

Exhibit A - Vicinity Map



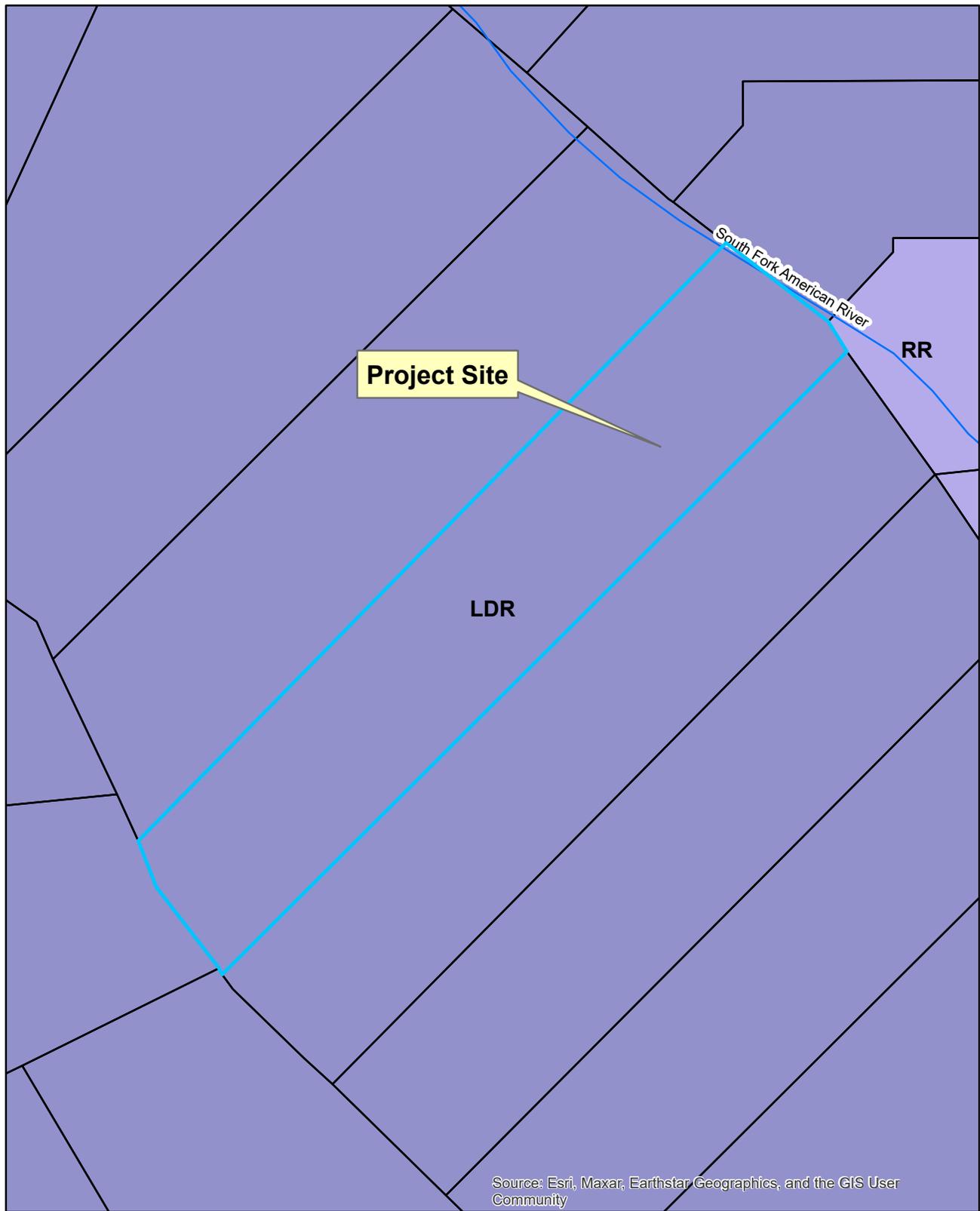
0 55 110 220 330 440 Feet

1 inch = 167 feet

MUP25-0002 Hasser Spa
Exhibit A: Vicinity Map

Map prepared by:
Spencer McKenna
January 2026

General Plan Land Use Designation



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

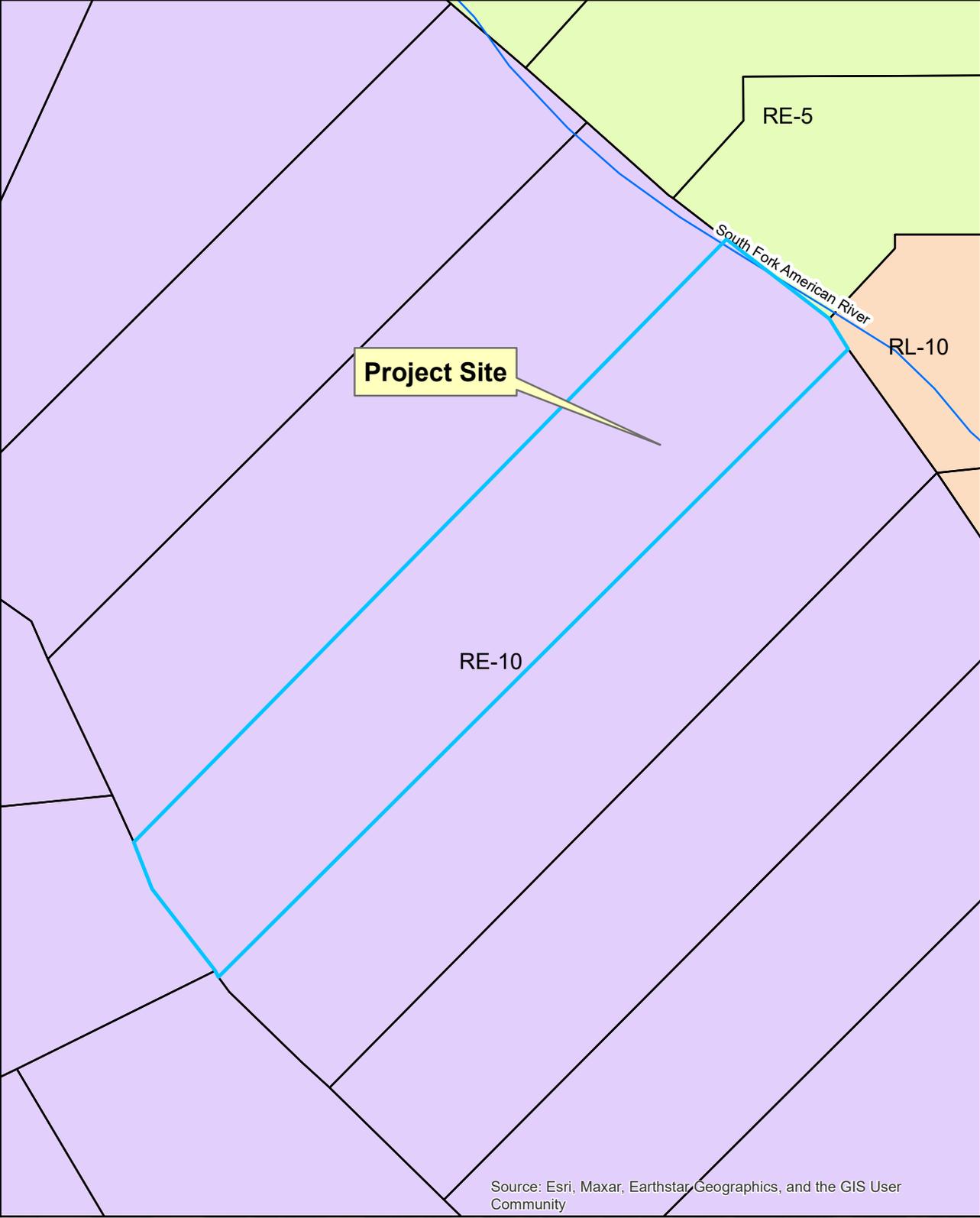
0 55 110 220 330 440 Feet

1 inch = 167 feet

MUP25-0002 Hasser Spa
Exhibit B: General Plan Land
Use Designation

Map prepared by:
Spencer McKenna
January 2026

Zoning



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

0 55 110 220 330 440 Feet

1 inch = 167 feet

MUP25-0002 Hasser Spa
Exhibit C: Zoning

Map prepared by:
Spencer McKenna
January 2026

39-61

19-68

RECORD OF SURVEY

A PORTION OF THE NORTH 1/2 OF SECTION 13, TOWNSHIP 11 NORTH, RANGE 9 EAST, M.D.B. & M. COUNTY OF EL DORADO, STATE OF CALIFORNIA SHEET 1 OF 1 SEPTEMBER, 2024



LEGEND

- DIMENSION POINT (NOTHING SET)
- FOUND 1-1/2" IRON PIPE STAMPED "LS 2725 1968" UNLESS OTHERWISE NOTED
- ⊙ SET 1-1/4" IRON PIPE STAMPED "PLS 9585"
- ⊙ SET 3" MAG NAIL WITH BRASS WASHER STAMPED "MONUMENT LS 9585" IN LARGE BOULDER
- (OA) OVERALL DISTANCE
- (R) RECORD

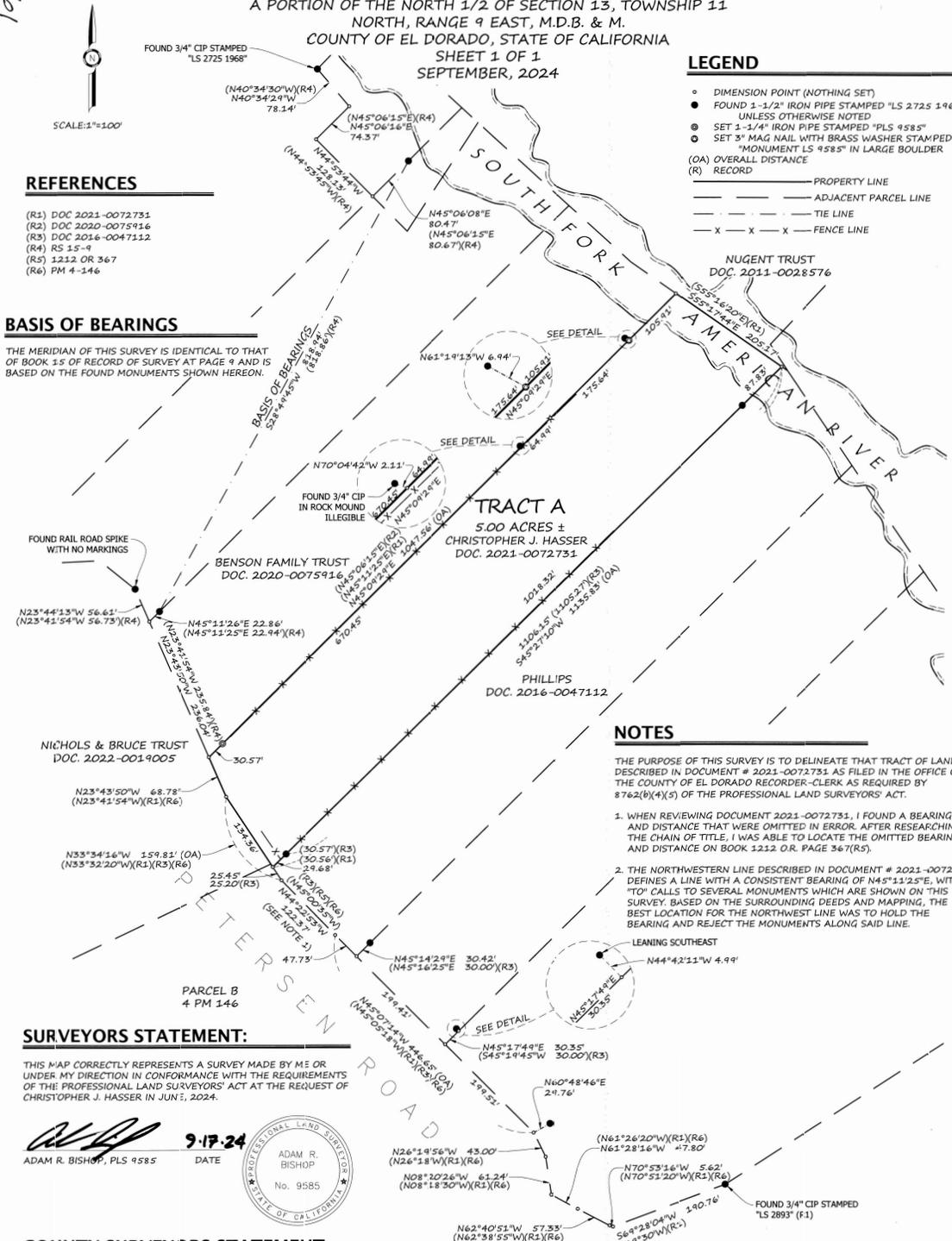
— — — — — PROPERTY LINE
 - - - - - ADJACENT PARCEL LINE
 - - - - - TIE LINE
 - x - x - x - FENCE LINE

REFERENCES

- (R1) DOC 2021-0072731
- (R2) DOC 2020-0075716
- (R3) DOC 2016-0047112
- (R4) RS 15-9
- (R5) 1212 OR 367
- (R6) PM 4-146

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF BOOK 15 OF RECORD OF SURVEY AT PAGE 9 AND IS BASED ON THE FOUND MONUMENTS SHOWN HEREON.



NOTES

- THE PURPOSE OF THIS SURVEY IS TO DELINEATE THAT TRACT OF LAND DESCRIBED IN DOCUMENT # 2021-0072731 AS FILED IN THE OFFICE OF THE COUNTY OF EL DORADO RECORDER-CLERK AS REQUIRED BY 8762(b)(4)(5) OF THE PROFESSIONAL LAND SURVEYORS' ACT.
1. WHEN REVIEWING DOCUMENT 2021-0072731, I FOUND A BEARING AND DISTANCE THAT WERE OMITTED IN ERROR. AFTER RESEARCHING THE CHAIN OF TITLE, I WAS ABLE TO LOCATE THE OMITTED BEARING AND DISTANCE ON BOOK 1212 O.R. PAGE 367(R5).
 2. THE NORTHWESTERN LINE DESCRIBED IN DOCUMENT # 2021-0072731 DEFINES A LINE WITH A CONSISTENT BEARING OF N45°11'25"E, WITH "TO" CALLS TO SEVERAL MONUMENTS WHICH ARE SHOWN ON THIS SURVEY. BASED ON THE SURROUNDING DEEDS AND MAPPING, THE BEST LOCATION FOR THE NORTHWEST LINE WAS TO HOLD THE BEARING AND REJECT THE MONUMENTS ALONG SAID LINE.

SURVEYORS STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF CHRISTOPHER J. HASSER IN JUN 3, 2024.

Adam R. Bishop 9-17-24 DATE
 ADAM R. BISHOP
 No. 9585
 PROFESSIONAL LAND SURVEYOR
 STATE OF CALIFORNIA

COUNTY SURVEYORS STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 19th DAY OF SEPTEMBER, 2024.

BRIAN K. FRAZIER
 BRIAN K. FRAZIER, PLS 9190
 COUNTY SURVEYOR
 COUNTY OF EL DORADO, CALIFORNIA
 JUSTIN E. CISNEROS, PLS 9539
 DEPUTY SURVEYOR
 COUNTY OF EL DORADO, CALIFORNIA

COUNTY RECORDERS STATEMENT:

FILED THIS 19 DAY OF SEPTEMBER, 2024 AT 09:23:23, IN BOOK 39 OF RECORD OF SURVEYS AT PAGE 61, AT THE REQUEST OF CHRISTOPHER J. HASSER.

DOCUMENT NO. 2024-0026703
 JANELLE K. HORNE
 COUNTY RECORDER - CLERK
 COUNTY OF EL DORADO, CALIFORNIA

MUP25-0002 Hasser Spa Exhibit D: Record of Survey

EXISTING FEE PARCEL NUMBERS: 105-080-008-000

39-61

39-61

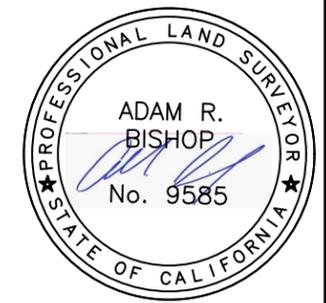
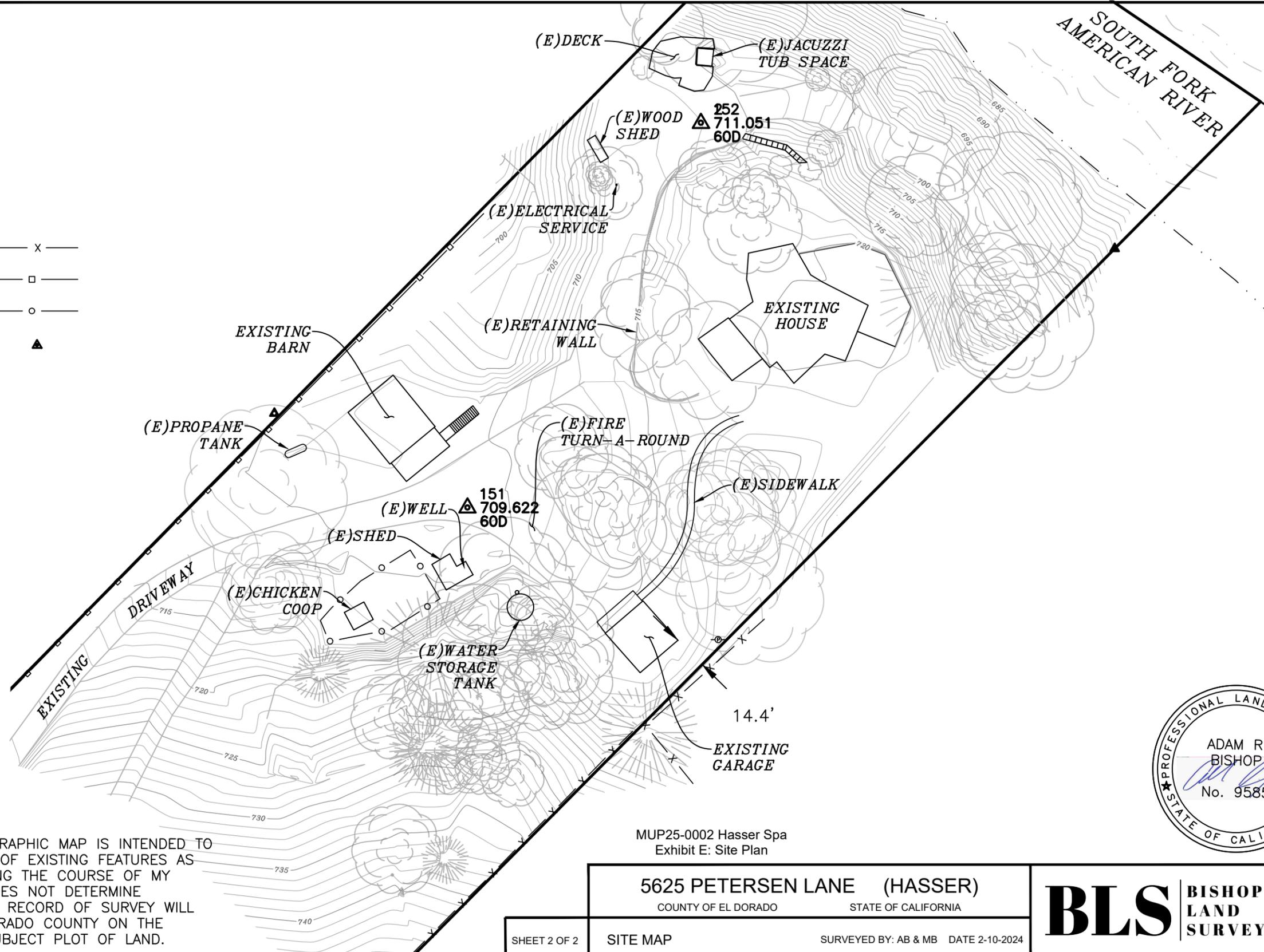
LEGEND

- BARBWIRE FENCE — x —
- WIRE FENCE — □ —
- CHICKEN COOP — ○ —
- MONUMENT — ▲



SCALE: 1" = 40'

NOTE: THIS TOPOGRAPHIC MAP IS INTENDED TO PROVIDE THE LAYOUT OF EXISTING FEATURES AS FOUND ON SITE DURING THE COURSE OF MY SURVEY. THIS MAP DOES NOT DETERMINE OWNERSHIP RIGHTS. A RECORD OF SURVEY WILL BE FILED WITH EL DORADO COUNTY ON THE BOUNDARY OF THE SUBJECT PLOT OF LAND.



MUP25-0002 Hasser Spa
Exhibit E: Site Plan

5625 PETERSEN LANE (HASSER)
COUNTY OF EL DORADO STATE OF CALIFORNIA

BLS | BISHOP
LAND SURVEYING

SHEET 2 OF 2

SITE MAP

SURVEYED BY: AB & MB DATE 2-10-2024



Sierra Ecosystem
Associates

RECEIVED

NOV 21 2025

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

August 20, 2021

Mr. Bob Cushman
5625 Petersen Lane
Lotus, CA 95651

Subject: Final Biological Evaluation for the Spa Electrical Connection Installation
Project (APN: 105-080-08)

Mr. Cushman,

Sierra Ecosystem Associates is pleased to submit the enclosed Final Biological Report (Report) for the Spa Electrical Connection Installation Project (Project) located at 5625 Petersen Lane in Lotus.

The attached draft Report summarizes the results of field survey, database searches, and analysis. The Report was updated in response to your comments indicated via email on August 13, 2021.

We appreciate the opportunity to support you with this Project. Please feel free to contact me at (530) 622-8740 if you have any questions or comments regarding the above information or attachment.

Sincerely,


Jeremy Waites
Project Manager/Ecologist

Enclosure

MUP25-0002

1024 Simon Drive, Suite H P.O. Box 2260 Placerville, CA 95667 tel 530 622 8740 fax 530 622 2820 www.sierraecos.com

MUP25-0002 Hasser Spa
Exhibit F - Biological Report

A division of EN2 Resources, Inc.

26-0423 B 6 of 16

Final Biological Evaluation for Spa Electrical Connection Installation Project
Assessor ID Number 105-080-08

Background

On July 30, 2021, Sierra Ecosystem Associates (SEA) completed a site assessment for El Dorado County (County) requirements regarding compliance with setbacks from a riparian area and the ordinary high-water mark (OHWM) of the South Fork American River (River). The proposed project includes the installation of an existing spa and a 220-volt receptacle approximately 42 feet away and up slope of the OHWM at the closest point. The proposed Project does not include removing or pruning any oak trees. The property owner received letters from El Dorado County Building department (Evan Mattes) dated June 17, 2020 and July 23, 2021 requesting information for compliance with El Dorado County Zoning Codes and General Plan Policies.

Methodology

Prior to the field survey, SEA staff conducted an aerial imagery analysis of the parcel and review of General Plan Policy 130.30.30.050 G, Protection of Wetlands and Sensitive Riparian Habitat; Wetlands and Perennial River Buffer. The policy requires a 50-foot buffer from a perennial stream and 100-foot buffer from specific rivers including the South Fork American River. On July 30, 2021, SEA Senior Biologist, Jeremy Waites, conducted a field survey of the Project area. Points taken were with a sub-meter GPS unit at the spa and electrical receptacle and at 10-foot intervals along the OHWM within the Project parcel. In addition to the GPS points, horizontal distance between the determined OHWM and the Project was calculated using a tape measure for additional accuracy and to account for potential GPS errors. These points were uploaded and post-processed for accuracy using GIS software. The approximate position of the spa, County parcel data and National Wetland Inventory (NWI) shapefiles were added to create the map in Figure 1.

Results of Biological Resources Field Evaluation

The Project would retain a spa and 220-volt receptacle in place. The spa and electrical connection are located 41.9 feet away from the OHWM on a rocky flat area above a steep slope greater than 45 degrees (100%). The location is an area previously disturbed by a water diversion pipe installed by a previous owner, but which has since been removed. The OHWM is delineated with riparian vegetation, including willow (*Salix ssp.*), Oregon ash (*Fraxinus latifolia*), and alder (*Alnus rhombifolia*). The riparian zone along this side of the river is relatively narrow due to the steep slope near the river. It is open, with few large trees to create a canopy. A mixture of alder and willow species (*Salix ssp.*) make up the riparian overstory. Shrubby willows and Himalayan blackberry (*Rubus armeniacus*) are the dominant shrubs. The herbaceous component includes sedges, willowherb (*Epilobium ssp.*) and various native and nonnative grasses.

No jurisdictional determinations of wetland boundaries were made; although, OHWM was defined based on the topographical break in slope, changes in sediment characteristics, and changes in vegetation characteristics. No wetland vegetation exists above the OHWM. Vegetation above the OHWM consists of typical upland vegetation like black oak (*Quercus kelloggii*), buckeye (*Aesculus californica*), Interior live oak (*Quercus wislizenii*), and redbud (*Cercis occidentalis*). The NWI layer shown in Figure 1 is very coarse and inaccurate at this scale. The wetlands and riparian resources in this area are narrower through this incised portion of the river and exist solely below the labeled OHWM in Figure 1.

Conclusions

Based on the July 30, 2021 field survey, the Project does not meet the minimum of a 100-foot setback from the OHWM, as required by section 130.30.30.050 G of the County General Plan. However, the Project is located well above the OHWM within an upland area on granite boulders with little to no soil. The Project is not likely to cause a significant impact to riparian resources.

Figure 1. Site Map



Table 1. List of Preparers

Name	Education	Role
Rick A. Lind	M.A. Geography (Water Resources) UC Davis	Principal-in-Charge, Document Review
Jeremy A. Waites	M.S. Coursework, Forestry, Auburn University, Alabama B.S. Forestry, Auburn University, Alabama	Author and Editor, GIS Mapping

Photo 1. Looking up slope from edge of OHWM directly towards spa.



Photo 2. Downhill of spa showing typical characteristics of an OHWM.



Photo 3. Looking up slope from edge of OHHM directly towards spa.



Photo 4. Spa location within a zone of upland vegetation.



Photo 5. Downslope and downstream of Project. Debris that has collected during a high-water event.



Photo 6. Spa location within a zone of upland vegetation.

