



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

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

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

bldgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

3368 Lake Tahoe Blvd., Suite 302

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

tahoebuild@edcgov.us

TO: El Dorado County Agricultural Commission

FROM: Aaron Mount, Senior Planner aaron.mount@edcgov.us

DATE: August 17, 2018

RE: **Farnham Rezone**
Project File No. Z18-0006

Planning Services is processing the attached application for a new rezone and requests the project be placed on the Agricultural Commission's Agenda. The applicants are requesting the following:

Z18-0006 is based on the following project description: Rezone for two parcels ranging in size from 80 acres to 174 acres, APNs 040-050-01 and 095-070-09. The parcels have a zoning designation of Rural Lands 160-Acres (RL-160) and a General Plan Designation of Natural Resource (NR). The proposed rezone would change the zoning designation of all parcels to Timber Production Zone (TPZ). The parcels are located in the South County/ Mt. Aukum area. Supervisor District II



2018 JUN 21 PM 3:10

FILE # 218-0006

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ZONE CHANGE & GENERAL PLAN AMENDMENT APPLICATION

ASSESSOR'S PARCEL NO.(S) 040-050-01 AND 095-070-09

PROJECT NAME/REQUEST: (Describe proposed use) FARNHAM REVOCABLE TRUST REZONE
FROM RL-160 TO TPZ

IF SUBDIVISION/PARCEL MAP: Create _____ lots, ranging in size from _____ to _____ acre(s) / SF

IF ZONE CHANGE: From RL-160 to TPZ IF GENERAL PLAN AMENDMENT: From _____ to _____

IF TIME EXTENSION, REVISION, CORRECTION: Original approval date _____ Expiration date _____

APPLICANT/AGENT DELBERT FARNHAM

Mailing Address P.O. BOX 220 FIDDLETOWN, CA 95629

Phone (209) 245-3607 FAX _____

PROPERTY OWNER FARNHAM REVOCABLE TRUST

Mailing Address P.O. BOX 220 FIDDLETOWN, CA 95629

Phone (209) 245-3607 FAX _____

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT _____

Mailing Address _____

Phone _____ FAX _____

LOCATION: The property is located on the <pick from list> side of 6870 FARNHAM RIDGE ROAD
N/E/W/S END OF FARNHAM RIDGE ROAD
street or road

_____ feet/miles <pick from list> of the intersection with _____
N/E/W/S major street or road

in the MT AUKUM area. PROPERTY SIZE 254.51
acreage / square footage

X Delbert S Farnham Date 6/21/18
Signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 6-21-2018 Fee \$ 3464 Receipt # 1795 Rec'd by em Census _____
Zoning RL-160 GPD NR Supervisor Dist 2 Sec/Twn/Rng _____

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 _____

Z18-0006

(Revised 07/07)



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FILE # _____
DATE FILED _____

EL DORADO COUNTY PLANNING SERVICES
ENVIRONMENTAL QUESTIONNAIRE

Project Title _____ Lead Agency _____
Name of Owner FARNHAM REVOCABLE TRUST Telephone (209) 245-3607
Address P.O. Box 220 FIDDLTOWN, CA 95629
Name of Applicant DELBERT FARNHAM Telephone (209) 245-3607
Address P.O. Box 220 FIDDLTOWN, CA 95629
Project Location 6870 FARNHAM RIDGE ROAD (END OF PUBLIC ROAD)
Assessor's Parcel Number(s) 040-050-014-095-070-09 Acreage 254.51 Zoning RL-160

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:

REZONE PARCELS FROM RL-160 TO TPZ

2. What is the number of units/parcels proposed? TWO PARCELS

GEOLOGY AND SOILS

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

DRAINAGE AND HYDROLOGY

6. Is the project located within the flood plain of any stream or river?
If so, which one? NO
7. What is the distance to the nearest body of water, river, stream or year-round drainage channel?
FARNHAM CREEK Name of the water body? FLows THROUGH 040-050-01
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

Z18-0006

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: TIMBER LAND
12. How many trees of 6-inch diameter will be removed when this project is implemented?
NA

FIRE PROTECTION

13. In what structural fire protection district (if any) is the project located? PIONEER FPD
14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)? PONDS ON PROPERTY
15. What is the distance to the nearest fire station? 13.1 MILES STATION #38
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? NA
19. What types of noise would be created by the establishment of this land use, both during and after construction? TIMBER HARVESTING (20-30 YR)

AIR QUALITY

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

WATER QUALITY

- NA 21. Is the proposed water source ☐ public or ☒ private, ☐ treated or ☒ untreated?
Name the system: EARNHAM CREEK AND PONDS
22. What is the water use (residential, agricultural, industrial or commercial)? WATER ROADS - AG

AESTHETICS

23. Will the project obstruct scenic views from existing residential areas, public lands, 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.) YES

SEWAGE

25. What is the proposed method of sewage disposal? ☐ septic system ☐ sanitation district

Name of district: NA

26. Would the project require a change in sewage disposal methods from those currently used in the vicinity? NO

TRANSPORTATION

27. Will the project create any traffic problems or change any existing roads, highways or existing traffic patterns? NO

28. Will the project reduce or restrict access to public lands, parks or any public facilities?

NO

GROWTH-INDUCING IMPACTS

29. Will the project result in the introduction of activities not currently found within the community?

NO

30. Would the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?

NO

31. Will the project require the extension of existing public utility lines? NO

If so, identify and give distances: NA

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)? TIMBER - LATER - WITH PERMIT

35. Could the project create new, or aggravate existing health problems (including, but not limited to, flies, mosquitos, rodents and other disease vectors)? NO

36. Will the project displace any community residents? NO

DISCUSS ANY YES ANSWERS TO THE PREVIOUS QUESTIONS

(attach additional sheets if necessary)

#24

ALL ARCHAEOLOGICAL AND HISTORICAL SITES SHALL BE PROTECTED. CALFIRE
HAS REVIEWED PAST TIMBER HARVEST PLANS UNDER CEQA.

MITIGATION MEASURES (attach additional sheets if necessary)

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

NA

Form completed by: GARY E GOULD

Date: 06-21-18
(Revised 07/07)



COMMUNITY DEVELOPMENT SERVICES
LONG RANGE PLANNING

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-4650, Fax (530) 642-0508

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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: CDS, Long Range Planning
Attn: Natalie Porter/Katie Jackson
2850 Fairlane Court
Placerville, CA 95667

Fax: (530) 642-0508
Phone: (530) 621-5442/(530) 621-6624
Email: natalie.porter@edcgov.us
katie.jackson@edcgov.us

Applicant Information:

Name: DELBERT FARNHAM

Phone #: (209) 245-3607

Address: P.O. Box 220 FIDDLTOWN, CA 95629

Email: Coredele@aol.com

Project Information:

Name of Project: FARNHAM TRUST REZONE TO TPZ Planning Number: _____

Project Location: 69TH FARNHAM RIDGE ROAD Bldg Size: _____

APN(s): 040-050-01 & 095-070-09 Project Planner: _____

Number of units: _____

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

CHANGE ZONING FROM RL-160 TO TPZ ON TWO PARCELS (254.51 ACRES) AT THE
END OF FARNHAM RIDGE ROAD.

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 10/16/17

Z18-0006



EL DORADO COUNTY PLANNING SERVICES

2018 JUN 21 PM 3:11

REQUIRED SUBMITTAL INFORMATION RECEIVED PLANNING DEPARTMENT for Zone Change & General Plan Amendment

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

FORMS AND MAPS REQUIRED

Check (✓)

Applicant County

- | | | | |
|----|-------------------------------------|--------------------------|--|
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1) Application Form and Agreement for Payment of Processing Fees, completed and signed. |
| NA | <input type="checkbox"/> | <input type="checkbox"/> | 2) Letter of authorization from all 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. |
| NA | <input 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. |
| NA | <input 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 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. |
| NA | <input type="checkbox"/> | <input type="checkbox"/> | 10) If a septic system is proposed, provide a preliminary soils analysis with sufficient data to determine if the site is capable of supporting the proposed density or intensity of use. |

Z18-0006

FORMS AND MAPS REQUIRED

Check (✓)

Applicant County

- | | | | |
|----|-------------------------------------|--------------------------|---|
| NA | <input 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.) |
| NA | <input 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. |
| NA | <input 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.) |
| NA | <input 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. |
| NA | <input 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. |
| NA | <input 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." |

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

- | | | | |
|----|--------------------------|--------------------------|--|
| NA | <input type="checkbox"/> | <input type="checkbox"/> | 1) Project name (if applicable). |
| | <input type="checkbox"/> | <input type="checkbox"/> | 2) Name, address of applicant and designer (if applicable) |
| | <input type="checkbox"/> | <input type="checkbox"/> | 3) Date, North arrow, and scale. |
| | <input type="checkbox"/> | <input type="checkbox"/> | 4) Entire parcel of land showing perimeter with dimensions. |
| | <input type="checkbox"/> | <input type="checkbox"/> | 5) All roads, alleys, streets, and their names. |
| | <input type="checkbox"/> | <input type="checkbox"/> | 6) Location of easements, their purpose and width. |
| | <input 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.

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

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EL DORADO COUNTY PLANNING SERVICES
2850 Fairlane Court, Placerville CA 95667

(530) 621-5355 | fax: (530) 642-0508 | <http://www.co.el-dorado.ca.us/planning>

ZONE CHANGE & GENERAL PLAN AMENDMENT

(Revised 07/07)

PURPOSE

The County is divided into numerous zone districts and General Plan land use designations. Each district permits different land uses or residential densities. These districts are displayed on the County official zoning maps and General Plan maps. An application for zone change is used whenever the property owner wishes to change the zone district of their property (i.e. from One-acre Residential to Commercial, or from Estate Residential Ten-acre to Estate Residential Five-acre zoning, etc.). Zone change applications may also be used to add an overlay zone such as planned development or design review. A General Plan amendment is required when the underlying land use designation must be changed to permit a proposed zone or use of the site.

GENERAL PLAN AMENDMENT

A General Plan amendment can either apply to a specific parcel amending the land use map, or a change in a policy which would have a broader application County-wide. Most amendments apply to specific parcels when the owner desires to put the property to a use or residential density not permitted by the existing land use map designation.

General Plan amendments are not taken lightly. Typically, they will only have a chance for approval when the following circumstances occur:

1. It has been determined that an error occurred in the development of the General Plan;
or
2. Such change clearly supports the General Plan strategies and objectives and does not result in significant environmental impact; or
3. It can be clearly demonstrated that circumstances have changed since the adoption of the General Plan which now warrant a change.

ZONE CHANGE

An application for a zone change can apply to a specific parcel or group of parcels. Changes must be consistent with the General Plan land use map. If they are not, a request for a General Plan amendment must accompany the zone change request. The zone change application is also used in those instances where an applicant wishes to propose a change to the text of the Zoning Ordinance. Zone change requests, even when they are consistent with the General Plan land use map, may still be denied if they are determined to be untimely due to lack of infrastructure or due to other potential unmitigated significant impacts on the environment. Please see the required findings which follow including consistency with Policy 2.2.5.3 of the General Plan. Like the General Plan amendment, this is a legislative action which provides the County with substantial latitude in its discretion to approve or deny an application.

Z18-0006

REQUIRED FINDINGS

In accordance with State law, a request for a zone change can only occur when the requested change conforms to the County General Plan land use map designation for the property and applicable General Plan policies. It is advisable that you acquaint yourself with the applicable policies of the General Plan and the land use map designation of your property. When your request does not conform to the General Plan, the County will have no option but to deny the request.

General Plan Policy 2.2.5.3 provides further direction on zone change applications, specifying 19 matters which must be considered by the County when evaluating zone change requests.

Policy 2.2.5.3

The County shall evaluate future rezoning: (1) To be based on the General Plan's general direction as to minimum parcel size or maximum allowable density; and (2) To assess whether changes in conditions that would support a higher density or intensity zoning district. The specific criteria to be considered include, but are not limited to, the following:

1. Availability of an adequate public water source or an approved Capital Improvement Project to increase service for existing land use demands;
2. Availability and capacity of public-treated water system;
3. Availability and capacity of public waste water treatment system;
4. Distance to and capacity of the serving elementary and high schools;
5. Response time from nearest fire station handling structure fires;
6. Distance to nearest Community Region or Rural Center;
7. Erosion hazard;
8. Septic and leach field capability;
9. Groundwater capability to support wells;
10. Critical flora and fauna habitat areas;
11. Important timber production areas;
12. Important agricultural areas;
13. Important mineral resource areas;
14. Capacity of the transportation system serving the area;
15. Existing land use pattern;
16. Proximity to perennial water course;
17. Important historical/archeological sites;
18. Seismic hazards and presence of active faults; and
19. Consistency with existing Conditions, Covenants, and Restrictions.

PROCESS

1. Applicant/agent prepares all required submittal information and makes an appointment to submit the application to Planning Services.
2. Planner is assigned and the application is distributed to affected agencies for comment and recommendation.
3. Assigned planner and representative from Department of Transportation meet on-site with the applicant/agent.

4. Draft environmental document is prepared or project is found Categorically Exempt, and conditions of approval are drafted (or recommendation for denial is suggested).

Based upon the provisions set forth in the California Environmental Quality Act (CEQA), a Negative Declaration or Mitigated Negative Declaration may be prepared for a proposed project that *will not* have significant environmental effects, or where those effects can be mitigated to a less than significant level. However, if the project *will* have significant environmental effects that cannot be mitigated, an Environmental Impact Report (EIR) is required. Certain projects may be listed in CEQA as Statutorily or Categorically Exempt from those provisions, in which case the timing and processing of the project is expedited. If it is determined that an EIR is required for your project, processing of the application is placed on "hold" status. The project only proceeds if the applicant agrees to fund the costlier EIR process.

5. Applicant/agent meet with the Technical Advisory Committee (TAC - staff representatives of affected agencies) to discuss environmental review, recommendations, and to confirm the hearing date.

NOTE: This is a critical meeting and it is absolutely necessary for the applicant or agent to attend. If issues arise which cannot be resolved at this meeting, the application will either be placed on hold or the meeting rescheduled when the issue is resolved.

6. Project is noticed in the local newspaper advertising the required 30-day public review period for Negative Declarations as set by State law.
7. Applicant receives the staff report at least two weeks prior to the public hearing which includes staff recommendation and proposed conditions of approval or mitigation measures.
8. Public hearing is conducted before the Planning Commission, and a recommendation is made to the Board of Supervisors.
9. Board of Supervisors holds a public hearing to consider the Planning Commission recommendation and makes a final decision.

TIMING

Steps 1 through 5 are typically completed within 50 to 60 days. The remaining steps are more flexible depending on the complexity of the application. Most applications will reach the Planning Commission public hearing in four (4) months. An additional 30 days is typically required before the matter goes to the Board of Supervisors.

HEARING

A zone change or General Plan amendment application must be heard first by the Planning Commission. They will then forward a recommendation to the Board of Supervisors. The Board will hold a hearing and make the final decision. All public hearings are advertised in a local newspaper and notice is mailed to all property owners within a minimum 500-foot radius of the subject property.

FEES

Current application fees may be obtained by contacting Planning Services at (530) 621-5355 or by accessing Planning Services online fee schedule at <http://www.co.el-dorado.ca.us/planning>.

NOTE: Should your application be denied, application fees are nonrefundable. Should you request withdrawal of the application before a decision has been made, you may receive only that portion of the fee which has not yet been expended. If the public hearing notice has been advertised, fees are nonrefundable.

NOTE: If the project is located within or adjacent to an area which may have an impact on wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), the project must be referred to California Department of Fish and Game. In accordance with State Legislation (AB3158), you will be required to pay a fee of \$1,850.⁰⁰ after approval of your application prior to the County filing the Notice of Determination on your project. This fee, less \$50.⁰⁰ processing fee, is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the State's fish and wildlife resources. If the project is found to have no effect on fish and game resources or otherwise exempt, only the \$50.⁰⁰ processing fee is required to file the Notice of Exemption with the State. These fees are due immediately after project approval, checks payable to "El Dorado County" and submitted to Planning Services for processing.

CONVERSION TO TIME AND MATERIALS

When in the opinion of the Planning Director the required fee for an application is going to be inadequate to cover processing costs due to the complexity of the project or potential controversy that it may generate, the Planning Director may convert the application to a time and materials process. When this conversion is proposed, the applicant will be notified in writing and will be requested to submit a deposit in an amount estimated to be sufficient to cover the remaining staff work to bring the application to a final decision. Staff work on the application will stop until a deposit is provided. Normally this conversion will occur when it is obvious the required fee is going to be insufficient, which would typically occur during or soon after the Technical Advisory committee meeting. However, it could occur later in the project if controversy becomes more evident and/or revisions are proposed to the project to mitigate project impacts or neighbor concerns. After the conversion, the applicant will receive a monthly statement/bill identifying the remaining processing fee and/or deposit, or the amount due if deposited funds have been exhausted. If monies are owed, they shall be paid before action by the hearing body.

APPLICATION

If the application and submittal requirements are not attached to this information packet, please contact Planning Services. You may also call Planning Services at (530) 621-5355 for general assistance.

APPOINTMENT

Applications are accepted by appointment only. Please call ahead for an appointment with a planner when you are ready to submit your application. Please have all required submittal information completed before your appointment. Appointments are generally made within 48 hours of your call to Planning Services at (530) 621-5355.

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Exhibit G

FARNHAM REZONE TO TIMBERLAND PRODUCTION ZONE – ZONE CHANGE REQUIREMENTS

South half of the northeast quarter of Section 25; T8N, R12E; and the northwest quarter of Section 30; T8N, R13E; MDB&M, identified as El Dorado County Assessor parcel numbers 040-050-01 and 095-070-09, seven air-miles east of Mt. Aukum, California.

The following information is provided as part of the "Farnham Revocable Trust Rezone to Timber Production Zone" Application, and for the purpose of meeting the requirements of El Dorado County Code title 130.40.350(D).

Item D1 – Timber Production Assessment

Item D1a. The timberlands included in the Rezone Application have been identified as Timber Site Class I, II, and III in previous harvest plans. The properties are "capable of growing an average annual volume of wood fiber of at least 15 cubic feet per acre" as defined in California Government Code 51104(f).

Item D1b. The past and current management objective is the sustained yield of commercial forest products and other compatible uses (grazing - recreation). The landowner in the past has been assisted by Wetzel-Oviate Lumber Company and now uses a forestry consultant to advise and write timber harvest plans.

Item D1c. The topography, soil composition, and climate associated with these timberlands makes them well suited for commercial forest management.

Item D1d. No known compatible use conflicts currently exist. This is a forested area east of Mt. Aukum. All parcels surrounding the applicants the lands are zoned TPZ.

Item D2 – Forest Management Plan

Item D2a. These timberlands have been under of the ownership of the Farnham Family for more than 100 years. The first Farnham came to California in the 1850's and a short time later entered into the sawmill business in Fiddletown, California. Lumber from the Appicates lands supplied their lumber yard in Plymouth, California. During this period housing was constructed and families lived on the eastern parcel until the late 1940's. No permanent housing is located on the parcels at this time. A choose-and-cut Christmas tree operation was started in the 1960's and is still in operation at this time.

Since the late 1970's three timber harvest plans and one salvage harvest plan (2017) were written by the Farnham's family forester. Inventory of standing timber, growth rate, and stocking level was conducted in the spring of 2018 in conjunction with preparing another timber harvest plan.

Future harvest cycles should continue at 20 to 30-year periods to encourage optimum growth rates in the residual timber stands. Harvesting will scarify the ground to facilitate adequate regeneration.

Item D2b. There are no legal or physical access issues associated with these properties. They are accessed at the end of Farnham Ridge Road (El Dorado County Road). Farnham Ridge Road has a long history of commercial timber hauling.

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Item D2c. The property corners have been set by licensed land surveyors and most of the property lines have been fenced. Prior to timber harvest operations, cutting boundaries are established and adjacent landowners are contacted to review boundary lines. The owner has posted "No Trespassing" signs and inspects their property many times during the year for trespassing. There are locked gates at access points to property.

Item D2d. The owner and/or his forester periodically checks the properties for insect activities and/or disease problems. If significant problems are detected, salvage operations are implemented (insect salvage 2017). Generally, insect and disease problems can be reduced by conducting periodic harvest which provides stocking control and improves forest health.

Item D2e. Silvicultural treatments are evaluated during harvest plan preparation. Proper spacing of trees is achieved by designating harvest trees. Priority for harvest are damaged, diseased, and other poorly growing trees. Removing these trees reduces the fuel loading and fire danger. Concentrations of slash are burned.

Item D2f. No fire protection plan has been developed for these properties or is known to be required by the California Forest Practice Rules or other government regulations. The properties are accessed by private gated roads that are in good condition. The owner has developed ponds (water holes) for dust abatement on roads and potential use during wildland fire fighting. Only authorized fire wood cutting, camping, Christmas tree cutting, and other recreational activities are permitted which reduces the level of risk normally associated with human caused wildland fires.

During the development of a timber harvest plan fuels are evaluated and prescriptions are prepared. Licensed timber operators and other contractors participating in timber harvesting or other forest management activities are required to comply with all governmental regulations related to fire prevention and safety. The nearest fulltime fire department is 13.1 miles from the properties and is Pioneer Fire Station #38 on Road E-16. A volunteer department station is located at the intersection of E-16 and Omo Ranch Road (Pioneer Fire Station #34) and is 9.7 miles from the property. There is also Cal Fire River Pine Fire Station #30 located in Amador County at River Pines. All of the timberlands are located within Cal Fire state responsibility area.

Item D2g. The owner's property has a well-maintained road system that is a mix of native soil and rock. The culverts have handled all major storms and roads are well drained. Roads on the properties receive relatively little vehicle traffic except during harvest operations. Skid trails and logging road erosion control is mostly accomplished at the time of harvesting which are in compliance with the standards established by the California Forest Practice Rules. The owner performs additional road maintenance each year in conjunction with the "Choose-and-Cut" Christmas tree sales operation.

Item D2h. There are currently several small openings in the northeast portion of the properties that are understocked after a salvage operation in 2017. These openings shall be monitored to see if natural seeding will restock these areas. Areas not restocked by natural regeneration within 3 years will be planted. Planting shall meet the stocking standards of the California Forest Practice Rules.

This document has been prepared by:


Gary E. Gould, RPF 1517

Date: 05-27-18

SECS. 28 THRU 33, T.8N., R.13E., M.D.M.

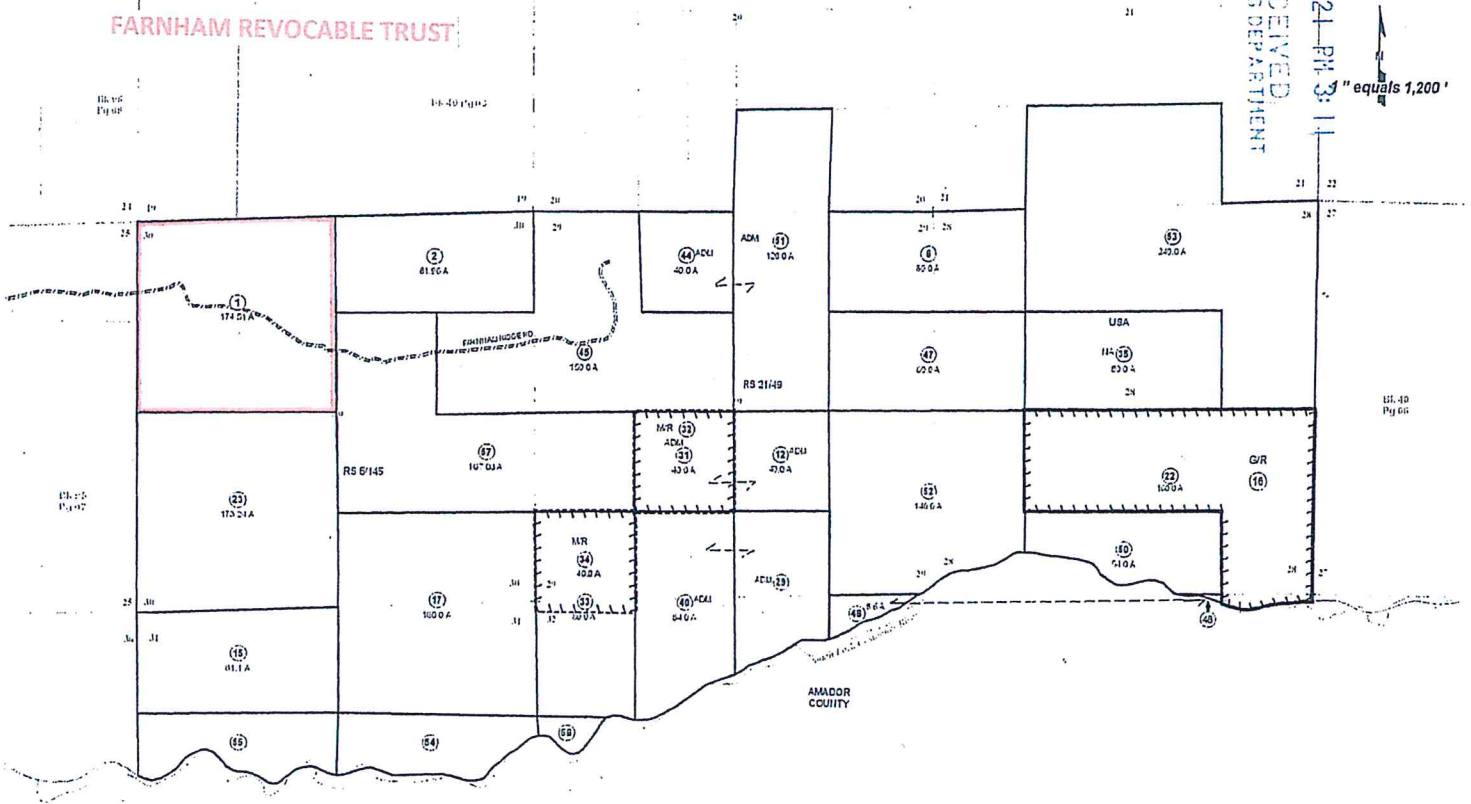
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"equals 1,200'



THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's Office for informational purposes only. Please call the Assessor's Office for more information. Users should verify from the original survey and plat.

Acreages Are Estimates

Revised Map Pages (New to Old)
Previous Map Pages (Old to New)
Previous Map Pages (Old to New)

Rev. Aug. 8, 2007

Assessor's Map Bk. 040, Pg. 05
County of El Dorado, CA

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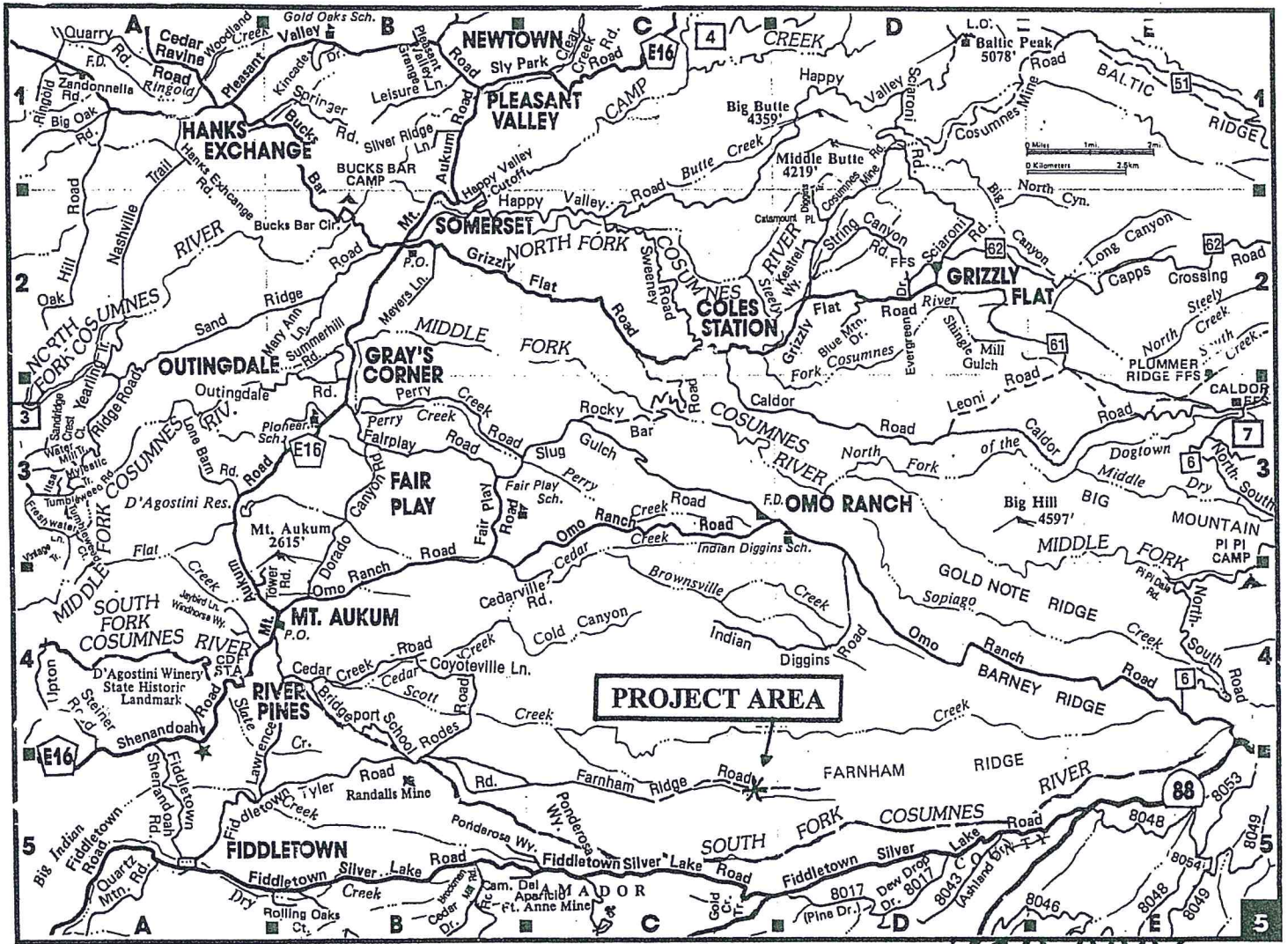
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FARNHAM REVOCABLE TRUST



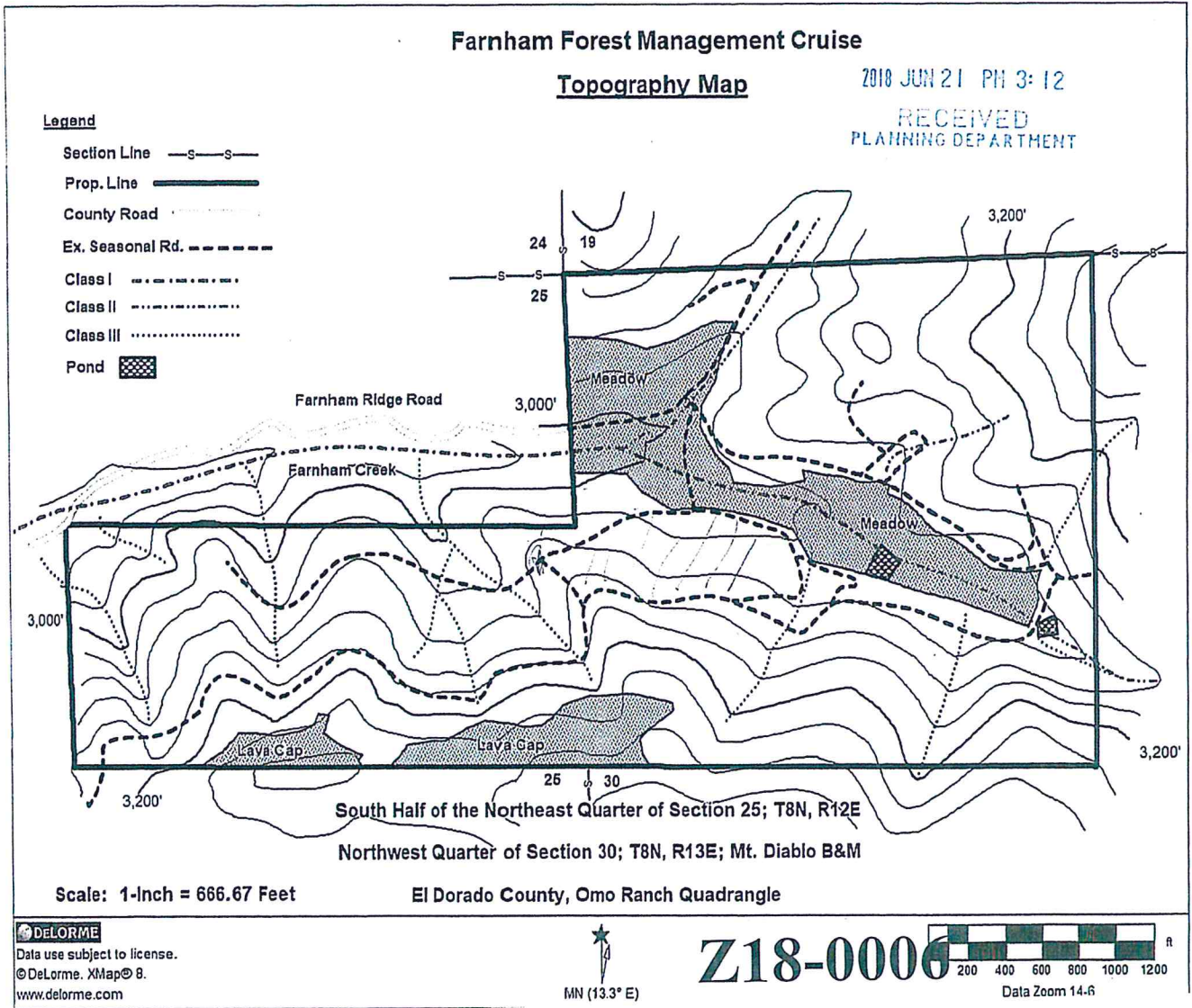
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County of El Dorado, CA

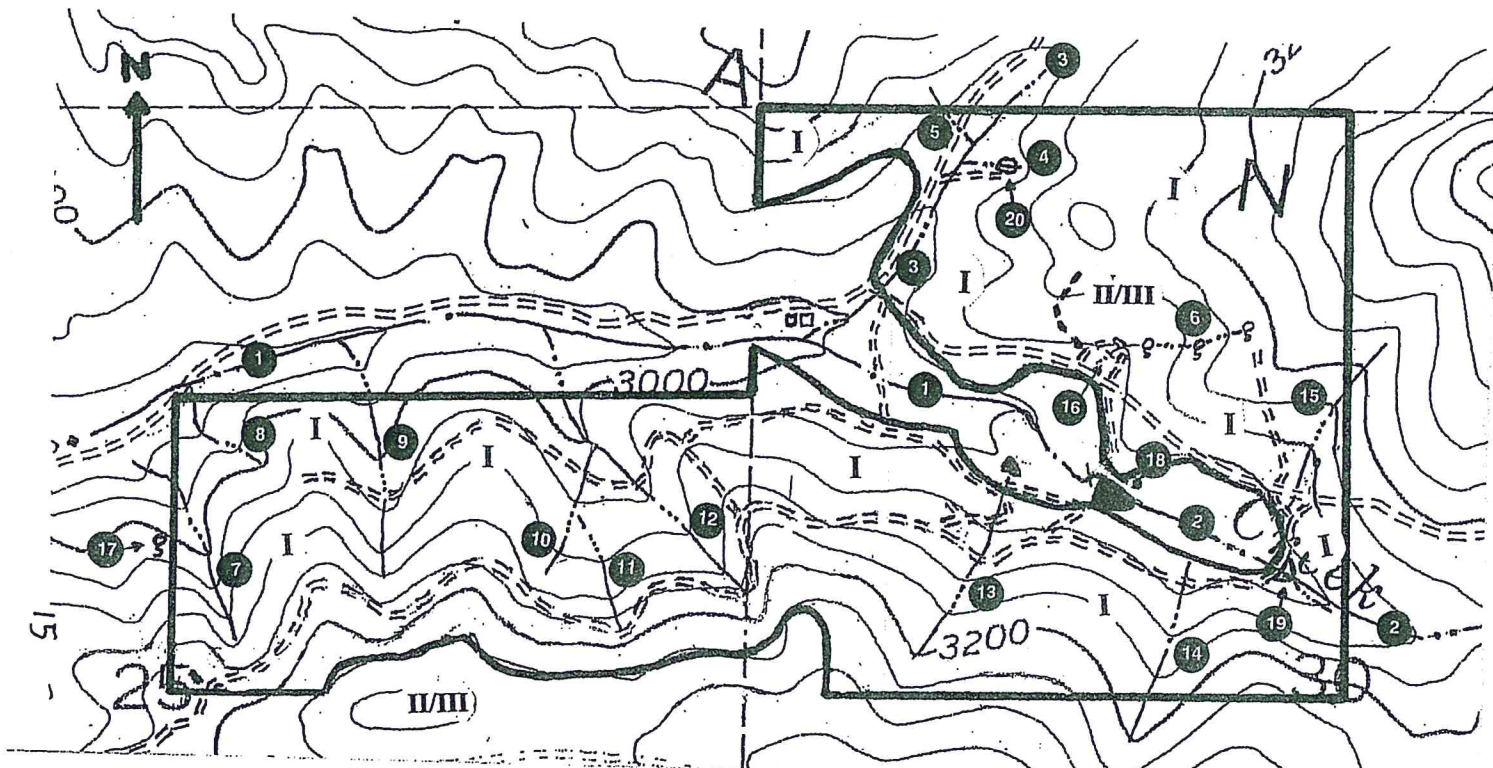
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FARNHAM EAST II THP MAP B

Watercourses - Site Class

S½ NE¼ of Section 25, T8N, R12E &

NW¼ of Section 30, T8N, R13E, MDM

From Omo Ranch, Calif. 7.5' Quad (photorevised 1973)

THP Boundary

Watercourses

Class I

Class II

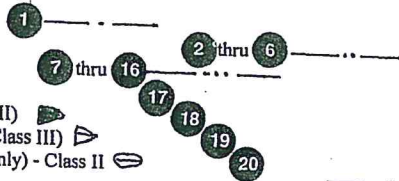
Class III

Spring (Class II)

Reservoir (Class II)

Seasonal Pond (Class III)

Waterhole (fire only) - Class II



Site Class

Site I

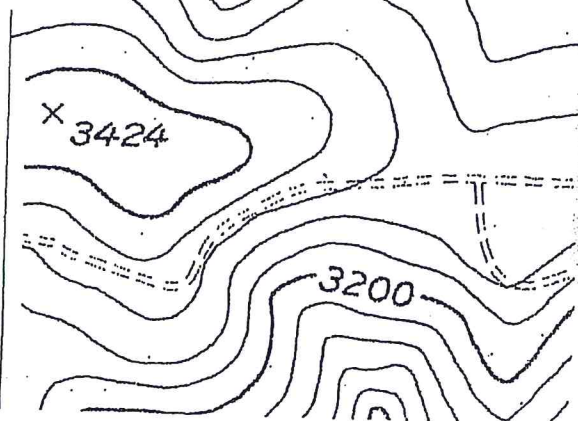
I

Site II/III

II/III

Scale 1 inch = 660 feet

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United States
Department of
Agriculture

NRCS

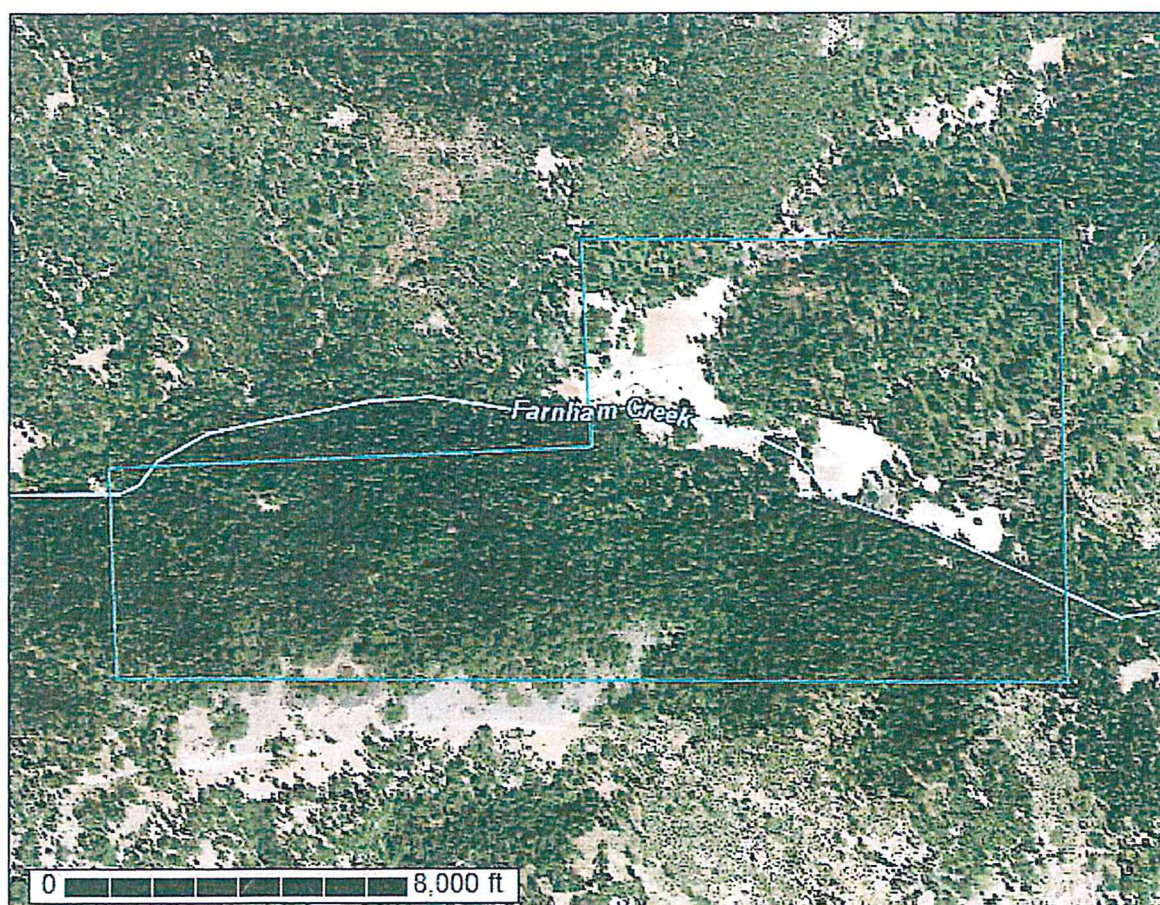
Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for El Dorado Area, California

Farnham

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Z18-0006

April 30, 2018

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

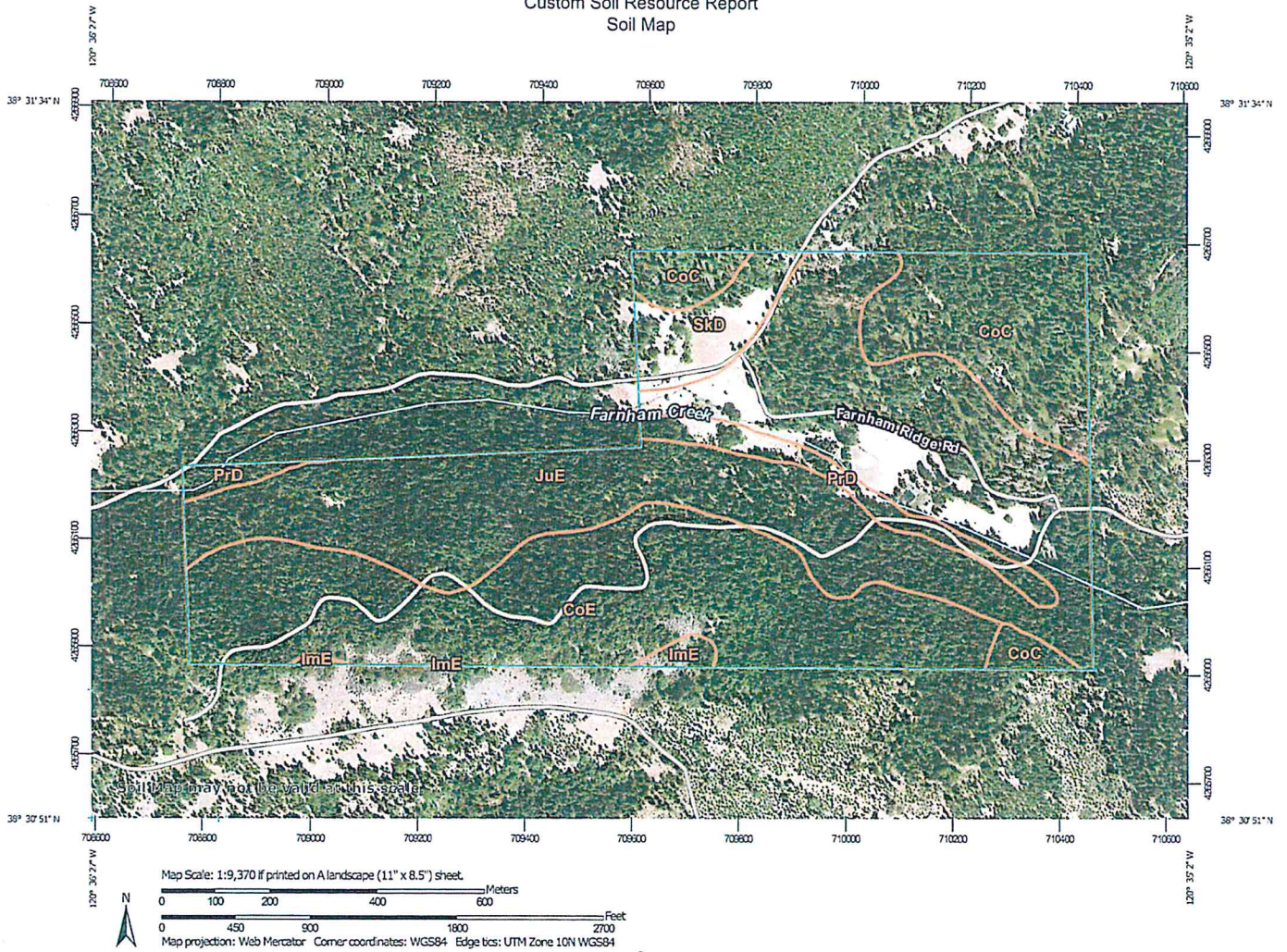
Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map







































The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)		Area of Interest (AOI)
Soils		Soil Map Unit Polygons
		Soil Map Unit Lines
		Soil Map Unit Points
Special Point Features		
		Blowout
		Borrow Pit
		Clay Spot
		Closed Depression
		Gravel Pit
		Gravelly Spot
		Landfill
		Lava Flow
		Marsh or swamp
		Mine or Quarry
		Miscellaneous Water
		Perennial Water
		Rock Outcrop
		Saline Spot
		Sandy Spot
		Severely Eroded Spot
		Sinkhole
		Slide or Slip
		Sodic Spot
		Spoil Area
		Stony Spot
		Very Stony Spot
		Wet Spot
		Other
		Special Line Features
		Streams and Canals
		Transportation
		Rails
		Interstate Highways
		US Routes
		Major Roads
		Local Roads
		Background
		Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: El Dorado Area, California
Survey Area Data: Version 9, Sep 13, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 3, 2015—Mar 11, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CoC	Cohasset cobbly loam, 3 to 15 percent slopes	33.3	13.7%
CoE	Cohasset cobbly loam, 15 to 50 percent slopes	75.1	30.8%
ImE	Iron Mountain very rocky sandy loam, 3 to 50 percent slopes	1.9	0.8%
JuE	Josephine very rocky silt loam, 9 to 50 percent slopes	112.6	46.2%
PrD	Placer diggings	10.6	4.3%
SkD	Sites loam, 15 to 30 percent slopes	10.2	4.2%
Totals for Area of Interest		243.6	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it

Custom Soil Resource Report

was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

El Dorado Area, California

CoC—Cohasset cobbly loam, 3 to 15 percent slopes

Map Unit Setting

National map unit symbol: hhzd
Elevation: 2,000 to 5,000 feet
Mean annual precipitation: 50 inches
Mean annual air temperature: 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: Farmland of local importance

Map Unit Composition

Cohasset and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Cohasset

Setting

Landform: Ridges
Landform position (two-dimensional): Shoulder, summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Conglomerate derived from andesite and/or residuum weathered from volcanic rock

Typical profile

H1 - 0 to 14 inches: cobbly loam
H2 - 14 to 46 inches: cobbly clay loam
H3 - 46 to 50 inches: weathered bedrock

Properties and qualities

Slope: 3 to 15 percent
Depth to restrictive feature: 46 to 50 inches to paralithic bedrock
Natural drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 6.3 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: B
Hydric soil rating: No

Minor Components

Aiken

Percent of map unit: 3 percent
Landform: Ridges

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Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Cohasset

Percent of map unit: 3 percent
Hydric soil rating: No

Crozier

Percent of map unit: 3 percent
Landform: Ridges
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope, interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Mccarthy

Percent of map unit: 3 percent
Hydric soil rating: No

Iron mountain

Percent of map unit: 3 percent
Hydric soil rating: No

CoE—Cohasset cobbly loam, 15 to 50 percent slopes

Map Unit Setting

National map unit symbol: hhzf
Elevation: 2,000 to 5,000 feet
Mean annual precipitation: 50 inches
Mean annual air temperature: 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: Farmland of local importance

Map Unit Composition

Cohasset and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Cohasset

Setting

Landform: Ridges
Landform position (two-dimensional): Shoulder, summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Concave
Across-slope shape: Concave

Custom Soil Resource Report

Parent material: Conglomerate derived from andesite and/or residuum weathered from volcanic rock

Typical profile

H1 - 0 to 14 inches: cobbly loam

H2 - 14 to 46 inches: cobbly clay loam

H3 - 46 to 50 inches: weathered bedrock

Properties and qualities

Slope: 15 to 50 percent

Depth to restrictive feature: 46 to 50 inches to paralithic bedrock

Natural drainage class: Well drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Moderate (about 6.3 inches)

Interpretive groups

Land capability classification (irrigated): 6e

Land capability classification (nonirrigated): 6e

Hydrologic Soil Group: B

Hydric soil rating: No

Minor Components

Aiken

Percent of map unit: 3 percent

Landform: Ridges

Landform position (two-dimensional): Shoulder

Landform position (three-dimensional): Interfluvium

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

Crozier

Percent of map unit: 3 percent

Landform: Ridges

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope, interfluvium

Down-slope shape: Convex

Across-slope shape: Convex

Hydric soil rating: No

Mccarthy

Percent of map unit: 3 percent

Hydric soil rating: No

Josephine

Percent of map unit: 2 percent

Hydric soil rating: No

Sites

Percent of map unit: 2 percent

Landform: Mountain slopes

Landform position (two-dimensional): Backslope

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Landform position (three-dimensional): Mountainflank
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Iron mountain

Percent of map unit: 2 percent
Hydric soil rating: No

ImE—Iron Mountain very rocky sandy loam, 3 to 50 percent slopes

Map Unit Setting

National map unit symbol: hj01
Elevation: 1,000 to 5,000 feet
Mean annual precipitation: 35 to 70 inches
Mean annual air temperature: 52 degrees F
Frost-free period: 140 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Iron mountain and similar soils: 60 percent
Rock outcrop: 30 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Iron Mountain

Setting

Landform: Ridges, mountain slopes
Landform position (two-dimensional): Shoulder, backslope
Landform position (three-dimensional): Mountaintop, mountainflank
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Andesitic residuum weathered from tuff breccia

Typical profile

H1 - 0 to 12 inches: cobbly sandy loam
H2 - 12 to 16 inches: unweathered bedrock

Properties and qualities

Slope: 3 to 50 percent
Depth to restrictive feature: 12 to 16 inches to lithic bedrock
Natural drainage class: Somewhat excessively drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Low to high (0.01 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Very low (about 0.9 inches)

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Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7e

Hydrologic Soil Group: D

Hydric soil rating: No

Description of Rock Outcrop

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8

Hydric soil rating: No

Minor Components

Mccarthy

Percent of map unit: 10 percent

Hydric soil rating: No

JuE—Josephine very rocky silt loam, 9 to 50 percent slopes

Map Unit Setting

National map unit symbol: hj08

Elevation: 1,200 to 5,000 feet

Mean annual precipitation: 50 inches

Mean annual air temperature: 55 degrees F

Frost-free period: 125 to 260 days

Farmland classification: Not prime farmland

Map Unit Composition

Josephine and similar soils: 75 percent

Rock outcrop: 15 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Josephine

Setting

Landform: Ridges, mountain slopes

Landform position (two-dimensional): Summit, backslope

Landform position (three-dimensional): Mountaintop, mountainflank

Down-slope shape: Concave

Across-slope shape: Concave, convex

Parent material: Residuum weathered from metamorphic rock, schist, or slate

Typical profile

H1 - 0 to 14 inches: silt loam

H2 - 14 to 33 inches: silty clay loam

H3 - 33 to 50 inches: very gravelly silt loam

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H4 - 50 to 54 inches: weathered bedrock

Properties and qualities

Slope: 9 to 50 percent

Depth to restrictive feature: 50 to 54 inches to paralithic bedrock

Natural drainage class: Well drained

Runoff class: High

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Moderate (about 7.1 inches)

Interpretive groups

Land capability classification (irrigated): 6e

Land capability classification (nonirrigated): 6e

Hydrologic Soil Group: B

Hydric soil rating: No

Description of Rock Outcrop

Setting

Parent material: Residuum weathered from metamorphic rock

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8

Hydric soil rating: No

Minor Components

Mariposa

Percent of map unit: 4 percent

Landform: Mountain slopes, ridges

Landform position (two-dimensional): Backslope, shoulder

Landform position (three-dimensional): Mountainflank, mountaintop

Down-slope shape: Concave

Across-slope shape: Concave, convex

Hydric soil rating: No

Josephine

Percent of map unit: 3 percent

Hydric soil rating: No

Sites

Percent of map unit: 3 percent

Landform: Mountain slopes

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Mountainflank

Down-slope shape: Convex

Across-slope shape: Convex

Hydric soil rating: No

PrD—Placer diggings

Map Unit Composition

Placer diggings: 90 percent

Unnamed: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Placer Diggings

Setting

Parent material: Alluvium derived from mixed sources

Typical profile

H1 - 0 to 60 inches: fine sandy loam, cobbles

Properties and qualities

Slope: 2 to 15 percent

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)

Frequency of flooding: Occasional

Available water storage in profile: Very low (about 1.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8

Ecological site: PLACER DIGGINGS (R018XD084CA)

Hydric soil rating: No

Description of Unnamed

Setting

Landform: Channels

Properties and qualities

Depth to restrictive feature: More than 80 inches

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

SkD—Sites loam, 15 to 30 percent slopes

Map Unit Setting

National map unit symbol: hj1k

Elevation: 600 to 5,000 feet

Mean annual precipitation: 30 to 85 inches

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Mean annual air temperature: 50 to 57 degrees F
Frost-free period: 130 to 260 days
Farmland classification: Farmland of local importance

Map Unit Composition

Sites and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Sites

Setting

Landform: Mountain slopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Mountainflank
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Metabasic residuum weathered from metasedimentary rock

Typical profile

H1 - 0 to 14 inches: loam
H2 - 14 to 21 inches: clay loam
H3 - 21 to 53 inches: clay
H4 - 53 to 69 inches: clay loam
H5 - 69 to 73 inches: weathered bedrock

Properties and qualities

Slope: 15 to 30 percent
Depth to restrictive feature: 69 to 73 inches to paralithic bedrock
Natural drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: High (about 9.4 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Hydric soil rating: No

Minor Components

Josephine

Percent of map unit: 6 percent
Hydric soil rating: No

Mariposa

Percent of map unit: 3 percent
Landform: Ridges, mountain slopes
Landform position (two-dimensional): Shoulder, backslope
Landform position (three-dimensional): Mountaintop, mountainflank
Down-slope shape: Concave
Across-slope shape: Convex, concave

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Hydric soil rating: No

Aiken

Percent of map unit: 3 percent

Landform: Ridges

Landform position (two-dimensional): Shoulder

Landform position (three-dimensional): Interfluvium

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

Boomer

Percent of map unit: 3 percent

Landform: Mountain slopes, hillslopes

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Mountain flank, side slope

Down-slope shape: Concave

Across-slope shape: Convex

Hydric soil rating: No

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August 17, 2018

TO ALL CONCERNED AGENCIES:

Please find enclosed the Initial Consultation information for your review and comment regarding the following application:

Z18-0006–FARHAM TPZ (Delbert Farnham S TR/ Gary Gould): A Rezone for two parcels ranging in size from 80 acres to 174 acres. The parcels have a zoning designation of Rural Lands 160-Acres (RL-160) and a General Plan Designation of Natural Resource (NR). The proposed rezone would change the zoning designation of all parcels to Timber Production Zone (TPZ). The parcels are located in the South County/Mt. Aukum area. The property, identified by Assessor's Parcel Number 040-050-01 and 095-070-09, consists of 254.51 acres, and is located on the east end of Farnham Ridge Road, in the Mt. Aukum area.

Pursuant to Section 15063 of the State CEQA Guidelines, this Initial Consultation is being conducted to determine if the project may have a significant effect on the environment and determine whether an environmental impact report or a negative declaration will be prepared.

DRAFT project documentation is available for review online:

<https://edcgov.trakit.net/eTRAKIT/Search/project.aspx>

Review and comment by your agency is requested to identify your concerns to be considered by the County during our environmental review to mitigate impacts, develop conditions of approval, and/or modify the project. Your agency's written responses must be received by the Planning Services **no later than September 16, 2018**. If we do not receive written correspondence from your agency by that date, we will assume your agency has no comment and your agency's concerns may not be reflected in our recommendations.

If you have questions or need additional information, please call Planning Services office at (530) 621-5355.

EL DORADO COUNTY PLANNING SERVICES

Aaron Mount, Project Planner

ADM/slc

cc: Gary Miller, Planning Commissioner District 2
Transportation, Dave Spiegelberg
El Dorado County Assessor's Office
El Dorado County Historical Society
AG Department/Commission
El Dorado County Surveyor's Office

Shiva Frentzen, Supervisor District 2
Environmental Management
CAL FIRE (CDF)
Pioneer Cemetery Commission
LAFCO
Pioneer Fire Protection District