



# PLANNING AND BUILDING DEPARTMENT

<http://www.edcgov.us/DevServices/>

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August XX, 2019

Property Owner Name

Address

Placerville, CA 95667

**RE: Proposed Weber Creek Canyon Important Biological Corridor (IBC)  
Assessor's Parcel Number (APN) xxx-xxx-xxx**

Dear Property Owner:

On **September 12, 2019**, the Planning Commission will hold a public hearing to consider the boundaries of the proposed Weber Creek Canyon Important Biological Corridor (IBC) Your parcel (APN: xxx-xxx-xxx) has been identified as one of the properties located within the proposed boundaries of the Weber Creek Canyon IBC and would be subject to El Dorado County General Plan Policy 7.4.2.9 which states that:

“In order to evaluate project-specific compatibility with the -IBC overlay, applicants for discretionary projects (and applicants for ministerial projects within the Weber Creek Canyon IBC) shall be required to provide to the County a biological resources technical report. The site-specific biological resources technical report will determine the presence of special-status species or habitat for such species that may be affected by a proposed project as well as the presence of wildlife corridors particularly those used by large mammals such as mountain lion, bobcat, mule deer, American black bear, and coyote. Properties within the -IBC overlay that are found to support wildlife movement shall provide mitigation to ensure there is no net loss of wildlife movement function and value for special-status species, as well as large mammals such as mountain lion, bobcat, mule deer, American black bear, and coyote. Mitigation measures may include land use siting and design tools.”

For additional details, please see the attached Weber Creek Canyon IBC map which identifies all parcels located within the proposed Weber Creek Canyon IBC and the public hearing notice. The staff memo for the Planning Commission hearing is posted on the County's online agenda calendar:

<https://eldorado.legistar.com/Calendar.aspx> (see Planning Commission agenda 09/12/2019).

If you have any questions about the proposed Weber Creek Canyon IBC, please contact me at (530) 621- 6583 or [michael.nihan.edcgov.us](mailto:michael.nihan.edcgov.us).

Sincerely,

Michael Nihan  
Principal Planner  
(530) 621-6583

Attachments: Proposed Map of Weber Creek Canyon IBC, List of Parcels, Public Hearing Notice