code] <sup>1</sup> )	El Dorado County Major Habitat Type <sup>2</sup>	Area (ac)
Nonnative Annual Grassland ( <i>Avena spp.</i> - <i>Bromus spp.</i> [42.027.00])	Annual Grassland	2.62
Mixed Oak Woodland ( <i>Quercus spp.</i> [71.100.00])	Mixed Oak Woodland	1.84
Developed		0.62
<b>Total:</b>		<b>5.08</b>

<sup>1</sup> Sawyer et al. 2009; CDFW 2019

<sup>2</sup> El Dorado County 2004a

#### 1. Nonnative grassland

Nonnative grassland occurs across the majority of the BSA (Appendix D, Photos 1 and 2). This community contains dense nonnative grasses including wild oat (*Avena barbata*), soft chess (*Bromus hordeaceus*), and bristly dogtail grass (*Cynosurus echinatus*) and numerous ruderal species. The grassland was graded in 2007 to construct a church and driveway on the Project parcel and the adjacent eastern parcel. Ruderal and invasive species occur throughout the grassland including hedge parsley (*Torilis arvensis*), gumweed (*Grindelia camporum*), yellow starthistle (*Centaurea solstitialis*), and English plantain (*Plantago lanceolata*). Scattered patches of coyote brush (*Baccharis pilularis*) occur on mounded soil areas and Himalayan blackberry (*Rubus armeniacus*) grows along the western parcel edge. This community is not a CDFW sensitive community (CDFW 2019).

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### 2. Mixed oak woodland

Mixed oak woodland grows along the eastern and western edges of the BSA with nonnative grassland occurring in-between. The mixed oak woodland consists of interior live oak (*Quercus wislizeni*), blue oak (*Quercus douglasii*), and valley oak (*Quercus lobata*) co-dominants with bull pine (*Pinus sabiniana*). Coyote brush (*Baccharis pilularis*) and common manzanita (*Arctostaphylos manzanita*) are the dominant shrubs in this community. Nonnative grasses such as bristly dogtail grass (*Cynosurus echinatus*), soft chess (*Bromus hordeaceus*), and wild oat (*Avena barbata*) occur in the understory. Mixed oak woodland, CDFW natural community 71.100.00, is not a CDFW sensitive community (CDFW 2019). Impacts to oak woodlands are regulated by El Dorado County through the Oak Resources Management Plan (ORMP; El Dorado County 2017a) and the Oak Conservation Ordinance (No. 5061; El Dorado County 2017b).

### 3. Developed

The developed community consists of a paved driveway stretching the length of the BSA from east to west that connects Pleasant Valley Rd to a hospice care facility located on the eastern parcel edge. A previous driveway is located in the western corner of the BSA.

#### D. The Existing Level of Disturbance


The BSA is surrounded by low-density residential development. Pleasant Valley Road, also known as Highway 49, borders the BSA on the northwest side and is heavily trafficked. The BSA has been previously graded as seen in Google Earth aerial images from 2007 to construct a church on the adjacent eastern parcel (now a hospice care facility) and driveway. The paved driveway bisects the BSA. Cars are common driving through the Project parcel to reach the hospice center.

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El Dorado Haven Project  
 El Dorado County, CA  
 8 September 2020

 Biological Study Area (BSA; 5.08 ac)



Aerial Photograph: 12 May 2019  
 WV03 Vivid Maxar Imagery  
 ESRI ArcGIS Basemap Layer

Figure 4.  
 Biological Resource Map

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### V. BIOLOGICAL RESOURCES IN THE STUDY AREA

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

USFWS file data, CNDDDB/CNPS records, and field surveys were used to determine the special-status species that could occur in the BSA (Appendix A and B). 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 survey results are listed in Table 2.

Table 2. Special-Status Species Survey Results

Special-Status Species	Common Name	Federal Status <sup>a</sup>	State Status <sup>a</sup> & other codes <sup>b</sup>	Source <sup>c</sup>	Species Observed?
<b>Birds</b>					
Nesting Birds (MBTA or CA regulated)		--	--	3	Yes
<b>Plants</b> /CNPS List <sup>b</sup>					
<i>Arctostaphylos nissenana</i>	Nissenan manzanita	--	--/1B.2	2, 3	No
<i>Horkelia parryi</i>	Parry's horkelia	--	--/1B.2	2	No
<i>Viburnum ellipticum</i>	Oval-leaved viburnum	--	--/2B.3	2	No

<sup>a</sup> **Listing Status:** Federal status determined from USFWS letter. State status determined from CDFW (2020b, c, d, e).

<sup>b</sup> **Other Codes:** Other codes determined from USFWS letter; CDFW (2020a, b, c, d, e).

**CNPS List** (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).

<sup>c</sup> **Source:** **1** = USFWS letter. **2** = CNDDDB. **3** = Observed or included by Sycamore Environmental.

#### B. Evaluation of Special-Status Wildlife Species

No special-status wildlife species have the potential to occur in the BSA. These determinations are based on several factors including a species' range, elevation of the BSA, and habitat within the BSA. 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 C.

#### C. Birds

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

Birds that are not listed as threatened or endangered under federal or state law, Species of Special Concern, or Fully Protected (under California law) have different levels of protection. The federal Migratory Bird Treaty Act (MBTA) of 1918 (16 U.S.C. 703-711) and the California Migratory Bird Protection Act, signed 27 September 2019 (CA Fish and Game Code §3513) protect most birds and their nests, including most non-migratory birds in California. CA 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 MBTA 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

# DR21-0003/EL DORADO HAVEN APARTMENTS

## EXHIBIT U

Biological Resources Evaluation  
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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.

**SURVEY RESULTS:** Birds listed under the MBTA and regulated by California Fish and Game Code were observed perching and flying within the BSA. Bird species observed in the BSA are identified in Appendix D. Depending on the species, birds could nest on trees, shrubs, in or on the ground, and on artificial structures such as buildings, poles, and signs. No nests were observed during the survey.

### D. Evaluation of Special-Status Plants

El Dorado County parcel data indicates that the Project is located in Rare Plant Mitigation Area 2, which is defined as the El Dorado Irrigation District Service Area. El Dorado County requires a mitigation fee for development located within Mitigation Area 2. Projects are subject to the fee regardless of whether rare plants occur on-site or not.

#### **Nissenan Manzanita (*Arctostaphylos nissenana*)**

**HABITAT AND BIOLOGY:** Nissenan manzanita is an evergreen shrub found on rocky soil and ridges in closed-cone coniferous forest, chaparral, or woodland habitats from about 1,475 to 5,400 feet. It typically blooms from February through March (CNPS 2020, Jepson 2020).

**RANGE:** Nissenan manzanita is known from three counties (Placer, El Dorado, and Tuolumne) in the northern Sierra Nevada Mountains and central Sierra Nevada foothills (CNPS 2020, Jepson 2020).

**KNOWN RECORDS:** There are 11 CNDDDB records of Nissenan manzanita in the 9-quad area centered on the BSA. All known Nissenan manzanita records are located east of the BSA. The closest record of Nissenan manzanita (Occurrence #14) is from 2013 along Faith Lane approximately 1.2 miles northeast of the BSA. This record was recorded by Sycamore Environmental biologists. In 2017, Sycamore Environmental revisited this site and counted a total of 88 Nissenan manzanita shrubs (Sycamore Environmental 2018). Nearly all the Nissenan manzanitas on the Faith Lane site had colonized in areas graded prior to 1993 and co-occurred with the more common white-leaf manzanita (*Arctostaphylos viscida*).

**SURVEY RESULTS:** Oak woodland in the BSA is identified as habitat for Nissenan manzanita. Nissenan manzanita was not observed in the BSA during the botanical survey. While the survey was conducted outside of the blooming period, Nissenan manzanita is an evergreen shrub with bark characteristics that make it evident and identifiable year-round.

#### **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 250 to 3,400 feet in elevation. It blooms April through September (CNPS 2020, Jepson 2020).

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**RANGE:** Parry's horkelia is known from the northern and central Sierra Nevada foothills in Amador, Calaveras, El Dorado, Mariposa, and Tuolumne counties (CNPS 2020, Jepson 2020).

**KNOWN RECORDS:** There are 13 CNDDDB records in the 9-quad area centered on the BSA. The nearest record (Occurrence #12) occurs approximately 3 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 (Occurrence #11) occurs 9 miles east of the BSA in habitat described as a grassy site at the edge of chaparral and oak woodland. A total of 30 clumps of about 1-20 plants were observed in 1994; 20-30 clumps of 1 or more plants were observed in 2004; and one clump remained in 2015.

**SURVEY RESULTS:** Oak woodland within the BSA was identified as potential habitat for Parry's horkelia. Parry's horkelia was not observed in the BSA during the biological survey which was conducted during the evident and identifiable period for this species.

### **Oval-leaved Viburnum (*Viburnum ellipticum*)**

**HABITAT AND BIOLOGY:** Oval-leaved viburnum is a deciduous shrub found in chaparral, cismontane woodland, and lower montane coniferous forest from 700 to 4,600 feet (CNPS 2020). Jepson (2020) describes it as occurring above 980 feet in chaparral or yellow-pine forest, generally on north facing slopes. It blooms May through August (CNPS 2020, Jepson 2020).

**RANGE:** Known from the north coast, Klamath ranges, north Coast Ranges, Bay Area, and northern/central Sierra Nevada foothills (Jepson 2020).

**KNOWN RECORDS:** There is 1 CNDDDB record in the 9-quad area centered on the BSA. The record is a 1901 collection mapped approximately 3 miles northeast of the BSA. The exact location of the record is unknown, so it is mapped as best guess in the vicinity of Placerville.

**SURVEY RESULTS:** Oak woodland within the BSA was identified as potential habitat for oval-leaved viburnum. Oval-leaved viburnum was not observed in the BSA during the botanical survey conducted during the evident and identifiable period for this plant.

### **E. Evaluation of Special-Status Natural Communities**

There are no special-status natural communities within the BSA including wetlands, waters, riparian areas, or communities identified as sensitive by CDFW (2019). The BSA is located outside the El Dorado County Important Biological Corridor (IBC), migratory deer corridors, and Ecological Preserve (EP) overlay areas (El Dorado County 2018). Oak woodlands are present within the BSA and protected under the El Dorado County Oak Resources Management Plan and the Oak Conservation Ordinance (No. 5061). A separate arborist report is being prepared for the project that will address oak woodlands.

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### VI. LITERATURE CITED

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### VII. VII. PREPARERS

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**Jeffery Little, Vice President.** Principal with over 27 years' experience working with environmental review, permitting, biological, and cultural issues. Mr. Little serves as project manager during all phases of project development. He evaluates environmental and regulatory constraints to assist his clients determine realistic schedules of permits and entitlements. He prepares and manages CEQA/NEPA documents and identifies the necessary technical studies during project evaluation. He develops project design recommendations to achieve regulatory compliance with the numerous applicable local, state, and federal environmental laws and regulations.

Responsibilities: Principal-in-Charge

**Kate J. Gazzo, M.S.,** Environmental Management, University of San Francisco, San Francisco, CA. Over 9 years of experience as an ecologist including project management of several mitigation projects located in California. Ms. Gazzo's technical writing experience includes preparation of mitigation plans, conservation easements, endowments, biological resource reports, wetland delineation reports, and permit applications (404/401/1602). She serves as a project manager and prepares proposals including project schedules and scopes of work and budgets. Her field experience includes conducting habitat assessments, surveys for special-status wildlife, and wetland delineations. She assists with proposal preparation including compiling scopes of work and budgets.

Responsibilities: Report preparation, proposal writing, and fieldwork

**Alex V. Jamal, B.S.,** Wildlife Conservation and Management, Humboldt State University, Arcata, CA. Two years of experience as a biologist. He serves as both field biologist and technical report writer. He conducts plant and wildlife surveys, performs preconstruction and construction monitoring, and prepares environmental documents such as, biological resource reports and preconstruction reports. His background is in wildlife biology and biological surveys and has accumulated a range of knowledge and skills in wildlife surveys.

Responsibilities: Fieldwork, proposal writing, and report preparation.

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**APPENDIX A.**

USFWS Official Letter

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## 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:

August 24, 2020

Consultation Code: 08ESMF00-2020-SLI-2704

Event Code: 08ESMF00-2020-E-08283

Project Name: El Dorado Haven Development

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](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.

**DR21-0003/EL DORADO HAVEN APARTMENTS**  
**EXHIBIT U**

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](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.

## Official Species List

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

This species list is provided by:

**Sacramento Fish And Wildlife Office**

Federal Building

2800 Cottage Way, Room W-2605

Sacramento, CA 95825-1846

(916) 414-6600

## Project Summary

Consultation Code: 08ESMF00-2020-SLI-2704

Event Code: 08ESMF00-2020-E-08283

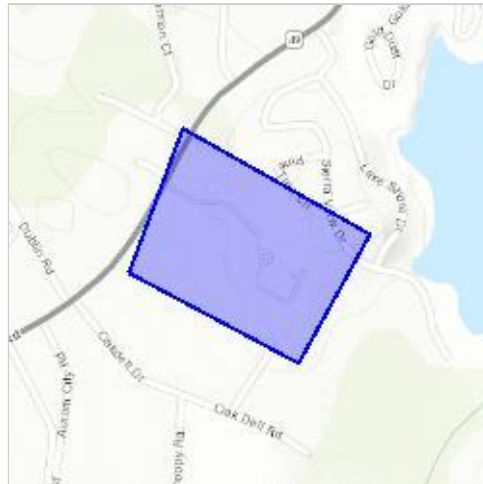
Project Name: El Dorado Haven Development

Project Type: DEVELOPMENT

Project Description: Develop affordable housing units which qualifies for SB35 in El Dorado County.

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/place/38.68379288435868N120.83485537202907W>



Counties: El Dorado, CA



## Endangered Species Act Species

There is a total of 3 threatened, endangered, or candidate species on this species list.

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

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

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

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

## Amphibians

NAME	STATUS
California Red-legged Frog <i>Rana draytonii</i> There is <b>final</b> critical habitat for this species. Your location is outside the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/2891">https://ecos.fws.gov/ecp/species/2891</a> Species survey guidelines: <a href="https://ecos.fws.gov/ipac/guideline/survey/population/205/office/11420.pdf">https://ecos.fws.gov/ipac/guideline/survey/population/205/office/11420.pdf</a>	Threatened

## Fishes

NAME	STATUS
Delta Smelt <i>Hypomesus transpacificus</i> There is <b>final</b> critical habitat for this species. Your location is outside the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/321">https://ecos.fws.gov/ecp/species/321</a>	Threatened

## Flowering Plants

NAME	STATUS
Layne's Butterweed <i>Senecio layneae</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/4062">https://ecos.fws.gov/ecp/species/4062</a>	Threatened

**Critical habitats**

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

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## **APPENDIX B.**

CNDDDB and CNPS Lists

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Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database



**Query Criteria:** Quad<span style='color:Red'> IS </span>(Placerville (3812067)<span style='color:Red'> OR </span>Camino (3812066)<span style='color:Red'> OR </span>Shingle Springs (3812068)<span style='color:Red'> OR </span>Coloma (3812078)<span style='color:Red'> OR </span>Garden Valley (3812077)<span style='color:Red'> OR </span>Slate Mtn. (3812076)<span style='color:Red'> OR </span>Latrobe (3812058)<span style='color:Red'> OR </span>Fiddletown (3812057)<span style='color:Red'> OR </span>Aukum (3812056))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<i>Accipiter gentilis</i> northern goshawk	ABNKC12060	None	None	G5	S3	SSC
<i>Agelaius tricolor</i> tricolored blackbird	ABPBXB0020	None	Threatened	G2G3	S1S2	SSC
<i>Allium jepsonii</i> Jepson's onion	PMLIL022V0	None	None	G2	S2	1B.2
<i>Antrozous pallidus</i> pallid bat	AMACC10010	None	None	G5	S3	SSC
<i>Arctostaphylos nissenana</i> Nissenan manzanita	PDERI040V0	None	None	G1	S1	1B.2
<i>Ardea alba</i> great egret	ABNGA04040	None	None	G5	S4	
<i>Ardea herodias</i> great blue heron	ABNGA04010	None	None	G5	S4	
<i>Atractelmis wawona</i> Wawona riffle beetle	IICOL58010	None	None	G3	S1S2	
<i>Bombus occidentalis</i> western bumble bee	IIHYM24250	None	Candidate Endangered	G2G3	S1	
<i>Calochortus clavatus var. avius</i> Pleasant Valley mariposa-lily	PMLIL0D095	None	None	G4T2	S2	1B.2
<i>Calystegia stebbinsii</i> Stebbins' morning-glory	PDCON040H0	Endangered	Endangered	G1	S1	1B.1
<i>Calystegia vanzuukiae</i> Van Zuuk's morning-glory	PDCON040Q0	None	None	G2Q	S2	1B.3
<i>Carex cyrtostachya</i> Sierra arching sedge	PMCYP03M00	None	None	G2	S2	1B.2
<i>Carex xerophila</i> chaparral sedge	PMCYP03M60	None	None	G2	S2	1B.2
<i>Ceanothus roderickii</i> Pine Hill ceanothus	PDRHA04190	Endangered	Rare	G1	S1	1B.1
<b>Central Valley Drainage Hardhead/Squawfish Stream</b> Central Valley Drainage Hardhead/Squawfish Stream	CARA2443CA	None	None	GNR	SNR	
<b>Central Valley Drainage Resident Rainbow Trout Stream</b> Central Valley Drainage Resident Rainbow Trout Stream	CARA2421CA	None	None	GNR	SNR	
<i>Chlorogalum grandiflorum</i> Red Hills soaproot	PMLIL0G020	None	None	G3	S3	1B.2



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Selected Elements by Scientific Name

## EXHIBIT U

California Department of Fish and Wildlife



Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<i>Clarkia biloba ssp. brandegeae</i> Brandegee's clarkia	PDONA05053	None	None	G4G5T4	S4	4.2
<i>Cosumnoperla hypocreana</i> Cosumnnes stripetail	IIPLE23020	None	None	G2	S2	
<i>Crocانthemum suffrutescens</i> Bisbee Peak rush-rose	PDCIS020F0	None	None	G2?Q	S2?	3.2
<i>Emys marmorata</i> western pond turtle	ARAAD02030	None	None	G3G4	S3	SSC
<i>Erethizon dorsatum</i> North American porcupine	AMAFJ01010	None	None	G5	S3	
<i>Fremontodendron decumbens</i> Pine Hill flannelbush	PDSTE03030	Endangered	Rare	G1	S1	1B.2
<i>Galium californicum ssp. sierrae</i> El Dorado bedstraw	PDRUB0N0E7	Endangered	Rare	G5T1	S1	1B.2
<i>Horkelia parryi</i> Parry's horkelia	PDROS0W0C0	None	None	G2	S2	1B.2
<i>Lasionycteris noctivagans</i> silver-haired bat	AMACC02010	None	None	G5	S3S4	
<i>Myotis yumanensis</i> Yuma myotis	AMACC01020	None	None	G5	S4	
<i>Packera layneae</i> Layne's ragwort	PDAST8H1V0	Threatened	Rare	G2	S2	1B.2
<i>Pekania pennanti</i> fisher - West Coast DPS	AMAJF01021	Endangered	Threatened	G5T2T3Q	S2S3	SSC
<i>Phrynosoma blainvillii</i> coast horned lizard	ARACF12100	None	None	G3G4	S3S4	SSC
<i>Rana boylei</i> foothill yellow-legged frog	AAABH01050	None	Endangered	G3	S3	SSC
<i>Rana draytonii</i> California red-legged frog	AAABH01022	Threatened	None	G2G3	S2S3	SSC
<i>Riparia riparia</i> bank swallow	ABPAU08010	None	Threatened	G5	S2	
<i>Sacramento-San Joaquin Foothill/Valley Ephemeral Stream</i> Sacramento-San Joaquin Foothill/Valley Ephemeral Stream	CARA2130CA	None	None	GNR	SNR	
<i>Strix nebulosa</i> great gray owl	ABNSB12040	None	Endangered	G5	S1	
<i>Viburnum ellipticum</i> oval-leaved viburnum	PDCPR07080	None	None	G4G5	S3?	2B.3
<i>Wyethia reticulata</i> El Dorado County mule ears	PDAST9X0D0	None	None	G2	S2	1B.2

Record Count: 38

## DR21-0003/EL DORADO HAVEN APARTMENTS



## EXHIBIT U

\*The database used to provide updates to the Online Inventory is under construction. [View updates and changes made since May 2019 here.](#)

## Plant List

16 matches found. [Click on scientific name for details](#)

### Search Criteria

California Rare Plant Rank is one of [1A, 1B, 2A, 2B], Found in Quads 3812078, 3812077, 3812076, 3812068, 3812067, 3812066, 3812058 3812057 and 3812056;

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Scientific Name	Common Name	Family	Lifeform	Blooming Period	CA Rare Plant Rank	State Rank	Global Rank
<a href="#">Allium jepsonii</a>	Jepson's onion	Alliaceae	perennial bulbiferous herb	Apr-Aug	1B.2	S2	G2
<a href="#">Arctostaphylos nissenana</a>	Nissenan manzanita	Ericaceae	perennial evergreen shrub	Feb-Mar(Jun)	1B.2	S1	G1
<a href="#">Calochortus clavatus var. avius</a>	Pleasant Valley mariposa lily	Liliaceae	perennial bulbiferous herb	May-Jul	1B.2	S2	G4T2
<a href="#">Calystegia stebbinsii</a>	Stebbins' morning-glory	Convolvulaceae	perennial rhizomatous herb	Apr-Jul	1B.1	S1	G1
<a href="#">Calystegia vanzuukiae</a>	Van Zuuk's morning-glory	Convolvulaceae	perennial rhizomatous herb	May-Aug	1B.3	S2	G2Q
<a href="#">Carex cyrtostachya</a>	Sierra arching sedge	Cyperaceae	perennial herb	May-Aug	1B.2	S2	G2
<a href="#">Carex xerophila</a>	chaparral sedge	Cyperaceae	perennial herb	Mar-Jun	1B.2	S2	G2
<a href="#">Ceanothus roderickii</a>	Pine Hill ceanothus	Rhamnaceae	perennial evergreen shrub	Apr-Jun	1B.1	S1	G1
<a href="#">Chlorogalum grandiflorum</a>	Red Hills soaproot	Agavaceae	perennial bulbiferous herb	May-Jun	1B.2	S3	G3
<a href="#">Erigeron miser</a>	starved daisy	Asteraceae	perennial herb	Jun-Oct	1B.3	S3?	G3?
<a href="#">Fremontodendron decumbens</a>	Pine Hill flannelbush	Malvaceae	perennial evergreen shrub	Apr-Jul	1B.2	S1	G1
<a href="#">Galium californicum ssp. sierrae</a>	El Dorado bedstraw	Rubiaceae	perennial herb	May-Jun	1B.2	S1	G5T1
<a href="#">Horkelia parryi</a>	Parry's horkelia	Rosaceae	perennial herb	Apr-Sep	1B.2	S2	G2
<a href="#">Packera layneae</a>	Layne's ragwort	Asteraceae	perennial herb	Apr-Aug	1B.2	S2	G2
<a href="#">Viburnum ellipticum</a>	oval-leaved viburnum	Adoxaceae	perennial deciduous shrub	May-Jun	2B.3	S3?	G4G5
<a href="#">Wyethia reticulata</a>	El Dorado County mule ears	Asteraceae	perennial herb	Apr-Aug	1B.2	S2	G2

# DR21-0003/EL DORADO HAVEN APARTMENTS

## Suggested Citation

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### Questions and Comments

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**DR21-0003/EL DORADO HAVEN APARTMENTS**  
**EXHIBIT U**  
**APPENDIX C.**

*Biological Resources Evaluation  
 El Dorado – Haven Project  
 El Dorado County, CA*

Species Evaluated Table

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

Special-Status Species/ Common Name	Federal Status <sup>a, b</sup>	State Status <sup>a, b</sup>	Source <sup>c</sup>	Habitat Requirements	Potential to Occur in the BSA
<b>Fish</b>					
<i>Hypomesus transpacificus</i> 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. The BSA is not in critical habitat.
<b>Amphibians</b>					
<i>Rana boylei</i> Foothill yellow-legged frog	--	E, 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 2020).	No. There are no perennial aquatic features in or adjacent to the BSA.
<i>Rana draytonii</i> 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 2020; 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 2002a).	No. There are no aquatic features in or adjacent to the BSA.
<b>Reptiles</b>					
<i>Emys marmorata</i> 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 2020).	No. There are no aquatic features in or adjacent to the BSA.

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El Dorado County, CA*

Special-Status Species/ Common Name	Federal Status <sup>a, b</sup>	State Status <sup>a, b</sup>	Source <sup>c</sup>	Habitat Requirements	Potential to Occur in the BSA
<i>Phrynosoma blainvillii</i> Coast (California) 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 (CWHR 2020). 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 ( <i>Linepithema humile</i> ) 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 2020).	No. There is no suitable chaparral habitat in the BSA. Records from El Dorado County are in gabbroic chaparral.
<b>Birds</b>					
<i>Accipiter gentilis</i> 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 2020). 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.
<i>Agelaius tricolor</i> 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 2020). 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 (2018b).	No. There is no suitable nesting habitat such as blackberry thickets or marsh in the BSA.
<i>Riparia riparia</i> 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 2020). Nesting sites are of concern to CDFW (2018b).	No. There are no riparian areas continuing cliffs or bluffs within the BSA.

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*Biological Resources Evaluation  
El Dorado – Haven Project  
El Dorado County, CA*

Special-Status Species/ Common Name	Federal Status <sup>a, b</sup>	State Status <sup>a, b</sup>	Source <sup>c</sup>	Habitat Requirements	Potential to Occur in the BSA
<i>Strix nebulosa</i> Great gray owl	--	E	2	Occurs between 4,500 and 7,500 ft in the Sierra Nevada in the vicinity of Quincy in Plumas Co. south to Yosemite. Occasionally reported in Northwestern CA in winter and in the Warner Mtns. in summer. Breeds in old-growth red fir, mixed conifer, and lodgepole pine habitats in the vicinity of wet meadows. Uses trees in dense forest stands for roosting cover and small trees and snags in or bordering meadows for hunting perches. Nests in large, broken-topped snags 25 to 72 ft above the ground. Often uses old hawk or eagle nests (CWHR 2020). Nesting sites are of concern to CDFW (2018b).	No. The BSA is below the elevation range. There is no old-growth coniferous forest suitable for nesting habitat.
<b>Mammals</b>					
<i>Pekania pennanti</i> Fisher – West Coast DPS	--	T/ SSC	2	Uncommon permanent resident of the Sierra Nevada, Cascades, Klamath Mountains, and the North Coast Ranges (CWHR 2020). Occurs above 3,200 ft in the Sierra Nevada and Cascades (Jameson and Peeters 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 2020).	No. There is no mature conifer forest. The BSA occurs below the elevation range of this species.
<i>Antrozous pallidus</i> 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. 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 (CWHR 2020).	No. There are no suitable rock outcrops/cliffs, or mature conifer forests likely to have suitable hollow trees.
<b>Plants</b> / CNPS <sup>d</sup>					
<i>Allium jepsonii</i> Jepson's onion	--	--/ 1B.2	2	Bulbiferous herb found in serpentine or volcanic soils in chaparral, cismontane woodland, and lower montane coniferous forest from 984 to 4,331 ft. Known from Butte, El Dorado, Placer, and Tuolumne cos. Blooms April through August (Baldwin et al. 2012; CNPS 2020).	No. There are no serpentine or volcanic soils.

# DR21-0003/EL DORADO HAVEN APARTMENTS

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*Biological Resources Evaluation  
El Dorado – Haven Project  
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Special-Status Species/ Common Name	Federal Status <sup>a, b</sup>	State Status <sup>a, b</sup>	Source <sup>c</sup>	Habitat Requirements	Potential to Occur in the BSA
<i>Arctostaphylos nissenana</i> 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 2020, Jepson 2018). Known from approximately 15 occurrences in Placer, El Dorado and Tuolumne cos. Blooms February through March (Baldwin et al. 2012; CNPS 2020).	See discussion.
<i>Calochortus clavatus</i> var. <i>avius</i> Pleasant Valley mariposa lily	--	--/1B.2	2	Perennial bulbiferous herb found on Josephine silt loam and volcanic soils in lower montane coniferous forests, from 1,000 to 5,900 ft (USFS 2009 and CNPS 2020). Known from Amador, Calaveras, El Dorado, and Placer cos. Presumed extirpated from Mariposa Co. Blooms May through July (CNPS 2020).	No. There is no suitable habitat and soil.
<i>Calystegia stebbinsii</i> Stebbins' morning-glory	E	E/ 1B.1	2	Perennial rhizomatous herb found in serpentine or gabbroic soils in openings in chaparral and cismontane woodland from 607 to 3,576 ft. Known from El Dorado and Nevada cos. Blooms April through July (Baldwin et al. 2012, CNPS 2020).	No. There are no suitable soils.
<i>Calystegia vanzuukiae</i> 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 2020).	No. There are no suitable soils.
<i>Carex cyrtostachya</i> Sierra arching sedge	--	--/1B.2	2	Perennial herb found in mesic lower montane coniferous forest, meadows and seeps, marshes and swamps, and riparian forest margins from 2,000 to 4,460 ft. Known from Butte, El Dorado, and Yuba cos. Blooms May through August (CNPS 2020).	No. There is no suitable habitat.
<i>Carex xerophila</i> 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 2020).	No. There are no suitable soils.
<i>Ceanothus roderickii</i> Pine Hill ceanothus	E	R/ 1B.1	2	Perennial evergreen shrub found on serpentine or gabbroic soils in chaparral and cismontane woodland from 804 to 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 2020).	No. There are no suitable soils.
<i>Chlorogalum grandiflorum</i> Red Hills soaproot	--	--/ 1B.2	2	Perennial bulbiferous herb found in serpentine, gabbroic, and other soils in chaparral, cismontane woodland, and lower montane coniferous forest from 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 2020).	No. There are no suitable soils. In El Dorado County this species is known from the gabbro soils of the Pine Hill formation, elsewhere in the County.
<i>Crocianthemum</i> (= <i>Helianthemum</i> ) <i>suffrutescens</i> 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 2020).	No. There are no suitable soils.
<i>Erigeron miser</i> 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 2020).	No. The BSA is below the elevation range and there is no suitable habitat.

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## EXHIBIT U

*Biological Resources Evaluation  
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Special-Status Species/ Common Name	Federal Status <sup>a, b</sup>	State Status <sup>a, b</sup>	Source <sup>c</sup>	Habitat Requirements	Potential to Occur in the BSA
<i>Fremontodendron decumbens</i> Pine Hill flannelbush	E	R/ 1B.2	2	Perennial evergreen shrub found on rocky, gabbroic, and serpentine soil in chaparral and cismontane woodland from 1,394 to 2,494 ft. Known from 10 occurrences in El Dorado, Nevada, and Yuba cos. Uncertain about distribution or identity in Nevada and Yuba cos. Blooms April through July (Baldwin et al. 2012, CNPS 2020).	No. There are no suitable soils. In El Dorado County, this species is only known from gabbro soils on Pine Hill and its the immediate surrounding foothills.
<i>Galium californicum</i> ssp. <i>sierrae</i> El Dorado bedstraw	E	R/ 1B.2	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 2020). Blooms March through July (Baldwin et al. 2012).	No. There are no suitable soils.
<i>Horkelia parryi</i> Parry's horkelia	--	--/ 1B.2	2	Perennial herb found on lone 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 2020). Jepson (2018) describes the habitat as open chaparral.	See discussion.
<i>Packera</i> (= <i>Senecio</i> ) <i>layneae</i> 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 2020).	No. There are no suitable soils. In El Dorado County this species is known from the gabbro soils of the Pine Hill formation, elsewhere in the County.
<i>Viburnum ellipticum</i> Oval-leaved viburnum	--	--/ 2B.3	2	Deciduous shrub found in chaparral, cismontane woodland, and lower montane coniferous forest from 700 to 4,600 ft. Known from Alameda, Contra Costa, El Dorado, Fresno, Glenn, Humboldt, Lake, Mendocino, Mariposa, Napa, Placer, Shasta, Solano, Sonoma, and Tehama cos. Blooms May through August (Baldwin et al. 2012, CNPS 2020). Jepson (2018) describes the habitat as chaparral, yellow-pine forest, generally on north-facing slopes.	See discussion.
<i>Wyethia reticulata</i> El Dorado County mule ears	--	--/ 1B.2	2	Perennial rhizomatous herb found on clay or gabbroic soils in chaparral, cismontane woodland, and lower montane coniferous forest from 600 to 2,100 ft. Known from El Dorado and Yuba cos. Blooms April through August (Baldwin et al. 2012, CNPS 2020).	No. There are no suitable soils.

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Special-Status Species/ Common Name	Federal Status <sup>a, b</sup>	State Status <sup>a, b</sup>	Source <sup>c</sup>	Habitat Requirements	Potential to Occur in the BSA
<b>Natural Communities</b>					
Central Valley drainage hardhead/ squawfish stream	--	--	2	Hardhead occur in low- to mid-elevation streams in the main Sacramento-San Joaquin drainage and in the Russian River. Their range extends 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.
Central Valley drainage resident rainbow trout stream	--	--	2	Rainbow trout occur in low order (high elevation) cold streams with a high gradient. These streams are dominated by rainbow trout and often riffle sculpin (Moyle and Ellison 1991).	No. This community does not occur in the BSA.
Sacramento-San Joaquin foothill/valley ephemeral stream	--	--	2	Low elevation streams that flow primarily in response to winter and spring rainfall. Found in oak woodland/ valley grassland areas. Some water may be present in semi-permanent bedrock pools. Streams have a distinct succession of invertebrates and may be important spawning areas for Sierran treefrogs ( <i>Pseudacris sierra</i> ) and newts ( <i>Taricha</i> spp.; Moyle and Ellison 1991).	No. This community does not occur in the BSA.

<sup>a</sup> **Listing Status:** **E** = Endangered; **T** = Threatened; **P** = Proposed; **C** = Candidate; **R** = California Rare; **D** = Delisted; \* = Possibly extinct.

<sup>b</sup> **Other Codes:** **SSC** = CA Species of Special Concern; **FP** = CA Fully Protected; **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).

<sup>c</sup> **Source:** **1** = USFWS letter. **2** = CNDDDB/CNPS. **3** = Observed or included by Sycamore Environmental.

# DR21-0003/EL DORADO HAVEN APARTMENTS

## EXHIBIT U

Biological Resources Evaluation  
El Dorado – Haven Project  
El Dorado County, CA

### APPENDIX D.

Plant and Wildlife Species Observed

El Dorado - Haven Project El Dorado  
County, CA

Plant Species Observed.

Family	Scientific Name	Common Name	N/I <sup>1</sup>	Cal-IPC
<b>CONIFERS</b>				
<b>Pinaceae</b>	<i>Pinus ponderosa</i>	Ponderosa pine	N	
	<i>Pinus sabiniana</i>	Gray, ghost, or foothill pine	N	
<b>EUDICOTS</b>				
<b>Apiaceae</b>	<i>Daucus carota</i>	Carrot, Queen Anne's lace	I	
	<i>Daucus pusillus</i>	Daucus	N	
	<i>Torilis arvensis</i>	Hedge parsley	I	Moderate
<b>Apocynaceae</b>	<i>Asclepias fascicularis</i>	Narrow-leaf milkweed	N	
<b>Asteraceae</b>	<i>Agoseris grandiflora</i>	Agoseris	N	
	<i>Baccharis pilularis</i>	Coyote brush	N	
	<i>Carduus pycnocephalus</i> ssp. <i>pycnocephalus</i>	Italian thistle	I	Moderate
	<i>Centaurea diffusa</i>	Diffuse knapweed	I	Moderate
	<i>Centaurea solstitialis</i>	Yellow star-thistle	I	High
	<i>Grindelia camporum</i>	Gumplant	N	
	<i>Lactuca serriola</i>	Prickly lettuce	I	
	<i>Leontodon saxatilis</i>	Hairy hawkbit	I	
	<i>Madia gracilis</i>	Gumweed	N	
<b>Ericaceae</b>	<i>Arctostaphylos manzanita</i>	Common manzanita	N	
<b>Fabaceae</b>	<i>Acmispon americanus</i> var. <i>americanus</i>	Deervetch, deerweed	N	
	<i>Cytisus scoparius</i>	Scotch broom	I	High
	<i>Robinia pseudoacacia</i>	Black locust	I	Limited
	<i>Trifolium hirtum</i>	Rose clover	I	Limited
<b>Fagaceae</b>	<i>Quercus douglasii</i>	Blue oak	N	
	<i>Quercus lobata</i>	Valley oak, roble	N	
	<i>Quercus wislizeni</i>	Interior live oak	N	
<b>Geraniaceae</b>	<i>Geranium</i> sp.	Cranesbill, geranium	--	
<b>Hypericaceae</b>	<i>Hypericum perforatum</i> ssp. <i>perforatum</i>	Klamathweed	I	Moderate
<b>Lamiaceae</b>	<i>Marrubium vulgare</i>	Horehound	I	Limited
<b>Lamiaceae</b>	<i>Trichostema lanceolatum</i>	Vinegar weed	N	
<b>Plantaginaceae</b>	<i>Plantago lanceolata</i>	English plantain	I	Limited
<b>Polygonaceae</b>	<i>Rumex crispus</i>	Curly dock	I	Limited
<b>Rhamnaceae</b>	<i>Rhamnus ilicifolia</i>	Hollyleaf redberry	N	
<b>Rosaceae</b>	<i>Prunus</i> sp.	Prunus	--	
	<i>Rubus armeniacus</i>	Himalayan blackberry	I	High
<b>Salicaceae</b>	<i>Populus tremuloides</i>	Quaking aspen	N	
<b>Viscaceae</b>	<i>Phoradendron leucarpum</i> ssp. <i>tomentosum</i>	American mistletoe	N	
<b>MONOCOTS</b>				
<b>Poaceae</b>	<i>Avena barbata</i>	Slender wild oat	I	Moderate
	<i>Bromus hordeaceus</i>	Soft chess	I	Limited
	<i>Cynodon dactylon</i>	Bermuda grass	I	Moderate
	<i>Cynosurus echinatus</i>	Bristly dogtail grass	I	Moderate
	<i>Dactylis glomerata</i>	Orchard grass	I	Limited
	<i>Elymus caput-medusae</i>	Medusa head	I	High
	<i>Festuca bromoides</i>	Brome fescue	I	
	<i>Festuca perennis</i>	Rye grass	I	Moderate

<sup>1</sup> N = Native to CA; I = Introduced.

<sup>2</sup> Degree of negative ecological impact (Cal-IPC 2019).

# DR21-0003/EL DORADO HAVEN APARTMENTS

## EXHIBIT U

Biological Resources Evaluation  
El Dorado – Haven Project  
El Dorado County, CA

### Wildlife Species Observed.

COMMON NAME	SCIENTIFIC NAME
<b>BIRDS</b>	
Acorn woodpecker	<i>Melanerpes formicivorus</i>
Anna's hummingbird	<i>Calypte anna</i>
California quail	<i>Callipepla californica</i>
House finch	<i>Haemorhous mexicanus</i>
Mourning dove	<i>Zenaida macroura</i>
Northern mockingbird	<i>Mimus polyglottos</i>
Oak titmouse (Plain titmouse)	<i>Baeolophus inornatus</i>
Song sparrow	<i>Melospiza melodia</i>
Turkey vulture	<i>Cathartes aura</i>
Western bluebird	<i>Sialia mexicana</i>
Western scrub-jay	<i>Aphelocoma californica</i>
<b>MAMMALS</b>	
Black-tailed deer	<i>Odocoileus hemionus</i>



# DR21-0003/EL DORADO HAVEN APARTMENTS EXHIBIT U

*Biological Resources Evaluation  
El Dorado – Haven Project  
El Dorado County, CA*

## APPENDIX E.

Photographs  
24 August 2020

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Photo 1. View facing northwest from the nonnative grassland in the center of the BSA. Multiple deer trails, as shown in this image, are present in the BSA.



Photo 2. View facing southeast from the nonnative grassland. A black-tailed deer was observed bedded in this group of coyote brush shrubs.

# DR21-0003/EL DORADO HAVEN APARTMENTS EXHIBIT U

*Biological Resources Evaluation  
El Dorado – Haven Project  
El Dorado County, CA*



Photo 3. View from the western corner of the BSA at a developed portion (old driveway) of the study area. Oak woodland occurs along the southern edge of the BSA (right-side of photo).



Photo 4. View facing east within the north end of the BSA in mixed oak woodland.

# DR21-0003/EL DORADO HAVEN APARTMENTS EXHIBIT V



## EL DORADO COUNTY PLANNING & BUILDING DEPARTMENT

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2850 Fairlane Court, Placerville, CA 95667  
Phone (530) 621-5355, Fax (530) 642-0508

Date: May 6, 2021

To: Tom Purciel, Project Planner

From: C.J. Freeland, Administrative Analyst II  
Housing, Community and Economic Development Program *CjF*

Subject: DR21-0003/Mercy El Dorado Haven Apartments

---

The Housing, Community and Economic Development (HCED) Program is pleased to comment on the proposed El Dorado Haven Apartments development project located in El Dorado

The proposed development (DR21-0003) location could be considered a prime area for affordable high-density residential housing due to the proposed project site's proximity to amenities such as public transit, medical, retail services and recreation. Furthermore, the development with its proposed affordable housing component will assist the County in attaining its regional housing needs allocation for low income households. The HCED Program supports the El Dorado Haven Apartments development under the provisions of Senate Bill 35, (SB 35) affordable housing: streamlined approval process.

Chapter 366, Statutes of 2017 (SB 35, Wiener) was part of a 15 bill housing package aimed at addressing the state's housing shortage and high housing costs. Specifically, it requires the availability of a Streamlined Ministerial Approval Process for developments in localities that have not yet made sufficient progress towards their allocation of the regional housing need. Eligible developments must include a specified level of affordability, be on an infill site, comply with existing residential and mixed use general plan or zoning provisions, and comply with other requirements such as locational and demolition restrictions. The intent of the legislation is to facilitate and expedite the construction of housing. In addition, as part of the legislation, the Legislature found ensuring access to affordable housing is a matter of statewide concern and declared that the provisions of SB 35 would apply to all cities and counties.

The Mercy El Dorado Haven Apartments is being submitted by Mercy Housing California under the provisions of the state's Ministerial Permit Streamline Approval Process provisions (referred to as Senate Bill (SB) 35). SB 35 is a bill streamlining affordable housing construction projects that include 10 or 50 percent of the units as affordable within California jurisdictions that fail to meet their Regional Housing Need Allocations (RHNA) as determined by the California Department of Housing and Community Development (Exhibit A), such as El Dorado County as shown in the illustration below.

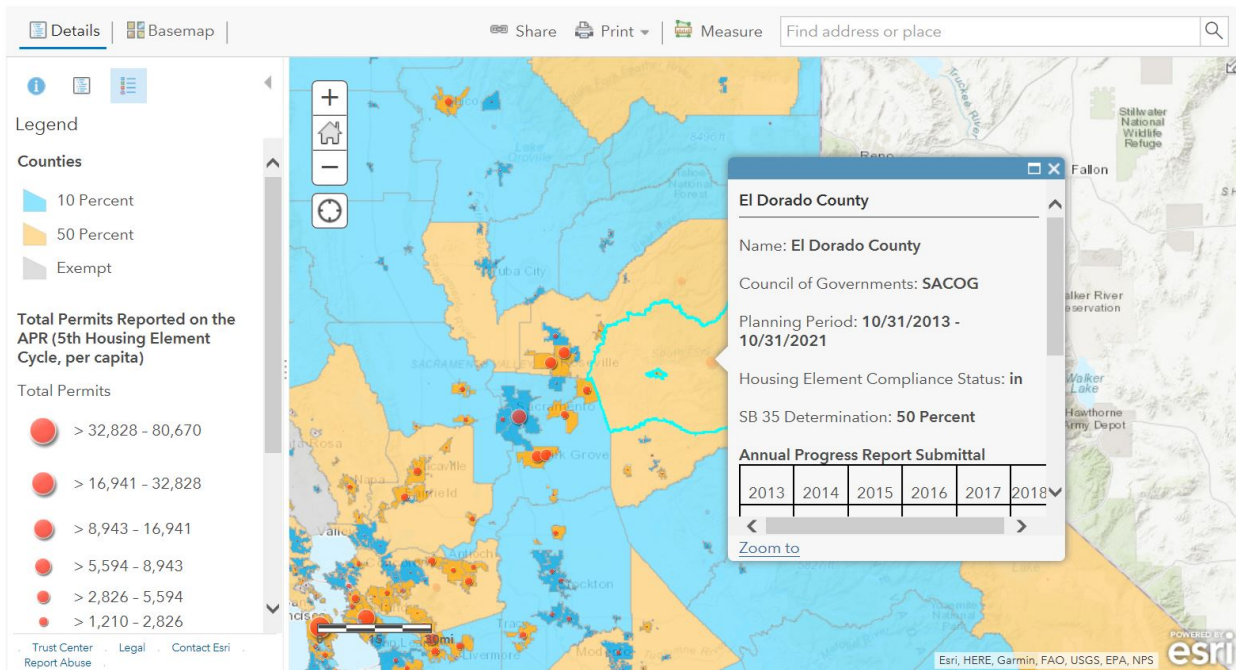
# DR21-0003/EL DORADO HAVEN APARTMENTS

DR21-0003 – Mercy El Dorado Haven  
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## EXHIBIT V

ArcGIS ▾ Housing Element Open Data Project and SB 35 Determination

Modify Map ⓘ Sign In



<https://www.arcgis.com/home/webmap/viewer.html?webmap=64a819d37c414e78bd4ca31d762eb88c&extent=-133.6978,31.1397,-106.7153,42.6762>

In addition to other qualifications for processing under SB 35, projects that qualify for SB 35 are Statutorily Exempt from CEQA pursuant to Section 15268, Ministerial Project of the CEQA Guidelines. Under SB 35 in El Dorado County, developments that include at least 50 percent of the units as affordable to low income households, those earning no greater than 80 percent of the area median income, may qualify. Mercy El Dorado Haven includes 100 percent of the units affordable to very low and low income households. Proposed funding for this project will come from the California Tax Credit allocation Committee, California Debt Limit Allocation Committee, California State Department of Housing and Community Development, each of which require a 55-year affordability deed-restriction requirement. SB 35 provisions also require a 55-year deed restriction for low income housing.

On March 23, 2021, the Board of Supervisors approved a Traffic Impact Fee Offset under Board Policy B-14, Traffic Impact Mitigation Fee Offsets for Developments with Affordable Housing Units (Agenda Item 18, Legistar File No.21-0239) for the Mercy El Dorado Haven project (Attached). The approved offset of \$891,475 is equal to an offset of 100 percent of the residential traffic impact fees. Non-residential impact fees are not offset (\$13,715 per unit – TIF Zone B multifamily). The award is contingent upon the execution and recordation of a TIM Fee Offset Affordable Housing Agreements restricting the number of units for a minimum of 20 years. The project is proposing 65 units of rental housing with 100 percent of the units affordable to a variety of income levels ranging from 20 percent to 50 percent of the area median income for a minimum of 55 years.

Approval of the Traffic Impact Fee recognizes that the project assists the County in meeting several additional goals and objectives of the General Plan, including those found in the Land

# DR21-0003/EL DORADO HAVEN APARTMENTS

DR21-0003 – Mercy El Dorado Haven  
May 6, 2021  
Page 3 of 3

## EXHIBIT V

Use Element, Public Services and Utilities Element and the Housing Element. These goals support the development in Community Regions with nearby transportation, shopping and medical services, infill development, and increasing the supply of housing affordable to lower income households.

The project site has a General Plan land use designation of Multifamily Residential (MFR) and a corresponding zoning of Multi-Unit Residential (RM) with a Design Review-Historic Combining Zone overlay. The projected realistic capacity under the Regional Housing Needs Allocation is 60 units. The five additional units proposed will assist the County in meeting its RHNA requirements.

Furthermore, the project is consistent with General Plan Policy HO-1.5 which directs higher density residential development to Community Regions and Rural Centers.

Rationale: The project is a multi-unit residential development within the Community Region of Diamond Springs/El Dorado.

The project is consistent with General Plan Policies HO-1.7 which directs the County to give highest priority for permit processing to development projects that provide housing affordable to very low- or low-income households.

Rationale: The project is being reviewed subject to the provisions of SB 35, affordable housing: streamlined approval process.

The project is consistent with General Plan Policies HO-1.18 which directs that the County shall develop incentive programs and partnerships to encourage private development of affordable housing for very-low, low, and moderate income households.

Rationale: The project may be eligible for a Traffic Impact Mitigation (TIM) Fee Offset under Board Policy B-14 (TIM Fee Offset for Development with Affordable Housing) when at least 20 percent of the housing units are targeted for low- to moderate-income households.

If you or the applicant would like additional information, please do not hesitate to contact me by calling (530) 621-5159 or by email at [Cynthia.freeland@edcgov.us](mailto:Cynthia.freeland@edcgov.us).

Thank you for the opportunity to provide this information.



# DR21-0003/EL DORADO HAVEN APARTMENTS

## PLANNING AND BUILDING DEPARTMENT

### PLANNING DIVISION

[www.edcgov.us/Government/Planning](http://www.edcgov.us/Government/Planning)

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**PLACERVILLE OFFICE:**

2850 Fairlane Court, Placerville, CA 95667

**BUILDING**

(530) 621-5315 / (530) 622-1708 Fax

[bldgdept@edcgov.us](mailto:bldgdept@edcgov.us)

**PLANNING**

(530) 621-5355 / (530) 642-0508 Fax

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**LAKE TAHOE OFFICE:**

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

March 24, 2021

Mercy Housing California  
Mr. Jeff Riley  
2512 Rive Plaza Drive, Suite 200  
Sacramento, CA 95833

Dear Mr. Riley:

I am pleased to inform you that your request for a TIM Fee Offset for a 65-unit multi-family El Dorado Haven Apartment development located at 6500 Pleasant Valley Rd, parcel number 331-301-171 in El Dorado in the amount of up to \$891,475 was approved by the El Dorado County Board of Supervisors at their meeting on March 23, 2021.

The recommendation approved by the Board is for a TIM Fee Offset in the amount of up to \$891,475 which represents 100% of the traffic impact fee amount for your zone in effect as of February 8, 2021, contingent upon deed restrictions for a total of 65 units, executing a TIM Fee Offset Agreement, that includes a Recapture Agreement, Rent Limitation Agreement and a Residential Anti-Displacement Agreement, to restrict 64 rental units for very-low and low-income tenants (earning 20% to 80% of Area Median Income (AMI)) and one manager's unit for moderate income household (earning 80% to 120% of AMI) for 20 years. These documents must be executed and recorded prior to receiving a "final" building permit.

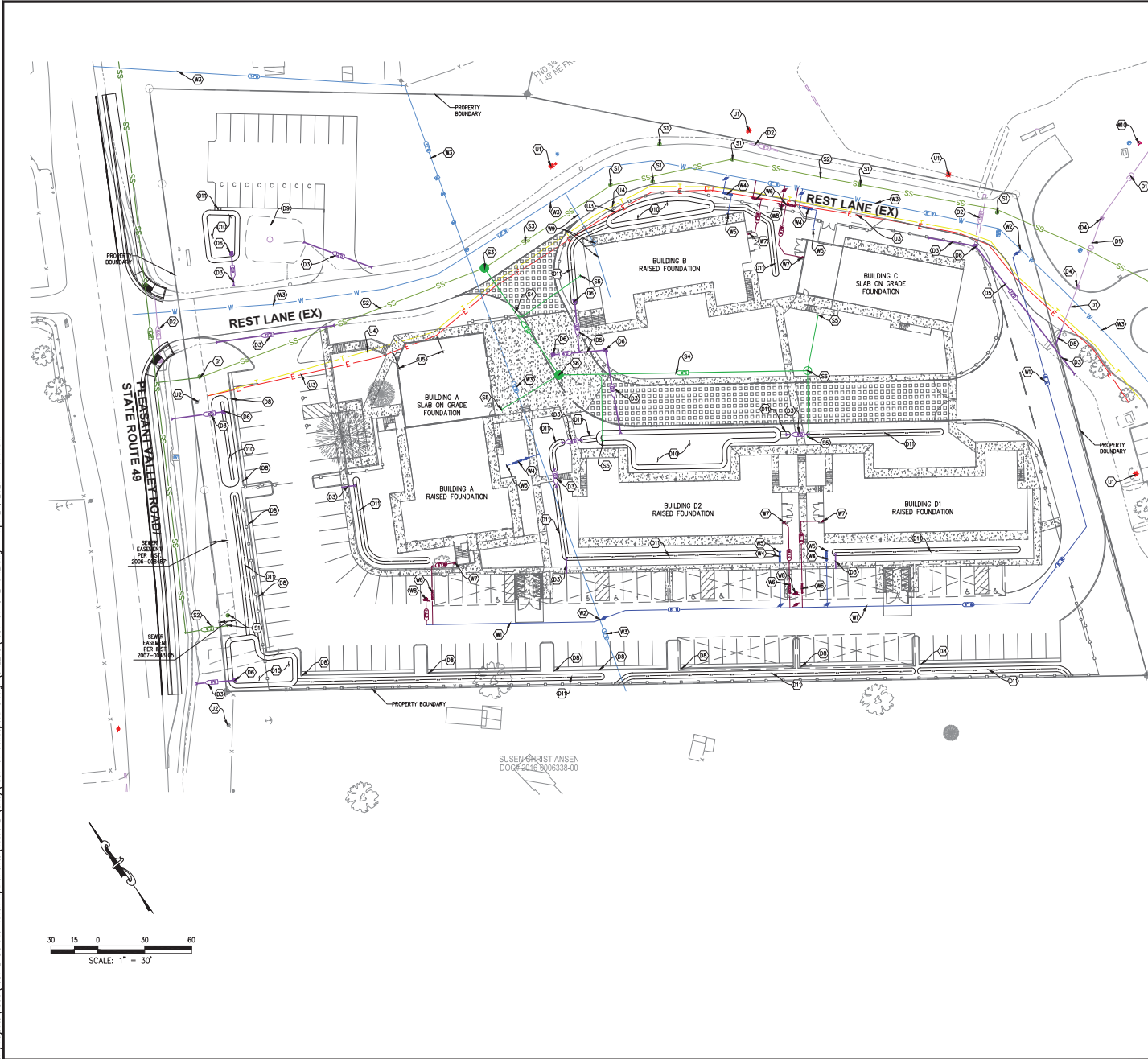
You will need to provide a copy of this letter to the Building Department for your building permit application to ensure the TIM Fee Offset will be awarded to your project. You should keep the original letter in your possession. Please call our office at (530) 621-5159 when you are ready to apply for your building permit(s) and we will prepare the required TIM Fee Offset documents for your signature. Construction must be completed within two years from the award date. If there is any delay please contact our office to discuss an extension. Failure to complete any action may result in forfeiture of the offset and the traffic impact fee to be paid in full.

Thank you for your support and efforts in our county to encourage decent, safe, affordable housing for people of all income categories. If you have any questions or concerns regarding this request, please don't hesitate to contact me at (530) 621-5159 or by email at [cynthia.freeland@edcgov.us](mailto:cynthia.freeland@edcgov.us).

Sincerely,

C.J. Freeland, Administrative Analyst II  
Housing, Community and Economic Development Programs

# DR21-0003/EL DORADO HAVEN APARTMENTS EXHIBIT W - PRELIMINARY UTILITY PLAN



### WATER KEYNOTES

- W1 INSTALL ON-SITE WATER MAIN.
- W2 CONNECT TO EXISTING WATER MAIN. INSTALL WATER VALVE.
- W3 EXISTING WATER MAIN TO REMAIN.
- W4 INSTALL DOMESTIC WATER METER WITH BOX AND DOMESTIC WATER REDUCED PRESSURE PRINCIPAL BACKFLOW ASSEMBLY PER COUNTY STANDARDS.
- W5 INSTALL DOMESTIC WATER SERVICE TO BUILDING.
- W6 INSTALL FIRE WATER DOUBLE CHECK BACKFLOW ASSEMBLY WITH FIRE DEPARTMENT CONNECTION.
- W7 INSTALL FIRE RISER IN BUILDING.
- W8 INSTALL FIRE HYDRANT AND VALVE PER COUNTY STANDARDS.
- W9 REMOVE EXISTING BLOW OFF AND SERVICE.
- W10 EXISTING FIRE HYDRANT TO REMAIN.

### SEWER KEYNOTES

- S1 EXISTING SEWER CLEANOUT/MANHOLE TO REMAIN.
- S2 EXISTING SEWER MAIN TO REMAIN.
- S3 CONNECT TO EXISTING SEWER. REMOVE EXISTING CLEANOUT AND INSTALL SEWER MANHOLE PER COUNTY STANDARDS.
- S4 INSTALL SANITARY ON-SITE SEWER MAIN.
- S5 INSTALL SANITARY SEWER SERVICE TO WITHIN 5' OF BUILDING WALL.
- S6 INSTALL SANITARY SEWER MANHOLE.

### DRAINAGE KEYNOTES

- D1 EXISTING DRAINAGE PIPE.
- D2 EXISTING DRAINAGE CULVERT.
- D3 PROPOSED DRAINAGE CULVERT.
- D4 EXISTING DRAIN INLET.
- D5 PROPOSED DRAINAGE PIPE.
- D6 PROPOSED DRAINAGE INLET.
- D7 NOT USED.
- D8 DRAINAGE OPENING IN CURB.
- D9 EXISTING DRAINAGE POND TO REMAIN.
- D10 PROPOSED STORMWATER QUALITY POND.
- D11 PROPOSED STORMWATER QUALITY SWALE.

### UTILITY KEYNOTES

- U1 EXISTING SITE LIGHTING TO REMAIN.
- U2 EXISTING POWER POLE TO REMAIN.
- U3 EXISTING ELECTRICAL LINE TO REMAIN.
- U4 EXISTING TV LINE TO REMAIN.
- U5 RELOCATE EXISTING ELECTRICAL LINE OUTSIDE OF BUILDING FOOTPRINT.

### NOTES

1. THIS PRELIMINARY UTILITY PLAN WAS PREPARED TO DEPICT PROPOSED UTILITY CONCEPTS AS REQUIRED FOR THE ENTITLEMENT PROCESS. ACTUAL FINAL DESIGN MAY VARY FROM THAT SHOWN HEREIN AS THE DESIGN PROCESS PROGRESSES.
2. THIS EXHIBIT IS BASED ON THE PRELIMINARY EL DORADO HAVEN APARTMENTS SITE PLAN PREPARED BY ANDERS & FALLTRICK ARCHITECTS DATED NOVEMBER 2020.
3. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MORROW SURVEYING DATED NOVEMBER, 2020.
4. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UTILITIES SHOWN ON THESE PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZE, LOCATION AND DEPTH OF SUCH UNDERGROUND FACILITIES. CONTRACTOR TO EXERCISE CAUTION DURING EXCAVATION FOR UNDERGROUND FACILITIES AND THE EXISTENCE OF OTHER BURIED OBJECTS WHICH ARE NOT SHOWN ON THESE PLANS. IF NO ELEVATION IS SHOWN ON THE PLANS THE CONTRACTOR SHALL ASSUME THE ELEVATION IS UNKNOWN.

**ANDERS & FALLTRICK ARCHITECTS**  
1104 CORPORATE WAY  
SACRAMENTO, CALIFORNIA 95831  
TELEPHONE 916.395.4444

**SCHEMATIC DESIGN SET  
NOT FOR CONSTRUCTION**

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Consultant



Approves

Revisions

Keyplan

Project  
EL DORADO HAVEN APARTMENTS  
PLEASANT VALLEY RD EL DORADO, CA 95619  
APN: 331-301-171

Drawing  
PRELIMINARY UTILITY PLAN

Project No. 1881  
Drawn by LD  
Reviewed by DF  
Date 04-27-21  
Drawing No. C-2  
Sheet of Sheets