



EA 08/21/24
Item # 1
3 pages

Date: August 21, 2024
To: Jose Lujano
From: Alan Canivel
Subject: Green Valley & Bass Lake – Wetland Survey

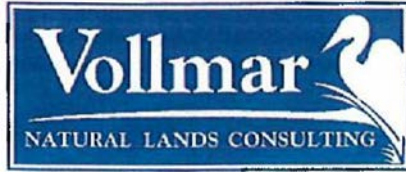
Mr. Lujano,

The limits of the Seasonal Wetland Swale (SWS-1) and Artificial Wetland Channel (ACW-1) as shown in the Parcel Map Exhibit dated 8/21/2024, were surveyed in the field and directly based on the exact stake locations provided by Vollmar Natural Lands Consulting.

Respectfully,

A handwritten signature in black ink, appearing to read 'Alan Canivel'.

Alan Canivel
Project Manager



SACRAMENTO OFFICE
2401 Capitol Avenue, Ste. 301
Sacramento, CA 95816
Phone: 916/758-6928
Fax: 510/559-9605
www.vollmarconsulting.com

August 21, 2024

José J. Lujano
Project Manager
Affirmed Housing
jose@affirmedhousing.com
408-823-5801

Dear Mr. Lujano,

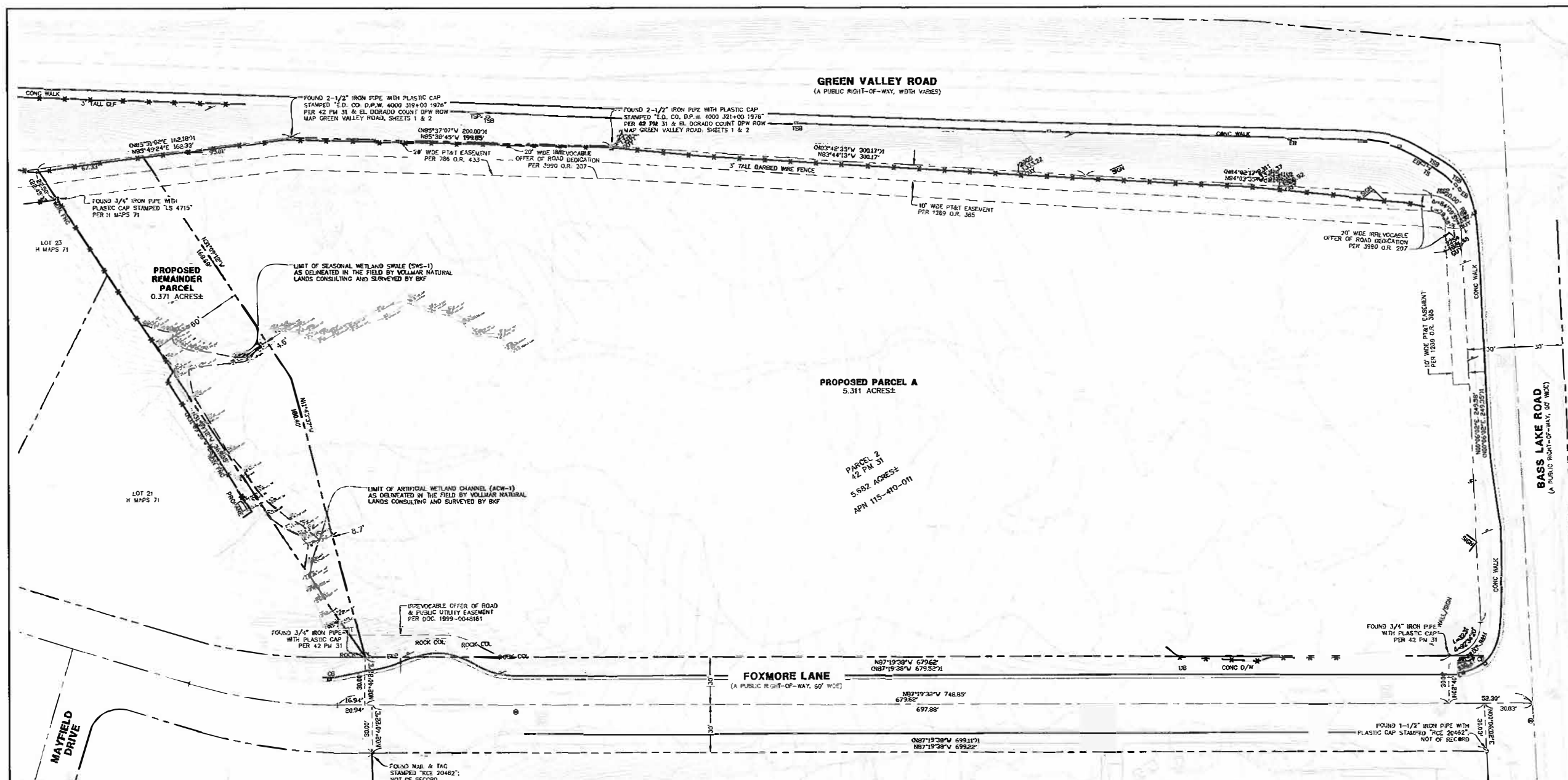
I am writing in regard to the Green Valley Road project site, a 5.27-acre parcel along Green Valley Road in the town of Skidders, El Dorado County, California. Vollmar Natural Lands Consulting conducted an aquatic resources delineation of the project site in September 2023. You provided me with maps showing a proposed modification to the parcel boundary of the project site. The modification, as displayed in the Proposed Parcel Map dated 8/21/2024 excludes all potentially-jurisdictional wetlands and waters from the project parcel. Based on the results of our aquatic resources delineation, the modification would ensure that the Proposed Parcel A does not include any wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).

Please feel free to contact me at esmith@vollmarconsulting.com if you have questions. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Eric Smith". The signature is written in a cursive style with a long horizontal stroke at the end.

Eric Smith
Senior Ecologist
Vollmar Natural Lands Consulting



PRELIMINARY
FOR STUDY PURPOSES ONLY
DATE: 08/21/2024

BKF ENGINEERS
1730 N. FIRST STREET
SUITE 606, CA 95112
(408) 467-9100
www.bkf.com

EXHIBIT - PROPOSED PARCEL MAP
GREEN VALLEY ROAD AT BASS LAKE ROAD, RESCUE, CA, 95662

NOTES

- OWNERS: GREEN VALLEY FAMILY HOUSING, L.P., A CALIFORNIA LIMITED PARTNERSHIP
- CLIENT: AFFIRMED HOUSING, 290 NORTH 2ND STREET, SUITE 205, SAN JOSE, CA 95112, ATN: JOSÉ LUJANO
- ENGINEER/SURVEYOR: BKF ENGINEERS, 1730 N. FIRST STREET, SUITE 600, SAN JOSE, CA 95112, CONTACT: CHRISTOPHER CASSERA, PLS, TELEPHONE: 408-467-9196, EMAIL: CCASSERA@BKFCOM
- EXISTING ASSESSOR'S PARCEL NO.: 115-410-011
- SITE ADDRESS: APN: 115-410-011, RESCUE, CALIFORNIA
- EXISTING & PROPOSED LAND USE: EXISTING - VACANT LAND, PROPOSED PARCEL A - AFFORDABLE HOUSING, PROPOSED REMAINDER PARCEL - WETLAND CONSERVATION
- EXISTING & PROPOSED NUMBER OF PARCELS: FROM 1 PARCEL TO 1 PARCEL AND 1 REMAINDER PARCEL

PARCEL #	EXISTING AREA (ACRES)	PROPOSED AREA (ACRES)
PARCEL 2	5.682 ACRES±	---
PROPOSED PARCEL A	---	5.311 ACRES±
PROPOSED REMAINDER PARCEL	---	0.371 ACRES±

NOTES (CONTINUATION)

- SITE AREA: 5.682 ACRES±
- APPROXIMATE URBAN USE PERIMETER PERCENTAGE: PROPOSED PARCEL A - 83.83%
*ADJOINING SITES CONSIDERED TO BE URBAN USE FOR THE PERIMETER PERCENTAGE CALCULATIONS ARE BASED ON THAT CERTAIN MEMORANDUM PREPARED BY MARTY REINER OF IRVINE & ASSOCIATES, INC., DATED NOVEMBER 22, 2023.
- BACKGROUND: AFFIRMED HOUSING PROPOSES TO SUBDIVIDE THE PROPERTY INTO TWO PARCELS. PARCEL A WILL CONSIST OF APPROXIMATELY 5.311 ACRES ADJACENT TO GREEN VALLEY ROAD AND BASS LAKE ROAD AND IS PROPOSED TO BE DEVELOPED WITH A 100% AFFORDABLE HOUSING APARTMENT COMPLEX (THE "PROJECT"). PARCEL B WILL CONSIST OF AN APPROXIMATELY 0.371 ACRE PARCEL LOCATED SOUTH OF GREEN VALLEY ROAD THAT WILL BE COVENANTED "NOT FOR DEVELOPMENT" IN FAVOR OF EL DORADO COUNTY.
REMAINDER PARCEL - THE REMAINDER PARCEL IS NOT PROPOSED FOR DEVELOPMENT AND CONTAINS WETLANDS AS DEFINED IN THE UNITED STATES FISH AND WILDLIFE SERVICE MANUAL, PART 660 FW 2 (JUNE 21, 1993) AS DETERMINED BY VOLLMAR NATURAL LANDS CONSULTING. GLA CONCURS WITH VOLLMAR'S ASSESSMENT. THE PROPOSED PROJECT WILL BE LOCATED ON PARCEL B. ACCORDINGLY, THE PROPOSED PROJECT IS NOT LOCATED ON A SITE THAT IS WETLANDS, AS DEFINED IN THE UNITED STATES FISH AND WILDLIFE SERVICE MANUAL, PART 660 FW 2 (JUNE 21, 1993). THE SEPARATION OF THE PARCELS ALSO ENSURES THAT THE WETLAND WILL BE FULLY AVOIDED.

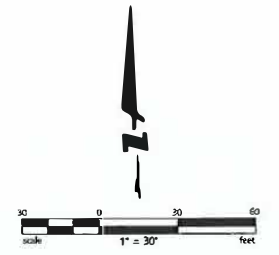
PARCEL A - THE PROJECT SITE

LEGEND

- AC ASPHALTIC CONCRETE
- AL AREA LIGHT
- BFP BACK FLOW PREVENTOR
- CB CATCH BASIN
- CL COLUMN
- CONC CONCRETE
- EB ELECTRICAL BOX
- FH FIRE HYDRANT
- GV GAS VALVE
- LSCP LANDSCAPE
- MH MANHOLE
- SDOI STORM DRAIN DROP INLET
- SDAD STORM DRAIN AREA DRAIN
- SDMH STORM DRAIN MANHOLE
- SL STREET LIGHT
- SLB STREET LIGHT BOX
- SSCO SANITARY SEWER CLEANOUTS
- SSMH SANITARY SEWER MANHOLE
- TSB TRAFFIC SIGNAL BOX
- TSP TRAFFIC SIGNAL POLE
- TS TRAFFIC SIGN
- UB UTILITY BOX
- WB WATER BOX
- WM WATERMETER
- WW WATER VALVE

BOUNDARY REFERENCES

- (1) RECORD DATA 42 PM 31
- (2) RECORD DATA PER H MAPS 71
- R&M RECORD AND MEASURED



BASIS OF BEARINGS
THE BEARING NORTH 87°19'38" WEST OF THE NORTHERLY LINE OF FOXMORE LANE, BETWEEN FOUND MONUMENTS, AS SAID BEARING AND MONUMENTS ARE SHOWN ON THAT CERTAIN PARCEL MAP, FILED FOR RECORD ON AUGUST 7, 1990 IN BOOK 42 OF PARCEL MAPS AT PAGE 31, RECORDS OF EL DORADO COUNTY.

BKF NO. 20230661

EXHIBIT
1 OF 1