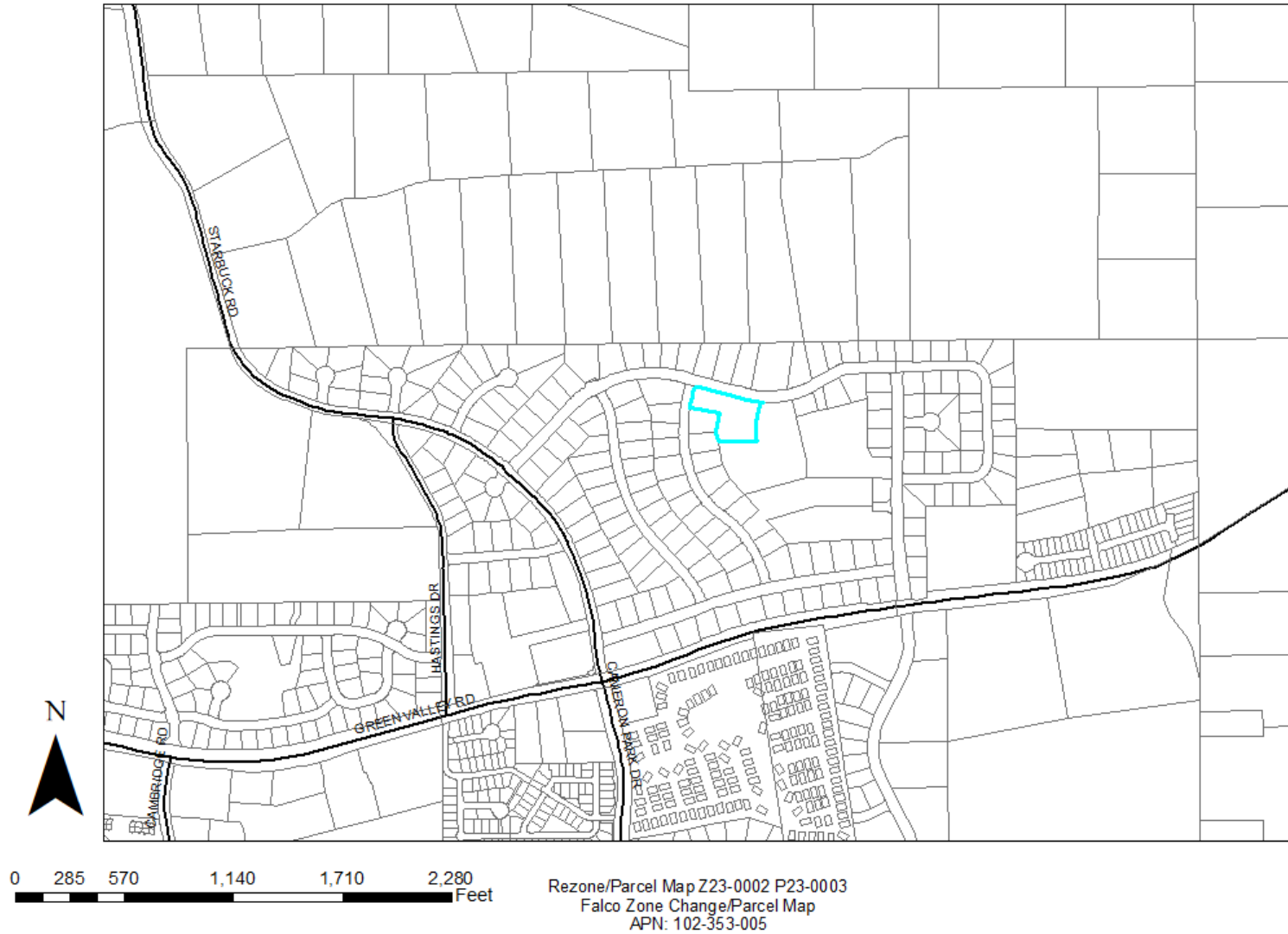
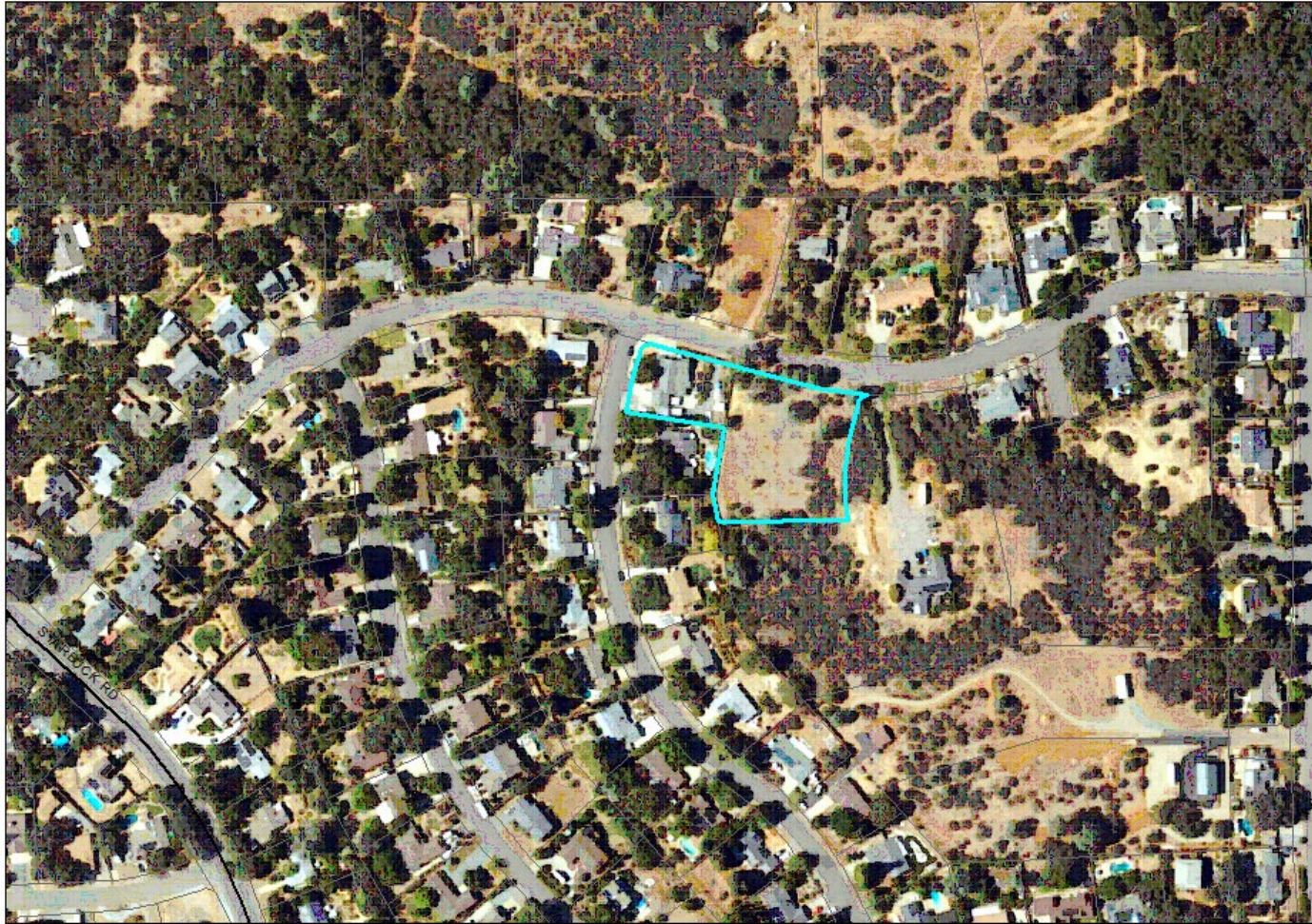


# Attachment A: Vicinity Map



# Attachment B: Aerial Map



Rezone/Parcel Map Z23-0002 P23-0003  
Falco Zone Change/Parcel Map  
APN: 102-353-005

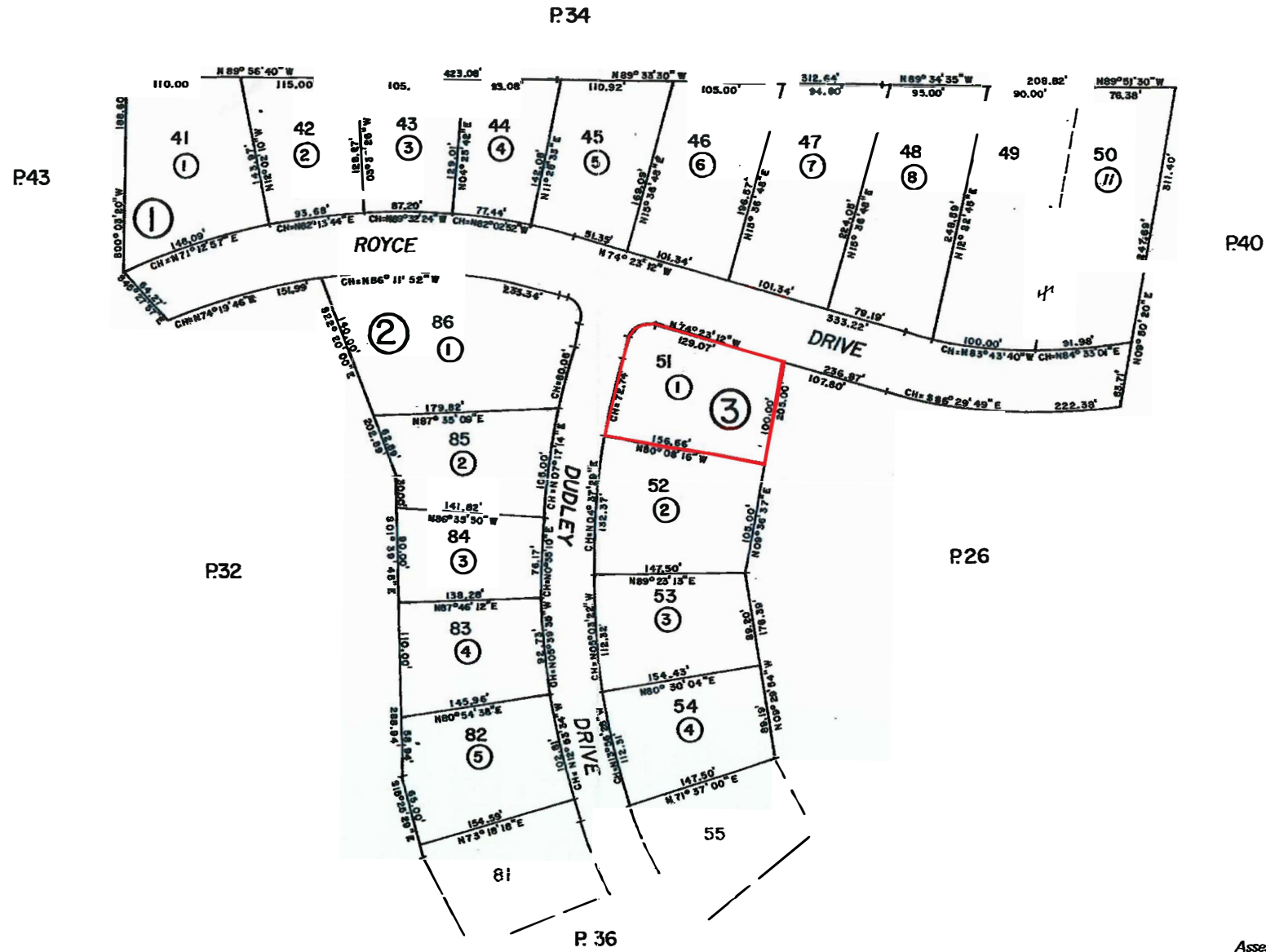
Attachment C: Assessor's Parcel Map

THE HIGHLANDS UNIT NO. 5  
POR. SEC'S. 21 & 22, T10N., R9E., M.D.M.  
F-133

Tax Area Code

102:35

1/2" = 100'

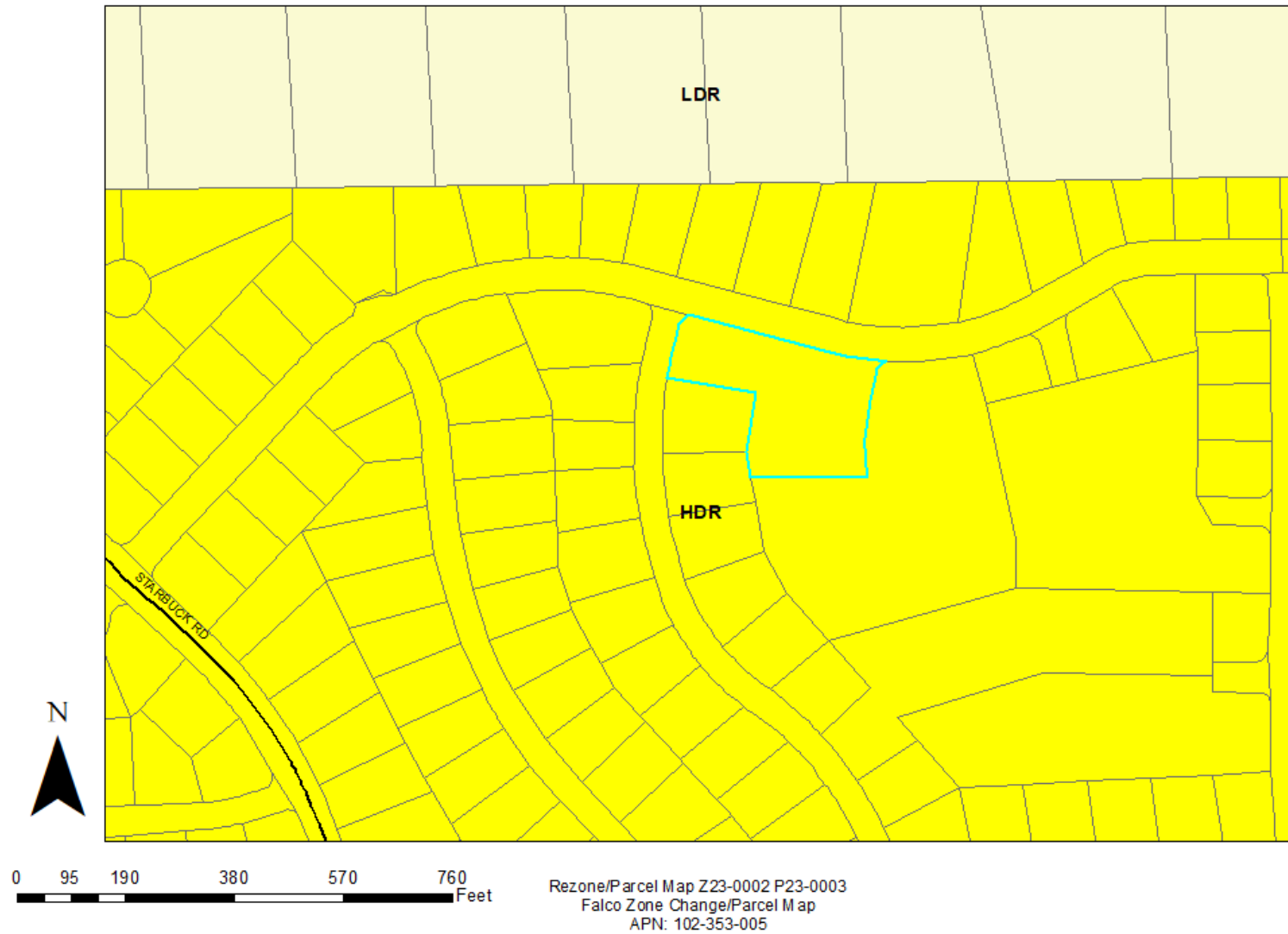


NOTE - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

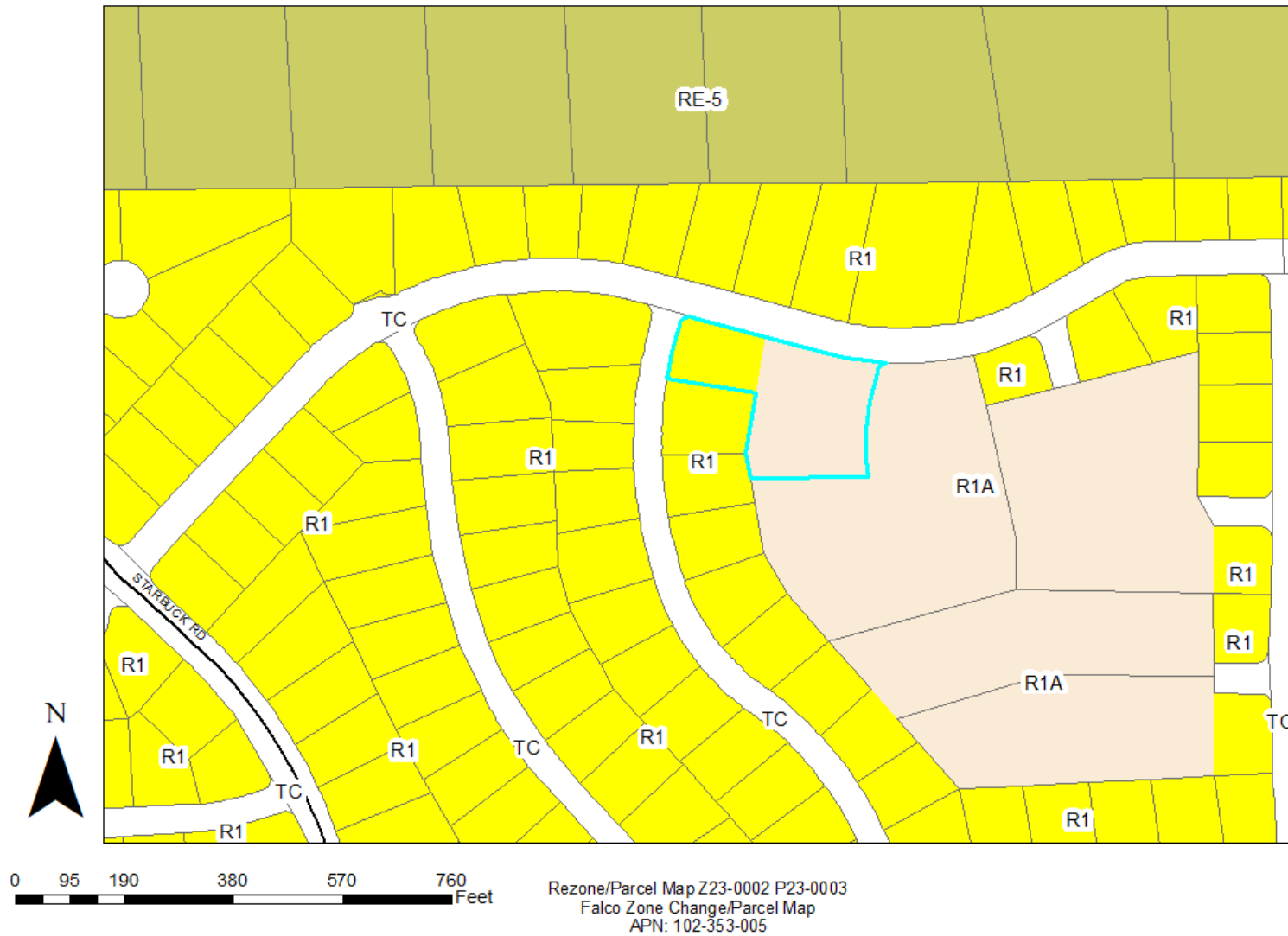
Assessor's Map Bk. 102 - Pg. 35  
County of El Dorado, California

Rezone/Parcel Map Z23-0002 P23-0003  
Falco Zone Change/Parcel Map  
APN: 102-353-005

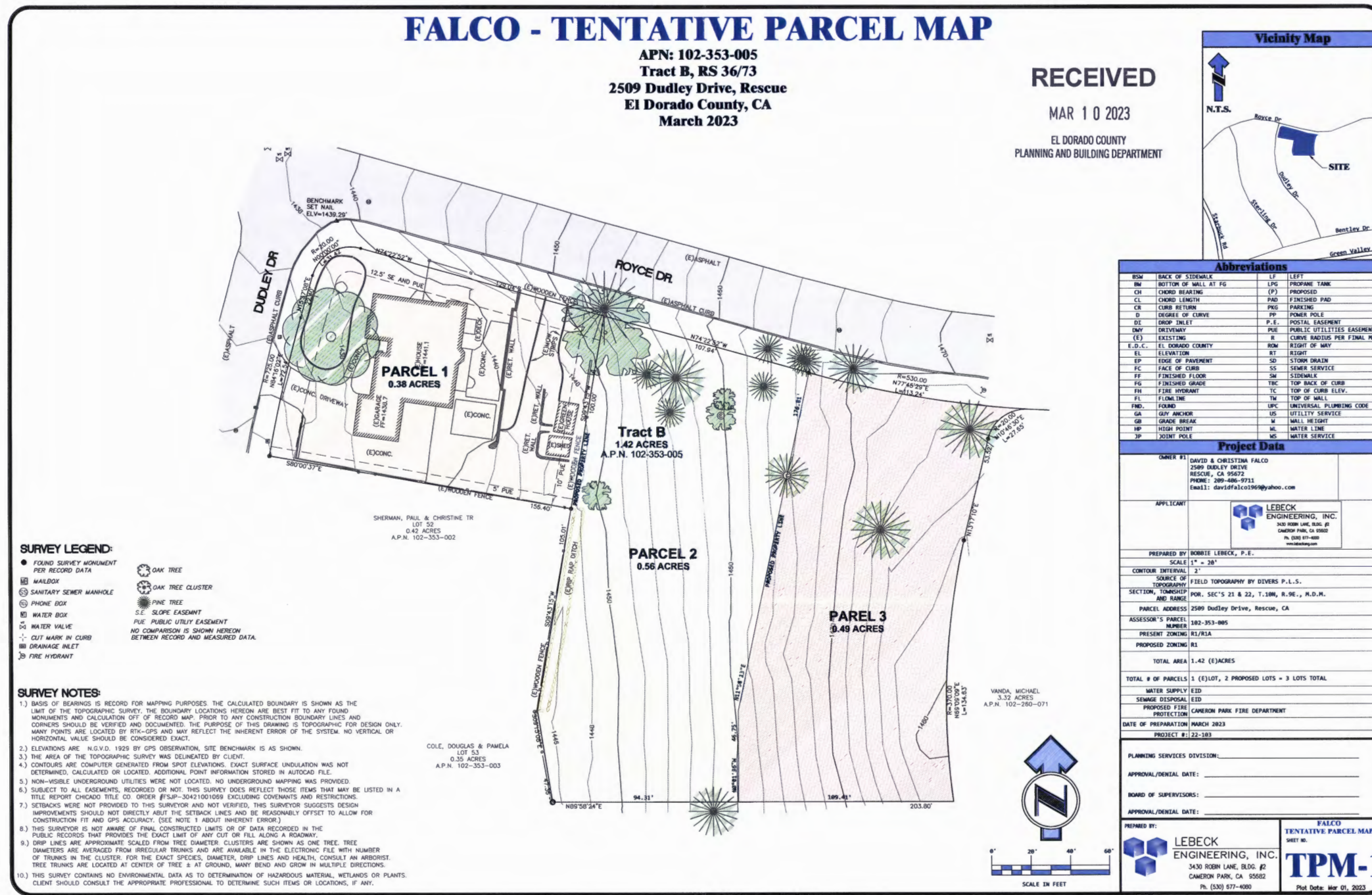
# Attachment D: General Plan Land Use Map



# Attachment E: Zoning Map



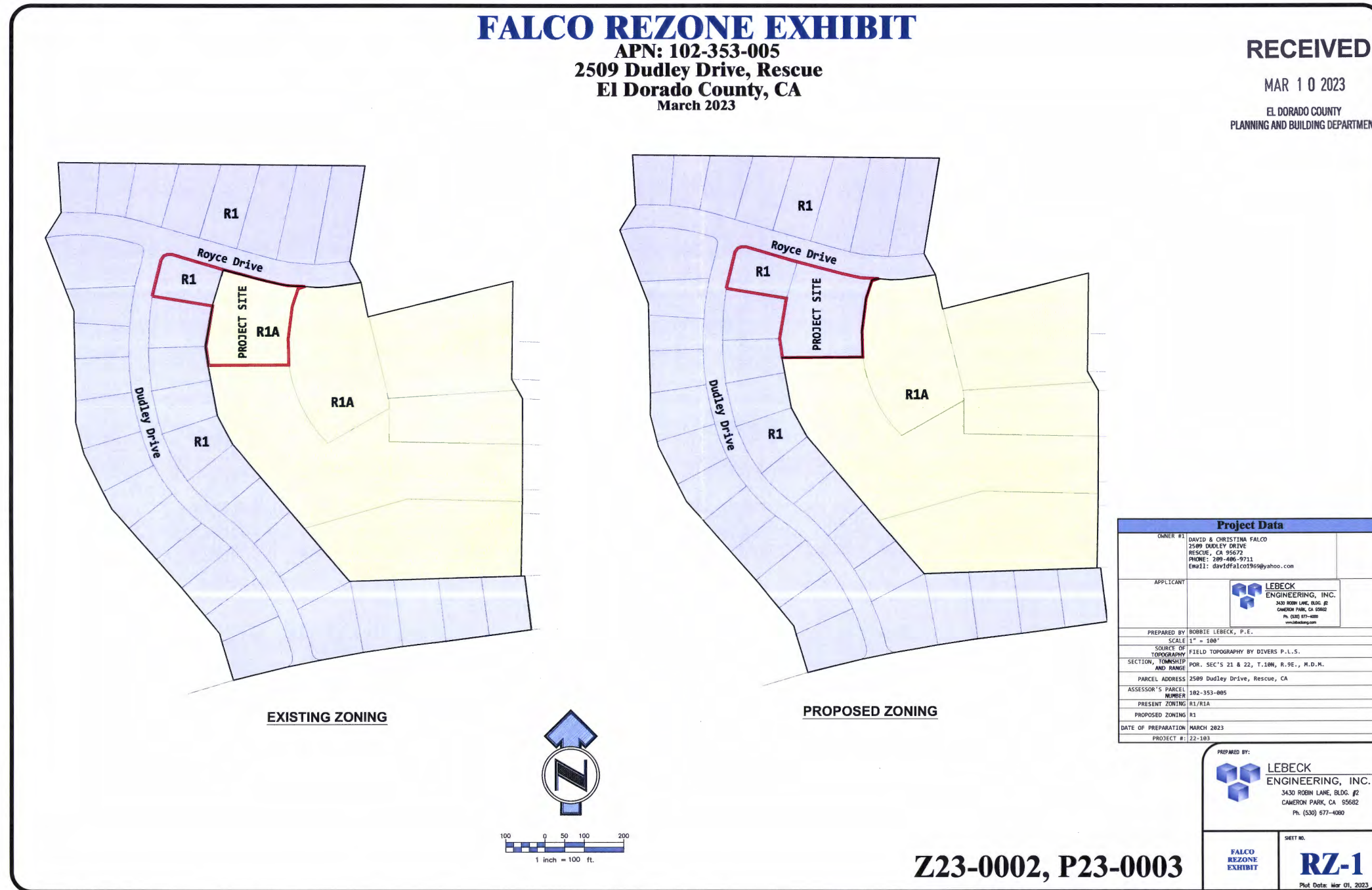
# Attachment F: Tentative Parcel Map/Rezone Map



Z23-0002, P23-0003

Rezone/Parcel Map Z23-0002 P23-0003  
 Falco Zone Change/Parcel Map  
 APN: 102-353-005

# Attachment F: Tentative Parcel Map/Rezone Map



Rezone/Parcel Map Z23-0002 P23-0003  
 Falco Zone Change/Parcel Map  
 APN: 102-353-005

# Attachment G: Biological Resources Assessment



**RECEIVED**

MAR 10 2023

EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

August 15, 2022

David Falco  
2509 Dudley Dr.  
Rescue, CA 95672

RE: Rare Plant Survey for the property located at  
2509 Dudley Dr., Rescue, El Dorado County CA

Dear David:

As a requirement of El Dorado County and at your request, I have conducted a rare plant survey of the property located at 2509 Dudley Dr. in El Dorado County, California (Figures 1 & 2). The property is approximately one-acre. The APN for the property is 102-353-005-000. The coordinates of the center of the site are 38°42'10.02"N, 120°59'35.42"W. The elevation of the property is approximately 1470'.

The survey is required by El Dorado County because of the potential for the occurrence of rare plant species in the region. The rare plants in the Rescue area are often referred to as "Gabbro Soil species".

There are eight rare plants known from the gabbro soils in the Rescue region. These species and their regulatory status are listed in Table 1.

**Table 1. Target Species**

Common Name	Scientific Name	Federal Status	State Status	CNPS
Bisbee Peak rush-rose	<i>Crocanthemum suffrutescens</i>	none	none	3.2
El Dorado bedstraw	<i>Galium californicum ssp. sierrae</i>	Endangered	Rare	1B.2
El Dorado mule-ears	<i>Wyethia reticulata</i>	none	none	1B.2
Layne's butterweed	<i>Packera layneae</i>	Threatened	Rare	1B.2
Pine Hill ceanothus	<i>Ceanothus roderickii</i>	Endangered	Rare	1B.2
Pine Hill flannelbush	<i>Fremontodendron californicum ssp. decumbens</i>	Endangered	Rare	1B.2
Red Hill soaproot	<i>Chlorogalum grandiflorum</i>	none	none	1B.2
Stebbins' morning-glory	<i>Calystegia stebbinsii</i>	Endangered	Endangered	1B.2

www.salixinc.com

11601 Blocker Drive - Suite 100 - Auburn, CA 95603

Office 530/888-0130

**Z23-0002, P23-0003**

Rezone/Parcel Map Z23-0002 P23-0003  
Falco Rezone/Parcel Map  
APN: 102-353-005



# Attachment G: Biological Resources Assessment

**Bisbee Peak rush-rose (*Crocanthemum suffrutescens*):** Bisbee Peak rush-rose does not have federal or state status but has a CNPS Rank of 3.2 (fairly endangered in California). This species is very similar in appearance to the common rush-rose (*Helianthemum scoparium*), which also grows in chaparral habitat in El Dorado County. Occurrences of Bisbee Peak rush-rose have been found in Amador and Calaveras counties. It blooms between April and August.

**El Dorado bedstraw (*Galium californicum ssp. sierrae*):** El Dorado bedstraw is listed as federal endangered and state rare. It is known only from several sites scattered throughout the gabbro soils in western El Dorado County. It often grows in the understory of live oak or black oak woodlands, often on north facing slopes. It blooms in May and June.

**El Dorado mule ears (*Wyethia reticulata*):** El Dorado mule ears does not have federal or state status but is listed by BLM as sensitive. It is a perennial herb that grows from a stout taproot in the gabbro soil region of western El Dorado County and in Yuba County. It occurs both in openings and beneath the canopies of trees and shrubs in both chaparral and oak woodland habitats, sometimes forming dense patches. It blooms April through August.

**Layne's butterweed (*Packera layneae*):** Layne's butterweed is listed as federal threatened and state rare. It is found in open, rocky areas within the chaparral and woodland habitats on gabbro and serpentine soils in western El Dorado County, in the Red Hills in Tuolumne County, and in Yuba County near Brownsville. It blooms April through August.

**Pine Hill Ceanothus (*Ceanothus roderickii*):** Pine hills ceanothus is listed as federal endangered and state rare. This species grows only on gabbro soils in western El Dorado County, scattered throughout areas of chaparral. It blooms in May and June.

**Pine Hill flannelbush (*Fremontodendron californicum ssp. decumbens*):** Pine Hill flannelbush is listed as federal endangered and state rare. It occurs in chaparral and cismontane woodland in gabbroic or serpentine, rocky soils of El Dorado, Nevada, and Yuba counties. It blooms in April through July.

**Red Hills soaproot (*Chlorogalum grandiflorum*):** Red Hills soaproot has no federal or state status but is listed by BLM as sensitive. It occurs almost entirely on gabbro and serpentine soils in western El Dorado County, and the Red Hills in Tuolumne County, but it has been found at several locations in other soils as well. It is typically found growing in rocky soils in open areas in the midst of chaparral. It blooms in May and June.

**Stebbins' morning-glory (*Calystegia stebbinsii*):** Stebbins' morning-glory is listed as federal and state endangered and is found in openings in the chaparral in both the northern and southern portions of the gabbro soils, but it appears to be absent from the central area on and around Pine Hill. Positive effects from periodic fire have been demonstrated for this species. This species also occurs in Nevada County. It blooms in May and June.

## METHODS

To determine locally known occurrence of special status plant species, the CNDDDB was queried to determine the known species and proximity to the study area. The rare plant survey generally follows CDFW guidance as defined in *Protocol for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (CDFW 2018) to determine the presence or absence of the target species, as well as any other special-status plant species that may occur on the site.

# Attachment G: Biological Resources Assessment

I conducted one field survey of the study area on May 4, 2022. The survey was timed to provide the most information on species growing on the site and the highest probability of detecting the target species if present. Only one survey was conducted because the property was small (one-acre) and all target species were adequately surveyed for in one event with no need for a follow-up. The survey was conducted on foot with all areas visually inspected. The survey was floristic in nature with the goal of identifying species observed to the taxonomic level necessary to determine if it was a special-status species or not. A list of plant species observed is included with this report (Appendix A).

## FINDINGS

### Soils

One gabbroic soil units has been mapped within the study area -- *Rescue extremely stony sandy loam, 3 to 50 percent slopes, eroded* (Figure 3). Gabbro soils have unusual properties derived from the underlying gabbro rock; they are generally red, mildly acidic, rich in iron and magnesium, and often contain other heavy metals such as chromium. Gabbro soils cover approximately 30,000 acres in western El Dorado County.

*Rescue extremely stony sandy loam, 3 to 50 percent slopes, eroded*

The Rescue component makes up 85 percent of the map unit. Slopes are 3 to 50 percent. This component is on ridges, foothills. The parent material consists of residuum weathered from granodiorite. Depth to a root restrictive layer, bedrock, paralithic, is 45 to 49 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R018XD075CA Loamy ecological site. Nonirrigated land capability classification is 7e. This soil does not meet hydric criteria.

### Vegetation

The one-acre property is mostly open without woody vegetation. The general habitat type of this area of Rescue is chaparral with scattered trees, mostly foothill pine (*Pinus sabiniana*), live oak (*Quercus wislizeni*), and blue oak (*Q. douglasii*). Chamise (*Adenostemma fasciculatum*) is the most common shrub on the property but also common are whiteleaf manzanita (*Arctostaphylos viscidia*), toyon (*Heteromeles arbutifolia*), poison oak (*Toxicodendron diversilobum*), western redbud (*Cercis occidentalis*), spiny redberry (*Rhamnus crocea*), and California yerba santa (*Eriodictyon californicum*). Pitcher sage (*Lepechinia calycina*) and Sonoma sage (*Salvia sonomonensis*) are also present, but only in a few locations. Common herbaceous species throughout the site include ripgut grass (*Bromus diandrus*), soft chess (*Bromus hordeaceus*), barbed goatgrass (*Aegilops triuncialis*), long-beaked hawkbit (*Leontodon saxatilis*), winter vetch (*Vicia villosa*), wild oat (*Avena fatua*), field hedgeparsley (*Torilis arvensis*), and Italian thistle (*Carduus pycnocephalus*). General ground photos of the property are presented in Figures 5a-5b)

### Special Status Plants

The results of the CNDDb query are presented in Figure 4. All eight target species are known within two miles of the study area.

# Attachment G: Biological Resources Assessment

One special status plant species was located on the parcel, **Layne's butterweed**. This species was in peak bloom and about twenty individuals were located, which are depicted in Figure 6. Photos of this species on the property are presented in Figures 5c-5d).

## CONCLUSIONS

On May 4, 2022, I conducted a rare plant survey at 2509 Dudley Drive in El Dorado County, California. The survey date was timed to determine the presence or absence of special-status plant species that may occur on the site. One special-status plant species was observed growing in several locations within the study area. The El Dorado County Planning Department will apply a rare plant mitigation fee for the location of the parcel and findings associated with this survey. I will be available to answer any questions or assist you in processing your permit application regarding rare plants.

Thank you for the opportunity to conduct this survey.

Sincerely,



Jeff Glazner  
Principal Biologist/Botanist

## Attachments:

- Figure 1 USGS Site & Vicinity Map
- Figure 2 Aerial photo
- Figure 3 Soils Map
- Figure 4 CNDDDB Plants Map
- Figure 5a-d Site Photos
- Figure 6 Rare Plant Map
- Appendix A List of Plants Observed within the Study Area on May 4, 2022

Rezone/Parcel Map Z23-0002 P23-0003  
Falco Rezone/Parcel Map  
APN: 102-353-005

# Attachment G: Biological Resources Assessment



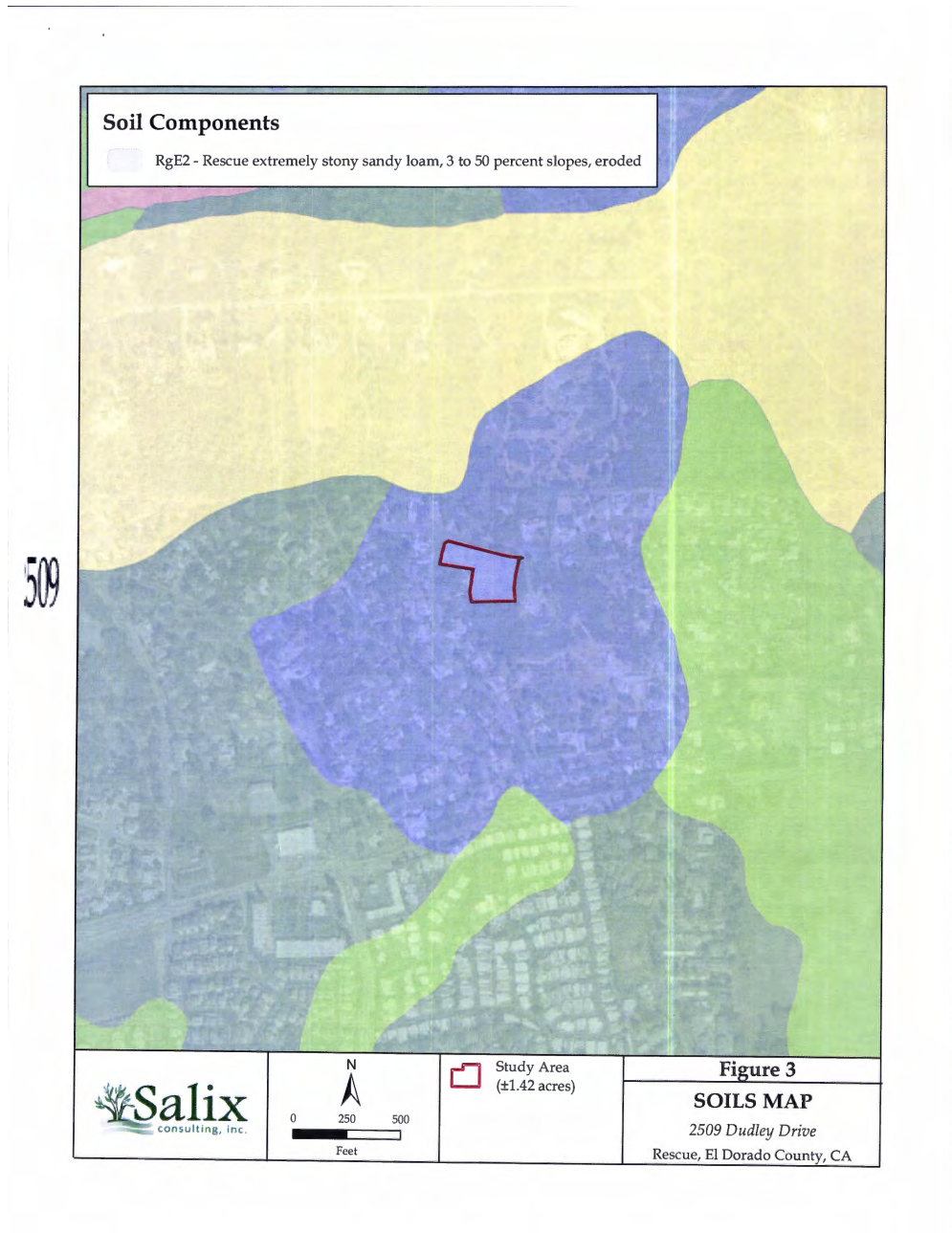
Rezone/Parcel Map Z23-0002 P23-0003  
Falco Rezone/Parcel Map  
APN: 102-353-005

# Attachment G: Biological Resources Assessment



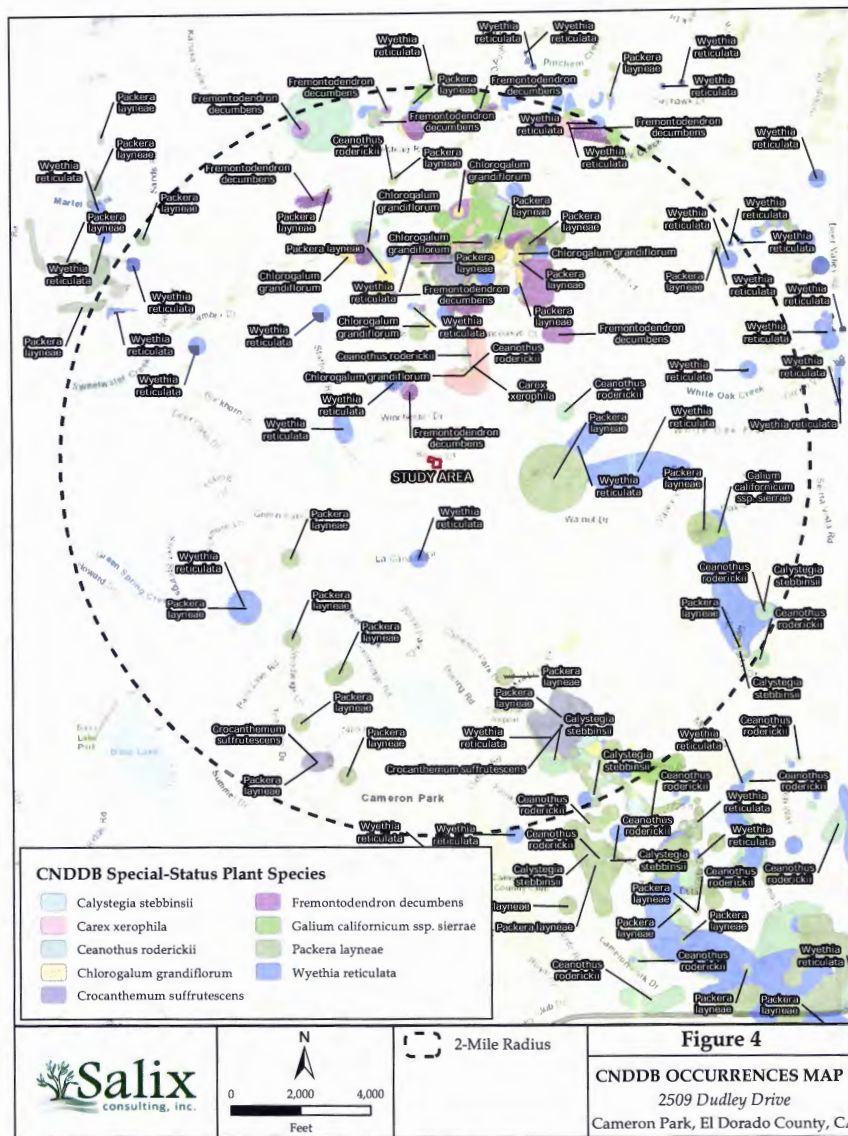
Rezone/Parcel Map Z23-0002 P23-0003  
Falco Rezone/Parcel Map  
APN: 102-353-005

# Attachment G: Biological Resources Assessment



Rezone/Parcel Map Z23-0002 P23-0003  
Falco Rezone/Parcel Map  
APN: 102-353-005

# Attachment G: Biological Resources Assessment



Rezone/Parcel Map Z23-0002 P23-0003  
Falco Rezone/Parcel Map  
APN: 102-353-005

# Attachment G: Biological Resources Assessment



Looking east along Royce Drive and into property.  
*Photo date 5-4-22*



Looking south along northern property line across property.  
*Photo date 5-4-22*



**Figure 5a**

**SITE PHOTOS**

*2509 Dudley Drive*

Rescue, El Dorado County, CA

Rezone/Parcel Map Z23-0002 P23-0003  
Falco Rezone/Parcel Map  
APN: 102-353-005



# Attachment G: Biological Resources Assessment



Looking northwest across property toward Royce Drive.  
*Photo date 5-4-22*



Looking northeast across property.  
*Photo date 5-4-22*



**Figure 5b**

**SITE PHOTOS**  
*2509 Dudley Drive*  
Rescue, El Dorado County, CA

Rezone/Parcel Map Z23-0002 P23-0003  
Falco Rezone/Parcel Map  
APN: 102-353-005

# Attachment G: Biological Resources Assessment



Layne's butterweed.  
*Photo date 5-4-22*



Layne's butterweed.  
*Photo date 5-4-22*



**Figure 5c**

**SITE PHOTOS**  
2509 Dudley Drive  
Rescue, El Dorado County, CA

Rezone/Parcel Map Z23-0002 P23-0003  
Falco Rezone/Parcel Map  
APN: 102-353-005

# Attachment G: Biological Resources Assessment



Cluster of Layne's butterweed in eastern area of site adjacent to chaparral. *Photo date 5-4-22*



Looking south along eastern property line and over a cluster of Layne's butterweed. *Photo date 5-4-22*



**Figure 5d**

**SITE PHOTOS**

2509 Dudley Drive

Rescue, El Dorado County, CA

Rezone/Parcel Map Z23-0002 P23-0003  
Falco Rezone/Parcel Map  
APN: 102-353-005

# Attachment G: Biological Resources Assessment



Rezone/Parcel Map Z23-0002 P23-0003  
Falco Rezone/Parcel Map  
APN: 102-353-005

# Attachment G: Biological Resources Assessment

## Appendix A

2509 Dudley Drive - Plants Observed May 4, 2022

### Gymnosperms

#### Pinaceae - Pine Family

*Pinus sabiniana* Gray pine

### Angiosperms - Dicots

#### Anacardiaceae - Cashew or Sumac Family

*Toxicodendron diversilobum* Western poison-oak

#### Apiaceae (Umbelliferae) - Carrot Family

\**Torilis arvensis* Field hedgeparsley

#### Asteraceae (Compositae) - Sunflower Family

*Agoseris heterophylla* Annual mountain dandelion

*Baccharis pilularis* Coyote brush

\**Carduus pycnocephalus* Italian thistle

\**Centaurea solstitialis* Yellow starthistle

*Eriophyllum lanatum* Woolly sunflower

\**Hypochaeris glabra* Smooth cat's-ear

\**Lactuca serriola* Prickly lettuce

\**Leontodon saxatilis* Long-beaked hawkbit

\**Logfia gallica* Narrowleaf cottonrose

*Micropus californicus* Q tips

*Packera layneae* Layne's Butterweed

*Pseudognaphalium californicum* California everlasting

#### Boraginaceae - Borage Family

*Eritodictyon californicum* Yerba santa

#### Ericaceae - Heath Family

*Arcostaphylos viscida* Whiteleaf manzanita

#### Fabaceae (Leguminosae) - Legume Family

*Acmispon americanus* Spanish lotus

*Cercis occidentalis* Western redbud

\**Trifolium hirtum* Rose clover

\**Vicia villosa* Winter vetch

#### Fagaceae - Oak Family

*Quercus wislizeni* Interior live oak

#### Geraniaceae - Geranium Family

\**Erodium botrys* Broad-leaf filaree

#### Lamiaceae (Labiatae) - Mint Family

*Lepechinia calycina* Pitcher sage

*Salvia sonomensis* Creeping sage

#### Linaceae - Flax Family

\**Linum bienne* Narrowleaf flax

\* Indicates a non-native species

Page 1 of 2

Rezone/Parcel Map Z23-0002 P23-0003  
 Falco Rezone/Parcel Map  
 APN: 102-353-005

# Attachment G: Biological Resources Assessment

<b>Myrsinaceae - Myrsine Family</b>	
<i>*Lysimachia arvensis</i>	Scarlet pimpernel
<b>Onagraceae - Evening Primrose Family</b>	
<i>Epilobium brachycarpum</i>	Summer cottonweed
<b>Rhamnaceae - Buckthorn Family</b>	
<i>Rhamnus crocea</i>	Spiny redberry
<b>Rosaceae - Rose Family</b>	
<i>Adenostoma fasciculatum</i> var. <i>fasciculatum</i>	Chamise
<i>Heteromeles arbutifolia</i>	Toyon
<b>Rubiaceae - Madder Family</b>	
<i>Galium aparine</i>	Goose grass
<b>Scrophulariaceae - Figwort Family</b>	
<i>Scrophularia californica</i>	California figwort
<b>Angiosperms - Monocots</b>	
<b>Liliaceae - Lily Family</b>	
<i>Calochortus albus</i>	White globe lily
<b>Poaceae (Gramineae) - Grass Family</b>	
<i>*Aegilops triuncialis</i>	Barbed goatgrass
<i>*Agrostis avenacea</i>	Pacific bent grass
<i>*Aira caryophylla</i>	Silver European hairgrass
<i>*Avena fatua</i>	Wild oat
<i>*Bromus diandrus</i>	Ripgut grass
<i>*Bromus hordeaceus</i>	Soft chess
<i>*Cynosurus echinatus</i>	Hedgehog dogtail
<i>Elymus glaucus</i>	Blue wildrye
<i>*Festuca myuros</i>	Rattail sixweeks grass
<i>*Festuca perennis</i>	Italian ryegrass
<i>*Gastridium phleoides</i>	Nit grass
<i>*Hordeum murinum</i> subsp. <i>leporinum</i>	Hare barley
<i>*Phalaris aquatica</i>	Harding grass
<i>Stipa pulchra</i>	Purple needlegrass
<b>Themidaceae - Brodiaea Family</b>	
<i>Dichelostemma capitatum</i> subsp. <i>capitatum</i>	Bluedicks

\* Indicates a non-native species

Page 2 of 2

Rezone/Parcel Map Z23-0002 P23-0003  
 Falco Rezone/Parcel Map  
 APN: 102-353-005

25-0324 H 22 of 68

# Attachment H: Project Application



FILE # Z23-0002

## EL DORADO COUNTY PLANNING SERVICES ZONE CHANGE & GENERAL PLAN AMENDMENT APPLICATION

Z23-0002

ASSESSOR'S PARCEL NO.(S) 102-353-005

PROJECT NAME/REQUEST: (Describe proposed use) Falco Parcel Split

Split an existing 1.42-acre parcel into 3 proposed parcels

IF SUBDIVISION/PARCEL MAP: Create 3 lots, ranging in size from 0.38-ac to 0.56-ac acre(s) / SF

IF ZONE CHANGE: From R1A to R1 IF GENERAL PLAN AMENDMENT: From \_\_\_\_\_ to \_\_\_\_\_

IF TIME EXTENSION, REVISION, CORRECTION: Original approval date \_\_\_\_\_ Expiration date \_\_\_\_\_

APPLICANT/AGENT David Falco

Mailing Address 2509 Dudley Dr., Rescue Ca 95672

Phone 209-406-9711 FAX \_\_\_\_\_

PROPERTY OWNER David Falco

Mailing Address 2509 Dudley Dr., Rescue Ca 95672

Phone 209-406-9711 FAX \_\_\_\_\_

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Lebeck Engineering, Inc.

Mailing Address 3430 Robin Ln, Bld #2, Cameron Park, CA 95682

Phone 530-677-4080 FAX \_\_\_\_\_

LOCATION: The property is located on the East side of Dudley Drive  
N / E / W / S street or road

0 Ft feet/miles South of the intersection with Royce Dr  
N / E / W / S major street or road

in the Rescue area. PROPERTY SIZE 1.42-Acre  
acreage / square footage

X David Falco Date 3/6/2023  
Signature of property owner or authorized agent

### FOR OFFICE USE ONLY

Date 3/10/23 Fee \$ 1,714.00 Receipt # R45465 Rec'd by ADP Census \_\_\_\_\_

Zoning R1A GPD 4DR Supervisor Dist 4 Sec/Twn/Rng 21/10/9

ACTION BY:  PLANNING COMMISSION

ACTION BY BOARD OF SUPERVISORS

Hearing Date \_\_\_\_\_

Hearing Date \_\_\_\_\_

Approved  Denied (Findings and/or conditions attached)

Approved  Denied (Findings and/or conditions attached)

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

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

(Revised 07/07)

## Z23-0002, P23-0003

### Rezone/Parcel Map Z23-0002 P23-0003

### Falco Zone Change/Parcel Map

### APN: 102-353-005

# Attachment H: Project Application



## 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/)

FILE # P23-0003

ASSESSOR'S PARCEL NUMBER(s) 102-353-005

PROJECT NAME/REQUEST: (Describe proposed use) Falco Parcel Split

Split an existing 1.42-acre parcel into 3 proposed parcels

IF SUBDIVISION/PARCEL MAP: Create 3 lots, ranging in size from 0.38-acre to 0.56-acre acre(s) / square feet

IF ZONE CHANGE: From R1A to R1 IF GENERAL PLAN AMENDMENT: From RR to LDR

IF TIME EXTENSION, REVISION, or CORRECTION: Original approval date \_\_\_\_\_ Expiration date \_\_\_\_\_

APPLICANT/AGENT David Falco  
2509 Dudley Dr., Rescue, CA 95672

P.O. Box or Street City State ZIP  
Phone (            ) 209-406-9711 FAX (            )

PROPERTY OWNER David Falco

Mailing Address 2509 Dudley Dr., Rescue, CA 95672  
P.O. Box or Street City State ZIP  
Phone (            ) 209-406-9711 FAX (            )

**LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE**

ENGINEER/ARCHITECT Lebeck Engineering, Inc.

Mailing Address 3430 Robin Ln, BLD #2, Cameron Park, CA 95682  
P.O. Box or Street City State ZIP  
Phone (            ) 530-677-4080 FAX (            )

LOCATION: The property is located on the East side of Dudley Dr

0 ft feet/miles South of the intersection with Royce Dr  
N / E / W / S Major Street or Road

in the Rescue area. PROPERTY SIZE 1.42 Acre  
Acreage / Square Feet

David Falco Signature of property owner or authorized agent 3/6/2023 Date

**FOR OFFICE USE ONLY**

Date 3/10/23 Fee \$ \_\_\_\_\_ Receipt # \_\_\_\_\_ Rec'd by ADP Census \_\_\_\_\_  
Zoning R1A GPD HDR Supervisor District 4 Sec 21 Twn 10 Rng 9

ACTION BY:  PLANNING COMMISSION  
 ZONING ADMINISTRATOR

ACTION BY BOARD OF SUPERVISORS

Hearing Date \_\_\_\_\_

Hearing Date \_\_\_\_\_

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

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

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

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

Revised 11/2017

## Z23-0002, P23-0003

Rezone/Parcel Map Z23-0002 P23-0003  
Falco Zone Change/Parcel Map  
APN: 102-353-005





# Attachment H: Project Application

Zone Change & GPA  
Required Submittal Information  
Page 2

## FORMS AND MAPS REQUIRED

- Check (✓)
- | <u>Applicant</u>                    | <u>County</u>            |   |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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.) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 12) 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.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 13) 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. Additionally, a list of qualified consultants is also available.)   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14) 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.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 15) 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.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 16) An air quality impact analysis shall be provided utilizing the El Dorado County Air Pollution Control District's "Guide to Air Quality Assessment."   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17) A traffic study shall be provided utilizing El Dorado County Department of Transportation's "Generic Traffic Study Scope of Work."  |

Rezone/Parcel Map Z23-0002 P23-0003  
Falco Zone Change/Parcel Map  
APN: 102-353-005

# Attachment H: Project Application

Zone Change & GPA  
Required Submittal Information  
Page 3

## SITE PLAN REQUIREMENTS

Twenty-five (25) copies of the site plan detailing what exists on the site at time of application shall be submitted on 24" x 36" sheets or smaller, drawn to scale, and of sufficient size to clearly show all details and required data. **All plans MUST be folded to 8½" x 11", plus one 8½" x 11" reduction. NO ROLLED DRAWINGS WILL BE ACCEPTED.** For your convenience, please check the Applicant column on the left to be sure you have all the required submittal information.

Check (✓)

Applicant   County

- |                                     |                          |  |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1) Project name (if applicable).   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2) Name, address of applicant and designer (if applicable)   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3) Date, North arrow, and scale.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4) Entire parcel of land showing perimeter with dimensions.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5) All roads, alleys, streets, and their names.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6) Location of easements, their purpose and width.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7) All existing and proposed uses (i.e. buildings, mobile homes, dwellings, utility transmission lines, etc.). |

The following is optional and only necessary when it may help support a proposed zone change.

- |                                     |                          |   |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8) Driveways, parking and loading stalls with dimensions (refer to Zoning Ordinance Chapter 17.18). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 9) Proposed/existing fences or walls.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10) Existing/proposed fire hydrants.  |

Planning Services reserves the right to require additional project information as provided by Section 15060 of the California Environment Quality Act, or as required by the General Plan development policies, when such is necessary to complete the environmental assessment.

**NOTE: APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY. MAKE YOUR APPOINTMENT IN ADVANCE BY CALLING (530) 621-5355.**

Rezone/Parcel Map Z23-0002 P23-0003  
Falco Zone Change/Parcel Map  
APN: 102-353-005

# Attachment H: Project Application

Tentative Parcel Map  
Page 7



## 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/)

### 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 type="checkbox"/>            | <input type="checkbox"/> | 1. | Application Form and Agreement for Payment of Processing Fees, completed and signed.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. | Letter of authorization from <u>all</u> property owners authorizing agent to act as applicant, when applicable.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. | Proof of ownership (Grant Deed), if the property has changed title since the last tax roll.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. | A copy of official Assessor's map, showing the property outlined in red.   |
| <input checked="" type="checkbox"/> | <input 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 type="checkbox"/> | 6. | Environmental Questionnaire form, completed and signed.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. | Provide name, mailing address and phone number of all property owners and their agents.  |
| <input checked="" type="checkbox"/> | <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.  |
| <input checked="" type="checkbox"/> | <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. |

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EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

**Z23-0002, P23-0003**

Rezone/Parcel Map Z23-0002 P23-0003  
Falco Zone Change/Parcel Map  
APN: 102-353-005

# Attachment H: Project Application

Tentative Parcel Map  
Page 8

## FORMS AND MAPS REQUIRED

Check (✓)  
Applicant County

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.)
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

Rezone/Parcel Map Z23-0002 P23-0003  
Falco Zone Change/Parcel Map  
APN: 102-353-005

# Attachment H: Project Application

## 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.)
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.
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."
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 ½" 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 8½" 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.

Rezone/Parcel Map Z23-0002 P23-0003  
Falco Zone Change/Parcel Map  
APN: 102-353-005

# Attachment H: Project Application

Tentative Parcel Map  
Page 10

## 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.

### 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.

Rezone/Parcel Map Z23-0002 P23-0003  
Falco Zone Change/Parcel Map  
APN: 102-353-005

# Attachment H: Project Application

Tentative Parcel Map  
Page 11

## REQUIRED INFORMATION ON TENTATIVE MAP

Check (✓)  
Applicant County

6. Purpose, width, and approximate location of all proposed and existing easements (other than roads)
7. Approximate radii of centerline on all street curves
8. Grades and width of proposed and existing roads or road easements, with typical improvement cross-section
9. Names of adjacent subdivisions
10. All structures, buildings, utility, transmission lines and dirt roads, and distances to existing and proposed property lines
11. The location of all structures for residential, commercial, industrial or recreational use for which permits have either been applied for or granted, but not yet constructed
12. Fire hydrant location, existing and/or proposed
13. Existing water and sewer line locations
14. Contour lines shown at 5-foot intervals if any slopes on the property exceed 10% (contours not required if all slopes are 10% or less). Contours may be shown at 10-foot or 20-foot intervals on parcels of 10 acres or larger (using USGS interpolation or field survey), if said contours reasonably identify significant site features; i.e., benches or abrupt topographical changes, etc.
15. The location, if present, of rock outcropping, lava caps, drainage courses, lakes, canals, reservoirs, rivers, streams, spring areas subject to inundation, and wetlands, and show respective 100-foot and 50-foot septic system setbacks when a septic system is proposed.
16. Note any proposed trails within the project, and where applicable, connection to existing or proposed trail systems.
17. Location, general type (pine, oak, etc.) and size of all existing trees, 8" DBH (Diameter at Breast Height) or greater in those areas that are subject to grading or otherwise may be removed/affected by proposed improvements. Note quantity of trees to be removed.
18. Identify areas subject to a 100-year flood, perennial streams or creeks, and show high water level (100-year) on map. Where this data is not readily available, January 1997 flood level can be shown if known.
19. The following information is to be listed on the tentative parcel map in the following consecutive order:
- a) Owner of record (name and address)
- b) Name of applicant (name and address)
- c) Map prepared by (name and address)
- d) Scale
- e) Contour interval (if any)

Rezone/Parcel Map Z23-0002 P23-0003  
Falco Zone Change/Parcel Map  
APN: 102-353-005



# Attachment H: Project Application

Tentative Parcel Map  
Page 12

## REQUIRED INFORMATION ON TENTATIVE MAP

Check (✓)

Applicant County

- |                                     |                          |  |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | f) Source of topography  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | g) Section, Township and Range   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | h) Assessor's Parcel Number(s)   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | i) Present zoning  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | j) Total area  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | k) Total number of parcels   |
| <input type="checkbox"/>            | <input type="checkbox"/> | l) Minimum parcel area   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | m) Water supply  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | n) Sewage disposal   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | o) Proposed structural fire protection   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | p) Date of preparation   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | q) In the lower right-hand corner of each map a signature block should be shown, giving space for: |

Zoning Administrator: \_\_\_\_\_

Approval/Denial Date: \_\_\_\_\_

Board of Supervisors: \_\_\_\_\_

Approval/Denial Date: \_\_\_\_\_

Planning Services reserves the right to require additional project information as provided by Section 15060 of the California Environment Quality Act, or as required by the General Plan development policies, when such is necessary to complete the environmental assessment.

**NOTE: APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY. MAKE YOUR APPOINTMENT IN ADVANCE BY CALLING (530) 621-5355.**

Rezone/Parcel Map Z23-0002 P23-0003  
Falco Zone Change/Parcel Map  
APN: 102-353-005

# Attachment H: Project Application

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EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

## Letter of Authorization

The undersigned owner(s) of Record Title Interest in Assessor's Parcel(s) No. 102-353-005 the description of which is filed as Document No(s). 2020-0035039-00 of Official Records of the County of El Dorado, hereby authorize Lebeck Engineering, Inc. to prepare and process the necessary documents for: Rezone & Tentative Parcel Map.

Signed: David Falco Date: 11/29/2022  
Print Name: David Falco

Signed: Christina Falco Date: 11/29/22  
Print Name: Christina Falco

Owner(s) of Record: David & Christina Falco  
Mailing Address: 2509 Dudley Dr., Rescue, CA 95672  
Phone: (209) 406-9711

Applicant(s): Lebeck Engineering, Inc. – Bobbie Lebeck  
Mailing Address: 3430 Robin Lane, Bldg. #2, Cameron Park, CA 95682  
Phone: (530) 677-4080

**Z23-0002, P23-0003**

Rezone/Parcel Map Z23-0002 P23-0003  
Falco Zone Change/Parcel Map  
APN: 102-353-005

# Attachment H: Project Application

Branch :NAD,User :BBEL

Comment:

Station Id :CKHU

20209003503900003  
El Dorado, County Recorder  
Janelle K. Horne Co Recorder Office  
DOC 2020-0035039-00  
Acct 8002-Chicago Title Co  
Wednesday, JUL 15, 2020 10:05:22  
Ttl Pd \$667.35 Nbr-0002110655  
RAB/C1/1-3

**RECORDING REQUESTED BY:**  
Chicago Title Company

**When Recorded Mail Document  
and Tax Statement To:**  
Christina A. Falco and David Falco  
2509 Dudley Drive  
Rescue, CA 95672

**Escrow Order No.:** FSJP-3042001069  
**Property Address:** 2509 Dudley Drive,  
Rescue, CA 95672  
**APN/Parcel ID(s):** 102-353-005-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Exempt from fee per GC 27388.1 (a) (2); recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.

## GRANT DEED

**The undersigned grantor(s) declare(s)**

- This transfer is exempt from the documentary transfer tax.  
 **The documentary transfer tax is \$647.35 and is computed on:**  
 the full value of the interest or property conveyed.  
 the full value less the liens or encumbrances remaining thereon at the time of sale.  
The property is located in  an Unincorporated area.

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, David Jenkins and Jana L. Jenkins, husband and wife as joint tenants**

**hereby GRANT(S) to Christina A. Falco and David Falco, wife and husband as joint tenants**

**the following described real property in the Unincorporated Area of the County of El Dorado, State of California:**

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

**PROPERTY COMMONLY KNOWN AS: 2509 Dudley Drive, Rescue, CA 95672**

**RECEIVED**

MAR 10 2023

EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

## MAIL TAX STATEMENTS AS DIRECTED ABOVE

Grant Deed  
SCA0000129.doc / Updated: 04.08.20

Printed: 07.09.20 @ 09:01 AM  
CA-CT-FSJP-02180.052304-FSJP-3042001069

EL DORADO, CA  
Document: GRT 2020.35039

Page 1 of 3

Printed on 11/7/2022 9:45:08 AM

**Z23-0002, P23-0003**

**Rezone/Parcel Map Z23-0002 P23-0003  
Falco Zone Change/Parcel Map  
APN: 102-353-005**

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# Attachment H: Project Application

Branch :NAD,User :BBEL

Comment:

Station Id :CKHU

## GRANT DEED (continued)

APN/Parcel ID(s): 102-353-005-000

Dated: July 9, 2020

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

David Jenkins  
David Jenkins  
Jana L. Jenkins  
Jana L. Jenkins

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 07-09-2020 before me, Eva Torres, Notary Public,  
(here insert name and title of the officer)

personally appeared David Jenkins and Jana L. Jenkins  
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



Grant Deed  
SCA000129.doc / Updated: 04.08.20

Printed: 07.08.20 @ 09:01 AM  
CA-CT-FS-JP-02180.052304-FS-JP-3042001069

Rezone/Parcel Map Z23-0002 P23-0003  
Falco Zone Change/Parcel Map  
APN: 102-353-005

# Attachment H: Project Application

Branch :NAD,User :BBEL

Comment:

Station Id :CKHU

## EXHIBIT "A" Legal Description

For APN/Parcel ID(s): 102-353-005-000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF EL DORADO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 51, AS SHOWN ON THAT CERTAIN MAP ENTITLED "HIGHLANDS UNIT NO. 5", FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY, STATE OF CALIFORNIA, ON JULY 9, 1981, IN MAP BOOK "F" AT PAGE 133.

TOGETHER WITH:

ALL THAT PORTION OF THAT CERTAIN PARCEL DESCRIBED IN GRANT DEED TO THE ARTHUR C. LICHTMAN TRUST, RECORDED DECEMBER 23, 2008 AT DOCUMENT NUMBER 2008-0060511-00 IN THE EL DORADO COUNTY RECORDER'S OFFICE, BEING A PORTION OF SECTION 21, TOWNSHIP 10 NORTH, RANGE 9 EAST, M.D.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 1/2 INCH IRON PIPE AT THE NORTHWEST CORNER OF SAID ARTHUR C. LICHTMAN TRUST PARCEL, ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF ROYCE DRIVE AS SHOWN UPON A MAP ENTITLED THE HIGHLANDS UNIT NO.5 A PORTION OF SECTIONS 21 & 28, TOWNSHIP 10 NORTH, RANGE 9 EAST, M.D.M. FILED IN BOOK F PAGE 133 OF SUBDIVISION MAPS AT THE EL DORADO COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 74° 22' 52" EAST, 107.94 FEET TO A 3/4 INCH IRON PIPE (RECORD SOUTH 74° 23' 12" EAST, 107.80 FEET); THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE ALONG A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 530.00 FEET, A CORD BEARING OF SOUTH 80° 27' 44" EAST, A CORD DISTANCE OF 113.26 FEET TO A POINT AT THE NORTHWEST CORNER OF PARCEL A AS SHOWN ON A MAP ENTITLED A PORTION OF THE S.E. 1/4 OF SECTION 21, TOWNSHIP 10 NORTH, RANGE 9 EAST, M.D.M. FILED IN BOOK 13 AT PAGE 78 OF PARCEL MAPS AT THE EL DORADO COUNTY RECORDER'S OFFICE; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL A ALONG A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 20.00 FEET, A CORD BEARING OF SOUTH 54° 03' 22" WEST, A CORD DISTANCE OF 25.65 FEET TO A 3/4 INCH IRON PIPE (RECORD RADIUS OF 20.00 FEET, CORD BEARING OF NORTH 53° 04' 27" EAST, A CORD DISTANCE OF 25.91 FEET); THENCE ALONG SAID WESTERLY BOUNDARY LINE SOUTH 13° 20' 57" WEST, 53.42 FEET TO A 3/4 INCH IRON PIPE (RECORD NORTH 12° 42' 02" EAST, 52.71 FEET); THENCE ALONG SAID WESTERLY BOUNDARY LINE ALONG A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 370.00 FEET, A CORD BEARING OF SOUTH 2° 21' 59" WEST, A CORD DISTANCE OF 133.98 FEET TO A 5/8 INCH REBAR WITH 2 INCH ALUMINUM DISK; THENCE; LEAVING SAID WESTERLY BOUNDARY LINE AND ENTERING INTO THE ARTHUR C. LICHTMAN TRUST PARCEL, SOUTH 89° 58' 24" WEST, 203.80 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF THE HIGHLANDS UNIT NO.5; THENCE ALONG SAID EASTERLY BOUNDARY LINE NORTH 9° 24' 37" WEST, 47.35 FEET; THENCE ALONG SAID EASTERLY BOUNDARY LINE NORTH 9° 41' 43" EAST, 105.01 FEET TO A 3/4 INCH IRON PIPE AT THE SOUTH EAST CORNER OF LOT 51 AS SHOWN ON SAID MAP (RECORD NORTH 9° 36' 37" EAST, 105.00 FEET); THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY LINE NORTH 9° 41' 43" EAST, 100.02 FEET (RECORD NORTH 9° 36' 37" EAST, 100.00 FEET) TO THE NORTH EAST CORNER OF LOT 51 ALSO BEING THE POINT OF BEGINNING.

AS SHOWN AS TRACT B ON THAT CERTAIN RECORD OF SURVEY FILED SEPTEMBER 11, 2018 IN BOOK 36 OF RECORD OF SURVEYS AT PAGE 73.

Grant Deed  
SCA0000129.doc / Updated: 04.08.20

Printed: 07.09.20 @ 08:01 AM  
CA-CT-FSJP-02180.052304-FSJP-3042001069

EL DORADO,CA  
Document: GRT 2020.35039

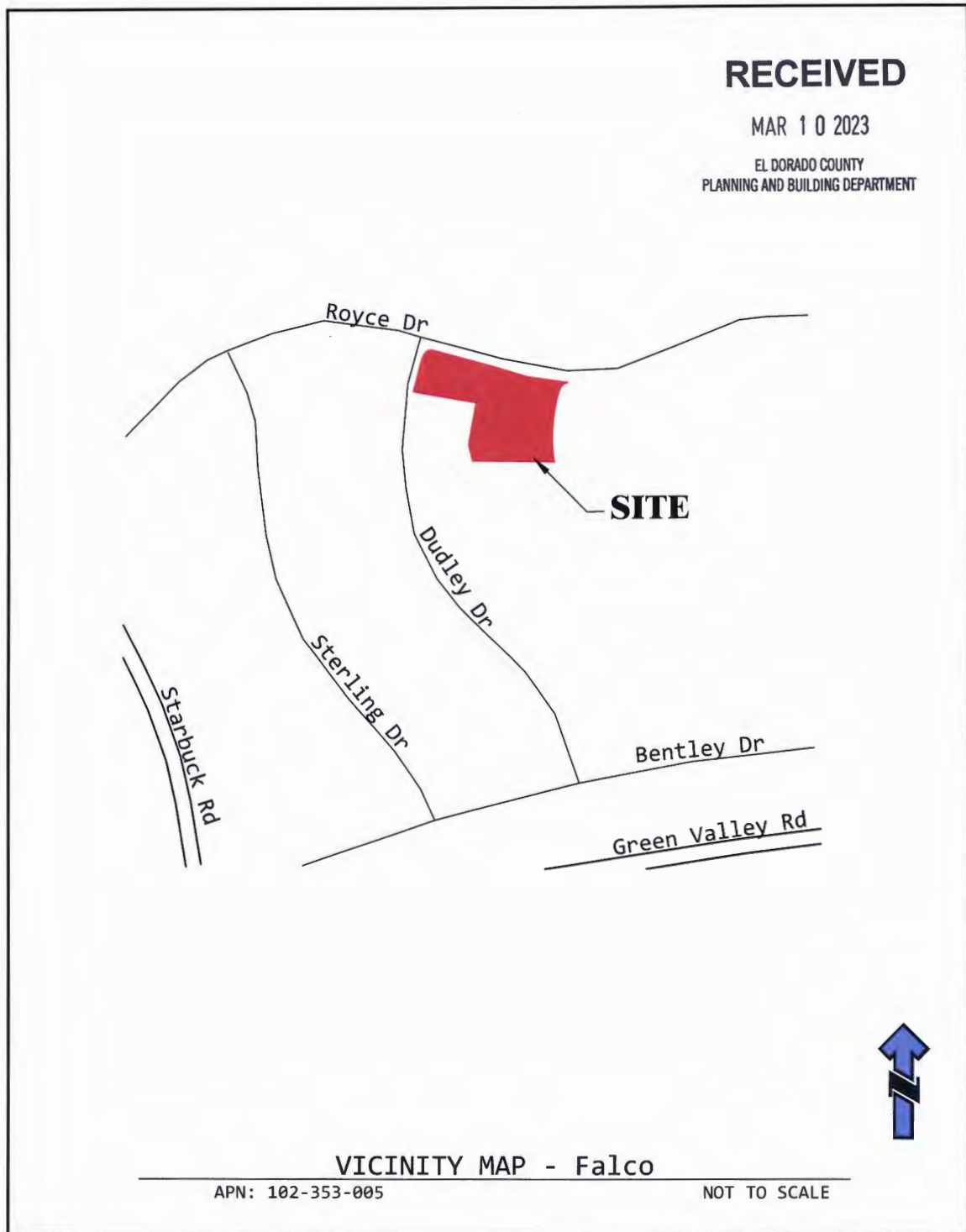
Page 3 of 3

Printed on 11/7/2022 9:45:10 AM

Rezone/Parcel Map Z23-0002 P23-0003  
Falco Zone Change/Parcel Map  
APN: 102-353-005

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# Attachment H: Project Application



**Z23-0002, P23-0003**

Rezone/Parcel Map Z23-0002 P23-0003  
Falco Zone Change/Parcel Map  
APN: 102-353-005

# Attachment H: Project Application

Design Review  
Page 14



## 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**

MAR 10 2023

EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

File Number \_\_\_\_\_

Date Filed \_\_\_\_\_

Project Title David Falco Parcel Split Lead Agency \_\_\_\_\_  
Name of Owner David & Christina Falco Telephone 209-406-9711  
Address 2509 Dudley Drive, Rescue, CA 95672  
Name of Applicant David Falco Telephone 209-406-9711  
Address 2509 Dudley Dr., Rescue, CA 95672  
Project Location 2509 Dudley Dr., Rescue, CA 95672  
Assessor's Parcel Number(s) 102-353-005 Acreage 1.42 Zoning RIA

**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:  
Tentative parcel map. Split an existing 1.42 acre parcel into three proposed parcels
2. What is the number of units/parcels proposed? One (1) existing

#### **GEOLOGY AND SOILS**

3. Identify the percentage of land in the following slope categories:  
31% 0 to 10% 19% 11 to 15% 22% 16 to 20% 10% 21 to 29% 2% over 30%  
(Average slope = 17%)
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

**Z23-0002, P23-0003**

Rezone/Parcel Map Z23-0002 P23-0003  
Falco Zone Change/Parcel Map  
APN: 102-353-005

# Attachment H: Project Application

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## DRAINAGE AND HYDROLOGY

6. Is the project located within the flood plain of any stream or river? No  
If so, which  
one? \_\_\_\_\_
7. What is the distance to the nearest body of water, river, stream or year-round drainage channel?  
2,870 FT Name of the water body? Private Pond
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 & brush-75%, Grass-25%
12. How many trees of 6-inch diameter will be removed when this project is implemented?  
None at this time.

## FIRE PROTECTION

13. In what structural fire protection district (if any) is the project located? Rescue FPD
14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)? Private pond located west of property.
15. What is the distance to the nearest fire station? 1.3 Miles
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? Typical construction noise during construction, virtually none post Const.

Rezone/Parcel Map Z23-0002 P23-0003  
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## 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: EID
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

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31. Will the project require the extension of existing public utility lines? No  
If so, identify and give distances: \_\_\_\_\_

## **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: \_\_\_\_\_ Date: \_\_\_\_\_

Revised 11/2017

Rezone/Parcel Map Z23-0002 P23-0003  
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# Attachment H: Project Application



**RECEIVED**

MAR 10 2023

EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

Letter No.: DS1022-312

October 27, 2022

VIA EMAIL

David Falco  
2509 Dudley Drive  
Rescue, CA 95672  
Email: [davidfalco1969@yahoo.com](mailto:davidfalco1969@yahoo.com)

Subject: Facility Improvement Letter (FIL), Falco 3-Way Parcel Split - 3840FIL  
Assessor's Parcel No. 102-353-005 (Rescue)

Dear Mr. Falco:

This letter is in response to your request dated October 6, 2022 and is valid for a period of three years.

This proposed project is a 3-lot residential subdivision on 1.42 acres. This parcel currently has water and sewer service. Two additional water and sewer services are requested at this time. The property is within the District boundary.

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

### **Water Supply**

As of January 1, 2021, there were 11,414 equivalent dwelling units (EDUs) of water supply available in the Western/Eastern Water Supply Region. Your project as proposed on this date would require 2 additional EDUs of water supply.

### **Water Facilities**

A 10-inch water line is located in Royce Drive (see enclosed System Map). The Cameron Park Fire Department has determined that the minimum fire flow for this project is 1,000 GPM for a 1-hour duration while maintaining a 20-psi residual pressure. According to the District's hydraulic model, the existing system can deliver the required fire flow. In order to receive service you will be required to install two new water services connecting to the 10-inch water line previously identified. The hydraulic grade line for the existing water distribution facilities is 1,605 feet above mean sea level at static conditions and 1,595 feet above mean sea level during fire flow and maximum day demands.

**Z23-0002, P23-0003**

2890 Mosquito Road, Placerville CA, 95667 (530) 622-4513

**Rezone/Parcel Map Z23-0002 P23-0003  
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To: David Falco



October 27, 2022  
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The flow predicted above was developed using a computer model and is not an actual field flow test.

## **Sewer Facilities**

There is a 6-inch gravity sewer line abutting the northern property line in Royce Drive. This sewer line has adequate capacity at this time. In order to serve the new parcels to be created you would need to install two new sewer services connecting to the line previously identified. Your project as proposed on this date would require 2 additional EDUs of sewer service.

## **Easement Requirements**

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

Easements for any new District facilities constructed by this project must be granted to the District prior to District approval of water and/or sewer improvement plans, whether onsite or offsite. In addition, due to either nonexistent or prescriptive easements for some older facilities, any existing onsite District facilities that will remain in place after the development of this property must also have an easement granted to the District.

## **Environmental**

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

## **Summary**

Service to this proposed development is contingent upon the following:

- The availability of uncommitted water supplies at the time service is requested;
- Approval of the County's environmental document by the District (if requested);
- Executed grant documents for all required easements;
- Payment of all District connection costs.

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael J. Brink'.

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

MB/MM:kh

Enclosures: System Map

cc w/ System Map:

Gina Hamilton – Senior Planner  
El Dorado County Development Services Department  
Via email – [gina.hamilton@edcgov.us](mailto:gina.hamilton@edcgov.us)

Eric Alliguie, P.E.  
Lebeck Engineering, Inc.  
Via email – [eric@lebeckeng.com](mailto:eric@lebeckeng.com)

Kalan Richards – Battalion Chief/ Fire Marshal  
Cameron Park Fire Department  
Via email – [Kalan.Richards@fire.ca.gov](mailto:Kalan.Richards@fire.ca.gov)

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Rezone/Parcel Map Z23-0002 P23-0003  
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# Attachment H: Project Application

**RECEIVED**

MAR 10 2023

EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT



August 15, 2022

David Falco  
2509 Dudley Dr.  
Rescue, CA 95672

RE: Rare Plant Survey for the property located at  
2509 Dudley Dr., Rescue, El Dorado County CA

Dear David:

As a requirement of El Dorado County and at your request, I have conducted a rare plant survey of the property located at 2509 Dudley Dr. in El Dorado County, California (Figures 1 & 2). The property is approximately one-acre. The APN for the property is 102-353-005-000. The coordinates of the center of the site are 38°42'10.02"N, 120°59'35.42"W. The elevation of the property is approximately 1470'.

The survey is required by El Dorado County because of the potential for the occurrence of rare plant species in the region. The rare plants in the Rescue area are often referred to as "Gabbro Soil species".

There are eight rare plants known from the gabbro soils in the Rescue region. These species and their regulatory status are listed in Table 1.

**Table 1. Target Species**

Common Name	Scientific Name	Federal Status	State Status	CNPS
Bisbee Peak rush-rose	<i>Crocanthemum suffrutescens</i>	none	none	3.2
El Dorado bedstraw	<i>Galium californicum ssp. sierrae</i>	Endangered	Rare	1B.2
El Dorado mule-ears	<i>Wyethia reticulata</i>	none	none	1B.2
Layne's butterweed	<i>Packera layneae</i>	Threatened	Rare	1B.2
Pine Hill ceanothus	<i>Ceanothus roderickii</i>	Endangered	Rare	1B.2
Pine Hill flannelbush	<i>Fremontodendron californicum ssp. decumbens</i>	Endangered	Rare	1B.2
Red Hill soaproot	<i>Chlorogalum grandiflorum</i>	none	none	1B.2
Stebbins' morning-glory	<i>Calystegia stebbinsii</i>	Endangered	Endangered	1B.2

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**Z23-0002, P23-0003**

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# Attachment H: Project Application

**Bisbee Peak rush-rose (*Crocanthemum suffrutescens*):** Bisbee Peak rush-rose does not have federal or state status but has a CNPS Rank of 3.2 (fairly endangered in California). This species is very similar in appearance to the common rush-rose (*Helianthemum scoparium*), which also grows in chaparral habitat in El Dorado County. Occurrences of Bisbee Peak rush-rose have been found in Amador and Calaveras counties. It blooms between April and August.

**El Dorado bedstraw (*Galium californicum ssp. sierrae*):** El Dorado bedstraw is listed as federal endangered and state rare. It is known only from several sites scattered throughout the gabbro soils in western El Dorado County. It often grows in the understory of live oak or black oak woodlands, often on north facing slopes. It blooms in May and June.

**El Dorado mule ears (*Wyethia reticulata*):** El Dorado mule ears does not have federal or state status but is listed by BLM as sensitive. It is a perennial herb that grows from a stout taproot in the gabbro soil region of western El Dorado County and in Yuba County. It occurs both in openings and beneath the canopies of trees and shrubs in both chaparral and oak woodland habitats, sometimes forming dense patches. It blooms April through August.

**Layne's butterweed (*Packera layneae*):** Layne's butterweed is listed as federal threatened and state rare. It is found in open, rocky areas within the chaparral and woodland habitats on gabbro and serpentine soils in western El Dorado County, in the Red Hills in Tuolumne County, and in Yuba County near Brownsville. It blooms April through August.

**Pine Hill Ceanothus (*Ceanothus roderickii*):** Pine hills ceanothus is listed as federal endangered and state rare. This species grows only on gabbro soils in western El Dorado County, scattered throughout areas of chaparral. It blooms in May and June.

**Pine Hill flannelbush (*Fremontodendron californicum ssp. decumbens*):** Pine Hill flannelbush is listed as federal endangered and state rare. It occurs in chaparral and cismontane woodland in gabbroic or serpentine, rocky soils of El Dorado, Nevada, and Yuba counties. It blooms in April through July.

**Red Hills soaproot (*Chlorogalum grandiflorum*):** Red Hills soaproot has no federal or state status but is listed by BLM as sensitive. It occurs almost entirely on gabbro and serpentine soils in western El Dorado County, and the Red Hills in Tuolumne County, but it has been found at several locations in other soils as well. It is typically found growing in rocky soils in open areas in the midst of chaparral. It blooms in May and June.

**Stebbins' morning-glory (*Calystegia stebbinsii*):** Stebbins' morning-glory is listed as federal and state endangered and is found in openings in the chaparral in both the northern and southern portions of the gabbro soils, but it appears to be absent from the central area on and around Pine Hill. Positive effects from periodic fire have been demonstrated for this species. This species also occurs in Nevada County. It blooms in May and June.

## METHODS

To determine locally known occurrence of special status plant species, the CNDDDB was queried to determine the known species and proximity to the study area. The rare plant survey generally follows CDFW guidance as defined in *Protocol for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (CDFW 2018) to determine the presence or absence of the target species, as well as any other special-status plant species that may occur on the site.



# Attachment H: Project Application

I conducted one field survey of the study area on May 4, 2022. The survey was timed to provide the most information on species growing on the site and the highest probability of detecting the target species if present. Only one survey was conducted because the property was small (one-acre) and all target species were adequately surveyed for in one event with no need for a follow-up. The survey was conducted on foot with all areas visually inspected. The survey was floristic in nature with the goal of identifying species observed to the taxonomic level necessary to determine if it was a special-status species or not. A list of plant species observed is included with this report (Appendix A).

## FINDINGS

### Soils

One gabbroic soil units has been mapped within the study area -- *Rescue extremely stony sandy loam, 3 to 50 percent slopes, eroded* (Figure 3). Gabbro soils have unusual properties derived from the underlying gabbro rock; they are generally red, mildly acidic, rich in iron and magnesium, and often contain other heavy metals such as chromium. Gabbro soils cover approximately 30,000 acres in western El Dorado County.

*Rescue extremely stony sandy loam, 3 to 50 percent slopes, eroded*

The Rescue component makes up 85 percent of the map unit. Slopes are 3 to 50 percent. This component is on ridges, foothills. The parent material consists of residuum weathered from granodiorite. Depth to a root restrictive layer, bedrock, paralithic, is 45 to 49 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R018XD075CA Loamy ecological site. Nonirrigated land capability classification is 7e. This soil does not meet hydric criteria.

### Vegetation

The one-acre property is mostly open without woody vegetation. The general habitat type of this area of Rescue is chaparral with scattered trees, mostly foothill pine (*Pinus sabiniana*), live oak (*Quercus wislizeni*), and blue oak (*Q. douglasii*). Chamise (*Adenostemma fasciculatum*) is the most common shrub on the property but also common are whiteleaf manzanita (*Arctostaphylos viscidia*), toyon (*Heteromeles arbutifolia*), poison oak (*Toxicodendron diversilobum*), western redbud (*Cercis occidentalis*), spiny redberry (*Rhamnus crocea*), and California yerba santa (*Eriodictyon californicum*). Pitcher sage (*Lepechinia calycina*) and Sonoma sage (*Salvia sonomonensis*) are also present, but only in a few locations. Common herbaceous species throughout the site include riggut grass (*Bromus diandrus*), soft chess (*Bromus hordeaceus*), barbed goatgrass (*Aegilops triuncialis*), long-beaked hawkbit (*Leontodon saxatilis*), winter vetch (*Vicia villosa*), wild oat (*Avena fatua*), field hedgeparsley (*Torilis arvensis*), and Italian thistle (*Carduus pycnocephalus*). General ground photos of the property are presented in Figures 5a-5b

### Special Status Plants

The results of the CNDDDB query are presented in Figure 4. All eight target species are known within two miles of the study area.

# Attachment H: Project Application

One special status plant species was located on the parcel, **Layne's butterweed**. This species was in peak bloom and about twenty individuals were located, which are depicted in Figure 6. Photos of this species on the property are presented in Figures 5c-5d).

## CONCLUSIONS

On May 4, 2022, I conducted a rare plant survey at 2509 Dudley Drive in El Dorado County, California. The survey date was timed to determine the presence or absence of special-status plant species that may occur on the site. One special-status plant species was observed growing in several locations within the study area. The El Dorado County Planning Department will apply a rare plant mitigation fee for the location of the parcel and findings associated with this survey. I will be available to answer any questions or assist you in processing your permit application regarding rare plants.

Thank you for the opportunity to conduct this survey.

Sincerely,



Jeff Glazner  
Principal Biologist/Botanist

## Attachments:

- Figure 1 USGS Site & Vicinity Map
- Figure 2 Aerial photo
- Figure 3 Soils Map
- Figure 4 CNDDDB Plants Map
- Figure 5a-d Site Photos
- Figure 6 Rare Plant Map
- Appendix A List of Plants Observed within the Study Area on May 4, 2022

Rezone/Parcel Map Z23-0002 P23-0003  
Falco Zone Change/Parcel Map  
APN: 102-353-005

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Rezone/Parcel Map Z23-0002 P23-0003  
Falco Zone Change/Parcel Map  
APN: 102-353-005

# Attachment H: Project Application



Rezone/Parcel Map Z23-0002 P23-0003  
Falco Zone Change/Parcel Map  
APN: 102-353-005

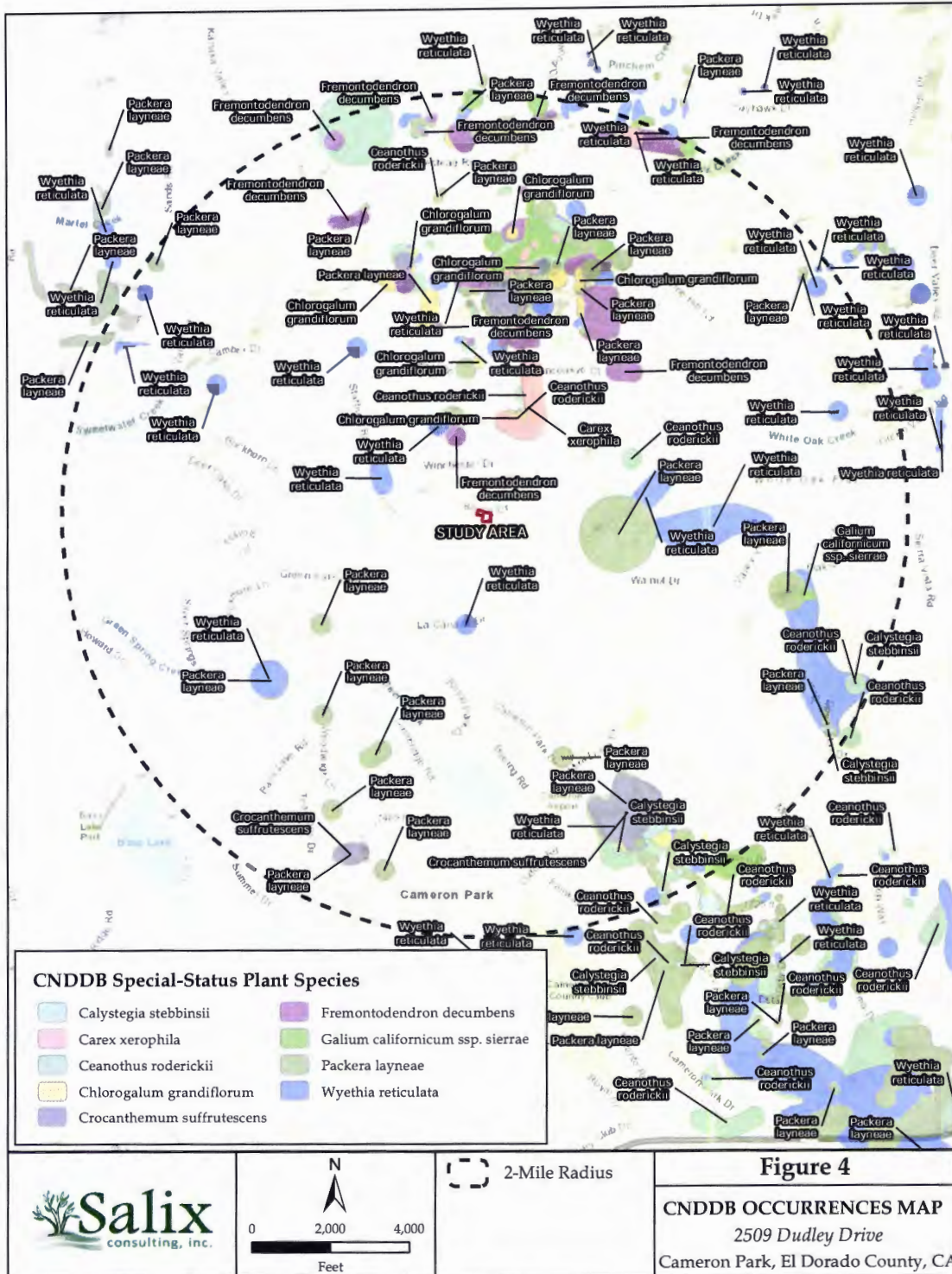
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Rezone/Parcel Map Z23-0002 P23-0003  
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APN: 102-353-005

# Attachment H: Project Application



Rezone/Parcel Map Z23-0002 P23-0003  
 Falco Zone Change/Parcel Map  
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# Attachment H: Project Application



Looking east along Royce Drive and into property.  
*Photo date 5-4-22*



Looking south along northern property line across property.  
*Photo date 5-4-22*



**Figure 5a**

**SITE PHOTOS**

*2509 Dudley Drive*  
Rescue, El Dorado County, CA

Rezone/Parcel Map Z23-0002 P23-0003  
Falco Zone Change/Parcel Map  
APN: 102-353-005

# Attachment H: Project Application



Looking northwest across property toward Royce Drive.  
*Photo date 5-4-22*



Looking northeast across property.  
*Photo date 5-4-22*



**Figure 5b**

**SITE PHOTOS**  
*2509 Dudley Drive*  
Rescue, El Dorado County, CA

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Layne's butterweed.  
*Photo date 5-4-22*



Layne's butterweed.  
*Photo date 5-4-22*



**Figure 5c**

**SITE PHOTOS**

*2509 Dudley Drive*  
Rescue, El Dorado County, CA

Rezone/Parcel Map Z23-0002 P23-0003  
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Cluster of Layne's butterweed in eastern area of site adjacent to chaparral. *Photo date 5-4-22*



Looking south along eastern property line and over a cluster of Layne's butterweed. *Photo date 5-4-22*



**Figure 5d**

**SITE PHOTOS**

*2509 Dudley Drive*

*Rescue, El Dorado County, CA*

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Rezone/Parcel Map Z23-0002 P23-0003  
Falco Zone Change/Parcel Map  
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# Attachment H: Project Application

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## Appendix A

2509 Dudley Drive - Plants Observed May 4, 2022

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### Gymnosperms

#### Pinaceae - Pine Family

*Pinus sabiniana* Gray pine

### Angiosperms - Dicots

#### Anacardiaceae - Cashew or Sumac Family

*Toxicodendron diversilobum* Western poison-oak

#### Apiaceae (Umbelliferae) - Carrot Family

\**Torilis arvensis* Field hedgeparsley

#### Asteraceae (Compositae) - Sunflower Family

*Agoseris heterophylla* Annual mountain dandelion

*Baccharis pilularis* Coyote brush

\**Carduus pycnocephalus* Italian thistle

\**Centaurea solstitialis* Yellow starthistle

*Eriophyllum lanatum* Woolly sunflower

\**Hypochaeris glabra* Smooth cat's-ear

\**Lactuca serriola* Prickly lettuce

\**Leontodon saxatilis* Long-beaked hawkbit

\**Logfia gallica* Narrowleaf cottonrose

*Micropus californicus* Q tips

*Packera layneae* Layne's Butterweed

*Pseudognaphalium californicum* California everlasting

#### Boraginaceae - Borage Family

*Eriodictyon californicum* Yerba santa

#### Ericaceae - Heath Family

*Arctostaphylos viscida* Whiteleaf manzanita

#### Fabaceae (Leguminosae) - Legume Family

*Acmispon americanus* Spanish lotus

*Cercis occidentalis* Western redbud

\**Trifolium hirtum* Rose clover

\**Vicia villosa* Winter vetch

#### Fagaceae - Oak Family

*Quercus wislizeni* Interior live oak

#### Geraniaceae - Geranium Family

\**Erodium botrys* Broad-leaf filaree

#### Lamiaceae (Labiatae) - Mint Family

*Lepechinia calycina* Pitcher sage

*Salvia sonomensis* Creeping sage

#### Linaceae - Flax Family

\**Linum bienne* Narrowleaf flax

---

\* Indicates a non-native species

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Falco Zone Change/Parcel Map  
APN: 102-353-005

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## **Myrsinaceae - Myrsine Family**

*\*Lysimachia arvensis*

Scarlet pimpernel

## **Onagraceae - Evening Primrose Family**

*Epilobium brachycarpum*

Summer cottonweed

## **Rhamnaceae - Buckthorn Family**

*Rhamnus crocea*

Spiny redberry

## **Rosaceae - Rose Family**

*Adenostoma fasciculatum var. fasciculatum*

Chamise

*Heteromeles arbutifolia*

Toyon

## **Rubiaceae - Madder Family**

*Galium aparine*

Goose grass

## **Scrophulariaceae - Figwort Family**

*Scrophularia californica*

California figwort

## **Angiosperms - Monocots**

### **Liliaceae - Lily Family**

*Calochortus albus*

White globe lily

### **Poaceae (Gramineae) - Grass Family**

*\*Aegilops triuncialis*

Barbed goatgrass

*\*Agrostis avenacea*

Pacific bent grass

*\*Aira caryophylla*

Silver European hairgrass

*\*Avena fatua*

Wild oat

*\*Bromus diandrus*

Rippgut grass

*\*Bromus hordeaceus*

Soft chess

*\*Cynosurus echinatus*

Hedgehog dogtail

*Elymus glaucus*

Blue wildrye

*\*Festuca myuros*

Rattail sixweeks grass

*\*Festuca perennis*

Italian ryegrass

*\*Gastridium phleoides*

Nit grass

*\*Hordeum murinum subsp. leporinum*

Hare barley

*\*Phalaris aquatica*

Harding grass

*Stipa pulchra*

Purple needlegrass

### **Themidaceae - Brodiaea Family**

*Dichelostemma capitatum subsp. capitatum*

Bluedicks

\* Indicates a non-native species

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25-0324 H 61 of 68

# Attachment H: Project Application



## County of El Dorado Air Quality Management District

330 Fair Lane, Placerville Ca 95667  
Tel. 530.621.7501 Fax 530.295.2774  
[www.edcgov.us/AirQualityManagement](http://www.edcgov.us/AirQualityManagement)

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EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

Dave Johnston  
Air Pollution Control Officer

November 9, 2022

Juan Peralta  
Lebeck Engineering, Inc.  
3430 Robin Lane, Bld # 2  
Cameron Park, CA 95682

RE: Request for Waiver of Air Quality Impact Analysis for a Tentative Parcel Map Application APN 102-353-005

Dear Ms. Peralta:

Thank you for your email on 11/07/22, concerning your pending application for identified by Assessor's Parcel Number APN:102-353-005. We understand that the owner is trying to split his 1.42-acre parcel to create 3 parcels lots. The purpose of your email was to request a waiver from El Dorado County Air Quality Management District (EDCAQMD) of the application requirement for an Air Quality Impact (AQI) Analysis. EDCAQMD has determined that an AQI Analysis is not required for the subject application.

This determination is based solely on the information provided above. If, during the course of the Initial Study (IS) preparation for California Environmental Quality Act (CEQA) purposes, a more detailed review of the project's potential impacts indicates further information is required, you will be required to provide this information at your expense. Please be advised that future development will require a Fugitive Dust Plan (FDP) if a grading permit is required. Additional standard conditions may apply at the time of development and will be placed on future projects.

If you have any questions, please do not hesitate to contact me at (530) 621-7509. The complete list of District Rules can be viewed at: <https://ww2.arb.ca.gov/current-air-district-rules>.

Sincerely,

A handwritten signature in black ink, appearing to read "Rania Serieh".

Rania Serieh  
Sr. Air Quality Engineer

[APN 102-070-058 Parcel Split.docx](#)

*Thank you for working with us to improve air quality!*

**Z23-0002, P23-0003**

Rezone/Parcel Map Z23-0002 P23-0003  
Falco Zone Change/Parcel Map  
APN: 102-353-005

# Attachment H: Project Application



## 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)

Date Received by Transportation Planning: 11/10/2022

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PLANNING AND BUILDING DEPARTMENT

#### Applicant Information:

Name: Lebeck Engineering

Phone #: 530-677-4080

Address: 3430 Robin Ln, Bld #2, Cameron Park, CA

Email: eric@lebeckeng.com

#### Project Information:

Name of Project: Falco Parcel Split

Planning Number: \_\_\_\_\_

Project Location: 2509 Dudley Dr., Rescue, CA

Bldg Size: NA

APN(s): 102-353-005

Project Planner: \_\_\_\_\_

Number of units: NA

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

Split an existing parcel into 3 proposed parcels.

**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 5/19/2022

**Z23-0002, P23-0003**

Rezone/Parcel Map Z23-0002 P23-0003

Falco Zone Change/Parcel Map

APN: 102-353-005

# Attachment H: Project Application



## 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:

- |  |  |
|--|--|
| <input type="checkbox"/> 4 or less single family homes                 | <input type="checkbox"/> 12,000 square feet or less for industrial   |
| <input type="checkbox"/> 4 or less multi-family units                  | <input type="checkbox"/> 12,000 square feet or less for church       |
| <input type="checkbox"/> 2,000 square feet or less for shopping center | <input type="checkbox"/> 50,000 square feet or less for warehouse    |
| <input type="checkbox"/> 6,000 square feet or less for general office  | <input type="checkbox"/> 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

11-14-22  
\_\_\_\_\_  
Date

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

OSTR waiver approved by:

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

11-14-22  
\_\_\_\_\_  
Date

Rev 5/19/2022

Rezone/Parcel Map Z23-0002 P23-0003  
Falco Zone Change/Parcel Map  
APN: 102-353-005

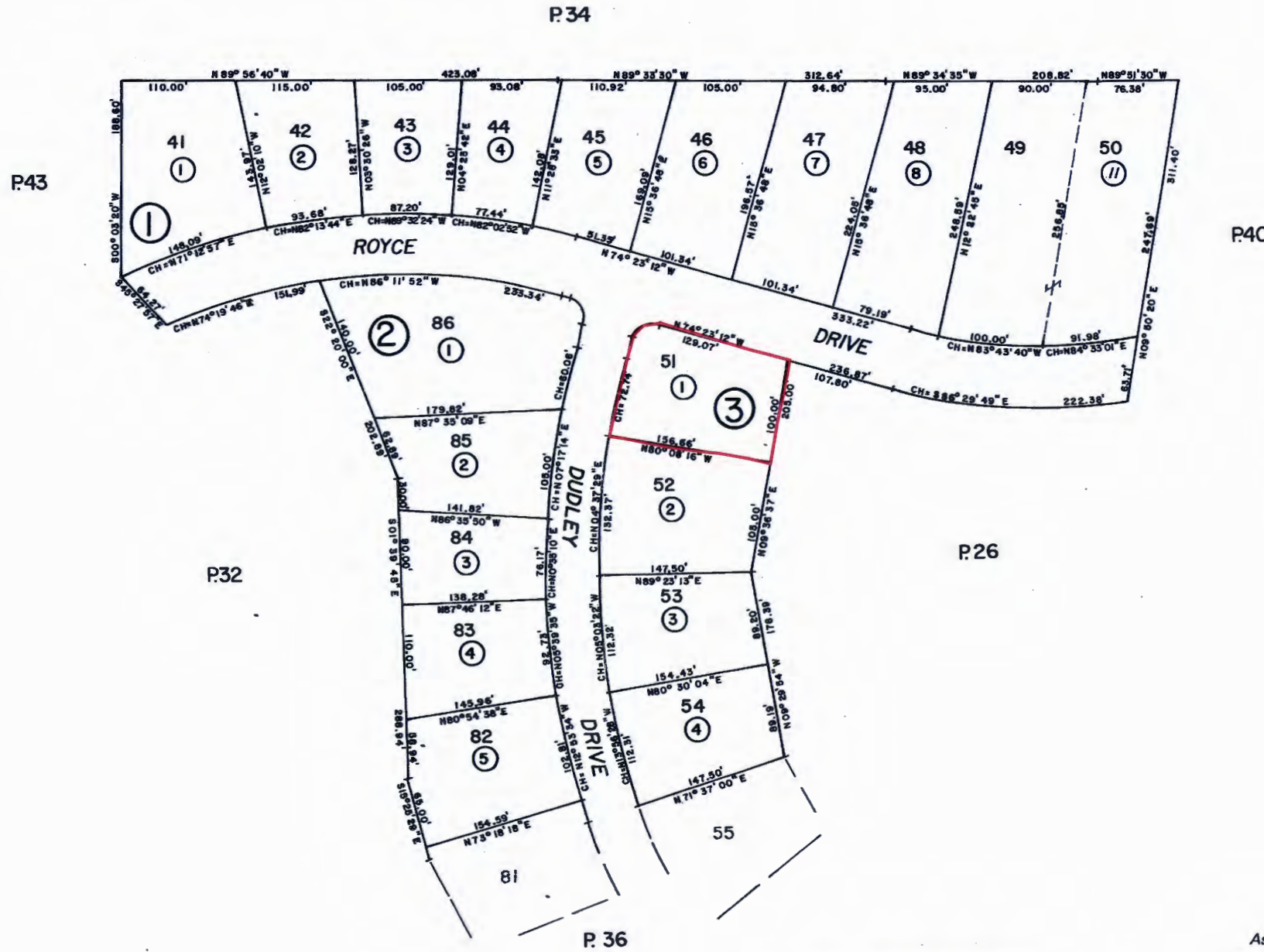


Attachment H: Project Application

THE HIGHLANDS UNIT NO.5  
POR. SEC'S. 21 & 22, T10N., R9E., M.D.M.  
F-133

Tax Area Code

102:35



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PLANNING AND BUILDING DEPARTMENT

Assessor's Map Bk. 102 - Pg. 35  
County of El Dorado, California

**Z23-0002, P23-0003**

NOTE - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

Rezone/Parcel Map Z23-0002 P23-0003  
Falco Zone Change/Parcel Map  
APN: 102-353-005

Attachment H: Project Application

# FALCO - TENTATIVE PARCEL MAP

APN: 102-353-005  
 Tract B, RS 36/73  
 2509 Dudley Drive, Rescue  
 El Dorado County, CA  
 March 2023

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 PLANNING AND BUILDING DEPARTMENT



**SURVEY LEGEND:**

- FOUND SURVEY MONUMENT PER RECORD DATA
- ⊠ MAILBOX
- ⊙ SANITARY SEWER MANHOLE
- ⊙ PHONE BOX
- ⊙ WATER BOX
- ⊙ WATER VALVE
- - CUT MARK IN CURB
- ⊠ DRAINAGE INLET
- ⊙ FIRE HYDRANT
- OAK TREE
- ⊙ OAK TREE CLUSTER
- PINE TREE
- S.E. SLOPE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- NO COMPARISON IS SHOWN HEREON BETWEEN RECORD AND MEASURED DATA.

**SURVEY NOTES:**

- 1.) BASIS OF BEARINGS IS RECORD FOR MAPPING PURPOSES. THE CALCULATED BOUNDARY IS SHOWN AS THE LIMIT OF THE TOPOGRAPHIC SURVEY. THE BOUNDARY LOCATIONS HEREON ARE BEST FIT TO ANY FOUND MONUMENTS AND CALCULATION OFF OF RECORD MAP. PRIOR TO ANY CONSTRUCTION BOUNDARY LINES AND CORNERS SHOULD BE VERIFIED AND DOCUMENTED. THE PURPOSE OF THIS DRAWING IS TOPOGRAPHIC FOR DESIGN ONLY. MANY POINTS ARE LOCATED BY RTK-GPS AND MAY REFLECT THE INHERENT ERROR OF THE SYSTEM. NO VERTICAL OR HORIZONTAL VALUE SHOULD BE CONSIDERED EXACT.
- 2.) ELEVATIONS ARE N.G.V.D. 1929 BY GPS OBSERVATION, SITE BENCHMARK IS AS SHOWN.
- 3.) THE AREA OF THE TOPOGRAPHIC SURVEY WAS DELINEATED BY CLIENT.
- 4.) CONTOURS ARE COMPUTER GENERATED FROM SPOT ELEVATIONS. EXACT SURFACE UNDULATION WAS NOT DETERMINED, CALCULATED OR LOCATED. ADDITIONAL POINT INFORMATION STORED IN AUTOCAD FILE.
- 5.) NON-VISIBLE UNDERGROUND UTILITIES WERE NOT LOCATED. NO UNDERGROUND MAPPING WAS PROVIDED.
- 6.) SUBJECT TO ALL EASEMENTS, RECORDED OR NOT, THIS SURVEY DOES REFLECT THOSE ITEMS THAT MAY BE LISTED IN A TITLE REPORT CHICAGO TITLE CO. ORDER #FSJP-30421001059 EXCLUDING COVENANTS AND RESTRICTIONS.
- 7.) SETBACKS WERE NOT PROVIDED TO THIS SURVEYOR AND NOT VERIFIED, THIS SURVEYOR SUGGESTS DESIGN IMPROVEMENTS SHOULD NOT DIRECTLY ABUT THE SETBACK LINES AND BE REASONABLY OFFSET TO ALLOW FOR CONSTRUCTION FIT AND GPS ACCURACY. (SEE NOTE 1 ABOUT INHERENT ERROR.)
- 8.) THIS SURVEYOR IS NOT AWARE OF FINAL CONSTRUCTED LIMITS OR OF DATA RECORDED IN THE PUBLIC RECORDS THAT PROVIDES THE EXACT LIMIT OF ANY CUT OR FILL ALONG A ROADWAY.
- 9.) DRIP LINES ARE APPROXIMATE SCALED FROM TREE DIAMETER. CLUSTERS ARE SHOWN AS ONE TREE. TREE DIAMETERS ARE AVERAGED FROM IRREGULAR TRUNKS AND ARE AVAILABLE IN THE ELECTRONIC FILE WITH NUMBER OF TRUNKS IN THE CLUSTER. FOR THE EXACT SPECIES, DIAMETER, DRIP LINES AND HEALTH, CONSULT AN ARBORIST. TREE TRUNKS ARE LOCATED AT CENTER OF TREE ± AT GROUND, MANY BEND AND GROW IN MULTIPLE DIRECTIONS.
- 10.) THIS SURVEY CONTAINS NO ENVIRONMENTAL DATA AS TO DETERMINATION OF HAZARDOUS MATERIAL, WETLANDS OR PLANTS. CLIENT SHOULD CONSULT THE APPROPRIATE PROFESSIONAL TO DETERMINE SUCH ITEMS OR LOCATIONS, IF ANY.

**Abbreviations**

BSW	BACK OF SIDEWALK	LF	LEFT
BM	BOTTOM OF MALL AT FG	LPG	PROPANE TANK
CH	CHORD BEARING	(P)	PROPOSED
CL	CHORD LENGTH	PAD	FINISHED PAD
CR	CURB RETURN	PKG	PARKING
D	DEGREE OF CURVE	PP	POWER POLE
DI	DROP INLET	P.E.	POSTAL EASEMENT
DMV	DRIVEWAY	PUE	PUBLIC UTILITIES EASEMENT
(E)	EXISTING	R	CURVE RADIUS PER FINAL MAP
E.D.C.	EL DORADO COUNTY	ROM	RIGHT OF WAY
EL	ELEVATION	RT	RIGHT
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
FC	FACE OF CURB	SS	SEWER SERVICE
FF	FINISHED FLOOR	SM	SIDEWALK
FG	FINISHED GRADE	TBC	TOP BACK OF CURB
FH	FIRE HYDRANT	TC	TOP OF CURB ELEV.
FL	FLOWLINE	TM	TOP OF MALL
FND.	FOUND	UPC	UNIVERSAL PLUMBING CODE
GA	GAZY ANCHOR	US	UTILITY SERVICE
GB	GRADE BREAK	W	WALL HEIGHT
HP	HIGH POINT	WL	WATER LINE
JP	JOINT POLE	WS	WATER SERVICE

**Project Data**

OWNER #1	DAVID & CHRISTINA FALCO 2509 DUDLEY DRIVE RESCUE, CA 95672 PHONE: 209-486-9711 Email: davidfalco1969@yahoo.com
APPLICANT	LEBECK ENGINEERING, INC. 3430 ROBIN LANE, BLDG. #2 CAMERON PARK, CA 95682 Ph: (530) 877-4000 www.lebeck.com
PREPARED BY	BOBBIE LEBECK, P.E.
SCALE	1" = 20'
CONTOUR INTERVAL	2'
SOURCE OF TOPOGRAPHY	FIELD TOPOGRAPHY BY DIVERS P.L.S.
SECTION, TOWNSHIP AND RANGE	POR. SEC'S 21 & 22, T.10N, R.9E., M.D.M.
PARCEL ADDRESS	2509 Dudley Drive, Rescue, CA
ASSESSOR'S PARCEL NUMBER	102-353-005
PRESENT ZONING	R1/R1A
PROPOSED ZONING	R1
TOTAL AREA	1.42 (E)ACRES
TOTAL # OF PARCELS	1 (E)LOT, 2 PROPOSED LOTS = 3 LOTS TOTAL
WATER SUPPLY	EID
SEWAGE DISPOSAL	EID
PROPOSED FIRE PROTECTION	CAMERON PARK FIRE DEPARTMENT
DATE OF PREPARATION	MARCH 2023
PROJECT #	22-103

PLANNING SERVICES DIVISION: \_\_\_\_\_

APPROVAL/DENIAL DATE: \_\_\_\_\_

BOARD OF SUPERVISORS: \_\_\_\_\_

APPROVAL/DENIAL DATE: \_\_\_\_\_

PREPARED BY: **LEBECK ENGINEERING, INC.**  
 3430 ROBIN LANE, BLDG. #2  
 CAMERON PARK, CA 95682  
 Ph. (530) 877-4000

**FALCO TENTATIVE PARCEL MAP**  
 SHEET NO. **TPM-1**  
 Plot Date: Mar 01, 2023

Z23-0002, P23-0003

Rezone/Parcel Map Z23-0002 P23-0003  
 Falco Zone Change/Parcel Map  
 APN: 102-353-005

Attachment H: Project Application

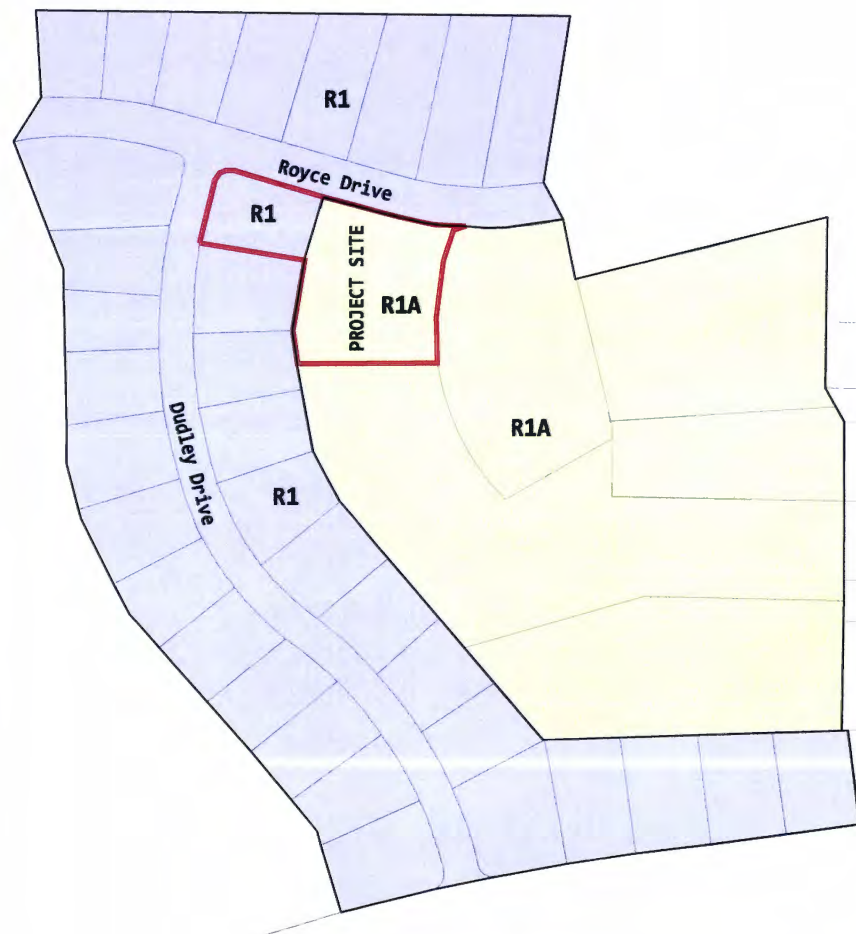
**FALCO REZONE EXHIBIT**

APN: 102-353-005  
 2509 Dudley Drive, Rescue  
 El Dorado County, CA  
 March 2023

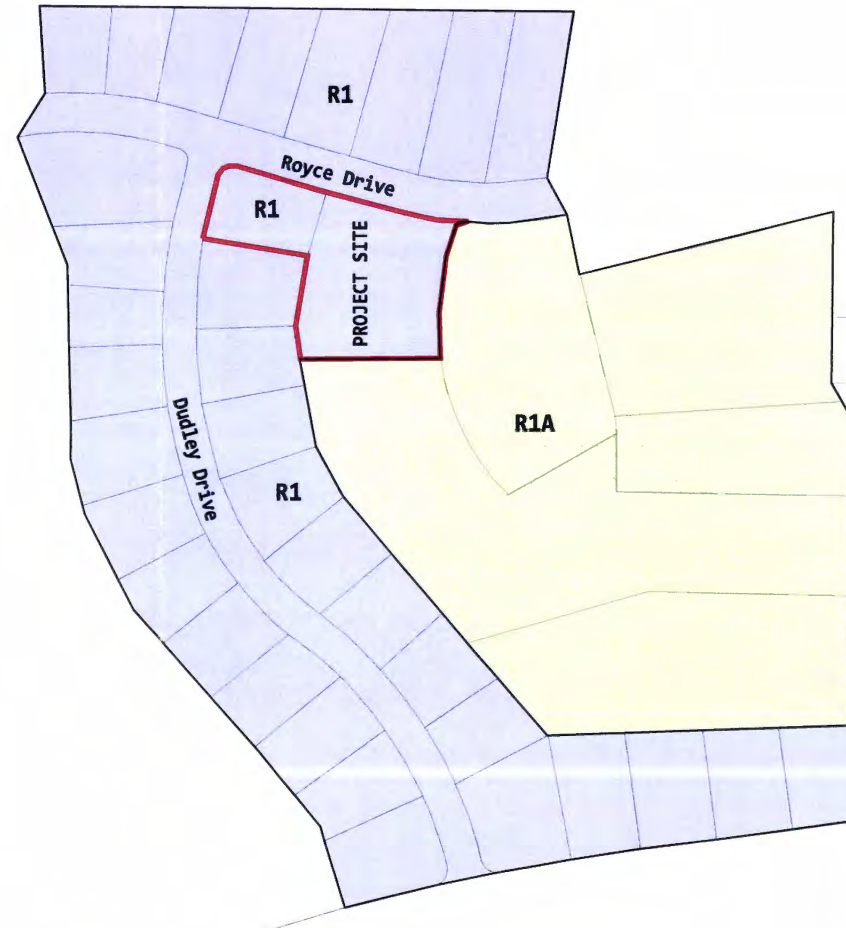
**RECEIVED**

MAR 10 2023

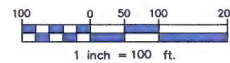
EL DORADO COUNTY  
 PLANNING AND BUILDING DEPARTMENT




**EXISTING ZONING**



**PROPOSED ZONING**



Project Data	
OWNER #1	DAVID & CHRISTINA FALCO 2509 DUDLEY DRIVE RESCUE, CA 95672 PHONE: 209-406-9711 Email: davidfalco1969@yahoo.com
APPLICANT	 <b>LEBECK ENGINEERING, INC.</b> 3430 ROBIN LANE, BLDG. #2 CAMERON PARK, CA 95602 PH. (530) 677-4080 www.lebeckeng.com
PREPARED BY	BOBBIE LEBECK, P.E.
SCALE	1" = 100'
SOURCE OF TOPOGRAPHY	FIELD TOPOGRAPHY BY DIVERS P.L.S.
SECTION, TOWNSHIP AND RANGE	POR. SEC'S 21 & 22, T.10N, R.9E., M.D.M.
PARCEL ADDRESS	2509 Dudley Drive, Rescue, CA
ASSESSOR'S PARCEL NUMBER	102-353-005
PRESENT ZONING	R1/R1A
PROPOSED ZONING	R1
DATE OF PREPARATION	MARCH 2023
PROJECT #	22-103

PREPARED BY:  
 **LEBECK ENGINEERING, INC.**  
 3430 ROBIN LANE, BLDG. #2  
 CAMERON PARK, CA 95602  
 Ph. (530) 677-4080

**Z23-0002, P23-0003**

FALCO REZONE EXHIBIT

SHEET NO.  
**RZ-1**  
 Plot Date: Mar 01, 2023

Rezone/Parcel Map Z23-0002 P23-0003  
 Falco Zone Change/Parcel Map  
 APN: 102-353-005

# Attachment H: Project Application

36-73 A

**BASIS OF BEARINGS**

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF THE HIGHLANDS UNIT 5 (SD/F-133), AS BASED UPON FOUND MONUMENTS (A) & (B) AS SHOWN HEREON, AND IS TRUE NORTH.

(A) TO (B) 540°55'21"E 453.32'

**LEGEND**

- --- FND. 1-1/2" I.P., STAMPED LS 4130.
- ⊙ --- FND. 1-1/2" I.P. W/ BRASS DISC, STAMPED RCE 9962.
- --- FND. 3/4" C.I.P., ILLEGIBLE.
- ⊙ --- FND. 3/4" C.I.P., STAMPED LS 5526.
- ⊙ --- FND. 3/4" C.I.P., STAMPED RCE 13409.
- ⊙ --- FND. 3/4" C.I.P., STAMPED RCE 9962.
- ⊙ --- FND. 3/4" C.I.P., STAMPED LS 4130.
- ⊙ --- FND. 5/8" REBAR 2" ALUM. CAP, STAMPED LS B909.
- ⊙ --- SET. 5/8" REBAR W/ 2" ALUM. CAP, STAMPED LS B909.
- --- COMPUTATION POINT, NOTHING FOUND OR SET.
- x - - - - - FENCE (SEE TABLE BELOW).
- N.T.S. --- NOT TO SCALE.

CURVE DATA		
BEARING	DISTANCE	RADIUS
(1) S45°47'16"W	28.43'±	20.00'
S45°48'52"W	28.42'	20.00'
(2) N44°12'45"W	28.13'±	20.00'
N44°18'43"W	28.09'	20.00'
(3) N45°41'54"W	28.43'	20.00'
N45°46'45"E	28.43'	20.00'
(4) N44°12'45"E	28.13'±	20.00'
N44°17'22"W	27.99'	20.00'
(5) S00°32'06"E	54.41'±	1530.00'
N00°22'24"W	54.48'	1530.00'
(6) N62°44'16"E	72.74'±	125.00'
N12°48'02"E	72.51'	125.00'
(7) N60°36'48"E	28.28'	20.00'
N60°37'08"E	28.28'	20.00'
(8) S80°27'44"E	113.26'	530.00'
N87°25'02"E	110.55'	530.00'
(9) N74°23'54"E	56.90'±	530.00'
N80°38'12"E	31.16'	530.00'
(10) S86°26'56"E	222.56'	530.00'
(11) S59°04'27"E	25.91'±	20.00'
S64°08'22"W	25.65'	20.00'
(12) S02°21'59"W	153.98'	310.00'
S25°50'52"E	225.44'	310.00'
(13) N15°24'16"W	349.56'±	310.00'
S15°24'40"E	349.71'	310.00'

FENCE DATA	
ABBREVIATION	TYPE
(X)	CHAIN LINK
(H)	HOOD
(W)	WIRE
(R)	ROCK WALL



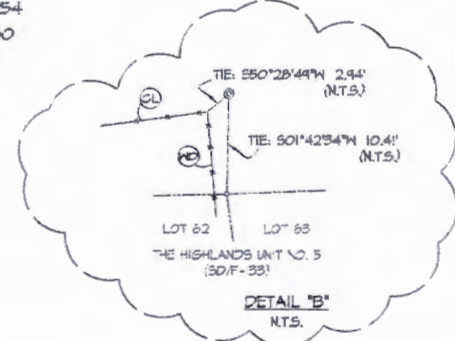
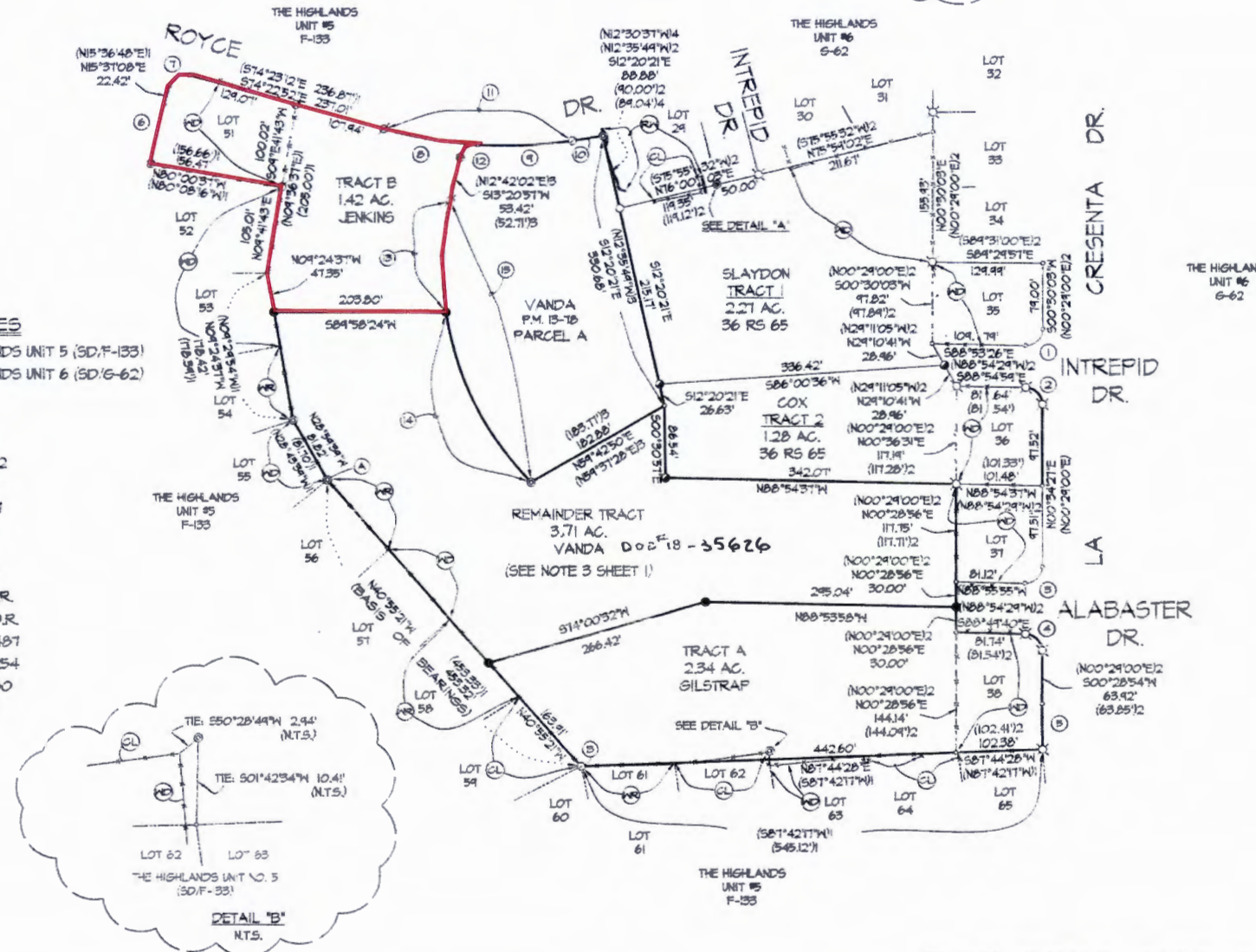
**RECORD OF SURVEY**  
 A PORTION OF SECTIONS 21 & 28, T 10 N., R. 9 E., M.D.M.  
 BEING THE REMAINDER TRACT OF 36 RS 65  
 AND LOT 30 OF THE HIGHLAND UNIT #6 G-62  
 AND LOT 51 OF THE HIGHLAND UNIT #5 F-133  
 COUNTY OF EL DORADO ~ STATE OF CALIFORNIA  
 AUGUST, 2018 SHEET 1 OF 2  
 WAYNE SCHOEFFLER - LAND SURVEYOR  
 PLACERVILLE, CALIFORNIA

36-73 A

**RECEIVED**  
 MAR 10 2023  
 EL DORADO COUNTY  
 PLANNING AND BUILDING DEPARTMENT

**REFERENCES**

- (1) THE HIGHLANDS UNIT 5 (SD/F-133)
- (2) THE HIGHLANDS UNIT 6 (SD/G-62)
- (3) P.M. 13-78
- (4) C.R. 1609
- 98-026521
- 02-0068222
- 08-0060511
- 14-0000607
- 16-0058491
- 16-64513
- 123-135 O.R.
- 3126-096 O.R.
- 2463-290 O.R.
- DOC. 1074-487
- DOC. 1097-254
- DOC. 1275-80
- BLA 17-054



36-73 A

EXISTING ASSESSOR'S PARCEL No.'S 102-260-54, 353-01, 413-01

**Z23-0002, P23-0003**

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Rezone/Parcel Map Z23-0002 P23-0003  
 Falco Zone Change/Parcel Map  
 APN: 102-353-005