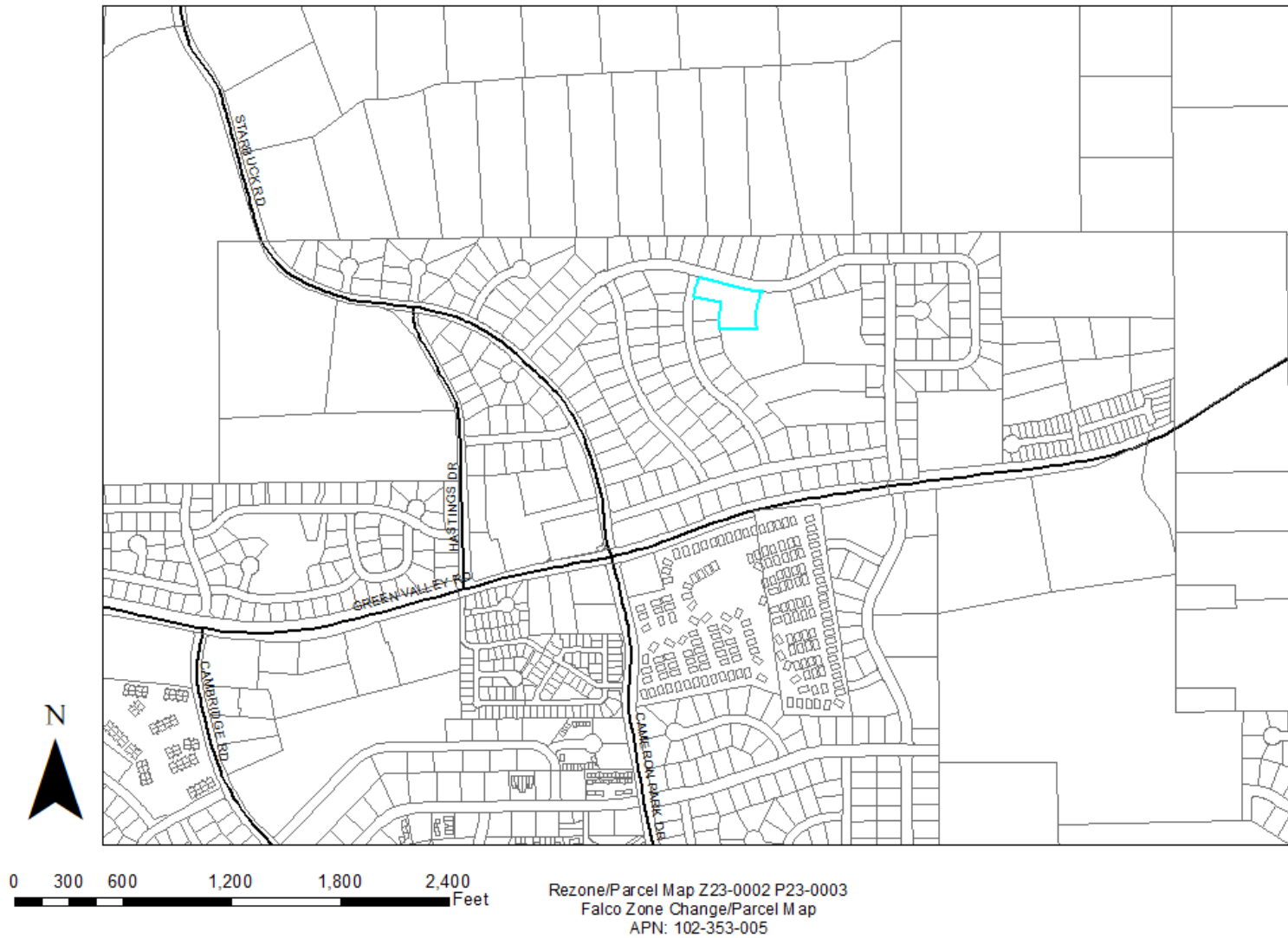


# Exhibit A: Vicinity Map



## Exhibit B: Aerial Map





Exhibit 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"=100'

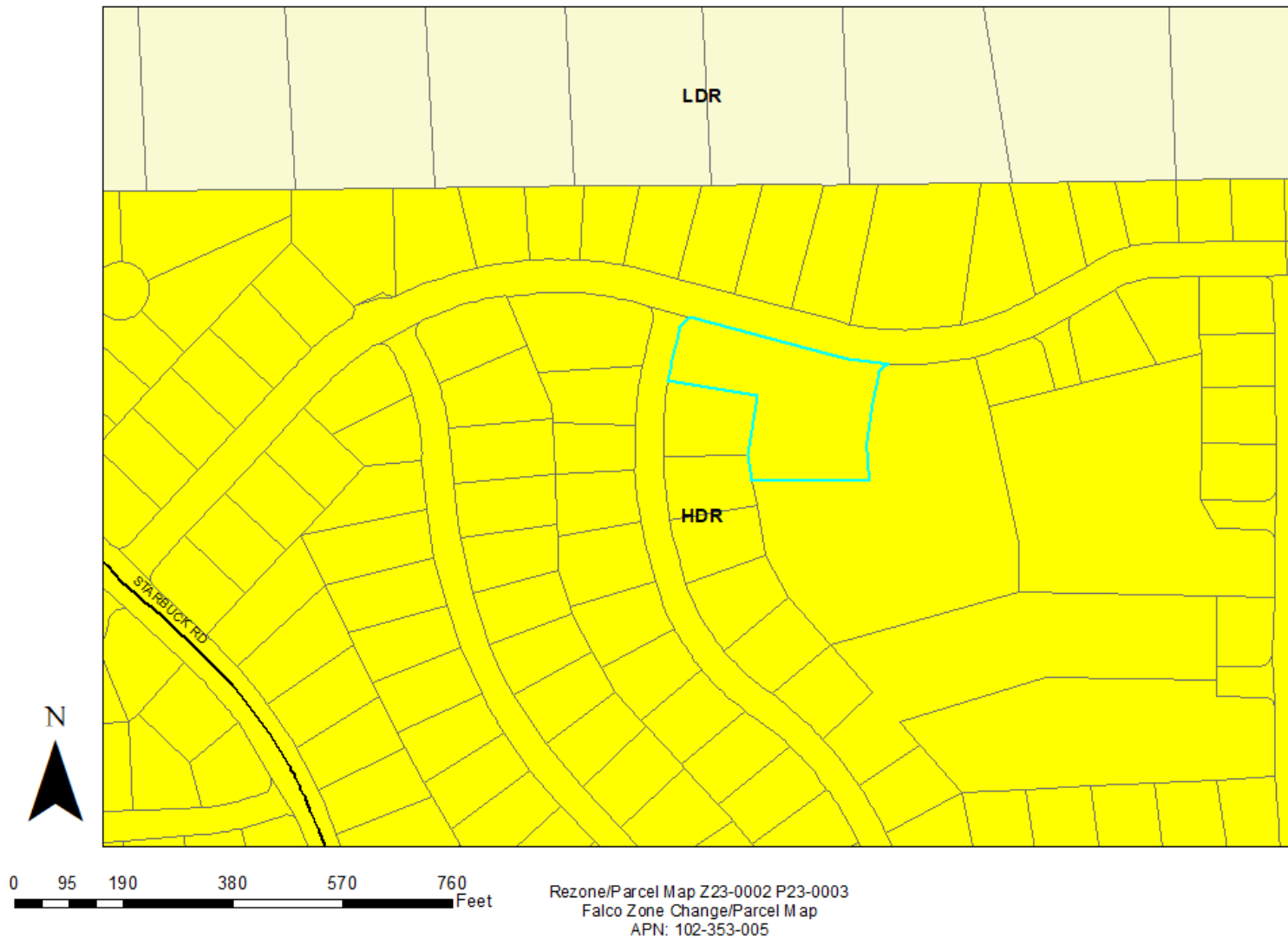


NOTE - Assessor's Block Numbers Shown in Ellipses  
 Assessor's Parcel Numbers Shown in Circles

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

## Exhibit D: General Plan Land Use Map



# Exhibit E: Zoning Map

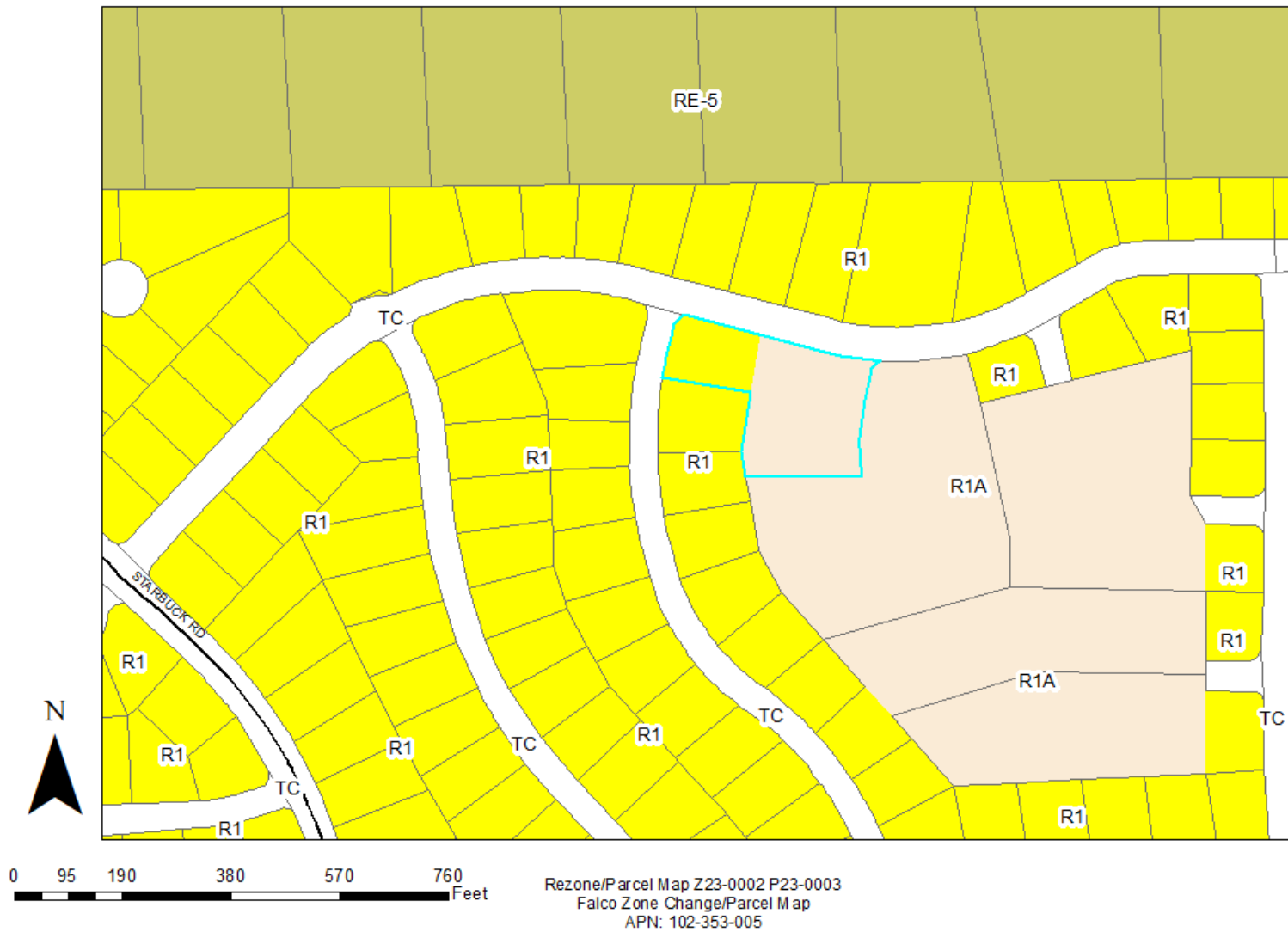
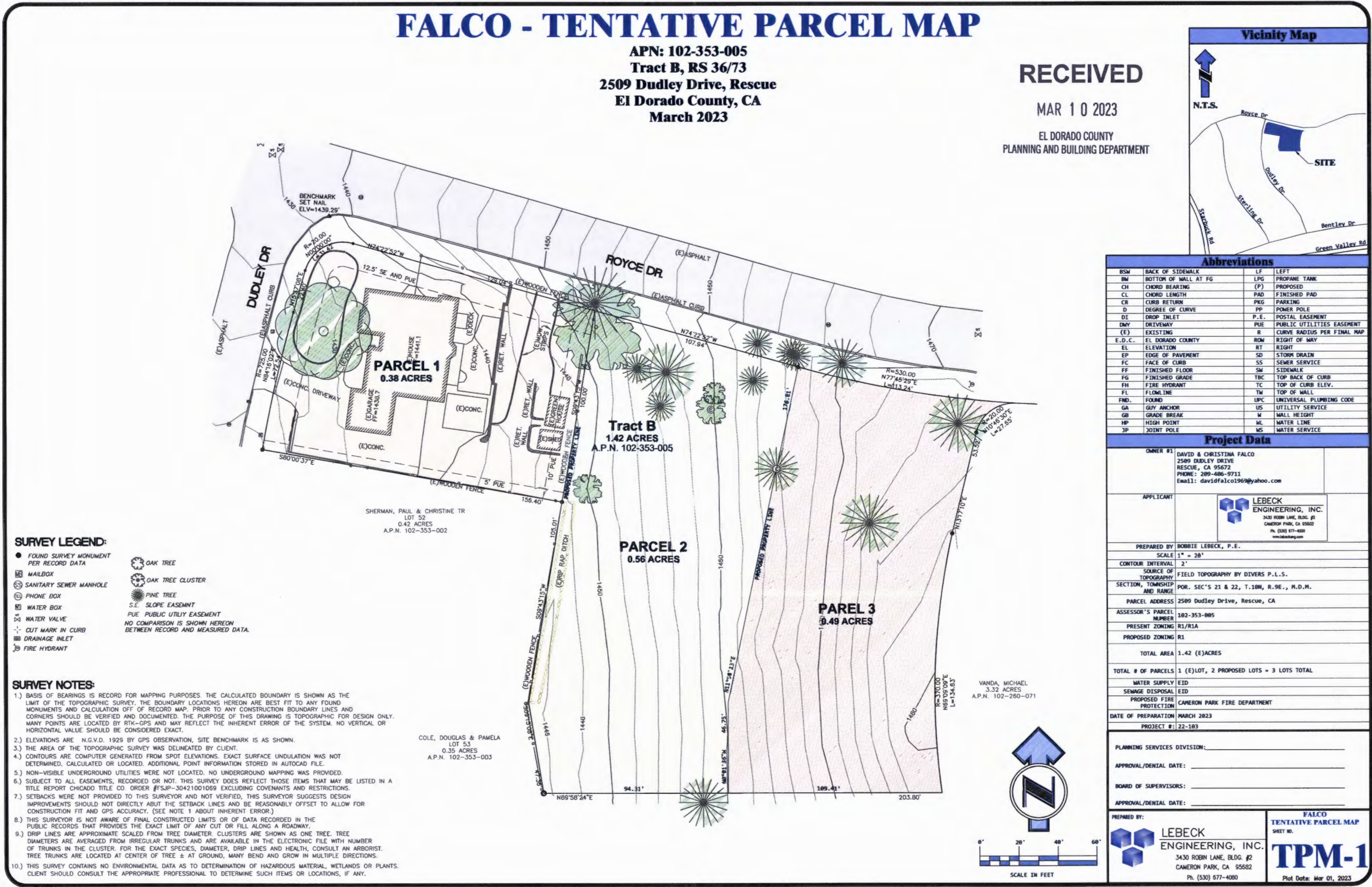




Exhibit F: Tentative Parcel Map/Rezone Map



Z23-0002, P23-0003

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



Exhibit F: Tentative Parcel Map/Rezone Map

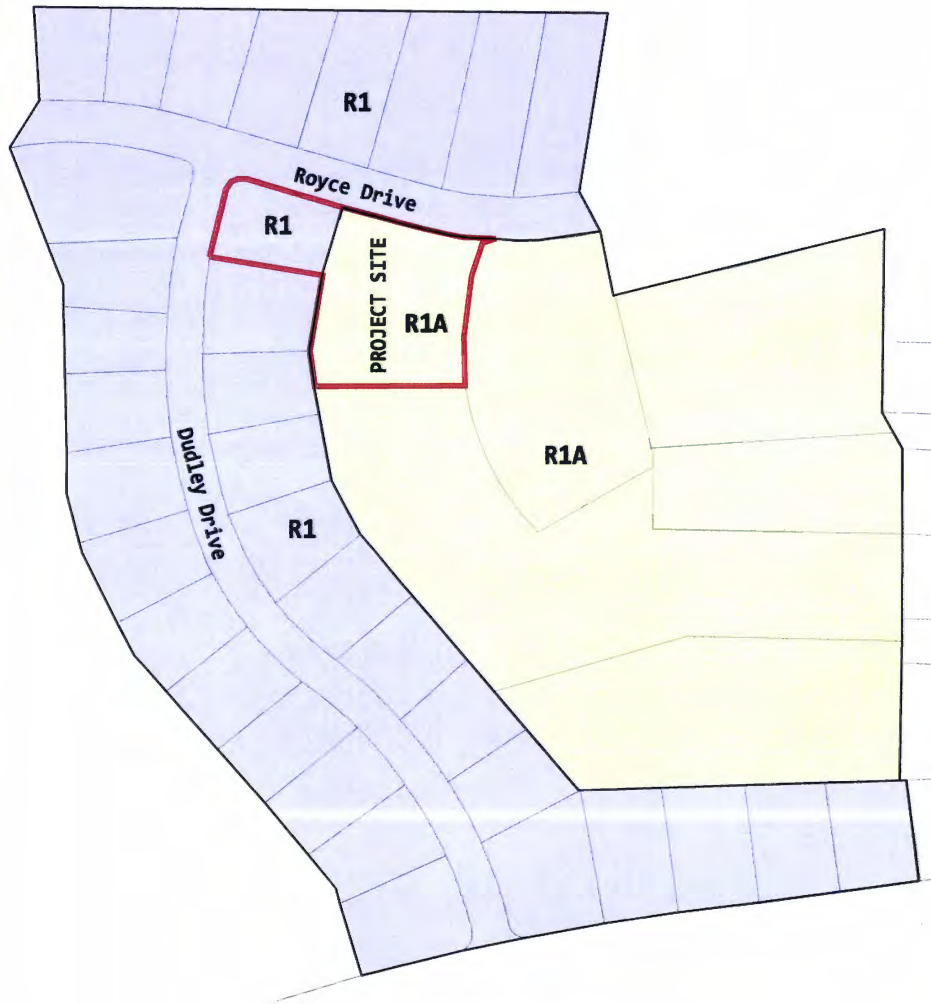
**FALCO REZONE EXHIBIT**

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

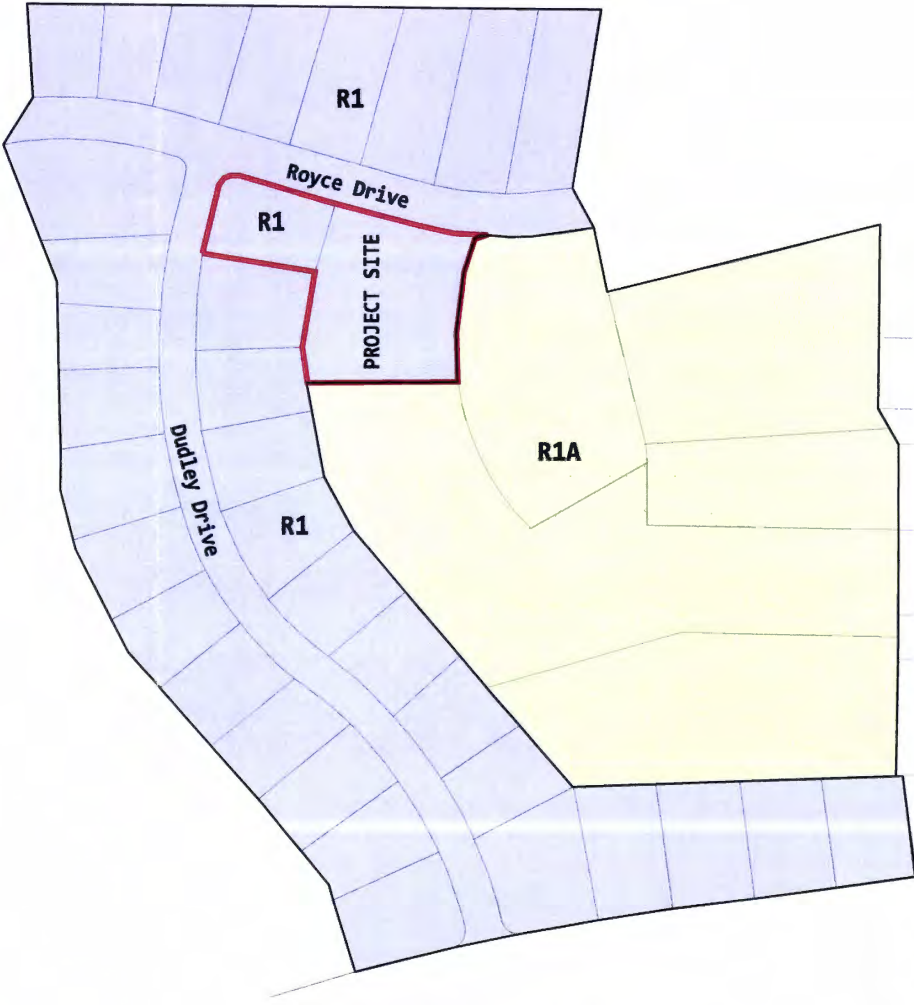
**RECEIVED**

MAR 10 2023

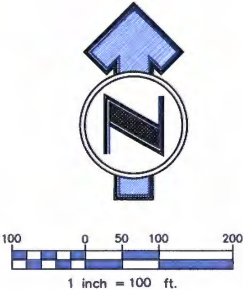
EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT




**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

FALCO  
REZONE  
EXHIBIT

**RZ-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

# Exhibit G: Biological Resources Assessment



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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>Crocianthemum 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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Office 530/888-0130

**Z23-0002, P23-0003**

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

**Falco Rezone/Parcel Map**

**APN: 102-353-005**

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# Exhibit G: Biological Resources Assessment

**Bisbee Peak rush-rose (*Crocianthemum 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 CNDDB 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.

# Exhibit 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 sonomensis*) 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.



# Exhibit 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

# Exhibit G: Biological Resources Assessment



Rezone/Parcel Map Z23-0002 P23-0003

Falco Rezone/Parcel Map

APN: 102-353-005



# Exhibit G: Biological Resources Assessment



Rezone/Parcel Map Z23-0002 P23-0003

Falco Rezone/Parcel Map

APN: 102-353-005



# Exhibit G: Biological Resources Assessment



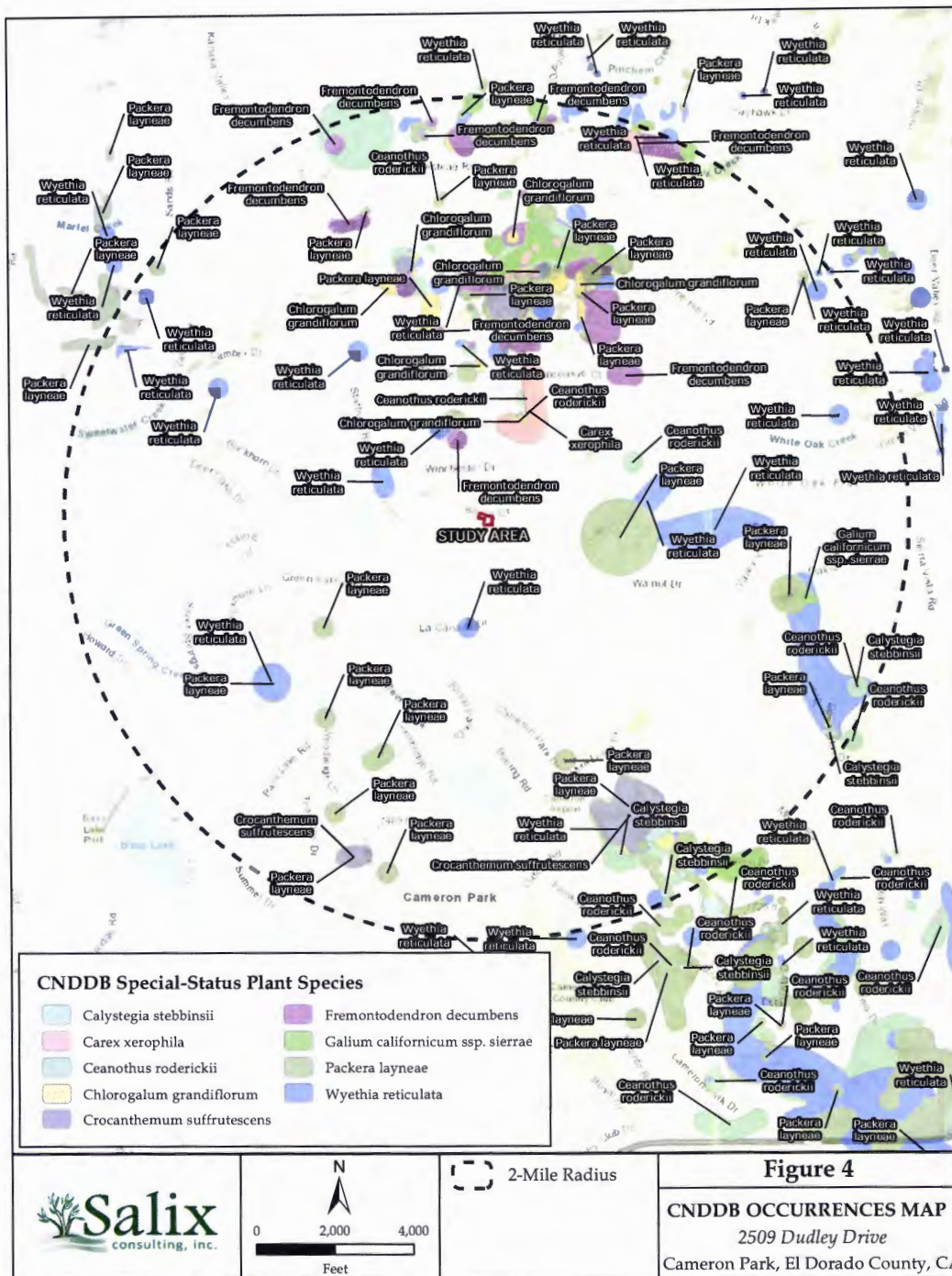
Rezone/Parcel Map Z23-0002 P23-0003

Falco Rezone/Parcel Map

APN: 102-353-005



# Exhibit G: Biological Resources Assessment



Rezone/Parcel Map Z23-0002 P23-0003

Falco Rezone/Parcel Map

APN: 102-353-005

# Exhibit 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



# Exhibit 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

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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

Falco Rezone/Parcel Map

APN: 102-353-005



# Exhibit 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



# Exhibit G: Biological Resources Assessment



Rezone/Parcel Map Z23-0002 P23-0003

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# Exhibit 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

*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

Page 1 of 2

Rezone/Parcel Map Z23-0002 P23-0003

Falco Rezone/Parcel Map

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# Exhibit G: Biological Resources Assessment

## **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*

Ripgut 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

Page 2 of 2

Rezone/Parcel Map Z23-0002 P23-0003

Falco Rezone/Parcel Map

APN: 102-353-005

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