APPENDIX C

BIOLOGICAL RESOURCES EVALUATION

Biological Resources Evaluation Report
FOR THE
FAIRFIELD HOTEL/RESTAURANT PROJECT
SAN ANDREAS, CALAVERAS COUNTY, CALIFORNIA



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ACRONYMS AND ABBREVIATIONS

Acronym/Abbreviation	Term
amsl	above mean sea level
AOU	American Ornithological Union
APHIS	Animal and Plant Health Inspection Service
APN	Assessor's Parcel Number
Arid West Supplement	*Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0)*
BMPs	best management practices
BRE	Biological Resources Evaluation Report
BSA	Biological Study Area
Cal-IPC	California Invasive Plant Council
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFR	Code of Federal Regulations
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
County	Calaveras County
CRPR	California Rare Plant Rank
cuckoo	western yellow-billed cuckoo
CWA	Clean Water Act
DBESP	Determination of Biologically Equivalent or Superior Preservation
DBH	diameter at breast height
ESA	Endangered Species Act
°F	degrees Fahrenheit
FAC	facultative
FACW	facultative wetland
FGC	California Fish and Game Code
GIS	Geographic Information System
GPS	Global Positioning System
HCP	Habitat Conservation Plan
HMMP	Compensatory Habitat Mitigation and Monitoring Plan
IPaC	Information, Planning, and Conservation System
ISA	International Society of Arboriculture
MBTA	Migratory Bird Treaty Act
MCTA	Municipal Code Text Amendment
MOU	Memorandum of Understanding
NCCP	Natural Community Conservation Plan
NCCP Act	California Natural Community Conservation Planning Act

Acronym/Abbreviation	Term
NEPA	National Environmental Policy Act
NHD	National Hydrography Dataset
NMFS	National Marine Fisheries Service
NPDES	National Pollutant Discharge Elimination System
NPPA	Native Plant Protection Act
NRCS	Natural Resources Conservation Service
NWI	National Wetlands Inventory
OHWM	ordinary high water mark
Porter-Cologne	Porter-Cologne Water Quality Control Act
Rapanos	*Rapanos v. United States*
RWQCB	Regional Water Quality Control Board
SWANCC	*Solid Waste Agency of Northern Cook County* vs. *United States Army Corps of Engineers*
SWFL	southwestern willow flycatcher
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
UltraSystems	UltraSystems Environmental, Inc.
U.S.	United States
U.S.C.	United States Code
USACE	United States Army Corps of Engineers
1987 Manual	*Corps of Engineers Wetlands Delineation Manual*
USDA	United States Department of Agriculture
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
Waters of the U.S.	Waters of the United States
WDRs	Waste Discharge Requirements Permit
WEAP	Worker Environmental Awareness Program
WQC	Water Quality Certification
§	Section
§§	Sections

EXECUTIVE SUMMARY

UltraSystems Environmental Inc. (UltraSystems) was retained by Julie Oderio of St. Charles Hospitality, LLC to conduct biological surveys for the proposed Fairfield Hotel/Restaurant project (project), located in the Census-Designated Place of San Andreas, Calaveras County, California. San Andreas is located in southwestern Calaveras County, approximately 35 miles northeast of the City of Stockton, CA.

The proposed project would include the construction of an approximately 45,220 square foot hotel, approximately 2,527 square foot detached restaurant, 115 stalls of parking, and associated utilities and landscaping across two existing parcels. The proposed project would also rezone one of the two parcels from residential (R3) to commercial (C2), making both parcels zoned as C2.

UltraSystems conducted a literature review, tree survey, and general biological survey of the resources potentially associated with the proposed project and immediately surrounding 500 feet; this area is referred to as the Biological Study Area (BSA). The BSA encompasses approximately 45 acres and includes all areas that could potentially be impacted by the project. Surveys did not extend beyond the BSA, and were only conducted within the BSA where accessible, as many of the abutting parcels are private property. Biologists visited the BSA to conduct the following biological surveys:

- Habitat assessment and plant community mapping.
- General plant surveys.
- General wildlife surveys.
- Wildlife movement evaluation.
- Tree survey and inventory
- Jurisdictional assessment of waters of the U.S. or State, if any.

This Biological Resources Evaluation (BRE) documents the methods and results of the literature review and the field surveys, and provides a summary of existing conditions, an assessment of the potential presence of sensitive biological resources, and an analysis of the potential impacts to those resources from project construction and development. It summarizes the biological resources present within the BSA at the time of the field surveys including land cover types, plants and wildlife species, the potential occurrence of special-status plant and wildlife species, waters of the U.S. and State, critical habitat, and potential wildlife corridors within the BSA.

This BRE was prepared in support of the California Environmental Quality Act (CEQA) review conducted in connection with the project, as well as permits and approvals required for the project by federal and state resource agencies.

Three land cover types were observed and mapped within the BSA during the field survey, none of which are technically considered sensitive by CDFW's *California Natural Communities List*. However, existing oak woodlands on site, and oak woodlands throughout California are generally considered sensitive where they exist.

There were no special-status species observed within the BSA during field surveys. However, focused surveys or preconstruction surveys are performed to focus on particular species of interest.

The BSA is not located within a designated or proposed United States Fish and Wildlife Service (USFWS)-designated critical habitat for listed plant or wildlife species.

The BSA acts as a hunting, foraging, and movement area; therefore, the BSA and surrounding areas are suitable wildlife movement corridors. Additionally, the BSA supports habitat for bat maternity roosts and hibernacula (i.e., native wildlife nursery sites).

Implementation of the proposed zoning amendment and project development would result in direct and indirect impacts to biological resources, including potentially significant impacts to sensitive plant and wildlife species, and tree resources. Best management practices, avoidance and protection measures, and mitigation measures are recommended in this BRE to minimize or avoid impacts to biological resources. Implementation of these measures would reduce such impacts to less than significant levels.

1.0 INTRODUCTION

UltraSystems conducted biological surveys and prepared this Biological Resources Evaluation (BRE) Report for the Fairfield Hotel and Restaurant. The County is processing a request to implement a series of discretionary actions that would allow for the development of a hotel and restaurant project. The County is the Lead Agency for the purposes of the CEQA. Figures for this BRE can be found in **Appendix A** *Figures.*

UltraSystems conducted a literature review and general surveys of the biological resources within the project area plus a 500-foot buffer, which are collectively referred to as the *Biological Study Area* (BSA; see **Appendix A** Figure 1 *Project Boundary and Biological Study Area [BSA]*).

Biological surveys covered all accessible areas of the BSA and did not extend beyond the BSA. Biologists conducted the following biological surveys:

- Habitat assessment, vegetation community and land cover type mapping.
- General plant surveys.
- General wildlife surveys.
- Tree survey.
- Wildlife movement evaluation.
- Jurisdictional assessment of waters of the U.S. and State.

1.1 Purpose

This BRE documents the methods and results of the literature review and field surveys, and provides a summary of existing conditions, an assessment of the potential for presence of sensitive biological resources, and an analysis of the potential impacts to those resources from implementation of the project. It summarizes the biological resources present within the BSA at the time of the field surveys including vegetation communities, plants, and wildlife; and the potential occurrence of special-status plant and wildlife species, jurisdictional waters, critical habitat, and potential wildlife corridors within the BSA. Plant and wildlife species protected by federal agencies, state agencies, and local conservation agencies and organizations, such as the California Native Plant Society (CNPS), are collectively referred to as *special-status species* in this BRE. Some of these plant and wildlife species are afforded special legal or management protection because they are limited in population size, and typically have a limited geographic range and/or limited habitat (avian species protected by the Migratory Bird Treaty Act are not considered special-status species). The BRE also identifies and analyzes the potential biological significance of project implementation in view of federal, state, and local laws, regulations, policies, orders, ordinances and/or management plans, and the project's consistency with local policies and ordinances protecting biological resources. Finally, it recommends, as appropriate, mitigation measures to minimize or avoid potential impacts to biological resources to a less than significant level.

This BRE was prepared in support of the CEQA review conducted in connection with the project, as well as permits and approvals required for the project by federal and state resource agencies.

1.2 Project Location

The project is located in San Andreas, an unincorporated census-designated place in Calaveras County, California (**Appendix A** Figure 2 *Regional Location* and Figure 3 *Project Vicinity*). The project

site is located on the west side of St. Charles Street immediately to the south of Treat Avenue, on mostly undeveloped land that slopes upward from Saint Charles Street (Highway 49). Surrounding uses in the vicinity of the project site include automotive uses to the south, retail and services across St. Charles Street to the east, services to the north, and vacant land and a cemetery to the west of the project site (Google Earth Pro, 2024). The BSA is located on the United States Geological Survey (USGS) 7.5-Minute Topographic Map *San Andreas* Quadrangle, and occupies Township 4 North, and Range 12 East, Section 17 (**Appendix A** Figure 4 *USGS Topographic Quadrangle Map*). The existing surface elevation of the BSA ranges from approximately 1,041 to 1,172 feet above mean sea level (amsl; Google Earth Pro, 2024). The BSA is located within the Murray Creek hydrologic unit (HU; HU Code 180400110204)

Under existing conditions, stormwater generated on the project site flows downslope to the north and northeast. Stormwater generated flows into storm drain inlets on Highway 49, and eventually discharges to the South Fork Calaveras River (Calaveras County Public Works, 2007; USEPA, 2024).

The BSA is located under the jurisdiction of the following resource agency field offices:

- **United States Fish and Wildlife Service (USFWS): Sacramento Fish and Wildlife Office**
  2800 Cottage Way, Room W-2605
  Sacramento, California, 95825
  Phone: (916) 414-6600
  Fax: (916) 414-6713

- **California Department of Fish and Wildlife (CDFW): North Central Region 2**
  1701 Nimbus Road
  Rancho Cordova, California 95670
  Phone: (916) 358-2900
  Fax: (916) 358-2912

- **United States Army Corps of Engineers (USACE): Sacramento District**
  1325 J Street
  Sacramento, California 95814
  Phone: (916) 557-5100

- **Regional Water Quality Control Board: Central Valley Region 5**
  11020 Sun Center Drive, #200
  Rancho Cordova, California 95670
  Phone: (916) 464-3291
  Fax: (916) 464-4600

2.0 PROJECT DESCRIPTION

The project proposes development of a Fairfield Inn and Suites by Marriott (4-story, 45,220 square foot building with 79 hotel rooms) and separate restaurant (2,527 sq. ft.) on a combined 4.14-acre site. The project site slopes gradually upward from street level (1,044 feet above mean sea level [amsl]) at its frontage on E. St. Charles Street, where the restaurant and related parking are located, to an intermediate level (1,074 feet amsl) where the ground floor and outdoor pool of the four-story hotel and hotel parking is sited, to a third level (at the height of the fourth level of the hotel) designated for additional hotel parking (approximately 1,105 feet amsl). The project would consist of: (1) utilities improvements; (2) construction of a hotel and restaurant, along with 116 parking stalls (88 for the hotel and 28 for the restaurant) and interior roadways; and (3) project site amenities and landscaping.

The proposed project will consist of a comprehensive two-part development, primarily on the adjacent parcel that includes the construction of a 45,220 square foot hotel with 79 rooms and a 2,527 square foot restaurant. The proposed restaurant will occupy the majority of the East Saint Charles Street frontage to signify the entry to the property. Significant entry monument signage, lighting, and landscape treatment is proposed along the frontage. The majority of the required parking is on Assessor's Parcel Number (APN) 042-031-017 and will provide a well-lit, landscaped parking lot with direct upper-level hotel access.

2.1 Construction Activities

For safety reasons, temporary barricades would be used to limit access to the site during project construction and maintain safe access for construction workers. Construction would occur during daylight and during regular business hours. Lighting for the construction site would be limited to the minimum amount of light needed for safety and security.

Site grading would involve raw cut of 31,731 cubic yards (cy); raw fill of 3,619 cy; and net export of approximately 28,112 cy of soil. After site preparation is completed, infrastructure such as sewer laterals and storm drains would be installed and/or connected to existing facilities. The building foundations would be poured and framing of the buildings would begin. The final steps of construction would involve interior furnishings, detail work, and completion of common areas and outside landscaping.

The 4.14-acre site is currently undeveloped pervious surface. Total developed site area (building, hardscape and landscape) is 111,035 square feet including 26,266 square feet of landscaped area (24 percent). The project would result in the conversion of 84,769 square feet (47 percent) to impervious surface (building plus hardscape) on the project site.

The construction contractor would use heavy equipment during grading. Construction staging would be limited to the project site; no offsite areas would be used.

Construction Schedule

Construction will occur in two phases – Sitework (including grading and construction of retaining walls) and Building Construction. Project sitework will commence in Second or Third Quarter 2024 and project completion is anticipated for the Third Quarter of 2026, a total of approximately 24 months. Phase I is estimated to take approximately six months and Phase II would take 18 months.

3.0 REGULATORY CONTEXT

The project is subject to several federal, state, and local regulations designed to protect and promote environmental quality, and to protect biological resources because of their ecological importance. These regulations are summarized below and are addressed throughout the document in the appropriate subsections.

3.1 Federal Statues, Regulations and Executive Orders

3.1.1 Clean Water Act (CWA)

3.1.1.1 Section 401 – Clean Water Act

Although the Clean Water Act (CWA) is a federal law, § 401 of that law recognizes that states have the primary authority and responsibility for setting surface water quality standards, and requires the U.S. Army Corps of Engineers to obtain a state certification that their permits for discharge or dredge and fill material do not violate state water quality standards. Section 401 of the CWA requires every applicant for a Section 404 permit resulting in any discharge of dredge or fill material into Waters of the U.S. to provide a certification that any discharges will comply with the applicable state water quality standards set pursuant to the CWA and applicable state law.

Section 401 is implemented through a Water Quality Certification (WQC) process. In the State of California, the State Water Resources Control Board (SWRCB) has given the responsibility for issuing Section 401 WQCs to the RWQCBs, unless a discharge of dredged or fill material is proposed within more than one region. In the event that a project proposes discharges of dredged or fill material in more than one region, responsibility for issuance of a Section 401 WQC will lie either with the SWRCB, or, upon agreement of the RWQCBs for the affected regions, with the RWQCB chosen in the discretion of the RWQCBs. Cal. Water Code, § 13160; Cal. Code Regs., tit. 23, § 3838. Certification must be based on a finding that the proposed discharge will comply with water quality standards, which include numeric and narrative water quality objectives applicable to identified surface waters in the Water Quality Control Plan (Basin Plan) for the region in which a discharge of fill is proposed. The project would be under the jurisdiction of the Central Valley RWQCB (Region 5).

3.1.1.2 Section 404 – Clean Water Act

Section 404 CWA requires authorization from the Secretary of the Army, acting through the U.S. Army Corps of Engineers (USACE), for the discharge of dredged or fill material into all waters of the United States, including wetlands. Authorizations are conducted through the issuance of Nationwide (or General) Permits, for activities that would cause only minimal permanent individual (between 0.1 and 0.5 acre) and cumulative impacts; through Individual (or Standard) Permits for activities that are likely to have more than a minimal permanent (greater than 0.5 acre) or cumulative impact to aquatic resources; and through Letters of Permission (LOPs) which are a type of individual permit issued through an abbreviated process that includes coordination with federal and state fish and wildlife agencies and a public interest evaluation, but without the 30-day permit notice period that is required for Individual Permits. The project would be under the jurisdiction of the Los Angeles District of the USACE.

Wetlands and other waters that do not meet the definition of waters of the U.S. are not covered by the CWA; however, they are regulated by the State of California through the Porter-Cologne Water Quality Control Act (Porter-Cologne) and SWRCB Resolution No. 2019-0015 for California.

3.1.2 Endangered Species Act (ESA)

The federal Endangered Species Act of 1973 (Title 16, United States Code [U.S.C.] §§ 1531-1543; ESA), as amended, designates and provides for protection of listed threatened and endangered plant and animal species, and their critical habitat. The USFWS, in the Department of the Interior, and the National Oceanic and Atmospheric Administration's National Marine Fisheries Service (NMFS), in the Department of Commerce, share responsibility for administration of the ESA. These responsibilities include listing and delisting species, designating critical habitat, and formulating recovery plans.

Under the ESA, the Secretary of the Department of the Interior is required to designate critical habitat for each species it lists under the ESA. Federal agencies are prohibited from authorizing, funding or carrying out actions that destroy or adversely modify critical habitat. Section 3 of the ESA defines critical habitat for a threatened or endangered species as [ESA § 3(5)(A)]:

The specific areas within the geographical area occupied by the species, at the time it is listed in accordance with the provisions of § 4 of the ESA, on which are found those physical or biological features essential to the conservation of the species and which may require special management considerations or protection; and

Specific areas outside the geographical area occupied by the species at the time it is listed in accordance with the provisions of § 4 of the ESA, upon a determination by the Secretary that such areas are essential for the conservation of the species.

3.1.2.1 Section 4 (Determination of Endangered Species and Threatened Species)

Section 4 of the ESA addresses listing of species in need of the ESA's protection. Species are listed as either endangered or threatened under § 4 of the ESA. A federal endangered species is one that is facing extinction throughout all or a significant portion of its range. A federal threatened species is one likely to become endangered within the foreseeable future throughout all or a significant portion of its range. Under Section 4, actions needed to recover those species and conserve their habitat are also identified, along with a process for reaching recovery goals that allow for a species' removal from federal protection. The presence on a BSA of any fish or wildlife species that is federally listed as endangered or threatened generally imposes constraints on development to the extent that development is likely to result in a prohibited "take" of the species or substantial adverse modification of its habitat as described in *Section 9 (Prohibited Acts)*, below.

3.1.2.2 Section 7 (Interagency Cooperation)

Two sections of the ESA (§7 and § 10) authorize incidental take. Section 7 of the ESA regulates take associated with federal projects or projects that require a federal permit. It also requires federal agencies to use their authority to carry out conservation programs to benefit endangered and threatened species. Under § 7, federal agencies are required to consult with the USFWS or the NMFS to ensure that any action they carry out, including those they fund or authorize (such as through a permit) will not likely jeopardize the continued existence of listed species, or result in the destruction or adverse modification of proposed or designated critical habitat of such species. Under § 7, consultations can either be informal or formal.

3.1.2.3 Section 9 (Prohibited Acts)

Once a species is listed, § 9 of the ESA makes it unlawful for any person, including private and public entities, to "take species listed as endangered or without a permit issued pursuant to § 10 or an

incidental take statement issued pursuant to § 7. Section 9 defines "take" as "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect or attempt to engage in any such conduct." The term "harm" is defined as "an act which actually kills or injures wildlife. Such an act may include substantial habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding, or sheltering."

ESA § 9's take prohibitions apply to listed wildlife and fish species, but not to plants. Endangered plants are not protected from take, although it is unlawful to remove, possess, or maliciously damage or destroy them on federal lands. Removing or damaging listed plants on state and private lands in knowing violation of state law, or in the course of violating a state criminal trespass law, also is illegal under the ESA.

3.1.2.4 Section 10 (Incidental Take Permits and Habitat Conservation Plans)

An incidental take permit pursuant to § 10(a)(1)(B) is required when non-Federal, otherwise lawful activities, including lawful project development, will result in take of threatened or endangered wildlife. Under this provision, the USFWS and/or NMFS may, where appropriate, authorize the taking of federally listed wildlife or fish if such taking occurs incidentally during otherwise legal activities. Section 10(a)(2)(B) requires an application for an incidental take permit to include an HCP. The purpose of the habitat conservation planning process associated with the permit is to ensure there is adequate avoidance, minimization and mitigation measures to address the effects of the authorized incidental take. Section 10 provides a clear regulatory mechanism to permit the incidental take of federally listed fish and wildlife species by private interests and non-Federal governmental agencies.

3.1.3 Migratory Bird Treaty Act (MBTA)

The Migratory Bird Treaty Act (MBTA) of 1918 (Title 16, U.S.C. §§ 703 - 712), as amended, implements various treaties and conventions between the United States (U.S.) and Canada, Japan, Mexico and the former Soviet Union for the protection of migratory birds. The MBTA makes it unlawful to pursue, hunt, take, capture, kill, possess, sell, purchase, barter, import, export, or transport any migratory bird, or any part, nest, or egg or any such bird, unless authorized under a permit issued by the Secretary of the Interior. Some regulatory exceptions apply. Take is defined in regulations implementing the MBTA as to *pursue, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to carry out these activities*. The MBTA prohibits the collection and destruction of a migratory bird, its nest, and birds or eggs contained in the nest. The USFWS' Migratory Bird Permit Memorandum (MBPM-2; dated April 15, 2003) clarifies that destruction of most *unoccupied* bird nests is permissible under the MBTA; exceptions include nests of federally listed threatened or endangered migratory birds, bald eagles, and golden eagles. Take under the MBTA does not include habitat destruction or alteration, as long as there is not a direct taking of birds, nests, eggs, or parts thereof. The USFWS has statutory authority and responsibility for enforcing the MBTA (USFWS, 2024b).

3.1.4 National Environmental Policy Act (NEPA)

The National Environmental Policy Act (NEPA) of 1969 (42 U.S.C. § 4321) requires federal agencies carrying out, funding, or permitting projects, or implementing any other major federal action that significantly adversely affects the quality of the human environment to prepare a detailed environmental impact analysis for the major Federal action. The analysis, known as the Environmental Impact Statement or an Environmental Assessment, must address the adverse environmental impacts of the proposed action, any adverse environmental effects which cannot be

avoided should the proposal be implemented, alternatives to the proposed action, the relationship between local short-term uses of man's environment and the maintenance and enhancement of long-term productivity, and any irreversible and irretrievable commitments of resources which would be involved in the proposed action should it be implemented. The Council on Environmental Quality (CEQ) has promulgated regulations for implementing NEPA's requirements. (40 C.F.R. §§ 1502 et seq.) Pursuant to state and federal law, NEPA evaluations may be prepared in combination with, or may rely upon environmental analyses prepared under the California Environmental Quality Act 40 C.F.R. §§ 1506.2, 1506.4.

3.1.5 Prevention and Control of Invasive Species - Executive Order 13112

Executive Order 13112 (February 3, 1999) directs all federal agencies to work cooperatively to prevent and control the introduction of invasive non-native species in a cost-effective and environmentally sound manner to minimize their economic, ecological, and human health impacts. Executive Order 11312 established a national Invasive Species Council made up of federal agencies and departments and a supporting Invasive Species Advisory Committee composed of state, local, and private entities. The Invasive Species Council and Advisory Committee oversee and facilitate implementation of the Executive Order, including preparation of a National Invasive Species Management Plan.

3.2 State Statutes and Regulations

3.2.1 California Environmental Quality Act (CEQA)

The California Environmental Quality Act of 1970 (Title 14, California Code of Regulations, §§ 15002-15387; CEQA) is California's broadest environmental law. CEQA applies to certain activities of state and local public agencies. It requires lead agencies - that is, those making land use decisions – as well as any other responsible state agencies issuing discretionary permits, to evaluate and disclose the significance of all potential environmental impacts of a project. The lead agency is also responsible for identifying, negotiating and implementing feasible impact avoidance, minimization, or mitigation measures that reduce and compensate for significant environmental impacts with the goal of reducing those impacts to less than significant levels. Lead agencies determine significance on a project-by-project basis because they must consider all potential risk, including cumulative impacts, within a local and regional context, as well as evaluate unique factors particular to the planning area when exercising their discretion to approve or disapprove a project.

The CEQA Guidelines specify that a project has a significant impact to the environment if, among other things, it has the potential to *substantially degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or an animal community; substantially reduce the number or restrict the range of an endangered, rare or threatened species*…. (§ 15065[a][1]).

The purposes of CEQA are to:

- Disclose to the public the significant environmental impacts of a proposed discretionary project, through the preparation of an Initial Study, Negative Declaration, or Environmental Impact Report.

- Prevent or minimize damage to the environment through development of project alternatives, mitigation measures, and mitigation monitoring.

- Disclose to the public the agency decision making process utilized to approve discretionary projects through findings and statements of overriding consideration.

- Enhance public participation in the environmental review process through scoping meetings, public notice, public review, hearings, and the judicial process.

- Improve interagency coordination through early consultations, scoping meetings, notices of preparation, and State Clearinghouse review.

3.2.2 California Endangered Species Act (CESA)

The California Endangered Species Act (CESA, and California Fish and Game Code [FGC] §§ 2050-2089) was enacted in 1984 to parallel the federal ESA and allows the Fish and Game Commission to designate species, including plants, as *threatened* or *endangered* CESA states that all native species of fishes, amphibians, reptiles, birds, mammals, and plants, and their habitat, threatened with extinction and those experiencing a significant decline which, if not halted, would lead to a threatened or endangered designation, will be protected or preserved. Unlike the ESA, CESA does not include listing provisions for invertebrate species.

CESA makes it illegal to import, export, take, possess, purchase, sell, or attempt to do any of those actions to species that are designated as threatened, endangered, or candidates for listing, unless permitted by CDFW. Section 2080 FGC prohibits take of any species that the Commission determines to be an endangered species or a threatened species. *Take* is defined in § 86 FGC as *hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill*.

Under § 2081 of CESA, CDFW may permit take or possession of threatened, endangered, or candidate species for scientific, educational, or management purposes, and may also permit take of these species that is incidental to otherwise lawful activities if certain conditions are met. Some of the conditions for issuance of permits allowing incidental take are that the adverse effects of the take must be minimized and fully mitigated, adequate funding must be ensured for implementation of identified mitigation, and that the activity shall not jeopardize the continued existence of the listed species. CESA emphasizes early consultation to avoid potential impacts to candidate and listed endangered and threatened species, and to develop appropriate mitigation to offset project caused losses of listed species populations and their essential habitat.

3.2.3 Fully Protected Species - California Fish and Game Code § 3511, § 4700, § 5050 and § 5515

The classification of fully protected was the State of California's initial effort in the 1960s to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were created for birds (§ 3511), mammals (§ 4700), amphibians and reptiles (§ 5050), and fish (§ 5515). Fully protected animal species may not be taken or possessed at any time and no licenses or permits may be issued for their take, except for collecting these species for scientific research and relocation of the species for certain purposes. *Take* is defined in § 86 FGC as *hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill*. Under § 2835 FGC, CDFW may only issue permits allowing incidental take of fully protected species if a NCCP is prepared that provides for the protection of that species in accordance with the requirements and standards applicable to NCCPs (§§ 2800-2835 FGC). Alternatively, avoidance measures sufficient to prevent incidental take of fully protected species must be incorporated into project design, and construction plans and operations.

3.2.4 Bird Nests and Eggs - California Fish and Game Code § 3503

California Fish and Game Code § 3503 states that it is unlawful to *take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto*. Disturbance that causes nest abandonment and/or loss of reproductive effort (e.g., killing or abandonment of eggs or young) may be considered take. Avoidance measures sufficient to prevent incidental take of bird nests and eggs protected by this statute must be incorporated into project design, and construction plans and operations.

3.2.4.1 Birds of Prey and their Eggs – California Fish and Game Code § 3503.5

Raptor is the term used for a group of birds consisting of hawks, falcons, kites, eagles, vultures and owls. Raptors, also referred to as *birds of prey*, are a valuable resource to the State of California. More than 30 species of raptors inhabit California at some point in their life cycle. California Fish and Game Code § 3503.5 makes it unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (raptors) or to take, possess, or destroy the nest or eggs of any such birds except as otherwise provided by this code or any regulation adopted pursuant thereto. The order Falconiformes is comprised of four families with around 311 species. These are the birds of prey (falcons, hawks, eagles, vultures, and ospreys). The order Strigiformes, comprised solely of owls, contains two families and over 130 species. All raptors and their nests are protected under § 3503.5 FGC. Avoidance measures sufficient to prevent incidental take of these species, their eggs and their nests protected by this statute must be incorporated into project design, and construction plans and operations.

3.2.4.2 Migratory Birds – California Fish and Game Code § 3513

California Fish and Game Code § 3513 protects California's migratory birds by making it unlawful to take or possess any migratory non-game bird as designated by the MBTA, except as authorized in regulations adopted by the federal government under provisions of the MBTA. Except as permitted by USFWS, avoidance measures sufficient to prevent incidental take of these species, their eggs and their nests protected by this statute must be incorporated into project design, and construction plans and operations.

3.2.5 Native Plant Protection Act (NPPA) – California Fish and Game Code §§ 1900-1913

The Native Plant Protection Act (NPPA), enacted in 1977, allows the Fish and Game Commission to designate native plants as state *endangered* or *rare*, mirroring the designations created for animal species by the CESA of 1970. The NPPA, administered by CDFW, requires all state agencies to utilize their authority to preserve, protect and enhance endangered or rare native plants of California. Section 1908 of the NPPA prohibits the *take, possession, propagation, import, export, or sale* of any native plant that the Fish and Game Commission determines to be an endangered or rare native plant, except when the take is incidental to agricultural and nursery operations, emergencies, or the possession or sale of real property on which the plant is growing.

CDFW may authorize the take, possession, import, or export of some plants that are protected by the NPPA. It may also authorize take and possession for scientific, educational or management purposes, or authorize take that is incidental to otherwise lawful activities if certain conditions are met. CDFW issues most of these permits to individuals to identify, document and voucher listed plant species, typically during botanical surveys, and may also issue permits to individuals or organizations for other scientific, educational or management purposes, most typically research or recovery actions

for state-listed plant species. Section 1913(c) FGC further provides that where the owner of land has been notified by CDFW that native plant listed as rare or endangered is growing on such land, the owner shall notify CDFW at least 10 days in advance of changing the land use to allow for salvage of the listed plant(s) subject to the notification. The failure by CDFW to salvage such plant within 10 days of notification of change in land use shall entitle the owner of the land to proceed with the change.

3.2.6 Porter-Cologne Water Quality Control Act

The Porter-Cologne Water Quality Control Act (Porter-Cologne) defines water quality objectives as the *allowable limits or levels of water quality constituents or characteristics which are established for the reasonable protection of beneficial uses of water or the prevention of nuisances within a specific area*. Thus, water quality objectives are intended to protect the public health and welfare, and to maintain or enhance water quality in relation to the existing and/or potential beneficial uses of the water. Water quality objectives apply to both waters of the U.S. and waters of the State. In the State of California, Porter-Cologne is administered in concurrence with the § 401 CWA WQC. As with § 401 CWA, this project is within the jurisdiction of the Central Valley RWQCB.

3.2.7 State Water Resources Control Board Resolution No. 2019-0015

The California Code of Regulations, Title 23, § 3831(w) states that [*a*]*ll waters of the United States are also 'waters of the state.'* This regulation has remained in effect despite Supreme Court decisions such as *Rapanos* and *SWANCC*, which added limitations to what could be considered a water of the U.S. Because the interpretation of waters of the U.S. in place at the time § 3831(w) was adopted was broader than any post-*Rapanos* or post-*SWANCC* regulatory definitions that incorporated more limitations into the scope of federal jurisdiction, it is consistent with the Water Boards' intent to include both historic and current definitions of waters of the U.S. into the SWRCBs wetland jurisdictional framework.

The inclusion of both current and historic definitions of *waters of the U.*S. ensures some regulatory stability in an area that has otherwise been in flux. The status of a water of the U.S. may only be used to establish that a wetland or water qualifies as a water of the State; it cannot be used to exclude a wetland or water from qualifying as a water of the State. In other words, wetlands that are categorically excluded from qualifying as a water of the U.S. may nevertheless qualify as waters of the State under another jurisdictional category. Examples of waters of the State include (but are not limited to) ephemeral streams and isolated wetlands (e.g., seeps, vernal pools).

On April 2, 2019, the SWRCB adopted **Resolution No. 2019-0015**, *Amendment to the Water Quality Control Plan for Ocean Waters of California and the Water Quality Control Plan for Inland Surface Waters, Enclosed Bays, and Estuaries of California to Establish a State Wetland Definition and Procedures for Discharges of Discharges of Dredged or Fill Material to Waters of the State* (Procedures).

The Procedures give the SWRCB and its nine RWQCBs the authority to regulate the discharge of dredged or fill material to non-federal waters (i.e., to waters of the State) pursuant to Porter-Cologne. When a discharge is proposed to waters outside of federal jurisdiction, the SWRCB and the RWQCBs regulate the discharge under Porter-Cologne through the issuance of Waste Discharge Requirements (WDRs) permits to ensure that the discharge does not violate state water quality standards or any other appropriate requirement of State law. This project is within the jurisdiction of the Central Valley (Region 5) RWQCB.

3.2.8 Lake or Streambed Alteration Agreement

Sections 1600-1617 FGC protect the natural flow and the bed, channel, and bank of any river, stream, or lake designated by the CDFW which is at any time an existing fish or wildlife resource, or a waterbody from which these resources derive benefit. General project plans must be submitted to CDWF in sufficient detail to indicate the nature of the project proposed for construction, if the project would:

- Divert, obstruct, or change a streambed
- Use material from the streambeds
- Result in the disposal or deposition of debris, waste, or other material containing crumbled, flaked, or ground pavement where it can pass into a stream.

The project is within the jurisdiction of the CDFW North Central Region.

3.2.9 Natural Community Conservation Planning Act of 2003 (NCCP Act)

The California Natural Community Conservation Planning Act (NCCP Act) was enacted to encourage broad-based planning to provide for effective protection and conservation of the State's wildlife resources while continuing to allow appropriate development and growth (§§ 2800 to 2835 FGC). NCCPs may be implemented, which identify measures necessary to conserve and manage natural biological diversity within the planning area, while allowing compatible and appropriate economic development, growth, and other human uses. An approved NCCP enables the California Department of Fish and Wildlife to authorize take of species consistent with the NCCP Act and § 2835 FGC.

3.3 Regional and Local Ordinances, Plans and Policies

3.3.1 Calaveras County General Plan (Conservation & Open Space Element)

The Calaveras County General Plan (Conservation and Open Space Element [COS]) includes policies and implementing measures for the protection of oak woodlands and other biological resources as listed below (County of Calaveras, 2019, p. COS 12).

Goal and Policies: Biological Resources (County of Calaveras, 2019, p. COS 12)

Goal COS-3 A diversity of native plants, fish, and wildlife species and their habitats.

- Policy COS 3.1: To protect sensitive biological resources, new development shall use site planning techniques, including buffers and setbacks, and encourage other techniques such as clustering of development. (Implementing Measure [IM] COS-4B)

- Policy COS 3.2 Avoid impacts to habitats that support special status species to the extent practicable. Where impacts cannot be avoided, mitigate impacts in accordance with resource agency (CDFW and/or USFWS) protocols/policies for the species. (IM COS-3B, COS-4B, COS-4C, COS-4F, COS-4H, COS-4I, COS-4K, COS-4L, COS-4N and COS-4O).

- Policy COS 3.3: Require new development to identify and mitigate impacts to wildlife habitat and wetlands, riparian habitats and other aquatic resources consistent with state and federal regulations. (IM COS-4C COS-4D, COS-4H, COS-4I, COS-4K, COS-4L, COS-4N and COS-4O)

- Policy COS 3.4: Identify and protect corridors important to wildlife movement and dispersal. (IM COS-4C and COS-4E)

- Policy COS 3.5: Encourage preservation of oak woodlands in accordance with state law. (IM COS-4D)

- Policy COS 3.6: Conservation easements may be acceptable means to mitigate impacts to protect wildlife habitat, wetland areas, and oak woodlands from new development. (IM COS-4D, COS-4F, COS-4H, COS-4I, COS-4K, COS-4L, COS-4N and COS-4O)

- Policy COS 3.7: Support efforts to eradicate invasive species and encourage practices that reduce their spread. (IM COS-4G, COS-4J and COS-4K)

- Policy COS 3.8: Where practicable, improve the ability of listed species and any native wildlife to safely cross highways and roadways to reduce human injuries and fatalities resulting from vehicle-animal collisions. (IM COS-4O)

- Policy COS 3.9: Preserve and enhance healthy woodlands consistent with state law, reasonable development and fire safety considerations. (IM COS-4D) (County of Calaveras, 2019, p. COS 12)

4.0 STUDY METHODS

This Section describes the study methods used by biologists for evaluating the biological resources within the BSA.

4.1 Literature Review and Findings

Prior to field surveys, biologists conducted a literature review to identify habitat, special-status plant and wildlife species, potential jurisdictional areas (i.e., waters of the U.S. and State), critical habitat, and wildlife movement corridors potentially associated with the BSA. Biologists reviewed relevant literature, databases, agency web sites, reports and management plans, Geographic Information System (GIS) data, maps, and aerial imagery obtained from public domain sources. The review also helped to determine which biological surveys may be required prior to site construction and development.

4.1.1 Topography and Physical Features

To gain a perspective of the topographic and physical features associated with the BSA and project vicinity, biologists reviewed maps such as the USGS 7.5-Minute Topographic Map *San Andreas* Quadrangle and current aerial imagery (Google Earth Pro, 2024; USGS, 2015). Information obtained from this review included onsite and offsite locations of city and county boundaries and jurisdictions; valleys, hills, and mountain ranges; park boundaries; natural and man-made drainages, potential wetlands, and open waters (lakes, ponds, etc.); plant community boundaries; land use such as developed land and natural open space; important landmarks; roads, highways, paths, and trails; and potential wildlife movement corridors.

4.1.2 Soils

The Web Soil Survey, operated by the United States Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS), was used to create a custom soil resource report for a description of the soils associated with the BSA (Soil Survey Staff, 2023). The Web Soil Survey provides soil data and information produced by the National Cooperative Soil Survey.

The NRCS soil survey for *Central Sierra Foothills Area, California, Parts of Calaveras and Tuolumne Counties* has mapped three soil unit types within the BSA (see **Appendix A** Figure 5 *USDA Soils and* **Appendix C** *Soils Report*).

4.1.3 Sensitive Vegetation Communities and Special-Status Plant and Wildlife Species

The methods described below were used to research and derive a comprehensive project-specific list of sensitive habitats, and special-status plants and wildlife to target during the field surveys. The literature review and query of the databases for reported locations of special-status species and habitat helped to identify the known locations of these resources in the project region and assisted in identifying the potential for onsite occurrence of such species.

- CDFW's California Natural Diversity Database (CNDDB) was used to identify sensitive vegetation communities and special-status plant and wildlife species that may exist within the BSA and within a ten-mile radius of the site (CNDDB, 2023a).

- The USFWS Information, Planning, and Conservation (IPaC) system was used to identify federal threatened and endangered plant and wildlife species and other natural resources of concern that may exist within the BSA (USFWS, 2023a).

Although the inventory list of special-status plant and wildlife species was not exhaustive of all species that might be of concern for the property, it provided a wide range of species that are representative of the habitat in the area. Special-status plant species that have been recorded within two miles of the BSA are shown in **Appendix A** Figure 6 *CNDDB Known Occurrences Plant Species and Habitats*.

Sensitive Vegetation Communities

Sensitive vegetation communities (also called *sensitive natural communities* or *sensitive habitat*) are communities that are of limited distribution statewide or within a county or region and are often vulnerable to environmental impacts of projects (CDFW, 2018). Sensitive habitats are often threatened with local extirpation and are therefore considered as valuable biological resources. The most current version of CDFW's *California Natural Communities List* indicates which natural communities are sensitive given the current state of the California classification (CDFW, 2023a). The *California Natural Community List, Preliminary Descriptions of the Terrestrial Natural Communities of California. State of California* (Holland, 1986) and *A Manual of California Vegetation, Second Edition* (Sawyer et al., 2009) were referenced for ranking the conservation status of vegetation communities within the BSA. The *California Natural Community List* includes alliance rankings according to their degree of imperilment. NatureServe is a non-profit conservation organization that provides scientific information about rare and endangered species and threatened ecosystems. In this BRE, vegetation communities are considered *sensitive* if they meet any of the following criteria:

- Recognized and considered sensitive by CDFW, USFWS, and/or special interest groups such as the CNPS.
- Habitat is under the jurisdiction of the USACE pursuant to Section 404 of the CWA and/or is under the jurisdiction of the CDFW pursuant to §§ 1600-1612 of the California Fish and Game Code.
- Known or believed to be of high priority for inventory in the CNDDB.
- Considered regionally rare.
- Has undergone a large-scale reduction due to increased encroachment and development.
- Supports special-status plant and/or wildlife species.
- Functions as an important corridor for wildlife movement.

Special-Status Plants

Plant species that are designated federally or state listed endangered, threatened, candidate, or state rare under the ESA, CESA, and/or the NPPA are referred to as *listed species*. Special-status plant species that have no designated status under the ESA, CESA, and/or the NPPA, but are designated as sensitive or locally important by federal agencies, state agencies, or nonprofit resource organizations such as the CNPS, are referred to as *sensitive* in this BRE. The term *special-status species* is used when referring to listed and sensitive species, collectively.

Two listed and 20 sensitive plant species were identified based on a literature review and query from publicly available databases (CNDDB, 2023a, CNPS, 2023a; USFWS, 2023a) for reported occurrences within a ten-mile radius of the BSA (see **Appendix A** Figure 6 *CNDDB Known Occurrences Plant Species and Habitats*). Each special-status plant species was assessed for its potential to occur within the BSA by comparing its habitat, known elevation range and known distribution obtained from the literature review, with the site-specific conditions.

The analysis of the species in the plant inventory is presented in **Appendix D** *Special-Status Species Occurrence Potential*. Results of the species occurrence potential evaluation are discussed in **Section 5.3**. The special-status plant species and sensitive natural communities that have been recorded within two miles of the BSA are shown on **Appendix A** Figure 6 *CNDDB Known Occurrences: Plant Species and Habitats*.

Special-Status Wildlife

Wildlife species that are designated federally or state listed endangered, threatened, candidate, or state rare under the ESA and/or CESA are referred to as *listed species*. Special-status wildlife species that have no designated status under the ESA and/or CESA, but are designated as sensitive or locally important by federal agencies, state agencies, local agencies and nonprofit resource organizations. The term *special-status species* is used when referring to listed and sensitive species, collectively.

Eleven listed and 18 sensitive wildlife species were identified based on a literature review and query from publicly available databases (CNDDB, 2023a; eBird, 2023, USFWS, 2023a) for reported occurrences within a ten-mile radius of the BSA (hereafter; wildlife inventory). One species in the wildlife inventory, Townsend's big-eared bat (*Corynorhinus townsendii*), has been recorded within a two-mile radius from the project (CNDDB, 2023a; see **Appendix A** Figure 7 *CNDDB Known Occurrences Wildlife Species*).

Each special-status wildlife species was assessed for its potential to occur within the BSA by comparing its habitat range and distribution with the location and elevation range of the BSA. A species was determined as *not expected to occur* within the BSA if the BSA is outside the species' known geographic range and/or the species' known elevation range. The project is not anticipated to impact wildlife species that were determined not expected to occur within the BSA. All wildlife species evaluated in the wildlife inventory are discussed in **Appendix D** *Special-Status Species Occurrence Potential*. See **Section 5.4** for additional information.

4.1.4 Protected Trees

Prior to field surveys, UltraSystems biologists reviewed the following federal, state, regional and local regulatory agencies to determine which habitat and tree species are protected:

- The State and Federally Listed Endangered, Threatened, and Rare Plants of California (CNDDB, 2024a) which lists species that are protected by state and/or federal acts such as CESA and ESA.

- The CNPS Inventory of Rare and Endangered Plants (CNPS, 2023a)

- County of Calaveras General Plan (County of Calaveras, 2019a)

The Calaveras County General Plan (Conservation and Open Space Element) includes policies and implementing measures for the protection of oak woodlands and other biological resources (County of Calaveras, 2019, p. COS 12), as described in **Section 3.3.2** of this BRE.

4.1.5 Waters of the U.S. and State (including Wetlands)

Aerial imagery was reviewed to identify natural and man-made drainages, open water (lakes, ponds, etc.), and other features within the BSA that may be subject to federal or state jurisdictional authority. The USGS 7.5-Minute Topographic Map *San Andreas* Quadrangle (USGS, 2015) was reviewed to identify potential presence or absence of watercourses and topographic features than may be indicative of water features. It should be noted that topographic maps do not show all drainages that may exist in an area.

The National Wetlands Inventory (NWI) database and maps developed by the USFWS (USFWS, 2023b) were used as preliminary indicators of potential wetland areas based on changes in vegetation patterns to identify potentially jurisdictional features within the planning area as indicated from topographic changes or visible stream patterns. The digital wetland data for the project vicinity was later verified during biological surveys. The NWI maps wetlands, streams, and rivers that are large enough to be seen using aerial photography; therefore, not all wetlands are mapped by the NWI.

The USGS National Hydrography Dataset (NHD) was also used to identify hydrologic features such as rivers, streams, canals, lakes, and ponds. (USGS, 2023).

Additionally, the watershed boundary data set containing the most current 10-digit and 12-digit HUCs was obtained in geodatabase form from the USGS to aid with assessing USACE jurisdiction of waters draining the BSA.

The following were also reviewed and consulted:

- *Corps of Engineers Wetlands Delineation Manual* (*i.e., 1987 Manual*)
- *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region, Version 2.0* (*Arid West Supplement;* USACE, 2008)
- *The National Wetland Plant List. version 3.5* (USACE, 2020)
- *A Field Guide to the Identification of the Ordinary High Water Mark (OHWM) in the Arid West Region of the Western United States: A Delineation Manual* (Lichvar and McColley, 2008)
- *Updated Datasheet for the Identification of the Ordinary High Water Mark (OHWM) in the Arid West Region of the Western United States* (Curtis and Lichvar, 2010)

The USACE published the 1987 Manual for the identification and delineation of wetlands which have since been superseded and presented in regional supplements. In 2008, the USACE published the

Arid West Supplement, which is a supplement to the 1987 Manual and describes wetland indicators, delineation guidance, and other information that is specific to the Arid West region (USACE, 2008).

4.1.6 Critical Habitat

When a species is listed as federal endangered or threatened, areas of habitat considered essential to its conservation may be designated as critical habitat.

Designated critical habitat is described in 50 CFR Parts 17 and 226. Critical habitat may include areas that are not currently occupied by the species, but that will be needed for its recovery. In addition, the USFWS normally excludes developed areas within mapped critical habitat boundaries as critical habitat. The USFWS' Critical Habitat Report was reviewed to identify federal threatened and endangered species designated final and proposed critical habitat designations within ten miles of the BSA (USFWS, 2024c).

4.1.7 Wildlife Corridors

A wildlife corridor is a connection of habitat, generally native vegetation, which joins two or more larger areas of similar habitat that are otherwise separated by natural barriers, changes in vegetation composition, or land permanently altered for human activities. Habitat fragmentation and loss are the two main contributors to the decline of biodiversity. Wildlife corridors facilitate movement through dispersal, seasonal migration, and movement for foraging, breeding, cover, etc. Corridors allow for physical and genetic exchange between isolated wildlife populations and are critical for the maintenance of ecological processes, including allowing for the movement of animals and the continuation of viable populations and higher species diversity.

Wildlife corridors may either be contiguous strips of vegetation and habitat such as ridgelines or riverbeds, or intermittent patches of habitat or physical features close enough to allow passage. Corridors can be natural or man-made, man-made corridors (e.g., culverts, streets, etc.) are often referred to as *wildlife crossings* and they allow wildlife to pass through physical barriers that would otherwise hinder movement.

Corridors that are generally safeguarded from human activities such as noise, traffic, and light will better function for wildlife movement. To determine the potential for the BSA to contain wildlife corridors, biologists used the BIOS Habitat Connectivity Viewer to search for CDFW Essential Connectivity Areas, Natural Landscape Blocks, and Small Natural Areas (CDFW, 2024a). Additionally, biologists reviewed the *San Andreas* Quadrangle Map (USGS, 2015) and viewed aerial imagery (Google Earth Pro, 2024) to search for physical features that might serve as wildlife corridors.

4.2 Field Survey Methods

The field survey methods used by UltraSystems biologist Zachary Neider (biologist) within the BSA during the November 27 through 30, 2023 field surveys are described in this section. The following surveys were conducted:

- Habitat assessment and plant community and land cover type mapping;
- General plant surveys
- General wildlife surveys

- Tree survey
- Wildlife movement evaluation
- Jurisdictional assessment (waters of the U.S. and State), including wetlands
- Vernal pools assessment

The general biological surveys were conducted during the daytime by walking slowly across accessible areas of the BSA, with particular attention given to the proposed project's impact area. Aerial imagery and binocular survey were used for inaccessible areas. Representative photographs taken during the field surveys are provided in **Appendix E** *Site Photographs*.

The biologists used regional flora and fauna field guides, topographic, and aerial maps to assist in identifying habitat and physical features, and to identify and record special-status species. In addition, biologists used Global Positioning System (GPS) units and other GIS and survey-related techniques, hardware and software to collect data and populate attributes required by the relevant agencies. Photographs were taken during the field surveys to record site conditions at the time of the field surveys. The methods for each type of biological surveys are described in the following sections.

4.2.1 Habitat Assessment and Land Cover Type Mapping

During the survey, plant and wildlife species, vegetation communities, and land cover types were identified and inventoried. The biologists characterized the existing habitat and searched for the presence of sensitive vegetation communities. The purpose of the habitat assessment was to ascertain existing site conditions and identify habitat areas that could be suitable for special-status plant and wildlife species.

4.2.2 General Plant Surveys

The biologists surveyed the BSA to identify habitat, vegetation, and for the potential presence of special-status plant species. Plant species were identified using plant field guides and taxonomical guides, such as The Jepson Manual: Vascular Plants of California, second edition (Baldwin et al. 2012). All identifiable plant species encountered during the field surveys were recorded in field notes. Special focus was given to potentially jurisdictional areas. The list of all species documented is presented in **Appendix F** *Plant and Wildlife Species Observed.*

4.2.3 General Wildlife Surveys

The biologists surveyed the BSA for common wildlife and the presence of special-status wildlife species. The purposes of the wildlife surveys were to note those species observed, ascertain general site conditions, and identify areas with habitat that would be suitable for special-status wildlife species.

Wildlife species encountered visually or audibly during the field surveys were identified and recorded in field notes. The biologist also recorded signs of wildlife, including animal tracks, burrows, dens, nests, nest sites, scat, or remains, if present. The wildlife inventory analysis can be found in **Appendix D** *Special-Status Species Occurrence Potential*.

4.2.4 Tree Survey

A tree inventory and health assessment of all accessible onsite trees was performed by UltraSystems biologist Zach Neider (ISA Certified Arborist [WE-11615A]) on November 27 through 30, 2023 (see **Appendix G** *Tree Survey Data and Appendix*). The trees were assessed with respect to their health, structure, vigor, size (trunk diameter at breast height [DBH] and canopy diameter), and proximity to existing or proposed structures.

Trunk diameter measurements were collected at DBH using tree diameter tape or calipers. Tree height measurements were performed using a rangefinder hypsometer with clinometer feature. Tree canopy was measured by visual estimate, using the longest branch as dripline radius (DLR), which is the measurement (ft) from the main trunk to the end of the longest branch. DLR was measured while walking the perimeter of the canopy. A number grade (1 through 5, 5 being healthiest) for the health and structure, in accordance with the Guide for Plant Appraisal (CTLA & ISA, 2000), or equivalent, was assigned to each living tree.

It should be noted that the health of a tree is generally dependent on a host of physical and biotic factors including climatic and soil conditions, physical or mechanical damage of a non-biotic origin, such as fire, and/or biotic stressors such as infestation of various pests including, but not limited to, ants, termites, wood boring beetles, cambium eating beetles, and fungus of various types. While the aesthetic value of a tree is subjective, a tree is usually considered highly aesthetic if it has generally dense foliage, a relatively uniform or spectacular irregular shape and large size.

Assessments of aesthetic and health factors for each tree, as well as an overall vigor rating, were documented. Surveyed trees were evaluated for overall health. Health was rated from 1 to 5, with ratings defined below. Photographs of both the surveyed trees and the non-surveyed trees are included in the photo appendix (**Appendix H** *Tree Inventory Photographs*).

The following rating system and respective criteria were used to establish each overall health grade:

1. **Dead**: Dead trees exhibit no indication of living tissue.

2. **Poor**: Greater than 75 percent of this tree shows evidence of stress, disease and/or pest infestation and appears to be in a state of rapid decline. The degree of decline may vary greatly.

3. **Average**: Semi-healthy in overall appearance, with 25 - 75 percent of the tree showing evidence of stress, disease and/or pest infestation.

4. **Good**: A healthy and vigorous tree with less than 25 percent of the tree affected by visible signs of stress, disease and/or pest infestation.

5. **Excellent**: A healthy and vigorous tree characteristic of its species and reasonably free of any visible signs of stress, disease or pest infestation.

Pursuant to the ISA Guide for Plant Appraisal (CTLA & ISA, 2000), tree health and structure were evaluated with respect to five distinct tree components: roots, trunk(s), scaffold branches, small branches, and foliage. Each component of the tree was assessed with regard to health factors such as insect, fungal, or pathogen damage; fire damage; mechanical damage; presence of decay; presence of wilted or dead leaves; and wound closure. This method of tree condition rating, as described above, is comprehensive and results in ratings that are useful for determining the status of trees based on

common standards. Trees in natural settings have important habitat value, as evidenced by numerous cavity nesters and insects that thrive on and within trees, even when they are considered in poor structural or health condition. However, this assessment focuses on tree condition with regard to health and structure for purposes of analyzing potential project impacts and, where necessary, providing recommendations for mitigating potential tree hazards, such as trees with weak limb attachments, cavities and rot, or excessive lean.

4.2.5 Waters of the U.S. and State (including Wetlands)

The biologists determined the presence or absence of potential natural and man-made drainages, open water (lakes, ponds, etc.), wetlands, and other water features that may be subject to federal or state jurisdictional authority within the BSA.

The biologists observed a natural seep along the southwestern border of the project site, at the bottom of a steep slope (see **Appendix A**, Figure 8). Although a jurisdictional delineation survey was outside the scope of this biological reconnaissance survey, the general boundary of the seep and adjacent wet area was mapped as part of the biological survey. However, before the biologist was able to observe and document the plants associated with the seep, the site was covered by backfill pushed down from above by a crew from the Calaveras County Water District working on an unrelated project on a neighboring property, and most of the plant species associated with this seep are currently unknown. No additional wetlands or drainages were observed during the biological survey.

4.2.6 Wildlife Movement Evaluation

Biologists conducted an evaluation of potential wildlife movement within the BSA and vicinity through a literature review, field surveys, and by examining aerial imagery and maps. While in the field, biologists searched for potential natural and man-made travel routes in the BSA. Biologists also searched for natural and man-made barriers to wildlife movement.

5.0 RESULTS

This section describes the results of the literature review and the conditions existing within the BSA at the time the biological field surveys were conducted.

5.1 Environmental Setting

The areas surrounding the project site contain undeveloped land, oak woodlands, commercial developments, residences, and paved surfaces including roadways. There is a cemetery adjacent to the project site on the west and southwest. Areas landscaped with ornamental vegetation are minimal in the areas surrounding the project site, although several remnant ornamentals can be found on site, including almond (*Prunus dulcis*), plum (*Prunus cerasifera*), and olive (*Olea europea*) species.

The highest surface elevations on the project site are in the south and southwest segments. The project site (approximately 4.16 acres) contains undeveloped land supporting oak woodlands.

The project site is located in the U.S. Department of Agriculture (USDA) Major Land Resource Area (MRLA) 18, Sierra Nevada Foothills. MLRA 18 is on the toeslope of the Sierra Nevada mountains and covers approximately 8,057 square miles. The area is characterized by rolling to steep, dissected hills and low mountains primarily dominated by fire-prone oak woodlands, oak savannas, chaparral, and grasslands. (USDA NRCS 2022, p. 66). This area supports a species-rich, ecologically diverse and complex patchwork of habitats primarily dominated by oak woodlands, oak savannas, chaparral, and annual grasslands. Major wildlife species include black-tailed deer, mountain lion, coyote, gray fox, raccoon, porcupine, skunk, jackrabbit, ground squirrel, pocket gopher, brown rat, field mouse, valley quail, band-tailed pigeon, red-headed woodpecker, mourning dove, mallard, cinnamon teal, wood duck, and rattlesnake. Fish species include black bass, bluegill, crappie, trout, salmon, steelhead, and catfish (USDA NRCS 2022, p. 67).

5.1.1 Land Use

The project's existing Zoning Designation is R3 (Residential). Surrounding land uses include Commercial (north), Cemetery (south), Multi-Family Residential (east), and Commercial Bank (west).

Land uses within the BSA include retail, commercial, religious, infrastructure, rural residential, and open space.

5.1.2 Local Climate

The National Oceanic and Atmospheric Administration (NOAA) operates weather stations throughout the U.S.; the weather station nearest to San Andreas is in Sonora, California, approximately 22 miles southeast of the project site. Seasonal temperature and precipitation for the period of record 1991 through 2020 are provided in **Table 5.1-1**.

Table 5.1-1
NOAA CLIMATE NORMALS: SONORA, CALIFORNIA

Season	Maximum Temperature (°F)	Minimum Temperature (°F)	Average Temperature (°F)	Precipitation (inches)	Snow (inches)
Annual	75.2	42.9	57.7	32.79	0.0
Winter	56.3	33.2	44.7	17.33	0.0
Spring	68.2	40.7	54.4	9.94	0.0
Summer	90.0	54.4	72.2	0.44	0.0
Autumn	75.4	43.4	59.4	5.08	0.0

Source: NOAA 2024

5.1.3 Soils

The USDA NRCS Web Soil Survey (Soil Survey Staff, 2023) has mapped three soil units within the BSA. These soil units are summarized in **Table 5.1-1** (see **Appendix A** Figure 5 *USDA Soils* and **Appendix D** *Soils Report*).

Table 5.1-2
SUMMARY OF MAPPED SOIL UNITS

Name	Symbol	Hydric	Drainage Class	Hydric? (Yes/No)	Acres in BSA
Loafercreek-Bonanza complex, 3 to 15 percent slopes	7074	No	Well-drained	No	24.7
Loafercreek-Gopheridge complex, 15 to 30 percent slopes	7086	No	Well-drained	No	2.6
Urban land-Loafercreek-Dunstone complex, 3 to 15 percent slopes	9015	Yes	Well-drained	No	17.4

Source: Custom Soil Resource Report (Soil Survey Staff, 2023); Soil Data Access (SDA) Hydric Soils List (USDA-NRCS, 2024)
Notes: Drainage Class: *Well-drained* soils are soils from which water is removed from the soil readily but not rapidly. Water is available to plant throughout most of the growing season in humid regions, and wetness does not inhibit growth for significant periods during most growing seasons. *Somewhat poorly drained* soils are soils in which water is removed so slowly that the soil is wet at a shallow depth for significant periods during the growing season.

The BSA is dominated by *Loafercreek-Bonanza complex, 3 to 15 percent slopes*. Loafercreek soils are primarily gravelly loam derived from colluvium and residuum from metavolcanic rocks, mainly greenschist (Soil Survey Staff, 2023; USDA, 2019). This soil unit is found primarily on toeslopes footslopes and is well-drained (USDA, 2019).

A geotechnical engineering study was conducted on the project site in 2022 (Condor Earth. 2022). Test pits dug on the project site indicated that onsite soils are generally comprised of Sandy Lean Clay (0 to 3 feet) and cobble conglomerate of the Mehrten Formation (0 to 11 feet; Condor Earth, 2022.

5.2 Land Cover Types

Three land cover types were observed and mapped within the BSA, and are presented with corresponding acreages in **Table 5.2-1**. Refer to **Appendix A** Figure 8 *Land Cover Types* for the location and extent of each land cover type within the BSA. Classifications of the plant communities are based on Holland's *Preliminary Descriptions of the Terrestrial Communities of California* (Holland, 1986) and *A Manual of California Vegetation Second Edition* (Sawyer et al., 2009).

Table 5.2-1
ACREAGE OF MAPPED LAND COVER TYPES

Mapped Land Cover	MCV2 Alliance Name[1]	Holland Classification[2]	Project Site (acres)	BSA (acres)
canyon live oak forest and woodland	canyon live oak forest and woodland *(Quercus chrysolepis* [tree] Forest & Woodland Alliance)	canyon live oak forest (81320)	4.16	11.89
wild oats and annual brome grasslands	*Avena spp. – Bromus spp.* Herbaceous Semi-Natural Alliance	nonnative grassland (42200)	0	9.43
developed/ornamental	n/a	n/a	0	23.32
TOTAL			4.16	44.63

1. Sawyer et al., 2009.
2. Holland, 1986.

The vegetation communities identified and mapped within the BSA during the literature review and field surveys are not considered sensitive (CDFW, 2023a).

5.2.1 Canyon live oak forest and woodland (*Quercus chrysolepis* [tree] Forest & Woodland Alliance)

Approximately 11.89 acres of intact canyon live oak forest and woodland were mapped in the BSA; approximately 4.16 acres were mapped within the project area. Sixty-seven canyon live oaks (*Quercus chrysolepis*) were inventoried during the surveys, making it the most common in the tree species on site. Additional relevant tree species inventoried include blue oak (*Quercus douglasii*), gray

pine (*Pinus sabiniana*), and valley oak (*Quercus lobata*). This land cover comprises the entire project site and has re-established itself to near normal conditions and understory.

Canyon live oak forest and woodland occurs on stream benches and terraces in canyon bottoms near streams; upland slopes on steep, shallow, rocky, infertile soils (CNPS, 2023b). Canyon live oak is the dominant species of this mapped land cover. The understory generally includes an assemblage of grasses and forbs such as wild oats (*Avena* spp.), bur chervil (*Anthriscus caucalis*), fiddleneck (*Amsinckia* spp.), brome (*Bromus* spp.), dogtail grass (*Cynosurus echinatus*), etc. This community is best characterized as canyon live oak forest described in the *Preliminary Descriptions of the Terrestrial Communities of California* (Holland, 1986). In *A Manual of California Vegetation Second Edition* (Sawyer et al., 2009) this species assemblage meets the membership rules for the canyon live oak forest and woodland *(Quercus chrysolepis* [tree] Forest & Woodland Alliance).

Canyon live oak forest and woodland has been designated by NatureServe as a secure (G5 and S5) natural community. However, oak woodlands in general are considered sensitive throughout California, wherever found. The existing canyon live oak forest and woodland alliance is synonymous with a specific type of oak woodland.

5.2.2 Developed/Ornamental

Approximately 23.32 acres of developed/ornamental land cover was mapped in the BSA; this land cover was not mapped on the project site. Developed/ornamental land cover includes areas that often support man-made structures such as houses, sidewalks, buildings, parks, water tanks, flood control channels and transportation infrastructure (streets, bridges and culverts), as well as turf lawns and other landscaped areas containing non-native, ornamental plant species for aesthetic purposes. Within the BSA, the developed/ornamental land cover contains a cemetery, paved surfaces, driveways, utility structures, commercial developments, parking lots, and landscaped areas.

This land cover type is not considered sensitive by CDFW and does not have a state or global rank (CDFW, 2023a; NatureServe, 2024a).

5.2.3 Wild oats and annual brome grasslands (*Avena* spp. - *Bromus* spp. Herbaceous Semi-Natural Alliance)

Preliminary Descriptions of the Terrestrial Communities of California (Holland, 1986) classification of the community present in this mapped land cover land cover is non-native grassland (42200). A *Manual of California Vegetation Second Editio*n (Sawyer et al., 2009) classification of this assemblage is wild oats and annual brome grasslands (*Avena* spp. - *Bromus* spp. Herbaceous Semi-Natural Alliance).

Approximately 9.43 acres of wild oats and annual brome grasslands were identified in the BSA in a mowed condition; this land cover was not mapped on the project site In the BSA, this land cover is dominated by wild oat (*Avena fatua*) and soft brome (*Bromus hordeaceus*). There are other forbs and weedy species such as bristly dogtail grass (*Cynosurus echinatus*), Italian thistle (*Carduus pycnocephalus*), and red stemmed filaree (*Erodium cicutarium*) that were also present in this land cover. This vegetation community is not considered sensitive by CDFW (CDFW, 2023a) and does not have a state or global ranking (NatureServe, 2024a).

See **Appendix A** Figure 8 *Land Cover Types.*

5.3 Plants

This section describes the plants detected during the field surveys and the special-status plants that were determined to have a potential to occur within the BSA, as identified by the literature review and field surveys.

5.3.1 Plant Species Recorded During the Field Surveys

Approximately 31 plant species from 18 distinct plant families were observed within the BSA during the field survey. The dominant tree species is canyon live oak, with blue oak, Gray pine, and valley oak dispersed throughout. A complete list of plant species recorded within the BSA during the field surveys is provided in **Appendix F** *Plant and Wildlife Species Observed*.

5.3.2 Invasive Plants

Cal-IPC is a nonprofit organization that is dedicated to protecting California's lands and waters from ecologically-damaging invasive plants through science, education and policy. It maintains an inventory that categorizes non-native invasive plants that threaten the state's wildlands (Cal-IPC, 2024a).

Non-native vegetation with a Cal-IPC *high* rating has severe ecological effects on physical processes, plant and animal communities, and vegetation structure. These exotic species' reproductive biology and other attributes are conducive to moderate to high rates of dispersal and establishment. Most are widely distributed ecologically (Cal-IPC, 2024b).

Non-native vegetation with a Cal-IPC *moderate* rating has substantial and apparent (but generally not severe) ecological effects on physical processes, plant and animal communities, and vegetation structure. Their reproductive biology and other attributes are conducive to moderate to high rates of dispersal, though establishment is generally dependent upon ecological disturbance. Ecological amplitude and distribution may range from limited to widespread (Cal-IPC, 2024b).

Non-native vegetation species with a Cal-IPC *limited* rating are invasive, but their ecological effects are minor on a statewide level or there was not enough information to justify a higher score. Their reproductive biology and other attributes result in low to moderate rates of invasiveness. Ecological amplitude and distribution are generally limited, but these species may be locally persistent and problematic (Cal-IPC, 2024b).

Seventeen of the plant species recorded during the field surveys are non-native. Eleven of those non-native plant species listed below are assigned a Cal-IPC rating (Cal-IPC, 2024a). See **Table 5.3-1**, *Recorded Invasive Plant Species with a Cal-IPC Rating*.

Table 5.3-1
RECORDED INVASIVE PLANT SPECIES WITH A CAL-IPC RATING

Scientific Name (=Synonym)	Common Name (=Synonym)	Cal-IPC Rating
Avena fatua	wild oat	Moderate
Bromus hordeaceus	soft brome	Limited
Carduus pycnocephalus	Italian thistle	Moderate
Centaurea solstitialis	yellow star-thistle	High

Scientific Name (=Synonym)	Common Name (=Synonym)	Cal-IPC Rating
Cynosurus echinatus	bristly dogtail grass	Moderate
Erodium cicutarium	red stemmed filaree	Limited
Hordeum murinum	foxtail barley	Moderate
Olea europaea	olive	Limited
Prunus cerasifera	cherry plum	Limited
Rumex crispus	curly dock	Limited
Trifolium hirtum	rose clover	Limited

Source: Cal-IPC, 2024a

No federally listed noxious weeds were observed onsite during the field surveys, per the USDA Animal and Plant Health Inspection Service (APHIS) Federal Noxious Weed List (USDA, 2010).

5.3.3 Listed Endangered, Threatened, Candidate, and State Rare Plants

No federal or state listed plant species were observed within the BSA during the field survey (see **Appendix F** *Plant and Wildlife Species Observed*).

One listed plant species was determined to have a moderate potential to occur in the BSA.

Moderate Potential to Occur in the BSA

The BSA provides suitable foothill woodland habitat to support this species on the project site in areas east of East Saint Charles Street, and the area in the northwest segment of the BSA:

- lone manzanita (*Arctostaphylos myrtifolia*) FT[1], CRPR: 1B.2[2]

5.3.4 Sensitive Plants

No sensitive plant species were observed within the BSA during the field survey (**Appendix E** *Plant and Wildlife Species Observed*).

Seven sensitive plant species were determined to have at least a low potential to occur in the BSA; these species are further discussed below. A complete list of sensitive plants evaluated in the plant inventory is presented in **Appendix D** *Special-Status Species Occurrence Potential*.

Moderate Potential to Occur in the BSA

The following species were determined to have a moderate potential to occur as determined by the results of the literature review and field surveys. The BSA provides suitable foothill woodland habitat

[1] FT = federally listed as threatened: any species of plant or animal that is considered likely to become endangered throughout all or a significant portion of its range within the foreseeable future.

[2] CRPR 1B = California Rare Plant Rank 1B - plants rare, threatened, or endangered in California and elsewhere: plants with a CRPR of 1B are rare throughout their range with the majority of them endemic to California. Most of the plants that are ranked 1B have declined significantly over the last century. All of the plants constituting CRPR 1B meet the definitions of § 2062 and § 2067 (CESA) of the Fish and Game Code, and are eligible for state listing. It is mandatory that they be fully considered during preparation of environmental documents relating to CEQA. A **Threat Rank of .2** indicates the species is moderately threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat).

to support these species on the project site in areas east of East Saint Charles Street, and the area in the northwest segment of the BSA.

- big-scaled balsamroot (*Balsamorhiza macrolepis*) CRPR: 1B.2
- Stanislaus monkeyflower (*Erythranthe marmorata*) CRPR: 1B.1[3]
- Tuolumne button celery (*Eryngium pinnatisectum*) CRPR: 1B.2
- watershield (*Brasenia schreberi*) CRPR: 2B.3[4]
- Red Hills soaproot (*Chlorogalum grandiflorum*) CRPR: 1B.2
- Parry's horkelia (*Horkelia parryi*) CRPR: 1B.2
- Delta button celery (*Eryngium racemosum*) CRPR: 1B.1

Low Potential to Occur in the BSA

The following sensitive species were determined to have a low potential to occur based on the results of the literature review and field survey. The BSA does not provide optimal habitat to support these species, therefore they were determined to have a low potential to occur. See **Appendix D** *Special-Status Species Occurrence Potential* for the descriptions of the status rankings and for further discussion of these species.

- Hoover's calycadenia (*Calycadenia hooveri*) CRPR: 1B.3[5]
- dubious pea (*Lathyrus sulphureus* var. *argillaceus*) CRPR: 3[6]

[3] CRPR 1B = California Rare Plant Rank 1B - plants rare, threatened, or endangered in California and elsewhere: plants with a CRPR of 1B are rare throughout their range with the majority of them endemic to California. Most of the plants that are ranked 1B have declined significantly over the last century. All of the plants constituting CRPR 1B meet the definitions of § 2062 and § 2067 (CESA) of the Fish and Game Code, and are eligible for state listing. It is mandatory that they be fully considered during preparation of environmental documents relating to CEQA. A **Threat Rank of .1** indicates the species is seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat).

[4] CRPR 2B = California Rare Plant Rank 2B - plants rare, threatened, or endangered in California, but more common elsewhere: except for being common beyond the boundaries of California, plants with a CRPR of 2B would have been ranked 1B. From the federal perspective, plants common in other states or countries are not eligible for consideration under the provisions of the ESA. All of the plants constituting CRPR 2B meet the definitions of § 2062 and § 2067 (CESA) of the Fish and Game Code, and are eligible for state listing. It is mandatory that they be fully considered during preparation of environmental documents relating to CEQA. A **Threat Rank of .3** indicates the species is not very threatened in California (<20% of occurrences threatened / low degree and immediacy of threat or no current threats known).

[5] CRPR 1B = California Rare Plant Rank 1B - plants rare, threatened, or endangered in California and elsewhere: plants with a CRPR of 1B are rare throughout their range with the majority of them endemic to California. Most of the plants that are ranked 1B have declined significantly over the last century. All of the plants constituting CRPR 1B meet the definitions of § 2062 and § 2067 (CESA) of the Fish and Game Code, and are eligible for state listing. It is mandatory that they be fully considered during preparation of environmental documents relating to CEQA. **A Threat Rank of .3** indicates the species is not very threatened in California (<20% of occurrences threatened / low degree and immediacy of threat or no current threats known).

[6] CRPR 3 = Needs Review — Plants about which more information is needed. These plants are united by one common theme—CNPS and CDFW lack the necessary information to assign them to one of the other ranks or to reject them. Nearly all of the plants constituting California Rare Plant Rank 3 are taxonomically problematic, yet if taxonomically valid would demonstrably qualify for rank 1B or 2B. Many of the plants constituting California Rare Plant Rank 3 meet the definitions of the California Endangered Species Act of the California Department of Fish and Game Code, and are eligible for state listing. Impacts to these species or their habitat should be analyzed during preparation of environmental documents relating to CEQA, or those considered to be functionally equivalent to CEQA, as they may meet the definition of Rare or Endangered under CEQA Guidelines §15125 (c) and/or §15380.

5.3.5 Tree Survey

Mr. Neider surveyed 169 onsite trees. Oak Woodland mitigation options based on the requirements of the County General Plan are provided in **Section 7.12** of this report**.** Refer to **Appendix G** *Tree Survey Data* for complete survey data.

Table 5.3-2
TREE SURVEY DATA

Oak Woodlands Acreage	Total Trees Surveyed^	Number of Oak Trees
4.16	169	130

Source: Field Survey by Zach Nieder, Nov. 27-30, 2023

5.4 Wildlife

This section describes the wildlife observed and/or detected during the field surveys and the special-status wildlife that have a potential to occur within the BSA as determined by the literature review and field surveys.

5.4.1 Wildlife Species Recorded During the Field Surveys

The BSA supports wildlife and provides foraging, nesting, breeding, and cover habitat to reptiles, birds (year-round residents, seasonal residents, migrants), and mammals. During the field surveys, eight bird species and one mammal species were observed within the BSA (see **Appendix F** *Plant and Wildlife Species Observed).*

Wildlife survey limitations include:

- The biological field surveys were conducted during the daytime to maximize the detection of most wildlife. Birds represent the largest component of the fauna observed because most birds are active in the daytime. In contrast, daytime surveys usually result in few observations of mammals, many of which may only be active at night. Many mammal species may also have been unnoticed due to their subterranean habitat.

- Many species of reptiles and mammals are secretive in their habits and are difficult for biologists to observe in a walking survey.

- Many wildlife species are wide-ranging and/or they only occur on a seasonal basis; therefore, they may not have been present within the BSA at the time of the surveys.

- Many species are nocturnal, move about a territory, may have become dormant for the season, or are less active during inclement or hot weather.

- Additional wildlife species that likely use the BSA were not observed or indirectly detected during the field surveys due to their scarcity or the need for special survey methods.

Vegetation communities form the basis for wildlife habitat and provide the primary plant productivity upon which wildlife depends, along with nesting and denning sites, escape and movement cover, and protection from adverse weather. Some species are habitat-specific for all their life history requirements, while many wildlife species move freely between vegetation communities

to obtain all their life history needs. In general, more complex natural communities with more vegetation layers and more plant species provide higher value wildlife habitat than less complex vegetation communities. More complex communities have more niches for wildlife and usually support more animal species than less complex communities.

Birds

Native bird species observed in the BSA include northern mockingbird (*Mimus polyglottos*), turkey vulture (*Cathartes aura*), house finch (*Haemorhous mexicanus*), common raven (*Corvus corax*), and black phoebe (*Sayornis nigricans*), and red-tailed hawk (*Buteo jamaicensis*). A variety of bird species are expected to be residents in the BSA throughout the year. Other species are present only during certain seasons.

The abovementioned species are common in northern and central California and are not listed as threatened or endangered. For a list of special-status birds that were evaluated in the wildlife inventory, refer to **Appendix D** *Special-Status Species Occurrence Potential*.

Mammals

As with other taxonomic groups, the vegetation types present in the BSA offer suitable habitat to support a variety of mammals. One mammal species, domestic goat, was observed in the BSA during the field surveys.

Bats occur throughout most of southern California and may use any portion of the survey area as foraging habitat. The oak woodland vegetation and the structures present in the survey area provides potential roosting habitat for bats; however, no bats or signs thereof were observed during the surveys. For a list of special-status mammals that evaluated in the wildlife inventory, refer to **Appendix C** *Special-Status Species Occurrence Potential Determination*.

5.4.2 Listed Endangered, Threatened, and Candidate Wildlife

No listed or candidate wildlife species were observed within the BSA during the field surveys. The project site and areas outside the project site contain oak woodlands with riparian areas and clay, loam, and gravelly-loam soils. These characteristics of the BSA result in the provision of suitable habitat for listed wildlife. Two candidate-listed wildlife species were determined to have at least a low potential to occur in the BSA. These species are listed below. All species evaluated in the wildlife inventory are listed in **Appendix D** *Special-Status Species Occurrence Potential.*

Moderate Potential to Occur in the BSA

The BSA provides suitable woodland and grassland habitats with suitable host plants to support two CESA candidate endangered bumble bee species:

- Crotch's bumble bee (*Bombus crotchii*) SCE[7]

[7] SCE = state candidate for listing as endangered: a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that the Fish and Game Commission has formally noticed published in the California Regulatory Notice Register as being under review by CDFW for addition to the list of endangered species, or a species for which the Fish and Game Commission has published a notice of proposed regulation to add the species to the list (Fish and Game Code § 2068).

- western bumble bee (*Bombus occidentalis*) SCE

5.4.3 Sensitive Wildlife

No sensitive wildlife species were observed within the BSA during the field surveys. The project site contain oak woodlands with clay and cobbly soils. These characteristics of the BSA result in the provision of suitable habitat for sensitive wildlife. Six sensitive wildlife species were determined to have at least a low potential to occur in the BSA; these species are listed below:

Moderate Potential to Occur in the BSA

The BSA provides suitable woodland and grassland habitat to support the following sensitive species:

- pallid bat (*Antrozous pallidus*) SSC, WGWG: H[8]
- Townsend' big-eared bat (*Corynorhinus townsendii*) SSC, WBWG: H
- western spadefoot toad (*Spea hammondii*) SSC

Low Potential to Occur in the BSA

- Button's Sierra sideband (*Monadenia mormonum buttoni*) Special Animals List[9]
- North American porcupine (*Erethizon dorsatum*) Special Animals List
- tight coin (*Ammonitella yatesii*) Special Animals List

5.5 Waters of the U.S. and State (including Wetlands)

A seep is an area where groundwater discharges to the surface; seeps are considered isolated wetlands and are not waters of the U.S., according to the current definition (88 FR 61964). However, isolated wetlands, such as seeps, are waters of the State pursuant to Porter-Cologne and, therefore, regulated by the SWRCB and its nine RWQCBs.

A seep was observed at the toe of the slope along the southwestern boundary of the project site, below the infiltration basin (see **Appendix A**, Figure 8, *Land Cover Types*). Standing water, and mud approximately least three feet deep, were also observed around this seep. Immediately after the seep was observed by the biologist, the seep was covered by backfill pushed down from above by a crew from the Calaveras County Water District working on an unrelated project. Plant species and hydric soil indicators associated with this site are currently unknown. If the observed wetland was a natural seep, it will reestablish itself at the existing ground surface, although wetland soil indicators may not redevelop as quickly as the seep. Plant species observed near the seep area included coastal wood fern (*Dryopteris arguta*), rose clover (*Trifolium hirtum*), hairy vetch (*Vicia villosa*), Carne's bill geranium (*Geranium molle*), miner's lettuce (*Claytonia parviflora*; FACU[10]), *Epilobium* sp. (OBL - FACU), and curly dock (*Rumex crispus*; FAC).

[8] WBWG H = High Priority: The Western Bat Working Group gives these species the highest priority for funding, planning, and conservation actions, Information about status and threats to most species could result in effective conservation actions being implemented should a commitment to management exist. These species are imperiled or are at high risk of imperilment.

[9] Special Animals List: The Special Animals List contains taxa that are actively inventoried, tracked, and mapped by the CNDDB, as well as taxa for which mapped data may not yet be incorporated into CNDDB user products.

[10] Wetland plant rating definitions are as follows (Lichvar et al. 2012, p. 3):

- OBL (Obligate Wetland Plants)-Almost always occur in wetlands.

UltraSystems biologists reviewed aerial imagery to identify natural and man-made drainages (rivers, streams, creeks), open water (lakes, ponds, etc.), and other features that may be subject to federal or state jurisdictional authority within watersheds within the BSA (see **Appendix A** Figure 9 *USGS Surface Waters and Watersheds*). The USGS 7.5-Minute Topographic Map for the *San Andreas* Quadrangle was also reviewed to identify potential presence or absence of onsite waterways.

The project site does not contain (NWI)-mapped features. There is an NWI-mapped feature, an infiltration basin, in the BSA adjacent to the southwestern project boundary (see **Appendix A** Figure 10 *National Wetlands Inventory [NWI]*). No water was observed in this basin at the time of the surveys.

5.6 Critical Habitat

The BSA is not located within USFWS proposed or designated critical habitat. The nearest critical habitat to the project is for California red-legged frog (*Rana draytonii*), located approximately 3.8 miles northwest from the project. (CDFW, 2024a; USFWS, 2024c; see **Appendix A** Figure 11 *USFWS Critical Habitats*).

5.7 Wildlife Corridors

As described in **Section 4.1**, a wildlife corridor is a connection of habitat, generally native vegetation, which joins two or more larger areas of similar habitat that are otherwise separated by natural barriers, changes in vegetation composition, or land permanently altered for human activities (e.g., roads, railroads, residential development, etc.).

Species that are less restricted in movement and/or are well-adapted to developed areas such as raccoon, skunk, coyote, and mountain lion (*Puma concolor*) likely move with ease through areas of the BSA. The project site and the BSA support habitat, including movement habitat, for species on a local scale (habitat for reptiles, amphibians, bird, and mammal species), and likely facilitates wildlife movement for some larger wildlife species on a regional scale. Because the BSA is located within a relatively rural area of the foothills, both common and special-status species having the potential to exist and move through it. Special-status species, if present, that have the potential to exist and utilize the BSA as a wildlife corridor include nesting birds, bumblebees, bats, and western spadefoot toad.

The BSA does not overlap with CDFW Essential Connectivity Areas, Natural Landscape Blocks, or other mapped wildlife corridors. The nearest Essential Connectivity Area is approximately 0.3 mile west of the project. However, examination of aerial imagery indicated that the project site and the BSA acts as a hunting, foraging, and movement area, and the BSA and surrounding areas are suitable wildlife movement corridors connecting the foothills and mountains to the CDFW-mapped Essential Connectivity Corridors west of the BSA (see **Appendix A**, Figure 12, *CDFW Wildlife Corridors*).

Additionally, the BSA supports habitat for bat maternity roosts and hibernacula; two sensitive bat species (Townsend's big-eared bat and pallid bat) were determined to have a moderate potential to occur on the project site (see **Appendix D** *Special-Status Species Occurrence Potential Determination*).

- FACW (Facultative Wetland Plants)-Usually occur in wetlands, but may occur in non-wetlands.
- FAC (Facultative Wetland Plants)-Occur in wetlands and non-wetlands.
- FACU (Facultative Upland Plants)-Usually occur in non-wetlands, but may occur in wetlands.
- UPL (Upland Plants)-Almost never occur in wetlands.

6.0 POTENTIAL IMPACTS OF THE PROJECT

6.1 Limitations of Survey Data and Analyses

This BRE documents the methods and results of the literature review, field surveys, and resulting impact analyses based on the existing project plans, project description, and other relevant data furnished by the County for the project.

Therefore, this BRE provides a summary of existing conditions, based on the best available data at the time of preparation. The limitations of survey data and analyses are provided below.

1. This BRE documents the reconnaissance-level evaluation of biological resources within the project area based on aerial photography, visual estimates of vegetation community boundaries, percent cover of dominant, co-dominant, and sub-dominant species, and photo documentation collected during field surveys.

   Focused survey requirements vary season-to-season as determined by the species protocols. Seasonally dependent surveys must occur within the required season; therefore, surveys may need to be performed up to one year (sometimes two) prior to expected construction. For example, if surveys must occur during the spring and summer, then the landowner must plan the project accordingly to coordinate mitigation with final grading permits. No focused protocol surveys were performed for this project.

2. Mitigation measures for avoidance and minimization mitigation are based on conditions observed at the time of survey. Additional compensatory mitigation may be necessary and would be based on the regulatory context at the time of the proposed development.

3. Time of year, drought conditions, temperature, and individual surveyor observations may affect survey findings, although the margin for error is expected to be negligible during this reconnaissance-level survey.

6.2 Impact Types

This section discusses potential significant effects, or impacts, if any, to the environmental baseline and sensitive biological resources that could result from implementation of project activities.

Impact analysis is an important step in the CEQA process. Biological resources may be either *directly* or *indirectly* impacted by a project (defined by CEQA Guidelines § 15358). Direct and indirect impacts may be either *permanent* or *temporary* in nature. These impact categories are defined below.

- **Direct impact**: Direct impacts are those that may cause an immediate effect on the species or its habitat and occur at the same time and place. Any loss, alteration, disturbance, or destruction of biological resources that could result from project-related activities is a direct impact. Examples include vegetation clearing and loss of habitat, encroaching into wetlands, diverting natural surface water flows, and the loss of individual species.

- **Indirect impact**: As a result of project-related activities, biological resources may also be affected in a manner that is not direct. Indirect impacts are caused by the project and are later in time or farther removed in distance but are still reasonably foreseeable. Indirect or secondary effects may include growth-inducing effects and other effects related to induced

changes in the pattern of land use, population density, or growth rate, and related effects on air and water and other natural systems, including ecosystems. Indirect impacts can affect biological resources within a project site, adjacent to a project site, or away from a project site. Examples of indirect impacts include increased human activity, elevated noise, light, and dust levels, decreased water quality, soil compaction, erosion created by the removal of vegetation, and the introduction of invasive plants and unnatural predators. Indirect impacts may be both short term and long-term in their extent. Indirect impacts are also referred to as "edge effects."

- **Permanent impacts (long term)**: All impacts that result in the long-term or irreversible removal of biological resources are considered permanent. Examples include constructing a building or permanent road on an area containing biological resources. Permanent impacts cannot be mitigated in-place.

- **Temporary impacts (short term)**: Impacts considered to have reversible impacts to biological resources can be viewed as temporary. Examples include short-term increased vehicle traffic and noise and the generation of fugitive dust during construction; or removing vegetation and either allowing the natural vegetation to recolonize or actively revegetating the impact area. Temporary impacts can be reversed with the implementation of in-place mitigation measures.

6.3 Thresholds of Significance

This section describes the significance criteria used for determining impacts to biological resources. As mentioned in the CEQA Guidelines (§ 15064.7[a]), each public agency is encouraged to develop and publish thresholds of significance (significance criteria) that it uses to determine the significance of environmental impacts. A threshold of significance is an identifiable quantitative, qualitative or performance level of a particular environmental impact, non-compliance with which means the impact will normally be determined to be significant by the agency and compliance with which means the impact normally will be determined to be less than significant.

Significance criteria serve as benchmarks for determining if a project would result in a significant adverse environmental impact when evaluated against the baseline. CEQA Guidelines § 15065(a) states that a project may have a *significant impact* to the environment if the project has the potential to:

- Substantially degrade the quality of the environment,
- Substantially reduce the habitat of a fish or wildlife species,
- Cause a fish or wildlife population to drop below self-sustaining levels,
- Threaten to eliminate a plant or animal community, or
- Substantially reduce the number or restrict the range of an endangered, rare or threatened species.

The Environmental Checklist Form in Appendix G of the CEQA Statute and Guidelines was reviewed in order to determine the level of significance of project related impacts to biological resources. Under CEQA Guidelines impacts to biological resources are considered potentially significant if one or more of the following thresholds are exceeded with construction and operation of the project.

Threshold 1: The project would have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate,

sensitive, or special status species in local or regional plans, policies, or regulations, or by CDFW and USFWS.

Threshold 2: The project would have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by CDFW and USFWS.

Threshold 3: The project would have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

Threshold 4: The project would interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

Threshold 5: The project would conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Threshold 6: The project would conflict with the provisions of an adopted HCP, NCCP, or other approved local, regional, or state HCP.

Significant impacts can be reduced to less than significant levels by incorporating off-setting mitigation measures, including BMPs and avoidance and protection measures. Less than significant impacts are those in which impacts would potentially occur but are not expected to be substantial. Impacts to biological resources that are considered less than significant include impacts which are reasonably widespread or to biological resources that exist in a degraded or disturbed state, rendering them less valuable as habitat to support wildlife diversity or special-status species, or impacts that do not meet or exceed the significance thresholds defined above. These less than significant impacts do not require mitigation measures, although measures may be applied to further minimize (or avoid) potential impacts.

6.4 Impacts to Special-Status Plants

No listed or sensitive plants were observed within the BSA during the field surveys. However, the literature review and field surveys concluded that eight of the plant species evaluated in the plant inventory have a moderate potential to occur in the BSA due to the presence of suitable habitat, soils, and/or other factors to support them. The project is not expected to significantly impact the special-status plant species that were determined to have a low potential to occur.

Direct impacts to special-status plant species may occur as a result of the project due to the moderate potential for some special-status plant species in the plant inventory to occur in the BSA. Special-status plant species on the project site would be directly impacted by removal of individuals or the habitat on which the species relies for survival.

Indirect impacts that could occur as a result of the project activities include effects of fugitive dust and mud splatter created by construction activities. Construction-generated fugitive dust and mud splatter can adversely affect vegetation by settling on plant surfaces and inhibiting metabolic processes such as photosynthesis and respiration. Construction-related erosion, runoff, siltation,

sedimentation, and soil compaction could affect special-status plant species by altering conditions within the BSA such that they become unsuitable for survival of these plants.

The project could also result in indirect impacts to special-status plant species through alteration of drainage patterns which alter the quantity of available water (via stormwater) to these plant species.

Special-status plant species occurring in areas adjacent to the BSA could be indirectly impacted as a result of the project, in the same manner as direct and indirect impacts to vegetation communities. Without appropriate avoidance and minimization measures for special-status plants, potential significant impacts associated with subsequent construction include loss of habitat, loss or reduction of productivity, and direct mortality. Therefore, mitigation is required.

Implementation of the project may result in direct and indirect impacts to special-status plants because the BSA provides suitable habitat to support special-status species including lone manzanita, big-scaled balsamroot, Hoover's calycadenia, Stanislaus monkeyflower, Tuolumne button celery, watershield, Red Hills soaproot, Parry's horkelia, Delta button celery, and dubious pea (see **Appendix D** *Special-Status Species Occurrence Potential*). Mitigation measures are required.

Mitigation measure **BIO-1**, *Focused Botanical Surveys*, will require a qualified biologist to conduct focused botanical surveys for special-status plants that have the potential to occur on the project site based on habitat, soils, elevation, climate, and other conditions, as described in **Section 7.1**.

Mitigation measure **BIO-2**, *General Vegetation and Wildlife Avoidance*, will require the project proponent to implement avoidance and protection measures to protect vegetation on the project site, to the maximum extent feasible. **BIO-2** includes vegetation protection measures such as immediately disposing of trimmed or cleared non-native or invasive plant species at an approved disposal site, and restoration and revegetation with native species of temporary impact sites

Mitigation measure **BIO-3**, *Project Limits and Designated Areas*, will also minimize or avoid impacts to special-status plant species by establishing project limits and designated areas (see **Section 7.3**). These designated areas will act as a guide for crews and provide an understanding of where construction activities may take place by clearly marking in the field. **BIO-2** will also work in conjunction with this measure to highlight areas where construction areas may *not* take place (i.e. TPZ and vegetation slated for preservation).

6.4.1 Impact Determination and Mitigation Summary

Conditions on the project site and in the BSA are suitable to support special-status plant species; therefore, the project is anticipated to have direct impacts to listed or sensitive plants, if present. The project is also anticipated to have indirect impacts to special-status plant species through loss of habitat, loss or reduction of productivity, and other habitat modifications. Implementation of **BIO- 1, BIO-2,** and **BIO-3** would minimize or avoid significant impacts to special-status plant species, if present. After implementation of the aforementioned measures, impacts to special-status plants would be less than significant.

6.5 Impacts to Special-Status Wildlife

No listed wildlife species were observed in the BSA during the field survey. However, the BSA has the potential to support special-status wildlife species. Five species in the wildlife inventory were determined to have a moderate potential to occur (see **Section 5.4.2** and **Appendix D** *Special-Status*

Species Occurrence Potential). The project is not expected to significantly impact the special-status wildlife species that were determined to have a low potential to occur.

Potential direct impacts to common and special-status wildlife occupying the BSA could occur from project-related mortality, injury, or harassment of individuals as a result of permanent development of project sites, and from the removal and direct loss of breeding, foraging, and/or sheltering habitat. Direct permanent impacts include all areas within the limits of grading in project sites.

- Ground-disturbing and habitat-altering activities could result in significant impacts to common and special-status ground-dwelling animals or nesting birds. Examples include grading, clearing, disking, grubbing, excavation, trenching, paving, mowing, heavy equipment compacting, driving over habitat to access the construction work sites, tree removal and other vegetation management activities, and use of herbicides and pesticides.

- Direct impacts to less mobile fossorial (burrowing) animals that are underground during most of the day or year (e.g., small mammals, some amphibians) or have a life stage in the soil or on plants could occur from encounters with vehicles or heavy equipment as many of these animals do not run away from construction vehicles/equipment and would most likely be killed. These species could be expected to experience direct mortality, injury, harassment, and displacement from construction activities, increased human activity, and vehicle/equipment travel if they are present onsite within the project footprint at the time of construction. Individual losses are more likely, especially during clearing activities. The loss of these animals could also affect other common and special-status wildlife that depend on them as prey.

- The project site supports large trees and other physical features that could potentially provide foraging, nesting, and cover habitat to support a diverse assortment of special-status bird species (year-round residents, seasonal residents, and migrants). It is unlawful to take special-status birds, and their nests, eggs, and young. Activities which are most likely to result in take of migratory birds during the breeding bird season when eggs or young are likely to be present include, but are not limited to, clearing or grubbing of bird nesting habitat, tree removal, or structure demolition. The project could directly take individual breeding birds, their nests, young, or eggs.

- Large trees on the project site, and trees buildings in the BSA also provide suitable foraging and nesting habitat for special-status bat species. Clearing or grubbing of bat nesting habitat, including tree removal, is likely to impact special-status bats.

Indirect impacts could occur within areas located adjacent to project sites, including within conservation easements. Indirect impacts are more subtle than direct impacts. Indirect impacts may either be short-term (related to construction) or long-term, affecting populations and habitat quality over an extended period of time long after construction activities have been completed. Examples of indirect impacts include the following:

- The permanent loss of habitat and physical features that would occur from clearing and grading could indirectly impact wildlife species through the loss of foraging, roosting, denning, and/or breeding habitat available. Habitat loss could displace species from existing territories and reduce the home range of those species and impact nearby populations of similar species. Displaced species would then have to compete for and/or find new territories

and compete for food with resident species. This could result in delayed nest building, fewer nest attempts, reduced clutch size, and an overall reduction in reproductive output.

- Ground-disturbing and construction activities could result in temporary increased ambient noise levels, vibration, lighting and/or human intrusion in and near habitat. This could disrupt natural foraging, roosting, denning, and/or breeding behavior of wildlife species. Wildlife species stressed by these factors may disperse from habitat in a project site and project vicinity. In addition, increased noise levels could interfere with territorial and mating vocalizations, thereby interfering with wildlife reproduction, including breeding birds.

- Ground-disturbing and construction activities could increase fugitive dust, pollution, runoff, siltation, sedimentation, and erosion. This could result in degradation and alteration of habitat and soils. Consequently, the ability of onsite and adjacent vegetation communities to support wildlife populations may decrease.

- Use of artificial lighting could disrupt natural foraging and breeding behaviors and/or alter wildlife movement patterns and migratory routes of nocturnally active species such as mammals and snakes. Most animals would attempt to avoid moving in or near the lighting; however, some animals such as insects, migratory birds, and bats might be attracted to the lighting, increasing construction-related mortalities. Artificial lighting could also indirectly affect wildlife by increasing detection by predators. The new development could also provide an increase in artificial lighting and glare which could disrupt nocturnal wildlife behavior.

- An increase and continuation of human activities within and adjacent to a project site could lead to mortality, injury, or harassment of wildlife species by providing anthropogenic food sources in the form of trash and litter or water which attracts predators such as the common raven (*Corvus corax*), northern raccoon (*Procyon lotor*), Virginia opossum (*Didelphis virginiana*), and coyote.

6.5.1 Impact Determination and Mitigation Summary

The project site and BSA contain habitat that could support special-status wildlife species including pallid bat, Townsend' big-eared bat, western spadefoot, western bumble bee, and Crotch's bumble bee. Although these species were not observed in the BSA during the field surveys, a negative survey finding does not preclude the occupation by special-status species of any location within the BSA. Additionally, the project site provides suitable nesting woodland habitat to support numerous birds protected by the MBTA (see **Section 3.1.3**). Mitigation measures will be implemented to minimize and avoid impacts to special-status wildlife species (see **Section 7.0**).

Implementation of **BIO-2** will require the avoidance of vegetation and wildlife where practicable (see **Section 7.2**). **BIO-3** requires the establishment of project limits and designated areas (see **Section 7.3**) to project vegetation and, with it, wildlife habitat.

Implementation of **BIO-4,** *Preconstruction Wildlife Surveys*, will ensure that sensitive wildlife species are cleared from a project site to the greatest practicable extent, thus minimizing the potential for direct impacts to sensitive wildlife species (see **Section 7.4**). Mitigation Measure **BIO-5** *Construction Best Management Practices,* will help to avoid, eliminate or reduce impacts to sensitive biological resources, such as special-status terrestrial wildlife species, to less than significant levels (see **Section 7.5**). Mitigation measure **BIO-6** requires that a bat survey be conducted by a qualified biologist within 30 days prior to vegetation removal to minimize or avoid impacts to bats and bat

maternity roosts (see **Section 7.6**). **BIO-7** requires that a qualified biologist conduct focused presence/absence surveys for western spadefoot toad within the months of December to May, immediately after or during a rain event totaling 0.25 inches or more when adequate rains are received to form potential breeding ground (see **Section 7.7**). **BIO-8** requires that a qualified biologist conduct focused surveys for bumble bee (genus *Bombus*) species that are candidates for listing under CESA. These surveys will be conducted in accordance with the *Survey Considerations for California Endangered Species Act Candidate Bumble Bee Species* (CDFW, 2023b; see **Section 7.8**).

BIO-9 requires the implementation of wildlife entrapment avoidance measures (see **Section 7.9**). Excavations that cannot be fully secured shall incorporate appropriate wildlife ramp(s) at a slope of no more than a 3:1 ratio (horizontal : vertical), or other means to allow trapped animals to escape.

Mitigation measure **BIO-10,** *Preconstruction Breeding Bird Surveys*, requires that a qualified biologist conduct preconstruction surveys for breeding birds (including raptors) and their nests, as described in **Section 7.10**. Pursuant to **BIO-10**, breading birds, nests, eggs, and young will be protected throughout construction until the qualified biologist has determined that the nesting cycle is complete.

Conditions within the BSA may support special-status wildlife species; therefore, the project is anticipated to result in direct impacts to special-status wildlife, if present (see **Section 5.4** for discussion of the species evaluated in the wildlife inventory). The project is also anticipated to have indirect impacts to special-status wildlife species through increased ambient noise, human activities, lighting, etc. Implementation of the mitigation measures would minimize or avoid significant direct and indirect impacts to special-status wildlife species to less than significant (see **Section 7.0** for full discussion of the recommended mitigation measures).

6.6 Impacts to Breeding Birds

The project site and BSA support suitable nesting woodland habitat and other physical features that could provide foraging, nesting, and cover habitat to support a diverse assortment of bird species (year-round residents, seasonal residents, and migrants). Many bird species that could potentially breed within the BSA are protected by the MBTA and by Fish and Game Code §§ 3503, 3503.5, and 3513. The statutes make it unlawful to take native breeding birds, and their nests, eggs, and young. Project activities which are most likely to result in take of migratory birds during the breeding bird season when eggs or young are likely to be present include, but are not limited to, clearing or grubbing of bird nesting habitat, tree removal and trimming, grading, and structure construction.

Indirect impacts to breeding birds could occur from increased noise, vibration, lighting dust, and human activity during project implementation, which could adversely affect the breeding behavior of some birds and lead to the loss (take) of eggs and chicks, or nest abandonment. The project has a potential to indirectly impact individual breeding birds, their nests, young, or eggs.

Direct and indirect impacts to breeding birds, their nests, young, or eggs could occur as a result of the project. With the reduction of suitable breeding and nesting habitat and other project-related impacts; potential impacts to breeding birds, their nests, young, or eggs would potentially be significant.

6.6.1 Impact Determination and Mitigation Summary

The project site and BSA contain habitat that could support nesting birds protected by the MBTA; these breeding and nesting birds may incur direct and indirect impacts as a result of project activities. As discussed in **Section 6.6**, a qualified biologist will conduct preconstruction breeding bird surveys as described in mitigation measure **BIO-10** (see **Section 7.10**). Implementation of **BIO-10** would minimize or avoid potential impacts to breed birds, their nests, young, or eggs. Implementing the recommended mitigation measure **BIO-10** as described in **Section 7.10,** would minimize or avoid significant impacts to breeding birds, their nests, young, or eggs to less than significant levels.

6.7 Impacts to Waters of the U.S. and State, Including Wetlands

Direct impacts to waters of the State (water features including, but not limited to, wetlands, streams, water quality, water quantity and availability, and aquatic/riparian habitat) that would have immediate consequences are anticipated as a result of the project.

A seep was observed at the toe of the slope along the southwestern boundary of the project site (see **Appendix A**, Figure 8, *Land Cover Types*). As described in **Section 5.5**, standing water, and mud approximately least three feet deep, were also observed around this seep. Immediately after the seep was observed by the biologist, the seep was covered by backfill pushed down from above by a crew from the Calaveras County Water District working on an unrelated project. Plant species and hydric soil indicators directly associated with this seep are currently unknown; however, plant species observed near the seep area included wetland plant species (see **Section 5.5**). If the observed wetland is a natural seep, it will reestablish itself at the existing ground surface, although wetland soil indicators may not redevelop as quickly as the seep.

Direct, permanent impacts to wetlands, including but not limited to filling of wetlands, water quantity and availability, and loss of aquatic habitat, result in long-term consequences as a result of replacement of the wetland with impervious surfaces and permanent development. Alteration of existing drainage patterns could affect plants and habitat by redirecting flow and runoff to new areas.

A jurisdictional delineation survey was outside the scope of this report and therefore not conducted. Additionally, the introduction of soil from the adjacent site (see **Section 5.5**) has temporarily filled the seep and immediate wetland area and a jurisdictional delineation was not possible at the time of the biological surveys. However, a natural seep will reestablish itself despite the introduction of the fill material observed at the time of the biological surveys and make a jurisdictional delineation possible.

As an isolated wetland, the seep is not a water of the U.S. according to the current definition (88 FR 61964). However, isolated wetlands, such as seeps, are waters of the State pursuant to Porter-Cologne and, therefore, regulated by the SWRCB and its nine RWQCBs. Unlike the USACE, the SWRCB and RWQCBs do not have a minimum area requirement that a wetland must meet before a permit is required pursuant to the *State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State* (Procedures). The Procedures consist of four major elements: 1) a wetland definition; 2) a framework for determining if a wetland feature is a water of the state; 3) wetland delineation procedures; and 4) procedures for the submittal, review, and approval of applications for Waste Discharge Requirements (WDR) permits for dredge or fill activities.

6.7.1 Impact Determination and Mitigation Summary

Mitigation measure **BIO-11,** *Jurisdictional Delineation, Report, and Permitting* (see **Section 7.11**) requires a jurisdictional delineation of wetlands (e.g., seeps) and wetland vegetation on the project site, and the preparation of a jurisdictional delineation report, which will support the required WDR permit application that will be submitted the Central Valley RWQCB or SWRCB. The RWQCB or SWRCB may require at their discretion additional mitigation measures, potentially including but not limited to compensatory mitigation, as a condition of the issued WDR permit.

Implementation of **BIO-11,** including acquisition of applicable permits, would minimize or avoid permanent, direct impacts to the observed seep and associated wetlands and wetland plants.

6.8 Impacts to Critical Habitat

USFWS-designated critical habitat for California red-legged frog (*Rana draytonii*) is approximately five miles from the project site (CDFW, 2024a; USFWS, 2024c). The project would not enter or be adjacent to critical habitat; No direct or indirect impacts to critical habitat are anticipated as a result of the project.

6.9 Impacts to Fish or Wildlife Movement or Native Wildlife Nursery Sites

A review of aerial imagery and observations recorded during the biological surveys indicates that the project site and the BSA function as suitable wildlife movement corridors. Additionally, the BSA supports habitat for bat maternity roosts and hibernacula. As discussed in **Sections 5.4.3**, two sensitive bat species were determined to have a moderate potential to occur on the project site (see **Appendix D** *Special-Status Species Occurrence Potential*).

Although the project site is not within a CDFW-mapped wildlife corridor, it contributes to local and regional wildlife movement between the foothills, mountains, and areas east of the project site, and supports wildlife and migrating birds foraging in the area. The project would result in direct impacts to wildlife corridors and crossings in the BSA due to the loss of cover, hunting, and foraging habitat for wildlife species utilizing the project site. Direct impacts to bat maternity roosts and hibernacula would occur when trees and vegetation are removed from the project site, eliminating suitable habitat for maternity roosts and hibernation sites.

Increased lighting and level of human activity in the form of noise, impervious surfaces and increase in stormwater runoff, domestic animals, trash or debris, fugitive dust, and toxins such as herbicide/pesticide would result in indirect impacts to both wildlife corridors and bat maternity roost and hibernacula.

Project development would result in the loss of, or impacts to, a wildlife corridor in the BSA. Combined with the loss of habitat for bat maternity roosts and hibernacula, would be a potentially significant impact.

6.9.1 Impact Determination and Mitigation Summary

To minimize or avoid impacts to wildlife and wildlife corridors, bat maternity roosts, and hibernacula, mitigation measure **BIO-2, BIO-3**, and **BIO-9** will be implemented as described in **Section 7.0** to minimize or avoid removal of native vegetation and other habitat, as well as protect existing resources during active construction.

BIO-6 will identify existing maternity roosts or hibernacula and minimize or avoid impacts to them by safely evicting bats during the non-breeding season, establishing avoidance buffers, or replacing roosts at a suitable location. The literature review and field surveys determined that the BSA functions as a wildlife corridor and potentially contains native wildlife nursery sites (e.g., bat maternity roosts). Implementation of mitigation measure **BIO-6** will minimize potential impacts to wildlife corridors and native wildlife nursery sites.

6.10 Potential Impacts to Sensitive Vegetation Communities

Direct impacts to sensitive vegetation communities have immediate consequences, such as the changes that occur when land is cleared for permanent development and vegetation communities are altered or removed during project activities. Direct permanent impacts include all areas within the limits of activities on project sites.

Table 5.2-1 *Acreage of Mapped Land Cover Types Within the BSA* provides the approximate acreages of each plant community that is anticipated to be directly impacted by project activities (acreage in project site). Calculations were based on existing project APN boundaries, in conjunction with vegetation mapping from field surveys and aerial imagery (see **Appendix A** Figure 8 *Land Cover Types*). Although none of the land cover types mapped in the BSA are considered sensitive as defined by CDFW's *Sensitive Natural Communities* (CDFW, 2023a), oak woodlands are generally considered sensitive throughout California, wherever found.

6.10.1 Impact Determination and Mitigation Summary

The Calaveras County General Plan (Conservation and Open Space Element) includes policies and implementing measures for the protection of oak woodlands and other biological resources (County of Calaveras, 2019, p. COS 12). Direct impacts to oak woodland include loss of oak woodland acreage due to construction activities are anticipated as a part of this project (see **Appendix A**, Figure 13, *Tree Dripline Radii,* and Figure 14, *Tree Locations and Project Impacts*).

Indirect impacts to vegetation communities result in secondary consequences, although they are often considered to be temporary. Indirect impacts could occur to vegetation communities within areas located adjacent to project sites, or immediately outside the anticipated proposed work areas and project footprint. Examples of indirect impacts include the trimming back of trees, encroachment or compaction of tree root zones, and effects of fugitive dust and mud splatter created by construction activities. Construction-related erosion, runoff, siltation, sedimentation, soil compaction, and alteration of drainage patterns could affect vegetation communities by altering conditions within the BSA such that they become unsuitable for survival of these communities.

As described above, oak woodlands are protected and are anticipated to incur direct impacts through removal, over-pruning, and encroachment, and indirect impacts through trimming, equipment staging, vessel movement, fugitive dust and other construction-related activities (see **Appendix A**, Figure 13, *Tree Dripline Radii*, and Figure 14, *Tree Locations and Project Impacts*). These impacts could result in the forced removal or death of individual trees and removal of oak woodland and may be included as part of the mitigation later described in this report, if impacted (**Section 7.12**). Therefore, as described in **BIO-12**, a Tree Protection Zone consisting of approximately four-foot high-visibility construction fencing will be placed around the canopy of trees slated for preservation. Specific distance and placement are described later in this report (**Section 7.12**).

Direct impacts to oak woodlands are addressed through implementation of **BIO-12**, which will aid project compliance with the County General Plan (County of Calaveras, 2019; see **Section 6.11** and **Section 7.12**).

6.11 Local Policies Protecting Biological Resources

Oak woodlands and oak trees on the project site are expected to be removed or otherwise directly impacted as a result of the project. Other direct impacts include ground-disturbing construction activities such as grading, disking, excavating, soil compaction, and operation of heavy equipment that could damage lateral tree roots that extend beyond the tree protection zone.

Potential indirect impacts to oak woodlands adjacent to the project site include increased dust levels. Dust generated during project activities may have indirect impacts to the preservation of protected trees. Dust can coat the leaves throughout a tree's canopy and reduce the tree's ability to conduct photosynthetic processes necessary for growth and survival.

6.11.1 Impact Determination and Mitigation Summary

Table 6.11-1
OAK IMPACTS CALCULATIONS

Habitat Type	Total Acreage	Total Number of Trees	Total Impacted Acreage	Total Impacted Trees
Oak Woodland	4.16	169	1.61	58

Source: County of Calaveras 2019.

The County requires adherence to the goals, policies, and implementing measures set forth in the County General Plan. See **Section 7.12** for further discussion of these requirements. Implementation of **BIO-12** will aid project compliance with the General Plan (County of Calaveras, 2019).

Potential conflicts with the County General Plan would be avoided after implementation of mitigation measure **BIO-12.**

6.12 Conflicts with HCPs or NCCPs

The project is not located within an HCP or NCP boundary (CDFW, 2024a). No conflicts with HCPs and/or NCCPs are anticipated as a result of the project.

The project would not conflict with the provisions of an adopted HCP, NCCP, or other approved local, regional, or state programs.

7.0 MITIGATION MEASURES

CEQA states that *mitigation measures are not required for effects which are not found to be significant* (§15126.4[a]([3]). Therefore, no mitigation measures are proposed for impacts to biological resources that are less than significant. However, if significant impacts to biological resources are identified, then possible mitigation measures are recommended to avoid, eliminate or reduce the level of the impacts to less than significant levels. There are several forms of mitigation. Under CEQA (§ 15370), *mitigation* includes all of the following:

- *Avoiding* the impact altogether by not taking a certain action or parts of an action.
- *Minimizing* impacts by limiting the degree or magnitude of the action and its implementation.
- *Rectifying* the impact by repairing, rehabilitating, or restoring the impacted environment.
- *Reducing* or *eliminating* the impact over time by preservation and maintenance operations during the life of the action.
- *Compensating* for the impact by replacing or providing substitute resources or environments.

The following 12 mitigation measures are intended to minimize or avoid direct or indirect impacts to biological resources to less than significant levels and to comply with all applicable environmental laws, ordinances, policies, regulations, and management plans. Explanations of their relevance can be found in preceding sections of this BRE.

7.1 BIO-1: Focused Botanical Surveys

To avoid impacts to special-status plant species, a qualified biologist will survey the project site for the presence of special-status plant species that are likely to occur based on habitat, soils, elevation, climate, and other conditions of the project site. The focused plant surveys will be conducted in accordance with the *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities* (CDFW, 2018) and the *Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed, and Candidate Plants* (USFWS, 2000). The surveys will be conducted in the field at appropriate times of the year to coincide with the growing season and different blooming periods and when optimum conditions for identification (generally blooms, fruits, and leaves) are present. Biologists will pay special attention to those habitat areas that appear to provide suitable habitat for special-status species.

A minimum of two surveys would be conducted during different seasons of the same year to adequately capture the floristic diversity of a site, with a focus on areas that will be directly or indirectly receiving impacts from project activities. Plant taxa that occur on site will be identified to the taxonomic level necessary to determine rarity and listing status, as feasible. Plant species will be identified by an expert botanist if a question of rarity and listing status occurs. Special-status plant species will be identified, recorded in field notes, counted or estimated, and mapped on an aerial map or with a GPS unit.

Following completion of the focused botanical surveys, a focused botanical survey report will be prepared in accordance with agency guidelines. The report will: 1) summarize information regarding the habitat of the survey area and the habitat's suitability for special-status plants; 2) assess the potential presence of special-status plants onsite; 3) analyze the potential impacts to special-status

plants from project development; and 4) recommend, as appropriate, BMPs, avoidance and protection measures, and mitigation measures to reduce or avoid potential impacts to special-status plants. The report will include: 1) methods and results of the literature review and field surveys; 2) figures depicting the location of special-status plants; 3) a complete flora compendium; and 4) site photographs.

CDFW generally considers botanical surveys to be valid for a period of up to three years; some aspects of the proposed project may warrant periodic updated surveys for certain sensitive taxa, particularly if the project is proposed to occur over a protracted time frame or in phases, or if surveys are completed during periods of drought.

7.2 BIO-2: General Vegetation and Wildlife Avoidance

The BSA contains vegetation communities that can support special-status plant and wildlife species. The project proponent will implement the following general avoidance and protection measures to protect vegetation and wildlife, to the extent practical:

Cleared or trimmed native vegetation and woody debris will be chipped and left onsite. Cleared or trimmed non-native, invasive vegetation that are in the flowering and/or seeding/fruiting stages, then the seed heads will be bagged tightly and disposed of will be disposed of in a legal manner at an approved disposal site (landfill) as soon as possible to prevent regrowth and the spread of weeds.

The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species.

Vehicles and equipment will be free of caked mud or debris prior to entering a project site to avoid the introduction of new invasive weedy plant species.

To minimize construction-related mortalities of nocturnally active species such as mammals and snakes, it is recommended that all work be conducted during daylight hours. Nighttime work (and use of artificial lighting) will not be permitted unless specifically authorized. If required, night lighting will be directed away from the preserved open space areas to protect species from direct night lighting. All unnecessary lights will be turned off at sunset to avoid attracting wildlife such as insects, migratory birds, and bats.

Any wildlife encountered during the course of project activities will be allowed to freely leave the area unharmed.

Wildlife will not be disturbed, captured, harassed, or handled. Animal nests, burrows and dens will not be disturbed without prior survey and authorization from a qualified biologist.

Covered trash receptacles will be placed at each designated work site and the contents will be properly disposed of at least once per week. Trash removal will reduce the attractiveness of the area to opportunistic predators such as common ravens, coyotes, northern raccoons, and Virginia opossums.

The contractors and project applicant will ensure that storm water BMPs include erosion control measures for construction-related disturbance near undeveloped land with ponded water to avoid sedimentation of breeding grounds for special-status sensitive amphibians and invertebrates.

7.3 BIO-3: Project Limits and Designated Areas

To avoid impacts to sensitive biological resources, the project proponent will collectively implement the following measures prior to project construction and commencement of any ground-disturbing activities or vegetation removal.

Specifications for the project boundary, limits of construction, project-related parking, storage areas, laydown sites, and equipment storage areas will be mapped and clearly marked in the field with temporary fencing, screens, silt fencing, signs, stakes, flags, rope, cord, or other appropriate markers.

All markers will be maintained until the completion of activities in that area. Construction employees will be informed to strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans.

The construction crew will inspect excavated areas daily to detect the presence of trapped wildlife. See **BIO-9** *Wildlife Entrapment Avoidance* and **BIO-5** *Construction Best Management Practices* below.

7.4 BIO-4: Preconstruction Wildlife Survey

To comply with California Fish and Game Code §§2050-2089, §3511, §4700, §5050 and §5515, the following measures will be implemented to minimize impacts to sensitive species such as western spadefoot toad. The measures below will help to minimize or avoid direct and indirect impacts caused by project implementation to sensitive species.

i. The project applicant will retain a qualified biologist to conduct preconstruction wildlife surveys within the applicant's APN (aka project site) and associated conservation easements.

ii. The survey will be conducted at least seven days prior to the onset of scheduled activities (e.g., staging and stockpiling, structure removal, clear and grub, grading, fill, etc.).

iii. Pre-construction surveys for special-status wildlife species will concentrate attention in areas with potential to detect protected and/or sensitive species, their nests, or indicators of presence (i.e., tracks, middens, fur, pellets, claw marks, scat, burrows, and/or vocalizations); observations of special-status species and/or sign will be recorded and mapped. During the surveys, the biologist will also record incidental observations of non-special-status species and/or their sign.

iv. Upon completion of the preconstruction wildlife surveys, the qualified biologist will prepare a brief letter report summarizing methods, results, and recommendations for project commencement. If greater than 7 days lapse in construction-related activities occurs within the subject parcel, then an additional preconstruction survey is required.

v. If it is determined that a federally listed and/or state-listed or sensitive plant/wildlife species will be directly impacted by the project, the qualified biologist will consult with the USFWS in accordance with the Endangered Species Act § 7 and the CDFW in accordance with CESA under California Fish and Game Code § 2081(b), respectively. However, if the qualified biologist conducts thorough preconstruction surveys and determines there is no threat to special-status species, then construction may commence.

vi. Sensitive wildlife species and/or potential nesting sites will not be disturbed, captured, handled or moved.

7.5 BIO-5: Construction Best Management Practices

Project work crews will be directed to use BMPs where applicable. These measures will be identified prior to construction and incorporated into the construction operations.

Implementation of this mitigation measure will help to avoid, eliminate or reduce impacts to sensitive biological resources, such as special-status terrestrial wildlife species, to less than significant levels. BMPs that apply to this project construction and development are as follows:

Water pollution and erosion control plans shall be developed and implemented in accordance with the project's 2022 Construction Stormwater General Permit (Order 2022-0057-DWQ) and SWRCB Resolution No. 2019-0015 [Waste Discharge Requirements permit]) requirements.

Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or another sensitive habitat. These designated areas shall be located in a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project-related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional areas per the County, USFWS, CDFW, and RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.

7.6 BIO-6: Preconstruction Bat Surveys

The BSA provides suitable oak woodland habitat and other large trees and structures including buildings that provide roosting sites for several special-status bay species. Two sensitive bat species, Townsend's big-eared bat and pallid bat, were determined to have a moderate potential to occur in the BSA due to presence of suitable habitat. The following measures will be implemented to minimize impacts to these bats.

Within 30 days prior to commencement of vegetation removal, a preconstruction bat survey shall be conducted by a qualified biologist during nighttime hours for the presence of any roosting bats. Acoustic recognition technology shall be used for the bay survey if feasible and appropriate. If either a bat maternity roost or hibernacula (structures used by bats for hibernation) are present, a qualified biologist will develop and implement appropriate protection measures for that maternity roost or hibernacula through preparation of a bat avoidance and protection plan(mitigation plan) To offset (mitigate) impacts in areas of unavoidable loss of occupied habitat (natural and man-made). Development and approval of the mitigation plan will be done in conjunction with review and approvals by CDFW. Impacts to bat maternity roosts or hibernacula will be avoided until impacts are authorized by CDFW. These protection measures shall include, as appropriate, safely evicting non-breeding bats, establishment of avoidance buffers, or replacement of roosts at a suitable location.

7.7 BIO-7: Focused Western Spadefoot Toad Surveys

The project area contains suitable terrestrial and aquatic habitats to potentially support the western spadefoot toad. During the literature review and site evaluation, potential habitat was found for breeding (e.g., topographical depressions providing areas for ponding, vernal pools, or other land formations) and upland terrestrial habitat for feeding and aestivation (prolonged dormancy during

a hot or dry period). Western Spadefoots are mostly terrestrial using upland habitats to feed and burrow in for their long dry-season dormancy.

A qualified biologist will conduct focused presence/absence surveys for western spadefoot toad; surveys should occur between the months of December to May, during or immediately after a rain event resulting in precipitation levels of 0.25 inches or greater, which are typically adequate to form potential breeding pools (Jennings and Hayes, 1994; Wright and Wright, 1995; Skelly, 1997; Stebbins, 2003). Generally, pool temperatures must be in the range of 48 to 84 degrees Fahrenheit (9 to 30 Celsius) to create successful broods (Sacramento Fish and Wildlife Office, 2023). The potential hydroperiod (e.g., the length of time the pond would hold water) will be estimated at that time. Surveys should be performed prior to the dry period for the subject ponding areas. The survey schedule will be dependent on conditions during each season, taking into account alterations of local weather conditions. Daytime and nighttime (nocturnal) surveys will be conducted.

Daytime surveys

During daylight hours, the biologist will examine any existing pools or ephemeral ponded water and drainages for any evidence of spadefoots. A visual inspection for egg masses and larvae (tadpoles) will be performed upon arrival at each pool and shoreline. When present, estimations of the total number of each life stage (egg masses, tadpoles, metamorphs, and adults) will be recorded.

All ponded areas (pools) will be photo documented, along with the surrounding upland areas. Pool size, depth, water temperature, and notes on habitat type and vegetation in and near the pools will be recorded. Daytime surveys of the pools will be surveyed a minimum of two times during the field season.

Nocturnal surveys

Following the daytime visits, when conditions are suitable for determining the presence of western spadefoot, three nocturnal surveys will be completed using 10-meter transects, walking slowly, and intermittently stopping for 2-minute intervals to listen for western spadefoot vocalizations. All suitable aquatic habitat, including ponded areas, ephemeral waters, and drainages will be evaluated for a minimum of 15 minutes each.

iii. If suitable habitat cannot be visual inspection alone (due to vegetation or mud), a qualified biologist will use dip nets to sample for larval spadefoots using nylon mesh dip nets and fine mesh aquarium nets (15 cm x 15 cm), or similar to scoop into vegetation and other debris. A minimum of 10 sweeps with the dip nets will be done to adequately sample each potentially suitable microhabitat.

iv. If spadefoot are detected onsite, an amphibian (spadefoot) avoidance and relocation plan (mitigation plan) will be prepared to mitigate for areas of unavoidable loss of occupied habitat and breeding pools. Development and approval of the mitigation plan will be done in conjunction with review and approvals by CDFW. Impacts to spadefoot occupied habitat and breeding pools will be avoided until impacts are authorized by CDFW.

v. Finally, if no evidence of western spadefoots is present, then further mitigation is not necessary. In the event that spadefoots are present and unavoidable by the project, then an Amphibian Avoidance and Monitoring Plan will be prepared.

7.8 BIO-8: Focused Bumblebee Surveys

Bumble bee surveys will be conducted in accordance with the *Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species* (CDFW, 2023b).

A habitat assessment evaluating the likelihood of bumble bees occurring within and adjacent to the project area should occur and results should be submitted to CDFW prior to initiation of ground disturbing project activities. If suitable habitat is present on or adjacent to the project site, a minimum of three onsite surveys, spaced two- to four weeks apart and times to occur during the Colony Active Period. will be conducted and will include both foraging and nesting sites for candidate bumble bee species. Survey timing should be determined on a project-by-project basis based on seasonality and when activity or foraging will most likely occur each year. Timing of the surveys may vary depending on the location, elevation, seasonal rainfall, average ambient air temperatures, and local seasonal weather conditions. To increase probability of detection, bumble bee survey efforts should be conducted during the Colony Active Period of the project area and when floral resources are present, ideally during peak bloom, and as described in *California Department of Fish and Wildlife Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species* (CDFW, 2023b). Bumblebees may not be touched or handled without a Scientific Collecting Permit and a Memorandum of Understanding (MOU) with CDFW.

If any of the candidate bumble bee species are detected during surveys, the designated biologist will notify CDFW immediately following survey completion as further coordination may be required to avoid or mitigate certain impacts. As very little is known about nesting or overwintering sites of the candidate species, if nest or overwintering sites are discovered or can be documented, contact (preferably within three days) CDFW (wildlifemgt@wildlife.ca.gov), USFWS (for *B. franklini*, *B. occidentalis*, and/or *B. suckleyi*), as well as the CDFW staff in the region at which the sighting occurred. If a bumble bee is killed during the source of survey efforts, stop all work and immediately contact CDFW for guidance. Collect the bumble bee into a vial and freeze it as you may be asked to send the specimen to CDFW for further assessment. Record the date, location, GPS coordinators, project name, collector, and any other relevant information related to how it came to die.

Survey data will also be submitted to the California Natural Diversity Database (CNDDB). Information that should be included in this nest observation report are; the nest type, type of vegetation cover, slope, aspect, GPS location, distance to foraging location (if known) and other relevant conditions noted about the nest. Negative survey data will also be reported.

7.9 BIO-9: Wildlife Entrapment Avoidance

Project-related excavations shall be secured to prevent wildlife entry and entrapment.

Holes and trenches shall be backfilled, securely covered, or fenced. Excavations that cannot be fully secured shall incorporate appropriate wildlife ramp(s) at a slope of no more than a 3:1 ratio (horizontal: vertical), or other means to allow trapped animals to escape.

Biological monitors shall provide guidance to construction crews to ensure that wildlife ramps or other means are sufficient to allow trapped animals to escape.

At the end of each work day, a biological monitor shall ensure that excavations have been secured or provided with appropriate means for wildlife escape.

All pipes or other construction materials or supplies will be covered or capped in storage or laydown areas. No pipes or tubing will be left open either temporarily or permanently, except during use or installation.

Any construction pipe, culvert, or other hollow materials will be inspected for wildlife before it is moved, buried, or capped. This type of inspection will be conducted to preclude or minimize potential impacts to all targeted species.

7.10 BIO-10: Preconstruction Breeding Bird Surveys

To maintain compliance with the MBTA and Fish and Game Code, and to avoid impacts or take of migratory non-game breeding birds and other native birds, their nests, young, and eggs, the following measures will be implemented. Impacts to nesting birds would be a potential significant impact if protected breeding birds are present; therefore, the measures below will help to reduce direct and indirect impacts caused by construction-related activities to less than significant levels.

i. If project activities cannot be avoided during February 15 through September 15, a qualified biologist will conduct a preconstruction breeding bird survey for active nests (adult birds, eggs, nestlings, fledglings, and those dependent upon the nest). The breeding bird nesting season is typically from February 15 through September 15 but can vary slightly from year to year, usually depending on weather conditions.

ii. The survey will be conducted between three to seven days prior to the onset of scheduled activities and will include all potential nest sites, such as open ground, trees, shrubs, grasses, burrows, and structures during the breeding season.

iii. The project applicant will make every effort to conduct the preconstruction survey and subsequent removal of all physical features that could potentially serve as nest sites (e.g., staging and stockpiling, structure removal, clear and grub, grading, fill, etc.) to avoid impacts to nesting birds.

iv. If a breeding bird territory or an active bird nest is located during the preconstruction survey and will potentially be impacted, the site will be mapped and location provided to the construction foreman, City, and project applicant. The qualified biologist will establish a buffer zone around the active nest, which will be delimited (fencing, stakes, flagging, orange snow fencing, etc.) at a minimum of 100 feet, or as the qualified biologist determines is appropriate, for the detected species. The biologist will determine the appropriate buffer size based on the planned activities and tolerances of the nesting birds. This no-activity buffer zone will not be disturbed until a qualified biologist has determined that the nest is inactive, the young have fledged, the young are no longer being fed by the parents, the young have left the area, or the young will no longer be impacted by project activities. Periodic monitoring by a biologist will be performed to determine when nesting is complete. Once the nesting cycle has finished, project activities may begin within the buffer zone.

v. If listed bird species are observed within a project site during the preconstruction survey, the biologist will immediately map the area and notify the appropriate resource agency to determine suitable protection measures and/or mitigation measures and to determine if additional mitigation is necessary. Project activities may begin within the area only when concurrence is received from the appropriate resource agency.

vi. Birds or their active nests will not be disturbed, captured, handled or moved. Active nests cannot be removed or disturbed; however, nests can be removed or disturbed if determined inactive by a qualified biologist.

vii. If no breeding birds or active nests are observed during the preconstruction survey or they are observed and will not be impacted, project activities may commence and no further mitigation will be required.

7.11 BIO-11: Jurisdictional Delineation, Report, and Permitting

Prior to approval of grading permits and initiation of project activities, the project applicant will conduct a jurisdictional delineation on the project site using the methodology and wetland definitions specified in the California State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State (Procedures). Upon completion of the jurisdictional delineation survey, the project applicant will prepare a jurisdictional delineation report that meets the Minimum Standards for Acceptance of Aquatic Resources Delineation Reports for the U.S. Army Corps of Engineers, Sacramento District.

The project applicant will prepare and submit an application for a Waste Discharge Requirements (WDR) permit for dredge or fill activities to the Central Valley Regional Water Quality Control Board (RWQCB) or to the State Water Resources Control Board (SWRCB), as appropriate. Construction activities (including but not limited to fencing, staging, and clearing) will not commence unless all requirements of the RWQCB or the SWRCB have been met and the RWQCB or SWRCB has issued a WDR permit, letter of permission, or other project-specific approval.

7.12 BIO-12: Oak Woodlands Removal and Protection Measures

It was determined that the project site contains protected oak woodlands (**see Section 6.10**).

The land area requiring mitigation should be the cumulative land area within the development footprint, plus any canopy cover that is removed beyond the footprint. Mitigation should be implemented using the following requirements presented in the Calaveras County General Plan (County of Calaveras, 2019). Additional mitigation described below includes details of how the County requirements shall be implemented.

Calaveras County General Plan COS-4D Oak Woodlands Requirements

The following measures for impacts to oak woodlands are specified in the County General Plan Conservation and Open Space Element dated July 31, 2019 (County of Calaveras, 2019, pp. COS 18-COS 19).

Develop local mitigation measures pursuant to PRC § 21083.4(b)(4) in addition to the mitigation measures provided in PRC § 21083.4(b)(1-3) to facilitate the environmental review process relative to mitigating significant direct and cumulative impacts to oak woodlands in conjunction with discretionary project approval and address pre-development removal of oaks.

In the interim, require development that is subject to a discretionary entitlement and subject to CEQA review to enlist the services of a qualified professional (meaning a qualified biologist, botanist, arborist, or Registered Professional Forester) to survey the property in question for oak woodlands

and to recommend options for avoidance and/or mitigation consistent with the provisions of PRC § 21083.4. If a potentially significant impact to oak woodlands is identified, the following shall apply:

- The oak woodland on the project site shall be mapped and the extent of woodland canopy proposed to be removed as a result of the proposed project shall be identified.

- If avoidance is utilized for all or part of the mitigation, the oak woodland to be avoided by the project shall be protected by identifying the dripline of the oak woodland canopy to be preserved on all construction plans and by implementation of best management practices or other measures recommended by the qualified professional to prevent damage to the woodland to be preserved.

- Mitigation consistent with the provisions of PRC 21083.4, other than avoidance, shall be applied at a ratio of 1:1 to 2:1. The ratio and the type(s) of mitigation chosen shall be informed by the recommendations of the qualified professional with respect to providing similar habitat functions and values as the woodland habitat removed as part of the project.

- If mitigation consisting of replacement planting, transplanting and/or identification of off-site mitigation through acquisition of a conservation easement is utilized, it shall be applied based on the recommendations of the qualified professional that the replacement habitat will provide similar habitat functions and values as the woodland habitat removed as a part of the project. Mitigation shall take place in Calaveras County.

Oak Woodlands Evaluation Plan

A. An Oak Woodland Evaluation Plan shall be required to document the proposed extent of impact and is to be completed by a Qualified Professional and approved by the Planning Department before any ground-disturbing activities (i.e. removal of vegetation, trenching, grading, construction, etc.) occur. The Oak Woodlands Evaluation Plan shall include but not be limited to the following:

1. Site location and site plan.

2. Description of oak woodland within the cumulative development footprint, including an evaluation of the oak woodland condition (whether it is intact, moderately degraded, and severely degraded), as well as identification of any areas of unique environmental or ecological features.

3. Map of oak woodland within the cumulative development footprint, including oaks proposed for removal and retention. Measurement of total oak woodland area; location and area of proposed oak woodland conversion.

4. The project shall be designed to avoid oak woodlands that:

a. Occur along waterways and/or wildlife corridors including deer migration corridors;

b. Are connected with oak woodlands on adjacent lands including public lands;

c. Or require avoidance based on other factors as determined by the Planning Department.

5. The location of required tree protection fencing and signage.

6. Proposed mitigation consistent with the requirements of the County General Plam and any state or federal environmental laws.

B. The Oak Woodlands Evaluation Plan shall be prepared by a qualified professional. Exceptions to this may be considered by the Planning Director based on limited scale of the project or other factors.

C. The Planning Department shall review the Oak Woodland Evaluation Plan to determine its completeness and distribute it together with the project environmental document.

D. The decision-making authority shall include the Oak Woodland Evaluation Plan in its action on the project.

Oak Woodlands Mitigation

A. Based on the Oak Woodland Evaluation Plan, if oak woodlands will be impacted as part of the permit, the applicant shall mitigate for loss of oak woodlands as follows:

1. The land area requiring mitigation shall be the cumulative land area within the development footprint.

2. The mitigation of oak woodlands shall take place within Calaveras County.

3. Mitigation shall be of a similar species mix, density, and viability as would be found in a naturally occurring and healthy oak woodland.

B. The project shall include one or a combination of the following measures for the equivalent area converted at the replacement ratio specified in the County General Plan Measure COS-4D, Oak Woodlands, and pursuant to PRC § 21083.4(b)(4) and § 21083.4(b)(1-3) to the satisfaction of the Planning Director:

1. Proof of executing a conservation easement that protects oak woodland on-site or off-site as described in the Oak Woodlands Conservation Act.

2. Plant and maintain trees on an appropriate location elsewhere on the parcel or at an alternative location within the County, as approved by the Planning Director.

a. This option may not be used to fulfill more than one-half of the mitigation requirement under this Chapter.

b. Maintenance of trees planted pursuant to this option shall continue for at least seven years after the trees are planted.

c. This option may also be used to restore former oak woodlands.

3. In-lieu fee payment to the Oak Woodlands Conservation Fund, as established under Fish and Game Code §1363 et. Seq. for the purpose of purchasing oak woodlands conservation easements as described by Public Resources Code §21083.4. (An applicant that chooses this option may not receive a grant from the Oak Woodlands Conservation Fund as part of project mitigation.)

a. In-lieu fee payment made to another accredited land trust or qualified land conservation organization.

C. An approved combination of options 1 through 3 above.

Mitigation Ratio

The amount of oak mitigation required for any of the measures described in the County General Plan will be determined based on the size of the total development footprint and the overall health of the impacted oak woodland.

A. Intact oak woodlands will be mitigated at a 2:1 ratio.

B. Moderate oak woodlands will be mitigated at a 1.5:1 ratio.

C. Degraded oak woodlands will be mitigated at a 1:1 ratio.

7.12.1 Mitigation Option Calculations

A total of 1.61 acre of oak woodland, including 58 trees, is expected to be permanently impacted by the proposed project. The following table provides calculations for required mitigation in acreages:

Table 7.12-1
MITIGATION OPTIONS AND CALCULATIONS

Mitigation Type	Total Acreage	Total Number of Trees	Total Impacted Acreage	Total Impacted Trees	Mitigation Ratio	Required Mitigation (trees)	Required Mitigation (acre)
Oak Woodland	4.16	169	1.61	58	2:1	116	3.22

Source: County of Calaveras, 2019.

Protection of Oak Trees Before and During Construction Activity

For all oak trees that will be retained within a project area, the following protective measures shall be implemented prior to and during construction activities:

1. Establish a Tree Protection Zone (TPZ). The Tree Protection Zone is defined as the surface area surrounding a tree, extending outward from the trunk 12 inches in radius per inch of DBH (trunk diameter at breast height). This can be applied to individual trees or connected oak woodlands. Blue oaks of any size shall be protected at 1.5 feet in radius per inch of DBH.

2. Fence off the Tree Protection Zone. A 42-inch (or taller) fence, anchored securely to the ground, shall be placed around the outermost edge of the TPZ on all sides that may be subject to construction activity. Fencing construction that'll allow for wildlife movement, shall be installed prior to start of any construction activity and remain in place until all construction activities are completed. Each TPZ shall have a sign that reads, "Do Not Enter - Tree Protection Zone".

3. No construction activities shall be conducted in the TPZ, including but not limited to trenching, paving, driving, storage or parking of any equipment or vehicles, storage of construction

materials, or dumping of any trash, soils, fuels, or liquids. The TPZ may be encroached into up to 20% of the total TPZ area, if an additional equal percentage (%) of un-disturbed contiguous space can be added to the TPZ, and it is approved by the Qualified Professional. All construction activity within the TPZ shall be supervised by the Qualified Professional, and all directions provided by the Qualified Professional shall be implemented.

4. The existing grade shall be maintained around protected trees to the maximum extent possible. Retaining walls shall be utilized when necessary and no fill shall be allowed within the TPZ.

5. No lawns or frequent irrigation shall occur within the drip line of any retained oak tree. Infrequent, deep watering is permissible beyond ten feet (10') from the trunk when needed to alleviate drought stress. If plantings are to be incorporated within the drip line of retained oak trees, drought tolerant plants that are compatible with native oaks and do not require summer irrigation may be used.

6. Pruning work within the TPZ, if required, shall be done in accordance with current ISA (International Society of Arboriculture) Best Management Practices by a professional with expertise in oak trees and be supervised by the Qualified Professional.

7. Monitoring. The qualified professional shall perform periodic assessments of the retained trees throughout the construction process. The frequency and duration of the monitoring shall be left to the discretion of the qualified professional, with a minimum interval of once a week. The developer is responsible for associated monitoring expenses.

8. A copy of "Living Among the Oaks: A Management Guide For Woodland Owners and Managers", UCANR Publication #21538, or comparable educational brochure, shall be disbursed by the County Planning Department with all appropriate project permits.

9. As an incentive, oaks and/or oak woodlands that are retained in a project and are adequately protected according to the above TPZ guidelines shall not require mitigation.

8.0 APPLICABLE FEDERAL, STATE AND LOCAL BIOLOGICAL PERMITS, AND APPROVALS

The project must comply with federal, state, and local environmental laws, regulations, and ordinances. The following permits and/or approvals, as determined by the resource agencies.

Agency	Permit or Approval
County of Calaveras Building & Safety Division	Site Plan review and approval and Grading and Building Permits
County of Calaveras Planning Division	General Plan Amendment Zone Change Design Review
San Andreas Fire Protection District	Building plan check and approval. Review for compliance with the current California Fire Code, current California Building Code, California Health & Safety Code and City of Fontana Municipal Code. Plans for fire detection and alarm systems, and automatic sprinklers.
Central Valley Regional Water Quality Control Board (Region 5)	Waste Discharge Requirements (WDR) permits for dredge or fill activities

8.1 Waste Discharge Requirements Permit (State)

Waters of the State of California were observed on the project site during the biological surveys. Discharges of dredge or fill materials to waters of the State would result in a significant impact, as described in the *State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State* (Procedures). Prior to the approval of grading permits or initiation of project activities (including but not limited to fencing, staging, clearing), the applicant shall conduct a jurisdictional delineation survey, prepare a jurisdictional delineation survey report, and obtain a WDR permit or other approval from the Central Valley RWQCB or SWRCB as detailed in Mitigation Measure **BIO-11**, *Jurisdictional Delineation, Report, and Permitting*. All project-related requirements and conditions of the RWQCB or the SWRCB must be satisfied before project activities may commence.

8.2 Oak Woodlands Removal Approval (Local)

The Calaveras County General Plan (Conservation and Open Space Element) includes policies and implementing measures for the protection of oak woodlands and other biological resources (County of Calaveras, 2019, p. COS 12). Development that is subject to a discretionary entitlement and subject to CEQA review shall be required to evaluate potential impacts to sensitive communities using the methodologies identified in the County General Plan and shall require mitigation for potentially significant impacts (County of Calaveras, 2019, p. COS 19). The County General Plan measure COS-4D is specific to mitigation for impacts to Oak Woodlands (County of Calaveras, 2019, pp. COS 18 – COS 19).

Pursuant to the County General Plan, oak woodlands removal and mitigation must be approved by the County Planning Department for projects that are not exempt from CEQA, such as this project. The Planning Department will determine whether the project may result in conversion of oak woodlands that will have a significant impact to the environment (County of Calaveras, 2019). Oak

Woodlands Removal and Protection Measures related to the County General Plan implementing measures are discussed in **Section 7.12**.

9.0 LITERATURE CITED AND REFERENCES

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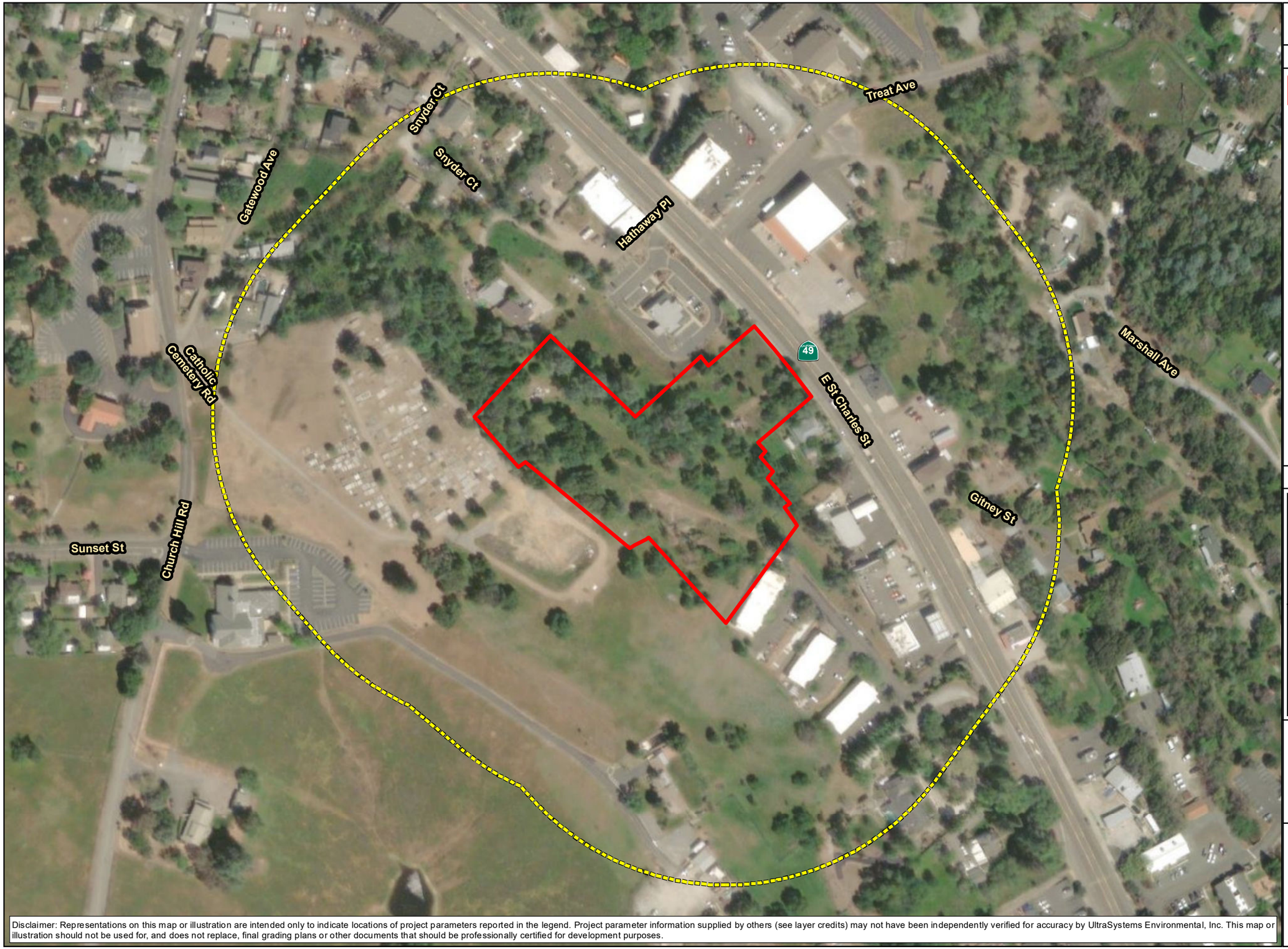
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APPENDIX A

Figures

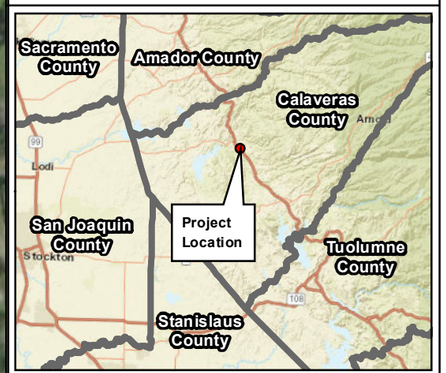


Fairfield Hotel/Restaurant
Calaveras County

Legend

- Project Boundary
- 500ft Biological Study Area (BSA)

Key Map



0 90 180 Feet

0 20 40 Meters

N

Scale: 1:2,160

Project Boundary and Biological Study Area (BSA)

Figure 1

UltraSystems

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Date



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November 13, 2023

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Scale: 1:380,160

N

0 3 6 Miles

0 3 6 Kilometers

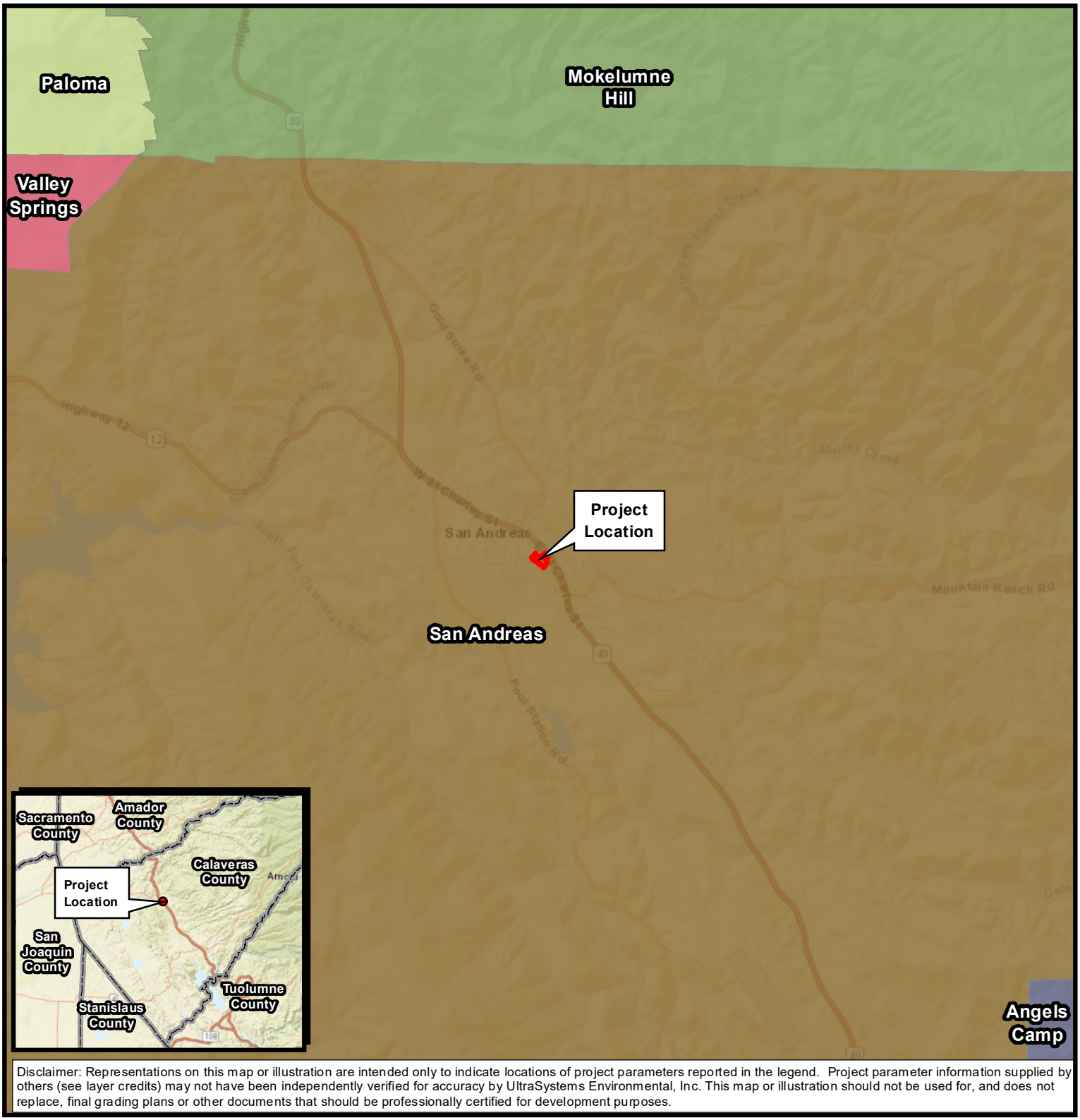
Legend

- Project Location
- County Boundary

Fairfield Hotel/Restaurant
Calaveras County

Regional Location
Figure 2

UltraSystems



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November 13, 2023

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Scale: 1:63,360

N

0 0.5 1 Miles

0 0.5 1 Kilometers

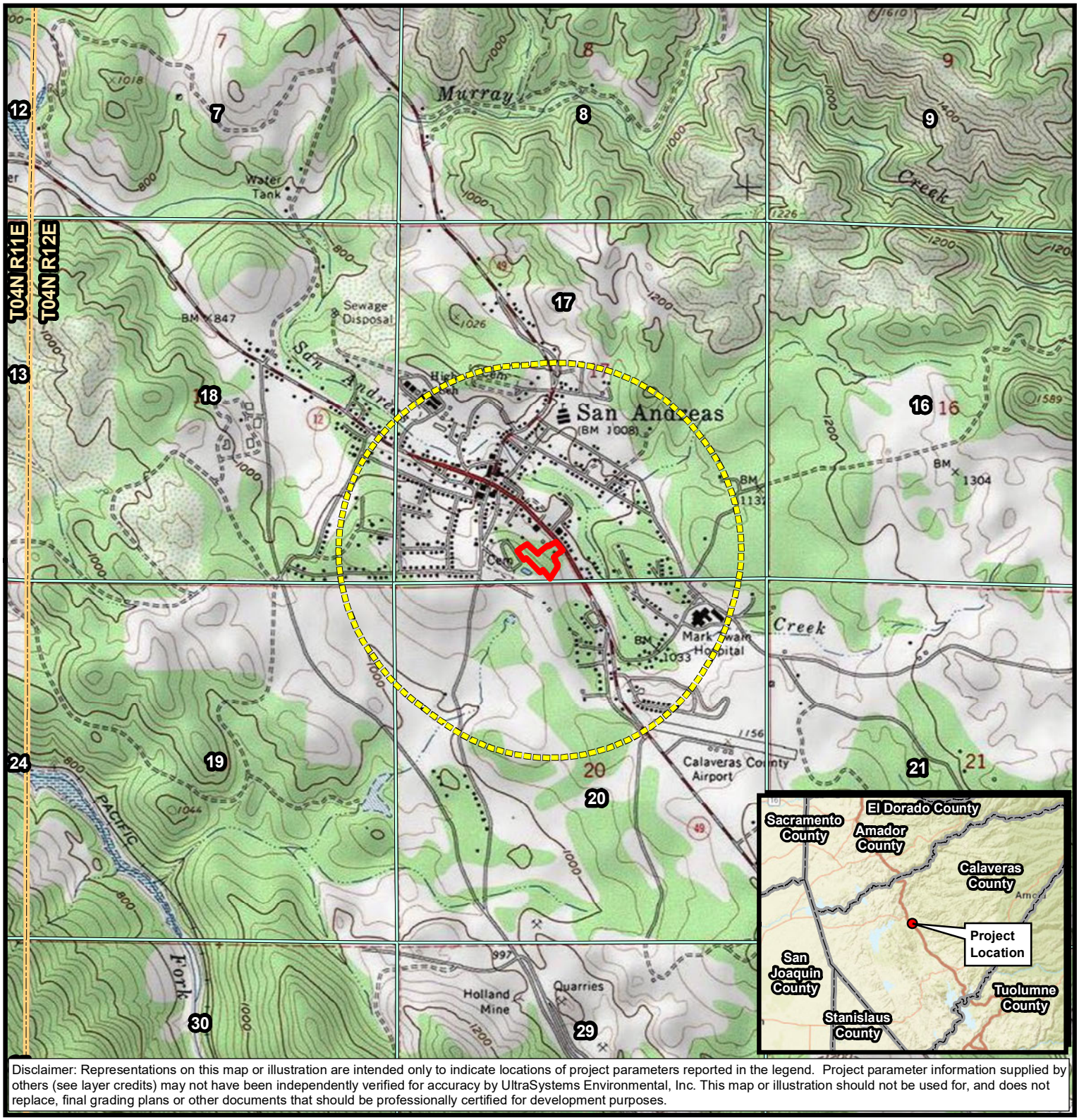
Legend

Project Boundary

Fairfield Hotel/Restaurant
Calaveras County

Project Vicinity
Figure 3

UltraSystems



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October 26, 2023

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Scale: 1:24,000

N

0 1,000 2,000 Feet

0 250 500 Meters

Legend

- Project Boundary
- Half-mile Radius
- Township Boundary
- Section Boundary

Fairfield Hotel/Restaurant
Calaveras County

Topographic Map
USGS Quadrangle: San Andreas
Township: 4N Range: 12E
Section: 17
Figure 4

UltraSystems
environmental • management • planning

Fairfield Hotel/Restaurant
Calaveras County

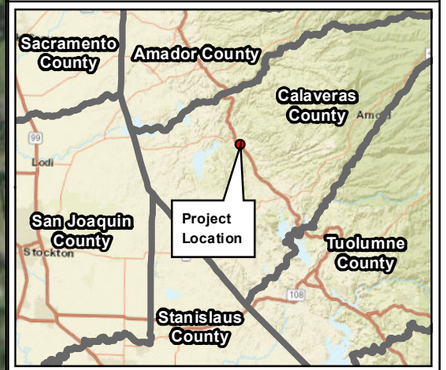
Legend

- Project Boundary
- 500ft Biological Study Area (BSA)

USDA Soil Unit

- Loafercreek-Bonanza complex, 3 to 15 percent slopes
- Loafercreek-Gopheridge complex, 15 to 30 percent slopes
- Urban land-Loafercreek-Dunstone complex, 3 to 15 percent slopes

Key Map



0 90 180 Feet

0 20 40 Meters

N

Scale: 1:2,160

USDA Soils

Figure 5

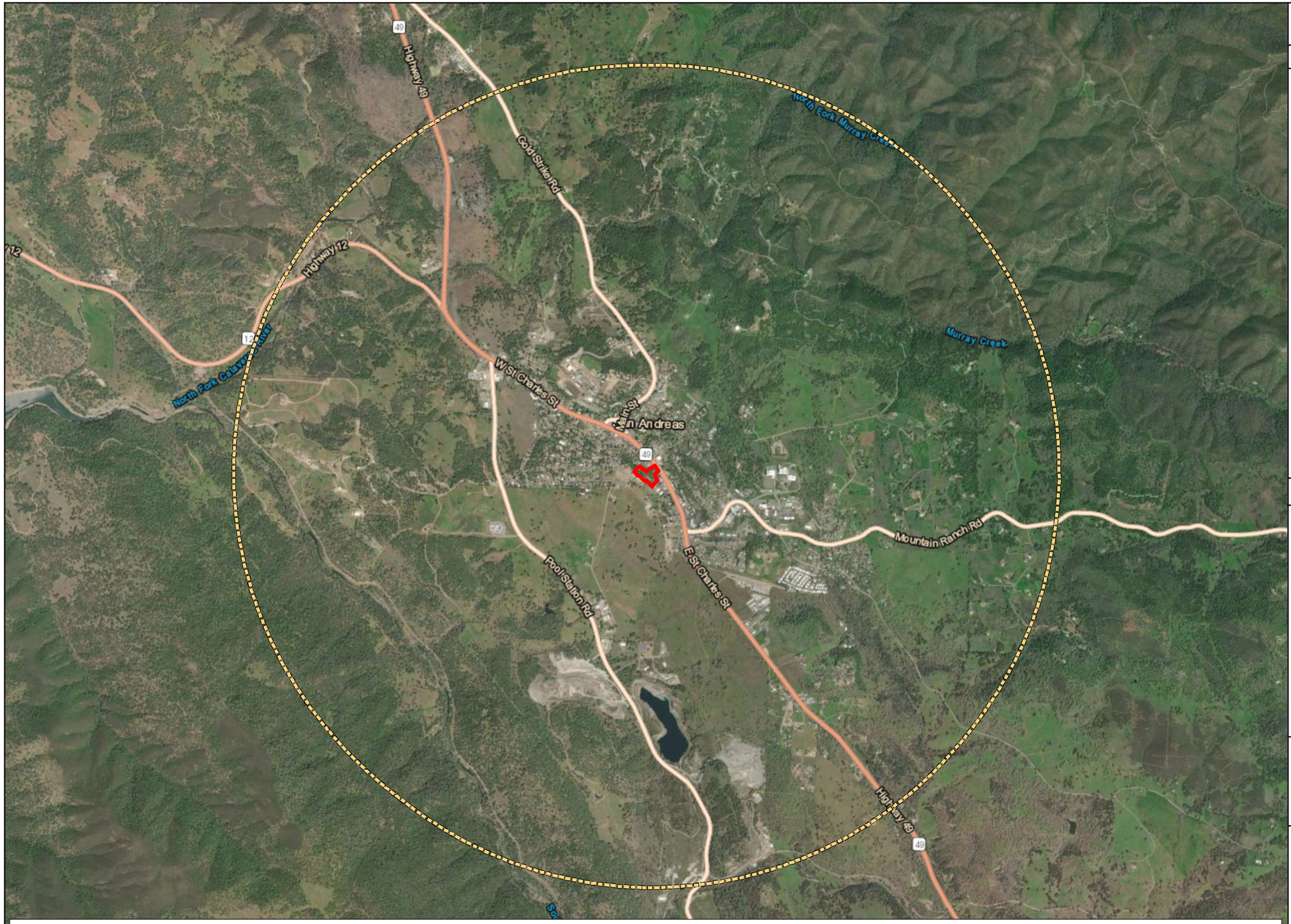
UltraSystems

Date

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Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community;USDA , 2022 UltraSystems Environmental, Inc., 2023.



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Fairfield Hotel/Restaurant
Calaveras County

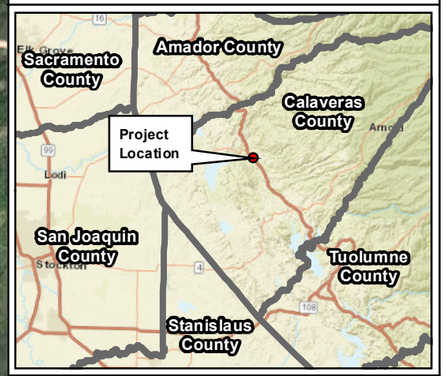
Legend

Project Boundary

2-Miles Radius

There are no CNDDB Known Occurrences recorded for Plant Species and Habitats within 2 Miles from the Project Site. However, other similar database searches did yield observations, which are discussed in the Literature Review and Results Sections. Lack of reported occurrences in the CNDDB does not indicate absence of special-status plants.

Key Map



0 1,250 2,500 Feet

0 300 600 Meters

N

Scale: 1:30,000

CNDDB Known Occurrences

Plant Species and Habitats

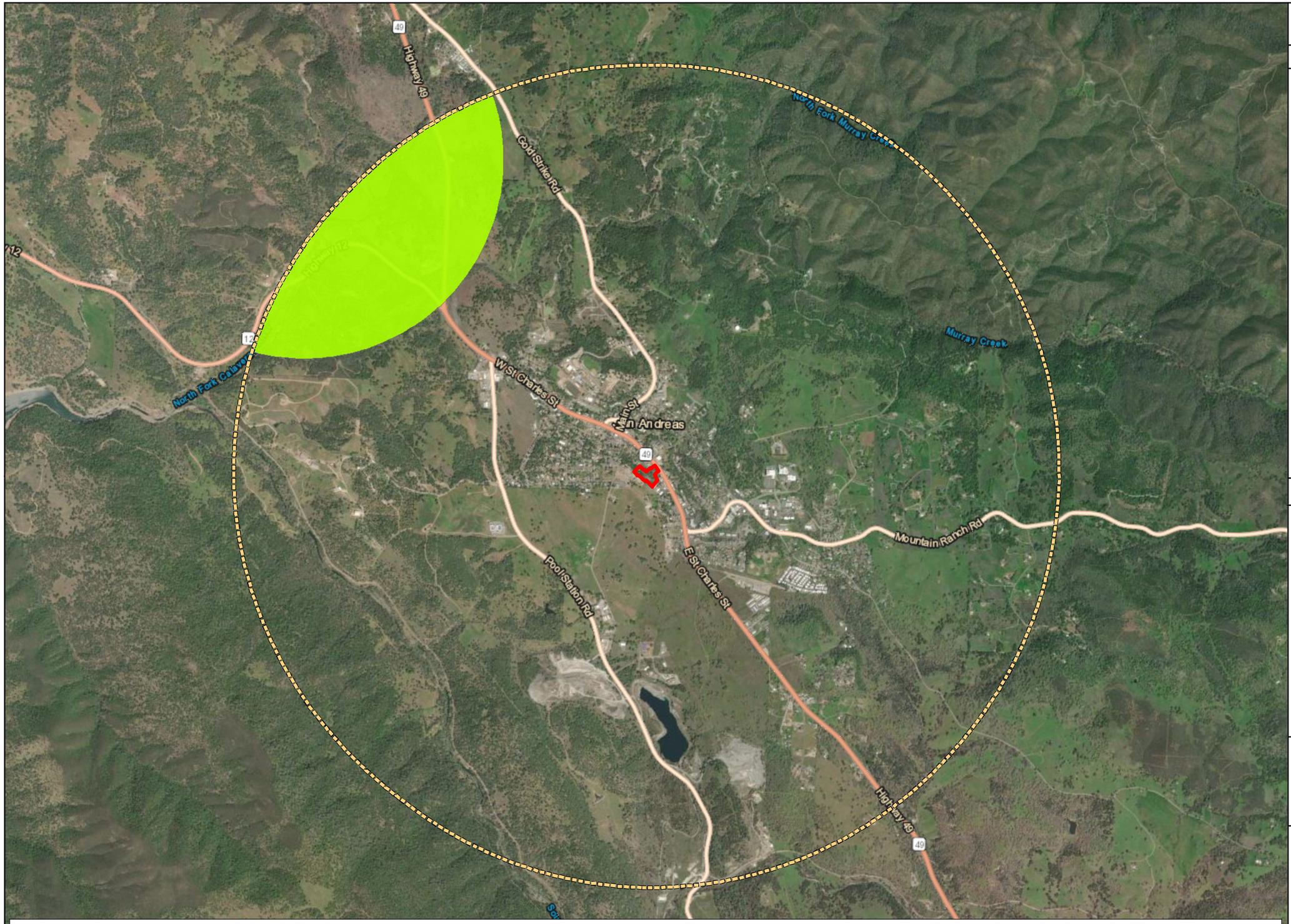
Figure 6

UltraSystems

Path: \\GISSVR\gis\Projects\7244_CalaverasCoFairfieldHotel_ISMND\MXDs\BIO\7244_Calaveras_4_4_CNDDB_Plant_2023_11_10.mxd

Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community; CDFW, November 2023; UltraSystems Environmental, Inc., 2023.

Date



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Fairfield Hotel/Restaurant
Calaveras County

Legend

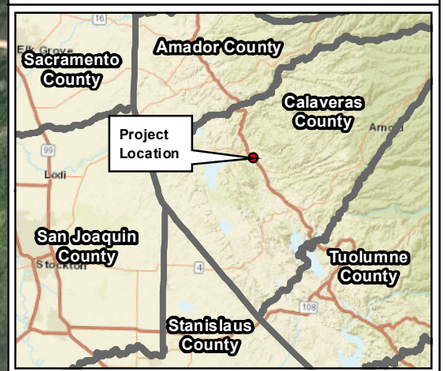
Project Boundary

2-Miles Radius

Common Name, *Scientific Name*

Townsend's big-eared bat, *Corynorhinus townsendii*

Key Map



0 1,250 2,500 Feet

0 300 600 Meters

N

Scale: 1:30,000

CNDDB Known Occurrences Wildlife Species

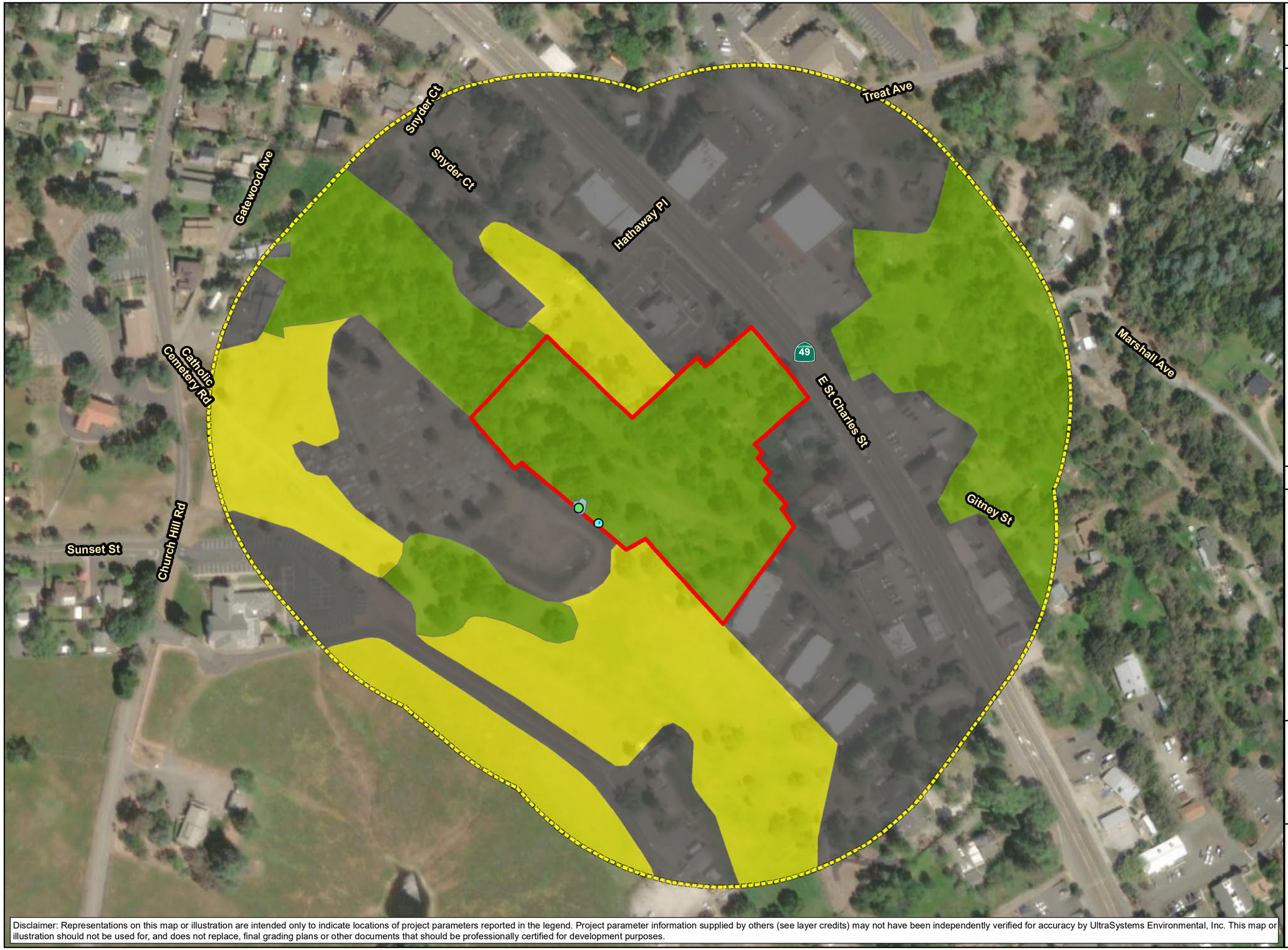
Figure 7

UltraSystems

Path: \\GISSVR\gis\Projects\7244_CalaverasCoFairfieldHotel_ISMND\MXDs\BIO\7244_Calaveras_4_4_CNDDB_Wildlife_2023_11_10.mxd

Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community; CDFW, November 2023; UltraSystems Environmental, Inc., 2023.

Date



Fairfield Hotel/Restaurant Calaveras County

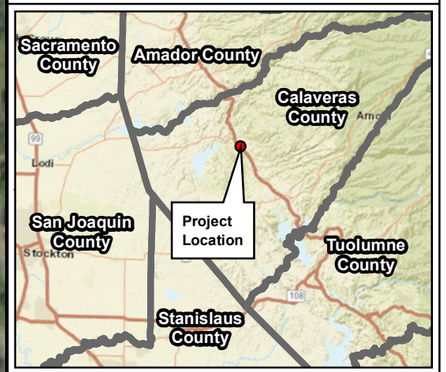
Legend

- Project Boundary
- 500ft Biological Study Area

Land Cover Types

- Developed/ornamental
- Canyon live oak forest and woodland
- Wild oats and annual brome grasslands
- Limits of Temporary Disturbance (Calaveras County Water District)
- Potential wetland (approximate)
- Potential wetland (approximate)
- Seep

Key Map



0 90 180 Feet

0 20 40 Meters

N

Scale: 1:2,160

Land Cover Types

Figure 8

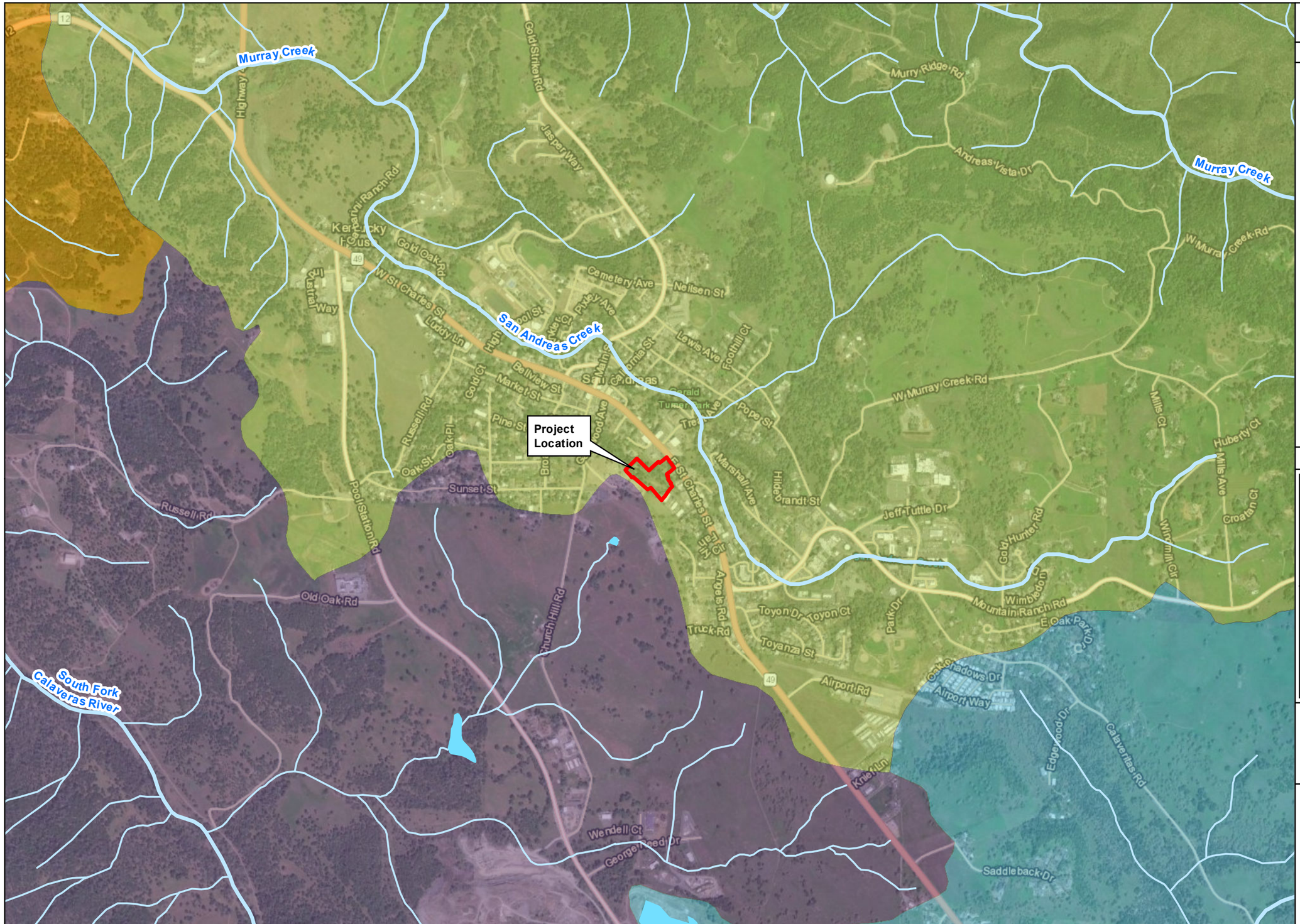
UltraSystems environmental • management • planning

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Path: \\gissvr\GIS\Projects\7244_CalaverasCoFairfieldHotel_ISMND\MXDs\BIO\7244_Calaveras_4_4_Land_Cover_2024_03_04.mxd

Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community; UltraSystems Environmental, Inc., 2024.

Date



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Fairfield Hotel/Restaurant
Calaveras County

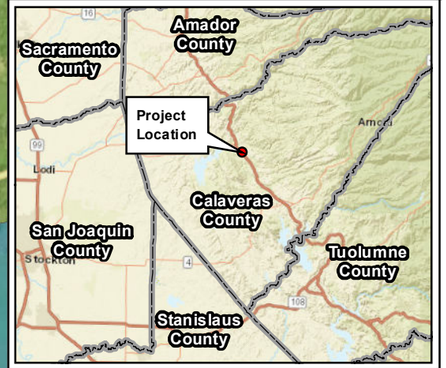
Legend

- Project Boundary
- USGS Waterbody
- USGS Stream (Named)
- USGS Stream

HUC12, Name

- 180400110106, Calaveritas Creek
- 180400110107, South Fork Calaveras River
- 180400110204, Murray Creek
- 180400110205, Cedar Creek-North Fork Calaveras River

Key Map



0 625 1,250 Feet

0 400 Meters

N

Scale: 1:15,000

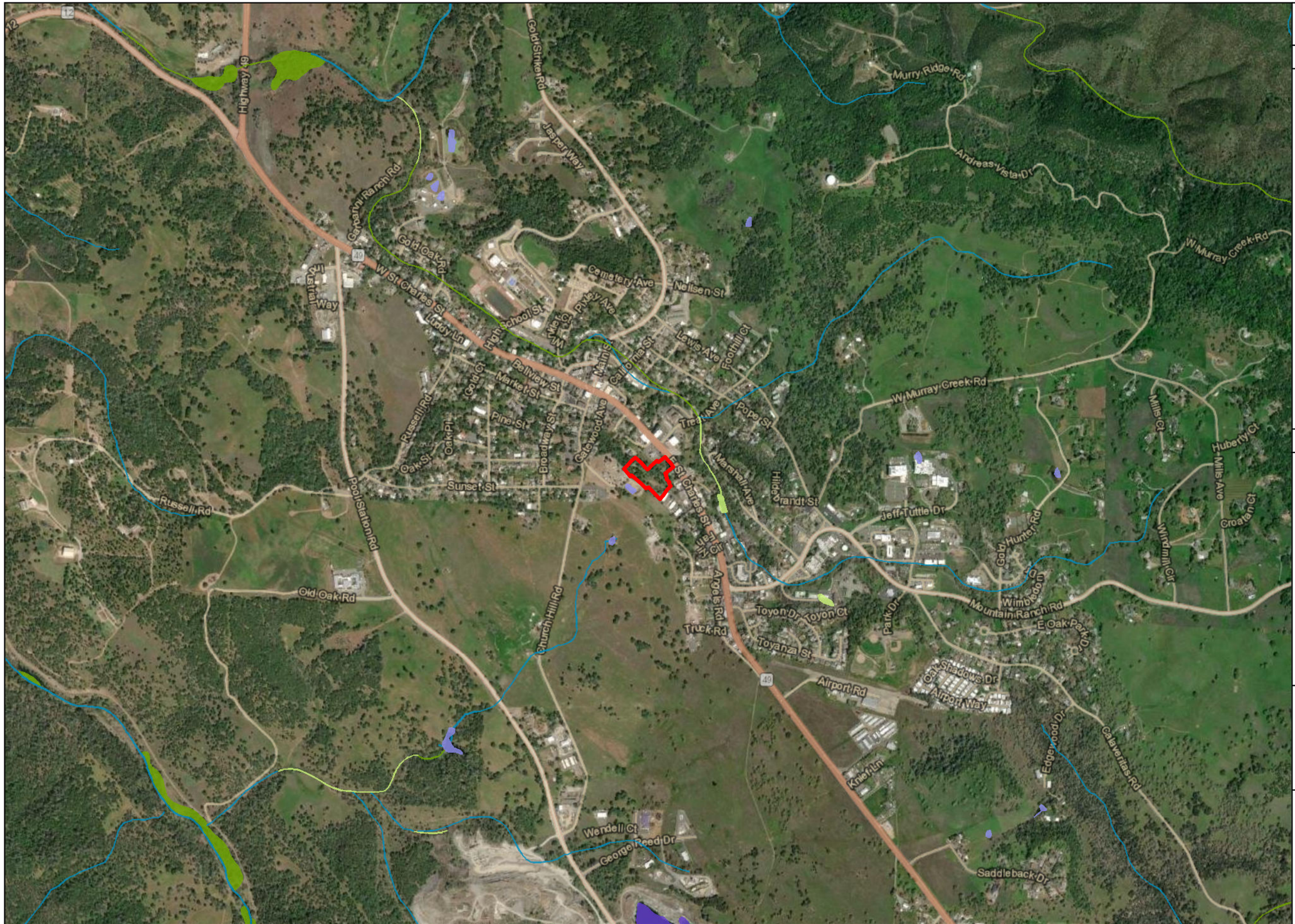
USGS Surface Waters and Watersheds

Figure 9

UltraSystems
environmental engineering + planning

Path: \\Gissvr\gis\Projects\7244_CalaverasCoFairfieldHotel_ISMND\MXDs\7244_Calaveras_4_10_Surface_Water_2023_11_13.mxd
Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community; USGS, 2020; UltraSystems Environmental, Inc., 2023.

November 13, 2023



Fairfield Hotel/Restaurant
Calaveras County

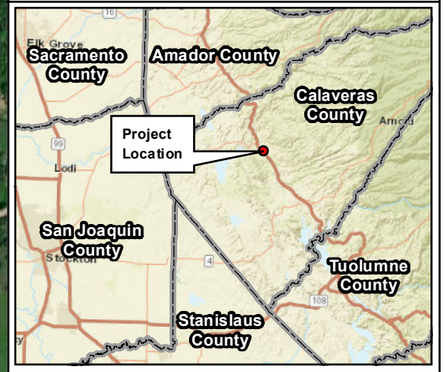
Legend

- Project Boundary

USFWS NWI Wetland Type

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine

Key Map



0 625 1,250 Feet

0 200 400 Meters

N

Scale: 1:15,000

USFWS National Wetlands Inventory (NWI)

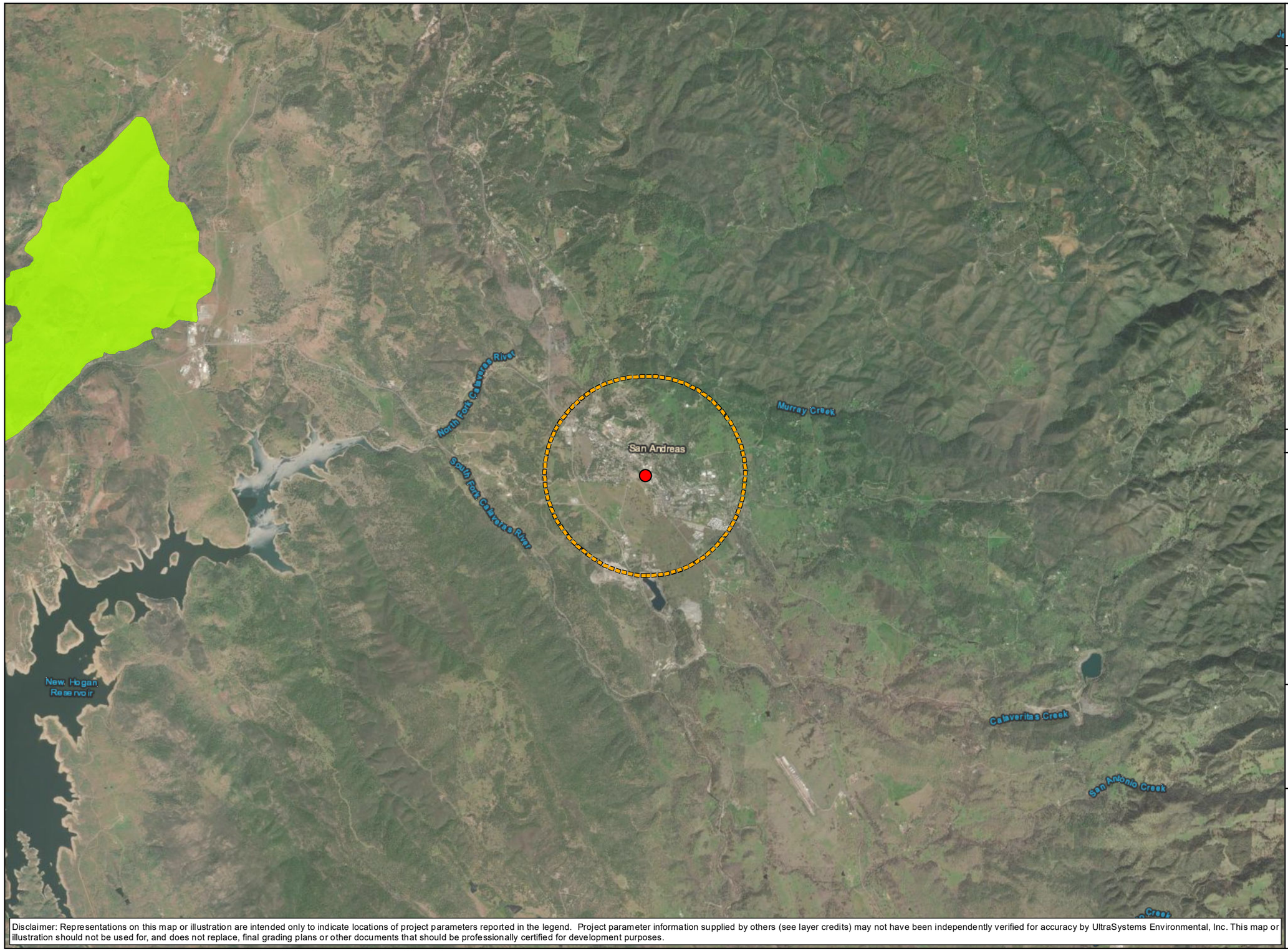
Figure 10

UltraSystems
environmental engineering + planning

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Path: \\GISSVR\gis\Projects\7244_CalaverasCoFairfieldHotel_ISMND\MXDs\BIO\7244_Calaveras_4_4_NWI_2023_11_10.mxd
Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community; USFWS NWI, 2020; UltraSystems Environmental, Inc., 2023.

November 10, 2023



Fairfield Hotel/Restaurant
Calaveras County

Legend

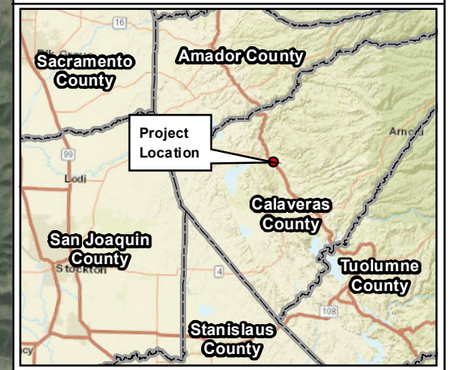
Project Location

1-Mile Radius

Common Name, *Scientific Name*

California red-legged frog; *Rana draytonii*

Key Map



0 0.5 1 Miles

N

Scale: 1:63,360

0 0.6 1.2 Kilometers

USFWS Critical Habitats

Figure 11

UltraSystems

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Path: \\GISSVR\gis\Projects\7244_CalaverasCoFairfieldHotel_ISMND\MXDs\BIO\7244_Calaveras_4_4_Crithab_2023_11_10.mxd

Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community; USFWS Critical Habitats, Dec. 2022; UltraSystems Environmental, Inc., 2023.

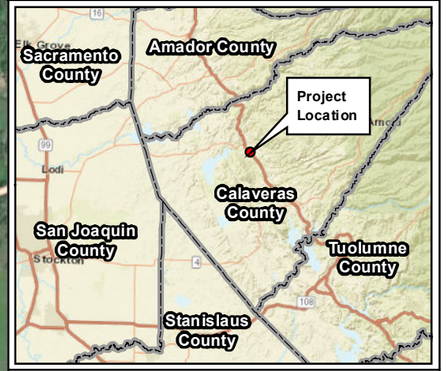
November 10, 2023

Fairfield Hotel/Restaurant
Calaveras County

Legend

- Project Location
- 1-Mile Radius
- Essential Connectivity
- Small Natural

Key Map



0 625 1,250 Feet

N

Scale: 1:15,000

0 200 400 Meters

CDFW Wildlife Corridors

Figure 12

UltraSystems
Environmental Management Solutions

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Path: \\Gissvr\gis\Projects\7244_CalaverasCoFairfieldHotel_ISMND\MXDs\BIO\7244_Calaveras_4_4_Wildlife_Corridors_2023_11_13.mxd

November 13, 2023

Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community; Spencer, W.D., P. Beier, K. Penrod, K. Winters, C. Paulman, H. Rustigian-Romsos, J. Strittholt, M. Parisi, and A. Pettler. 2010. California Essential Habitat Connectivity Project: A Strategy for Conserving a Connected California. Prepared for California Department of Transportation, California Department of Fish and Game, and Federal Highways Administration; BIOS , 2008-2019; UltraSystems Environmental, Inc., 2023.

Fairfield Hotel/Restaurant
Calaveras County

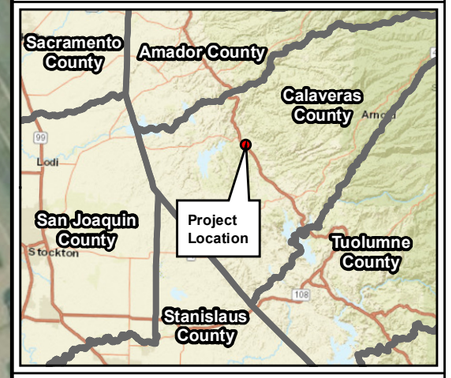
Legend

- Project Boundary
- Drip Line
- Tree

State Rte 49

E St Charles St

Key Map



0 37.5 75 Feet

0 10 20 Meters

N

Scale: 1:900

Tree Dripline Radii

Figure 13

UltraSystems
environmental • management • planning

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Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community; UltraSystems Environmental, Inc., 2024

August 14, 2024

Fairfield Hotel/Restaurant
Calaveras County

Legend

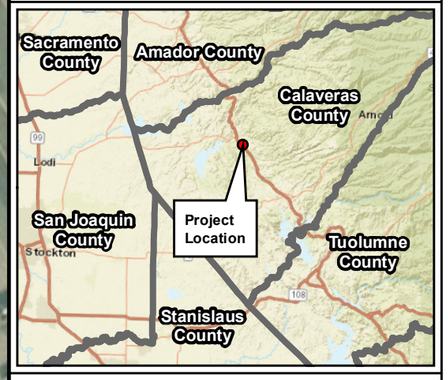
- Project Boundary
- Project Outline

Disturbance

- None
- Permanent
- Temporary
- Tree

State Rte 49
E St Charles St

Key Map



0 37.5 75 Feet

0 10 20 Meters

N

Scale: 1:900

Tree Locations and Project Impacts

Figure 14

UltraSystems
environmental • management • planning

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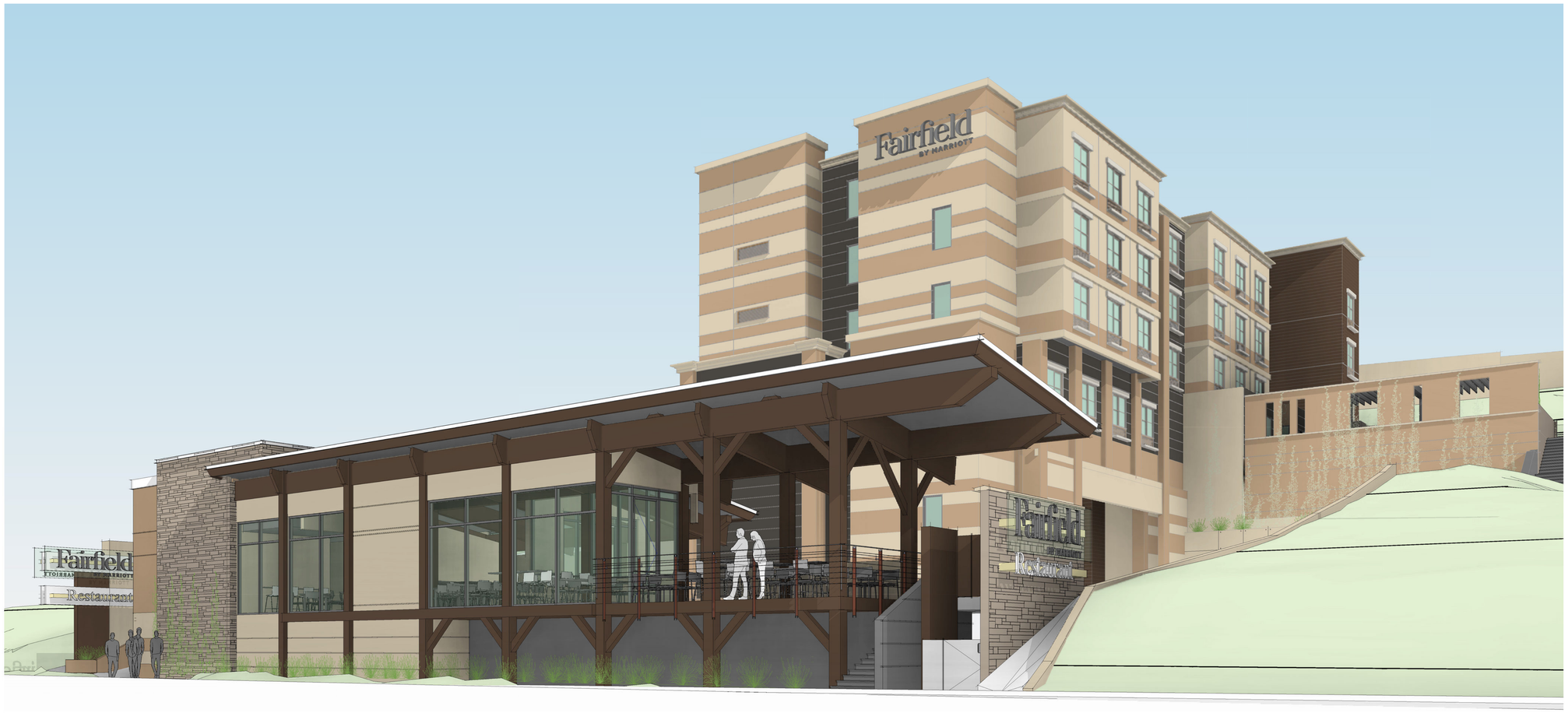
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Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community; UltraSystems Environmental, Inc., 2024

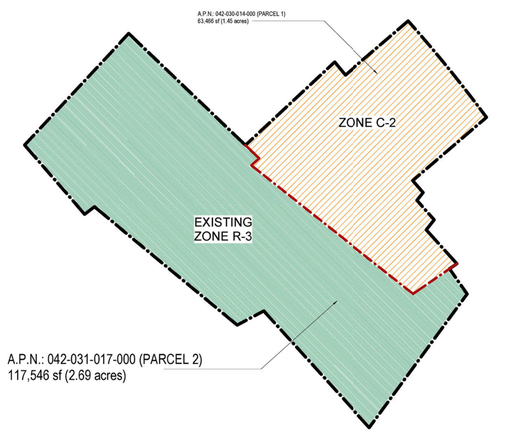
August 13, 2024

APPENDIX B

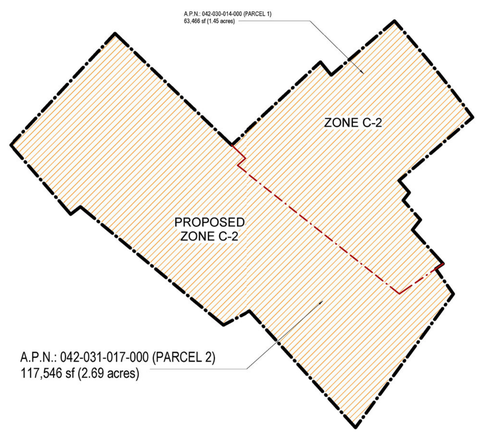
Site Plan



PROPOSED ZONING AMENDMENT



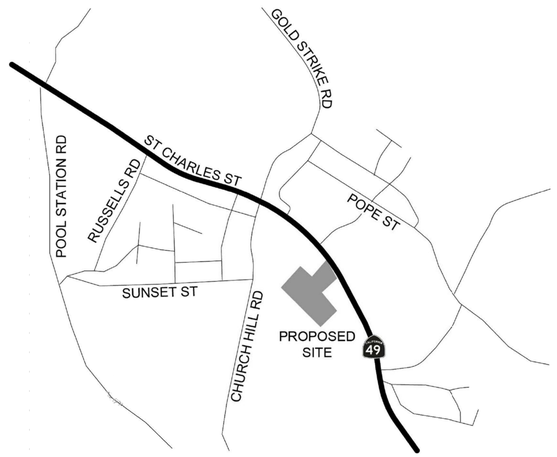
1. EXISTING ZONING



2. PROPOSED ZONING

TO ACCOMODATE THE PROPOSED HOTEL AND RESTAURANT PARKING REQUIREMENTS, A ZONING MODIFICATION MUST BE APPROVED FOR PARCEL 042-031-017-000. PLEASE NOTE THE ABOVE DIAGRAMS GRAPHICALLY SHOWING THE REQUESTED TO CHANGE FROM R-3 TO C-2 ZONE.

LOCATION MAP



PARCEL INFORMATION

ADDRESS	APN	AREA
236-300 EAST SAINT CHARLES STREET	042-030-014-000 042-031-017-000	63,466 sf (1.45 acres) 117,568 sf (2.69 acres)

SHEET INDEX

NUMBER	SHEET NAME
A 0.0	COVER-INDEX
A 0.1	EXISTING SURVEY
A 0.2	EXISTING SURVEY
A 0.3	PROPOSED ZONE CHANGE & PROJECT DATA
A 1.3	PROPOSED SITE PLAN
A 4.1	HOTEL FIRST FLOOR PLANS
A 4.2	HOTEL SECOND FLOOR PLAN, TYP.
A 4.3	HOTEL ROOM DATA
A 5.1	HOTEL ELEVATIONS
A 5.2	HOTEL ELEVATIONS
A 6.6	RESTAURANT FLOOR PLANS
A 7.5	RESTAURANT ELEVATIONS
A 8.7	SITE SIGNAGE
C 1.1	SITE PLAN RETAINING WALLS
C 2.1	PRELIMINARY GRADING PLAN
C 2.2	PRELIMINARY GRADING PLAN
C 3.1	PRELIMINARY UTILITY PLAN
L 1.1	PRELIMINARY LANDSCAPE PLAN
L 1.2	PRELIMINARY PLANTING IMAGERY
V 1.0	PRELIMINARY LIGHTING GARAGE
V 1.1	PRELIMINARY LIGHTING- SITE
V 1.2	PRELIMINARY LIGHTING PHOTOMETRICS
V 1.3	PRELIMINARY LIGHTING- FIXTURE CUT SHEETS

SRK
STEWART
ROMBERGER
KITE
SRK ARCHITECTS INC.

2254 South Figueroa Street
Los Angeles, CA. 90007
Tel. (213) 747-1199
www.srkarchtectsinc.com

HOTEL AND RESTAURANT DEVELOPMENT

236-300 EAST SAINT CHARLES STREET
SAN ANDREAS, CALAVERAS COUNTY, CALIFORNIA

NOT FOR CONSTRUCTION

DRAWINGS ISSUED

DELTA	DESCRIPTION	DATE
-	POST TO ENGINEERING	07-22-2022
-	SPOT ELEV. & REST. FOOT PRINT UPDATE	08-19-2022
-	SITE PLAN UPDATE; REMOVED RES. UNITS	12-05-2022
-	SITE PLAN UPDATE; REMOVED RES. UNITS	02-07-2023
-	REMOVED ALL RES. UNITS	02-09-2023
-	REMOVED ALL RES. UNITS-REV	02-14-2023
-	REMOVED ALL RES. UNITS-REV	02-20-2023
-	SITE PLAN UPDATE	03-03-2023
-	UPDATED	05-22-2023

LICENSED ARCHITECT
BRIAN A. KITE
C-11258
RENEWAL DATE:
08/31/23
STATE OF CALIFORNIA

Scale: 1/4" = 1'-0"
Checked by:
Drawn by:
Project #
Project Number

Drawing Title & Number:

COVER-INDEX

A 0.0

Sheet №

File Path & Name: S:\++SRK ARCHITECTS INC++\PROJECTS\ACTIVE PROJECTS\2022\22007- San Andreas- 79-room hotel & restaurant\00-PRE-DESIGN\A-ARCHITECTURAL\REVIT\MODEL\2023-SA-HOTEL-FINAL.rvt
5/22/2023 11:37:14 AM

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EXCEPTIONS TABLE

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
   (NOT A SURVEY MATTER)

2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
   (NOT A SURVEY MATTER)

3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
   (NOT A SURVEY MATTER)

4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
   (NOT A SURVEY MATTER)

5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
   (AS SHOWN HEREON)

6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (b), or (c) are shown by the Public Records.
   (NOT A SURVEY MATTER)

7. General and special taxes and assessments for the fiscal year 2022-2023, a lien not yet due or payable.
   (NOT A SURVEY MATTER)

8. General and special taxes and assessments for the fiscal year 2021-2022.
   First Installment: $434.14, PAID
   Penalty: $0.00
   Second Installment: $434.14, OPEN
   Penalty: $0.00
   Tax Rate Area: 051-047
   AP. No.: 042-031-017-000
   (Affects Parcel 2)
   (NOT A SURVEY MATTER)

9. General and special taxes and assessments for the fiscal year 2021-2022.
   First Installment: $252.48, PAID
   Penalty: $0.00
   Second Installment: $252.48, OPEN
   Penalty: $0.00
   Tax Rate Area: 051-047
   AP. No.: 042-030-014-000
   (Affects Parcel 1)
   (NOT A SURVEY MATTER)

10. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
    (NOT A SURVEY MATTER)

11. An easement for the erection, use and maintenance of a water tank, with ingress and egress and the right to lay, conduct and maintain pipes to and from said tank and incidental purposes in the document recorded September 3, 1924 in Book 75 of Deeds, Page 143.
    (LOCATION OF EASEMENTS NOT DEFINED OF RECORD)

12. An easement for construction and perpetual maintenance of pipe lines, fittings and fixtures and incidental purposes in the document recorded January 7, 1926 in Book 77 of Deeds, Page 263.
    (LOCATION OF EASEMENTS NOT DEFINED OF RECORD)

13. Unrecorded Deed dated February 15, 1939, executed by Frances B. Reed, a widow to Calaveras Public Utility District, a public corporation, granted an easement for pipe line purposes, disclosed by a Deed recorded January 23, 1940 in Book 11 of Official Records, Page 257 et seq., Calaveras County Records, executed by Frances B. Reed, a widow to Calaveras Public Utility District, a public corporation.
    (DOES NOT AFFECT PARCEL)

14. An easement for perpetual right in and to that certain well, pump and windmill and incidental purposes in the document recorded November 05, 1943 as Book 27, Page 322 of Official Records.
    (EASEMENT NOT DEFINED OF RECORD)

15. A waiver of any claims for damages by reason of the location, construction, landscaping or maintenance of a contiguous freeway, highway or roadway, as contained in the document recorded October 29, 1954 as Book 90, Pages 160-161 of Official Records.
    (EASEMENT PLOTTED HEREON)

16. An easement shown or dedicated on the map of Record of Survey Map recorded July 20, 1970 and on file in Book 8, Page 73, of Record of survey Maps.
    For: Proposed Roadway and utility purposes and incidental purposes.
    (Affects Parcel 2)
    (EASEMENT PLOTTED HEREON AS PARCEL B)

17. An easement shown or dedicated on the map of Record of Survey Map recorded November 08, 1971 and on file in Book 9, Page 1, of Record of survey Maps.
    For: utility easement and incidental purposes.
    (EASEMENTS PLOTTED HEREON)

18. The terms, provisions and easement(s) contained in the document entitled "Easement Maintenance Agreement" recorded July 30, 1986 as Instrument no. 1986-7956 in Book 771, Page 421 of Official Records.
    (NOT PLOTTABLE) (BLANKET IN NATURE)

19. A deed of trust to secure an original indebtedness of $140,000.00 recorded February 17, 2004 as Instrument no. 2004-2976 Of Official Records.
    Dated: February 05, 2004
    Trustor: Donald E. Martin, a married man
    Trustee: First American Title Company, a California Corporation
    Beneficiary: Jerry W. Brooks and Kay A. Brooks, husband and wife, as joint tenants
    (Affects Parcel 1)
    (NOT A SURVEY MATTER)

20. We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.
    (Affects Parcel 2)
    (NOT A SURVEY MATTER)

21. Water rights, claims or title to water, whether or not shown by the Public Records.
    (NOT A SURVEY MATTER)

22. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.
    (AS SHOWN HEREON)

23. Rights of parties in possession.
    (NOT A SURVEY MATTER)

LEGAL DESCRIPTION

The Land referred to herein below is situated in an Unincorporated Area in the County of Calaveras, State of California, and is described as follows:

PARCEL 1:

PARCEL A:

LOT 3 OF THAT PARCEL MAP - BOUNDARY LINE ADJUSTMENT FOR BERYL DEAN WARNER, ACCORDING TO THE OFFICIAL MAP THEREOF, FILED FOR RECORD ON MARCH 12, 2002 IN BOOK 11 OF PARCEL MAPS, AT PAGE 2, CALAVERAS COUNTY RECORDS.

PARCEL B:

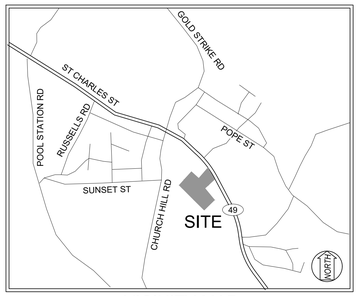
AN EASEMENT OF RIGHT OF WAY AND UTILITY PURPOSES LYING 40 FEET IN WIDTH WHOSE CENTERLINE IS DESCRIBED AS FOLLOWS:

COMMENCING AT A ¾ IN DIAMETER IRON PIN TAGGED L.S. 3606 MONUMENTING THE MOST EASTERLY CORNER OF PARCEL D AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED NOVEMBER 8, 1971 IN BOOK 9 OF RECORD OF SURVEYS, AT PAGE 1, CALAVERAS COUNTY RECORDS, BEING A PORTION OF LOT 5, BLOCK 2 OF SAN ANDREAS TOWNSITE; THENCE SOUTH 55° 25' 45" WEST, 53.26 FEET ALONG THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL D TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE; THENCE 1ST SOUTH 34° 58' 22" EAST, 57.11 FEET TO A POINT ON LINE BETWEEN PARCELS A AND B AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP FILED FOR RECORD JULY 20, 1970 IN BOOK 8 OF RECORD OF SURVEYS, PAGE 73, CALAVERAS COUNTY RECORDS BEING A PORTION OF LOTS 1 AND 5, BLOCK 2, SAN ANDREAS TOWNSITE AND A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 12 EAST, M.D.B.& M., THENCE 2ND CONTINUING SOUTH 34° 58' 22" EAST, 66.93 FEET; THENCE 3RD SOUTHEASTERLY THROUGH A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE THROUGH A CENTRAL ANGLE 17° 15' 47", WITH A RADIUS OF 100.00 FEET, A DISTANCE OF 30.13 FEET TO A POINT OF REVERSE CURVE; THENCE 4TH SOUTHEASTERLY THROUGH A CURVE TO THE LEFT TANGENT TO THE PRECEDING COURSE THROUGH A CENTRAL ANGLE OF 47° 01' 00", WITH A RADIUS OF 100.00 FEET A DISTANCE OF 82.06 FEET TO A POINT OF REVERSE CURVE; THENCE 5TH SOUTHEASTERLY THROUGH A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE THROUGH A CENTRAL ANGLE OF 27° 30' 00" WITH A RADIUS OF 100.00 FEET A DISTANCE OF 48.00 FEET; THENCE 6TH SOUTH 37° 16' EAST, 147.87 FEET; THENCE 7TH NORTH 52° 23' EAST, 136.82 FEET MORE OR LESS, TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF CALIFORNIA STATE HIGHWAY NO. 49 AND TERMINUS POINT OF THE HEREIN DESCRIBED CENTERLINE.

PARCEL 2:

PARCEL A AS SET FORTH ON THAT RECORD OF SURVEY OF A PORTION OF LOTS 4 AND 5, BLOCK 2, SAN ANDREAS TOWNSITE, AND A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 12 EAST, M.D.B.&M., FILED FOR RECORD JULY 20, 1970 IN BOOK 8 OF SURVEYS, PAGE 73, CALAVERAS COUNTY RECORDS.

EXCEPTION THEREFROM PARCEL D AS SET FORTH ON THAT RECORD OF SURVEY OF A PORTION OF LOT 5, BLOCK 2, SAN ANDREAS TOWNSITE, FILED FOR RECORD NOVEMBER 8, 1971 IN BOOK 9 OF SURVEYS, PAGE 1, CALAVERAS COUNTY RECORDS.



VICINITY MAP
NOT TO SCALE

NOTES

1. All distances shown hereon are in U.S. Survey feet and decimals thereof.

2. This survey was prepared from information furnished in an ALTA Commitment for Title Insurance, prepared by First American Title Insurance Company dated March 11, 2022, File No. NCS-1107151-DC72. No liability is assumed for matters of record not stated in said Commitment for Title Insurance that may affect the boundary lines, exceptions, or easements affecting the property.

3. The types, locations, sizes and/or depths of existing underground utilities as shown on this topographic survey were obtained from sources of varying reliability. The contractor is cautioned that only actual excavation will reveal the types, extent, sizes, locations and depths of such underground utilities. (A reasonable effort has been made to locate and delineate all unknown underground utilities.) However, the surveyor can assume no responsibility for the completeness or accuracy of its delineation of such underground utilities which may be encountered, but which are not shown on these drawings.

4. A.P.N.: 042-030-014-000 (PARCEL 1)
   042-031-017-000 (PARCEL 2)

5. Zoning Note:
   This survey makes no evaluation as to compliance with zoning and building codes and/or ordinances other than current municipal building setback line locations.

   The subject property is currently zoned "C-2"; General Commercial Zoning District;

   The current building setbacks for this zoning designation are on file with the Calaveras County Planning Department.

   Information was obtained from the Calaveras County Planning Department Website on April 04, 2022.

6. Basis of Bearings:
   The bearings shown hereon are bases upon the California Coordinate System of 1983, Zone 3, Epoch Date of 2010.00 in accordance with the California Public Resources Code Sections 8801-8819; said bearings are based locally upon GPS field-observed ties to to the following California Spatial Reference Network, or equivalent stations:

CORS ID:	PID:	Northing:	Easting:
P306	DN7366	2,112,018.522	6,519,931.419
CMBB	AF9652	2,199,044.646	6,594,499.868

7. Benchmark:
   NGS Monument "C 909":
   Brass Disk on the top of a retaining wall located on the north side of Highway 49.
   Elevation: 1036.0 feet (Vertcon) (Datum) NAVD 1988

8. Flood Zone Note:
   The subject property is shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 060633 0400 E, dated December 17, 2010, as being located in Flood Zone "X";

   Areas of determined to be outside the 0.2% annual chance flood.

   Information was obtained from the FEMA website (www.fema.gov) on April 04, 2022.

ABBREVIATIONS

BL	BUILDING
CB	CATCH BASIN
EB	ELECTRIC BOX
EP	EDGE OF PAVEMENT
EW	EDGE OF WALK
FNC	FENCE
LIP	LIP OF GUTTER
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB

LEGEND

PROPERTY LINE
ADJACENT PROPERTY LINE
CENTERLINE
EASEMENT
BUILDING LINE W/ DOOR
BUILDING OVERHANG
FOUND MONUMENT AS NOTED
FOUND IRON PIPE OR AS NOTED
BOLLARD LIGHT
LIGHT
STREET LIGHT
TRAFFIC SIGNAL POLE
TRANSFORMER
FIRE HYDRANT
STORM DRAIN MANHOLE
SANITARY SEWER MANHOLE
CLEAN OUT
GAS METER
UTILITY POLE W/ GUY WIRE
VALVE
CATCH BASIN / DROP INLET
WATER METER
FIRE DEPARTMENT CONNECTION
BACK FLOW PREVENTER
POST INDICATOR VALVE
UTILITY BOX (SIZE VARIES)
SIGN
FLAG POLE
TITLE REPORT EXCEPTION NUMBER (1)
RECORD INFORMATION W/ REFERENCE (100.00')(1)
TREE W/ SIZE AND ELEVATION 10" 100.0
SPOT ELEVATION × 32.1
CONTOUR
INDEX CONTOUR 15
CURB
CURB & GUTTER
CONCRETE
FENCE
RETAINING WALL
EDGE OF PAVEMENT
SANITARY SEWER SS
STORM DRAIN SD
WATER W
OVERHEAD OH

TABLE A REQUIREMENTS NOTES

2 NO address observed while conducting the fieldwork. (VACANT LOT)

3 The subject parcel DOES NOT lie within a Special Flood Harzard. Refer to Note # 08 for Flood zone classification.

4 The Gross land area is 4.156 ± ACRES (181,035 ± Square Feet)

5 Vertical relief of the surveyed parcel shown hereon is based upon a ground survey. The contour interval shown hereon is 1 foot. Refer to Note # 7 for benchmark information and vertical datum.

6(a) A zoning report WAS NOT provided to the surveyor. Zoning Information is noted hereon. See Zoning Note on this sheet for details. (Refer to Note # 05)

8 Substantial features observed in the process of conducting the fieldwork are plotted hereon.

11(a) Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.E.iv.) as determined by:
_____ (a) plans and/or reports provided by client (with reference as to the sources of information)

The Location of utilities existing on or serving the surveyed property are plotted hereon. The locations of these underground utility lines have been compiled from available plans and no warranty is implied as to the exact location of these lines. Said subsurface objects may include, but are not limited to, concrete footings, slabs, shoring, structural piles, utility vaults, piping, underground tanks, and any other subsurface structures not revealed by a surface inspection.

13 Names of adjoining owners according to current tax records are noted hereon.

14 The distance to the nearest intersecting street is shown hereon.

16 There was NO evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

18 Any plottable offsite (i.e., appurtenant) easements or servitudes disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Sections 5 and 6 (and applicable selected Table A items) ARE shown hereon as PARCEL B.

ENCROACHMENT NOTE

The surveyor does not offer any opinion as to any encroachments onto or from adjoining premises, streets or alleys by any fences, buildings, structures or other improvements. An encroachment is a legal condition, and not a matter of survey. The surveyor is not obligated to determine ownership of such encroachments and is beyond the limits of a surveyor's expertise. The surveyor may be unaware of any written or oral unrecorded agreement that allows for such encroachment.
Items observed while conducting the survey of the Property that may constitute as "potential" encroachments are shown hereon.

ACCESS NOTE

The Property has direct access to East St. Charles Street, State Highway 49, and by way of a non-exclusive easement for ingress and egress as shown on that certain Record of Survey filed for record on November 8, 1971 in Book 9 of Record of Surveys at Page 1, Calareras County and shown hereon as PARCEL B and labeled as "SITE ACCESS.

REFERENCES

1. RECORD OF SURVEY (8 RS 73)
2. RECORD OF SURVEY (9 RS 1)
3. PARCEL MAP (11 PM 2)
4. PARCEL MAP (11 PM 160)
5. RECORD OF SURVEY (17 RS 95)

SURVEYOR'S CERTIFICATE

TO: Mercury Ranch, LP, a Limited Partnership
AND: First American Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 6(a), 8, 11(a), 13, 14, 16 and 18 of Table A thereof. The fieldwork was completed on April 06, 2022.

07 APR. 2022
DATE

SHANE R. BARBER L.S. 9097
sbarber@barbersurveying.com

LICENSED LAND SURVEYOR SHANE R. BARBER No. 9097 STATE OF CALIFORNIA

REV.#	BY	DATE	DESCRIPTION

DATE: APR. 2022
SCALE: N/A
DESIGNED: AS
DRAWN: SB
CHECKED: SB
PROJ. MGR:
FILE PATH:

ams associates, inc.
801 TONACIO VALLEY ROAD
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778
PLANNING ENGINEERING SURVEYING

ALTA / NSPS LAND TITLE SURVEY
236 - 300 EAST ST. CHARLES STREET

CALAVERAS COUNTY
SAN ANDREAS
CALIFORNIA

SHEET 1 OF 2
PROJECT 22-2616

TREAT AVENUE

ST. CHARLES STREET
STATE HIGHWAY 49

(N 45°00'55" W) ①
N 44°54'21" W
135.44'

FND BRASS CAP
IN CONCRETE
"CAL TRANS"

R=1960.00'
D=4°00'41"
L=137.23'

FND REBAR/TAG
"LS 4658"

SITE ACCESS

R=1960.00'
D=5°02'59"
L=172.74'

115.79'
N 49°20'12" E
(N 49°10'04" E) ①

⑲ 25.00' SLOPE EASEMENT
[90 O.R. 166]

L5

FND REBAR/TAG
"LS 4658"

135.00'
(S 49°00'27" W) ①
S 49°16'11" W

LANDS OF
KENNE
[Doc No. 2014-09370]

PARCEL A
LOT 3
[11 PM 2]
1.457± ACRES

L3
L2
S 41°36'49" E
36.00'
L1
S 41°58'51" E
63.46'

LANDS OF
STELLAR INVESTMENTS INC
[Doc No. 2017-0012590]

SITE ACCESS

LANDS OF
EL DORADO SAVINGS BANK
[Doc No. 2003-20135]

(169.70) ①
169.82'
(N 46°35'21" E) ①
N 46°36'40" E

PARCEL 1A
[11 PM 160]

PARCEL B
⑯ 40.00' ROAD & UTILITY EASEMENT
[8 RS 73]

7.50' UTILITY EASEMENT
[9 RS 1] ⑰

EXCEPTION TO PARCEL 2
PARCEL D
9 RS 1

(N 34°58'22" W) ①
N 34°51'48" W
42.74'
174.75'
132.01'

⑰ 7.50' UTILITY EASEMENT
[9 RS 1]

73.83'
61.46'
S 55°21'44" W

FND REBAR/CAP
"LS 3606"

FND REBAR/TAG
"LS 4658"

(224.95) ①
224.89'

FND REBAR/TAG
"LS 4658"

26.46'

N 46°11'38" W
(N 46°24'54" W) ①
(N 46°20'16" W) ①
251.35'
(250.87) ①

L4

N 51°35'27" W
(N 51°39'29" W) ③
(S 51°47'24" E) ②
287.84'
(288.00') ③
(287.80') ②

40.00' ROAD &
⑰ UTILITY EASEMENT
[8 RS 1]

PARCEL B
[17 RS 95]

(211.66') ①
212.39'
(N 42°35'19" E) ①
(N 42°35'17" E) ②
N 43°00'20" E

PARCEL B
⑲ 40.00' ROAD & UTILITY EASEMENT
[8 RS 73]

PARCEL B
8 RS 73

230.48'
(N 36°10'05" E) ①
N 35°40'14" E

PARCEL 2
PARCEL A
[8 RS 73]
2.699± ACRES

FND REBAR

(N 42°25'13" W) ①
N 42°11'45" W
(219.29') ①
219.40'

FND REBAR

(N 61°29'40" E) ①
N 62°57'14" E
41.87'

N 50°19'56" W
(N 50°26'30" W) ①
258.21'

L6

FND 60D NAIL

N 40°55'37" W
(N 41°02'11" W) ①
127.34'
(127.26) ①

LANDS OF
PASTOR OF ST. ANDREWS
CHRUCH OF SAN ANDREAS
[Doc No. 2002-26504]

LANDS OF
CALAVERAS PUBLIC UTILITY DISTRICT
[11 O.R. 257]

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 38°06'11" W	17.83'
L2	S 38°06'11" W	13.77'
L3	S 40°43'49" E	22.00'
L4	S 48°24'36" W	14.67'
L5	S 39°19'22" E	23.67'
L6	N 52°21'47" E	17.19'

NORTH

0 30 60 90
Scale 1" = 30 ft

DESCRIPTION	DATE	BY	REV. #

DATE: APR. 2022
SCALE: 1" = 50'
DESIGNED: AS
DRAWN: SB
CHECKED: SB
PROJ. MGR:
FILE PATH:

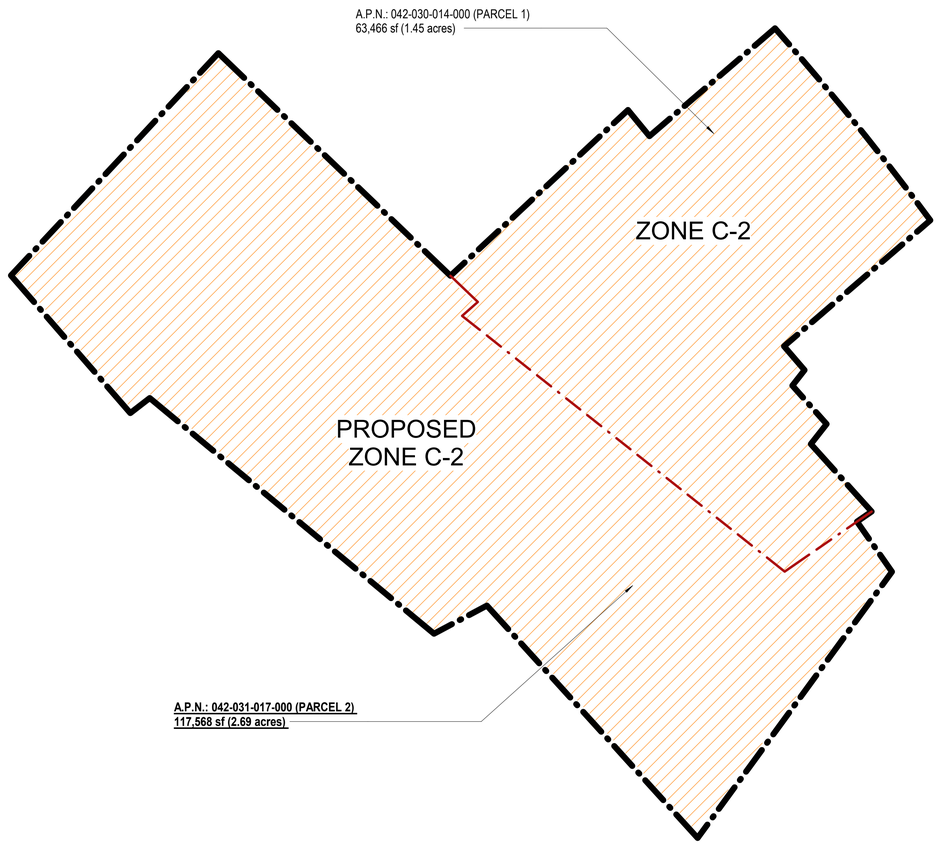
ams associates, inc.
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PLANNING ENGINEERING SURVEYING

ALTA / NSPS LAND TITLE SURVEY
236 - 300 EAST ST. CHARLES STREET
CALAVERAS COUNTY CALIFORNIA
SAN ANDREAS

SHEET 2 OF 2
PROJECT 22-2616



1 ZONING EXISTING
1" = 50'-0"



2 ZONING PROPOSED
1" = 50'-0"

PARCEL INFORMATION		
ADDRESS	APN	AREA
236-300 EAST SAINT CHARLES STREET	042-030-014-000 042-031-017-000	63,466 sf (1.45 acres) 117,568 sf (2.69 acres)

RESTAURANT	
AREA	2,527 SF
OCCUPANCY	112
PARKING	28 STALLS

HOTEL- MARRIOT PRODUCT	
AREA	
GROUND FLOOR UPPER LEVELS (3 FLOORS) EA.	11,770 SF 11,150 SF
TOTAL	**45,220 SF**
OCCUPANCY	79 KEYS
PARKING PARKING RATIO	88 STALLS 1.1 RATIO

PARKING TABULATION		
PARKING REQUIRED		
RESTAURANT (112 PEOPLE): 1 PER FOUR PERSONS, CAPACITY IS THE CUSTOMER AREA DIVIDED BY FIFTEEN.	28	STALLS
HOTEL: 1 PER UNIT + 10% OF NUMBER OF UNITS	87	STALLS
TOTAL PARKING REQUIRED	115	STALLS
PARKING PROVIDED		
RESTAURANT HOTEL	28 88	STALLS STALLS
TOTAL PARKING PROVIDED	**116**	**STALLS**

SRK
STEWART
ROMBERGER
KITE
SRK ARCHITECTS INC.
2254 South Figueroa Street
Los Angeles, CA. 90007
Tel. (213) 747-1199
www.srkarchtectsinc.com

HOTEL AND RESTAURANT DEVELOPMENT

236-300 EAST SAINT CHARLES STREET
SAN ANDREAS, CALAVERAS COUNTY, CALIFORNIA

NOT FOR CONSTRUCTION

DRAWINGS ISSUED

DELTA	DESCRIPTION	DATE
.	POST TO ENGINEERING	07-22-2022
.	SPOT ELEV. & REST. FOOT PRINT UPDATE	08-19-2022
.	SITE PLAN UPDATE: REMOVED RES. UNITS	12-05-2022
.	SITE PLAN UPDATE: REMOVED RES. UNITS	02-07-2023
.	REMOVED ALL RES. UNITS	02-09-2023
.	REMOVED ALL RES. UNITS-REV	02-14-2023
.	REMOVED ALL RES. UNITS-REV	02-20-2023
.	SITE PLAN UPDATE	03-03-2023
	UPDATED	05-22-2023

LICENSED ARCHITECT
BRIAN A. KITE
C11258
RENEWAL DATE:
08/31/23
STATE OF CALIFORNIA

Scale: As indicated
Checked by:
Drawn by:
Project #: Project Number

PROPOSED ZONE CHANGE & PROJECT DATA

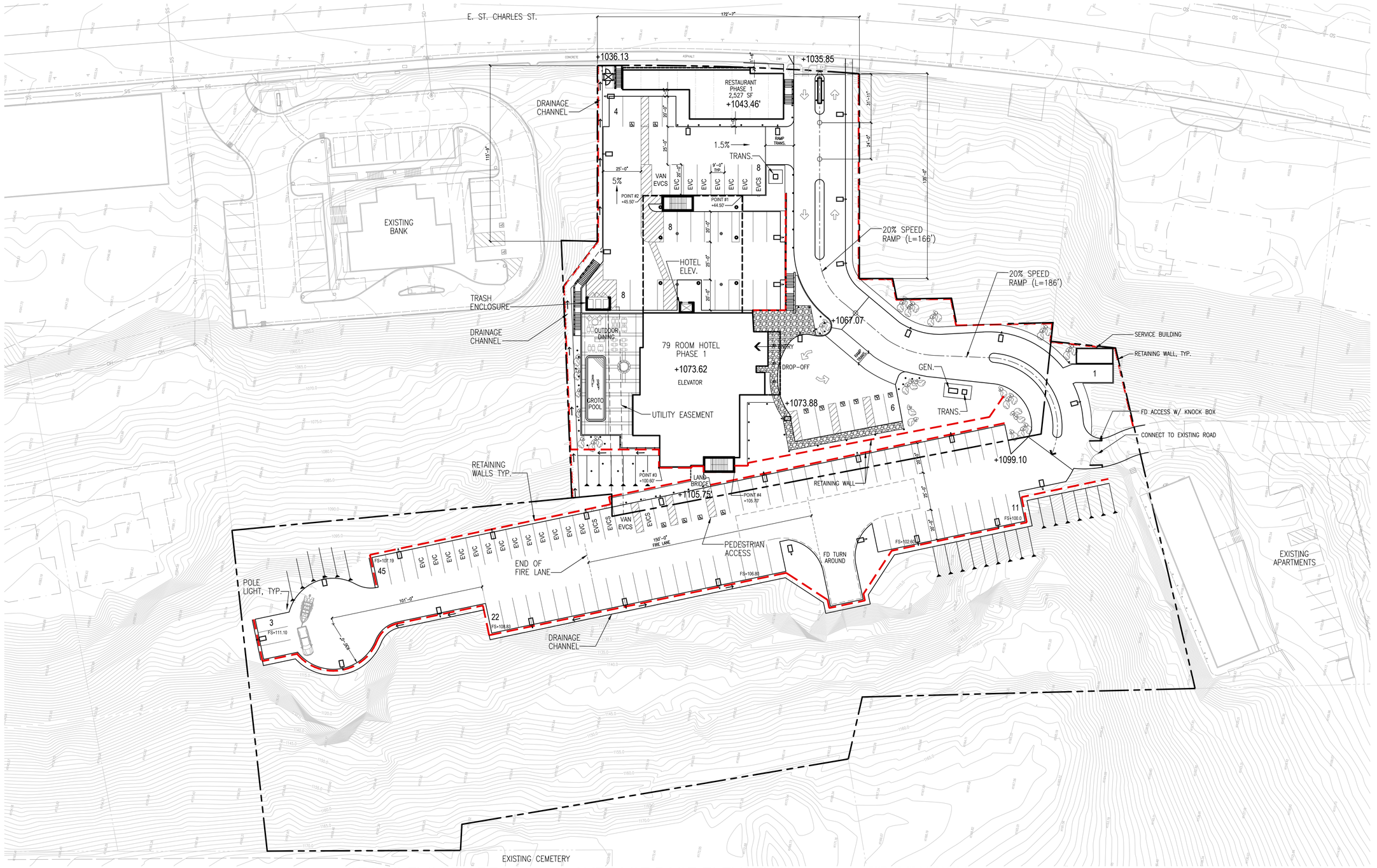
A 0.3

Sheet №

File Path & Name: S:\++SRK ARCHITECTS INC++\PROJECTS\ACTIVE PROJECTS\2022\22007- San Andreas- 79-room hotel & restaurant\00-PRE-DESIGN\A-ARCHITECTURAL\REVIT\MODEL\2023-SA-HOTEL-FINAL.rvt
5/22/2023 11:21:04 AM
© 2023 -- Plotted

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© SRK Architects Inc. 2022 — 36"x24" Sheet



GROSS FLOOR AREA

RESTAURANT	2,527	S.F.
HOTEL (79 KEYS)	45,220	S.F.
TOTAL	47,747	S.F.

AVERAGE BASE ELEVATION

POINT #1	1044.50'
POINT #2	1045.50'
POINT #3	1100.60'
POINT #4	1105.70'
TOTAL	4296.30'

AVERAGE BASE ELEVATION = 4296.30'/4 = 1074.075'

MAX. BLDG. HEIGHT 45' = 1074.075 + 45' = 1119.075'

NOTE: SEE BUILDING ELEVATIONS & PRELIMINARY CIVIL GRADING PLAN.

ELECTRIC VEHICLE CHARGING SUMMARY

	REQ. EVC EV CAPABLE	REQ. EVCS EV CHARGING STATION	PROVIDED EVC	PROVIDED *EVCS LEVEL 2
RESTAURANT	8	2	6	2
HOTEL	17	4	13	4

*EVCS COUNT TOWARDS THE EVC SPACES.

ACCESSIBLE STALLS SUMMARY

	REQ.	PROVIDED
RESTAURANT	2	2
HOTEL	*4	**10

*REQUIRED FROM TOTAL UPPER PARKING AREA. AT MAIN ENTRY LEVEL ALL AREA ACCESSIBLE STALLS.
**6 PROVIDED AT MAIN ENTRY LEVEL AND 4 AT UPPER PARKING AREA

PARKING CALCULATION

PARKING REQUIRED

RESTAURANT (112 PEOPLE): 1 PER FOUR PERSONS, CAPACITY IS THE CUSTOMER AREA DIVIDED BY FIFTEEN.	28	STALLS
HOTEL: 1 PER UNIT + 10% OF NUMBER OF UNITS	87	STALLS
TOTAL PARKING REQUIRED	115	STALLS

PARKING PROVIDED

RESTAURANT	28	STALLS
HOTEL	88	STALLS
TOTAL PARKING PROVIDED	116	STALLS

SRK
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Los Angeles, CA. 90007
Tel. (213) 747-1199
www.srkarchtectsinc.com

ST CHARLES HOSPITALITY, LLC
HOTEL - RESTAURANT
DEVELOPMENT

NOT FOR CONSTRUCTION

DRAWINGS ISSUED

DELTA	DESCRIPTION	DATE
-	POST TO ENGINEERING	07-22-2022
-	SPOT ELEV. & REST. FOOT PRINT UPDATE	08-19-2022
-	SITE PLAN UPDATE: REMOVED RES. UNITS	12-05-2022
-	SITE PLAN UPDATE: REMOVED RES. UNITS	02-07-2023
-	REMOVED ALL RES. UNITS	02-09-2023
-	REMOVED ALL RES. UNITS-REV	02-14-2023
-	REMOVED ALL RES. UNITS-REV	02-20-2023
-	SITE PLAN UPDATE	03-03-2023
-	SITE PLAN UPDATE	04-19-2023

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Checked by: RH
Drawn by: HC, RH
Project #: 21007.03

Drawing Title & Number:

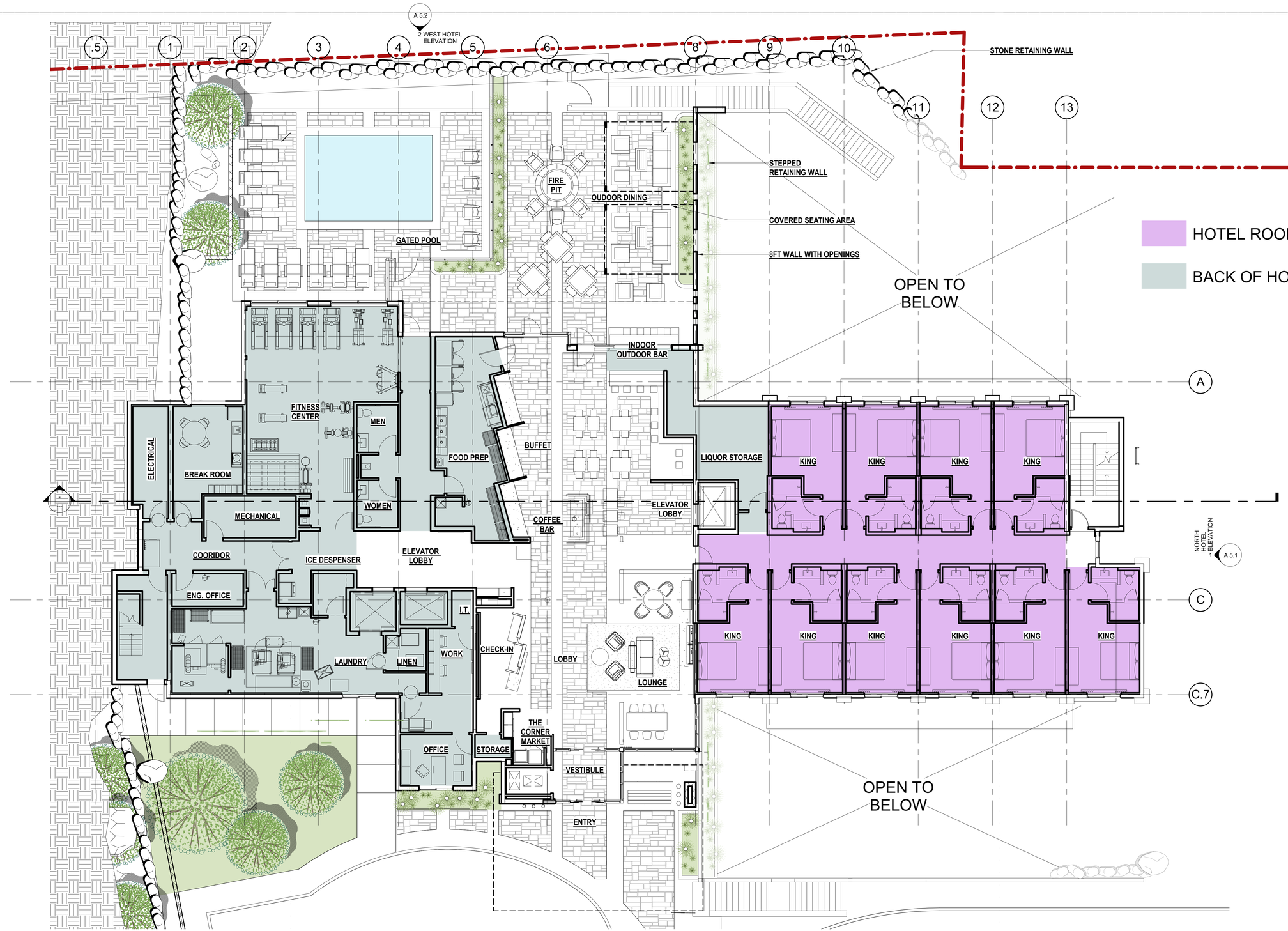
PROPOSED SITE PLAN

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1 HOTEL- FIRST FLOOR PLAN
1/8" = 1'-0"

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Tel. (213) 747-1199
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HOTEL AND RESTAURANT DEVELOPMENT

236-300 EAST SAINT CHARLES STREET
SAN ANDREAS, CALAVERAS COUNTY, CALIFORNIA

NOT FOR CONSTRUCTION

DRAWINGS ISSUED

DELTA	DESCRIPTION	DATE
.	POST TO ENGINEERING	07-22-2022
.	SPOT ELEV. & REST. FOOT PRINT UPDATE	08-19-2022
.	SITE PLAN UPDATE; REMOVED RES. UNITS	12-05-2022
.	SITE PLAN UPDATE; REMOVED RES. UNITS	02-07-2023
.	REMOVED ALL RES. UNITS	02-09-2023
.	REMOVED ALL RES. UNITS-REV	02-14-2023
.	REMOVED ALL RES. UNITS-REV	02-20-2023
.	SITE PLAN UPDATE	03-03-2023

LICENSED ARCHITECT
BRIAN A. KITE
C-11258
RENEWAL DATE:
08/31/23
STATE OF CALIFORNIA

Scale: 1/8" = 1'-0"
Checked by:
Drawn by:
Project #
Project Number

8' 16'

Drawing Title & Number
HOTEL FIRST FLOOR PLANS

A 4.1

Sheet №

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1 LEVEL 2, TYP. UPPER FLOOR
1/8" = 1'-0"

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DRAWINGS ISSUED

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.	SITE PLAN UPDATE: REMOVED RES. UNITS	02-07-2023
.	REMOVED ALL RES. UNITS	02-09-2023
.	REMOVED ALL RES. UNITS-REV	02-14-2023
.	REMOVED ALL RES. UNITS-REV	02-20-2023
.	SITE PLAN UPDATE	03-03-2023

LICENSED ARCHITECT
BRIAN A. KITE
C-11258
RENEWAL DATE: 08/31/23
STATE OF CALIFORNIA

Scale: 1/8" = 1'-0"
Checked by:
Drawn by:
Project #:
Project Number

8' 16'

Drawing Title & Number:
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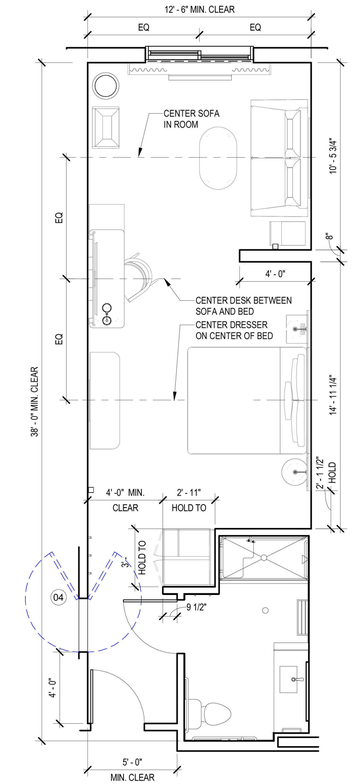
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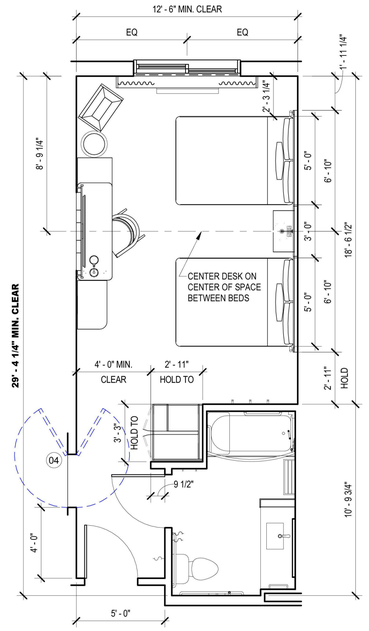
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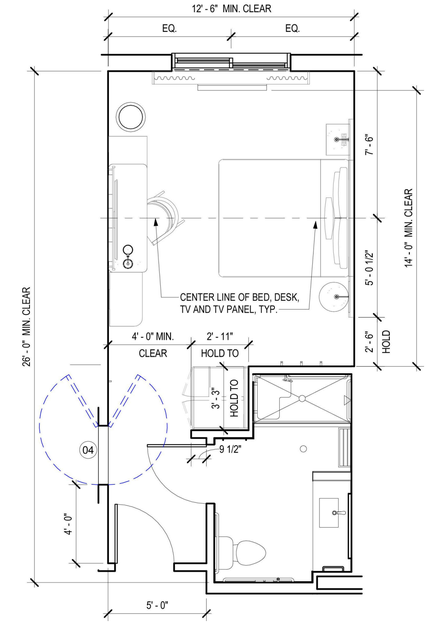
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4/25/2023 12:50:02 PM
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3 KING SUITE ADA PLAN
1/4" = 1'-0"



2 QUEEN-QUEEN ADA PLAN
1/4" = 1'-0"



1 KING -ADA PLAN
1/4" = 1'-0"

HOTEL- MARRIOT PRODUCT	
AREA	
GROUND FLOOR UPPER LEVELS (3 FLOORS) EA.	11,770 SF 11,150 SF
TOTAL	**45,220 SF**
OCCUPANCY	79 KEYS
PARKING PARKING RATIO	88 STALLS 1.1 RATIO

ROOM COUNT TOTALS	
GROUND FLOOR	
KING KING ADA	9 1
TYPICAL UPPER FLOOR (X3)	
QUEEN-QUEEN QUEEN-QUEEN ADA	11 1
KING KING ADA	7 1
KING SUITE KING SUITE ADA	2 1
TOTAL	**79 KEYS**

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HOTEL AND RESTAURANT DEVELOPMENT

236-300 EAST SAINT CHARLES STREET
SAN ANDREAS, CALAVERAS COUNTY, CALIFORNIA

NOT FOR CONSTRUCTION

DRAWINGS ISSUED

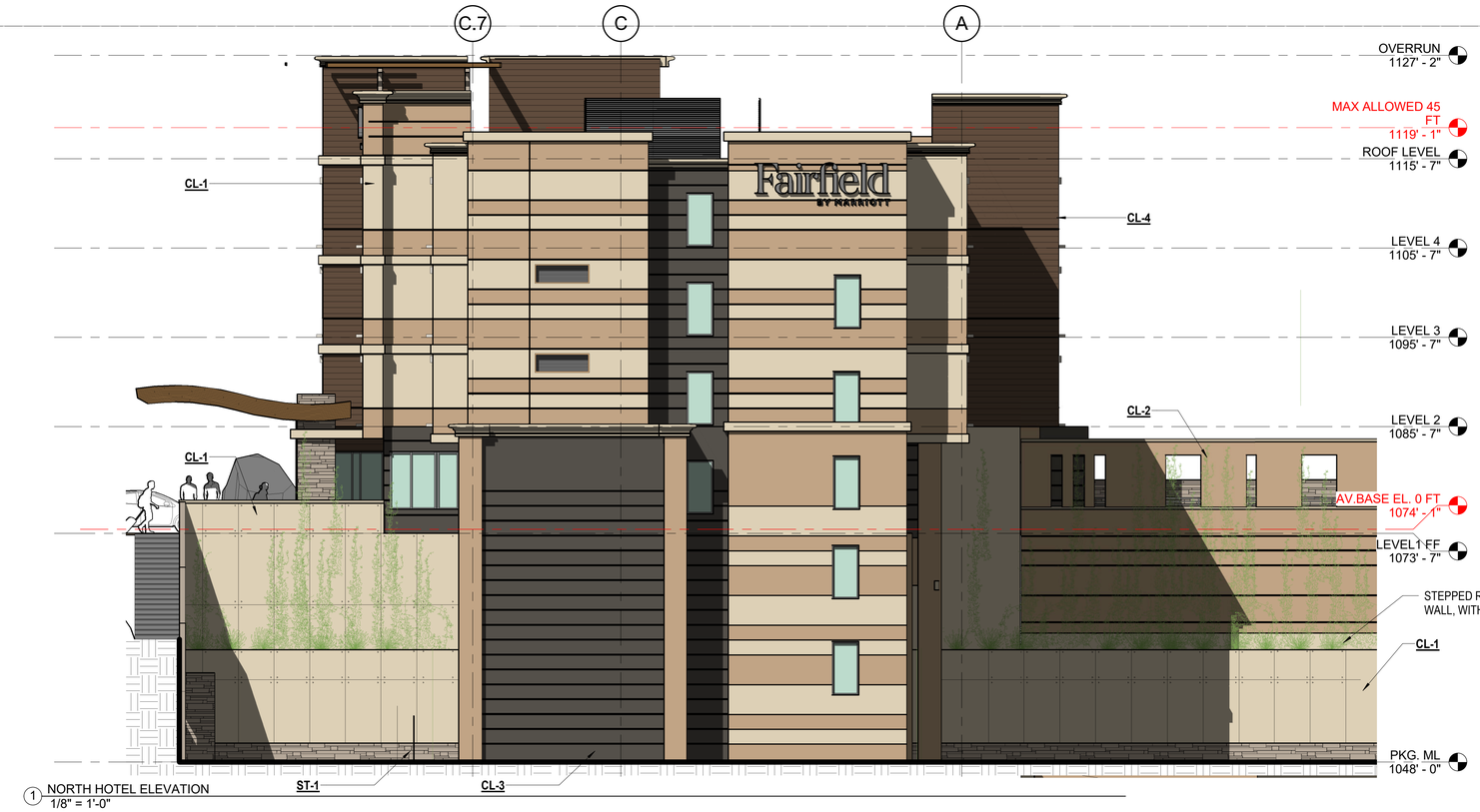
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-	SITE PLAN UPDATE. REMOVED RES. UNITS	02-07-2023
-	REMOVED ALL RES. UNITS	02-09-2023
-	REMOVED ALL RES. UNITS-REV	02-14-2023
-	REMOVED ALL RES. UNITS-REV	02-20-2023
-	SITE PLAN UPDATE	03-03-2023

LICENSED ARCHITECT
BRIAN A. KITE
C-11258
RENEWAL DATE:
08/31/23
STATE OF CALIFORNIA

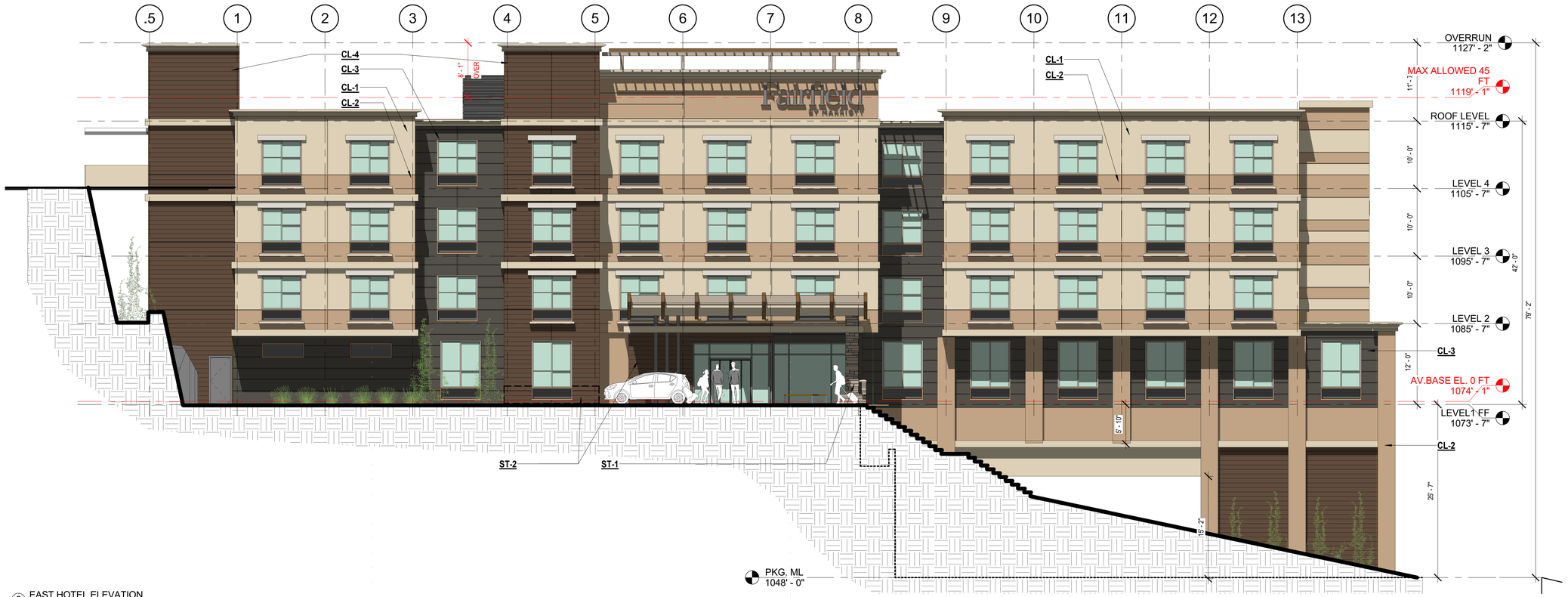
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Drawn by:
Project #:
Project Number

Drawing Title & Number:
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A 4.3
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4/25/2023 12:31:54 PM
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1 NORTH HOTEL ELEVATION
1/8" = 1'-0"



2 EAST HOTEL ELEVATION
1/8" = 1'-0"

CL-1 COLOR 1

SPEC SECTION: 09 91 00
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: PAINT
COLOR: SW 9119 DIRTY MARTINI
COMMENT: MAIN FIELD COLOR

SHERWIN WILLIAMS
https://www.sherwin-williams.com/en-us/color/color-family/yellow-paint-colors/SW9119-dirty-martini

CL-2 COLOR 2

SPEC SECTION: 09 91 00
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: PAINT
COLOR: SW 9103 FARRO
COMMENT: ACCENT CONTRAST COLOR 1

SHERWIN WILLIAMS
https://www.sherwin-williams.com/en-us/color/color-family/orange-paint-colors/SW9103-farro

CL-3 COLOR 3

SPEC SECTION: 09 91 00
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: PAINT
COLOR: SW 7048 URBANE BRONZE
COMMENT: ACCENT FIELD COLOR

SHERWIN WILLIAMS
https://www.sherwin-williams.com/en-us/color/color-family/neutral-paint-colors/SW7048-urbane-bronze

CL-4 COLOR4

SPEC SECTION: 09 91 00
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: PAINT
COLOR: SW 9091HALF-CAFF
COMMENT: MATCH ST-2

SHERWIN WILLIAMS
https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/paint-colors-by-family/SW9091-halfcaff

ST-1 STONE VENEER

SPEC SECTION: 04 7300
MANUFACTURER: CORONADO STONE
PRODUCT: PRINCETON GRANITE
COLOR: NEWPORT GREY
COMMENT: MASSING

CORONADO STONE
https://coronado.com/princetongranite/

ST-2 STONE VENEER

SPEC SECTION: 04 7300
MANUFACTURER: CORONADO STONE
PRODUCT: BARN WOODSTONE
COLOR: OLD FRONTIER
COMMENT: MATCH CL-4

CORONADO STONE
https://coronado.com/princetongranite/

Exterior aesthetics, to match the regional vernacular. Stripped classic (gold rush) style with rectangular facades and elements such cornices, lintels above fenestration, roof line friezes, sectioned glazing and overhead wood canopies will harmonize with the context. Proper articulation of the building elements enables the overall mass to be comprehensively scaled down.

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HOTEL AND RESTAURANT DEVELOPMENT

226-300 EAST SAINT CHARLES STREET
SAN ANDREAS, CALAVERAS COUNTY, CALIFORNIA

NOT FOR CONSTRUCTION

DRAWINGS ISSUED

DELTA	DESCRIPTION	DATE
-	POST TO ENGINEERING	07-22-2022
-	SPOT ELEV. & REST. FOOT PRINT UPDATE	08-19-2022
-	SITE PLAN UPDATE, REMOVED RES. UNITS	12-05-2022
-	SITE PLAN UPDATE, REMOVED RES. UNITS	02-07-2023
-	REMOVED ALL RES. UNITS	02-09-2023
-	REMOVED ALL RES. UNITS-REV	02-14-2023
-	REMOVED ALL RES. UNITS-REV	02-20-2023
-	SITE PLAN UPDATE	03-03-2023

LICENSED ARCHITECT
BRIAN A. KITE
C-11258
RENEWAL DATE:
08/31/23
STATE OF CALIFORNIA

Scale: As indicated
Checked by:
Drawn by:
Project #: Project Number

8' 16'

Drawing Title & Number:

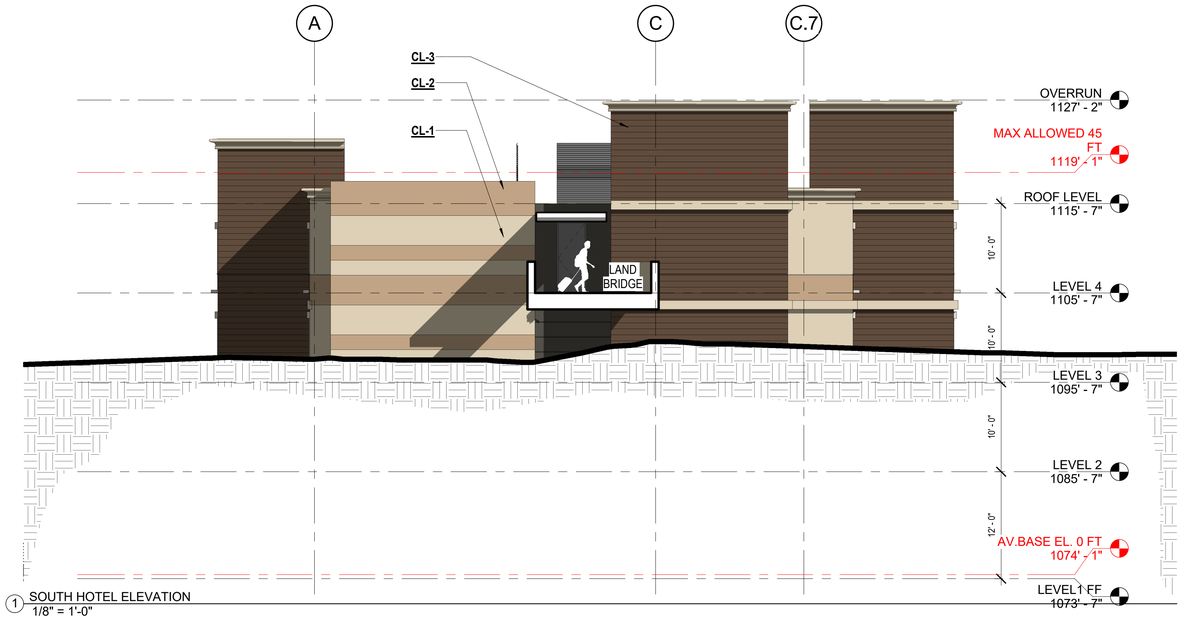
HOTEL ELEVATIONS

A 5.1

Sheet №

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1 SOUTH HOTEL ELEVATION
1/8" = 1'-0"

CL-1 COLOR 1

SPEC SECTION: 09 91 00
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: PAINT
COLOR: SW 9119 DIRTY MARTINI
COMMENT: MAIN FIELD COLOR

SHERWIN WILLIAMS
https://www.sherwin-williams.com/en-us/color/color-family/yellow-paint-colors/SW9119-dirty-martini

CL-2 COLOR 2

SPEC SECTION: 09 91 00
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: PAINT
COLOR: SW 9103 FARRO
COMMENT: ACCENT CONTRAST COLOR 1

SHERWIN WILLIAMS
https://www.sherwin-williams.com/en-us/color/color-family/orange-paint-colors/SW9103-farro

CL-3 COLOR 3

SPEC SECTION: 09 91 00
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: PAINT
COLOR: SW 7048 URBANE BRONZE
COMMENT: ACCENT FIELD COLOR

SHERWIN WILLIAMS
https://www.sherwin-williams.com/en-us/color/color-family/neutral-paint-colors/SW7048-urbane-bronze

CL-4 COLOR4

SPEC SECTION: 09 91 00
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: PAINT
COLOR: SW 9091HALF-CAFF
COMMENT: MATCH ST-2

SHERWIN WILLIAMS
https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/paint-colors-by-family/SW9091-halfcaff

ST-1 STONE VENEER

SPEC SECTION: 04 7300
MANUFACTURER: CORONADO STONE
PRODUCT: PRINCETON GRANITE
COLOR: NEWPORT GREY
COMMENT: MASSING

CORONADO STONE
https://coronado.com/princetongranite/

ST-2 STONE VENEER

SPEC SECTION: 04 7300
MANUFACTURER: CORONADO STONE
PRODUCT: BARN WOODSTONE
COLOR: OLD FRONTIER
COMMENT: MATCH CL-4

CORONADO STONE
https://coronado.com/princetongranite/

PRELIMINARY MATERIALS
1" = 1'-0"



2 WEST HOTEL ELEVATION
1/8" = 1'-0"

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HOTEL AND RESTAURANT DEVELOPMENT

236-300 EAST SAINT CHARLES STREET
SAN ANDREAS, CALAVERAS COUNTY, CALIFORNIA

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DRAWINGS ISSUED

DELTA	DESCRIPTION	DATE
-	POST TO ENGINEERING	07-22-2022
-	SPOT ELEV. & REST. FOOT PRINT UPDATE	08-19-2022
-	SITE PLAN UPDATE: REMOVED RES. UNITS	12-05-2022
-	SITE PLAN UPDATE: REMOVED RES. UNITS	02-07-2023
-	REMOVED ALL RES. UNITS	02-09-2023
-	REMOVED ALL RES. UNITS-REV	02-14-2023
-	REMOVED ALL RES. UNITS-REV	02-20-2023
-	SITE PLAN UPDATE	03-03-2023

LICENSED ARCHITECT
BRIAN A. KITE
C-11258
RENEWAL DATE:
08/31/23
STATE OF CALIFORNIA

Scale: As indicated
Checked by:
Drawn by:
Project #
Project Number

8' 16'

Drawing Title & Number:

HOTEL ELEVATIONS

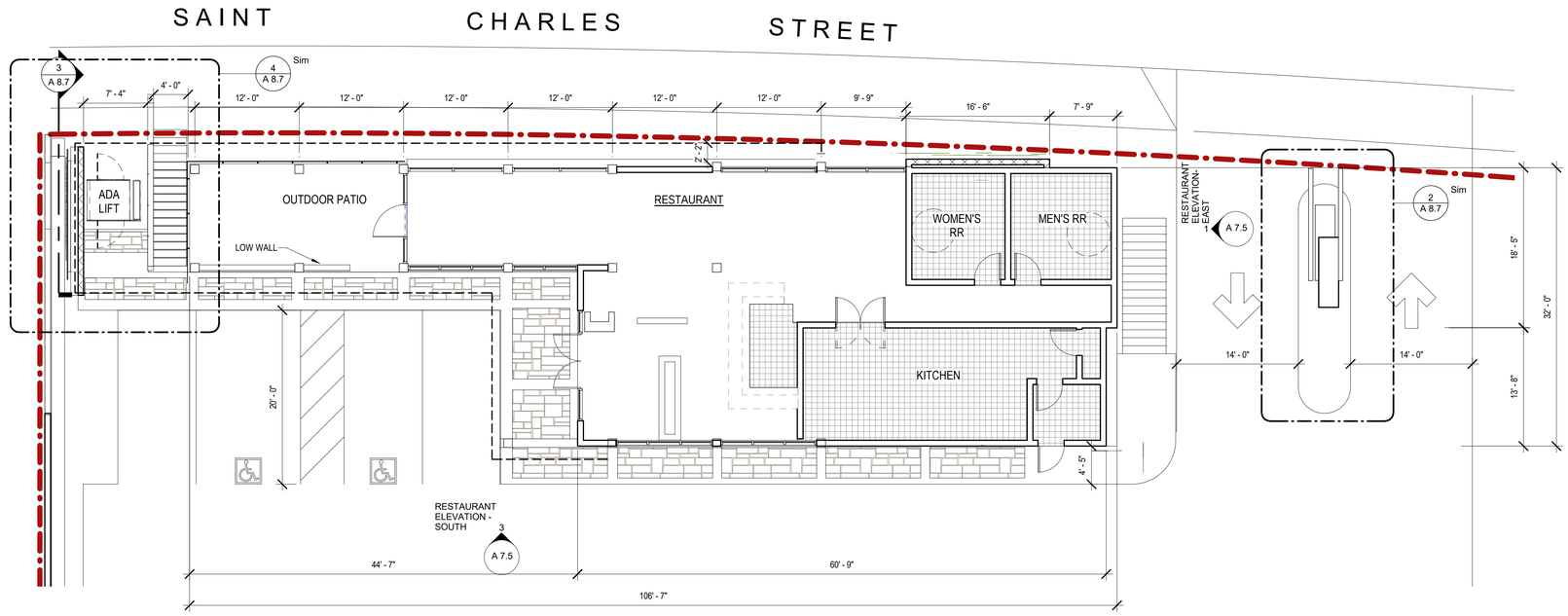
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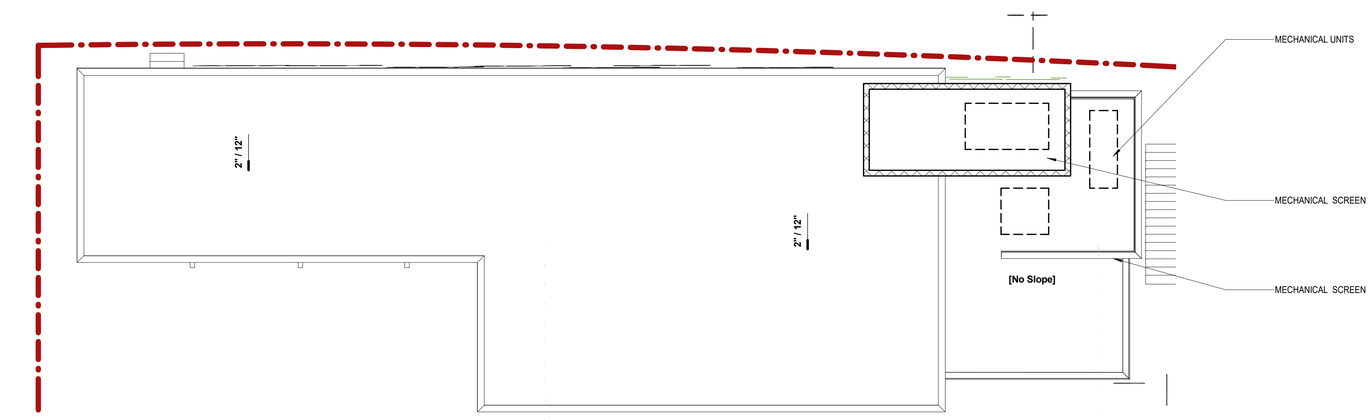
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1 RESTAURANT
1/8" = 1'-0"



2 RESTAURANT ROOF
1/8" = 1'-0"

RESTAURANT	
AREA	2,527 SF
OCCUPANCY	112
PARKING	28 STALLS

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HOTEL AND RESTAURANT DEVELOPMENT

236-300 EAST SAINT CHARLES STREET
SAN ANDREAS, CALAVERAS COUNTY, CALIFORNIA

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DRAWINGS ISSUED

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.	REMOVED ALL RES. UNITS-REV	02-14-2023
.	REMOVED ALL RES. UNITS-REV	02-20-2023
.	SITE PLAN UPDATE	03-03-2023

LICENSED ARCHITECT
BRIAN A. KITE
C-11258
RENEWAL DATE:
08/31/23
STATE OF CALIFORNIA

Scale: As indicated
Checked by:
Drawn by:
Project #:
Project Number

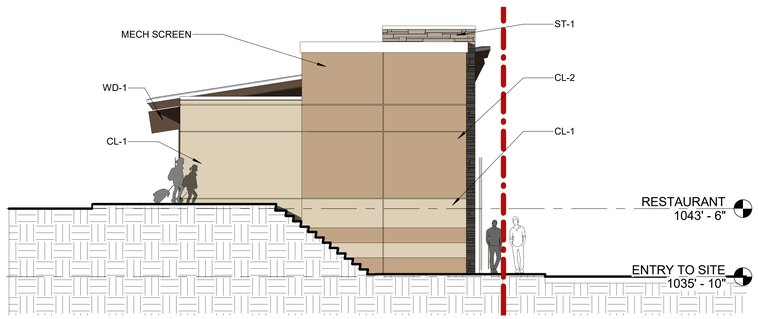
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RESTAURANT FLOOR PLANS

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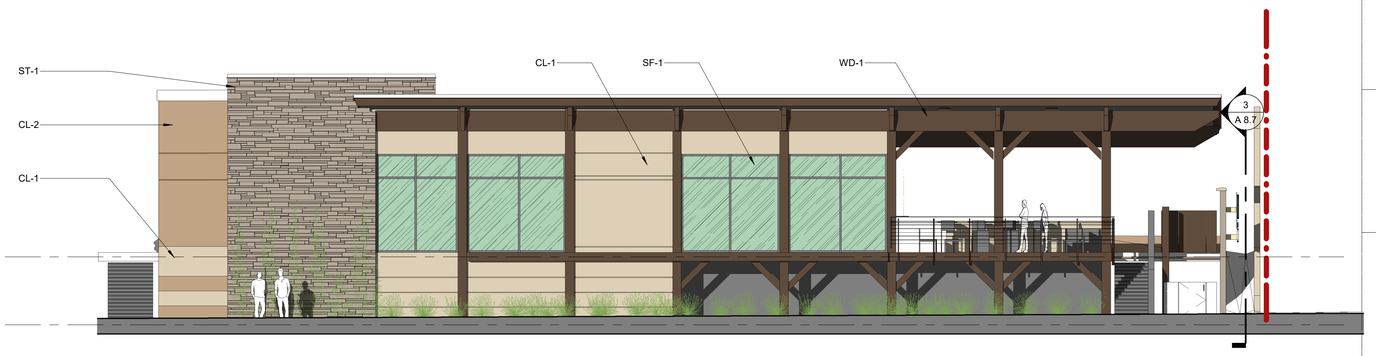
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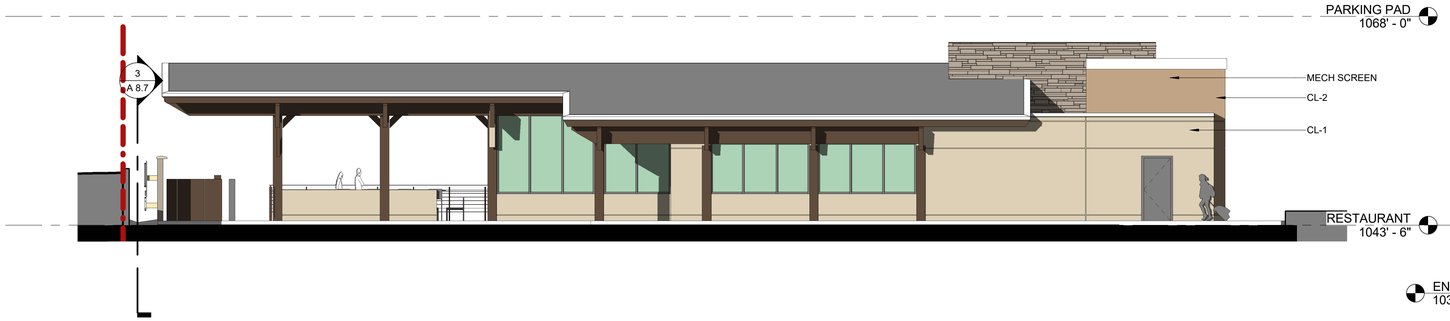
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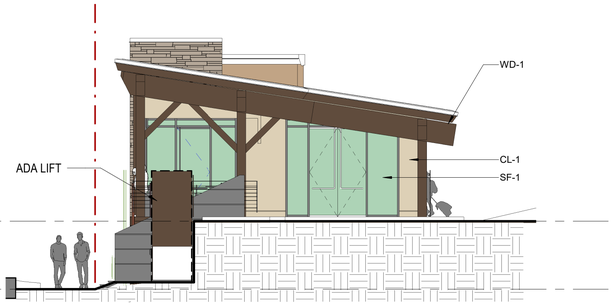
1 RESTAURANT ELEVATION- EAST
1/8" = 1'-0"



2 RETAURANT ELEVATION- NORTH
1/8" = 1'-0"



3 RESTAURANT ELEVATION - SOUTH
1/8" = 1'-0"



4 RESTAURANT ELEVATION WEST
1/8" = 1'-0"

CL-1 COLOR 1

SPEC SECTION: 09 91 00
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: PAINT
COLOR: SW 9119 DIRTY MARTINI
COMMENT: MAIN FIELD COLOR

SHERWIN WILLIAMS
https://www.sherwin-williams.com/en-us/color/color-family/yellow-paint-colors/SW9119-dirty-martini

CL-2 COLOR 2

SPEC SECTION: 09 91 00
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: PAINT
COLOR: SW 9103 FARRO
COMMENT: ACCENT CONTRAST COLOR 1

SHERWIN WILLIAMS
https://www.sherwin-williams.com/en-us/color/color-family/orange-paint-colors/SW9103-farro

CL-3 COLOR 3

SPEC SECTION: 09 91 00
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: PAINT
COLOR: SW 7048 URBANE BRONZE
COMMENT: ACCENT FIELD COLOR

SHERWIN WILLIAMS
https://www.sherwin-williams.com/en-us/color/color-family/neutral-paint-colors/SW7048-urbane-bronze

CL-4 COLOR4

SPEC SECTION: 09 91 00
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: PAINT
COLOR: SW 9091HALF-CAFF
COMMENT: MATCH ST-2

SHERWIN WILLIAMS
https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/paint-colors-by-family/SW9091-halfcaff

ST-1 STONE VENEER

SPEC SECTION: 04 7300
MANUFACTURER: CORONADO STONE
PRODUCT: PRINCETON GRANITE
COLOR: NEWPORT GREY
COMMENT: MASSING

CORONADO STONE
https://coronado.com/princetongranite/

ST-2 STONE VENEER

SPEC SECTION: 04 7300
MANUFACTURER: CORONADO STONE
PRODUCT: BARN WOODSTONE
COLOR: OLD FRONTIER
COMMENT: MATCH CL-4

CORONADO STONE
https://coronado.com/princetongranite/

WD-1 GLUE-LAMINATED CONSTRUCTION

SPEC SECTION: 06 18 00
MANUFACTURER: BOISE CASCADE
PRODUCT: BOISE GLULAM BEAMS
COLOR: SHERWIN WILLIAMS- SW3524SS CHESTNUT

https://www.bc.com/ewp/boise-glulam

GL-1 INSULATED GLAZING - STOREFRONT

SPEC SECTION: 08 81 00
MANUFACTURER: VIRACON
PRODUCT: 1" VE24-2M INSULATED GLASS UNIT
COLOR: OPTIWHITE
COMMENT: 1/4" OPTIWHITE W/VE-2M #2 SURFACE HS OR TEMP / 1/2" AIRSPACE / 1/4" OPTIWHITE HS OR TEMP. BLACK SILICONE AND BLACK PAINTED COMPONENTS IN AIRSPACE.

BOB PAAL ARCHITECTURAL PRODUCTS
(p) 949-294-1975
www.bpaproducts.net

ES-1 LOUVERED ROOF TOP EQUIPMENT SCREENS

SPEC SECTION: 10 82 00
MANUFACTURER: ARCHITECTURAL LOUVERS
PRODUCT: V4YH- FIXED, EXTRUDED-ALUMINUM LOUVERED ROOF TOP EQUIPMENT SCREENS
COLOR: KYNAR 500, SIENNA BROWN
COMMENT: VISION PROOF LOUVER BLADES, HORIZONTAL WITH INTERMEDIATE VERTICAL SUPPORTS FOR ATTACHMENT TO STRUCTURAL FRAMING

ARCHITECTURAL LOUVERS
1-888-Louver1 (568-8371)
https://www.archlouvers.com/equipment_screens_V4YH.htm

SF-1 STOREFRONT SYSTEM

SPEC SECTION: 08 41 13
MANUFACTURER: EFCO
PRODUCT: SERIES 403I THERMAL SS
COLOR: TBD - PPG DURANAR (3-COAT SYSTEM) OR EQUAL
COMMENT: THERMALLY BROKEN
GLAZING: GL-1

MONROE ARCHITECTURAL CONCEPTS
(p) 714.524.2550
www.efcocorp.com

AW-1 ALUMINUM WINDOW SYSTEM

SPEC SECTION: 08 51 13
MANUFACTURER: EFCO
PRODUCT: SERIES 510-I (TS) PROJECT-OUT
COLOR: TBD - PPG DURANAR (3-COAT SYSTEM) OR EQUAL
COMMENT: EXTERIOR APPLICATION, INSIDE GLAZED, PROJECT-OUT AS INDICATED, SCREENED.
GLAZING: GL-1

MONROE ARCHITECTURAL CONCEPTS
(p) 714.524.2550
www.efcocorp.com

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2254 South Figueroa Street
Los Angeles, CA. 90007
Tel. (213) 747-1199
www.srkarchtectsinc.com

HOTEL AND RESTAURANT DEVELOPMENT

236-300 EAST SAINT CHARLES STREET
SAN ANDREAS, CALAVERAS COUNTY, CALIFORNIA

NOT FOR CONSTRUCTION

DRAWINGS ISSUED

DELTA	DESCRIPTION	DATE
-	POST TO ENGINEERING	07-22-2022
-	SPOT ELEV. & REST. FOOT PRINT UPDATE	08-19-2022
-	SITE PLAN UPDATE; REMOVED RES. UNITS	12-05-2022
-	SITE PLAN UPDATE; REMOVED RES. UNITS	02-07-2023
-	REMOVED ALL RES. UNITS	02-09-2023
-	REMOVED ALL RES. UNITS-REV	02-14-2023
-	REMOVED ALL RES. UNITS-REV	02-20-2023
-	SITE PLAN UPDATE	03-03-2023

LICENSED ARCHITECT
BRIAN A. KITE
C-11258
RENEWAL DATE:
08/31/23
STATE OF CALIFORNIA

Scale: As indicated
Checked by:
Drawn by:
Project #:
Project Number

8' 16'

Drawing Title & Number:
RESTAURANT ELEVATIONS

A 7.5

Sheet №

File Path & Name: S:\++SRK ARCHITECTS INC++\PROJECTS\ACTIVE PROJECTS\2022\22007- San Andreas- 79-room hotel & restaurant\00-PRE-DESIGN\A-ARCHITECTURAL\REVIT\MODEL\2023-SA-HOTEL-FINAL.rvt
4/25/2023 4:42:03 AM

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CL-1 COLOR 1

SPEC SECTION: 09 91 00
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: PAINT
COLOR: SW 9119 DIRTY MARTINI
COMMENT: MAIN FIELD COLOR

SHERWIN WILLIAMS
https://www.sherwin-williams.com/en-us/color/color-family/yellow-paint-colors/SW9119-dirty-martini

CL-2 COLOR 2

SPEC SECTION: 09 91 00
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: PAINT
COLOR: SW 9103 FARRO
COMMENT: ACCENT CONTRAST COLOR 1

SHERWIN WILLIAMS
https://www.sherwin-williams.com/en-us/color/color-family/orange-paint-colors/SW9103-farro
tral-paint-colors/SW7048-urbane-bronze

ST-1 STONE VENEER

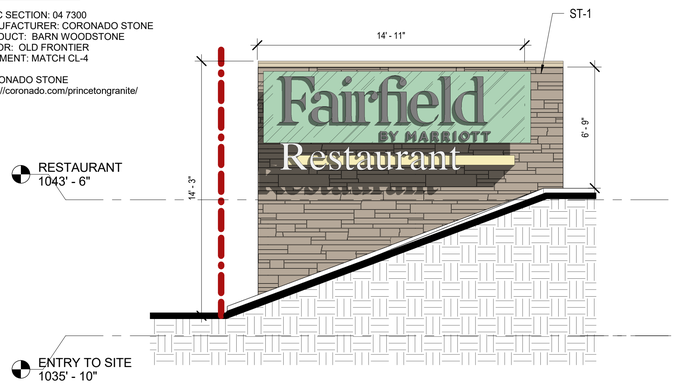
SPEC SECTION: 04 7300
MANUFACTURER: CORONADO STONE
PRODUCT: PRINCETON GRANITE
COLOR: NEWPORT GREY
COMMENT: MASSING

CORONADO STONE
https://coronado.com/princetongranite/

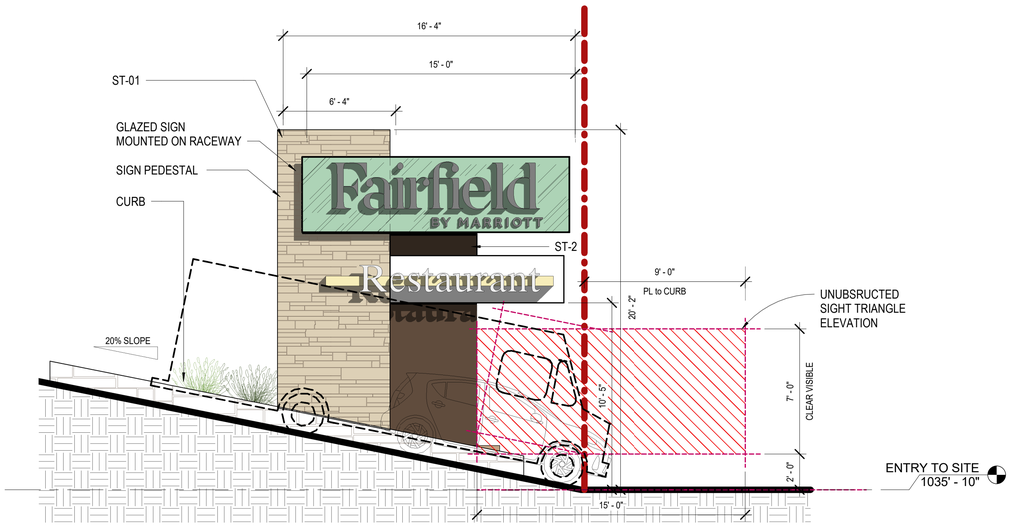
ST-2 STONE VENEER

SPEC SECTION: 04 7300
MANUFACTURER: CORONADO STONE
PRODUCT: BARN WOODSTONE
COLOR: OLD FRONTIER
COMMENT: MATCH CL-4

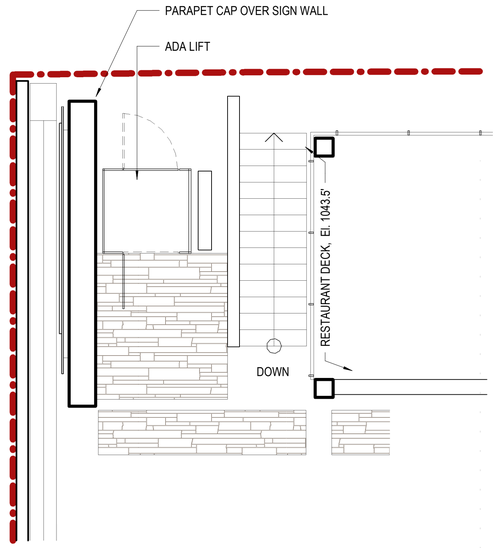
CORONADO STONE
https://coronado.com/princetongranite/



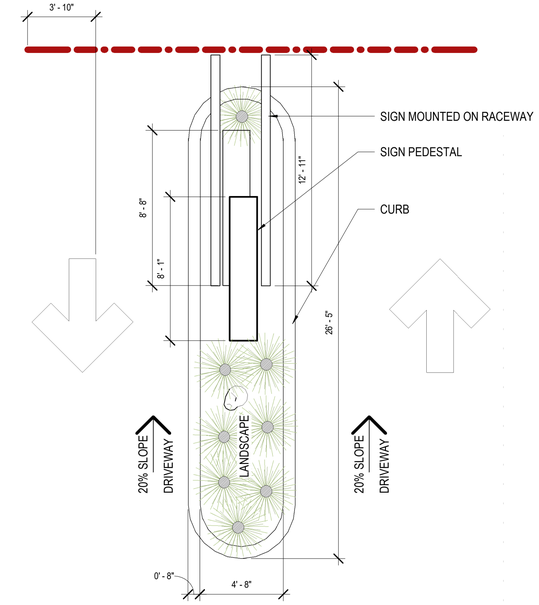
3 CORNER SIGN ELEVATION
1/4" = 1'-0"



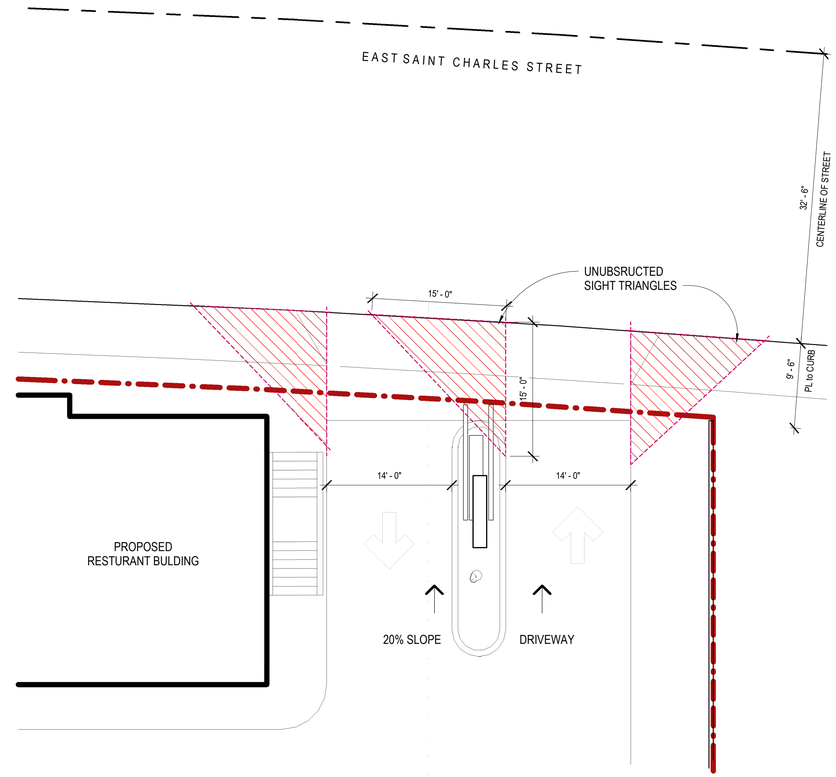
1 MAIN SIGN ELEVATION
1/4" = 1'-0"



4 CORNER SIGN PLAN
1/4" = 1'-0"



2 ENTRY SIGN PLAN
1/4" = 1'-0"



5 ENTRY SIGHTLINE DIAGRAM
1/8" = 1'-0"

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HOTEL AND RESTAURANT DEVELOPMENT

226-300 EAST SAINT CHARLES STREET
SAN ANDREAS, CALAVERAS COUNTY, CALIFORNIA

NOT FOR CONSTRUCTION

DRAWINGS ISSUED

DELTA	DESCRIPTION	DATE
-	POST TO ENGINEERING	07-22-2022
-	SPOT ELEV. & REST. FOOT PRINT UPDATE	08-19-2022
-	SITE PLAN UPDATE: REMOVED RES. UNITS	12-05-2022
-	SITE PLAN UPDATE: REMOVED RES. UNITS	02-07-2023
-	REMOVED ALL RES. UNITS	02-09-2023
-	REMOVED ALL RES. UNITS-REV	02-14-2023
-	REMOVED ALL RES. UNITS-REV	02-20-2023
-	SITE PLAN UPDATE	03-03-2023

LICENSED ARCHITECT
BRIAN A. KITE
C-11258
RENEWAL DATE:
08/31/23
STATE OF CALIFORNIA

Scale: As indicated
Checked by:
Drawn by:
Project #:
Project Number

Drawing Title & Number:

SITE SIGNAGE

A 8.7

Sheet №

File Path & Name: S:\++SRK ARCHITECTS INC++\PROJECTS\ACTIVE PROJECTS\2022\22007- San Andreas- 79-room hotel & restaurant\00-PRE-DESIGN\A-ARCHITECTURAL\REV\TI\MODEL\2023-SA-HOTEL-FINAL.rvt
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TREAT AV

ST. CHARLES STREET
STATE HIGHWAY 49

GRAPHIC SCALE
0 30
1"=30'

FND BRASS CAP
IN CONCRETE
"CAL TRANS"

(N 45°00'55" W)
N 44°54'24" W
135.44'

R=1960.00' D=4°00'41" L=137.23'

FND REBAR/TAG
"LS 4658"

R=1960.00'
D=5°02'59"
L=172.74'
FF 1043.46

34'

174.75'
(N 46°07'04" E)

25'

25'

25'

L5

FND REBAR/TAG
"LS 4658"

PARCEL A
LOT 3
[11 PM 2]
1.457± ACRES

6'
14'
14'

135.00'
S 43°16'17" W

L3

S 41°36'49" E
36.00'

L1

S 41°58'14" E
63.46'

6'
14'

73.96'

S 55°21'45" E

42.00'

(N 34°58'22" W)
N 34°51'48" W
174.75'
132.01'

LANDS OF
KENNE
[Doc No. 2014-09370]

LANDS OF
STELLAR INVESTMENTS INC
[Doc No. 2017-0012590]

LANDS OF
EL DORADO SAVINGS BANK
[Doc No. 2003-20135]

PARCEL 1A
[11 PM 160]

(169.75)
169.82

(N 46°56'21" E)
N 46°56'40" E

FF 1073.62

7.50' UTILITY EASEMENT
[9 RS 1]

EXPORT TO PARCEL 2

7.50' UTILITY EASEMENT
[9 RS 1]

FND REBAR/CAP
"LS 3606"

S 55°21'45" E
91.45'

FND REBAR/TAG
"LS 4658"

FND REBAR/TAG
"LS 4658"

26.46'

(224.95)
224.89'

N 46°11'38" W
(N 46°24'54" W)
(N 46°20'16" W)
251.35'
(250.87)

N 51°35'27" W
(N 51°39'39" W)
(S 9°47'24" E)
287.84'
(288.01)
(287.89)

18.32'

40' ROAD &
UTILITY EASEMENT
[8 RS 73]

PARCEL A
[17 RS 95]

PARCEL B
[17 RS 95]

(211.66)
212.59'

(N 42°59'18" E)
(N 42°55'17" E)
N 43°00'20" E

PARCEL 2
PARCEL A
[8 RS 73]
2.699± ACRES

22'

PARCEL B
[8 RS 73]

(N 05°00'00" E)
N 36°01'17" E
230.48'

FND REBAR

(N 42°25'13" W)
N 42°11'45" W
(219.29)
219.40'

FND REBAR

(N 61°56'00" E)
N 61°57'14" E
41.87'

N 50°19'56" W
(N 50°26'30" W)
258.21'

FND 60D NAIL

N 40°55'37" W
(N 41°02'11" W)
127.34'
(127.26)

L6

DATE:	04-17-23
SCALE:	1"= 30'
DESIGNED:	AS
DRAWN:	TY
CHECKED:	AS
PROJ. MGR:	AS

REV #	BY	DATE	DESCRIPTION
1			

ams associates, inc.
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778
PLANNING ENGINEERING SURVEYING

PRELIMINARY SITE PLAN

ST CHARLES HOSPITALITY, LLC

236 - 300 EAST ST. CHARLES STREET
SAN ANDREAS CALAVERAS COUNTY CALIFORNIA

SHEET C-1.1
OF
PROJECT 22-2616

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GRAPHIC SCALE
0 20
1"=20'

LEGENDS:

EXISTING TREES TO BE REMOVED

EXISTING TREES TO REMAIN

NOTES:

1. CONSTRUCT RETAINING WALL
2. CONSTRUCT CONCRETE DITCH
3. INSTALL GUARD OVER THE WALL
4. INSTALL TRENCH DRAIN
5. INSTALL STORM DRAIN INLET
6. INSTALL STORM DRAIN MANHOLE

DESCRIPTION	DATE	REV #	BY

DATE: 04-17-23
SCALE: 1"= 20'
DESIGNED: AS
DRAWN: TY
CHECKED: AS
PROJ. MGR: AS

PRELIMINARY GRADING PLAN

ST CHARLES HOSPITALITY, LLC

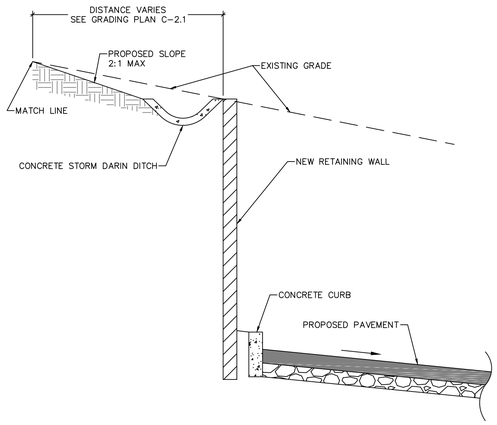
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SAN ANDREAS CALAVERAS COUNTY CALIFORNIA

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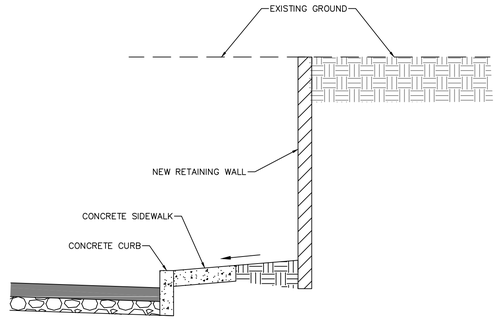
SHEET C-2.1 OF
PROJECT 22-2616

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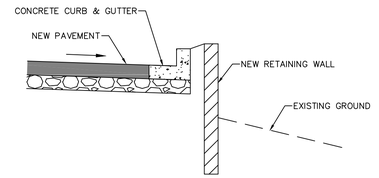
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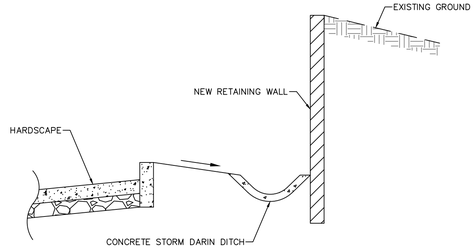
SECTION A-A
N.T.S.



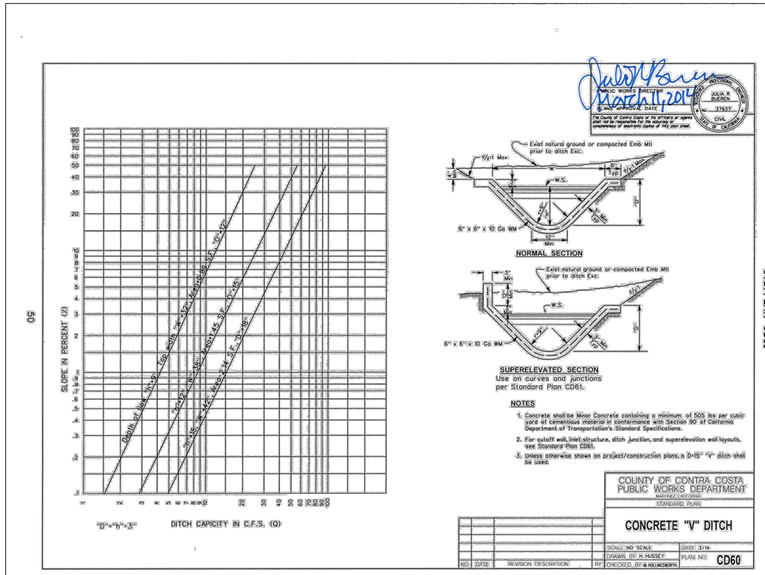
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N.T.S.

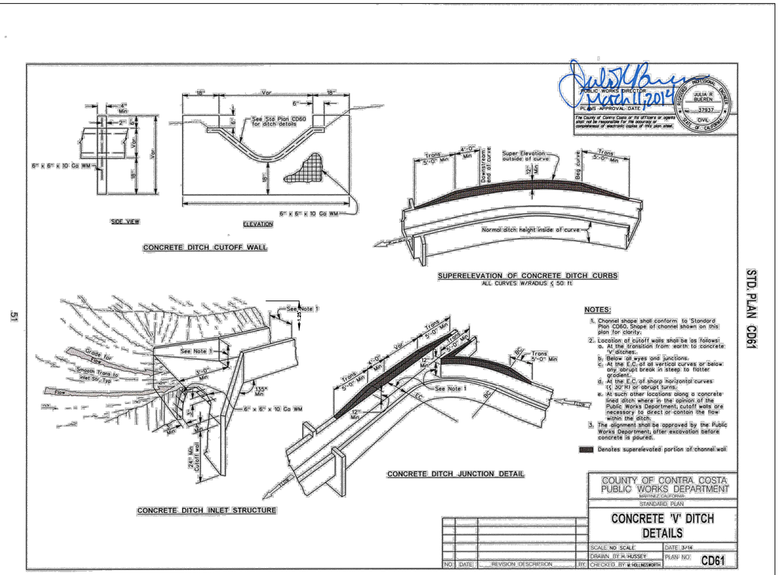


SECTION C-C
N.T.S.



SECTION D-D
N.T.S.





3 CONCRETE "V" DITCH
NOT TO SCALE

DATE:	04-17-23
SCALE:	
DESIGNED:	AS
DRAWN:	TY
CHECKED:	AS
PROJ. MGR:	AS

REV #	BY	DATE	DESCRIPTION
1			
2			
3			

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SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

PRELIMINARY GRADING PLAN
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236 - 300 EAST ST. CHARLES STREET
SAN ANDREAS CALAVERAS COUNTY CALIFORNIA

SHEET C-2.2
OF
PROJECT 22-2616

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ST. CHARLES STREET
STATE HIGHWAY 49

DETAIL A

SSMH
6"INV 1030.40±

246LF 6" SS
S=0.005

SSMH
RIM 1035.8±
6"INV 1029.17±

178LF 6" SS
S=0.005

SSMH
RIM 1035.25±
6"INV 1028.28

SDMH 15
RIM 1035.30
12" INV 1032.05 (IN)
12" INV 1032.05 (OUT)

S=0.006
75LF 12" RCP SD

SD INLET 16
RIM 1136.00

FF 1043.46

6"INV 1038.48
14LF 6"SS
S=0.02

4"INV 1038.93
14LF 4"SS
S=0.02

4"INV 1038.65
4"INV 1038.40
6LF 4"SS
4"INV 1038.20

64LF 6" SS
S=0.015

20LF 6"SS
S=0.02

SDMH 14
RIM 1035.78
12" INV 1032.17 (IN)
12" INV 1032.17 (OUT)

25.00' SLOPE EASEMENT
[90 O.R. 160]

SSCO
6"INV 1037.34

126LF 12" RCP SD
S=0.177

92LF 6" SS
S=0.203

SDMH 12
RIM 1059.50
8" INV 1054.50 (IN)
12" INV 1054.50 (OUT)

SSMH
RIM 1062.0±
6"INV 1056.00

58LF 8" PVC SD
S=0.231

SDMH 11
RIM 1073.00
8" INV 1068.00 (IN)
8" INV 1068.00 (OUT)

32LF 6" SS
S=0.00

SSCO
RIM 1068.0±
6"INV 1062.40

86LF 8" PVC SD
S=0.191

SSCO
RIM 1073.5±
6"INV 1067.20

FF 1073.62

6"INV 1067.44
12LF 6"SS S=0.02

60LF 6" SS
S=0.08

7.50' UTILITY EASEMENT
[9 RS 1]

SDMH 10
RIM 1089.48
8" INV 1084.48 (IN)
8" INV 1084.48 (OUT)

74LF 8" PVC SD
S=0.160

SDMH 9
RIM 1099.90
8" INV 1096.28 (I
6" INV 1096.28 (I
8" INV 1096.28 (O

32LF 6" PVC SD
S=0.010

36LF 8" SD
S=0.020

SD INLET 8
RIM 1103.00
6" INV 1096.61 (OUT)

SDMH 7
RIM 1100.30
8" INV 1097.00 (IN)
8" INV 1097.00 (OUT)

8" INV 1099.42
S=0.021
76LF 8" SD

S=0.022
112LF 8" SD

19LF 8" PVC SD
S=0.019

8" INV 1101.06
18LF 8" PVC SD
S=0.010

SDMH 6
RIM 1103.52
8" INV 1099.42 (IN)
8" INV 1106.00 (OUT)

SD INLET 5
RIM 1108.75
8" INV 1099.88 (IN)

8LF 8" SD
S=0.199

SDMH 2
RIM 1108.30
8" INV 1105.44 (IN)
8" INV 1105.30 (OUT)

S=0.022
191LF 8" SD

SD INLET 1
RIM 1109.75
8" INV 1107.00 (OUT)

SDMH 4
RIM 1106.10
8" INV -5.64 (IN)
8" INV -5.64 (OUT)

SD INLET 3
RIM 1108.65
8" INV -5.69 (IN)

7.50' UTILITY EASEMENT
[9 RS 1]

8"x4"x8" TEE

REMOVE & REPLACE THE EXISTING 4" WATER LINE WITH 8" WATER LINE.

FF 1043.46

DETAIL A
1"=20'

GRAPHIC SCALE
0 20
1"=20'

LEGENDS:

- PROPOSED WATER LINE
- PROPOSED FIRE SERVICE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM DRAIN LINE

NOTES:

1. INSTALL 6" DDCV (DOUBLE DETECTOR CHECK VALVE).
2. INSTALL FIRE HYDRANT.
3. REMOVE THE EXISTING 4" WATER LINE & REPLACE WITH 8" WATER LINE.
4. INSTALL 1½" IRRIGATION METER.
5. INSTALL 6" SINGLE CHECK VALVE.
6. INSTALL FIRE DEPT CONNECTION.
7. INSTALL BLACK FLOW PREVENTER.
8. INSTALL SANITARY SEWER MANHOLE.
9. INSTALL SANITARY SEWER CLEANOUT.
10. INSTALL GREASE INTERCEPTOR.
11. CONSTRUCT STORM DRAIN MANHOLE.
12. CONSTRUCT STORM DRAIN INLET.
13. CONSTRUCT STORM TRENCH DRAIN.
14. INSTALL DRAIN THRU CURB.

DESCRIPTION	DATE	BY	REV #

DATE: 04-17-23
SCALE: 1"= 20'
DESIGNED: AS
DRAWN: TY
CHECKED: AS
PROJ. MGR: AS

ams associates, inc. PLANNING ENGINEERING SURVEYING
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

PRELIMINARY UTILITY PLAN
ST CHARLES HOSPITALITY, LLC
236 – 300 EAST ST. CHARLES STREET
SAN ANDREAS CALAVERAS COUNTY CALIFORNIA

SHEET C-3.1
OF
PROJECT 22-2616

FILE PATH: C:\USERS\TANYU\AMS ASSOCIATES\AMS ASSOCIATES - DOCUMENTS\PRODUCTION\22-2616 SAN ANDREAS\LATEST DATE DIRECTORY\22-04-18 ENTITLEMENT\2616UTIL.DWG

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PROPOSED PLANT PALETTE

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME
	ARBUTUS X 'MARINA'	MARINA STRAWBERRY TREE
	LAGERSTROEMIA INDICA 'TUSCARORA'	TUSCARORA CRAPE MYRTLE
	LOPHOSTEMON CONFERTUS	BRISBANE BOX
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE
	PINUS ELDARICA	MONDELL PINE
	QUERCUS AGRIFOLIA	COAST LIVE OAK
	QUERCUS ILEX	HOLLY OAK
	SEQUOIA SEMPERVIRENS	REDWOOD

SHRUBS, GRASSES, & GROUNDCOVERS

SYMBOL	BOTANICAL NAME	COMMON NAME
	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE
	BACCHARIS PILULARIS 'TWIN PEAKS'	TWIN PEAKS COYOTE BRUSH
	CAREX DIVULSA	BERKELEY SEDGE
	DASYLIRON WHEELERI	DESERT SPOON
	DIANELLA 'LITTLE REV'	LITTLE REV FLAX LILY
	HESPERALOE 'BRAKELIGHTS'	BRAKELIGHTS RED YUCCA
	HETEROMELES ARBUTIFOLIA	TOYON
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA
	MUHLENBERGIA RIGENS	DEER GRASS
	OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE DWARF OLIVE
	RHAPHIOLEPIS INDICA 'CLARA'	INDIAN HAWTHORN
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	PROSTRATE ROSEMARY
	SALVIA GREGGII	AUTUMN SAGE
	WESTRINGIA 'WYNYABBIE GEM'	COAST ROSEMARY
	EXISTING VEGETATION	

LEGEND

1. PROJECT SIGNAGE
2. ADA ACCESSIBLE WALKWAY
3. ADA ACCESS TO RESTAURANT
4. RETAINING WALL WITH VINES
5. TRASH ENCLOSURE
6. HOTEL DROP OFF WITH ENHANCED PAVING
7. DROP OFF PLAZA WITH DECORATIVE PAVING AND SEATING
8. PUBLIC SIDEWALK
9. DECORATIVE BOULDERS IN LANDSCAPE
10. 15 FT. X 22 FT. SWIMMING POOL
11. 5 FT. TALL NON-CLIMBABLE POOL FENCE
12. GROTTO PLANTING AT POOL AREA
13. FIREPIT WITH SEATING
14. LOUNGE SEATING WITH SHADE
15. PARKING BENEATH HOTEL OVERHANG
16. FIRE TRUCK HAMMERHEAD
17. INDOOR / OUTDOOR BAR AREA
18. DECORATIVE ENCLOSURE WALL WITH CUTOUTS

SAN ANDREAS HOTEL
SAN ANDREAS, CA

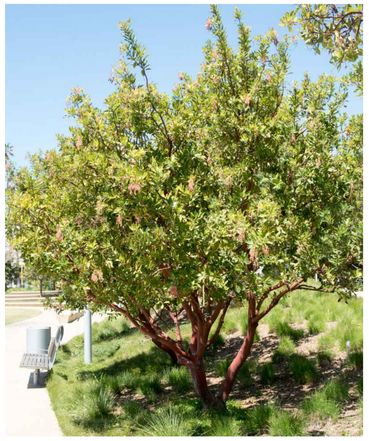
PRELIMINARY LANDSCAPE PLAN

L1.1

JOB #23033
APRIL 28, 2023

0 10 20 40 60

RLA
8841 RESEARCH DR
SUITE 200
IRVINE • CA 92618
949.387.1323
RIDGELA.COM



ARBUTUS 'MARINA' /
MARINA STRAWBERRY TREE



LAGERSTROEMIA INDICA 'TUSCARORA' /
TUSCARORA CRAPE MYRTLE



LOPHOSTEMON CONFERTUS /
BRISBANE BOX



OLEA EUROPAEA 'SWAN HILL' /
FRUITLESS OLIVE



PINUS ELDARICA /
AFGHAN PINE



QUERCUS AGRIFOLIA /
COAST LIVE OAK



QUERCUS ILEX /
HOLLY OAK



SEQUOIA SEMPERVIRENS /
REDWOOD



ARBUTUS UNEDO 'COMPACTA' /
DWARF STRAWBERRY TREE



BACCHARIS PILULARIS 'TWIN PEAKS' /
TWIN PEAKS COYOTE BRUSH



CAREX DIVULSA /
BERKELEY SEDGE



DASYLIRION WHEELERI /
DESERT SPOON



DIANELLA 'LITTLE REV' /
LITTLE REV FLAX LILY



HESPERALOE 'BRAKELIGHTS' /
BRAKELIGHTS RED YUCCA



HETEROMELES ARBUTIFOLIA /
TOYON



LANTANA C. 'NEW GOLD' /
NEW GOLD LANTANA



MUHLENBERGIA RIGENS /
DEER GRASS



OLEA EUROPAEA 'MONTRA' /
LITTLE OLLIE DWARF OLIVE



RHAPHIOLEPIS INDICA 'CLARA' /
INDIAN HAWTHORN



ROSMARINUS OFFICINALIS 'PROSTRATUS' /
PROSTRATE ROSEMARY



SALVIA GREGGII /
AUTUMN SAGE



WESTRINGIA FRUTICOSA 'WYNYABBIE GEM' /
COAST ROSEMARY

PROPOSED PLANT PALETTE

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM	HT. X SPRD. X CAL. (MIN.)	WATER USE	DESCRIPTION
	ARBUTUS X 'MARINA'	MARINA STRAWBERRY TREE	24" BOX STD.	8'H X 5'W	L	EVERGREEN FLOWERING TREE
	LAGERSTROEMIA INDICA 'TUSCARORA'	TUSCARORA CRAPE MYRTLE	24" BOX STD.	8'H X 5'W	L	DECIDUOUS FLOWERING TREE
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX STD.	8'H X 4'W	L	VERTICAL SCREEN
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE	48" BOX MULTI	14'H X 14'W	L	SPECIMEN TREE
	PINUS ELDARICA	MONDELL PINE	24" BOX STD.	8'H X 4'W	L	EVERGREEN CONIFER
	QUERCUS AGRIFOLIA	COAST LIVE OAK	72" BOX MULTI	18'H X 18'W	L	SPECIMEN TREE
	QUERCUS ILEX	HOLLY OAK	24" BOX & 36" BOX STD.	10'H X 6'W	L	CANOPY TREE
	SEQUOIA SEMPERVIRENS	REDWOOD	36" BOX STD.	10'H X 5'W	L	EVERGREEN CONIFER

SHRUBS, GRASSES, & GROUNDCOVERS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	5 GAL.	48" O.C.	L	LARGE SHRUB
	BACCHARIS PILULARIS 'TWIN PEAKS'	TWIN PEAKS COYOTE BRUSH	1 GAL.	36" O.C.	L	EVERGREEN SHRUB
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL.	24" O.C.	L	ORNAMENTAL GRASS
	DASYLIRON WHEELERI	DESERT SPOON	5 GAL.	36" O.C.	L	SUCCULENT ACCENT
	DIANELLA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL.	24" O.C.	L	UPRIGHT ACCENT
	HESPERALOE 'BRAKELIGHTS'	BRAKELIGHTS RED YUCCA	5 GAL.	36" O.C.	L	UPRIGHT ACCENT
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL.	60" O.C.	L	LARGE SHRUB
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	5 GAL.	36" O.C.	L	FLOWERING LOW SHRUB
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.	36" O.C.	L	ORNAMENTAL GRASS
	OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE DWARF OLIVE	5 GAL.	48" O.C.	L	LARGE SHRUB
	RHAPHIOLEPIS INDICA 'CLARA'	INDIAN HAWTHORN	5 GAL.	36" O.C.	L	EVERGREEN SHRUB
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	PROSTRATE ROSEMARY	1 GAL.	36" O.C.	L	GROUNDCOVER
	SALVIA GREGGII	AUTUMN SAGE	5 GAL.	36" O.C.	L	FLOWERING SHRUB
	WESTRINGIA 'WYNYABBIE GEM'	COAST ROSEMARY	5 GAL.	36" O.C.	L	EVERGREEN HEDGE
	EXISTING VEGETATION					

WATER USE KEY:
VL = VERY LOW WATER USE, L = LOW WATER USE, M = MODERATE WATER USE, H = HIGH WATER USE. WATER USE STATED IS PER 'WATER USE CLASSIFICATION OF LANDSCAPE SPECIES' (ALSO REFERRED TO AS WUCOLS IV) FOR THE CITY OF SAN ANDREAS.

SAN ANDREAS HOTEL
SAN ANDREAS, CA

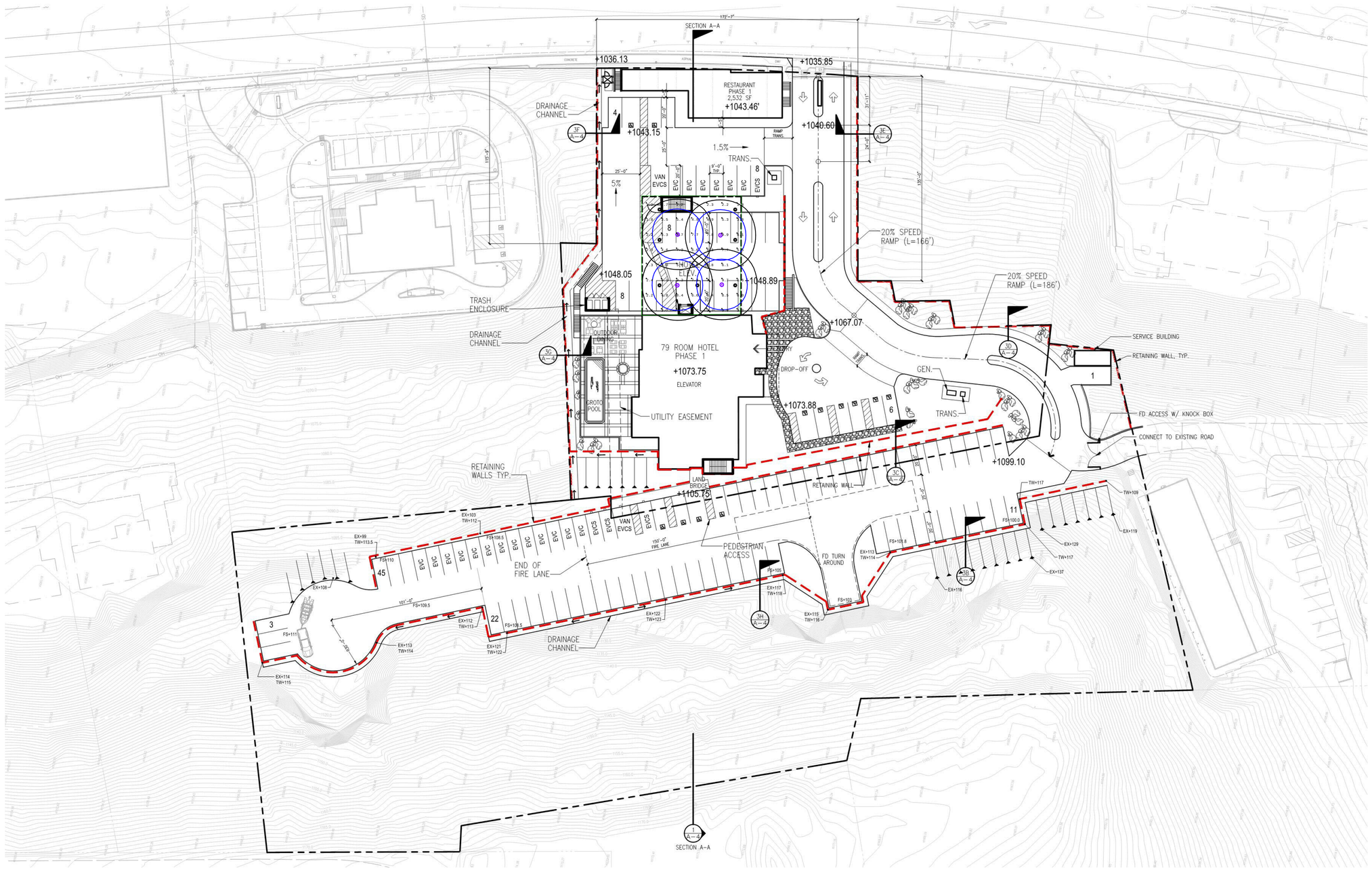
PRELIMINARY PLANTING IMAGERY

L2.1

JOB #23033
APRIL 01, 2023

RLA
8841 RESEARCH DR
SUITE 200
IRVINE • CA 92618
949.387.1323
RIDGELA.COM

Neal LED					
Symbol	Qty	Label	Description	Lum. Watts	Lum. Lumens
○	4	PRK_T5LS_55W_3K_UNV	TYPE G	55	6731



ELECTRIC VEHICLE CHARGING SUMMARY

	REQ. EVC EV CAPABLE	REQ. EVCS EV CHARGING STATION	PROVIDED EVC	PROVIDED *EVCS LEVEL 2
RESTAURANT	8	2	6	2
HOTEL	17	4	13	4

*EVCS COUNT TOWARDS THE EVC SPACES.

PARKING CALCULATION

RESTAURANT PARKING	28	STALLS
HOTEL PARKING	88	STALLS
TOTAL PARKING STALLS	116	STALLS

SRK
STEWART ROMBERGER KITE
2254 South Figueroa Street
Los Angeles, CA. 90007
Tel. (213) 747-1199
www.srkarchitectsinc.com

HOTEL AND RESIDENTIAL DEVELOPMENT

NOT FOR CONSTRUCTION

DRAWINGS ISSUED

DELTA	DESCRIPTION	DATE
1	POST TO ENGINEERING	07-22-2022
2	SPOT ELEV. & REST. FOOT PRINT UPDATE	08-19-2022
3	SITE PLAN UPDATE: REMOVED RES. UNITS	12-05-2022
4	SITE PLAN UPDATE: REMOVED RES. UNITS	02-07-2023
5	REMOVED ALL RES. UNITS	02-09-2023
6	REMOVED ALL RES. UNITS-REV	02-14-2023
7	REMOVED ALL RES. UNITS-REV	02-20-2023
8	SITE PLAN UPDATE	03-03-2023

Scale: 1" = 30'-0"
Checked by: RH
Drawn by: HC, RH
Project #: 21007.03

Drawing Title & Number:

PROPOSED SITE PLAN

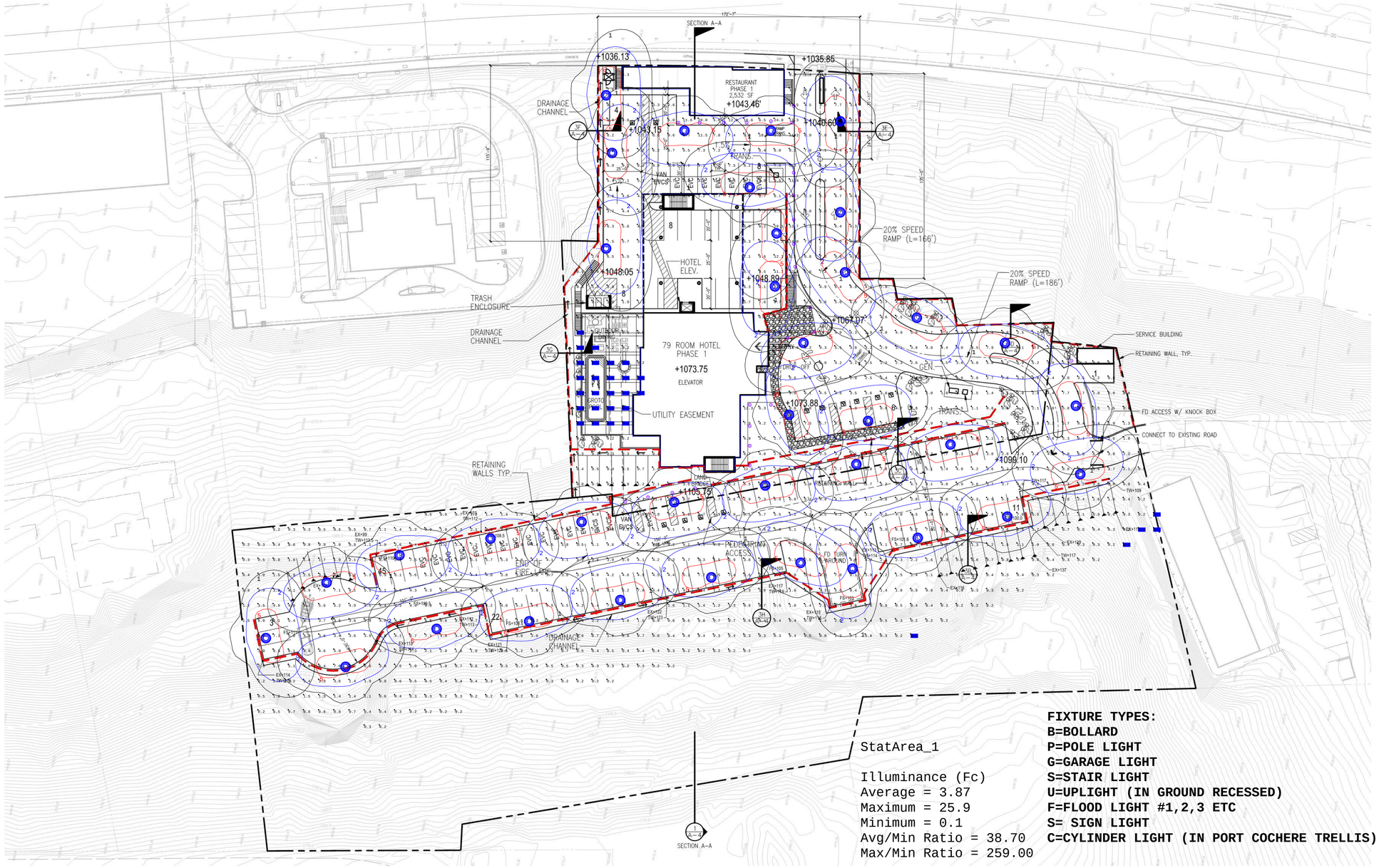
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S:\+SRK ARCHITECTS INC+\1PROJECTS\ACTIVE PROJECTS\21007\21007- San Andreas- 79-room hotel & restaurant\00-PRE-DESIGN\A-ARCHITECTURAL\CAD\REVIT\SAN ANDREAS-DPR1.dwg Mar 03, 2023 12:11pm

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Neal LED					
Symbol	Qty	Label	Description	Lum. Watts	Lum. Lumens
+	25	EDS-1A_COG_20LC_7_3K	TYPE B	45	1816
+	36	ODN-2-L_T3_64LC_5_3K	TYPE P	105	12889



StatArea_1

Illuminance (Fc)
Average = 3.87
Maximum = 25.9
Minimum = 0.1
Avg/Min Ratio = 38.70
Max/Min Ratio = 259.00

FIXTURE TYPES:
B=BOLLARD
P=POLE LIGHT
G=GARAGE LIGHT
S=STAIR LIGHT
U=UPLIGHT (IN GROUND RECESSED)
F=FLOOD LIGHT #1,2,3 ETC
S= SIGN LIGHT
C=CYLINDER LIGHT (IN PORT COCHERE TRELLIS)

ELECTRIC VEHICLE CHARGING SUMMARY

	REQ. EVC EV CAPABLE	REQ. EVCS EV CHARGING STATION	PROVIDED EVC	PROVIDED *EVCS LEVEL 2
RESTAURANT	8	2	6	2
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2254 South Figueroa Street
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HOTEL AND RESIDENTIAL DEVELOPMENT

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Scale: 1" = 30'-0"
Checked by: RH
Drawn by: HC, RH
Project #: 21007.03

Drawing Title & Number:

PROPOSED SITE PLAN

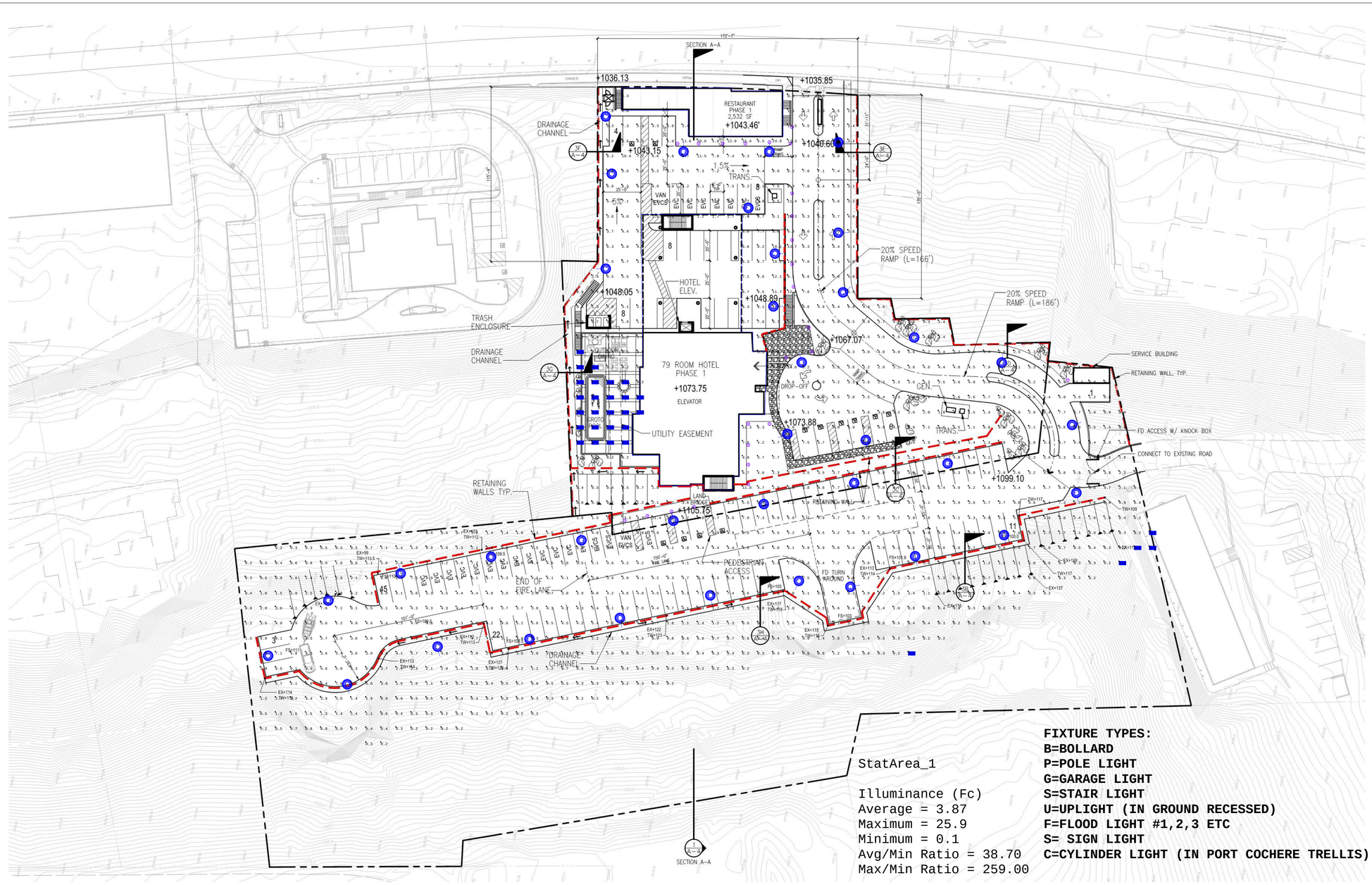
A-1.3

C:\4 SRK ARCHITECTS INC\4 PROJECTS\ACTIVE PROJECTS\21007\21007-- San Andreas - 79-room hotel & restaurant\00-PRE-DESIGN\A-ARCHITECTURAL\CAD\RUBEN\CAM ANDREAS-SPOT.dwg Mar 03, 2023 - 12:13pm

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Neal LED					
Symbol	Qty	Label	Description	Lum. Watts	Lum. Lumens
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StatArea_1

Illuminance (Fc)
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Maximum = 25.9
Minimum = 0.1
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U=UPLIGHT (IN GROUND RECESSED)
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PARKING CALCULATION

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HOTEL AND RESIDENTIAL DEVELOPMENT

NOT FOR CONSTRUCTION

DRAWINGS ISSUED

DELTA	DESCRIPTION	DATE
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	SPOT ELEV. & REST. FOOT PRINT UPDATE	08-19-2022
	SITE PLAN UPDATE. REMOVED RES. UNITS	12-05-2022
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	REMOVED ALL RES. UNITS-REV	02-20-2023
	SITE PLAN UPDATE	03-03-2023

Scale: 1" = 30'-0"
Checked by: RH
Drawn by: HC, RH
Project #: 21007.03

Drawing Title & Number:

PROPOSED SITE PLAN

A-1.3

S:\+SRK ARCHITECTS INC\+1PROJECTS\ACTIVE PROJECTS\2021\21007 - San Andreas - 79-room hotel & restaurant\00-PRE-DESIGN\A-ARCHITECTURAL\CAD\EXHIBITS\SAN ANDREAS-SPR1.dwg Mar 03, 2023 - 12:15pm

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Submitted by MAXWELL LIGHTING & ENERGY

MAXWELL LIGHTING & ENERGY

Job Name: SAN ANDREAS EXTERIOR - LANDSCAPE AND GARAGE

Catalog Number: LS3062 25D

Notes:

Type: IN GROUND

MAXWELL23-2095

Erden E6 Foundation In-ground — LS3062



A shallow-depth medium powered in-ground that combines technology and performance in a modern shallow form factor. Packed with features including **EasyGlow™** visual comfort and **CoolDrive™** thermal management technologies. Available with integrated DALI control, 0-10 V dimming or as non-dimmable.

Performance

Static White & Color[1]	Lumen Output (lm)	Efficacy (lm/W)	Peak Intensity (cd)
2,700 K (80 CRI)	1,990	80	43,400
3,000 K (80 CRI)	2,080	84	45,200
3,500 K (80 CRI)	2,245	91	48,900
4,000 K (80 CRI)	2,245	91	48,900
5,000 K (70 CRI)	2,080	84	45,200
Red	610	30	13,300
Green	2,200	89	47,500
Blue	610	30	13,300

[1] Lumen output values are based on a 10° lens.

Beam Angles	10°, 13°, 20°, 26°, 47°, 10° x 40°, 40° x 10°, 20° x 60°, 60° x 20°

easyglow™ coldrive™ humantouch™ opticlear™
microantileach™ gripglass™ electropolish™

Products and specifications are subject to change without notice.
LS3062-210830

LUMASCAPE

Index Page

Submitted by MAXWELL LIGHTING & ENERGY

MAXWELL LIGHTING & ENERGY

Job Name: SAN ANDREAS EXTERIOR - LANDSCAPE AND GARAGE

Catalog Number: PRK

Notes:

Type: GARAGE

MAXWELL23-2095

PRK LED Specifications



Project Name:

Catalog Number:

Type:

The PRK LED Series offers clean, functional styling that is defined by its sleek, low profile design and sophisticated optics. Engineered to the latest LED lighting technology, advanced LED thermal management and provides canopy lighting that is both energy efficient and aesthetically pleasing.

The PRK housing is die-cast aluminum with internal heat sinks for maximum heat dissipation.

The PRK LED fixture offered with lumen packages between 3,000 - 15,000. Four different optical distribution patterns are available. Choose between 3K, 4K, or 5K Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The PRK series is an exceptional choice for parking garage lighting and other ceiling mount application.

Ordering Information

MODEL	OPTICS	WATTAGE	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS
PRK	**T1** Type 1 25W-95W **T3L** Type 3 Long 25W-85W **T5LR** Type 5 Long Round 25W-115W **T5LS** Type 5 Long Square 25W-95W	**25W** **35W** **45W** **55W** **65W** **75W** **85W** **95W** **105W** **115W**	**3K** 3000K **4K** 4000K **5K** 5000K	**UNV** 120-277V **5** 480V **8** 347V	**LPM** Low Profile Mount Ceiling Mount No-bodut Need. **CM** Ceiling Mount 1/2" & 3/4" Knockouts **TM** Trunion Mount **PM12** Pendant Mount 12" *12" Leads **PM24** Pendant Mount 24" *12" Leads **PM36** Pendant Mount 36" *54" Leads	**BZ** Bronze **BK** Black **SBK** Smooth Black **WH** White **SWH** Smooth White **GP** Graphite **GY** Grey **SL** Silver Metallic **CC** Custom Color	**UPL** Up-light 800 lumens **WG** Wire Guard **WLG** Wire Guard Up-light *Pendant Mount Only **WSC-8** Dimmable Motion Sensor 8' Mounting Height **WSC-20** Dimmable Motion Sensor 9-20' Mounting Height **WSC-40** Dimmable Motion Sensor 21-40' Mounting Height *WSC-20/some WSC-40 options (1) FSR 100 remote for programing	**DIM** 0-10v Dimming Driver **EBPL** 20W Emergency Battery Pack Rated for 1400 Lumens **CLD-EBPL** Cold Weather 20W Cold Weather Emergency Battery Pack Rated for 1400 Lumens **UL924** UL 924 Relay for Emergency Lighting **10kV** 10kV Surge Protector **20kV** 20kV Surge Protector **VWC** Visionaire Wireless Controls *Consult Factory **TPH** Tamper Proof Hardware

VISIONAIRE LIGHTING

Index Page

Submitted by MAXWELL LIGHTING & ENERGY

MAXWELL LIGHTING & ENERGY

Job Name: SAN ANDREAS EXTERIOR - LANDSCAPE AND GARAGE

Catalog Number: EDS

Notes:

Type: BOLLARD

MAXWELL23-2095

ENDURASCAPE Bollard LED Specifications



Project Name:

Catalog Number:

Type:

The **Endurascape** series of concrete bollards are designed to enhance and blend with architectural and natural landscapes. Beautifully crafted with textured finishes in a variety of shapes and cast grill louver designs. Optics provide smooth, 360-degree symmetrical low level illumination. Durably built for weather and vandal resistance. Ideal for walkways, entrances, promenades, plazas, courtyards, driveways, bridges and landscaped areas.

Ordering Information

MODEL	OPTICS	SOURCE	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS
EDS-1A 9" Round **EDS-1B** 11" Round **EDS-2** 11" Round Flat Top **EDS-3A** 11" Square **EDS-4A** 11" Square Pyramid Top	**COG** 45° Cutoff Grill 6" Only **COG** 45° Cutoff Grill 11" Only **HZG** Horizontal Grill 11" Only	**20LC**	**3** 350mA **5** 500mA **7** 700mA	**3K** 3000K **4K** 4000K **5K** 5000K	**UNV** 120-277V	**AB** Anchor Base Consult Factory	Louver Colors **BZ** Bronze **BK** Black **WH** White **FG** Forest Green **GY** Grey **SL** Silver Metallic **CC** Custom Color Concrete Textures **LT** Light **MD** Medium **HV** Heavy	**ILS** Internal Light Shield

VISIONAIRE LIGHTING

A

Index Page

Submitted by MAXWELL LIGHTING & ENERGY

MAXWELL LIGHTING & ENERGY

Job Name: SAN ANDREAS EXTERIOR - LANDSCAPE AND GARAGE

Catalog Number: ODN

Notes:

Type: SITE

MAXWELL23-2095

ODEN LED Specifications



Project Name:

Catalog Number:

Type:

With six interchangeable caps and spun shade styles, the **Oden - LED** offers architects, designers and engineers endless possibilities for a custom fixture to fit their unique application.

The **Oden - LED Array**'s high-quality, durable construction makes it an ideal fixture for any application.

Ordering Information

MODEL	OPTICS	LEDs	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	CAP/SHADE	OPTIONS	OPTIONS
ODN-1-L **ODN-2-L** **ODN-3-L**	**T1** Type 1 **T2** Type 2 **T3** Type 3 **T4** Type 4 **T5** Type 5 **T5W** Type 5 Wide **T5WR** Type 5 Wide Round	**16LC** **32LC** **48LC** **48LC** **64LC** **80LC** **96LC** **96LC** **128LC**	**3** 350mA **5** 530mA **7** 700mA	**3K** 3000K **4K** 4000K **5K** 5222K	**UNV** 120-277V **8** 347V **5** 480V	**YM** Yoke Mount Trunion Adapter Required. Trunion 4.4" tall with special mounting plate. Mounting plate. **UAM** Arm Mount *Decorative arm section not included See decorative arm section for additional options CON uses small arm. CON2 uses CON2 uses large arm	**BZ** Bronze **WB** Weathered Brown **BK** Black **SBK** Smooth Black **WH** White **SWH** Smooth White **GP** Graphite **GY** Grey **SL** Silver Metallic **FG** Forest Green **VD** Verdigris **CC** Custom Color	**C1** **C2** **C3** **C4** **C5** **C6** **H1** **H2** **H3** **H4** **H5** **H6**	**PC-120** **PC-208** **PC-240** **PC-277** Photocell & Receptacle **WSC-8** Motion Sensor 8' Mounting Height **WSC-20** Motion Sensor 9-20' Mounting Height **WSC-40** Motion Sensor 21-40' Mounting Height *WSC-20/some WSC-40 options will require (1) FSR 100 remote for programing	**DIM** 0-10V Dimming Driver **VWC** Visionaire Wireless Controls *Consult Factory **IR-R** Illuminated Rings Red **IR-B** Illuminated Rings Blue **IR-G** Illuminated Rings Green **CLS** Cutoff Louver Shield

VISIONAIRE LIGHTING

A

Index Page

SRK
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MAXWELL LIGHTING & ENERGY

HOTEL AND RESTAURANT DEVELOPMENT

NOT FOR CONSTRUCTION

DRAWINGS ISSUED

DELTA	DESCRIPTION	DATE
-	POST TO ENGINEERING	07-22-2022
-	SPOT ELEV. & REST. FOOT PRINT UPDATE	08-19-2022
-	SITE PLAN UPDATE: REMOVED RES. UNITS	12-05-2022
-	SITE PLAN UPDATE: REMOVED RES. UNITS	02-07-2023
-	REMOVED ALL RES. UNITS	02-09-2023
-	REMOVED ALL RES. UNITS-REV	02-14-2023
-	REMOVED ALL RES. UNITS-REV	02-20-2023
-	SITE PLAN UPDATE	03-03-2023

Scale:
1" = 30'-0"
Checked by:
RH
Drawn by:
HC, RH
Project #:
21007.03

Drawing Title & Number:

PRELIMINARY LIGHTING PLAN

V-1.3

S:\1-SRK ARCHITECTS\ 3JC+1\PROJECTS\ACTIVE PROJECTS\2021\21007 - San Andreas - 79-room Hotel & restaurant\01-PRE-DESIGN\A-ARCHITECTURAL\CAD\V-1.dwg, Apr 17, 2023 - 12:59pm

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APPENDIX C

Soils Report

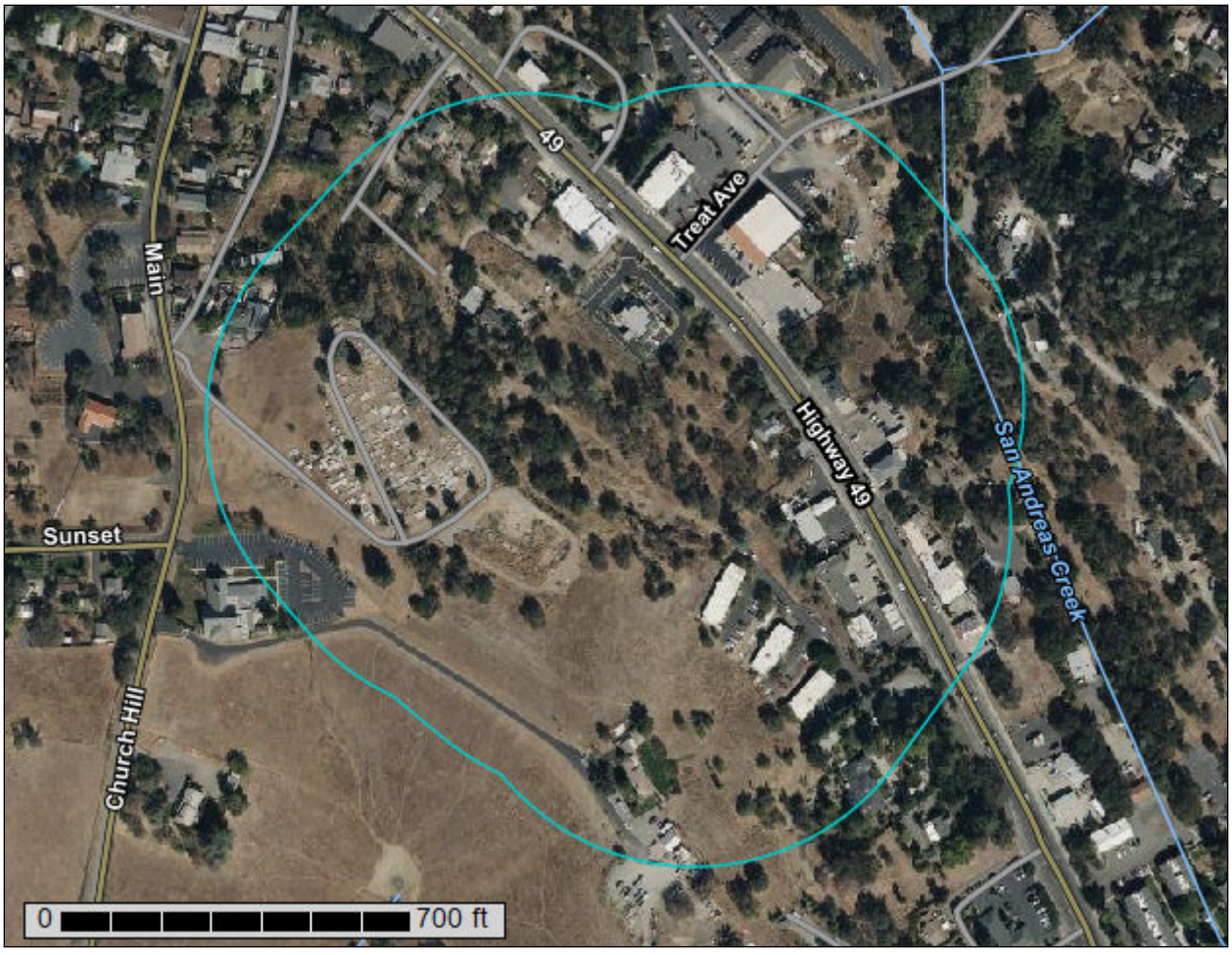
United States Department of Agriculture

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 Central Sierra Foothills Area, California, Parts of Calaveras and Tuolumne Counties



November 12, 2023

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

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

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



Map Scale: 1:4,040 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

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

Water 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 1:24,000.

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: Central Sierra Foothills Area, California, Parts of Calaveras and Tuolumne Counties
Survey Area Data: Version 8, Aug 31, 2023

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

Date(s) aerial images were photographed: Oct 3, 2022—Oct 6, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

MAP LEGEND

MAP INFORMATION

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
7074	Loafercreek-Bonanza complex, 3 to 15 percent slopes	24.7	55.4%
7086	Loafercreek-Gopheridge complex, 15 to 30 percent slopes	2.6	5.7%
9015	Urban land-Loafercreek-Dunstone complex, 3 to 15 percent slopes	17.4	38.9%
Totals for Area of Interest		**44.6**	**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 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.

Central Sierra Foothills Area, California, Parts of Calaveras and Tuolumne Counties

7074—Loafercreek-Bonanza complex, 3 to 15 percent slopes

Map Unit Setting

National map unit symbol: 2x296
Elevation: 840 to 1,890 feet
Mean annual precipitation: 24 to 33 inches
Mean annual air temperature: 59 to 61 degrees F
Frost-free period: 235 to 325 days
Farmland classification: Not prime farmland

Map Unit Composition

Loafercreek and similar soils: 58 percent
Bonanza and similar soils: 25 percent
Minor components: 17 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Loafercreek

Setting

Landform: Hills
Landform position (two-dimensional): Backslope, footslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Colluvium over residuum derived from metavolcanics

Typical profile

A - 0 to 5 inches: gravelly loam
Bt1 - 5 to 17 inches: gravelly loam
Bt2 - 17 to 24 inches: gravelly clay loam
Cr - 24 to 35 inches: bedrock
R - 35 to 79 inches: bedrock

Properties and qualities

Slope: 3 to 15 percent
Depth to restrictive feature: 20 to 39 inches to paralithic bedrock; 20 to 49 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Low to high (0.01 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.1 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: F018XI201CA - Moderately Deep Thermic Foothills
Hydric soil rating: No

Description of Bonanza

Setting

Landform: Hills
Landform position (two-dimensional): Shoulder, backslope
Landform position (three-dimensional): Nose slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Residuum weathered from metavolcanics

Typical profile

Oi - 0 to 0 inches: slightly decomposed plant material
A - 0 to 2 inches: loam
Bt1 - 2 to 7 inches: loam
Bt2 - 7 to 12 inches: loam
Bt3 - 12 to 16 inches: loam
Cr - 16 to 22 inches: bedrock
R - 22 to 79 inches: bedrock

Properties and qualities

Slope: 3 to 15 percent
Depth to restrictive feature: 10 to 20 inches to paralithic bedrock; 14 to 30 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Low to high (0.01 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Very low (about 2.9 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: D
Ecological site: F018XI200CA - Low Elevation Foothills
Hydric soil rating: No

Minor Components

Gopheridge

Percent of map unit: 10 percent
Landform: Hills
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Ecological site: F018XI201CA - Moderately Deep Thermic Foothills
Hydric soil rating: No

Rock outcrop, metavolcanic

Percent of map unit: 5 percent
Landform: Hills
Hydric soil rating: No

Mined land

Percent of map unit: 2 percent
Landform: Hills
Down-slope shape: Concave, convex
Across-slope shape: Linear, convex
Hydric soil rating: No

7086—Loafercreek-Gopheridge complex, 15 to 30 percent slopes

Map Unit Setting

National map unit symbol: 2mx8f
Elevation: 850 to 2,300 feet
Mean annual precipitation: 24 to 34 inches
Mean annual air temperature: 57 to 61 degrees F
Frost-free period: 215 to 320 days
Farmland classification: Not prime farmland

Map Unit Composition

Loafercreek and similar soils: 50 percent
Gopheridge and similar soils: 25 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Loafercreek

Setting

Landform: Hills
Landform position (two-dimensional): Backslope, footslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Colluvium over residuum derived from metavolcanics

Typical profile

A - 0 to 1 inches: loam
Bt1 - 1 to 4 inches: loam
Bt2 - 4 to 13 inches: loam
Bt3 - 13 to 20 inches: loam
Cr - 20 to 30 inches: bedrock
R - 30 to 79 inches: bedrock

Properties and qualities

Slope: 15 to 30 percent
Surface area covered with cobbles, stones or boulders: 0.0 percent
Depth to restrictive feature: 20 to 39 inches to paralithic bedrock; 20 to 49 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Low to high (0.01 to 2.00 in/hr)

Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.5 inches)

Interpretive groups

Land capability classification (irrigated): 6e
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: C
Ecological site: F018XI201CA - Moderately Deep Thermic Foothills
Hydric soil rating: No

Description of Gopheridge

Setting

Landform: Hills
Landform position (two-dimensional): Backslope, footslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Colluvium over residuum derived from metavolcanics

Typical profile

A - 0 to 3 inches: loam
BA - 3 to 7 inches: loam
Bt1 - 7 to 11 inches: very gravelly loam
Bt2 - 11 to 17 inches: very gravelly loam
Bt3 - 17 to 24 inches: very gravelly loam
R - 24 to 79 inches: bedrock

Properties and qualities

Slope: 15 to 30 percent
Surface area covered with cobbles, stones or boulders: 0.0 percent
Depth to restrictive feature: 20 to 39 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Low to high (0.01 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.0 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: F018XI201CA - Moderately Deep Thermic Foothills
Hydric soil rating: No

Minor Components

Bonanza

Percent of map unit: 13 percent
Landform: Hills
Landform position (two-dimensional): Shoulder, backslope, footslope

Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Ecological site: F018XI200CA - Low Elevation Foothills
Hydric soil rating: No

Motherlode

Percent of map unit: 10 percent
Landform: Hills
Landform position (two-dimensional): Backslope, footslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: F018XI202CA - Deep Thermic Steep Hillslopes
Hydric soil rating: No

Mined land

Percent of map unit: 1 percent
Landform: Hills
Down-slope shape: Concave, convex
Across-slope shape: Linear, convex
Hydric soil rating: No

Rock outcrop, metavolcanic

Percent of map unit: 1 percent
Landform: Hills
Hydric soil rating: No

9015—Urban land-Loafercreek-Dunstone complex, 3 to 15 percent slopes

Map Unit Setting

National map unit symbol: 2r6gf
Elevation: 620 to 1,540 feet
Mean annual precipitation: 20 to 31 inches
Mean annual air temperature: 61 to 63 degrees F
Frost-free period: 260 to 340 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 50 percent
Loafercreek and similar soils: 28 percent
Dunstone and similar soils: 18 percent
Minor components: 4 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Setting

Landform: Hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear

Description of Loafercreek

Setting

Landform: Hills
Landform position (two-dimensional): Backslope, footslope
Landform position (three-dimensional): Nose slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Colluvium over residuum derived from metavolcanics

Typical profile

A - 0 to 1 inches: loam
Bt1 - 1 to 7 inches: loam
Bt2 - 7 to 15 inches: clay loam
CBt - 15 to 26 inches: very paragravelly clay loam
Crt - 26 to 38 inches: bedrock
R - 38 to 79 inches: bedrock

Properties and qualities

Slope: 3 to 15 percent
Depth to restrictive feature: 20 to 39 inches to paralithic bedrock; 20 to 49 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Low to high (0.01 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.5 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C
Ecological site: F018XI201CA - Moderately Deep Thermic Foothills
Hydric soil rating: No

Description of Dunstone

Setting

Landform: Hills
Landform position (two-dimensional): Shoulder, backslope
Landform position (three-dimensional): Nose slope
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Residuum weathered from metavolcanics

Typical profile

A - 0 to 1 inches: loam
Bt1 - 1 to 5 inches: loam
Bt2 - 5 to 15 inches: very paragravelly clay loam
Cr - 15 to 24 inches: bedrock
R - 24 to 79 inches: bedrock

Properties and qualities

Slope: 3 to 15 percent
Surface area covered with cobbles, stones or boulders: 1.0 percent
Depth to restrictive feature: 10 to 20 inches to paralithic bedrock; 14 to 30 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Low to high (0.01 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Very low (about 1.8 inches)

Interpretive groups

Land capability classification (irrigated): 7e
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: D
Ecological site: F018XI200CA - Low Elevation Foothills
Hydric soil rating: No

Minor Components

Ultic haploxeralfs, graded

Percent of map unit: 2 percent
Landform: Hills
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F018XI201CA - Moderately Deep Thermic Foothills
Hydric soil rating: No

Mollic fluvaquents, cobbly

Percent of map unit: 2 percent
Landform: Flood plains, drainageways
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: R018XX101CA - Mid Gradient Riparian Complex, 4Th Order Stream
Hydric soil rating: Yes

Soil Information for All Uses

Soil Properties and Qualities

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

Soil Erosion Factors

Soil Erosion Factors are soil properties and interpretations used in evaluating the soil for potential erosion. Example soil erosion factors can include K factor for the whole soil or on a rock free basis, T factor, wind erodibility group and wind erodibility index.

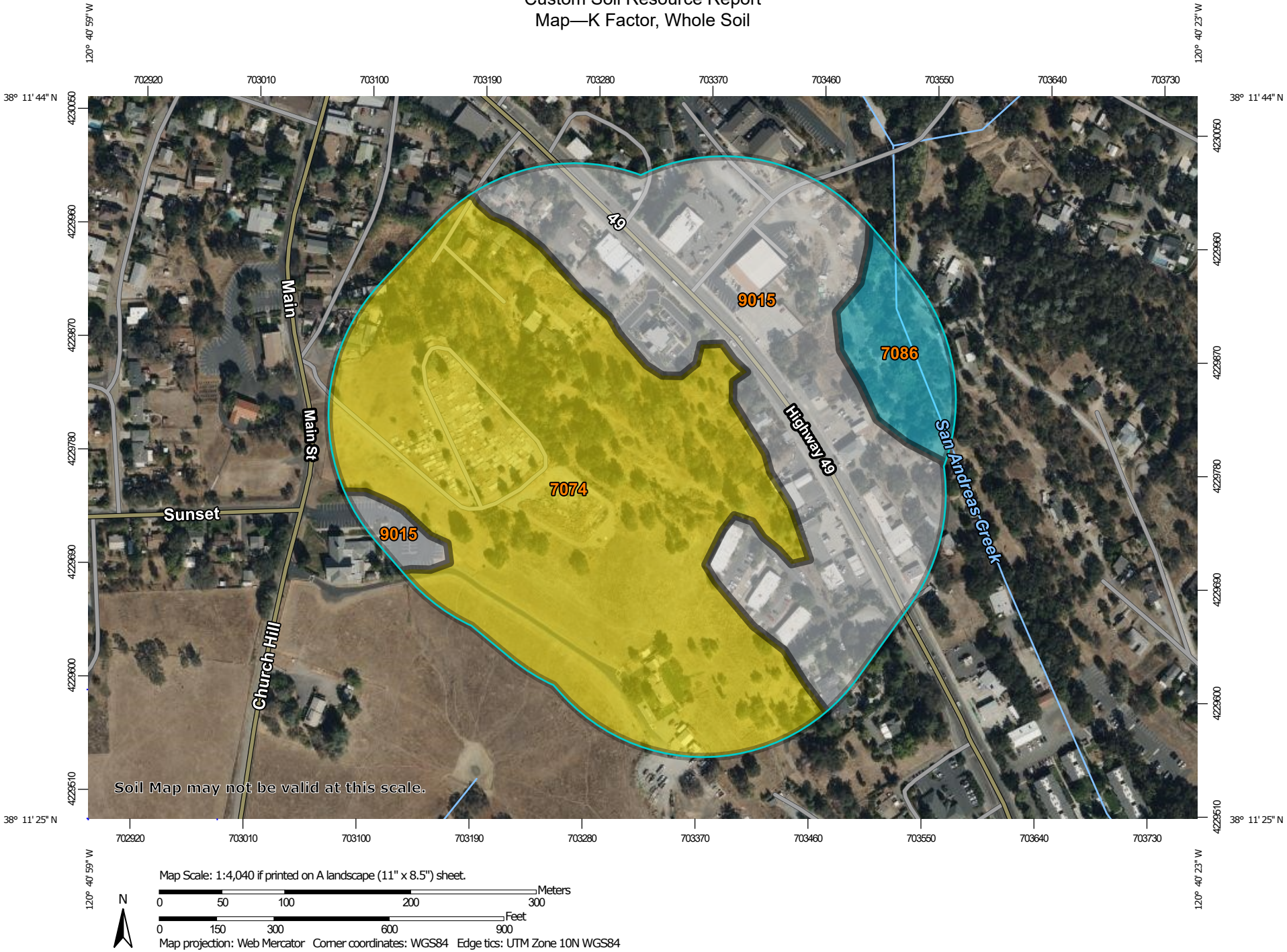
K Factor, Whole Soil

Erosion factor K indicates the susceptibility of a soil to sheet and rill erosion by water. Factor K is one of six factors used in the Universal Soil Loss Equation (USLE) and the Revised Universal Soil Loss Equation (RUSLE) to predict the average annual rate of soil loss by sheet and rill erosion in tons per acre per year. The estimates are based primarily on percentage of silt, sand, and organic matter and on soil structure and saturated hydraulic conductivity (Ksat). Values of K range from 0.02 to 0.69. Other factors being equal, the higher the value, the more susceptible the soil is to sheet and rill erosion by water.

"Erosion factor Kw (whole soil)" indicates the erodibility of the whole soil. The estimates are modified by the presence of rock fragments.

Factor K does not apply to organic horizons and is not reported for those layers.

Map—K Factor, Whole Soil



Map Scale: 1:4,040 if printed on A landscape (11" x 8.5") sheet.

N

0 50 100 200 300 Meters

0 150 300 600 900 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

.02
.05
.10
.15
.17
.20
.24
.28
.32
.37
.43
.49
.55
.64
Not rated or not available

Soil Rating Lines

.02
.05
.10
.15
.17
.20
.24
.28
.32
.37
.43
.49
.55
.64
Not rated or not available

Soil Rating Points

.02
.05
.10
.15
.17
.20
.24
.28
.32
.37
.43
.49
.55
.64
Not rated or not available

Water 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 1:24,000.

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: Central Sierra Foothills Area, California, Parts of Calaveras and Tuolumne Counties
Survey Area Data: Version 8, Aug 31, 2023

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

Date(s) aerial images were photographed: Oct 3, 2022—Oct 6, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

MAP LEGEND	MAP INFORMATION
	imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—K Factor, Whole Soil

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
7074	Loafercreek-Bonanza complex, 3 to 15 percent slopes	.17	24.7	55.4%
7086	Loafercreek-Gopheridge complex, 15 to 30 percent slopes	.37	2.6	5.7%
9015	Urban land-Loafercreek-Dunstone complex, 3 to 15 percent slopes		17.4	38.9%
Totals for Area of Interest			**44.6**	**100.0%**

Rating Options—K Factor, Whole Soil

Aggregation Method: Dominant Condition

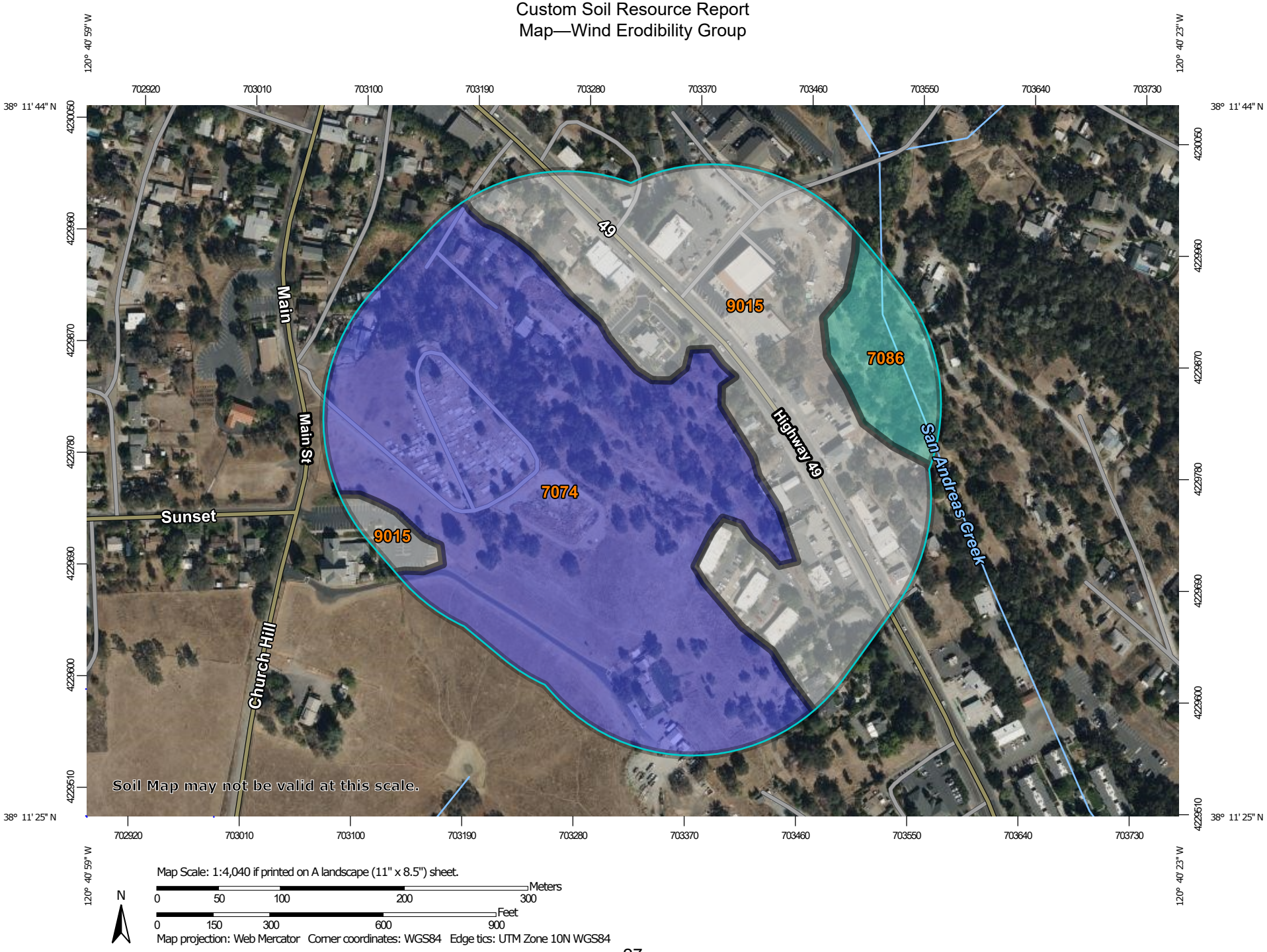
Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Layer Options (Horizon Aggregation Method): All Layers (Weighted Average)

Wind Erodibility Group

A wind erodibility group (WEG) consists of soils that have similar properties affecting their susceptibility to wind erosion in cultivated areas. The soils assigned to group 1 are the most susceptible to wind erosion, and those assigned to group 8 are the least susceptible.



Map Scale: 1:4,040 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 50 100 200 300

Feet
0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

1
2
3
4
4L
5
6
7
8
Not rated or not available

Soil Rating Lines

1
2
3
4
4L
5
6
7
8
Not rated or not available

Soil Rating Points

1
2
3
4
4L
5
6
7
8
Not rated or not available

Water 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 1:24,000.

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

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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)

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Survey Area Data: Version 8, Aug 31, 2023

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Date(s) aerial images were photographed: Oct 3, 2022—Oct 6, 2022

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MAP LEGEND	MAP INFORMATION
	imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Wind Erodibility Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
7074	Loafercreek-Bonanza complex, 3 to 15 percent slopes	7	24.7	55.4%
7086	Loafercreek-Gopheridge complex, 15 to 30 percent slopes	5	2.6	5.7%
9015	Urban land-Loafercreek-Dunstone complex, 3 to 15 percent slopes		17.4	38.9%
Totals for Area of Interest			**44.6**	**100.0%**

Rating Options—Wind Erodibility Group

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Soil Physical Properties

Soil Physical Properties are measured or inferred from direct observations in the field or laboratory. Examples of soil physical properties include percent clay, organic matter, saturated hydraulic conductivity, available water capacity, and bulk density.

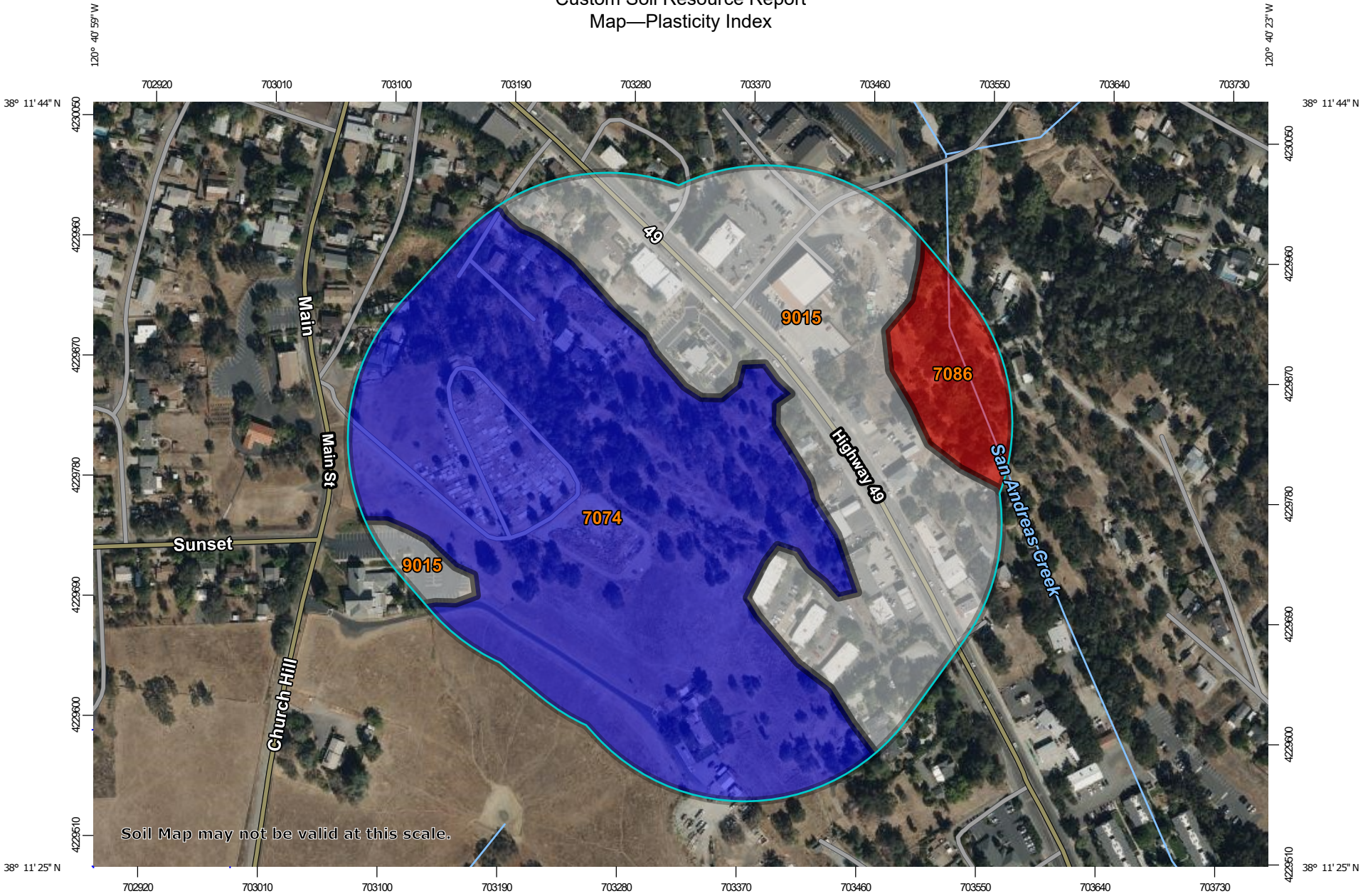
Plasticity Index

Plasticity index (PI) is one of the standard Atterberg limits used to indicate the plasticity characteristics of a soil. It is defined as the numerical difference between the liquid limit and plastic limit of the soil. It is the range of water content in which a soil exhibits the characteristics of a plastic solid.

The plastic limit is the water content that corresponds to an arbitrary limit between the plastic and semisolid states of a soil. The liquid limit is the water content, on a percent by weight basis, of the soil (passing #40 sieve) at which the soil changes from a plastic to a liquid state.

Soils that have a high plasticity index have a wide range of moisture content in which the soil performs as a plastic material. Highly and moderately plastic clays have large PI values. Plasticity index is used in classifying soils in the Unified and AASHTO classification systems.

For each soil layer, this attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.



Map Scale: 1:4,040 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 50 100 200 300

Feet
0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

<= 15.2

> 15.2 and <= 17.5

Not rated or not available

Soil Rating Lines

<= 15.2

> 15.2 and <= 17.5

Not rated or not available

Soil Rating Points

<= 15.2

> 15.2 and <= 17.5

Not rated or not available

Water 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 1:24,000.

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Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

MAP LEGEND	MAP INFORMATION
	imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Plasticity Index

Map unit symbol	Map unit name	Rating (percent)	Acres in AOI	Percent of AOI
7074	Loafercreek-Bonanza complex, 3 to 15 percent slopes	17.5	24.7	55.4%
7086	Loafercreek-Gopheridge complex, 15 to 30 percent slopes	15.2	2.6	5.7%
9015	Urban land-Loafercreek-Dunstone complex, 3 to 15 percent slopes		17.4	38.9%
Totals for Area of Interest			**44.6**	**100.0%**

Rating Options—Plasticity Index

Units of Measure: percent

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Interpret Nulls as Zero: No

Layer Options (Horizon Aggregation Method): All Layers (Weighted Average)

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APPENDIX D

Special-Status Species Occurrence Potential Determination

Scientific Name (=Synonym)	Common Name (=Synonym)	Status	General Habitat Description in California	Plant Elevation Range (feet amsl)	BSA Contains Potential Suitable Habitats	BSA is Located Within the Plant Species' Known:		Potential to Occur
						Elevation Range (1,043-1,172 ft amsl)	General Distribution	
Listed Endangered, Threatened, Candidate and State Rare Plants: Plants with official status under the federal Endangered Species Act (ESA), the California Endangered Species Act (CESA), and/or the Native Plant Protection Act (NPPA). A species may have other sensitive designations in addition to their federal or state listing.								
Arctostaphylos myrtifolia	lone manzanita	FT, CRPR: 1B.2	Lifeform: shrub Habitats: foothill woodland, chaparral Bloom Period: November to March	245 - 1,905	Yes	Yes	Yes	**Moderate potential to occur**. The BSA provides suitable foothill woodland habitat to support this species on the project site, areas east of East Saint Charles Street, and the area in the northwest segment of the BSA.
Eriogonum apricum var. apricum	lone buckwheat	FE, SE, CRPR: 1B.1	Lifeform: perennial herb Habitats: chaparral Bloom Period: July to October	330-490	No	No	Yes	**Not expected to occur**. The BSA is outside the suitable elevation range for this species.
Sensitive Plants: These plants have no official status under the ESA, the CESA, and/or the NPPA; however they are designated as sensitive or locally important by federal agencies, state agencies, and/or local conservation agencies and organizations.								
Cryptantha mariposae	Mariposa cryptantha	CRPR: 1B.3	Lifeform: annual herb Habitats: rocky, semi-barren ridges, dry slopes, serpentine endemic, generally chaparral Soils: rocky, serpentine soils Bloom Period: April to June	560 - 7,480	No	Yes	Yes	**Not expected to occur**. The BSA does not provide suitable habitat to support this species such as rocky, semi-barren ridges or serpentine soils.
Lomatium congdonii	Congdon's lomatium (=Mariposa desert parsley)	CRPR: 1B.2	Lifeform: perennial herb Habitats: rocky areas of serpentine within chaparral and foothill/cismontane woodland communities Soils: serpentine clays Bloom Period: March to June	984 – 6,888	No	Yes	Yes	**Not expected to occur**. The BSA does not provide suitable habitat to support this species such as rocky, semi-barren ridges or serpentine soils.
Balsamorhiza macrolepis (=Balsamorhiza macrolepis var. macrolepis)	big-scaled balsamroot	CRPR: 1B.2	Lifeform: perennial herb Habitats: chaparral, cismontane woodlands, valley and foothill grasslands occurring on open grassy slopes and in valleys, sometimes on serpentine Bloom Period: March to June	148 – 5,100	Yes	Yes	Yes	**Moderate potential to occur.** The BSA provides suitable foothill woodland habitat to support this species on the project site, areas east of East Saint Charles Street, and the area in the northwest segment of the BSA.
Calycadenia hooveri	Hoover's calycadenia (=Hoover's western rosinweed)	CRPR: 1B.3	Lifeform: annual herb Habitats: rocky, exposed places within valley and foothill grasslands and foothill/cismontane woodland communities Bloom Period: July to September	213 - 984	Yes	Yes	Yes	**Low potential to occur**. The BSA provides suitable habitat within rocky, exposed areas of the foothill grassland/cismontane woodland.
Hosackia oblongifolia var. cuprea (=Lotus oblongifolius var. cupreus and =Lotus cupreus)	copper-flowered bird's-foot trefoil	CRPR: 1B.3	Lifeform: perennial rhizomatous herb Habitats:wet meadows and seep edges, and upper montane coniferous forests Bloom Period: June to August	7,872 – 9,020	Yes	No	Yes	**Not expected to occur.** The BSA is outside the suitable elevation range for this species.

Navarretia myersii ssp. myersii (=Navarretia myersii)	pincushion navarretia	CRPR: 1B.1	Lifeform: annual herb Habitats: nonnative grasslands and in vernal pools Soils: clay soils Bloom Period: April to May	66 – 1,082	No	Yes	Yes	**Not expected to occur.** The BSA does not provide suitable soils to support this species.
Erythranthe marmorata	Stanislaus monkeyflower	CRPR: 1B.1	Lifeform: annual herb Habitats: seeps, streambanks Bloom Period: March to May	330 - 2,955	Yes	Yes	Yes	**Moderate potential to occur.** The project site contains a seep; however, the seep was disturbed by construction workers before a JD or plant survey could be performed at the seep location.
Eryngium pinnatisectum	Tuolumne button celery	CRPR: 1B.2	Lifeform: annual or perennial herb Habitats: vernal pools, swales, intermittent streams, yellow pine forest, foothill woodland, wetland-riparian Bloom Period: June to August	260 - 1,085	Yes	Yes	Yes	**Moderate potential to occur.** The BSA provides suitable foothill woodland habitat to support this species on the project site, areas east of East Saint Charles Street, and the area in the northwest segment of the BSA.
Brasenia schreberi	watershield	CRPR: 2B.3	Lifeform: aquatic perennial herb Habitats: ponds, slow-moving streams Bloom Period: June to September	1,115 - 6,925	Yes	Yes	Yes	**Moderate potential to occur.** The BSA provides suitable foothill woodland habitat to support this species on the project site, areas east of East Saint Charles Street, and the area in the northwest segment of the BSA.
Diplacus pulchellus	yellow-lip pansy monkeyflower	CRPR: 1B.2	Lifeform: annual herb Habitats: vernally wet depressions or seepage areas Bloom Period: April to July	3, 115 - 6,200	Yes	No	Yes	**Not expected to occur**. The BSA is outside the suitable elevation range for this species.
Navarretia paradoxiclara	Patterson's navarretia	CRPR: 1B.3	Lifeform: annual herb Habitats: open, seasonally wet areas, meadows, serpentine soils Bloom Period: May to July	655 - 1,435	No	Yes	Yes	**Not expected to occur.** The BSA does not provide suitable soils for this species.
Cryptantha spithamaea	Red Hills cryptantha	CRPR: 1B.3	Lifeform: annual herb Habitats: open, semi-barren sites, gravelly slopes, ephemeral creek beds, serpentine endemic, chaparral, foothill woodland Bloom Period: April to May	950 - 4,755	Yes	Yes	Yes	**Not expected to occur.** The BSA does not provide suitable soils for this species.
Chlorogalum grandiflorum	Red Hills soaproot	CRPR: 1B.2	Lifeform: perennial herb Habitats: chaparral, woodland, and forest Bloom Period: May to June	690 - 4,755	Yes	Yes	Yes	**Moderate potential to occur**. The BSA provides suitable woodland habitat to support this species on the project site, areas east of East Saint Charles Street, and the area in the northwest segment of the BSA.
Horkelia parryi	Parry's horkelia	CRPR: 1B.2	Lifeform: perennial herb Habitats: open chaparral and cismontane woodland communities Bloom Period: April to September	262 – 3,510	Yes	Yes	Yes	**Moderate potential to occur**. The BSA provides suitable woodland habitat to support this species on the project site, areas east of East Saint Charles Street, and the area in the northwest segment of the BSA.
Crocanthemum suffrutescens	Bisbee Peak rush-rose	CRPR: 3.2	Lifeform: shrub Habitats: chaparral Bloom Period: April to June	0 - 2,330	No	Yes	Yes	**Not expected to occur.** The BSA does not provide suitable habitat for this species.
Juncus leiospermus var. ahartii	Ahart's dwarf rush	CRPR: 1B.2	Lifeform: annual herb Habitats: mesic sites in valley and foothill grasslands (vernal pools), margins of vernal pools Wetlands, Drainages, or Seeps: Yes Bloom Period: March to May	98 - 751	Yes	No	Yes	**Not expected to occur.** The BSA is above the known elevation range of this species.

Eryngium racemosum	Delta button celery	CRPR: 1B.1	Lifeform: annual or perennial herb Habitats: riparian, freshwater wetlands, wetland-riparian, seasonally flooded flood plains and swales Soils: clay Wetlands, Drainages, or Seeps: Yes Bloom Period: June to October	7 - 4,150	Yes	Yes	Yes	**Moderate potential to occur.** The project site contains a seep; however, the seep was disturbed by construction workers before a JD pr plant survey could be performed at the seep location.
Lathyrus sulphureus var. argillaceus	dubious pea	CRPR: 3	Lifeform: perennial herb Habitats: yellow pine forest, red fir forest, lodgepole forest, foothill woodland Soils: deep mesic soils Bloom Period: April to May	150 - 930	Yes	Yes	Yes	**Low potential to occur.** The BSA contains suitable foothill woodlands to support this species.
Agrostis hendersonii (=Agrostis microphylla var. hendersonii)	Henderson's bent grass	CRPR: 3.2	Lifeform: annual herb Habitats: damp sites near vernal pools in lower valleys (valley and foothill grasslands and vernal pools) Bloom Period: April to June	230 – 1,000	No	Yes	Yes	**Not expected to occur.** The BSA does not provide suitable habitat to support this species.
Sphenopholis obtusata	prairie wedge grass	CRPR: 2B.2	Lifeform: perennial herb Habitats: Mojavean desert scrub Soils: gravelly clay ridges and ledges, or talus slopes, limestone, volcanic Wetlands, Drainages, or Seeps: Yes Bloom Period: April to July	984 – 6,560	No	Yes	Yes	**Not expected to occur.** The BSA does not provide suitable habitat to support this species.
Legend and Notes								

Federal Endangered Species Act (ESA) Listing Codes:

- **FE = federally listed as endangered:** any species of plant or animal that is in danger of extinction throughout all or a significant portion of their range.
- **FT = federally listed as threatened:** any species of plant or animal that is considered likely to become endangered throughout all or a significant portion of its range within the foreseeable future.

California Endangered Species Act (CESA) Listing Codes:

- **SE = state-listed as endangered:** "endangered species" means a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease (Fish and Game Code § 2062).

California Rare Plant Ranks (Formerly known as CNPS Lists): the CNPS is a statewide, nonprofit organization that maintains, with CDFW, an Inventory of Rare and Endangered Plants of California. In the spring of 2011, CNPS and CDFW officially changed the name "CNPS List" or "CNPS Ranks" to "California Rare Plant Rank" (or CPRP). This was done to reduce confusion over the fact that CNPS and CDFW jointly manage the Rare Plant Status Review Groups and the rank assignments are the product of a collaborative effort and not solely a CNPS assignment.

- **CRPR 1B** = California Rare Plant Rank 1B - plants rare, threatened, or endangered in California and elsewhere: plants with a CRPR of 1B are rare throughout their range with the majority of them endemic to California. Most of the plants that are ranked 1B have declined significantly over the last century. All of the plants constituting CRPR 1B meet the definitions of § 2062 and § 2067 (CESA) of the Fish and Game Code, and are eligible for state listing. It is mandatory that they be fully considered during preparation of environmental documents relating to CEQA.
- **CRPR 2B** = California Rare Plant Rank 2B - plants rare, threatened, or endangered in California, but more common elsewhere: except for being common beyond the boundaries of California, plants with a CRPR of 2B would have been ranked 1B. From the federal perspective, plants common in other states or countries are not eligible for consideration under the provisions of the ESA. All of the plants constituting CRPR 2B meet the definitions of § 2062 and § 2067 (CESA) of the Fish and Game Code, and are eligible for state listing. It is mandatory that they be fully considered during preparation of environmental documents relating to CEQA.
- **CRPR 3** = Needs Review — Plants about which more information is needed. These plants are united by one common theme—CNPS and CDFW lack the necessary information to assign them to one of the other ranks or to reject them. Nearly all of the plants constituting California Rare Plant Rank 3 are taxonomically problematic, yet if taxonomically valid would demonstrably qualify for rank 1B or 2B. Many of the plants constituting California Rare Plant Rank 3 meet the definitions of the California Endangered Species Act of the California Department of Fish and Game Code, and are eligible for state listing. Impacts to these species or their habitat should be analyzed during preparation of environmental documents relating to CEQA, or those considered to be functionally equivalent to CEQA, as they may meet the definition of Rare or Endangered under CEQA Guidelines §15125 (c) and/or §15380.

California Native Plant Society (CNPS) Threat Ranks: The CNPS Threat Rank is an extension added onto the California Rare Plant Rank (CRPR) (as a decimal code) and designates the level of threats by a 1 to 3 ranking with 1 being the most threatened and 3 being the least threatened. A Threat Rank is present for all CRPR 1B's, 2B's, 4's, and the majority of CRPR 3's. CRPR 4 plants are seldom assigned a Threat Rank of .1, as they generally have large enough populations to not have significant threats to their continued existence in California; however, certain conditions exist to make the plant a species of concern and hence be assigned a CRPR. In addition, all CRPR 1A and 2A (presumed extirpated in California), and some CRPR 3 (need more information) plants, which lack threat information, do not have a Threat Rank extension.

- **.1** = seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat)
- **.2** = moderately threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat)
- **.3** = not very threatened in California (<20% of occurrences threatened / low degree and immediacy of threat or no current threats known)

Notes:

The BSA contains approximate elevations of 1,043 to 1,172 feet amsl.
The BSA encompasses a oak woodlands, wild oat and annual brome grasslands, and developed/ornamental areas.
Yes = the BSA is located within the plant species' known distribution, elevation range, and/or the BSA contains suitable habitats and/or soils to support the plant species. The plant species has a potential to occur within the BSA. Further evaluation is needed.
No = the BSA is located outside the plant species' known distribution, elevation range, and/or the BSA lacks suitable habitats and/or soils to support the plant species. It is highly unlikely for the plant species to have a potential to occur within the BSA. No further evaluation is needed.
Present = observed within the BSA during surveys.
Project Site = All areas where the project is slated to take place and may host construction activities, refardless of whether or not impacts will occur in all areas (This is often portrayed as the parcel boundary)
BSA = All areas within 500 feet surrounding and including the Project Site.
A CNPS elevation range is provided for each taxon in feet. The stated range is for the California portion of a plant's range only (if the taxon also occurs outside the state). These CNPS elevation range data are accumulated from literature, herbarium specimens, and field survey information.

Scientific Name (=Synonym)	**Common Name (=Synonym)**	**Status**	**General Habitat Descriptions in California**	**The BSA:**		**Potential For Occurrence in the BSA**
				Located Within Species' Distribution and/or Elevation Range (if known)	**Contains Suitable Foraging, Roosting, and/or Breeding Habitats**	
Listed Endangered, Threatened, and Candidate Wildlife: Wildlife with official status under the federal Endangered Species Act (ESA) and/or the California Endangered Species Act (CESA). A species may have other sensitive designations in addition to their federal or state listing.						
Listed Invertebrates						
Branchinecta lynchi	vernal pool fairy shrimp	FT	Habitats: ephemeral freshwater habitats, such as vernal pools and swales, prefers cool-water pools that have low to moderate dissolved solids	No	No	**Not expected to occur.** The BSA does not provide suitable habitat for, and is outside the known range of this species.
Bombus occidentalis	western bumble bee	SCE	Habitats: mixed woodlands, farmlands, urban areas, montane meadows along the Pacific coast and western interior of North America, from Arizona, New Mexico and California, north through the Pacific Northwest and into Alaska	Yes	Yes	**Moderate potential to occur.** The project site, offsite areas east of Highway 49, and the offsite area in the northwest segment of the BSA provide suitable woodland habitat to support this species.
Bombus crotchii	Crotch's bumble bee	SCE	Habitats: grasslands and shrublands. Hotter and drier environment than other bumblebee species. Prefers milkweeds, dusty maidens, lupines, medics, phacelias, sages, clarkias, poppies, and wild buckwheats: This species occurs primarily in California, including the Mediterranean region, Pacific Coast, Western Desert, Great Valley, and adjacent foothills through most of southwestern California. It has also been documented in southwest Nevada, near the California border.	Yes	Yes	**Moderate potential to occur.** The project site and the majority of the BSA provide suitable habitat with suitable host plants (poppy) to support this species. The BSA provides suitable habitat to support several of the host plants of this species.
Desmocerus californicus dimorphus	valley elderberry longhorn beetle	FT	Habitats: riparian areas and foothill oak woodlands, dependent on its host plant elderberry	Yes	No	**Not expected to occur.** The project site contains suitable oak woodland habitat. However, its host plant (elderberry) was not observed during field surveys and therefore the project site does not provide suitable habitat to support this species.
Listed Fish						
Oncorhynchus mykiss irideus	steelhead - Central Valley DPS	FT	Habitats: clear, cool water with abundant instream cover, well-vegetated stream banks, relatively stable water flow, and a 50:50 pool-to-riffle ratio	Yes	No	**Not expected to occur**. The BSA does not contain suitable aquatic habitats to support this fish.
Listed Amphibians						
Rana boylii	foothill yellow-legged frog	Pop 1 (North Coast DPS).: SSC; Pop 2 (Feather River DPS): CA proposed T, FT; Pop 3 (North Sierra DPS): FT; Pop 4 (Central Coast DPS): CA proposed T, FE; Pop 5 (South Sierra DPS) and Pop 6 (South Coast DPS): CA Proposed E, FE, BLMS, USFS:S	Habitats: stream or rivers of woodlands, chaparral, and forests, rocky streams in a variety of habitats, including valley-foothill hardwood, valley-foothill hardwood-conifer, valley-foothill riparian, Ponderosa pine (*Pinus ponderosa*), mixed conifer, coastal scrub, mixed chaparral, and wet meadow types Characteristics: foothill yellow-legged frogs are infrequent or absent in habitats where introduced aquatic predators	Yes	Yes	**Not expected to occur**. The BSA does not contain suitable habitat to support this species.
Rana draytonii (=Rana aurora draytonii)	California red-legged frog	FT, SSC	Habitats: lowland streams, wetlands and marshes, lakes, riparian woodlands, ponds, reservoirs, and other sources of permanent water Characteristics: require cold water pond habitats with emergent and submergent vegetation	Yes	No	**Not expected to occur**. The BSA does not contain suitable habitat to support this species.
Ambystoma californiense	California tiger salamander	FT/FE, ST/SSC	Habitats: annual grasslands or grassy understory of valley-foothill hardwood habitats, sometimes along stream courses Characteristics: Adults spend most of year in subterranean refugia such as small mammal burrows, can be found under rocks/logs during breeding migrations, lay eggs in vernal pools, temporary rainwater ponds, on submerged vegatation	Yes	Yes	**Not expected to occur.** The BSA does not provide suitable streamside habitats to support this species.
Listed Birds						
Haliaeetus leucocephalus	bald eagle	SE, fully protected, BCC, Season of Concern: nesting & wintering	Habitats: seacoasts, rivers, wetlands swamps, and large lakes, in winter in dense, sheltered, remote conifer stands Characteristics: large nests are normally built in the upper canopy of large trees, usually conifers	Yes	No	**Not expected to occu**r. The BSA does not contain adequate large bodies of water, or free flowing rivers and therefore there is not sufficient food sources in the BSA to support this species.
Strix occidentalis caurina	northern spotted owl	FT, SCT, SSC, CDF:S	Habitats: damp, dense, old-growth coniferous forests, where they live among redwood, bigcone Douglas-fir, western red cedar, and other conifers, large expanses of undisturbed mature forest	No	No	**Not expected to occu**r. The BSA does not contain suitable habitat to support this species.
Agelaius tricolor	tricolored blackbird	ST, SSC , BCC, Season of Concern: nesting colony	Habitats: fresh water, preferably in emergent wetland with tall, dense cattails (*Typha* sp.) or tules, natural grassland, woodland, or agricultural cropland Characteristics: species is not migratory, but is nomadic and highly colonial	Yes	No	**Not expected to occur.** The BSA does not provide freshwater emergent wetlands or suitable vegetation to support this species.
Sensitive Wildlife: These animals have no official status under the ESA and/or the CESA; however they are designated as sensitive or locally important by federal agencies, state agencies, and/or local conservation agencies and organizations						

Scientific Name (=Synonym)	**Common Name (=Synonym)**	**Status**	**General Habitat Descriptions in California**	**The BSA:**		**Potential For Occurrence in the BSA**
				Located Within Species' Distribution and/or Elevation Range (if known)	**Contains Suitable Foraging, Roosting, and/or Breeding Habitats**	
Sensitive Invertebrates						
Banksula melones	Melones Cave harvestman	Special Animals List	Habitats: caves along Stanislaus River, restricted to Stanislaus River in Calaveras and Tuolumne counties, California	Yes	No	**Not expected to occur**. The BSA does not provide suitable cave habitats to support this species.
Hydroporus leechi	Leech's skyline diving beetle	Special Animals List	Habitats: pond shores, coastal	Yes	No	**Not expected to occur.** The BSA does not provide suitable aquatic habitats to support this species.
Banksula tutankhamen	King Tut Cave harvestman	Special Animals List	Habitats: restricted to caves, only observation is at King Tut Cave, Calaveras County, California.	Yes	No	**Not expected to occur.** The BSA does not provide suitable cave habitats to support this species.
Banksula rudolphi	Rudolph's cave harvestman	Special Animals List	Habitats: endemic to caves along the Stanislaus River of California	Yes	No	**Not expected to occur**. The BSA does not provide suitable cave habitats to support this species.
Aphrastochthonius grubbsi	Grubbs' Cave pseudoscorpion	Special Animals List	Habitats: subterrestrial. This species is known only from Los Piton Cave, 65 km southeast of Angels Camp, Calaveras County, California	Yes	No	**Not expected to occur.** The BSA does not provide suitable cave habitats to support this species.
Monadenia mormonum buttoni	Button's Sierra sideband	Special Animals List	Habitats: terrestrial, moist areas with >6" annual precipitation, calcareous substrates	Yes	Yes	**Low potential to occur**. The soils of the BSA are slightly acidic, and therefore not optimal to support this species.
Aphrastochthonius similis	Carlow's cave pseudoscorpion	Special Animals List	Habitats: subterrestrial habitats in California	Yes	No	**Not expected to occur.** The BSA does not provide suitable cave habitats to support this species.
Stygobromus grahami	Graham's cave amphipod	Special Animals List	Habitats: subterranean habitats, caves, springs, freshwater	Yes	No	**Not expected to occur.** The BSA does not provide suitable freshwater habitats with caves or springs to support this species.
Stygobromus gradyi	Grady's cave amphipod	Special Animals List	Habitats: subterranean habitats, caves, springs, freshwater	Yes	No	**Not expected to occur**. The BSA does not provide suitable freshwater habitats with caves or springs to support this species.
Bombus caliginosus	obscure bumble bee	Special Animals List	Habitats: along the Pacific Coast, from southern California to southern British Columbia, with scattered records from the east side of California's Central Valley. Open grassy coastal prairies and coast range meadows	Yes	Yes	**Not expected to occur.** The BSA is not within the known range of this species.
Ammonitella yatesii	tight coin (=Yates' snail)	Special Animals List	Habitats: terrestrial, moist areas with >6" annual precipitation, calcareous substrates	Yes	Yes	**Low potential to occur**. The soils of the BSA are slightly acidic, and therefore not optimal to support this species.
Margaritifera falcata	western pearlshell	Special Animals List	Habitats: small streams and large rivers that support salmonid populations	Yes	No	**Not expected to occur.** The BSA does not contain streams that provide permanent water source.
Sensitive Amphibians						
Spea hammondii	western spadefoot	SSC	Habitats: coastal sage scrub, open chaparral, pine-oak woodlands and grassland habitats, grasslands with vernal pools or mixed grassland/coastal sage scrub areas Characteristics: upland habitats adjacent to potential breeding sites in burrows approximating 1 meter in depth	Yes	Yes	**Moderate potential to occur**. The BSA provides suitable woodland habitat to support this species on the project site, offsite areas east of Highway 49, and the offsite area in the northwest segment of the BSA
Sensitive Reptiles						
Actinemys marmorata (=Actinemys marmorata marmorata) (=Emys marmorata)	northern western pond turtle (=northern western pond turtle)	SSC	Habitats: stagnant or slow-moving water in aquatic habitats, ponds, lakes, rivers, streams, creeks, marshes, and irrigation ditches, with abundant vegetation, and either rocky or muddy bottoms, in woodland, forest, and grassland	Yes	No	**Not expected to occur.** The BSA does not contain suitable aquatic habitats to support this species.
Sensitive Birds						
Falco mexicanus	prairie falcon	WL, BCC, Season of Concern: nesting	Habitats: annual grasslands to alpine meadows on open, dry, level or hilly terrain, perennial grasslands, savannahs, rangeland, some agricultural fields, desert scrub areas and even marshland and ocean shores Characteristics: during the winter- reside in cultivated fields, lakeshores, desert scrub	Yes	Yes	**Low potential to occur.** The BSA does not provide optimal open habitat to support this species. Grasslands immediately southwest from the BSA may provide suitable foraging habitat; therefore, this species may be present in the BSA for passage (fly-over) and foraging.
Sensitive Mammals						
Erethizon dorsatum	North American porcupine	Special Animals List	Habitats: open tundra, deciduous forests, and desert chaparral, coniferous, and mixed forests. Can be found in scrubby areas in the western United States	Yes	Yes	**Low potential to occur**. The BSA provides suitable woodland habitat to support this species on the project site, in offsite areas east of Highway 49, and in the offsite area in the northwest segment of the BSA. However, the BSA does not provide optimal habitat types (open tundra, dense forests).

Scientific Name (=Synonym)	**Common Name (=Synonym)**	**Status**	**General Habitat Descriptions in California**	**The BSA:**		**Potential For Occurrence in the BSA**
				Located Within Species' Distribution and/or Elevation Range (if known)	**Contains Suitable Foraging, Roosting, and/or Breeding Habitats**	
Corynorhinus townsendii	Townsend's big-eared bat	SSC, WBWG: H	Habitats: subalpine and alpine habitats, coastal conifer and broad-leaf forests, oak and conifer woodlands, arid grasslands and deserts, and high-elevation forests and meadows	Yes	No	**Moderate potential to occur.** The BSA provides suitable woodland habitat to support this species on the project site, in offsite areas east of Highway 49, and in the offsite area in the northwest segment of the BSA.
Antrozous pallidus	pallid bat	SSC, WBWG:H	Habitats: variety of habitats is occupied by pallid bats, including deserts, grasslands, shrublands, woodlands, and forests from sea level up through mixed conifer forests Characteristics: night roosts may be in more open sites, such as porches and open buildings	Yes	Yes	**Moderate potential to occur**. The BSA provides suitable woodland and grassland habitat to support this species on the project site and in the majority of the BSA, excluding roadways and other developed areas in the northern and eastern segments of the BSA.

Legend and Notes

Federal Endangered Species Act (ESA) Listing Codes:

- **FE =** federally listed as endangered: any species of plant or animal that is in danger of extinction throughout all or a significant portion of their range.
- **FT =** federally listed as threatened: any species of plant or animal that is considered likely to become endangered throughout all or a significant portion of its range within the foreseeable future.
- **FC =** federal candidate for listing: candidate species are plants and animals for which the USFWS has sufficient information on their biological status and threats to propose them for listing as endangered or threatened under the ESA, but for which development of a proposed listing regulation is precluded by higher priority listing actions to address species in greater need. A proposed regulation has not yet been published in the Federal Register for these species.

California Endangered Species Act (CESA) Listing Codes:

- **SE =** state-listed as endangered: "endangered species" means a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease (Fish and Game Code § 2062).
- **ST =** state-listed as threatened: "threatened species" means a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special protection and management efforts (Fish and Game Code § 2067).
- **SCE =** state candidate for listing as endangered: a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that the Fish and Game Commission has formally noticed published in the California Regulatory Notice Register as being under review by CDFW for addition to the list of endangered species, or a species for which the Fish and Game Commission has published a notice of proposed regulation to add the species to the list (Fish and Game Code § 2068).

California Department of Fish and Wildlife (CDFW) Designations:

- **SSC =** species of special concern: a species of special concern is a species, subspecies, or distinct population of an animal (fish, amphibian, reptile, bird and mammal) native to California that currently satisfies one or more of the following (not necessarily mutually exclusive) criteria: is extirpated from the state or, in the case of birds, in its primary seasonal or breeding role; is listed as federally-, but not state-, threatened or endangered; meets the state definition of threatened or endangered, but has not formally been listed; is experiencing, or formerly experienced, serious (noncyclical) population declines or range retractions (not reversed) that, if continued or resumed, could qualify it for state threatened or endangered status; has naturally small populations exhibiting high susceptibility to risk from any factor(s), that if realized, could lead to declines that would qualify it for state threatened or endangered status.
- **Fully protected:** fully protected animal species may not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research and relocation of the bird species for the protection of livestock. Lists were created for fish (Fish and Game Code § 5515), amphibians and reptiles (Fish and Game Code § 5050), birds (Fish and Game Code § 3511) and mammals (Fish and Game Code § 4700).
- **WL =** watch list: consisting of taxa that were previously SSCs, but do not meet SSC criteria. These are species for which there is concern and a need for additional information to clarify status.
- **Special Animals List:** The Special Animals List contains taxa that are actively inventoried, tracked, and mapped by the CNDDB, as well as taxa for which mapped data may not yet be incorporated into CNDDB user products.

United States Fish and Wildlife Service (USFWS) Designations:

- **BCC =** bird of conservation concern: a bird of conservation concern is listed in the USFWS' 2008 Birds of Conservation Concern report. The report identifies species, subspecies, and populations of all migratory and non-migratory bird species (beyond those already designated as federally threatened or endangered) that, without additional conservation actions, are likely to become candidates for listing under the ESA. While all of the bird species included in the report is priorities for conservation action, the list makes no finding with regard to whether they warrant consideration for ESA listing.

Western Bat Working Group (WBWG) Designations:

- **H = High Priority:** These species are considered the highest priority for funding, planning, and conservation actions, Information about status and threats to most species could result in effective conservation actions being implemented should a commitment to management exist. These species are imperiled or are at high risk of imperilment.
- **M = Medium Priority:** These species warrant closer evaluation, more research, and conservation actions of both the species and possible threats. A lack of meaningful information is a major obstacle in adequately assessing these species' status and should be considered a threat.

APPENDIX E

Site Photographs



Photo 1: South-southwest view of the project site from the central-northern portion. Date: November 27, 2023.



Photo 2: North-northeast view of the project site from the southern portion. Date: November 27, 2023.



Photo 3: Southeast view from BSA of the northeast corner of the project site. Date: November 28, 2023.



Photo 4: South view of the project site from the southern-center portion. Date: November 2, 2023.



Photo 5: Northeast view of the southern portion of the project site. Date: November 30, 2023.



Photo 6: West view of the project site from the central portion. Date: November 30, 2023.

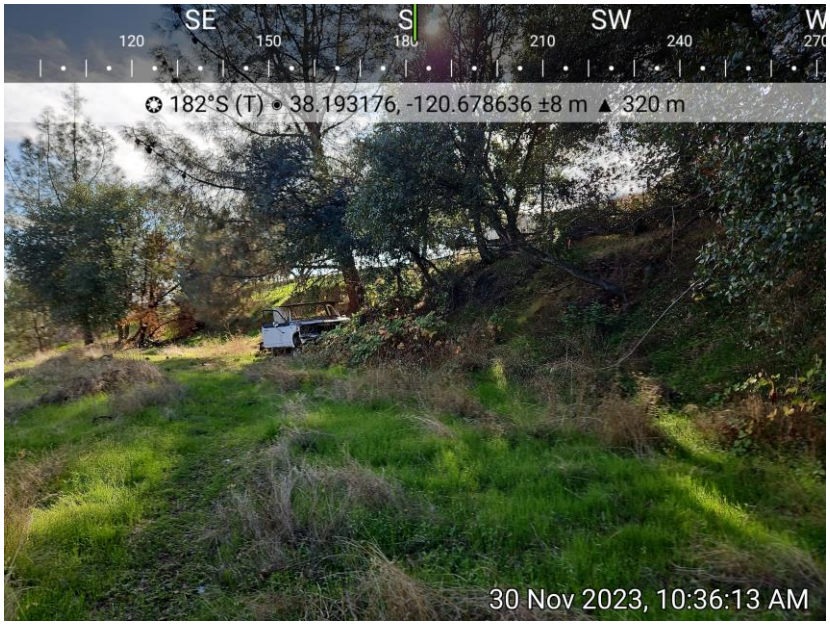


Photo 7: South-southwest view of the project site from the central portion. Date: November 30, 2023.



Photo 8: West view from the BSA of the southern project boundary. Date: November 28, 2023.



Photo 9: Seep along the southwest project boundary. Date: November 28, 2023.



Photo 10: Water emerging from the seep; seep on left.. Date: November 28, 2023.



Photo 11: Seep water ponding on ground surface. Date: November 28, 2023.



Photo 8: Northeast view from the BSA of the southern portion. Date: November 27, 2023.

APPENDIX F

Plant and Wildlife Species Observed

Table 1 contains the list of vascular plant taxa recorded during the biological field survey conducted within the BSA. Plant nomenclature and taxonomic order is based on *The Jepson Manual: Vascular Plants of California, s*econd Edition (Baldwin et al., 2012), and/or the Calflora website (Calflora, 2024).

Table 1
Plant Species Observed During Field Surveys

Scientific Name	Common Name	Cal-IPC Rating
DICOTS		
Anacardiaceae	**Cashew Family**	
Toxicodendron diversilobum	poison oak	
Apiaceae	**Parsley Family**	
*Anthriscus caucalis**	bur chervil	
Apocynaceae	**Dogbane Family**	
*Nerium oleander**	oleander	
Asteraceae	**Aster Family**	
Baccharis pilularis	coyote brush	
*Carduus pycnocephalus**	Italian thistle	Moderate
*Centaurea solstitialis**	yellow star-thistle	High
Dryopteridaceae	**Wood Fern Family**	
Dryopteris arguta	coastal wood fern	
Fabaceae	**Legume Family**	
*Trifolium hirtum**	rose clover	Limited
*Vicia villosa**	hairy vetch	
Fagaceae	**Oak/Beech Family**	
Quercus chrysolepis	canyon live oak	
Quercus douglasii	blue oak	
Quercus lobata	valley oak	
Geraniaceae	**Geranium Family**	
*Erodium cicutarium**	red stemmed filaree	Limited
*Geranium molle**	crane's bill geranium	
Montiaceae	**Miner's Lettuce Family**	
Claytonia parviflora	miner's lettuce	
Oleaceae	**Olive Family**	

Scientific Name	Common Name	Cal-IPC Rating
*Olea europaea**	olive	Limited
Onagraceae	**Evening Primrose**	
Epilobium sp.	epilobium	
Papaveraceae	**Poppy Family**	
Eschscholzia californica	California poppy	
Polygonaceae	**Knotweed Family**	
Polygonum sp.*	knotweed	
*Rumex crispus**	curly dock	Limited
Rosaceae	**Rose Family**	
*Prunus cerasifera**	cherry plum	Limited
Heteromeles arbutifolia	toyon	
Salicaceae	**Willow Family**	
Salix sp.	willow	
Themidaceae	**Brodiaea Family**	
Dipterostemon capitatus	blue dicks	
MONOCOTS		
Poaceae	**Grass Family**	
*Avena fatua**	wild oat	Moderate
*Bromus hordeaceus**	soft brome	Limited
*Cynosurus echinatus**	bristly dogtail grass	Moderate
*Hordeum murinum**	foxtail barley	Moderate
GYMNOSPERMS		
Pinaceae	**Pine Family**	
*Cedrus deodara**	Deodar cedar	
Pinus sabiniana	gray pine	

*Non-native species

California Invasive Plant Council (Cal-IPC) Ratings: Cal-IPC is a nonprofit organization that is dedicated to protecting California's lands and waters from ecologically-damaging invasive plants. Cal-IPC maintains the Cal-IPC Inventory, a comprehensive list of invasive plants based on ecological impacts and assigns the designation of High, Moderate, Limited, or Watch to species based on the criteria listed below

- **High:** These species have severe ecological impacts on physical processes, plant and animal communities, and vegetation structure. Their reproductive biology and other attributes are conducive to moderate to high rates of dispersal and establishment. Most are widely distributed ecologically.
- **Moderate**: these species have substantial and apparent-but generally not severe-ecological impacts on physical processes, plant and animal communities, and vegetation structure. Their reproductive

Scientific Name	Common Name	Cal-IPC Rating

biology and other attributes are conducive to moderate to high rates of dispersal, though establishment is generally dependent upon ecological disturbance. Ecological amplitude and distribution may range from limited to widespread.

- **Limited**: these species are invasive but their ecological impacts are minor on a statewide level or there was not enough information to justify a higher score. Their reproductive biology and other attributes result in low to moderate rates of invasiveness. Ecological amplitude and distribution are generally limited, but these species may be locally persistent and problematic.

Table 2
Wildlife Species Observed/Detected during the Field Surveys

Scientific Name	Common Name	Status
Mammals		
Bovidae	**Bovid Family**	
Capra sp. *	domestic goat	
Birds		
Accipitridae	**Accipiter Family**	
Buteo jamaicensis	red-tailed hawk	
Cathartidae	**New World Vulture Family**	
Cathartes aura	turkey vulture	
Phasianidae	**Phasianid Family**	
Gallus spp.	domestic chicken	
Columbidae	**Pigeon/Dove Family**	
*Columba livia**	rock dove	
Corvidae	**Corvid Family**	
Corvus corax	common raven	
Fringillidae	**True Finch Family**	
Haemorhous mexicanus	house finch	
Mimidae	**Mimid Family**	
Mimus polyglottos	northern mockingbird	
Tyrannidae	**Tyrant Flycatcher Family**	
Sayornis nigricans	black phoebe	

APPENDIX G

Tree Survey Data

Date	Start/Stop	Time (am/pm):	Temperature (°F):	Cloud (%):	Precip. (%):	Wind (mph):
11/28/2023	Begin	09:00a	47	5	-	0
	End	4:00p	62	0	-	0

· unbalanced crown · dead/broken branches · lean · rot/cavity
· weak/yellowing foliage · poor branch attachment · pruning scars · insect damage
· defoliation · basal/trunk scars · conks · cracks
· girdling roots · exposed surface roots ·trending/grade change

Tree #	Common Name	*Scientific Name*	Number of Trunks	DBH Aggregate (in/trunk)	Total DBH (in/trunk)	Approx. Height (feet)	Health Rating 1= Excellent; 5= Dead	DLR (feet)	Heritage Tree	TPZ (ft)	Heritage Tree Impacted	Heritage Tree Mitigation (Acreage)	Notes (note if nest present)
701	Valley Oak	*Quercus lobata*	1	13	13	30	3	20	N	13	-	-	Poison oak surrounding trunk, lean
702	Valley Oak	*Quercus lobata*	1	5	5	20	2	10	N	5	-	-	codominant
703	Almond	*Prunus dulcis*	3	12,5,4	21	25	3	15	N	21	-	-	lean, codominant, dieback
704	European Olive	*Olea europaea*	2	13,10	23	25	2	20	N	23	-	-	Trunk cavity
705	Canyon Live Oak	*Quercus chrysolepis*	2	15,11	26	25	2	15	N	26	-	-	codominant, lean
706	Canyon Live Oak	*Quercus chrysolepis*	3	10,4,4	18	20	2	17	N	18	-	-	codominant
707	Canyon Live Oak	*Quercus chrysolepis*	1	28	28	35	2	25	Y	42	Y	0.42	codominant, included bark
708	Blue Oak	*Quercus douglasii*	3	2,1,1	4	12	3	10	N	6	-	-	codominant
709	Blue Oak	*Quercus douglasii*	1	7	7	30	3	15	N	10.5	-	-	dieback
710	Valley Oak	*Quercus lobata*	1	9	9	35	3	17	N	9	-	-	dieback
711	Gray Pine	*Pinus sabiniana*	1	4	4	20	2	8	N	4	-	-	
712	Gray Pine	*Pinus sabiniana*	1	6	6	20	2	12	N	6	-	-	
713	Blue Oak	*Quercus douglasii*	1	5	5	25	3	10	N	7.5	-	-	lean, dieback
714	Blue Oak	*Quercus douglasii*	1	6	6	20	3	12	N	9	-	-	pruning cuts, dieback
715	Blue Oak	*Quercus douglasii*	2	6,7	13	25	3	15	N	19.5	-	-	codominant, dieback, pruning cuts
716	Plum	*Prunus cerasifera*	7	3,2,2,2,2,2,1	14	15	3	12	N	14	-	-	codominant
717	Canyon Live Oak	*Quercus chrysolepis*	4	8,6,6,5	25	25	3	20	N	25	-	-	
718	Canyon Live Oak	*Quercus chrysolepis*	2	35,24	59	35	3	30	Y	88.5	Y	1.89	codominant, included bark, dieback
719	Canyon Live Oak	*Quercus chrysolepis*	2	6,5	11	25	2	15	N	11	-	-	codominant, pruning cuts
720	Blue Oak	*Quercus douglasii*	1	5	5	15	3	10	N	7.5	-	-	
721	Valley Oak	*Quercus lobata*	1	4	4	20	2	8	N	4	-	-	
722	Blue Oak	*Quercus douglasii*	1	32	32	55	2	30	Y	48	Y	0.55	
723	Blue Oak	*Quercus douglasii*	1	9	9	25	3	15	N	13.5	-	-	codominant, dieback
724	Canyon Live Oak	*Quercus chrysolepis*	7	5,5,4,4,4,3,3	28	25	2	12	N	28	-	-	codominant, included bark
725	Gray Pine	*Pinus sabiniana*	1	5	5	25	3	12	N	5	-	-	
726	Blue Oak	*Quercus douglasii*	1	8	8	20	4	10	N	12	-	-	lean, dieback
727	Canyon Live Oak	*Quercus chrysolepis*	3	9,7,7	23	30	2	15	N	23	-	-	codominant, lean, dieback
728	Canyon Live Oak	*Quercus chrysolepis*	7	11,9,8,8,7,7,6	56	30	2	17	Y	84	Y	1.70	codominant, included bark, dieback
729	Blue Oak	*Quercus douglasii*	1	29	29	60	2	35	Y	43.5	Y	0.46	codominant, included bark, dieback
730	Canyon Live Oak	*Quercus chrysolepis*	3	24,18,12	54	50	2	32	Y	81	Y	1.58	Fence growing within trunk
731	Gray Pine	*Pinus sabiniana*	1	18	18	45	3	25	N	18	-	-	lean, dieback
732	Blue Oak	*Quercus douglasii*	1	6	6	25	3	10	N	9	-	-	dieback
733	Gray Pine	*Pinus sabiniana*	1	24	24	60	3	23	N	24	-	-	
734	Gray Pine	*Pinus sabiniana*	1	7	7	20	3	12	N	7	-	-	
735	Gray Pine	*Pinus sabiniana*	1	4	4	20	3	8	N	4	-	-	
736	Blue Oak	*Quercus douglasii*	1	16	16	35	3	15	N	24	-	-	lean, dieback
737	Blue Oak	*Quercus douglasii*	1	25	25	65	2	35	Y	37.5	Y	0.34	
738	Canyon Live Oak	*Quercus chrysolepis*	3	4,7,8	19	25	4	15	N	19	-	-	dieback, lean, codominant
739	Blue Oak	*Quercus douglasii*	1	5	5	20	3	7	N	7.5	-	-	dieback
740	Gray Pine	*Pinus sabiniana*	1	24	24	30	5	25	N	24	-	-	dead
741	Canyon Live Oak	*Quercus chrysolepis*	3	10,9,7	26	35	3	15	N	26	-	-	codominant, included bark, dieback
742	Canyon Live Oak	*Quercus chrysolepis*	1	11	11	25	3	12	N	11	-	-	lean, dieback
743	Canyon Live Oak	*Quercus chrysolepis*	1	9	9	35	3	20	N	9	-	-	lean. dieback
744	Canyon Live Oak	*Quercus chrysolepis*	2	14,13	27	35	2	20	N	27	-	-	codominant
745	Blue Oak	*Quercus douglasii*	1	16	16	55	2	25	N	24	-	-	
746	Blue Oak	*Quercus douglasii*	1	20	20	25	3	10	Y	30	Y	0.22	lean, dieback
747	Canyon Live Oak	*Quercus chrysolepis*	1	17	17	20	5	15	N	17	-	-	dying
748	Gray Pine	*Pinus sabiniana*	1	14	14	55	5	25	N	14	-	-	dead
749	Canyon Live Oak	*Quercus chrysolepis*	1	14	14	35	2	20	N	14	-	-	
750	Blue Oak	*Quercus douglasii*	3	17,15,12	44	50	2	32	Y	66	Y	1.05	

751	Canyon Live Oak	*Quercus chrysolepis*	3	13,12,10	35	30	4	17	N	35	-	-	rot, codominant, dieback
752	Blue Oak	*Quercus douglasii*	1	13	13	25	3	20	N	19.5	-	-	ln, dieback
753	Blue Oak	*Quercus douglasii*	1	15	15	35	3	15	N	22.5	-	-	dieback
754	Gray Pine	*Pinus sabiniana*	1	24	24	55	5	25	N	24	-	-	dead
755	Blue Oak	*Quercus douglasii*	1	16	16	30	3	15	N	24	-	-	dieback, sprouts
756	Blue Oak	*Quercus douglasii*	1	13	13	30	3	15	N	19.5	-	-	lean, dieback
757	Blue Oak	*Quercus douglasii*	1	13	13	35	3	17	N	19.5	-	-	dieback, sprouts
758	Blue Oak	*Quercus douglasii*	1	12	12	40	3	20	N	18	-	-	dieback, sprouts
759	Blue Oak	*Quercus douglasii*	1	4	4	15	4	10	N	6	-	-	
760	Blue Oak	*Quercus douglasii*	1	15	15	35	2	16	N	22.5	-	-	lean
761	Blue Oak	*Quercus douglasii*	1	16	16	40	2	18	N	24	-	-	lean
762	Gray Pine	*Pinus sabiniana*	1	16	16	30	5	15	N	16	-	-	Dead
763	Gray Pine	*Pinus sabiniana*	1	26	26	65	3	25	N	26	-	-	lean, dieback
764	Gray Pine	*Pinus sabiniana*	1	12	12	50	5	20	N	12	-	-	Dead
765	Gray Pine	*Pinus sabiniana*	1	8	8	30	5	13	N	8	-	-	dead
766	Blue Oak	*Quercus douglasii*	2	13,12	25	25	3	15	Y	37.5	Y	0.34	codominant, dieback, sprouts
767	Blue Oak	*Quercus douglasii*	1	17	17	30	2	18	N	25.5	-	-	lean, dieback
768	Blue Oak	*Quercus douglasii*	1	17	17	35	3	17	N	25.5	-	-	lean, dieback
769	Blue Oak	*Quercus douglasii*	1	9	9	20	4	10	N	13.5	-	-	Bent over top, sprouts, dieback
770	Blue Oak	*Quercus douglasii*	1	12	12	35	3	14	N	18	-	-	lean, dieback
771	Blue Oak	*Quercus douglasii*	1	15	15	35	3	15	N	22.5	-	-	dieback
772	Blue Oak	*Quercus douglasii*	1	16	16	40	3	15	N	24	-	-	lean, dieback
773	Blue Oak	*Quercus douglasii*	1	16	16	35	3	16	N	24	-	-	lean, dieback
774	Almond	*Prunus dulcis*	6	4,4,4,3,3,3	21	25	3	15	N	21	-	-	codominant, dieback
775	Blue Oak	*Quercus douglasii*	1	21	21	50	2	20	Y	31.5	Y	0.24	dieback
776	Blue Oak	*Quercus douglasii*	1	17	17	35	3	15	N	25.5	-	-	lean, dieback
777	Canyon Live Oak	*Quercus chrysolepis*	2	6,4	10	15	4	8	N	10	-	-	lean,codominant,dieback
778	Gray Pine	*Pinus sabiniana*	1	24	24	60	3	25	N	24	-	-	lean, dieback
780	Blue Oak	*Quercus douglasii*	2	12,5	17	25	3	12	N	25.5	-	-	lean,codominant,dieback
781	Gray Pine	*Pinus sabiniana*	1	25	25	60	2	20	N	25	-	-	lean
782	Canyon Live Oak	*Quercus chrysolepis*	4	5,4,3,3	15	25	3	10	N	15	-	-	codominant, included bark, dieback
783	Almond	*Prunus dulcis*	5	7,6,4,3,3	23	20	3	10	N	23	-	-	codominant, dieback
784	Blue Oak	*Quercus douglasii*	3	6,4,3	13	20	3	8	N	19.5	-	-	codominant, included bark, dieback
785	Canyon Live Oak	*Quercus chrysolepis*	4	3,3,2,2	10	20	2	10	N	10	-	-	codominant, included bark
786	Gray Pine	*Pinus sabiniana*	1	27	27	60	3	20	N	27	-	-	lean, dieback
787	Canyon Live Oak	*Quercus chrysolepis*	9	6,5,5,5,4,4,3,3,2	37	30	2	15	Y	55.5	Y	0.74	codominant, included bark
788	Canyon Live Oak	*Quercus chrysolepis*	4	12,10,9,3	34	30	3	13	N	34	-	-	codominant, lean
789	Canyon Live Oak	*Quercus chrysolepis*	1	8	8	20	3	8	N	8	-	-	dieback, lean
790	Canyon Live Oak	*Quercus chrysolepis*	5	9,7,7,8,2	33	30	2	15	N	33	-	-	codominant, lean
791	Canyon Live Oak	*Quercus chrysolepis*	2	11,9	20	25	3	14	N	20	-	-	codominant, lean
792	Canyon Live Oak	*Quercus chrysolepis*	2	10,5	15	30	2	14	N	15	-	-	codominant
793	Gray Pine	*Pinus sabiniana*	1	6	6	25	3	8	N	6	-	-	dieback
794	Canyon Live Oak	*Quercus chrysolepis*	3	2,2,2	6	20	3	8	N	6	-	-	codominant
795	Blue Oak	*Quercus douglasii*	1	8	8	30	2	15	N	12	-	-	lean
796	Canyon Live Oak	*Quercus chrysolepis*	1	5	5	30	2	12	N	5	-	-	lean
797	Blue Oak	*Quercus douglasii*	1	12	12	35	3	15	N	18	-	-	
798	Canyon Live Oak	*Quercus chrysolepis*	7	9,9,5,5,4,4,4	40	35	3	15	Y	60	-	-	codominant, lean, dieback, dead limb
799	Canyon Live Oak	*Quercus chrysolepis*	1	8	8	15	5	10	N	8	-	-	dead/dying
800	Canyon Live Oak	*Quercus chrysolepis*	1	21	21	40	2	15	N	21	-	-	dieback, pruning cuts
220	Canyon Live Oak	*Quercus chrysolepis*	2	11,6	17	45	4	17	N	17	-	-	One dead limb, dieback, codominant
221	Blue Oak	*Quercus douglasii*	2	6,6	12	25	3	12	N	18	-	-	codominant, dieback
222	Canyon Live Oak	*Quercus chrysolepis*	5	11,9,6,6,5	37	25	3	13	Y	55.5	-	-	codominant, included bark, dieback
223	Blue Oak	*Quercus douglasii*	1	7	7	25	3	10	N	10.5	-	-	lean, dieback
224	Canyon Live Oak	*Quercus chrysolepis*	4	14,14,9,4	41	35	2	17	Y	61.5	-	-	codominant, dieback
225	Canyon Live Oak	*Quercus chrysolepis*	3	6,3,2	11	25	3	12	N	11	-	-	codominant, lean, dieback
226	Canyon Live Oak	*Quercus chrysolepis*	1	7	7	25	3	8	N	7	-	-	lean, dieback
227	Canyon Live Oak	*Quercus chrysolepis*	7	9,7,7,7,6,6,6	48	25	2	14	Y	72	-	-	codominant
228	Canyon Live Oak	*Quercus chrysolepis*	2	10,7	17	25	3	12	N	17	-	-	codominant, lean, dieback
229	Canyon Live Oak	*Quercus chrysolepis*	1	7	7	20	4	8	N	7	-	-	lean, dieback
230	Gray Pine	*Pinus sabiniana*	1	17	17	60	3	20	N	17	-	-	dieback, lean
231	Canyon Live Oak	*Quercus chrysolepis*	1	4	4	20	4	10	N	4	-	-	dieback
232	Gray Pine	*Pinus sabiniana*	1	16	16	40	4	16	N	16	-	-	dieback
233	Blue Oak	*Quercus douglasii*	1	5	5	20	3	8	N	7.5	-	-	dieback
234	Gray Pine	*Pinus sabiniana*	1	5	5	25	4	10	N	5	-	-	dieback

235	Gray Pine	*Pinus sabiniana*	1	7	7	20	4	10	N	7	-	-	dieback
236	Gray Pine	*Pinus sabiniana*	1	13	13	20	5	12	N	13	-	-	Almost dead
237	Blue Oak	*Quercus douglasii*	4	8,6,6,4	24	25	3	13	Y	36	-	-	codominant, dieback
238	Gray Pine	*Pinus sabiniana*	1	12	12	35	2	15	N	12	-	-	codominant, dieback
239	Gray Pine	*Pinus sabiniana*	1	7	7	20	4	14	N	7	-	-	dieback
240	Canyon Live Oak	*Quercus chrysolepis*	4	6,5,5,4	20	20	3	12	N	20	-	-	codominant, dieback
241	Canyon Live Oak	*Quercus chrysolepis*	5	8,5,5,4,4	26	20	3	10	N	26	-	-	codominant, dieback, dead limbs
242	Canyon Live Oak	*Quercus chrysolepis*	5	6,6,4,4,3	23	25	3	13	N	23	-	-	codominant, dieback, included bark
243	Canyon Live Oak	*Quercus chrysolepis*	4	6,5,4,4	19	25	3	15	N	19	-	-	codominant, dieback, included bark
244	Gray Pine	*Pinus sabiniana*	1	6	6	30	4	15	N	6	-	-	dieback
245	Gray Pine	*Pinus sabiniana*	1	4	4	20	4	10	N	4	-	-	
246	Canyon Live Oak	*Quercus chrysolepis*	2	9,5	14	25	3	10	N	14	-	-	Tag tied to poison oak stems
247	Almond	*Prunus dulcis*	4	5,5,4,4	18	15	4	8	N	18	-	-	dieback, codominant, lean
248	Canyon Live Oak	*Quercus chrysolepis*	6	9,6,5,5,4,4	33	20	3	10	N	33	-	-	codominant, included bark, dieback
249	Blue Oak	*Quercus douglasii*	1	1	1	10	2	6	N	1.5	-	-	
250	Blue Oak	*Quercus douglasii*	4	2,1,1,1	5	8	3	6	N	7.5	-	-	lean, dieback
251	Blue Oak	*Quercus douglasii*	1	3	3	15	5	8	N	4.5	-	-	
252	Blue Oak	*Quercus douglasii*	1	7	7	15	2	8	N	10.5	-	-	
253	Gray Pine	*Pinus sabiniana*	1	3	3	25	2	12	N	3	-	-	
254	Gray Pine	*Pinus sabiniana*	2	3,2	5	20	2	10	N	5	-	-	Tag is tied to 254 tree because of access
255	Gray Pine	*Pinus sabiniana*	1	5	5	20	2	8	N	5	-	-	Tag is tied to 254 tree because of access
256	Blue Oak	*Quercus douglasii*	2	13,12	25	30	2	15	Y	37.5	-	-	
1	Almond	*Prunus dulcis*	2	6,4	10	25	3	12	N	10	-	-	No tag, inaccessible
257	Canyon Live Oak	*Quercus chrysolepis*	7	13,13,12,9,8,8,7	70	40	3	15	Y	105	-	-	codominant, dieback, included bark
258	Canyon Live Oak	*Quercus chrysolepis*	6	12,9,9,8,6,6	50	35	3	16	Y	75	-	-	codominant, included bark, dieback, trunk wound
259	Blue Oak	*Quercus douglasii*	3	5,4,3	12	25	4	13	N	18	-	-	dieback, lean, codominant
260	Gray Pine	*Pinus sabiniana*	1	7	7	20	4	8	N	7	-	-	lean, dieback
261	Canyon Live Oak	*Quercus chrysolepis*	1	6	6	20	3	10	N	6	-	-	
262	Canyon Live Oak	*Quercus chrysolepis*	2	7,5	12	30	3	14	N	12	-	-	codominant, dieback
263	Blue Oak	*Quercus douglasii*	5	12,10,8,6,5	41	40	3	17	Y	61.5	-	-	codominant, dieback
264	Blue Oak	*Quercus douglasii*	5	12,9,9,10,8	48	40	3	15	Y	72	-	-	codominant, pruning cuts, dieback
265	Canyon Live Oak	*Quercus chrysolepis*	1	10	10	35	3	14	N	10	-	-	lean, dieback, pruning cuts
266	Canyon Live Oak	*Quercus chrysolepis*	3	6,6,3	15	25	5	12	N	15	-	-	Almost dead
267	Canyon Live Oak	*Quercus chrysolepis*	5	12,11,10,8,8	49	40	3	15	Y	73.5	-	-	codominant, lean, dieback, dead limbs
268	Canyon Live Oak	*Quercus chrysolepis*	3	10,10,8	28	45	2	18	N	28	-	-	codominant, dieback
269	Canyon Live Oak	*Quercus chrysolepis*	11	11,10,10,9,9,9,8,8,7,6,6	93	55	2	30	Y	139.5	-	-	codominant, dieback
270	Canyon Live Oak	*Quercus chrysolepis*	4	9,8,8,6	31	35	3	15	N	31	-	-	lean, codominant, dieback
271	Blue Oak	*Quercus douglasii*	2	4,3	7	35	3	14	N	10.5	-	-	codominant, dieback
272	Canyon Live Oak	*Quercus chrysolepis*	7	5,5,4,4,3,2,2	25	25	3	12	N	25	-	-	hillside, codominant, dieback
273	Blue Oak	*Quercus douglasii*	2	2, 7	9	30	3	13	N	13.5	-	-	Hillside
274	Canyon Live Oak	*Quercus chrysolepis*	6	7,6,6,6,3,2	30	15	3	10	N	30	-	-	codominant, dieback, included bark
275	Blue Oak	*Quercus douglasii*	2	4,2	6	25	4	12	N	9	-	-	dieback, codominant
276	Blue Oak	*Quercus douglasii*	1	3	3	20	3	10	N	4.5	-	-	dieback
277	Blue Oak	*Quercus douglasii*	1	5	5	20	4	10	N	7.5	-	-	dieback, lean
278	Canyon Live Oak	*Quercus chrysolepis*	4	22,9,8,7	46	20	3	17	Y	69	-	-	Tr,tw,codominant,lean,dieback
279	Canyon Live Oak	*Quercus chrysolepis*	2	11,6	17	35	3	15	N	17	-	-	codominant,dieback
280	Canyon Live Oak	*Quercus chrysolepis*	4	10,9,7,6	32	35	3	16	N	32	-	-	lean,dieback
281	Canyon Live Oak	*Quercus chrysolepis*	1	10	10	30	3	15	N	10	-	-	lean,dieback
282	Blue Oak	*Quercus douglasii*	1	5	5	20	4	10	N	7.5	-	-	dieback
283	Canyon Live Oak	*Quercus chrysolepis*	1	6	6	20	3	12	N	6	-	-	dieback
284	Canyon Live Oak	*Quercus chrysolepis*	1	20	20	45	5	19	N	20	-	-	Dead
285	Canyon Live Oak	*Quercus chrysolepis*	1	15	15	35	5	15	N	15	-	-	Dead
286	Gray Pine	*Pinus sabiniana*	1	15	15	60	2	25	N	15	-	-	
287	Canyon Live Oak	*Quercus chrysolepis*	1	10	10	35	3	15	N	10	-	-	lean,dieback
288	Blue Oak	*Quercus douglasii*	5	8,6,6,5,5	30	35	3	16	Y	45	-	-	dieback

The following criteria were used to evaluate the overall health conditions:

1 = healthy tree that shows no visible signs of stress, disease or pest infestations.
2 = healthy tree with less than 25% signs of visible stress, disease or pest infestations.
3 = Semi healthy but display 25%-75% signs of visible stress, disease or pest infestations.

4 = more than 75% of the tree shows evidence of stress, disease, pest infestations with rapid decline.
5 = the tree is either dead or shows little sign of survival.

Biological/Environmental Issues Recognized and Actions Taken: Click or tap here to enter text.
Notes: Click or tap here to enter text.

Signature: Zachary Neider **Date: February 19, 2024**

APPENDIX H

Tree Inventory Photographs

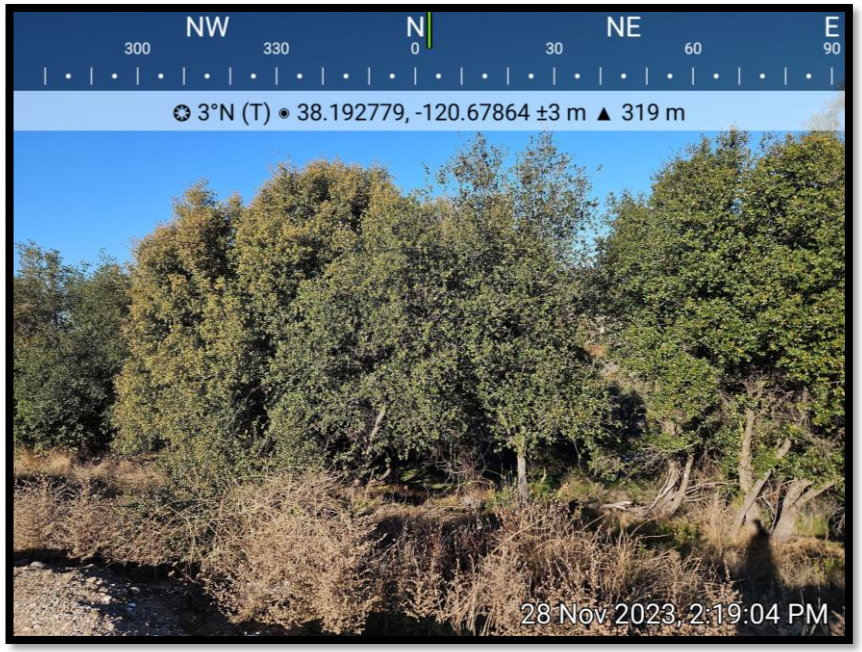


Photo 1: North-facing view of oak woodlands on the project site (Date: 11/28/2023)



Photo 2:.South-facing view of young gray pines and canyon live oaks (Date: 11/29/2023)



Photo 3: West-facing view of oak woodland with interspersed ornamental trees (Date: 11/27/2023)



Photo 4: North-facing view of oak woodland and relic anthropogenic terraced land (Date: 11/27/2023)



Photo 5: South-facing view of oak woodlands in the BSA (Date: 11/30/2023)



Photo 6: Southwest-facing view of oak woodland in eastern portion of project area (Date: 11/30/2023)



Photo 7: North-facing view of oak woodlands in the northern portion of project area (Date: 11/27/2023)



Photo 8: North-facing view of blue oaks in the project area (Date: 11/28/2023)