





# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

<https://www.eldoradocounty.ca.gov/Land-Use/Planning-Services>

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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

[planning@edcgov.us](mailto:planning@edcgov.us)

**LAKE TAHOE OFFICE:**

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

TO: County of El Dorado Agricultural Commissioner/Commission

FROM: Craig Osborn, Associate Planner

DATE: April 6, 2026

RE: P24-0006 Collette Tentative Parcel Map  
Assessor's Parcel Number): 069-130-010

### Planning Request and Project Description:

Planning Division Staff (Staff) has initiated reviews for a project that will be decided upon in the future. Those receiving notice about this Agricultural Commission (AG) hearing will receive future notice for either a public hearing or notice of decision as the project moves forward in the review process. All recommendations by the AG will become an essential consideration for the final decision to approve, deny, and condition the proposed project.

The proposed project is a Tentative Parcel Map (TPM) dividing an approximately 20.01-acre with one existing residential unit, into three (3) parcels of 10.0 (Parcel 1), 5.0 acres (Parcel 2), and 5.01 acres (Parcel 3) located on the north side of Valley View Road between Walnut Drive and Bainbridge Avenue, Supervisor District 4. The project site is zoned Residential Estate – 5 acres (RE-5), with a General Plan Land Use Designation of Low Density Residential (LDR). The project is adjacent to an agriculturally zoned parcel (PA-20), to the north, on the western half of the project parcel, which has a Williamson Act Contract (WAC), for the neighboring vineyard (Attachment A).

Staff requests that the application to subdivide for a Tentative Parcel Map P24-0006 Collette be placed on the AG's Agenda and for an AG Recommendation pursuant to General Plan Policy 8.1.4.1.



# COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

RECEIVED  
MAY - 2 2024  
EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667  
Phone: (530) 621-5355 [www.edcgov.us/Planning/](http://www.edcgov.us/Planning/)

FILE # P24-0006

ASSESSOR'S PARCEL NUMBER(s) 069-130-010

PROJECT NAME/REQUEST: (Describe proposed use) 3521 VALLEY VIEW ROAD, REQUEST TO SPLIT 20-AC PARCEL INTO TWO 5-AC PARCELS AND ONE 10-AC PARCEL

IF SUBDIVISION/PARCEL MAP: Create 3 lots, ranging in size from 5 to 10 acre(s) / square feet

IF ZONE CHANGE: From N/A to N/A IF GENERAL PLAN AMENDMENT: From N/A to N/A

IF TIME EXTENSION, REVISION, or CORRECTION: Original approval date N/A Expiration date N/A

APPLICANT/AGENT COLLETTE HOLDINGS, LLC

Mailing Address 3521 VALLEY VIEW ROAD, RESCUE CA <pick from list> 95672  
P.O. Box or Street City State ZIP  
Phone ( ) 916-666-8005 FAX ( )

PROPERTY OWNER COLLETTE HOLDINGS, LLC

Mailing Address 3521 VALLEY VIEW ROAD, RESCUE CA <pick from list> 95672  
P.O. Box or Street City State ZIP  
Phone ( ) 916-666-8005 FAX ( )

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT AREA WEST ENGINEERS, INC.

Mailing Address 7478 SANDALWOOD DRIVE, CITRUS HEIGHTS CA <pick from list> 95621  
P.O. Box or Street City State ZIP  
Phone ( ) 916-725-5551 FAX ( )

LOCATION: The property is located on the <pick from list> side of VALLEY VIEW ROAD  
N/E/W/S Street or Road

APPROX. 1,700 FEET feet/miles <pick from list> NORTH of the intersection with BAIN BRIDGE AVENUE  
N/E/W/S Major Street or Road

in the RESCUE <or pick from list> area. PROPERTY SIZE 20.12 ACRES  
Acreage / Square Feet

DocuSigned by:  
  
5D93371051E7A...

Signature of property owner or authorized agent

4/18/2024

Date

### FOR OFFICE USE ONLY

Date 5/2/2024 Fee \$ 8268.41 Receipt # R53531 Rec'd by THOMAS SK Census /  
Zoning RE 5 GPD LDR Supervisor District 4 Sec 22 Twn 10N Rng 9E

ACTION BY:  PLANNING COMMISSION  
 ZONING ADMINISTRATOR  
Hearing Date \_\_\_\_\_

ACTION BY BOARD OF SUPERVISORS  
Hearing Date \_\_\_\_\_

Approved \_\_\_\_\_ Denied \_\_\_\_\_  
(Findings and/or conditions attached)

Approved \_\_\_\_\_ Denied \_\_\_\_\_  
(Findings and/or conditions attached)

Executive Secretary \_\_\_\_\_

APPEAL:  
Approved \_\_\_\_\_ Denied \_\_\_\_\_

## Transmittal

April 18, 2024

Community Development Services  
Planning and Building Department  
2850 Fairlane Court  
Placerville, CA 95667

**RECEIVED**  
MAY - 2 2024  
EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

### HAND DELIVERED

**Subject: Tentative Parcel Map for 3521 Valley View Road (069-130-010)**

Dear Planner:

Enclosed are the following items for the submittal of the 3521 Valley View Tentative Parcel Map located in Rescue for your use and review:

- Signed application and Environmental Questionnaire
- Check made payable to El Dorado County in the amount of \$8,268.41
- Assessor's Plat
- Vicinity map
- 4 copies of Tentative Parcel Map, Preliminary Grading Plan and Slope Map
- Perc Test Report
- Archeological Resources record search
- Transportation Impact Study – Initial Determination
- Oak Resources Compliance Certificate

I have included a second, preferred, option of creating four five-acre parcels, which I would appreciate if Staff would consider. Please feel free to call me if you have any questions or comments.

Please review and let me know if you have any questions or comments regarding the submitted documents. You can contact me by phone at 916-725-5551 or by email at [bob@areawesteng.com](mailto:bob@areawesteng.com)

Sincerely,



Bob Rozumowicz

G:\LDD\_2\PROJ\23021\Submittals\TPM\23021 Transmittal to Planning.docx

**RECEIVED**  
MAY - 2 2024  
EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

November 15, 2023

El Dorado County Planning Department  
2850 Fairlane Court, Building C  
Placerville, CA 95667

Re: Authorized Agent for Tentative Map for APN: 069-130-010 (3521 Valley View Road)

To whom it may concern:

I am authorizing Area West Engineers, Inc. to act as my agent during the filing of the tentative map process.

Thank you,



Josh Collette

Collette Holdings, LLC.

**P24-0006**

MIT 1



# COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667  
Phone: (530) 621-5355 [www.edcgov.us/Planning/](http://www.edcgov.us/Planning/)

**RECEIVED**  
MAY - 2 2024  
EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

## TENTATIVE PARCEL MAP REQUIRED SUBMITTAL INFORMATION

The following information must be provided with all applications. **If all the information is not provided, the application will be deemed incomplete and will not be accepted.** For your convenience, please use the check () column on the left to be sure you have all the required information. **All plans and maps MUST be folded to 8½" x 11"**.

### FORMS AND MAPS REQUIRED

Check (✓)  
Applicant County

- |                                     |                                     |   |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 1. Application Form and Agreement for Payment of Processing Fees, completed and signed.   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 2. Letter of authorization from <u>all</u> property owners authorizing agent to act as applicant, when applicable.  |
| N/A                                 | <input checked="" type="checkbox"/> | 3. Proof of ownership (Grant Deed), if the property has changed title since the last tax roll.  |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 4. A copy of official Assessor's map, showing the property outlined in red.   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 5. An 8 ½" x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and town sites.  |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Environmental Questionnaire form, completed and signed.  |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 7. Provide name, mailing address and phone number of all property owners and their agents.  |
| N/A                                 | <input type="checkbox"/>            | 8. If public sewer or water service is proposed, obtain and provide a Facilities Improvement Letter if the project is located within the EID service area, or a similar letter if located in another sewer/water district.  |
| N/A                                 | <input type="checkbox"/>            | 9. If off-site sewer or water facilities are proposed to serve the project, provide four (4) copies of a map showing location and size of proposed facilities. If groundwater is to be used for domestic water, submit a report noting well production data for adjacent parcels, or submit a hydrological report prepared by a geologist noting the potential for water based on the nature of project site geology. |

**FORMS AND MAPS REQUIRED**

Check (✓)  
Applicant County

- N/A   <sup>?</sup> 10. Preceding parcel map, final map, or record of survey, if any exists.
11. If located within one of the five Ecological Preserve - EP overlay zones (Mitigation Area 0), rare plants may exist on-site. The State Department of Fish & Game will require an on-site biological plant survey to determine the extent and location of rare plants on the project site. Such a survey can only occur from March 15 through August 15 when plants are readily visible. Therefore, if the State Department of Fish & Game requires the plant survey, a substantial delay in the processing of your application could result. To avoid potential delays, you may choose to provide this survey with application submittal. (A list of possible Botanical Consultants is available at Planning Services.)
- MITI
- N/A   12. Name and address of Homeowners' Association, CSA 9 Zone of Benefit, or other road maintenance entity if it exists in the project area.
13. Preliminary grading, drainage plan, and report. The plan should be of sufficient detail to identify the scope of grading, including quantities, depths of cut and fills (for roads and driveways where cuts/fills exceed 6 feet, and mass pad graded lots), location of existing drainage, proposed modifications, and impacts to downstream facilities. (See Section 15.14.240 of County Grading Ordinance for submittal detail.)
14. In an accompanying report, provide the following data for area on each proposed parcel which is to be used for sewage disposal:
- a) The percolation rate and location of test on 4.5 acres or smaller
  - b) The depth of soil and location of test
  - c) The depth of groundwater and location of test
  - d) The direction and percent of slope of the ground
  - e) The location, if present, of rivers, streams, springs, areas subject to inundation, rock outcropping, lava caps, cuts, fills, and easements
  - f) Identify the area to be used for sewage disposal
  - g) Such additional data and information as may be required by the Director of Environmental Health to assess the source of potable water, the disposal of sewage and other liquid wastes, the disposal of solid wastes, drainage, and erosion control
  - h) In circumstances where there are steep slopes, streams or other constraints as determined by staff, these must be noted on the tentative parcel map

FORMS AND MAPS REQUIRED

Check (✓)

Applicant County

15. A record search for archaeological resources shall be conducted through the North Central Information Center located at CSU-Sacramento, 6000 J Street, Adams Building, Suite #103, Sacramento, CA 95819-6100, phone number (916) 278-6217. If the record search identifies a need for a field survey, a survey shall be required. (A list of Archaeological Consultants and survey requirements is available at Planning Services.) Archaeological surveys shall meet the "Guidelines for Cultural Resource Studies" approved by the Board of Supervisors, available at Planning Services.

16. A site-specific wetland investigation shall be required on projects with identified wetlands on the Important Biological Resources Map (located in Planning Services), when proposed improvements will directly impact the wetland (reduce the size of the wetland area) or lie near the wetlands. (Available from Planning Services are the U.S. Corps of Engineers requirements for a wetlands delineation study. A list of qualified consultants is also available.)

*N/A*   17. An acoustical analysis shall be provided whenever a noise-sensitive land use (residences, hospitals, churches, libraries) are proposed adjacent to a major transportation source, or adjacent or near existing stationary noise sources. Such study shall define the existing and projected (2015) noise levels and define how the project will comply with standards set forth in the General Plan.

*see comments in email provided per Agent*   18. Where special status plants and animals are identified on the Important Biological Resources Map located in Planning Services, an on-site biological study shall be required to determine if the site contains special status plant or animal species or natural communities and habitats.

19. An air quality impact analysis shall be provided utilizing the El Dorado County Air Pollution Control District's "Guide to Air Quality Assessment."

*N/A*   20. A traffic study shall be provided utilizing El Dorado County Department of Transportation's "Generic Traffic Study Scope of Work."

**Required maps shall be on 24" x 36" sheets or smaller, drawn to scale, and sufficient size to clearly show all details and required data. All maps MUST be folded to 8 1/2" inches x 11" prior to submittal. NO ROLLED DRAWINGS WILL BE ACCEPTED.**

a) Four (4) copies of the tentative map, folded with signature block showing (including one 8 1/2" x 11" reduction).

b) Four (4) copies of a slope map noting the following slope range categories: 0 to 10%, 11 to 20%, 21 to 29%, 30% to 39%, 40% and over.

c) Four (4) copies of preliminary grading and drainage plan.

FORMS AND MAPS REQUIRED

Check (✓)

Applicant County

OAK TREE/OAK WOODLAND REMOVAL

The following supplemental information shall be required if any Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions) will be impacted by the project (i.e. cut down) consistent with Section 130.39.070 (Oak Tree and Oak Woodland Removal Permits – Discretionary Development Projects).

- 21. Oak Resources Code Compliance Certificate.
- 22. Oak Resources Technical Report prepared by a Qualified Professional consistent with Section 2.5 (Oak Resources Technical Reports) of the Oak Resources Management Plan.
- 23. Completed Oak Resources Technical Report Checklist, including supplemental data for impacted Individual Native Oak Trees within Oak Woodlands, as applicable.
- 24. Security deposit for on-site oak tree/oak woodland retention and/or replacement planting (if proposed as part of project mitigation) consistent with Section 130.39.070.F (Security Deposit for On-Site Oak Tree/Oak Woodland Retention and Section 130.30.070.G (Security Deposit for On-Site Oak Tree/Oak Woodland Replacement Planting).
- 25. Reason and objective for Impact to oak trees and/or oak woodlands.

*No plans to remove, disturb oaks.*

REQUIRED INFORMATION ON TENTATIVE MAP

Check (✓)

Applicant County

- 1. North point and scale
- 2. Project boundaries with dimensions
- 3. Approximate dimensions and area of all lots
- 4. Adjacent ownership with book and page number of recorded deeds or parcel map references
- 5. Location, names and right-of-way width of adjacent streets, highways, and alleys. Show access easements to a connection with a public road, together with deed or map reference documenting such access. Also, note all existing encroachments to the public road on adjacent parcels. If a new access is proposed through adjacent parcels, provide letter of authorization and a description of the access easement.



# DEPARTMENT OF TRANSPORTATION TRANSPORTATION PLANNING

2850 Fairlane Court, Placerville, CA 95667  
Phone (530) 621-6543, Fax (530) 698-8019

## Transportation Impact Study (TIS) – Initial Determination

The information provided with this form will be used by County staff to determine if the proposed project will be required to complete a Transportation Impact Study (TIS) or an On-Site Transportation Review (OSTR). If one or both are required, County staff will contact the applicant with more information about the required studies. Both studies are described in the TIS Guidelines, which can be found on the County's website. **An OSTR is typically required for all projects.**

Complete and submit this form along with a detailed project description and a site plan by mail, fax or email.

Mail: DOT, Transportation Planning  
Attn: Zach Oates  
2850 Fairlane Court  
Placerville, CA 95667

Fax: (530) 698-8019  
Phone: (530) 621-7580  
Email: [zach.oates@edcgov.us](mailto:zach.oates@edcgov.us)  
[valerie.brady@edcgov.us](mailto:valerie.brady@edcgov.us)

Date Received by Transportation Planning: 4/18/24 <sup>16</sup> 4/17/24

**RECEIVED**  
MAY - 2 2024  
EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

### Applicant Information:

Name: BOB ROZUMOWICZ  
Address: 7478 SANDALWOOD DRIVE, CITRUS HEIGHTS, CA 95621

Phone #: 9167255551  
Email: bob@areawesteng.com

### Project Information:

Name of Project: 3521 VALLEY VIEW ROAD TENTATIVE PARCEL MAP  
Project Location: 3521 VALLEY VIEW ROAD  
APN(s): 069-130-010

Planning Number: P24-0006  
Bidg Size: \_\_\_\_\_  
Project Planner: THOMAS SKIDMORE  
Number of units: \_\_\_\_\_

Description of Project: (Use, Number of Units, Building Size, etc.)

SPLITTING ONE 20.0 ACRE PARCEL INTO TWO 5-ACRE PARCELS AND ONE 10-ACRE PARCEL IN THE RE-5 ZONE. THERE IS ONE EXISTING SINGLE FAMILY HOME LOCATED ON THE PROPERTY.

**PLEASE ATTACH A PROJECT SITE PLAN**

If an OSTR is required, the following information shall be evaluated and the findings signed and stamped by a registered Traffic Engineer or Civil Engineer, and shall be included with the project submittal:

1. Existence of any current traffic problems in the local area such as a high-accident location, non-standard intersection or roadway, or an intersection in need of a traffic signal
2. Proximity of proposed site driveway(s) to other driveways or intersections
3. Adequacy of vehicle parking relative to both the anticipated demand and zoning code requirements
4. Adequacy of the project site design to fully satisfy truck circulation and loading demand on-site, when the anticipated number of deliveries and service calls may exceed 10 per day
5. Adequacy of the project site design to provide at least a 25 foot minimum required throat depth (MRTD) at project driveways, include calculation of the MRTD
6. Adequacy of the project site design to convey all vehicle types
7. Adequacy of sight distance on-site
8. Queuing analysis of "drive-through" facilities

Rev 04/12/2023

**P24-0006**

26-0836 B 10 of 80



# DEPARTMENT OF TRANSPORTATION TRANSPORTATION PLANNING

2850 Fairlane Court, Placerville, CA 95667  
Phone (530) 621-6543, Fax (530) 698-8019

## Transportation Impact Study (TIS) – Initial Determination (Page 2)

### TO BE COMPLETED BY COUNTY STAFF:

The following project uses are typically exempt from the preparation of a TIS:

- 4 or less single family homes
- 12,000 square feet or less for industrial
- 4 or less multi-family units
- 12,000 square feet or less for church
- 2,000 square feet or less for shopping center
- 50,000 square feet or less for warehouse
- 6,000 square feet or less for general office
- 60,000 square feet or less for mini-storage
- None apply – TIS is required with applicable fee.

### County Staff Determination:

The TIS or OSTR may be waived if no additional vehicle trips will be generated by the proposed change, no up-zoning is requested, or no intensification of use is requested. Transportation Planning staff may waive the TIS requirement. The Transportation Director or his/her designee may waive the OSTR requirement.

- TIS and OSTR are both waived. No further transportation studies are required.
- On-Site Transportation Review is required. A TIS is not required. The OSTR shall address all items listed, unless otherwise noted.
- The TIS and OSTR are required. An initial deposit for TIS scoping and review is required by DOT Transportation Planning staff. See Attached TIS Initial Fund Request letter.

  
\_\_\_\_\_  
DOT Transportation Planning Signature

4-18-24  
\_\_\_\_\_  
Date

\_\_\_\_\_  
ADH TS

OSTR waiver approved by:

  
\_\_\_\_\_  
Department of Transportation Director or Designee

4-13-24  
\_\_\_\_\_  
Date

**Bob Rozumowicz**

---

**From:** Timothy C. Pitt <Timothy.Pitt@edcgov.us>  
**Sent:** Thursday, September 07, 2023 12:23 PM  
**To:** Bob Rozumowicz  
**Subject:** Re: 3521 Valley View Road - parcel map application  
**Attachments:** Oak Resources Compliance Certificate 8-17-2020.pdf; TIS\_Initial\_Determination\_Form\_04\_12\_23 (Fillable).pdf

RECEIVED  
MAY - 2 2024  
EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

Hi Bob,

I am no longer in the discretionary/current planning division of the Planning Department, but I can give you some quick, high-level answers to your questions.

- #13. Preliminary Grading and Drainage probably isn't necessary for this application at this time
- #14. If the parcels will have septic systems the perc test results are necessary to determine if the ground/soil is capable of supporting the septic systems, this will be required for application submittal
- #16. A specific wetland report may not be necessary, but a biological survey will very likely be required, and any wetlands or watercourses should be covered by that survey.
- #18. It is VERY likely that a biological survey will be required due to the relative proximity to the Pine Hill Ecological Preserve, and the potential presence of gabbro soil types on the parcel
- #19. You can contact the Air Quality Management District (AQMD) at 530-621-7501 and request a waiver for this project
- #20. A TIS-ID form should be filled out and emailed to the County DOT, they will determine if a traffic study will be required for the project, I have attached the form that you can send to them
- #21-25. The Oak Resources Code Compliance Certificate must be filled out regardless of if oak trees will be removed or not for this project. Just from looking at the aerial photo of the property, it is highly likely that an oak resources technical report will be required, this can probably be part of the biological survey as well. I have attached this form as well.

Although there is no proposal to build anything on the parcels as a part of this project, as part of the environmental review we are required to look at all potential future uses that would be allowed if the discretionary project were to be approved (i.e., residential homes, ADU's, etc.) and the impacts those uses may have. The Oak Resources Compliance Certificate is really just an affidavit stating that no important oaks have been removed from the parcel in the last two years.

If you have further questions, please feel free to make an appointment with one of our discretionary planners using this link. <https://outlook.office365.com/owa/calendar/FIDoradoCountyPlanningDepartmentAppointments1%40edcgov.us/bookings/>

El Dorado County Planning Department Appointments - You can book online!

You can now book and manage appointments using our booking page.

Best Regards,

Tim Pitt  
Senior Planner

**County of El Dorado**  
Planning and Building Department  
2850 Fairlane Court  
Placerville, CA 95667  
Direct Line: (530) 621-6565  
[timothy.pitt@edcgov.us](mailto:timothy.pitt@edcgov.us)  
[www.edcgov.us/Government/Planning](http://www.edcgov.us/Government/Planning)



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**From:** Bob Rozumowicz <bob@areawesteng.com>  
**Sent:** Thursday, September 7, 2023 11:14 AM  
**To:** Timothy C. Pitt <Timothy.Pitt@edcgov.us>  
**Subject:** 3521 Valley View Road - parcel map application

You don't often get email from bob@areawesteng.com. [Learn why this is important](#)

Good Morning,

We are preparing to submit a Tentative Parcel Map for 3521 Valley View Road (APN 069-130-010). The parcel is a little over 20 acres and currently has one home built on it. The owners would like to split the parcel into four 5 acre parcels. At the moment, they plan on keeping all of the parcels and eventually will build homes on them or sell them for new owners to build homes. I have attached our proposed lot layout.

I am hoping you can give me some assistance on some of the items on the County Tentative Parcel Map Checklist. I understand you will need certain information to prepare the environmental document and come up your findings to approve or deny the application. My question is, with no real plan to build at the moment will the following be required for submittal:

#13 – Preliminary Grading and drainage plan (can those be provided when building permits are applied for?)

#14 – Sewage Disposal areas (can the report be provided when building permits are applied for?)

#16 – Is a wetland investigation required for this parcel?

#18 – We did not identify this property as being with in the Important Biological Resources Map

#19 – Air quality impact analysis (can the report be provided when building permits are applied for?)

#20 – Traffic Study (can the report be provided when building permits are applied for?)

#21 - #25 – Oak Tree / Oak Woodland Removal. Does this need to be done if there are no real plans for building yet.

The owner could give some general building sites, but my concern is locking them into certain areas and then having to amend the Parcel Map years down the road if someone else purchases a lot and wants to build in a different area. Obviously, these are large lots and it's tough to plan for every scenario.

I would really appreciate your feedback and I would also appreciate it if you could let me know what the submittal fees will be for the Tentative Parcel Map.

Thank you very much for reviewing the information I am sending you. Please feel free to give me a call if it would be easier to discuss my questions.

Sincerely,

Bob Rozumowicz



**ARES WEST ENGINEERS, INC.**

ENGINEERING • SURVEYING • PLANNING

2470 Santa Monica Blvd. Ste. 403  
Culver City, CA 90231  
PH: 310 551-9100 FAX: 310 551-9101  
www.areswest.com

**WARNING:** This email and any attachments may contain private, confidential, and privileged material for the sole use of the intended recipient. Any unauthorized review, copying, or distribution of this email (or any attachments) by other than the intended recipient is strictly prohibited. If you are not the intended recipient, please contact the sender immediately and permanently delete the original and any copies of this email and any attachments.

RECORDING REQUESTED BY,  
And when recorded, mail this deed and  
tax statement to:

Collette Holding, LLC  
Joshua and Rose Collette  
3521 Valley View Rd  
Rescue, CA, 95672

Recorded in Official Records  
County of El Dorado  
Janelle K. Horne  
Recorder-Clerk

2023-0017255

06/23/2023  
12:23:53 PM  
PL  
GL

Titles: 1 Pages: 2  
Fees: \$17.00  
Taxes: \$0.00  
CA SB2 Fee: \$0.00  
Total: \$17.00

RECEIVED  
MAY - 2 2024  
EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

# Grant Deed

Not a sale. Tax=\$0. TAX-EXEMPT per Rev and Tax code 11925. Grantor and Grantee are comprised of the same parties, and their proportional interest remains the same immediately following transfer. EXEMPT from additional \$75 recording fee because GRANTEE IS OWNER OCCUPANT OF RESIDENTIAL DWELLING.

Signed by transfer tax declarant, JOSHUA D. COLLETTE

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED

Name of Grantor: **JOSHUA D. COLLETTE and  
ROSALEE M. COLLETTE who Acquired title as Rose M. Collette**

HEREBY GRANT TO

Name of Grantee: **COLLETTE HOLDINGS, LLC**

The following described real property located in County of EL DORADO , State of California,

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

EL DORADO County Parcel # 069-130-010-000

Property more commonly known as residence located on  
Appx 20 acres at 3521 Valley View Rd, Rescue, CA 85672

Rosalee M Collette date 5/24/2023  
ROSALEE M. COLLETTE

[Signature] date 6/2/23  
JOSHUA D. COLLETTE

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



State of California County of Sacramento

On May 24, 2023

before me, Susan M. Ando Notary Public, personally appeared

Rosalee M. Collette

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

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

Witness my Hand and Official Seal [Signature]

P24-0006

**CALIFORNIA ACKNOWLEDGMENT**

CIVIL CODE § 1189

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

State of California

County of Sacramento

On June 2, 2023 before me, Susan M. Ando, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Joshua DeLorne Collette  
Name(s) of Signer(s)

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



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

WITNESS my hand and official seal.

Signature Susan M. Ando  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**  
 Title or Type of Document: \_\_\_\_\_  
 Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer - Title(s): _____	<input type="checkbox"/> Corporate Officer - Title(s): _____
<input type="checkbox"/> Partner - <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner - <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer is Representing: _____	Signer is Representing: _____

EP-502A-R01-1013-0  
BOE-602-A (P1) REV. 12 (08-13)



EL DORADO COUNTY  
KARL WEILAND, ASSESSOR  
380 FAIR LN.  
PLACERVILLE, CA 95667  
TEL. 530-621-5719

**PRELIMINARY CHANGE OF OWNERSHIP REPORT**

To be completed by the transferee (buyer) prior to a transfer of subject property, in accordance with section 480.3 of the Revenue and Taxation Code. A Preliminary Change of Ownership Report must be filed with each conveyance in the County Recorder's office for the county where the property is located.

NAME AND MAILING ADDRESS OF BUYER/TRANSFEEE  
(Make necessary corrections to the printed name and mailing address)

Collette Holding, LLC  
Rose and Joshua Collette  
3521 Valley View Rd  
Rescue, CA, 95672

ASSESSOR'S PARCEL NUMBER  
069-130-010-000

SELLER/TRANSFEROR  
Rose M. Collette and Joshua D. Collette

BUYER'S DAYTIME TELEPHONE NUMBER  
( )

BUYER'S EMAIL ADDRESS

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY  
3521 Valley View Rd

MAIL PROPERTY TAX INFORMATION TO (NAME)  
Collette Holding, LLC, Joshua & Rose Collette

ADDRESS CITY STATE ZIP CODE  
3521 Valley View Rd Rescue CA 95672

YES  NO This property is intended as my principal residence. If YES, please indicate the date of occupancy or intended occupancy. MO DAY YEAR  
6 5 2023

**PART 1. TRANSFER INFORMATION** Please complete all statements.

- YES NO This section contains possible exclusions from reassessment for certain types of transfers.
- A. This transfer is solely between spouses (addition or removal of a spouse, death of a spouse, divorce settlement, etc.).
  - B. This transfer is solely between domestic partners currently registered with the California Secretary of State (addition or removal of a partner, death of a partner, termination settlement, etc.).
  - C. This is a transfer:  between parent(s) and child(ren)  from grandparent(s) to grandchild(ren).
  - D. This transfer is the result of a cotenant's death. Date of death \_\_\_\_\_
  - E. This transaction is to replace a principal residence by a person 55 years of age or older.  
Within the same county?  YES  NO
  - F. This transaction is to replace a principal residence by a person who is severely disabled as defined by Revenue and Taxation Code section 69.5. Within the same county?  YES  NO
  - G. This transaction is only a correction of the name(s) of the person(s) holding title to the property (e.g., a name change upon marriage). If YES, please explain: \_\_\_\_\_
  - H. The recorded document creates, terminates, or reconveys a lender's interest in the property.
  - I. This transaction is recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest (e.g., cosigner). If YES, please explain: \_\_\_\_\_
  - J. The recorded document substitutes a trustee of a trust, mortgage, or other similar document.
  - K. This is a transfer of property:
    - 1. to/from a revocable trust that may be revoked by the transferor and is for the benefit of \_\_\_\_\_  
 the transferor, and/or  the transferor's spouse  registered
    - 2. to/from a trust that may be revoked by the creator/grantor/trustor w names the other joint tenant(s) as beneficiaries when the creator/gr
    - 3. to/from an irrevocable trust for the benefit of the \_\_\_\_\_  
 creator/grantor/trustor and/or  grantor's/trustor's spouse
  - L. This property is subject to a lease with a remaining lease term of 35 ye
  - M. This is a transfer between parties in which proportional interests of the being transferred remain exactly the same after the transfer.
  - N. This is a transfer subject to subsidized low-income housing requirement
  - O. This transfer is to the first purchaser of a new building containing an act

2023-0017255

Janelle K. Horne  
El Dorado  
Recorder-Clerk  
06/23/2023 12:23:53 PM

PCOR



\* Please refer to the instructions for Part 1.  
Please provide any other information that will help the Assessor L \_\_\_\_\_ secure the transfer.

**THIS DOCUMENT IS NOT SUBJECT TO PUBLIC INSPECTION**



P24-0006

EF-502A-R01-1011-0  
BOE-502-A (P2) REV. 12 (05-13)

**PART 2. OTHER TRANSFER INFORMATION**

*Check and complete as applicable.*

- A. Date of transfer, if other than recording date: \_\_\_\_\_
- B. Type of transfer:
- Purchase  Foreclosure  Gift  Trade or exchange  Merger, stock, or partnership acquisition (Form BOE-100-B)
  - Contract of sale. Date of contract: \_\_\_\_\_  Inheritance. Date of death: \_\_\_\_\_
  - Sale/leaseback  Creation of a lease  Assignment of a lease  Termination of a lease. Date lease began: \_\_\_\_\_
  - Other. Please explain: Not a sale. Tax=\$0. TAX-EXEMPT R&T code 11925 Grantor & Grantee are same parties  
Original term in years (including written options): \_\_\_\_\_ Remaining term in years (including written options): \_\_\_\_\_
- C. Only a partial interest in the property was transferred.  YES  NO If YES, indicate the percentage transferred: \_\_\_\_\_ %

**PART 3. PURCHASE PRICE AND TERMS OF SALE**

*Check and complete as applicable.*

- A. Total purchase price \$ \_\_\_\_\_
- B. Cash down payment or value of trade or exchange excluding closing costs Amount \$ \_\_\_\_\_
- C. First deed of trust @ \_\_\_\_\_ % interest for \_\_\_\_\_ years. Monthly payment \$ \_\_\_\_\_ Amount \$ \_\_\_\_\_
- FHA (Discount Points) \_\_\_\_\_  Cal-Vet  VA (Discount Points) \_\_\_\_\_  Fixed rate  Variable rate
  - Bank/Savings & Loan/Credit Union  Loan carried by seller
  - Balloon payment \$ \_\_\_\_\_ Due date: \_\_\_\_\_
- D. Second deed of trust @ \_\_\_\_\_ % interest for \_\_\_\_\_ years. Monthly payment \$ \_\_\_\_\_ Amount \$ \_\_\_\_\_
- Fixed rate  Variable rate  Bank/Savings & Loan/Credit Union  Loan carried by seller
  - Balloon payment \$ \_\_\_\_\_ Due date: \_\_\_\_\_
- E. Was an Improvement Bond or other public financing assumed by the buyer?  YES  NO Outstanding balance \$ \_\_\_\_\_
- F. Amount, if any, of real estate commission fees paid by the buyer which are not included in the purchase price \$ \_\_\_\_\_
- G. The property was purchased:  Through real estate broker. Broker name: \_\_\_\_\_ Phone number: (\_\_\_\_) \_\_\_\_\_
- Direct from seller  From a family member-Relationship \_\_\_\_\_
  - Other. Please explain: \_\_\_\_\_
- H. Please explain any special terms, seller concessions, broker/agent fees waived, financing, and any other information (e.g., buyer assumed the existing loan balance) that would assist the Assessor in the valuation of your property.

**PART 4. PROPERTY INFORMATION**

*Check and complete as applicable.*

- A. Type of property transferred
- Single-family residence  Co-op/Own-your-own  Manufactured home
  - Multiple-family residence. Number of units: \_\_\_\_\_  Condominium  Unimproved lot
  - Other. Description: (i.e., timber, mineral, water rights, etc.)  Timeshare  Commercial/Industrial
- B.  YES  NO Personal/business property, or incentives, provided by seller to buyer are included in the purchase price. Examples of personal property are furniture, farm equipment, machinery, etc. Examples of incentives are club memberships, etc. Attach list if available.  
If YES, enter the value of the personal/business property: \$ \_\_\_\_\_ Incentives \$ \_\_\_\_\_
- C.  YES  NO A manufactured home is included in the purchase price.  
If YES, enter the value attributed to the manufactured home: \$ \_\_\_\_\_  
 YES  NO The manufactured home is subject to local property tax. If NO, enter decal number: \_\_\_\_\_
- D.  YES  NO The property produces rental or other income.  
If YES, the income is from:  Lease/rent  Contract  Mineral rights  Other: \_\_\_\_\_
- E. The condition of the property at the time of sale was:  Good  Average  Fair  Poor  
Please describe: \_\_\_\_\_

**CERTIFICATION**

I certify (or declare) that the foregoing and all information hereon, including any accompanying statements or documents, is true and correct to the best of my knowledge and belief.

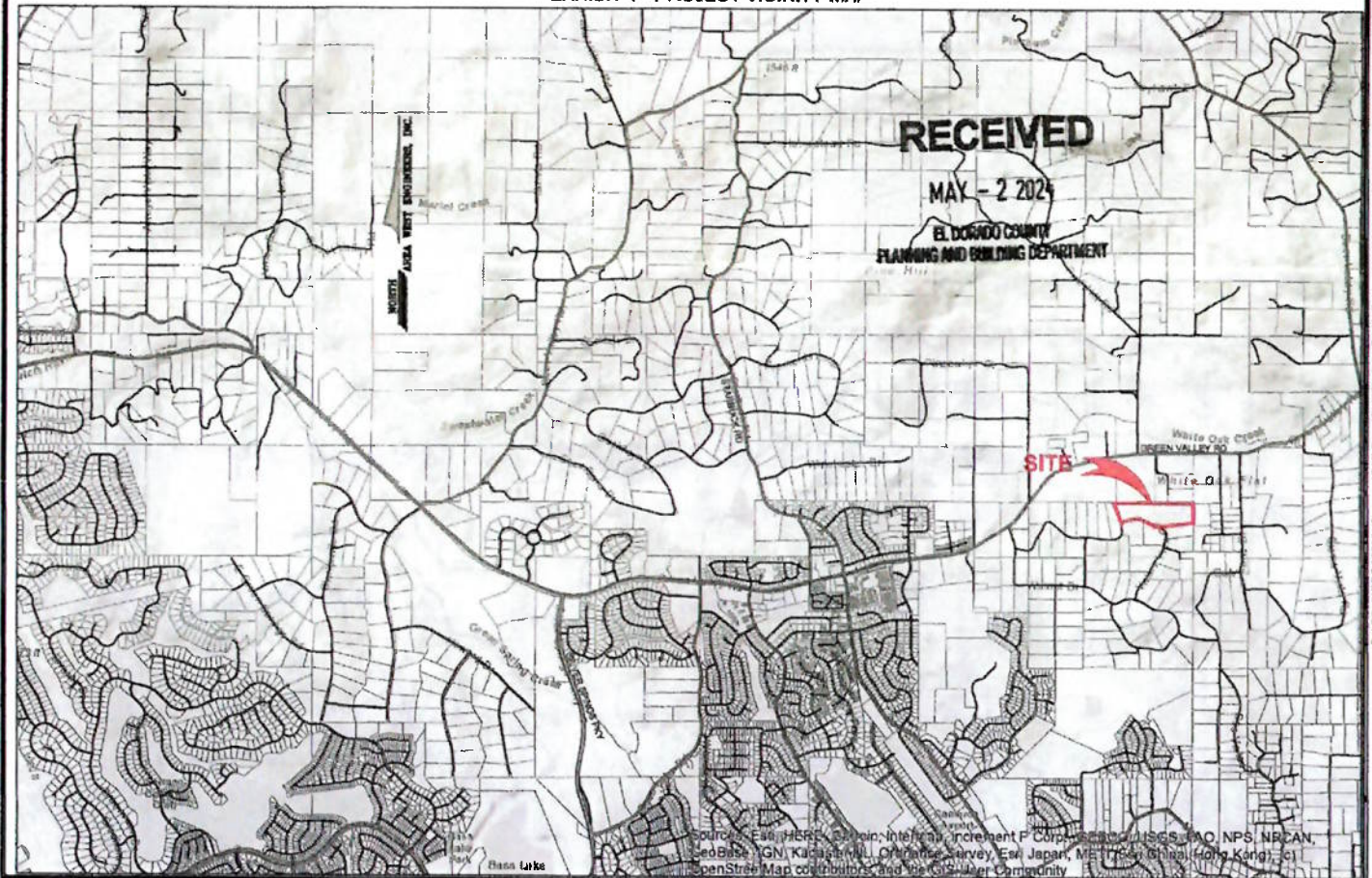
<b>X</b>	SIGNATURE OF BUYER/TRANSPEREE OR CORPORATE OFFICER	DATE	TELEPHONE
	NAME OF BUYER/TRANSPEREE/LEGAL REPRESENTATIVE/CORPORATE OFFICER (PLEASE PRINT)	TITLE	EMAIL ADDRESS
	JOSHUA D. COLLETTE	6/5/23	(831) 238-7920
		Owner	

The Assessor's office may contact you for additional information regarding this transaction.





EXHIBIT 1 - PROJECT VICINITY MAP



G:\LDD\_2\PROJ\2021\OrangeCAD Dwg\EXISTING 3-SHEED MAP.dwg 12/11/2023 8:29:55 AM 1:1 AREA WEST ENGINEERS, INC.

**AREA WEST ENGINEERS, INC.**  
 ENGINEERING - SURVEYING - PLANNING  
 7478 SANDALWOOD DRIVE, SUITE 400  
 CITRUS HEIGHTS, CA 95621  
 (916) 725-5551 (916) 725-5808 (FAX)  
 AWE@AREAWESTENG.COM

PROJECT VICINITY MAP EXHIBIT FOR:  
 3521 VALLEY VIEW ROAD  
 RESCUE, CALIFORNIA  
**P24 0006**

SCALE		23021
HORIZ.:	NONE	1 SHEET of 1
VERT.:	NONE	
DATE:	DEC 2023	

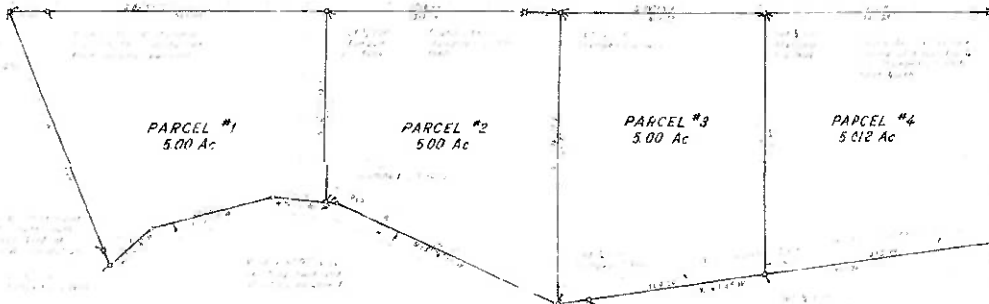
PLAT OF SURVEY  
 A PORTION OF THE SE ¼ OF SECTION 22  
 T10N R9E M.D.B. & M

COUNTY OF EL DORADO, CALIFORNIA  
 James P. McKeegan Land

RECEIVED

MAY - 2 2024

EL DORADO COUNTY  
 PLANNING AND BUILDING DEPARTMENT



LEGEND

1. All measurements were taken with a Leica total station.

NOTES

1. The survey was conducted on May 1, 2024.

CERTIFICATE

I, the undersigned, a duly licensed Professional Land Surveyor in the State of California, do hereby certify that the foregoing is a true and correct copy of the original survey plat as shown to me by the applicant.

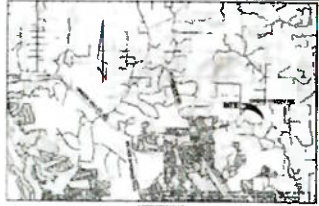


22 23  
 27 26

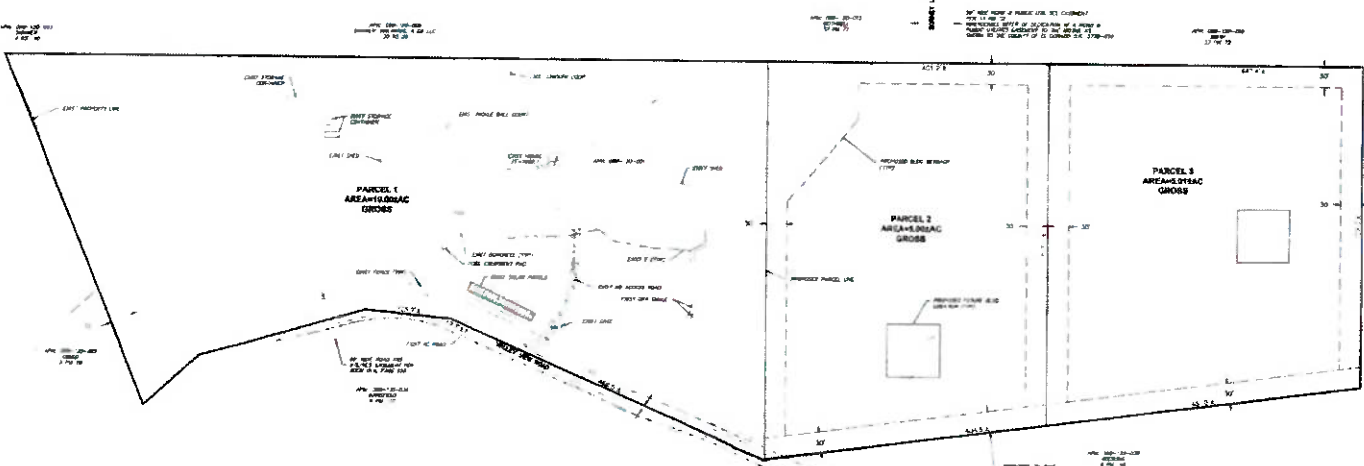
COLLETTE

P24-0006

TENTATIVE MAP INFORMATION		LEGAL DESCRIPTION
APPLICANT: <b>QUALITY HOLDINGS, LLC</b> 3521 VALLEY VIEW RD MIDDLEBURY, IA 52051 ATTN: JENNIFER L. FINE	PROPOSED PARCEL 1 AREA: 10.5 AC APPROX PROPOSED PARCEL 2 AREA: 3.0 AC APPROX PROPOSED PARCEL 3 AREA: 3.0 AC APPROX	A PORTION OF THE 201-HAYWAY ONE-QUARTER SECTION 22, TOWNSHIP 10 NORTH, RANGE 9 EAST, N4&E 4 IN 16, SAN DIEGO COUNTY, STATE OF CALIFORNIA.
PROJECT: <b>AREA WEST INDUSTRIAL, INC.</b> 200 BROADWAY DRIVE, SUITE 400 COSTA MESA, CA 92626 ATTN: SCOTT ANDERSON PROJECT: 1001	SERVICE PROVIDERS: ENGINEER: <b>REGIS LARSEN</b> PLANNING: <b>REGIS LARSEN</b> SURVEYOR: <b>EL DORADO COUNTY</b> HIGHWAY ENGINEER: <b>FRANK WELLS</b> ELECTRICIAN: <b>FRANK WELLS</b> PLUMBER: <b>FRANK WELLS</b>	<b>DISCLAIMER:</b> THIS MAP IS NOT AN OFFICIAL BOUNDARY SURVEY OF THE LAND DESCRIBED HEREIN AND SHOULD NOT BE RELIED ON FOR ANY PURPOSE OTHER THAN PLANNING PURPOSES. ALL INFORMATION HEREON IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER AGENCIES. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER AGENCIES.
PROPOSED PARCEL NO: <b>1001-1001-01</b>	PROPOSED PARCEL NO: <b>1001-1001-01</b>	<b>TENTATIVE MAP NOTES:</b>
PROPOSED ZONING: <b>INDUSTRIAL, MEDIUM DENSITY, 4 ACRES PER ACRE</b>	PROPOSED ZONING: <b>INDUSTRIAL, MEDIUM DENSITY, 4 ACRES PER ACRE</b>	1. LOT 1 AND LOT 2 ARE NOT BE ACCEPTED AT THE TIME OF THIS MAP. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER AGENCIES.
PROPOSED TRACT NO: <b>2001-1001-01</b>	PROPOSED TRACT NO: <b>2001-1001-01</b>	2. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER AGENCIES.
PROPOSED NUMBER OF LOTS: <b>3 PARCELS</b>	PROPOSED NUMBER OF LOTS: <b>3 PARCELS</b>	3. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER AGENCIES.
PROPOSED AREA: <b>16.5 AC APPROX</b>	PROPOSED AREA: <b>16.5 AC APPROX</b>	4. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER AGENCIES.



PHOTOGRAPH NOT TO SCALE



ZONING ADMINISTRATOR: \_\_\_\_\_  
 APPROVING OFFICIAL DATE: \_\_\_\_\_  
 BOARD OF SUPERVISORS: \_\_\_\_\_  
 APPROVAL DATE: \_\_\_\_\_

**QUALITY HOLDINGS, LLC**  
3521 VALLEY VIEW ROAD  
MIDDLEBURY, IA 52051  
ATTN: JENNIFER L. FINE  
(515) 235-1000

TENTATIVE PARCEL MAP FOR  
**3521 VALLEY VIEW ROAD**  
 APN 069-130-010  
 EL DORADO COUNTY STATE OF CALIFORNIA

REVISIONS

DATE	ISS NO.
APRIL 2021	23021
SCALE	SHEET
1"=50'	( OF 1 )

THIS DOCUMENT IS THE PROPERTY OF REGIS LARSEN, INC. ANY REPRODUCTION OR USE THEREOF WITHOUT WRITTEN PERMISSION IS STRICTLY PROHIBITED.

**P24-0006**



# COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667  
Phone: (530) 621-5355 [www.edcgov.us/Planning/](http://www.edcgov.us/Planning/)

## EL DORADO COUNTY PLANNING SERVICES ENVIRONMENTAL QUESTIONNAIRE

**RECEIVED**  
MAY - 2 2024  
EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

File Number P24-0006  
Date Filed 5/2/2024

Project Title 3521 VALLEY VIEW ROAD Lead Agency \_\_\_\_\_  
Name of Owner COLLETTE HOLDINGS, LLC Telephone 916-666-8005  
Address 3521 VALLEY VIEW ROAD; RESCUE, CA 95672  
Name of Applicant COLLETTE HOLDINGS, LLC Telephone 916-666-8005  
Address 3521 VALLEY VIEW ROAD; RESCUE, CA 95672  
Project Location 3521 VALLEY VIEW ROAD; RESCUE, CA 95672  
Assessor's Parcel Number(s) 069-130-010 Acreage 20.12 Zoning RE-5

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

1. Type of project and description:  
SUBDIVIDE THE EXISTING 20 ACRE PARCEL INTO THREE PARCELS
2. What is the number of units/parcels proposed? THREE (3)

### **GEOLOGY AND SOILS**

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

**P24-0006**  
26-0836 B 23 of 80

**DRAINAGE AND HYDROLOGY**

6. Is the project located within the flood plain of any stream or river? NO  
If so, which one? N/A
7. What is the distance to the nearest body of water, river, stream or year-round drainage channel? 1.7+/- MILES Name of the water body? DEER CREEK
8. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amount into any lakes, rivers or streams? NO
9. Will the project result in the physical alteration of a natural body of water or drainage way? If so, in what way? NO
10. Does the project area contain any wet meadows, marshes or other perennially wet areas? NO

**VEGETATION AND WILDLIFE**

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each:  
TREES 68%, GRASSES AND SHRUBS 16%
12. How many trees of 6-inch diameter will be removed when this project is implemented?

NONE IS PLANNED AT THE TIME FUTURE HOME CONSTRUCTION WILL REQUIRE THE REMOVAL OF SOME TREES BUT FUTURE OWNERS WILL DETERMINE THE PLACEMENT OF THE HOMES AND DRIVEWAYS

**FIRE PROTECTION**

13. In what structural fire protection district (if any) is the project located? RESCUE FIRE DEPARTMENT
14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)? \_\_\_\_\_
15. What is the distance to the nearest fire station? 2.8 MILES TO STATION 83 (5221 DEER VALLEY ROAD)
16. Will the project create any dead-end roads greater than 500 feet in length? NO
17. Will the project involve the burning of any material including brush, trees and construction materials? NO

**NOISE QUALITY**

18. Is the project near an industrial area, freeway, major highway or airport? NO  
If so, how far? \_\_\_\_\_
19. What types of noise would be created by the establishment of this land use, both during and after construction? EVENTUALLY TYPICAL CONSTRUCTION NOISE BUT NO CONSTRUCTION PLANNED IN THE IMMEDIATE FUTURE

**AIR QUALITY**

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

**WATER QUALITY**

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

**AESTHETICS**

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

**ARCHAEOLOGY/HISTORY**

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

**SEWAGE**

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

**TRANSPORTATION**

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

**GROWTH-INDUCING IMPACTS**

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

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

**GENERAL**

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

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

**MITIGATION MEASURES** (attached additional sheets if necessary)

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

Form Completed by: BOB ROZUMOWICZ

Date: SEPTEMBER 7, 2023

**AFFIDAVIT OF PREVIOUS LAND DIVISION ACTIVITY (\*)**

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

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

Yes  No

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

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

Yes  No

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

OWNER'S SIGNATURE



DATE 11/21/23

APPLICANT'S SIGNATURE DATE



11/21/23

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

PERCOLATION TEST  
BY

Ron Duncan, REHS #3336  
4400 Duncan Hill Rd. Rescue, Calif 95672  
530-677-3708, cell (916) 712-8015  
(fax) 530-676-3758, perctest@starband.net  
Yahoo.com

Location of Property:

3521 Valley View Rd

Owner/Builder Bob Rozumowicz APN 069-130-010 Part 1  
Address \_\_\_\_\_ Phone 916-725-5551

bobrozumowicz@gmail.com

Test Date: 10/20/23

Location of Test Holes

Soil Profile

Soil Mantle 0-8' Med Brn rocky clay loam No signs of groundwater  
Hole #1 26"  
Hole #2 25"  
Hole #3 24"  
Hole #4 24"

Time	Hole #1	Hole #2	Hole #3	Hole #4
0	0	0	0	0
120	d-0	d-0	d-0	d-0
180	-1.3-0	-1.6-0	-1.2-0	-1.3-0
210	-.6-0	-.9-0	-.7-0	-.7-0
240	-.6	-.8	-.6	-.6
	<u>50mpi</u>	<u>37.5mpi</u>	<u>50mpi</u>	<u>50mpi</u>

Average Percolation rate 46.9 mpi

Test Performed by: Ron Duncan REHS #3336

PERCOLATION TEST

BY

Ron Duncan, REHS #3336  
 4400 Duncan Hill Rd. Rescue, Calif 95672  
 530-677-3708, cell (916) 712-8015  
 (fax) 530-676-3758, perctest@stanbond.net  
 yonco.com

Location of Property:

3521 Valley View Rd

Owner/Builder Bob Rozumowicz APN 069-130-010 Par. 3  
 Address \_\_\_\_\_ Phone 916-725-5551

Test Date: 10/20/23

Location of Test Holes

Soil Profile  
 Soil Mantle 0-2' med br. Clay loam 2'-8' Lt gr. rocky cl.  
 Hole #1 25"  
 Hole #2 27"  
 Hole #3 25"  
 Hole #4 25"  
 No signs of groundwater

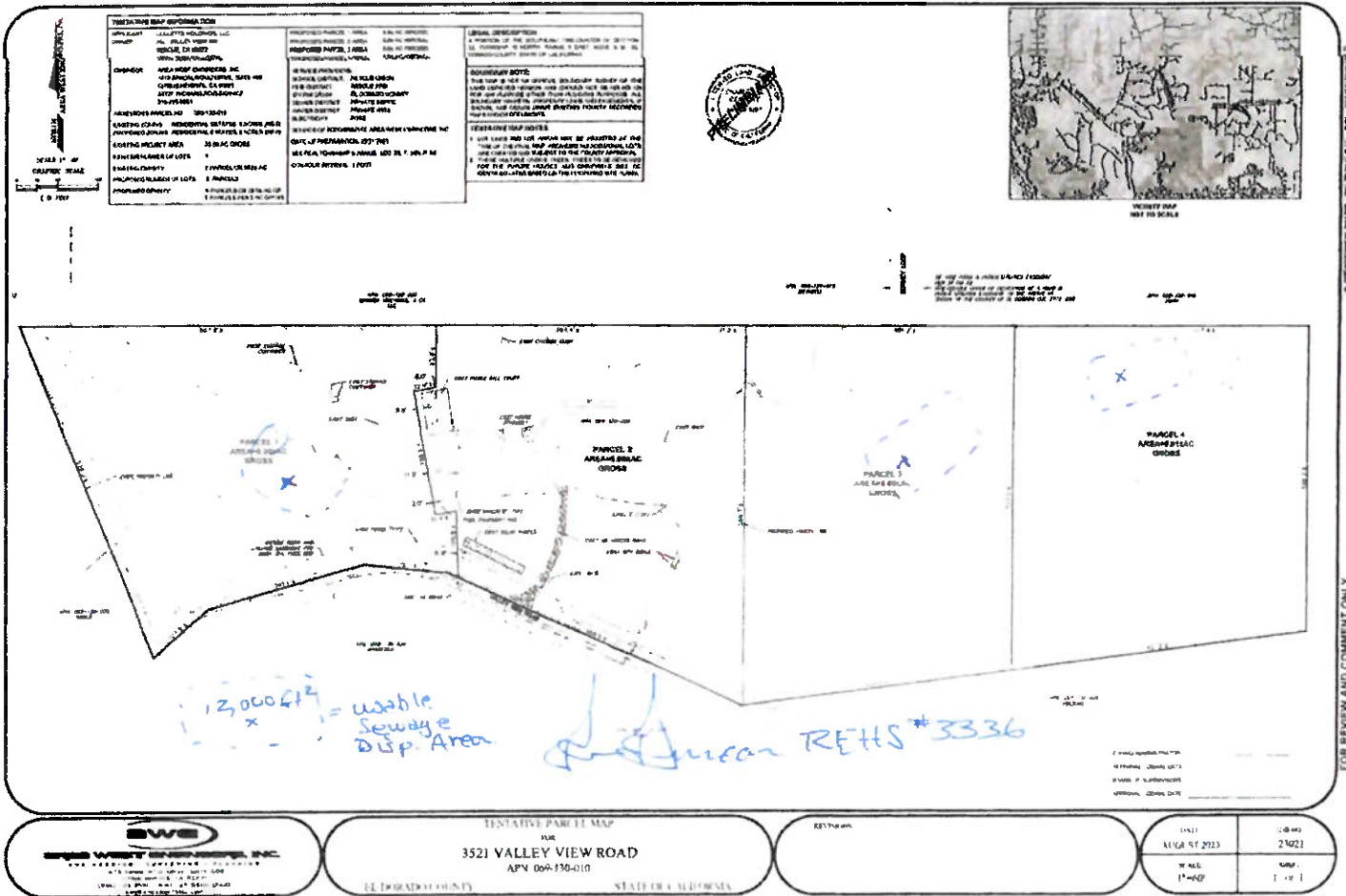
Time	Hole #1	Hole #2	Hole #3	Hole #4
0	0	0	0	0
120	-1.3-0	-1.7-0	-1.3-0	-1.5-0
180	-1.6-0	-1.8-0	-1.7-0	-1.8-0
210	-1.4-0	-1.4-0	-1.4-0	-1.5-0
240	-1.3	-1.4	-1.3	-1.4
	100 mpi	75 mpi	100 mpi	75 mpi

Average Percolation rate 87.5 mpi

Test Performed by: Ron Duncan REHS #3336



069-136-010



**BIOLOGICAL RESOURCES ASSESSMENT  
FOR THE 20.0-ACRE  
VALLEY VIEW ROAD PARCEL MAP STUDY AREA**

**RESCUE, EL DORADO COUNTY, CALIFORNIA**



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**APRIL 2024**

**P24-0006**  
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Appendix B. Potentially-Occurring Special-Status Plants Within the Study Area  
Appendix C. Potentially-Occurring Special-Status Animals Within the Study Area

# Biological Resources Assessment for the 20.0-Acre Valley View Road Parcel Map Study Area

## INTRODUCTION

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### Project Location

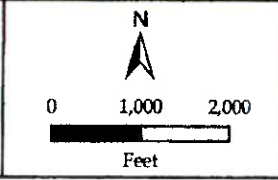
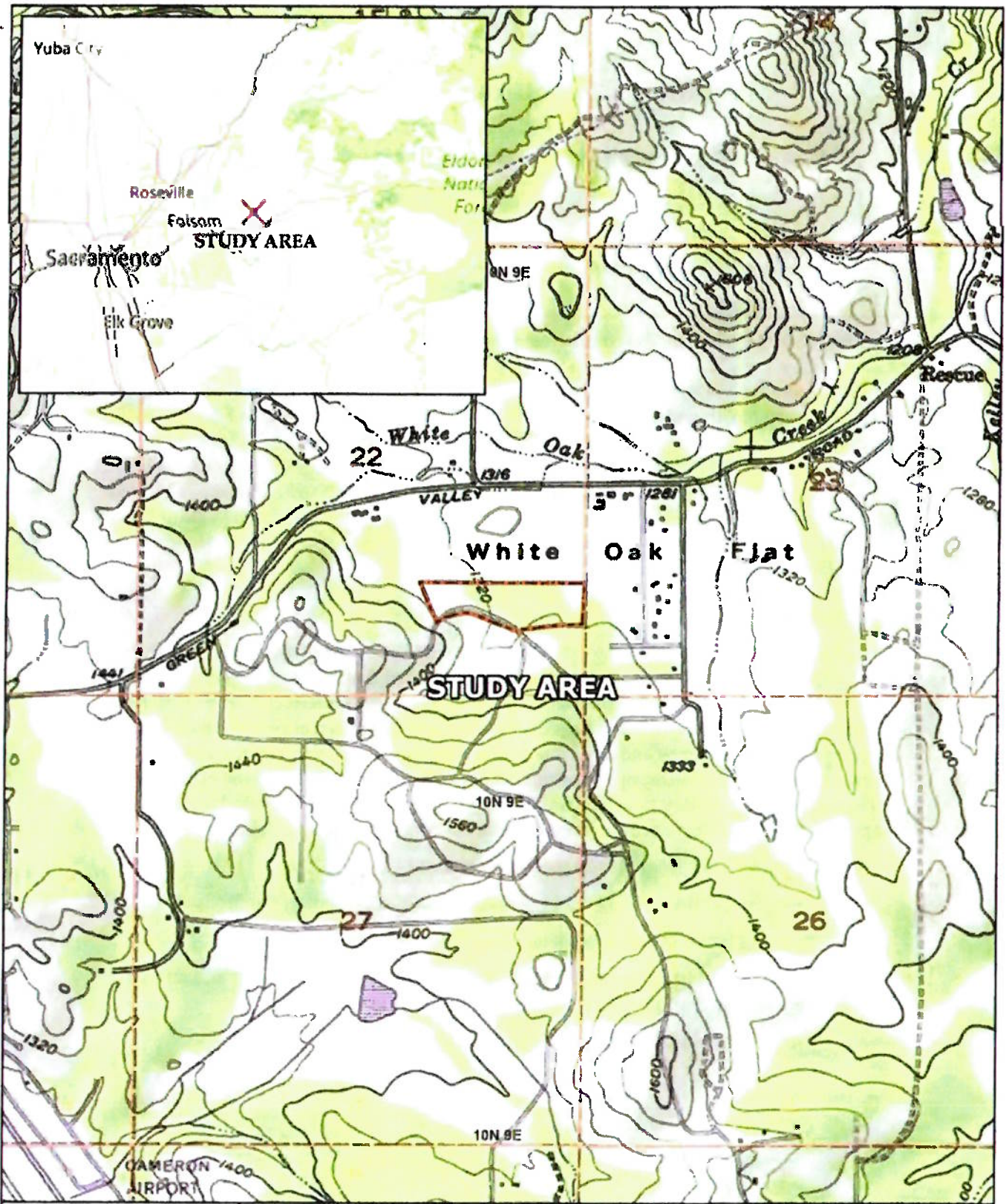
Salix Consulting, Inc. (Salix) conducted a Biological Resources Assessment for the 20.0-acre Valley View Road Parcel Map Study Area in the community of Rescue in unincorporated El Dorado County (Study Area). The parcel is situated in Section 28, Township 10 North and Range 9 East on the Shingle Springs, California 7.5-minute USGS topographic quadrangle (Figure 1). The approximate coordinates for the center of study area are 38°42'11.04" N and 120°58'09.86"W. The address of the Study Area is 3521 Valley View Road and the Assessor's Parcel Number is 069-130-010. The site is located approximately 0.5 mile east of the intersection of Green Valley Road and Walnut Drive in the Cameron Park area (Figure 2). The Study Area is in the jurisdiction of the County of El Dorado.

### Setting

The Study Area's elevation ranges between 1,383 feet at the southwest corner of the site to 1,317 feet at the northeast corner. The lowest point of the Study Area is near the center of the property within the streambed of the ephemeral stream that conveys storm flows to properties to the north. It is a heavily wooded, rural residential parcel developed with a single-family residence and associated accessory uses. The surrounding area includes rural residential land uses, open space, and agricultural production to the north (Skinner Vineyards' Green Valley Ranch). The Rescue Elementary School is located approximately 500 feet north of the northeast corner of the site.

### Objectives of Biological Resources Assessment

- Identify and describe the biological communities present in the Study Area
- Record plant and animal species observed in the Study Area
- Evaluate and identify sensitive resources and special-status plant and animal species that could be affected by project activities
- Provide conclusions and recommendations



Source Map:  
USGS Topographic Map  
Shingle Springs Quad 1:24,000  
S22 T10N R09E

Figure 1  
**SITE AND VICINITY MAP**  
Valley View Road  
Rescue, El Dorado County, CA



## METHODS

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### Literature Review

Salix biologists reviewed recent and historic aerial photographs, USGS maps, preliminary engineering exhibits, floodplain maps and site plans for the study area. Standard publications were reviewed to provide information on life history, habitat requirements, and distribution of regionally occurring animal species. They include published books, peer-reviewed articles, field guides, and the California Wildlife Habitats Relationships Program. Publications utilized in this assessment are included in the References section of this document.

### Special-Status Species Reports

Salix biologists queried the California Natural Diversity Data Base (CNDDDB 2024) for location records for special-status species known to occur in the 6-quadrangle region surrounding the Study Area. Quadrangles included in the query were Shingle Springs, Latrobe, Placerville, Coloma, Clarksville, and Pilot Hill. Salix biologists also reviewed the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) database (USFWS 2024) for occurrences of special-status fish, wildlife, and plant species in the region surrounding the Study Area. An official species list was generated through the USFWS query. Lastly, the California Native Plant Society Rare Plant Inventory (CNPS 2024) was queried for special-status plants occurring in the 6-quad area.

For the purposes of this report, special-status species are those that fall into one or more of the following categories, including those:

- listed as endangered or threatened under the federal Endangered Species Act (including candidates and species proposed for listing),
- listed as endangered or threatened under the California Endangered Species Act (including candidates and species proposed for listing),
- designated as rare, protected, or fully protected pursuant to California Fish and Game Code,
- designated a Species of Concern by the California Department of Fish and Wildlife (CDFW),
- defined as rare or endangered under Section 15380 of the California Environmental Quality Act (CEQA), or
- designated as Ranks 1, 2, or 3 on lists maintained by the California Native Plant Society.

### Field Assessments

A field assessment was conducted on March 27, 2024, by Jeff Glazner to characterize existing conditions, map land cover types and assess the probability of occurrence of special status plant and animal species. Additionally, on March 15, 2024, an Unmanned Aerial Vehicle was utilized to obtain an aerial photograph of the Study Area and

surrounding area (Figure 2). Plants observed were recorded and are presented in Appendix A. Wildlife observed are listed in the *Wildlife Occurrence and Use* section below.

## **SURVEY AND LITERATURE SEARCH RESULTS**

---

### **Soils**

The Study Area has two soil types, Rescue very stony sandy loam, 3 to 15 percent slopes (RfC) and Rescue sandy loam, 2 to 9 percent slopes (ReB). These soils are comprised of two components: Rescue (85%) and Argonaut (15%). The Rescue series soils are derived from gabbro which is a plutonic rock whose composition spans a range between diorite and peridotite. Gabbroic soils in California support many species endemic to this soil type and endemic to California due to the unusual characteristics of gabbro soils. These characteristics prevent the establishment of plant species that are not adapted to the challenges of growing in soil with chemistry that may be toxic to plants or that can inhibit the uptake of major nutrients, such as nitrogen, phosphorus, and potassium. The presence of the Rescue Series is often an indicator that rare plants may be present within the region.

#### *Rescue very stony sandy loam, 3 to 15 percent slopes (RfC)*

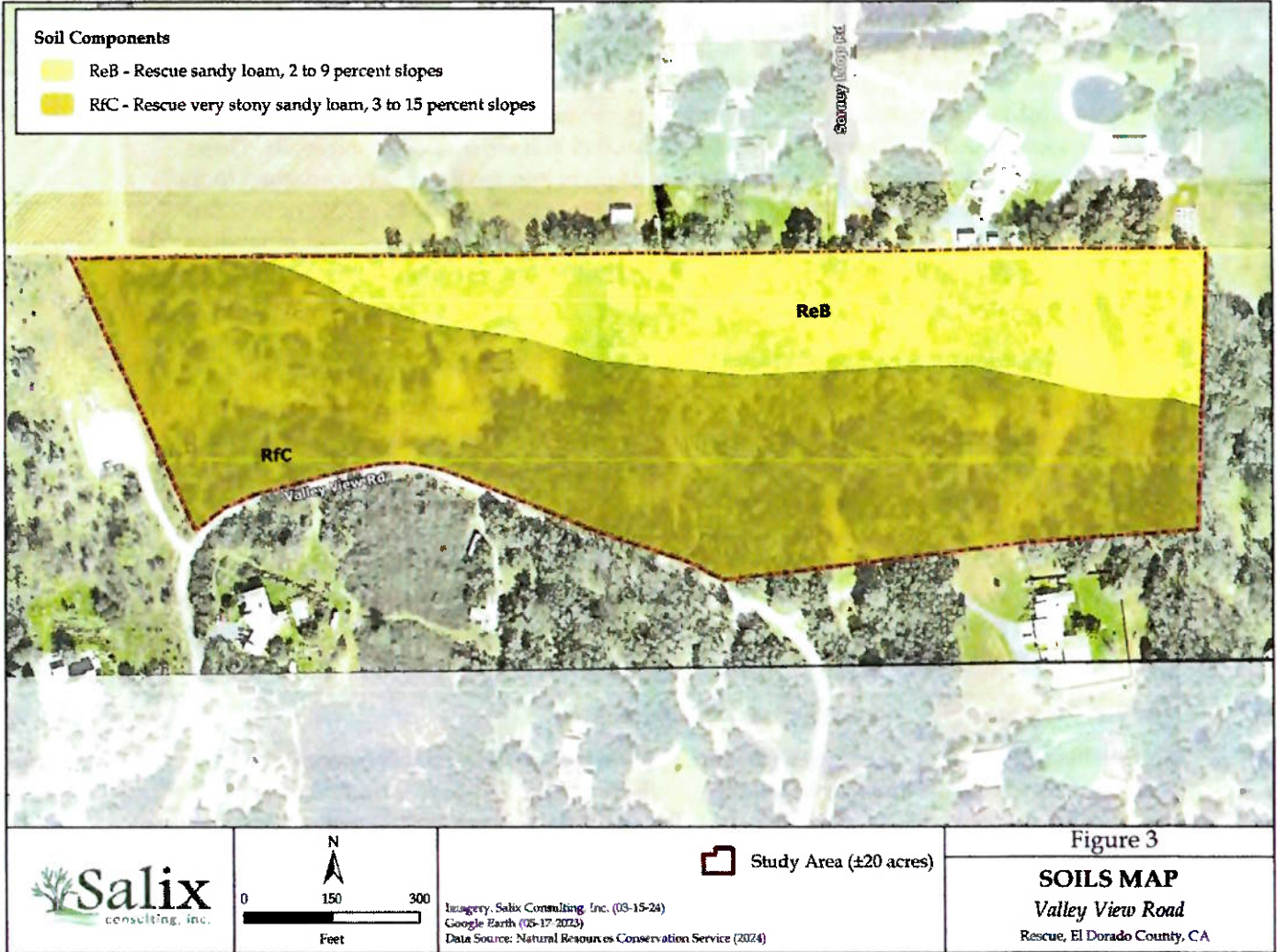
This soil is found on ridges and foothills with slopes between 3 to 15 percent. The parent material consists of residuum weathered from grabbrodiorite. Depth to a root restrictive layer, bedrock, paralithic, is 55 to 59 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is low to very low. Available water to a depth of 60 inches (or restricted depth) is moderate. Nonirrigated land capability classification is 6e. Irrigated land capability classification is 6e. This soil does not meet hydric criteria. These soils are used as annual range and some areas are irrigated and produce pasture and deciduous fruit. Native vegetation is annual and perennial grasses, brush, scattered conifers, and oaks.

#### *Rescue sandy loam, 2 to 9 percent slopes (ReB)*

This soil is found on ridges with slopes between 2 to 9 percent. The parent material consists of residuum weathered from grabbrodiorite. Depth to a root restrictive layer, bedrock, paralithic, is 66 to 70 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low to very low. Available water to a depth of 60 inches (or restricted depth) is moderate. Nonirrigated land capability classification is 3e. Irrigated land capability classification is 3e. This soil does not meet hydric criteria. This soil is also used for annual range with some areas irrigated to produce pasture and deciduous fruit. Native vegetation is annual and perennial grasses, brush, scattered conifers, and oaks.

### **Hydrology**

The site is located in the Dry Creek - HUC12 (180201290602) watershed which is part of the Upper Cosumnes HUC8 (18040013) watershed. Water is generally conveyed onsite in a northeasterly and northern direction from upslope to downslope towards properties



north of the Study Area. The Study Area and surrounding region drains into White Oak Creek which is a tributary of Kelly Creek. Kelly Creek is a tributary of Weber Creek which flows into the South Fork of the American River in Folsom Lake.

An ephemeral stream conveys water through the site from the south to the north. The depth and width of the stream, culvert sizes, scouring, and the presence of bed and bank stream morphology suggests that the stream has ephemeral flows and that the site conveys water for short periods of time (i.e., conveyance of storm flows during a precipitation event and shortly thereafter).

### Climate

The warmest month of the year is typically July with a maximum high of 93.0 degrees. The coolest month of the year is typically December with a high of 54.6 degrees. January is the coolest month of the year with a minimum low of 39.1 degrees. Total annual precipitation is 38 inches with the months of December, January and February receiving the most rain fall (~7 inches per month). Summer months are typically dry with little, or no rainfall recorded between June and September (Climate Data, 2024).

### Biological Communities

The Study Area is an upland site dominated by three oak woodland species with a limited shrub layer and chaparral. A riverine aquatic resource is also present.

Using the El Dorado County Oak Resource Management Plan for guidance, the Study Area has been mapped with six natural land cover types including Blue Oak-Foothill Pine Woodland, Blue Oak Woodland, Montane Hardwood, Chaparral, Annual Grassland and Ephemeral Stream as summarized in Table 1 below and illustrated in Figure 4. The Study Area also includes an area mapped as Rural Residential and disturbed areas as Roads/Barren. A description of each of the land cover types is included below. Representative site photos are presented in Figures 5a through 5c. Aerial images are presented in Figure 5d. A list of plants observed is included in Appendix A.

<b>Table 1.</b> <b>Biological Communities/Landcover Types</b> <b>Within the Valley View Road Parcel Map Study Area</b>	
<b>Biological Community</b>	<b>Acreage (±)</b>
Blue Oak-Foothill Pine	10.9
Blue Oak Woodland	0.9
Montane Hardwood	1.8
Chaparral	0.3
Annual Grassland	2.9
Ephemeral Stream	0.1
Roads/Barren	1.5
Rural Residential	1.6
<b>Total</b>	<b>20.0</b>

### ***Blue Oak-Foothill Pine***

Approximately 10.9 acres of the Study Area have been mapped as a Blue Oak-Foothill Pine woodland. Notably, blue oak (*Quercus douglasii*) has limited distribution in this land cover type. Instead, the stand of oak woodland is dominated by interior live oak (*Quercus wislizeni*) trees with a small number of scattered blue oaks. Interior live oak constitutes about 90 percent of the tree species and blue oak and California foothill pine (*Pinus sabiniana*) comprise the rest. Canopy coverage is very high. Much of this land cover has been treated for fuel management purposes resulting in a sparse shrub layer. Common shrubs include whiteleaf manzanita (*Arctostaphylos viscidia*), hoary coffeeberry (*Frangula californica* subsp. *tomentella*), poison oak (*Toxicodendron diversilobum*), chamise (*Adenostemma fasciculatum*), and toyon (*Heteromeles arbutifolia*).

Common herbaceous species in this habitat and throughout the entire site include smooth cat's-ear (*Hypochaeris glabra*), hedgehog dogtail (*Cynosurus echinatus*) soaproot (*Chlorogalum pomeridianum*), goose grass (*Galium aparine*), gamble weed (*Sanicula crassicaulis*), common chickweed (*Stellaria media*), blue wildrye (*Elymus glaucus*), and winter vetch (*Vicia villosa*).

In the western one third of the site where the gabbro soils are more prominently expressed, the Blue-Oak Foothill-Pine intermixes with a shrub layer commonly found in chaparral and includes whiteleaf manzanita, chamise, and coyote bush (*Baccharis pilularis*).

### ***Blue Oak Woodland***

A small portion of the hardwoods on the site can be categorized as Blue Oak Woodland (0.9 acre). This area is differentiated from the Blue Oak-Foothill Pine woodland by the dominance of blue oak trees. The stand size is small and is interspersed with interior live oak trees and a shrub layer.

### ***Montane Hardwood***

Three areas of the site (1.8 acres) are dominated by California black oak (*Quercus kelloggii*). Two of these stands are located along the ephemeral stream that traverses the property from the southwest to the northeast. A third stand is adjacent to the rural residential area of the site along the northern property line. The associated species in the black oak are similar to the adjacent woodland areas.

### ***Chaparral***

A few small areas of chaparral habitat are located in the western one third of the site near the driveway entrance to the rural residential area and in the northwest corner of the site. The vegetation in this area generally lacks larger trees although there are many small and sapling sized trees. Besides the common shrubs on the property occurring in this area, the chaparral and adjacent areas also contain creeping sage (*Salvia sonomensis*) and pitcher sage (*Lepechinia calycina*) which are common species on gabbroic soils.

### ***Annual Grassland***

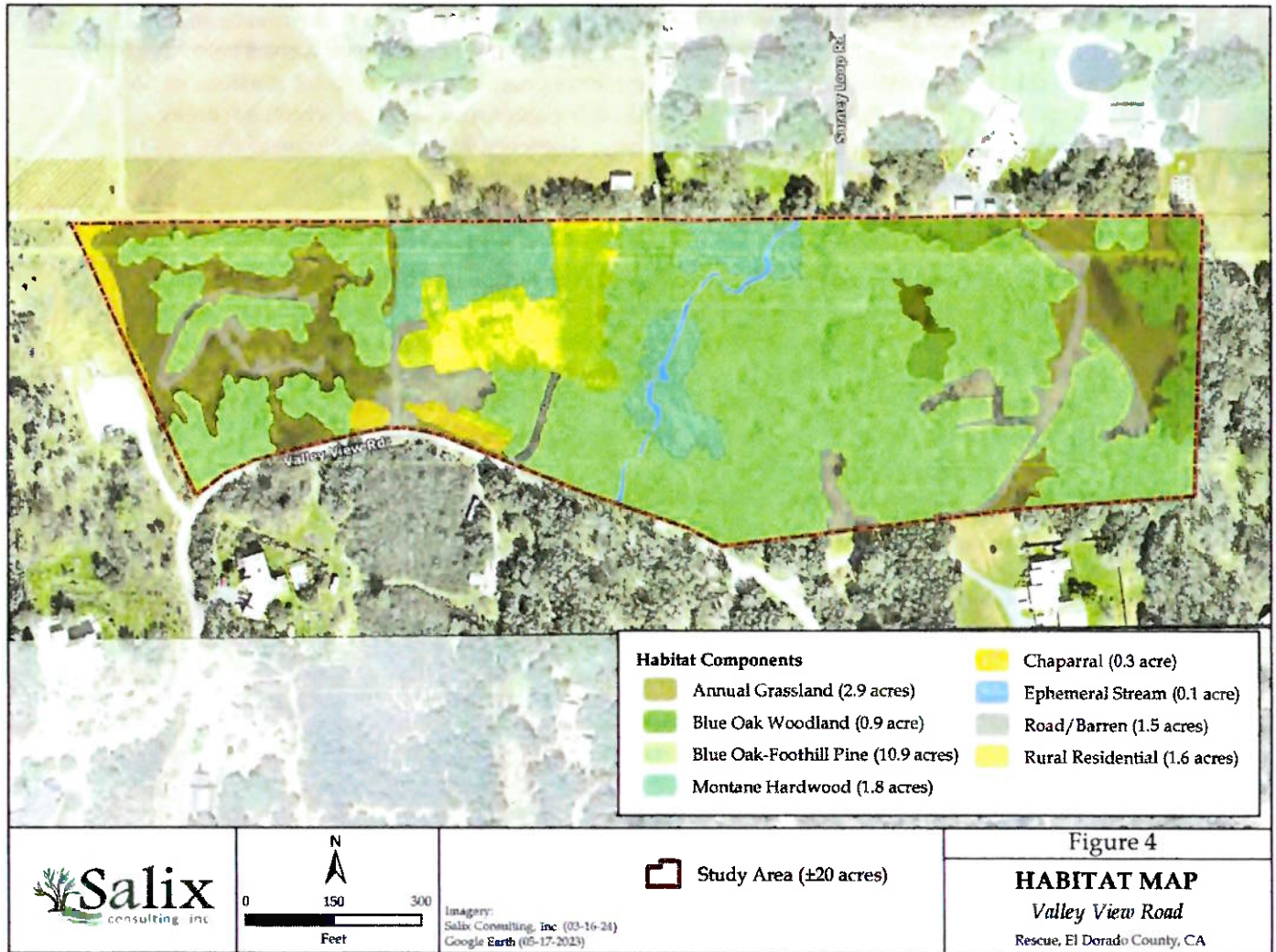
Annual grasslands are a patchy land cover that is interspersed throughout the Study Area where hardwood or chaparral vegetation is absent. It is also adjacent to barren areas and adjacent to roads and in such areas the annual grasslands are ruderal in character (i.e., species that colonize disturbed ground). Common species include silver European hairgrass (*Aira caryophylla*), wild oat (*Avena fatua*), medusahead (*Elymus caput-medusae*), and annual bluegrass (*Poa annua*).

#### ***Roads/Barren***

The Study Area includes numerous unpaved roads and driveways that provide access throughout the site. Due to the frequency of use or the use of gravel as a road base, these areas are largely devoid of vegetation. The parcel boundary also includes portions of the paved Valley View Road. This land cover also includes ruderal areas which are areas where the natural vegetational cover has been disturbed by humans. Some of the disturbed areas are barren with little or no vegetation present.

#### ***Aquatic Resources***

The site contains one aquatic resource, an ephemeral stream. Ephemeral streams are distinct from perennial and intermittent streams in that they lack flow for large portions of the year. The source of water may be natural or man-made or a combination of the two. The flow duration is typically associated with rain events. Seasonal flows cease shortly after the precipitation events end. The estimated area of this feature is about 0.1 acre. An aquatic resource delineation has not been prepared to verify the actual acreage. This drainage conveys water from the project site and developed and undeveloped properties to the south. No aquatic herbaceous species were found in this feature.





Looking west along Valley View Road in the chaparral land cover.  
Photo date: 3-27-24



Looking north over the eastern third of the Study Area in land cover dominated by chaparral, interior live oak (*Quercus wislizeni*) and ruderal lands.  
Photo date: 3-27-24



**Figure 5a**

**SITE PHOTOS**

*Valley View Road*  
Rescue, El Dorado Co, CA



Looking northwest over Study Area with blue oak (*Quercus douglasii*) and foothill pine (*Pinus sabiniana*). Photo date: 3-27-24



Looking southeast over the Study Area through the black oak (*Quercus kelloggii*) woodland. Photo date: 3-27-24



**Figure 5b**

**SITE PHOTOS**

*Valley View Road*  
Rescue, El Dorado Co, CA



Looking southwest over the ephemeral stream towards Valley View Road.  
*Photo date: 3-27-24*



Looking north over the ephemeral stream near the northern property line  
of the Study Area. *Photo date: 3-27-24*



**Figure 5c**

**SITE PHOTOS**

*Valley View Road*  
Rescue, El Dorado Co, CA



Looking southeast over the Study Area. Photo date: 3-15-24



Looking west over the western two thirds of the Study Area. Photo date: 3-15-24



**Figure 5d**  
**AERIAL PHOTOS**  
*Valley View Road*  
Rescue, El Dorado Co, CA

## Wildlife Occurrence and Use

The site is located in an area that is highly influenced by human activities. It is maintained for fuel management which eliminates much of the stratification near the ground. Its primary habitat value is providing habitat for avian species that utilize the trees for nesting and cover. Ground level is open and would primarily be utilized for transient species passing through. The surrounding area is dominated by single family residences, rural residential uses, circulation (roads and driveways), and agriculture.

The Study Area provides foraging habitat for many resident and migratory songbirds, and small to mid-sized mammals. Trees provide suitable nesting habitat for common species. Mid-sized mammals such as opossum and striped skunk may utilize the site to forage and prey on the small mammals. The ephemeral stream may provide seasonal food, water and cover for these same species. Species observed included black-tailed jackrabbit (*Lepus californicus*), western gray squirrel (*Sciurus griseus*), turkey vulture (*Cathartes aura*), Anna's hummingbird (*Calypte anna*), California towhee (*Melospiza crissalis*), spotted towhee (*Pipilo maculatus*), dark-eyed junco (*Junco hyemalis*), house sparrow (*Passer domesticus*), Nuttall's woodpecker (*Picoides nuttallii*), northern flicker (*Colaptes auratus*), western scrub-jay (*Aphelocoma californica*), mourning dove (*Zenaidura macroura*) and Cooper's hawk (*Accipiter cooperii*).

## Special-Status Species

To determine potentially-occurring special-status species, the standard databases from the CDFW (CNDDDB 2024), CNPS (2024), and USFWS Information for Planning and Consultation (2024) were queried and reviewed as described above. These searches provided a list of regionally-occurring special-status plant and animal species and were used to determine which species had at least some potential to occur within or near the study area. Appendix B lists potentially-occurring special-status plants and their likelihood to occur, and Appendix C lists special-status animals compiled from these queries. The site assessments and the best professional judgment of Salix biologists were used to further refine Appendix B and C.

The approximate locations of reported occurrences of special-status plants within a 5-mile radius of the Study Area is shown in Figure 6a, and Figure 6b for special-status animals.

### *Special-Status Plants*

The query results of the rare plant databases referenced above are included in Appendix B. The results of these queries include 14 potentially occurring plant species listed on the CNDDDB, 16 plants on the CNPS Rare Plant Inventory and five plants on the USFWS species list. Many of the species are found on more than one list.

Ten plants were identified as occurring within the surrounding region (within a 5-mile radius of the study area). These ten plants include:

- Jepson's onion (*Allium jepsonii*)
- Stebbin's morning-glory (*Calystegia stebbinsi*)
- Chaparral sedge (*Carex xerophila*)
- Pine Hill ceanothus (*Ceanothus roderickii*)
- Red Hills soaproot (*Chlorogalum grandiflorum*)
- Bisbee Peak rush-rose (*Crocانthemum suffrutescens*)
- Pine Hill flannelbush (*Fremontodendron decumbens*)
- El Dorado bedstraw (*Galium californicum* ssp. *sierrae*)
- Layne's ragwort (*Packera layneae*)
- El Dorado County mule ears (*Wyethia reticulata*)

Fifteen additional plants were identified through the queries that have a CNPS Rare Plant Inventory Rare Plant Ranking of 4.2 or 4.3. CNPS Rank 4 species are of limited distribution or infrequent throughout a broader area in California and would not typically meet the CEQA Guidelines §15380 as either "endangered" "threatened" or "rare". As a consequence, CNPS Rank 4 plant species are not considered further in the document.

The eastern two thirds of the Study Area has a limited possibility of supporting rare species due to the dense interior live oak, blue oak and black oak woodland canopy coverage and the weak expression of gabbroic soils in this portion of the Study Area. The western one third of the site has chaparral vegetative land cover that is typical of sites with gabbroic soils. Many of the rare plants found in the Pine Hill gabbro soils area are found within a short distance of the Study Area and cannot be excluded. One plant, the El Dorado County mule ears has an occurrence reported to the CNDDDB that includes a large portion of the Study Area.

These plants are listed in Table 2 below.

**Table 2**  
**Special-Status Plants Determined to Have Some Potential to Occur**  
**within the Valley View Road Parcel Map Study Area**

Species	Status*			Habitat	Potential for Occurrence Within Study Area**
	Federal	State	CNPS		
<b>Jepson's onion*</b> <i>Allium jepsonii</i>	-	-	1B.2	Open, serpentine, or volcanic slopes, flats	Possible. Rescue soils present in study area.
<b>Big-scale balsamroot*</b> <i>Balsamorhiza macrolepis</i>	-	-	1B.2	Cismontane woodland; valley and foothill grassland; [sometimes serpentinite].	Unlikely. Marginal habitat in the open areas of the oak woodlands.
<b>Spicata calycadenia*</b> <i>Calycadenia spicata</i>	FE	CE	1B.3	Foothill woodland and Valley grassland	Possible. The Study Area has attributes that could support this species.
<b>Stebbins' morning-glory*</b> <i>Calystegia stebbinsii</i>	FE	CE	1B.1	Chaparral (openings); cismontane woodland; [serpentinite or gabbroic].	Possible. Rescue soils present in study area.
<b>Chaparral sedge*</b> <i>Carex xerophila</i>	-	-	1B.1	Dry gabbro or serpentine soils in open forest, scrub, thicket edges, and chaparral	Possible. Rescue soils present in study area.
<b>Pine Hill ceanothus*</b> <i>Ceanothus roderickii</i>	FE	CR	1B.1	Rocky, gabbro-derived substrates, chaparral, oak/pine woodland	Possible. Rescue soils present in study area.
<b>Red Hills soaproot *</b> <i>Chlorogalum grandiflorum</i>	-	-	1B.2	Chaparral; cismontane woodland; [serpentinite or gabbroic].	Possible. Rescue soils present in study area.
<b>Bisbee Peak rush-rose *</b> <i>Crocanthemum suffrutescens</i>	-	-	3.2	Chaparral (often serpentinite, gabbroic, or lone soil).	Possible. Rescue soils present in study area.
<b>Pine Hill flannelbush*</b> <i>Fremontodendron decumbens</i>	FE	CR	1B.2	Chaparral; cismontane woodland; lower montane coniferous forest; [gabbroic].	Possible. Rescue soils present in study area.
<b>El Dorado bedstraw*</b> <i>Galium californicum ssp. sierrae</i>	FE	CR	1B.2	Chaparral; cismontane woodland; lower montane coniferous forest; [gabbroic].	Possible. Rescue soils present in study area.
<b>Parry's Horkelia*</b> <i>Horkelia parryi</i>	-	-	1B.2	Open chaparral and foothill woodlands	Possible. May occur in open areas of the site.
<b>Layne's ragwort*</b> <i>Packera laynena</i>	FT	CR	1B.2	Chaparral; cismontane woodland;	Possible. Rescue soils present in study area.

Table 2 Special-Status Plants Determined to Have Some Potential to Occur within the Valley View Road Parcel Map Study Area					
Species	Status*			Habitat	Potential for Occurrence Within Study Area**
	Federal	State	CNPS		
				[serpentinite or gabbroic].	
El Dorado County mule ears * <i>Wyethia reticulata</i>	-	-	1B.2	Chaparral; cismontane woodland; lower montane coniferous forest;	Possible. Rescue soils present in study area.

**\*Status Codes:**

**Federal**

FE Federal Endangered

FT Federal Threatened

**State**

CE California Endangered

CR California Rare

**CNPS**

Rank 1B Rare, Threatened, or Endangered in California

Rank 2R, T, or F in California, more common elsewhere

Rank 3 More information is needed

**\*\*Definitions for the Potential to Occur.**

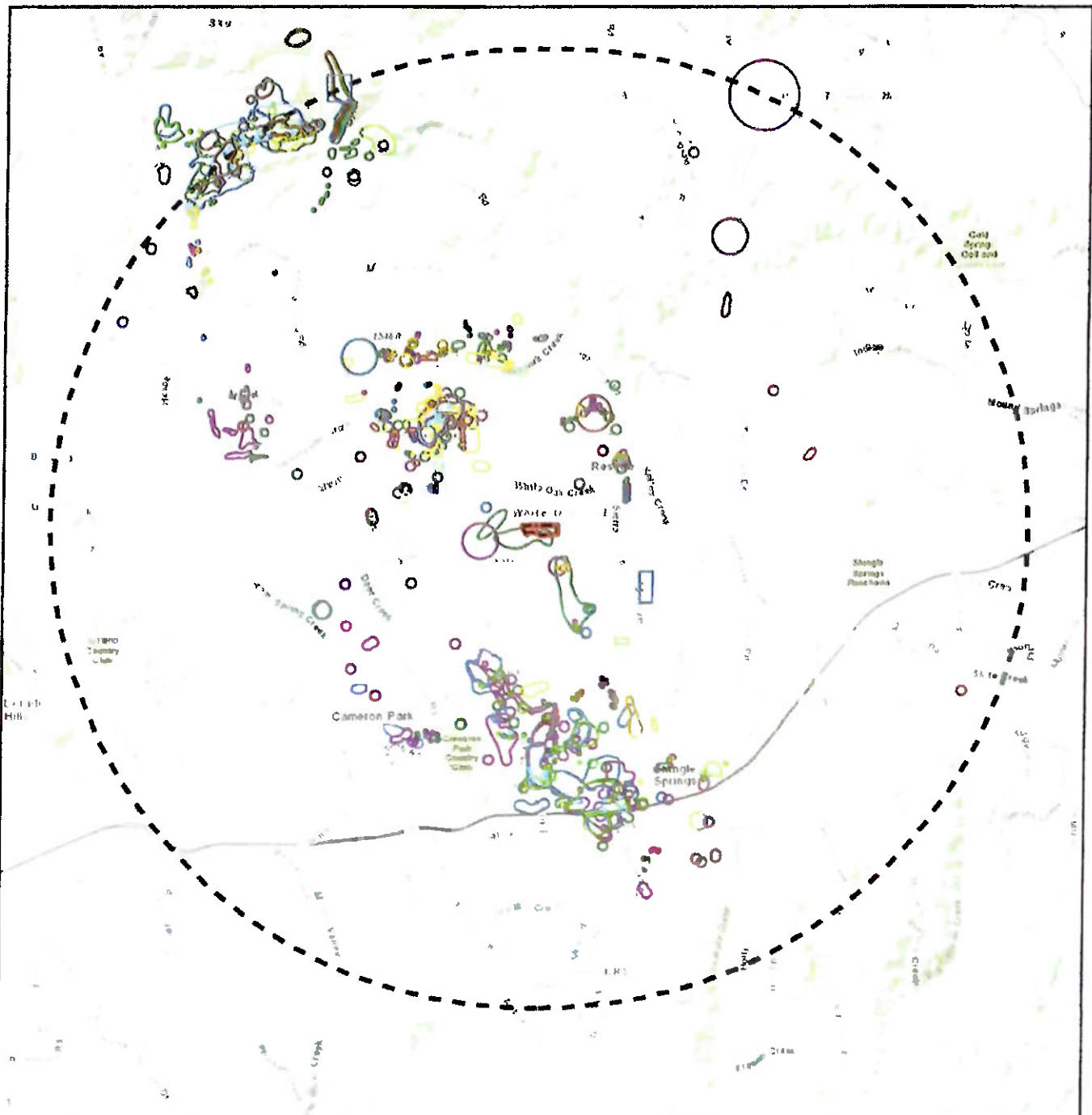
None No suitable habitat present within the study area.











Unlikely Minimal or marginal quality habitat in the study area. Disturbance or other activities may restrict or eliminate possibility of species occurring.

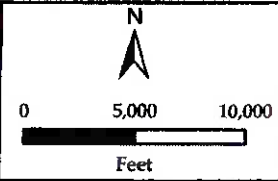
Possible Suitable habitat occurs within the study area. Study area within range of species.



Likely Study area provides desirable habitat for species and there is a very high probability for its occurrence. Species documented to occur nearby in similar habitat.

Observed Species was observed within the study area.



CNDDDB Special-Status Plant Species		
 <i>Allium jepsonii</i>	 <i>Ceanothus roderickii</i>	 <i>Fremontodendron decumbens</i>
 <i>Calystegia stebbinsii</i>	 <i>Chlorogalum grandiflorum</i>	 <i>Galium californicum ssp. sierrae</i>
 <i>Carex xerophila</i>	 <i>Crocianthemum suffruticosens</i>	 <i>Packera layneae</i>
	 <i>Wyethia reticulata</i>	



 Study Area (±20 acres)  
 5-Mile Radius

**Figure 6a**  
**CNDDDB OCCURRENCES MAP**  
 Valley View Road  
 Rescue, El Dorado County, CA

**Jepson's onion** (*Allium jepsonii*) is a perennial bulbiferous herb that is a member of the Alliaceae family. It is a native of California and endemic to California. It has no state or federal status but is ranked 1B.2 by CNPS. It is a perennial herb and blooms in May to July. It grows in chaparral on serpentine and volcanic slopes and flats. The nearest reported occurrence of the species is 2.75 mile east of the Study Area on a northeast facing slope above Green Valley Road near Looking Glass Lane in open patches in gabbro chaparral.

**Big-scale balsamroot** (*Balsamorhiza macrolepis*) is a perennial herb that is a member of the Asteraceae family. It is native to California and found elsewhere in North America. It has no state or federal status but is ranked 1B.2 by CNPS. It flowers between May and September. The plant occurs in Dry, open meadows, hillsides, grassland, openings in foothill woodland between elevations of 165 to 4,590 feet in elevation. The nearest reported occurrence of the species is 10.45 miles northwest of the Study Area, near Rattlesnake Bar and the North Fork Arm of Folsom Lake.

**Spicate calycadenia** (*Calycadenia spicata*) is an annual herb that is a member of the Asteraceae family. It is a native of California and endemic to California. It has no state or federal status but is ranked 1B.3 by CNPS. It flowers between March and July. The plant occurs in open grassy or rocky slopes, and valleys below at elevations of 1,310 feet in elevation. The nearest reported occurrence of the species is 12.92 miles southwest of the Study Area, near the interchange of Folsom Blvd and Highway 50 in the City of Folsom.

**Stebbins' morning glory** (*Calystegia stebbinsii*) is a perennial herb that is a member of the Convolvulaceae family. It is State listed as endangered and federally listed as endangered. It is ranked 1B.1 by CNPS. It is a native of California and endemic to California. The plant occurs in chaparral at an elevation of 985 feet. The plant is a leafy perennial herb and looks similar to the common morning glory, the difference is the leaf shape. Flowers are white and bloom in April to July. The nearest reported occurrence of the species is 0.82 mile southeast of the Study Area, near the western terminus of Carlson Court last (reported in 2009).

**Chaparral sedge** (*Carex xerophila*) is a perennial herb that is a member of the Cyperaceae family. It is native to California. It has no state or federal status but is ranked 1B.2 by CNPS. It flowers between March and June. The plant occurs in dry gabbro or serpentine soils in open forest, scrub, thicket edges, chaparral, often with *Hesperocyparis macnabiana* at elevations of 1,475 to 2,525 feet in elevation. The nearest reported occurrence of the species is 0.87 mile south of the Study Area at the eastern end of Jose Court in Cameron Park in open patches of gabbro chaparral.

**Pine Hill ceanothus** (*Ceanothus roderickii*) is a shrub that is a member of the Rhamnaceae family. It is State listed as rare and federally listed as endangered. It is ranked 1B.1 by CNPS. It is native to California and is endemic to California. The plant occurs in rocky, gabbro-derived substrates, chaparral, oak/pine woodland at elevations of 850 to 2,065 feet. The nearest reported occurrence of the species is 0.44-mile northwest of the Study Area off of Pineoakyo Road north of Green Valley Road in Rescue (reported in 2018).

**Red Hills soaproot** (*Chlorogalum grandiflorum*) is a perennial bulbiferous herb of the Agavaceae family. It is a native of California and is endemic to California. It has no state or federal status but is ranked 1B.2 by CNPS. It flowers between May and June with flowers opening at dusk and closing at morning. It grows in chaparral on serpentine and gabbro soils, serpentine outcrops open shrubby or wooded hills, and also in yellow pine woodlands. The nearest reported occurrence of the species is 1.32 miles southwest of the Study Area, east of the Cameron Airport and adjacent to Cameron Park Drive in open patches of gabbro chaparral (reported in 2006).

**Bisbee Peak rush-rose** (*Crocanthemum suffrutescens*) is a perennial evergreen shrub of the Cistaceae family. It is native to California and endemic to California. It has no state or federal status but is ranked 3.2 by CNPS. It is a low-growing shrub with yellow flowers and flat leaves covered with soft, very dense white hairs. Besides El Dorado County, it is found in Amador, Calaveras, Tuolumne, Mariposa, and Sacramento Counties. It is a species of concern because more information is needed about this plant. The nearest reported occurrence of the species is 0.97 mile northeast of the Study Area, growing in gabbroic chaparral west of Deer Valley Road 0.15 mile north of the intersection of Green Valley Road and Deer Valley Road in Rescue (reported in 2007).

**Pine Hill flannelbush** (*Fremontodendron decumbens*) is a shrub of the Malvaceae family. It is native to California and endemic to California. It is State listed as rare and federally listed as endangered. It is ranked 1B.2 by CNPS. It flowers between April and July. It grows in gabbro outcrops in chaparral/pine woodland at elevations of 1,390 to 2,490 feet. The nearest reported occurrence of the species is 0.83 miles to the northwest of the Study Area off of Pineoakyo Court on the east and west sides of White Oak Creek

**El Dorado bedstraw** (*Galium californicum* ssp. *sierrae*) is a low-growing perennial herb of the Rubiaceae family. It is State listed as rare, federally listed as endangered, and ranked 1B.2 by CNPS. It is endemic to El Dorado County and grows in open pine, oak forests, and chaparral at elevations between 330 to 1,640 feet. The plant has pale-yellow flowers blooming in May and June. It is distinguished from other *Galium* subspecies by the very narrow leaf shape. The nearest reported occurrence of the species is 0.37 miles southeast of the Study Area near Oak Lane Drive in an area dominated by oak woodland and annual grassland (reported in 2006).

**Layne's ragwort** (butterweed) (*Packera layneae*) is a perennial herb of the aster family (Asteraceae). The plant is state listed as rare, federally listed as threatened, and ranked 1B.2 by CNPS. It has yellow flowers and blooms from April to August. Besides El Dorado County, it can also be found in Yuba, Tuolumne, and Butte counties. It is found in all the units of the Pine Hill Ecological Preserve in rocky, open interior chaparral and woodland areas at elevations between 985 to 2,950 feet. The nearest reported occurrence of the species is 0.26 miles west of the Study Area west of the intersection of Bainbridge Avenue and Valley View Road growing in gabbroic chaparral (reported in 2002).

**Parry's Horkelia** (*Horkelia parryi*) is a perennial herb of the Rosaceae family. It is State listed as rare and federally listed as threatened. It is ranked 1B.2 by CNPS. It is found in open chaparral at elevations between 260 and 2,950 feet. The nearest report occurrence is 9.52 miles east of the Study Area in a generalized location in the central downtown area

of the City of Placerville (reported in 1923). Calflora has numerous contemporary occurrences reported between the communities of Ione and Buena Vista in Amador County and the Pleasant Valley community of El Dorado County.

**El Dorado mule ears** (*Wyethia reticulata*) is a perennial herb native to the Pine Hill area and is a member of the Asteraceae family. It has no state or federal status but is ranked 1B.2 by CNPS. This plant is found on wooded slopes and chaparral at elevations between 490 and 1,970 feet. It spreads by underground root sprouts (clonal). Some parent plants may be several hundred years old. The nearest reported occurrence of the species is a 2007 occurrence in an area that includes most of the Study Area boundary on Valley View Road.

#### *Special-Status Animals*

Queries of the special status species databases resulted in 17 regionally occurring special status animal species. Of the 17 potentially occurring animal species listed in Appendix C, six species were identified as occurring within the surrounding region (generally within a 5-mile radius of the Study Area) (Figure 6b). These six species include the following:

- Bank swallow (*Riparia riparia*)
- Bald eagle (*Haliaeetus leucocephalus*)
- Tricolored blackbird (*Agelaius tricolor*)
- Coast horned lizard (*Phrynosoma blainvillii*)
- Foothill yellow-legged frog - south Sierra DPS (*Rana boylei*)
- Fisher (*Martes pennanti pacifica*)

None of the six species that were identified within five miles of the Study Area are likely to occur onsite (Table 3). Of the 17 species identified in Appendix C, only one species, the white-tailed kite has the possibility of occurring within the Study Area. The Study Area lacks suitable habitat to support these species (e.g., vernal pools or perennial sources of water), is highly fragmented, is subject to indirect effects from surrounding land uses, and lacks connectivity to suitable nesting and foraging areas. Additional details on habitat and the probability for a species to occur on site are provided for each of the 17 species in Appendix C.

**Table 3.  
Special Status Animal Species Determined to Have Some Potential to Occur Within  
the Valley View Road Study Area**

Species	Status* Federal State	Habitat	Potential for Occurrence Within Study Area*
<b>Birds</b>			
<b>Bank Swallow</b> <i>Riparia riparia</i>	-	CT	Colonial nester near riparian and other lowland habitats. Requires vertical banks or cliffs with fine-textured, sandy soils near streams, rivers, and lakes.
<b>Bald Eagle</b> <i>Haliaeetus leucocephalus</i>	-	CE/CFP	Occurs along shorelines, lake margins, and rivers. Nests in large, old-growth or dominant trees with open branches.
<b>Tricolored blackbird</b> <i>Agelaius tricolor</i>	-	CT	Colonial nester in dense cattails, tules, brambles or other dense vegetation. Requires open water, dense vegetation, and open grassy areas for foraging.
<b>White-tailed kite</b> <i>Elanus leucurus*</i>	-	CFP	Found in lower foothills and valley margins with scattered oaks and along river bottomlands or marshes adjacent to oak woodlands. Nests in trees with dense tops.
<b>Mammals</b>			
<b>Fisher</b> <i>Martes pennanti pacifica</i>	FC	SSC	Occurs in intermediate to large-tree stage coniferous forests and riparian woodlands with a high percent level of canopy closure.
<b>Reptiles</b>			
<b>Coast horned lizard</b> <i>Phrynosoma blainvillii</i>	-	SSC	Open lowlands, washes, and sandy areas with an exposed gravelly sandy substrate containing scattered shrubs. Edge of Sacramento Valley and in the Sierra Nevada foothills. Also observed in riparian woodland clearings and dry uniform chamise chaparral.

**Status Codes:**

**State**

CE California Endangered  
 CT California Threatened  
 SSC California Species of Concern  
 CFP California Fully Protected

**Federal**

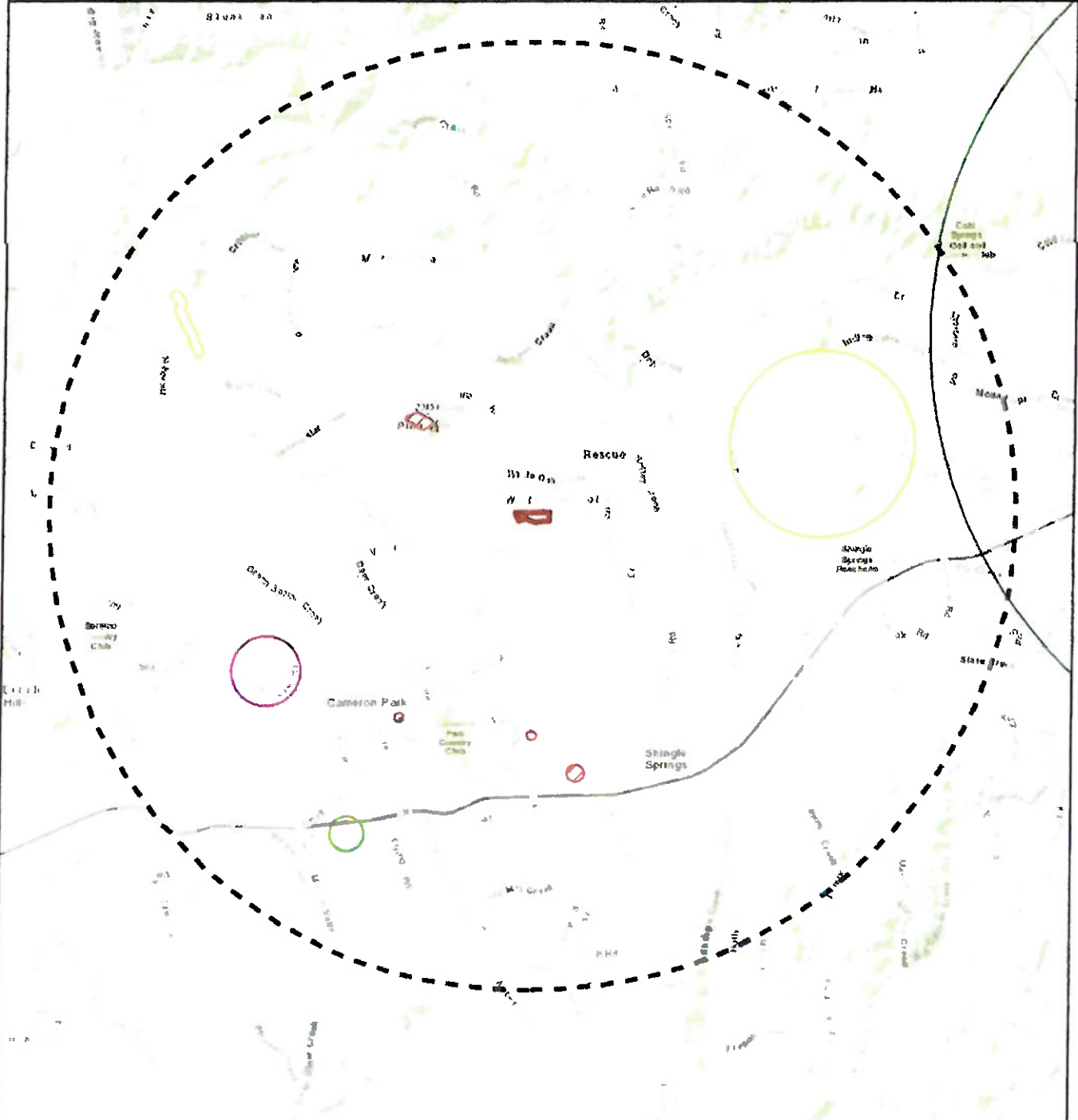
FE Federal Endangered  
 FT Federal Threatened  
 FC Federal Candidate

**\*Definitions for the Potential to Occur**

**None:** The species would not be present  
**Unlikely:** Minimal or marginal quality habitat in the study area.  
**Possible:** Suitable habitat occurs within the Study Area. Study Area within the range of the species.

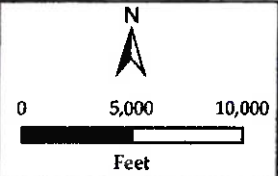
**White-tailed kite (nesting)** (*Elanus leucurus*) is fully protected in California and is commonly associated with certain types of agriculture areas. It also generally occurs in low-elevation grassland, wetland, oak woodland, low shrub, open woodlands, or savannah habitats. This species also uses fence rows and irrigation ditches (with residual vegetation). Riparian areas adjacent to open space areas are typically used for nesting, where kites prefer dense, broad-leaved deciduous trees for nesting and night roosting.

The CNDDDB documents the nearest reported occurrence of white-tailed kite as a 2008 observation, approximately 6.97 miles west of the Study Area, immediately east of the Empire Ranch Golf Club in the City of Folsom. Because the white-tailed kite will nest in non-riparian trees within dense woodlands, it cannot be excluded from the Study Area.



**CNDDDB Special-Status Wildlife Species**

Fisher	coast horned lizard
bald eagle	foothill yellow-legged frog - south Sierra DPS
bank swallow	tricolored blackbird



Study Area (±20 acres)  
 5-Mile Radius

**Figure 6b**  
**CNDDDB OCCURRENCES MAP**  
*Valley View Road*  
 Rescue, El Dorado County, CA

## RECOMMENDATIONS

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### **Aquatic Resources**

One aquatic resource was found on the site, an ephemeral stream. It is recommended that this aquatic resource be avoided in the design of the tentative parcel map. If avoidance is not possible, minimization of impacts to the extent practicable is recommended. If impacts occur, it will be necessary to prepare an aquatic resources delineation for the U.S. Army Corps of Engineers (Corps). The Corps will require a permit to comply with Section 404 of the Clean Water Act (CWA). A water quality certification will also be required from the State Water Resource Control Board to comply with Section 401 of the CWA.

### **Streams, Pond, and Riparian Habitat**

The site contains an ephemeral stream starting at the southern property line on Valley View Road. The tentative parcel map does not include a protection mechanism for this stream. If tentative parcel map improvements result in an impact to the streambed or bank of the stream it will be necessary to file an application with the California Department of Fish and Wildlife for a Lake and Streambed Alteration Agreement (Section 1602 of the State Fish and Game Code).

### **Blue Oak-Foothill Pine Woodland, Blue Oak Woodland, and Montane Hardwood**

Removal of oak trees within the Study Area is subject to the requirements of the El Dorado County Oak Conservation Ordinance (Ordinance No. 5061). This ordinance applies to all development activities that remove oak trees below 4,000 feet in elevation. The impacts to the Study Area will result in the need to file an Oak Woodland Removal Permit with El Dorado County and mitigation consistent with the requirements of the ordinance (Section 130.39.070(C)(1)). All discretionary actions resulting in oak woodland removal will also require an Oak Resources Technical Report (Oak Resource Management Plan - Section 2.5).

### **Special-Status Plants**

The site is within the Gabbro Soils Region of El Dorado County and is situated between the Pine Hill/Penny Lane and Cameron Park Units of the Pine Hill Preserve. In the eastern two thirds of the site, the gabbro soils (Rescue Series) are dominated by interior live oak, blue oak and black oak and do not include the typical chaparral species found in gabbroic soils. The western one third of the site has characteristics more typically associated with gabbro soils. The presence of rare plants endemic to the Pine Hill region cannot be excluded due to the presence of gabbroic soils onsite and the distribution of rare plants in the vicinity of the site including a reported occurrence of El Dorado County mule ears that includes a portion of the Study Area (See Figure 6a). Therefore, a rare plant survey is recommended for the spring of 2024.

## Special-Status Animal

One special-status animal was identified through the database queries as potentially occurring within the Study Area and the broader region surrounding the study area. This animal, the white-tailed kite, could use the site for nesting and foraging. The nesting birds survey recommendation below will address an impact avoidance measure for this species.

## Nesting Birds

The study area has bird nesting potential throughout the site. Most nesting birds are protected by the Migratory Bird Treaty Act (16 U.S.C. 703-712; MBTA) administered by the U.S. Fish and Wildlife Service (Division of Migratory Bird Management). The MBTA makes it unlawful, unless expressly authorized by permit pursuant to federal regulations, to "pursue, hunt, take, capture, kill, attempt to take, capture or kill, offer for sale, sell, offer to purchase, purchase, deliver for shipment, ship, cause to be shipped, deliver for transportation, transport, cause to be transported, carry, or cause to be carried by any means whatever, receive for shipment, transportation or carriage, or export at any time, or in any manner, any migratory bird, or any part, nest, or egg of any such bird."

The California Fish and Game Code (CFG) §3503 prohibits the take, possession, or needless destruction of the nest or eggs of any bird; §3503.5 prohibits the take, possession, or needless destruction of any nests, eggs or birds in the orders Falconiformes (new world vultures, hawks, eagles, ospreys and falcons, among others) or Strigiformes (owls); §3511 prohibits the take or possession of fully protected birds; and §3513 prohibits the take or possession of any migratory nongame bird or part thereof as designated in the MBTA. Most birds are protected under the MBTA and CFG except for several nonnative species.

If ground disturbance activities take place during the breeding/nesting season (February through August), disturbance of nesting activities could occur. Thus, a pre-construction survey should be conducted by a qualified biologist no more than 15 days prior to initiation of proposed activities. If active nests are found on or immediately adjacent to the site, a nest avoidance plan shall be implemented with approval from El Dorado County if the County requests, CDFW. The avoidance plan shall include appropriate buffers to the nest(s), and a qualified biologist should monitor the nest(s) and project activities to ensure no harm or agitation affects the nestlings. Once the birds have fledged, there is no longer a need for the buffer, and project activities could then proceed. If no nesting is found to occur, necessary tree and shrub removal could then proceed.

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**Appendix A.**  
**Plant Species Observed Within the Valley View Road Parcel Map Study Area**

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## Appendix A

### Valley View Road - Plants Observed - March 2024

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#### Gymnosperms

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##### Pinaceae - Pine Family

<i>Pinus ponderosa</i>	Ponderosa pine
<i>Pinus sabiniana</i>	Gray pine

#### Angiosperms - Dicots

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##### Anacardiaceae - Cashew or Sumac Family

<i>Toxicodendron diversilobum</i>	Western poison-oak
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##### Apiaceae (Umbelliferae) - Carrot Family

<i>Sanicula crassicaulis</i>	Gamble weed
* <i>Scandix pecten-veneris</i>	Venus' needle
* <i>Torilis arvensis</i>	Field hedgeparsley

##### Asteraceae (Compositae) - Sunflower Family

<i>Baccharis pilularis</i>	Coyote brush
* <i>Carduus pycnocephalus</i>	Italian thistle
* <i>Cirsium vulgare</i>	Bull thistle
* <i>Dittrichia graveolens</i>	Stinkwort
<i>Grindelia camporum</i>	Great Valley gumplant
* <i>Hypochaeris glabra</i>	Smooth cat's-ear
* <i>Lactuca serriola</i>	Prickly lettuce
* <i>Leontodon saxatilis</i>	Long-beaked hawkbit
* <i>Logfia gallica</i>	Narrowleaf cottonrose
* <i>Senecio vulgaris</i>	Common groundsel
<i>Wyethia angustifolia</i>	Narrowleaf mule's-ears

##### Brassicaceae (Cruciferae) - Mustard Family

* <i>Capsella bursa-pastoris</i>	Shepherd's purse
<i>Lepidium strictum</i>	Peppergrass

##### Caprifoliaceae - Honeysuckle Family

<i>Symphoricarpos albus</i> var. <i>laevigatus</i>	Common snowberry
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##### Caryophyllaceae - Pink Family

* <i>Stellaria media</i>	Common chickweed
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##### Ericaceae - Heath Family

<i>Arctostaphylos viscida</i>	Whiteleaf manzanita
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##### Fabaceae (Leguminosae) - Legume Family

* <i>Trifolium hirtum</i>	Rose clover
* <i>Trifolium subterraneum</i>	Subterranean clover
* <i>Vicia villosa</i>	Winter vetch

##### Fagaceae - Oak Family

<i>Quercus douglasii</i>	Blue oak
<i>Quercus kelloggii</i>	California black oak
<i>Quercus wislizeni</i>	Interior live oak

\* Indicates a non-native species

Page 1 of 3

**Geraniaceae - Geranium Family**

\**Erodium botrys*

\**Erodium cicutarium*

\**Geranium molle*

Broad-leaf filaree

Red-stem filaree

Dove's-foot geranium

**Hypericaceae - St. John's Wort Family**

*Hypericum concinnum*

\**Hypericum perforatum* subsp. *perforatum*

Gold-wire

Klamathweed

**Lamiaceae (Labiatae) - Mint Family**

*Lepechinia calycina*

*Salvia sonomensis*

Pitcher sage

Creeping sage

**Montiaceae - Miner's Lettuce Family**

*Claytonia perfoliata*

Common miner's lettuce

**Onagraceae - Evening Primrose Family**

*Epilobium brachycarpum*

Summer cottonweed

**Orobanchaceae - Broomrape Family**

*Triphysaria eriantha* subsp. *eriantha*

Butter-and-eggs

**Plantaginaceae - Plantain Family**

\**Plantago lanceolata*

English plantain

**Primulaceae - Primrose Family**

*Primula* sp.

Shooting star

**Ranunculaceae - Buttercup Family**

*Ranunculus occidentalis* var. *occidentalis*

Western buttercup

**Rhamnaceae - Buckthorn Family**

*Ceanothus cuneatus* var. *cuneatus*

*Frangula californica* subsp. *tomentella*

Buck brush

Hoary coffeeberry

**Rosaceae - Rose Family**

*Adenostoma fasciculatum* var. *fasciculatum*

*Heteromeles arbutifolia*

\**Rubus armeniacus*

Chamise

Toyon

Himalayan blackberry

**Rubiaceae - Madder Family**

*Galium aparine*

*Galium porrigens*

Goose grass

Climbing bedstraw

**Viscaceae - Mistletoe Family**

*Phoradendron leucarpum* subsp. *tomentosum*

Oak mistletoe

**Angiosperms - Monocots**

**Agavaceae - Agave Family**

*Chlorogalum pomeridianum*

Scaproot

**Juncaceae - Rush Family**

*Luzula comosa*

Hairy wood rush

**Poaceae (Gramineae) - Grass Family**

\**Aira caryophylla*

\**Avena fatua*

\**Bromus diandrus*

\**Bromus hordeaceus*

\**Cynosurus echinatus*

Silver European hairgrass

Wild oat

Ripgut grass

Soft chess

Hedgehog dogtail

\* Indicates a non-native species

Page 2 of 3

*\*Elymus caput-medusae*  
*Elymus glaucus*  
*Melica californica*  
*\*Phalaris aquatica*  
*\*Poa annua*

Medusahead  
Blue wildrye  
California melic  
Harding grass  
Annual bluegrass

**Appendix B**  
**Potentially-Occurring Special-Status Plants Within the Valley View Road Parcel Map Study**  
**Area**

**Appendix B**  
**Valley View Road - Potentially Occurring Special-status Plants**

Family Taxon Common Name	Status*	Flowering Period	Habitat	Probability on Project Site
<b>Adoxaceae</b>				
<i>Viburnum ellipticum</i> Western viburnum	Fed - State - CNPS Rank 2B 3	May-July	Chaparral, cismontane woodland, lower montane coniferous forest	None This species requires shady north facing slopes which are not present in the Study Area
<b>Agavaceae</b>				
<i>Chlorogalum grandiflorum</i> Red Hills soaproot	Fed FSW State - CNPS Rank 1B 2	May-June	Chaparral, cismontane woodland, [serpentinite or gabbroic]	Possible Rescue soils present in the Study Area
<b>Alismataceae</b>				
<i>Sagittaria sanfordii</i> Sanford's arrowhead	Fed - State - CNPS Rank 1B 2	May-October	Marshes and shallow slow moving water	None The Study Area is higher in elevation than the typical distribution of the species and the site lacks shallow water in the fall season
<b>Alliaceae</b>				
<i>Allium jepsonii</i> Jepson's onion	Fed FSW State - CNPS Rank 1B 2	May-August	Cismontane woodland, lower montane coniferous forest [serpentinite or volcanic] 300 to 1160 meters	Possible Rescue soils present in the Study Area
<b>Asteraceae (Compositae)</b>				
<i>Balsamorhiza macrolepis</i> Big-scale balsam-root	Fed - State - CNPS Rank 1B 2	March-June	Cismontane woodland, valley and foothill grassland, [sometimes serpentinite]	Unlikely Marginal habitat in the open areas of the oak woodlands
<i>Packera layneae</i> Layne's ragwort	Fed FT State CR CNPS Rank 1B 2	April-July	Chaparral, cismontane woodland, (serpentinite or gabbroic)	Possible Rescue soils present in the Study Area

**Appendix B**  
**Valley View Road - Potentially Occurring Special-status Plants**

Family Taxon Common Name	Status*	Flowering Period	Habitat	Probability on Project Site
<i>Wyethia reticulata</i> El Dorado County mules ears	Fed - State - CNPS Rank 1B 2	May-July	Chaparral, cismontane woodland, lower montane coniferous forest, [clay or gabbroic]	Possible - Rescue soils present in the Study Area
<b>Cistaceae</b>				
<i>Crocanthemum suffrutescens</i> Bisbee Peak rush-rose	Fed - State - CNPS Rank 3 2	April-June	Chaparral (often serpentinite, gabbroic, or lone soil)	Possible - Rescue soils present in the Study Area
<b>Convolvulaceae</b>				
<i>Calystegia stebbinsii</i> Stebbins' morning-glory	Fed FE State CE CNPS Rank 1B 1	May-June	Chaparral (openings), cismontane woodland, [serpentinite or gabbroic]	Possible - Rescue soils present in the Study Area
<b>Cyperaceae</b>				
<i>Carex xerophila</i> chaparral sedge	Fed - State - CNPS Rank 1B 2	March-June	Serpentinite, gabbroic Chaparral Cismontane woodland Lower montane coniferous forest.	Possible - Rescue soils present in the Study Area
<b>Ericaceae</b>				
<i>Arctostaphylos nissenana</i> Nissenan manzanita	Fed FSW State - CNPS Rank 1B 2	February-March	Closed-cone coniferous forest, chaparral	None - The Study Area lacks open, rocky shale ridges
<b>Malvaceae</b>				
<i>Fremontodendron decumbens</i> Pine Hill flannelbush	Fed FE State CR CNPS Rank 1B 2	April-June	Chaparral, cismontane woodland, [gabbroic or serpentinite]	Possible - Rescue soils present in the Study Area

**Appendix B**  
**Valley View Road - Potentially Occurring Special-status Plants**

Family Taxon Common Name	Status*	Flowering Period	Habitat	Probability on Project Site
<b>Rhamnaceae</b>				
<i>Ceanothus roderickii</i> Pine Hill ceanothus	Fed FE State CR CNPS Rank 1B 1	May-June	Chaparral, cismontane woodland, [serpentinite or gabbroic]	Possible - Rescue soils present in the Study Area
<b>Rosaceae</b>				
<i>Horkelia parryi</i> Parry's horkelia	Fed FSW State - CNPS Rank 1B 2	April-June	Chaparral, cismontane woodland, [especially lone formation]	Possible - May occur in open areas of the site
<b>Rubiaceae</b>				
<i>Galium californicum sierrae</i> Eldorado bedstraw	Fed FF State CR CNPS Rank 1B 2	May-June	Chaparral, cismontane woodland, lower montane coniferous forest, [gabbroic]	Possible - Rescue soils present in the Study Area
<b>Asteraceae (Compositae)</b>				
<i>Calycadenia spicata</i> Spicate calycadenia	Fed - State - CNPS Rank 1B 3	June-August	Common Dry, open meadows, hillsides, grassland, openings in foothill woodland	Possible - The Study Area has attributes that could support this species

**\*Status**

Federal	State	CNPS (California Native Plant Society - List RED Code)
FE - Federal Endangered	CE - California Endangered	Rank 1A - Extinct
FT - Federal Threatened	CT - California Threatened	Rank 1B - Plants rare, threatened, or endangered in California and elsewhere
FPE - Federal Proposed Endangered	CR - California Rare	Rank 2A - Plants extinct in California, but more common elsewhere
FPT - Federal Proposed Threatened	CSC - California Species of Special Concern	Rank 2B - Plants rare, threatened, or endangered in California, more common elsewhere
FC - Federal Candidate		Rank 3 - Plants about which more information is needed, a review list
FSS - Forest Service Sensitive		Rank 4 - Plants of limited distribution, a watch list
FSW - Forest Service Watchlist		RED Code
		1 - Seriously endangered (>80% of occurrences threatened)
		2 - Fairly endangered (20 to 80% of occurrences threatened)
		3 - Not very endangered (<20% of occurrences threatened)

**Appendix C.**  
**Potentially-Occurring Special-Status Animals Within the Valley View Road Parcel**  
**Map Study Area**

**Appendix C**  
**Valley View Road - Potentially Occurring Special Status Animals**

	Status*	Habitat	Probability on Project Site
<b>Invertebrates</b>			
Vernal pool fairy shrimp <i>Branchinecta lynchi</i>	Fed: FT State: - Other: -	Vernal pools and other temporary bodies of water in southern and Central Valley of California. Most common in smaller grass or mud bottomed swales or basalt flow depression pools in unplowed grasslands.	None. The site lacks suitable habitat (vernal pools).
<b>Insects</b>			
Valley elderberry longhorn beetle <i>Desmocerus californicus dimorphus</i>	Fed: FT State: - Other: *	Requires host plant, elderberry ( <i>Sambucus nigra</i> ) for its life cycle. Shrubs must have live stem diameters at ground level of 1.0 inch or greater. Occurs in Great Valley and lower foothills.	None. The site lacks suitable habitat (elderberry shrubs).
<b>Fish</b>			
Steelhead, Central Valley ESU <i>Oncorhynchus mykiss irideus</i>	Fed: FT State: - Other: -	Occurs below man-made impassable barriers in the Sacramento and San Joaquin rivers and tributaries. Adults migrate from ocean to natal freshwater streams to spawn. Yuba River has essentially the only remaining wild steelhead fishery in Central Valley.	None. The site lacks suitable habitat (perennial stream).
<b>Amphibians</b>			
Western spadefoot <i>Spea hammondi</i>	Fed: - State: CSC Other: -	Found primarily in grassland habitats, but may occur in valley and foothill woodlands. Requires vernal pools, seasonal wetlands, or stock ponds for breeding and egg laying. Prefers more turbid pools for predator avoidance.	None. The site lacks suitable habitat (shallow temporary ponds formed by heavy winter rains, vernal pools).
California red-legged frog <i>Rana draytoni</i>	Fed: FT State: - Other: SSC	Occurs in lowlands and foothills in deeper pools and slow-moving streams, usually with emergent wetland vegetation. Requires 11-20 weeks of permanent water for larval development.	None. The site lacks suitable habitat (quiet, permanent pools of streams, marshes, and occasionally ponds).
Foothill yellow-legged frog <i>Rana boylei</i>	Fed: - State: CE Other: SSC	Found in partially shaded, shallow streams with rocky substrates. Needs some cobble-sized rocks as a substrate for egg laying. Requires water for 15 weeks for larval transformation.	None. The site lacks suitable habitat (the ephemeral stream does not flow enough).

**Appendix C**  
**Valley View Road - Potentially Occurring Special Status Animals**

	Status*	Habitat	Probability on Project Site
<b>Reptiles</b>			
Western pond turtle <i>Actinemys marmorata</i>	Fed - State - Other SSC	Inhabits ponds, marshes, rivers, streams, and irrigation ditches with aquatic vegetation. Needs suitable basking sites and upland habitat for egg laying.	None. The site lacks suitable habitat (permanent ponds, streams, irrigation ditches or permanent pools along intermittent streams).
Coast horned lizard <i>Phrynosoma blainvillii</i>	Fed - State SSC Other -	Open lowlands, washes, and sandy areas with an exposed gravelly-sandy substrate containing scattered shrubs. Edge of Sacramento Valley and in the Sierra Nevada foothills. Also observed in riparian woodland clearings and dry uniform chamise chaparral.	None. The lizard inhabits sandy areas, washes, flood plains and wind-blown deposits in a variety of habitats below 2,000 feet in elevation. These habitat attributes are lacking within the Study Area.
<b>Birds</b>			
White-tailed kite <i>Elanus leucurus</i>	Fed - State - Other CFP	Found in lower foothills and valley margins with scattered oaks and along river bottomlands or marshes adjacent to oak woodlands. Nests in trees with dense tops.	Possible. The Study Area provides suitable nesting habitat for the kite.
Bald eagle <i>Haliaeetus leucocephalus</i>	Fed - State CE Other CFP	Occurs along shorelines, lake margins, and rivers. Nests in large, old-growth or dominant trees with open branches.	None. The site lacks suitable nesting habitat (large, old-growth, or dominant live tree with open branchwork, especially ponderosa pine).
Golden eagle <i>Aquila chrysaetos</i>	Fed - State CFP Other -	Found in rolling foothill grassland with scattered trees. Nests on cliffs and in large trees in open areas.	None. The Study Area does not provide suitable nesting habitat.
California black rail <i>Laterallus jamaicensis coturniculus</i>	Fed - State CT Other CFP	Inhabits salt, fresh, and brackish water marshes with little daily and/or annual water fluctuations. In freshwater habitats, preference is for dense bulrush and cattails. Several scattered populations documented from Butte Co. to southern Nevada Co.	None. The site lacks suitable nesting and foraging habitat (palustrine emergent wetlands).
Burrowing owl <i>Athene cunicularia</i>	Fed - State - Other SSC	Found in annual grasslands. Nests in burrows dug by small mammals, primarily ground squirrels.	None. The elevation of the Study Area is outside of the range of the owl. The nearest occurrence to the Study Area is 7.53 miles to the southwest at an elevation of 810 feet.

**Appendix C**  
**Valley View Road - Potentially Occurring Special Status Animals**

	Status*		Habitat	Probability on Project Site
Bank swallow <i>Riparia ripana</i>	Fed - State CT Other *		Colonial nester near riparian and other lowland habitats. Requires vertical banks or cliffs with fine-textured, sandy soils near streams, rivers, and lakes	None. The site lacks suitable nesting, foraging and cover habitat. Requires vertical banks and cliffs with fine-textured or sandy soils near streams, rivers, ponds, and lakes for nesting. Feeds primarily over grassland, shrubland, savannah, and open riparian areas during
Tricolored blackbird <i>Agelaius tricolor</i>	Fed - State CT Other SSC		Colonial nester in dense cattails, tules, brambles or other dense vegetation. Requires open water, dense vegetation, and open grassy areas for foraging.	None. The site lacks suitable nesting (freshwater marshes dominated by cattails or tules and Himalayan blackberry) and foraging habitat (grasslands and agricultural fields with low-growing vegetation)

**Mammals**

Pallid bat <i>Antrozous pallidus</i>	Fed - State - Other SSC		Occurs in grasslands, woodlands, deserts & urban habitats, open habitat required for foraging. Common in dry habitats with rocky outcrops, cliffs, and crevices for roosting. Roosts include caves, mines, bridges & occasionally hollow trees, buildings	None. The site lacks suitable roosting habitat
Fisher <i>Martes pennanti pacifica</i>	Fed FC State CSC Other *		Occurs in intermediate to large-tree stage coniferous forests and riparian woodlands with a high percent level of canopy closure	None. Site lacks coniferous forests and suitable denning habitat. They also are typically found at elevations higher than the Study Area.

<b>*Status</b>	Federal: FE - Federal Endangered FT - Federal Threatened FPE - Federal Proposed Endangered FPT - Federal Proposed Threatened FC - Federal Candidate FPD - Federal Proposed for Delisting	State: CE - California Endangered CT - California Threatened CR - California Rare CC - California Candidate CFP - California Fully Protected CSC - California Species of Special Concern	Other: Some species have protection under the other designations, such as the California Department of Forestry Sensitive Species, Bureau of Land Management Sensitive Species, U.S.D.A. Forest Service Sensitive Species, and the Migratory Bird Treaty Act. Raptors and their nests are protected by provisions of the California Fish and Game Code. Certain areas, such as wintering areas of the monarch butterfly, may be protected by policies of the California Department of Fish and Game. WL - CDFG Watch List
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# COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667  
Phone: (530) 621-5355 [www.edcgov.us/Planning](http://www.edcgov.us/Planning)

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EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

## Oak Resources Code Compliance Certificate

This Certification is required by the Oak Resources Conservation Ordinance (El Dorado County Code Title 130, Chapter 130.39).

Assessor's Parcel Number(s) (APNs): 069-130-010  
[Attach additional pages if needed]

Address: 3521 VALLEY VIEW ROAD

Permit Number or Description (e.g. building/grading permit, discretionary project, other):  
TENTATIVE PARCEL MAP

Under penalty of perjury, I/we certify the following statement(s) (Check all that apply):

- No Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions), have been impacted (i.e., cut down) on the above listed APN(s) within two (2) years prior to the date of this certificate.
- Oak Woodlands, Individual Native Oak Trees, or Heritage Trees were impacted (i.e., cut down) on the above listed APN(s) within two (2) years prior to the date of this certificate, but such removal is exempt from permitting and/or mitigation based on the following criteria:
  - Oak tree removal qualifies for exemption(s) under Section 130.39.050 (Exemptions and Mitigation Reductions). [Explain on separate attachment]
  - Oak tree removal was previously permitted by the County. [Attach copies of prior permit(s)]

Date: 11/20/23

By: [Signature] Signature of Property Owner

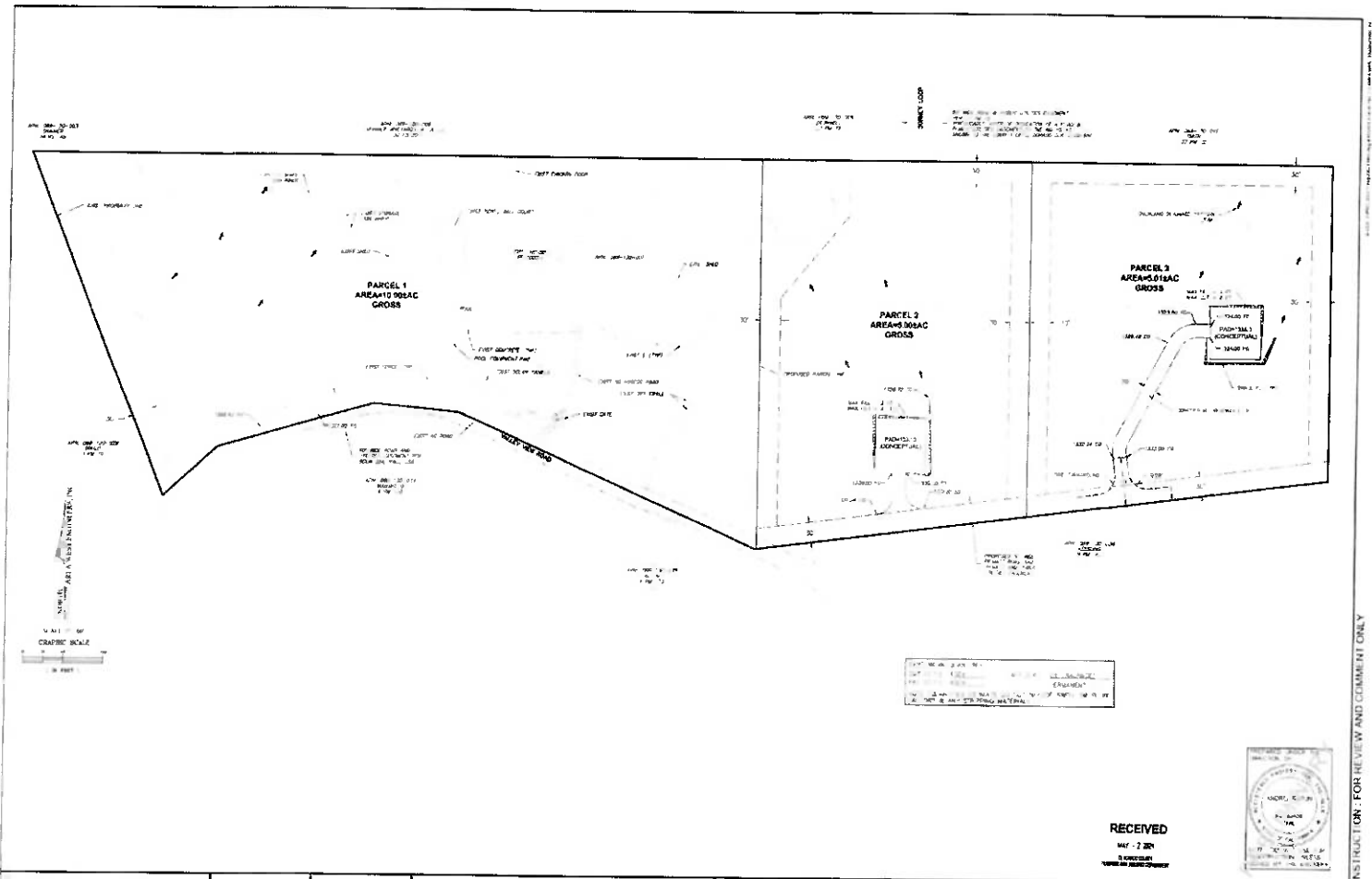
Collette Holdings LLC Printed Name of Property Owner

### County Use Only

Consistent with Chapter 130.39 (Oak Resources Conservation):	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Accepted By Staff (Name):	Date:	

Revised 11/2017

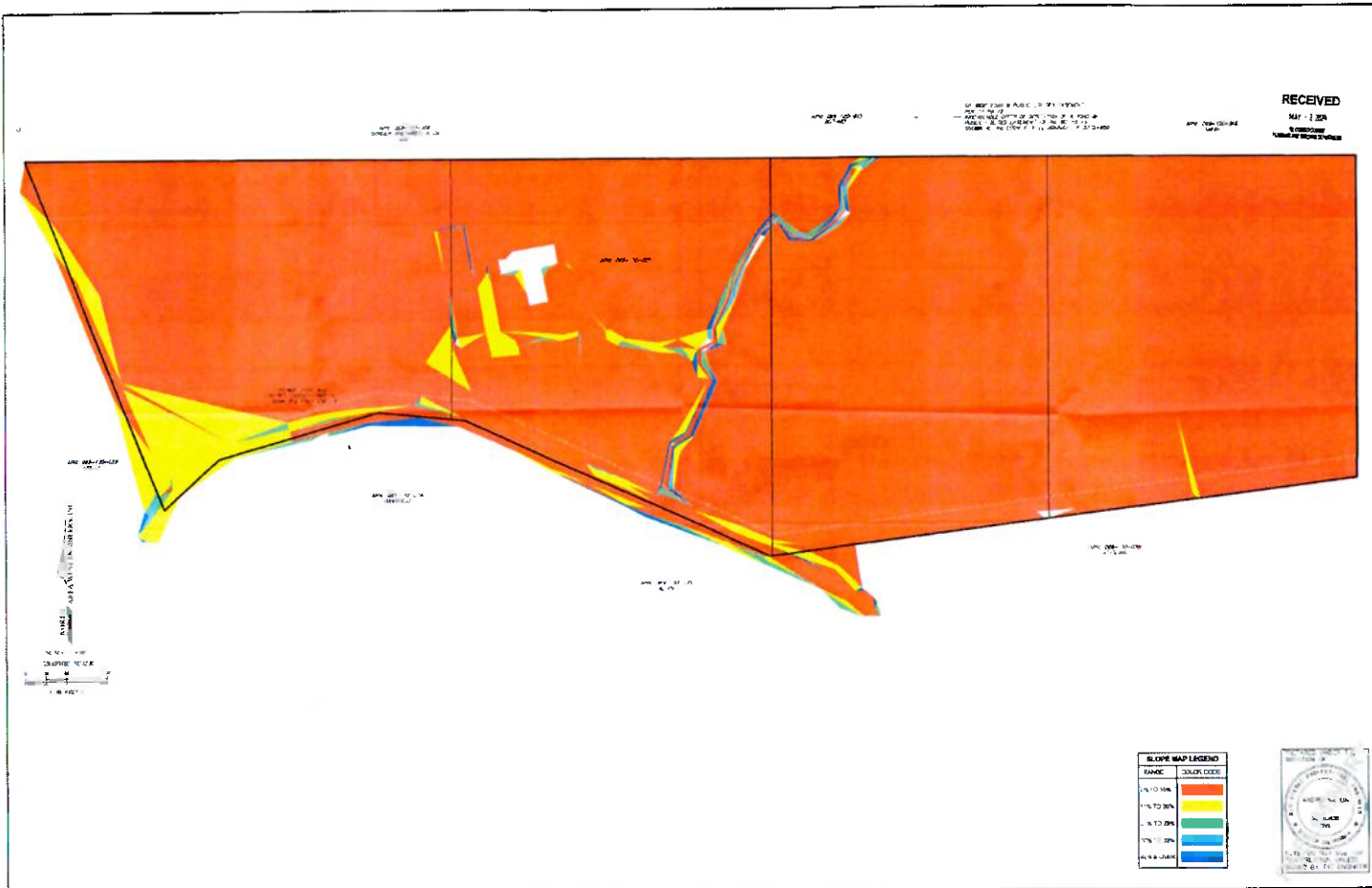
**P24-0006**  
26-0836 B 76 of 80



BENCHMARK _____ ELEVATION _____		RECORD DRAWING NO. _____	DATE OF RECORD _____	<p style="text-align: center;">TENTATIVE PARCEL MAP FOR 3521 VALLEY VIEW ROAD PRELIMINARY GRADING AND DRAINAGE PLAN</p> <p style="text-align: center;">S.D. DORADO COUNTY STATE OF CALIFORNIA</p>		<p>DATE OF RECORD _____</p> <p>SCALE _____</p> <p>JOB NO. 23021</p> <p>SHEET 1 OF 1</p>
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ENGINEERING  
DIVISION



**SLOPE MAP LEGEND**

RANGE	COLOR CODE
0% TO 3%	Orange
3% TO 5%	Yellow
5% TO 10%	Green
10% TO 15%	Blue
15% & GREATER	Dark Blue



BENCHMARK	ELEVATION	RECORD DRAWINGS	DESIGNED BY	DATE	REVISED BY	DATE	EL DORADO COUNTY	STATE OF CALIFORNIA	 SPAN WEST ENGINEERS, INC. 1733 VALLEY VIEW ROAD, SUITE 400 CORONA, CALIFORNIA 92626 (949) 772-5852 (949) 728-8888 (FAX) WWW.SPANWESTENGINEERS.COM	SHEET NO. _____ OF _____ DATE: NOVEMBER 2010	SCALE HORIZONTAL: _____ VERTICAL: _____ JOB NO. 23021 SHEET 1 OF 1
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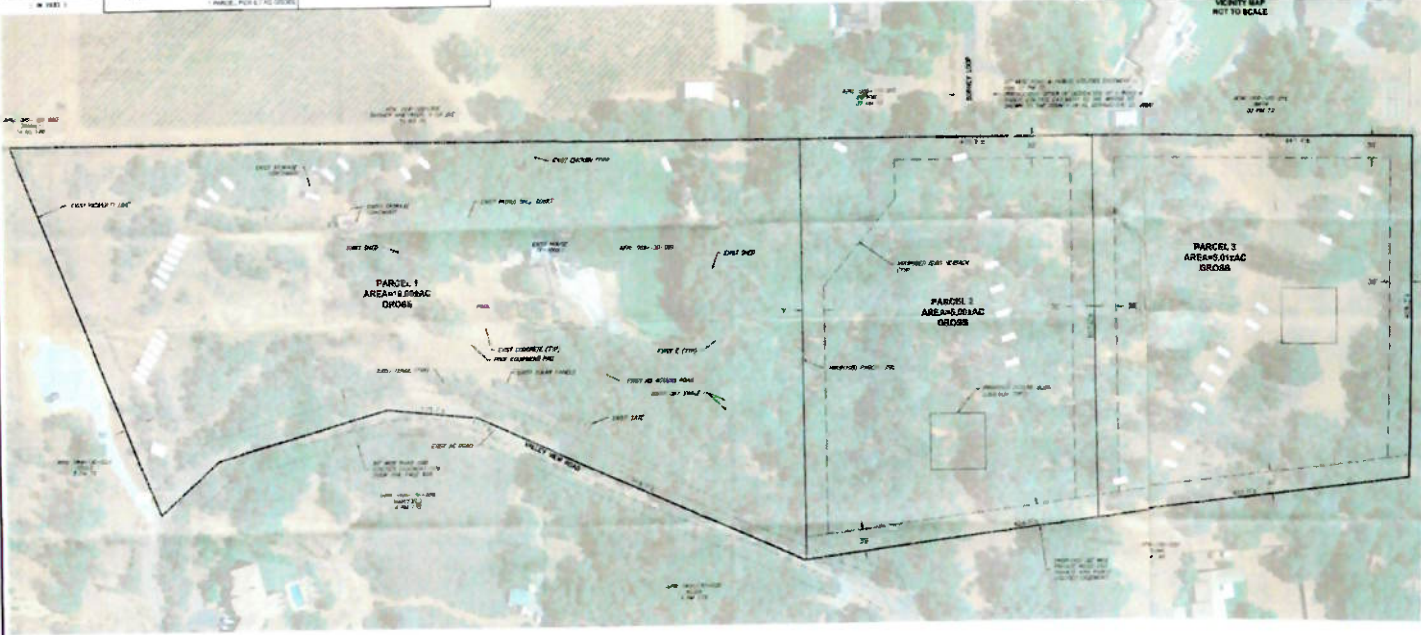
NOT FOR CONSTRUCTION FOR REVIEW AND COMMENT ONLY



TENTATIVE MAP INFORMATION		PROPOSED PARCELS AREA		LEGAL DESCRIPTION	
APPR. DATED	02/15/2023	PROPOSED PARCELS AREA	6.24 AC. ± NET	A PORTION OF THE N.E. QUARTER, ONE QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 14 EAST, S22 E & N. E. 1/4, COUNTY OF SAN DIEGO, CALIFORNIA.	
OWNER	AREA WEST ENGINEERS, INC.	PROPOSED PARCELS AREA	1.24 AC. ± NET	BOUNDARY NOTE	
APPR. DATED	02/15/2023	PROPOSED PARCELS AREA	1.24 AC. ± NET	THIS MAP IS NOT AN OFFICIAL RECORDATION IN THE PUBLIC RECORDS OF THE COUNTY OF SAN DIEGO. IT IS A PRELIMINARY MAP AND DOES NOT CONSTITUTE AN OFFICIAL RECORDATION. ANY RIGHTS OR INTERESTS IN THE LAND SHOWN HEREON ARE SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, REGULATIONS, AND RECORDS OF THE COUNTY OF SAN DIEGO, CALIFORNIA.	
OWNER	AREA WEST ENGINEERS, INC.	PROPOSED PARCELS AREA	1.24 AC. ± NET	TENTATIVE MAP NOTES	
APPR. DATED	02/15/2023	PROPOSED PARCELS AREA	1.24 AC. ± NET	1. ALL AREAS AND LOTS ARE SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, REGULATIONS, AND RECORDS OF THE COUNTY OF SAN DIEGO, CALIFORNIA.	
OWNER	AREA WEST ENGINEERS, INC.	PROPOSED PARCELS AREA	1.24 AC. ± NET	2. THE AREAS AND LOTS ARE SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, REGULATIONS, AND RECORDS OF THE COUNTY OF SAN DIEGO, CALIFORNIA.	
APPR. DATED	02/15/2023	PROPOSED PARCELS AREA	1.24 AC. ± NET	3. THE AREAS AND LOTS ARE SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, REGULATIONS, AND RECORDS OF THE COUNTY OF SAN DIEGO, CALIFORNIA.	
OWNER	AREA WEST ENGINEERS, INC.	PROPOSED PARCELS AREA	1.24 AC. ± NET	4. THE AREAS AND LOTS ARE SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, REGULATIONS, AND RECORDS OF THE COUNTY OF SAN DIEGO, CALIFORNIA.	



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**AWES**  
**AREA WEST ENGINEERS, INC.**  
1318 CALLE ALVARADO DRIVE, SUITE 100  
SAN DIEGO, CALIFORNIA 92108  
(619) 441-1111 FAX: (619) 441-1112  
WWW.AREAWESTENGINEERS.COM

TENTATIVE PARCEL MAP  
FOR  
3521 VALLEY VIEW ROAD  
TREE EXHIBIT  
EL DORADO COUNTY STATE OF CALIFORNIA

REVISION

DATE	REV. NO.
DECEMBER 2023	2302
SCALE	SHEET
1"=60'	1 OF 1