PLANNING AND BUILDING DEPARTMENT

https://www.edcgov.us/Government/Planning

PLACERVILLE OFFICE:
2850 Fairlane Court, Placerville, CA 95667
BUILDING
(530) 621-5315 / (530) 622-1708 Fax
bldgdept@edcgov.us
PLANNING
(530) 621-5355 / (530) 642-0508 Fax
planning@edcgov.us

LAKE TAHOE OFFICE:
924 B Emerald Bay Rd
South Lake Tahoe, CA 96150
(530) 573-3330
(530) 542-9082 Fax

TO: County of El Dorado Agricultural Commissioner/Commission

FROM: Craig Osborn, Associate Planner

DATE: January 8, 2026

RE: P24-0008 Bercea Tentative Parcel Map
Assessor's Parcel Number: 317-250-017

Planning Request and Project Description:

Planning Services is requesting that the attached application for a Tentative Parcel Map P24-0008 Bercea TPM (Attachment A), be placed on the Agricultural Commission's Agenda. Planning Services is requesting Agricultural Recommendation pursuant to General Plan Policy 8.1.3.5 and 8.1.4.1.

The applicants are requesting the following:

A waiver to EDC General Plan Policy 8.1.3.1:
Agriculturally zoned lands including Williamson Act Contract properties shall be buffered from increases in density on adjacent lands by requiring a minimum of 10 acres for any parcel created adjacent to such lands. Parcels used to buffer agriculturally zoned lands should have a similar width to length ratio of other parcels when feasible.

General Plan Policy 8.1.3.1 is a mandatory and specific policy, which does not allow for waivers or variances. The creation of a five acre parcel adjacent to a parcel zoned PA-10 is inconsistent with General Plan Policy 8.1.3.1.

Attachment A: Application Packet

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JUN 10 2024
EL DORADO COUNTY PLANNING AND BUILDING DEPARTMENT

COMMUNITY DEVELOPMENT SERVICES
PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

FILE # P24-0008

ASSESSOR'S PARCEL NUMBER(s) 317-250-017

PROJECT NAME/REQUEST: (Describe proposed use) Bercea Tentative Parcel Map

IF SUBDIVISION/PARCEL MAP: Create 3 lots, ranging in size from 4.85 ac to 5.00 ac acre(s) / square feet

IF ZONE CHANGE: From ______ to ______ IF GENERAL PLAN AMENDMENT: From ______ to ______

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

APPLICANT/AGENT Gabriel Bercea

Mailing Address 190 Muse Drive, Eldorado Hills, CA 95762 <pick from list>
P.O. Box or Street City State ZIP

Phone ( ) 916-549-2930 FAX ( )

PROPERTY OWNER Gabriel & Gianina Bercea

Mailing Address 190 Muse Drive, El Dorado Hills, CA 95762 <pick from list>
P.O. Box or Street City State ZIP

Phone ( ) 916-549-2930 FAX ( )

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Lebeck Engineering, Inc.

Mailing Address 3430 Robin Lane #2, Cameron Park, CA 95682 <pick from list>
P.O. Box or Street City State ZIP

Phone ( ) 530-677-4080 FAX ( )

LOCATION: The property is located on the North <pick from list> side of Green Valley Road
N/E/W/S Street or Road

40 ft feet/miles <pick from list> West of the intersection with Campus Drive
N/E/W/S Major Street or Road

in the Greenstone <or pick from list> area. PROPERTY SIZE 14.85 Acres
Acreage / Square Feet

[signature] 3.19.24
Signature of property owner or authorized agent Date

FOR OFFICE USE ONLY

Date 6/10/2024 Fee $ 8,268.41 Receipt # R54,246 Rec'd by [initials] Census ______
Zoning RE-5 GPD LDR Supervisor District 4 Sec 15 Twn 10 N Rng 10 E

ACTION BY: ☐ PLANNING COMMISSION ☐ ZONING ADMINISTRATOR

Hearing Date ______

Approved ______ Denied ______
(Findings and/or conditions attached)

______
Executive Secretary

ACTION BY BOARD OF SUPERVISORS

Hearing Date ______

Approved ______ Denied ______
(Findings and/or conditions attached)

APPEAL:
Approved ______ Denied ______

Revised 11/2017

COMMUNITY DEVELOPMENT SERVICES
PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

TENTATIVE PARCEL MAP

REQUIRED SUBMITTAL INFORMATION

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

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JUN 10 2024

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

FORMS AND MAPS REQUIRED

Check (√) Applicant	County		
☒	☐	1.	Application Form and Agreement for Payment of Processing Fees, completed and signed.
NA ☐	☐	2.	Letter of authorization from all property owners authorizing agent to act as applicant, when applicable.
☒	☐	3.	Proof of ownership (Grant Deed), if the property has changed title since the last tax roll.
☒	☐	4.	A copy of official Assessor's map, showing the property outlined in red.
☒	☐	5.	An 8 ½" x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and town sites.
☒	☐	6.	Environmental Questionnaire form, completed and signed.
☒	☐	7.	Provide name, mailing address and phone number of all property owners and their agents.
☒	☐	8.	If public sewer or water service is proposed, obtain and provide a Facilities Improvement Letter if the project is located within the EID service area, or a similar letter if located in another sewer/water district.
☒	☐	9.	If off-site sewer or water facilities are proposed to serve the project, provide four (4) copies of a map showing location and size of proposed facilities. If groundwater is to be used for domestic water, submit a report noting well production data for adjacent parcels, or submit a hydrological report prepared by a geologist noting the potential for water based on the nature of project site geology.

P24-0008

FORMS AND MAPS REQUIRED

Applicant	County		
			Check (√)
☒	☐	10.	Preceding parcel map, final map, or record of survey, if any exists.
NA ☐	☐	11.	If located within one of the five Ecological Preserve - EP overlay zones (Mitigation Area 0), rare plants may exist on-site. The State Department of Fish & Game will require an on-site biological plant survey to determine the extent and location of rare plants on the project site. Such a survey can only occur from March 15 through August 15 when plants are readily visible. Therefore, if the State Department of Fish & Game requires the plant survey, a substantial delay in the processing of your application could result. To avoid potential delays, you may choose to provide this survey with application submittal. (A list of possible Botanical Consultants is available at Planning Services.)
NA ☐	☐	12.	Name and address of Homeowners' Association, CSA 9 Zone of Benefit, or other road maintenance entity if it exists in the project area.
NA ☐	☐	13.	Preliminary grading, drainage plan, and report. The plan should be of sufficient detail to identify the scope of grading, including quantities, depths of cut and fills (for roads and driveways where cuts/fills exceed 6 feet, and mass pad graded lots), location of existing drainage, proposed modifications, and impacts to downstream facilities. (See Section 15.14.240 of County Grading Ordinance for submittal detail.)
		14.	In an accompanying report, provide the following data for area on each proposed parcel which is to be used for sewage disposal:
☒	☐		a) The percolation rate and location of test on 4.5 acres or smaller
☒	☐		b) The depth of soil and location of test
☒	☐		c) The depth of groundwater and location of test
☒	☐		d) The direction and percent of slope of the ground
☒	☐		e) The location, if present, of rivers, streams, springs, areas subject to inundation, rock outcropping, lava caps, cuts, fills, and easements
☒	☐		f) Identify the area to be used for sewage disposal
☒	☐		g) Such additional data and information as may be required by the Director of Environmental Health to assess the source of potable water, the disposal of sewage and other liquid wastes, the disposal of solid wastes, drainage, and erosion control
☒	☐		h) In circumstances where there are steep slopes, streams or other constraints as determined by staff, these must be noted on the tentative parcel map

FORMS AND MAPS REQUIRED

Check (√) Applicant	County		
☒	☐	15.	A record search for archaeological resources shall be conducted through the North Central Information Center located at CSU-Sacramento, 6000 J Street, Adams Building, Suite #103, Sacramento, CA 95819-6100, phone number (916) 278-6217. If the record search identifies a need for a field survey, a survey shall be required. (A list of Archaeological Consultants and survey requirements is available at Planning Services.) Archaeological surveys shall meet the "Guidelines for Cultural Resource Studies" approved by the Board of Supervisors, available at Planning Services.
NA ☐	☐	16.	A site-specific wetland investigation shall be required on projects with identified wetlands on the Important Biological Resources Map (located in Planning Services), when proposed improvements will directly impact the wetland (reduce the size of the wetland area) or lie near the wetlands. (Available from Planning Services are the U.S. Corps of Engineers requirements for a wetlands delineation study. A list of qualified consultants is also available.)
NA ☐	☐	17.	An acoustical analysis shall be provided whenever a noise-sensitive land use (residences, hospitals, churches, libraries) are proposed adjacent to a major transportation source, or adjacent or near existing stationary noise sources. Such study shall define the existing and projected (2015) noise levels and define how the project will comply with standards set forth in the General Plan.
NA ☐	☐	18.	Where special status plants and animals are identified on the Important Biological Resources Map located in Planning Services, an on-site biological study shall be required to determine if the site contains special status plant or animal species or natural communities and habitats.
☒	☐	19.	An air quality impact analysis shall be provided utilizing the El Dorado County Air Pollution Control District's "Guide to Air Quality Assessment."
☒	☐	20.	A traffic study shall be provided utilizing El Dorado County Department of Transportation's "Generic Traffic Study Scope of Work."
			Required maps shall be on 24" x 36" sheets or smaller, drawn to scale, and sufficient size to clearly show all details and required data. All maps MUST be folded to 8 ½" inches x 11" prior to submittal. NO ROLLED DRAWINGS WILL BE ACCEPTED.
☒	☐		a) Four (4) copies of the tentative map, folded with signature block showing (including one 8½" x 11" reduction).
☒	☐		b) Four (4) copies of a slope map noting the following slope range categories: 0 to 10%, 11 to 20%, 21 to 29%, 30% to 39%, 40% and over.
NA ☐	☐		c) Four (4) copies of preliminary grading and drainage plan.

FORMS AND MAPS REQUIRED

Check (√)
Applicant County

OAK TREE/OAK WOODLAND REMOVAL
The following supplemental information shall be required if any Oak Woodlands, Individual Native Oak Trees, or Heritage Trees, as defined in Section 130.39.030 (Definitions) will be impacted by the project (i.e. cut down) consistent with Section 130.39.070 (Oak Tree and Oak Woodland Removal Permits – Discretionary Development Projects).

NA ☐	☐	21.	Oak Resources Code Compliance Certificate.
NA ☐	☐	22.	Oak Resources Technical Report prepared by a Qualified Professional consistent with Section 2.5 (Oak Resources Technical Reports) of the Oak Resources Management Plan.
NA ☐	☐	23.	Completed Oak Resources Technical Report Checklist, including supplemental data for impacted Individual Native Oak Trees within Oak Woodlands, as applicable.
NA ☐	☐	24.	Security deposit for on-site oak tree/oak woodland retention and/or replacement planting (if proposed as part of project mitigation) consistent with Section 130.39.070.F (Security Deposit for On-Site Oak Tree/Oak Woodland Retention and Section 130.30.070.G (Security Deposit for On-Site Oak Tree/ Oak Woodland Replacement Planting).
NA ☐	☐	25.	Reason and objective for Impact to oak trees and/or oak woodlands.

REQUIRED INFORMATION ON TENTATIVE MAP

Check (√)
Applicant County

☒	☐	1.	North point and scale
☒	☐	2.	Project boundaries with dimensions
☒	☐	3.	Approximate dimensions and area of all lots
☒	☐	4.	Adjacent ownership with book and page number of recorded deeds or parcel map references
☒	☐	5.	Location, names and right-of-way width of adjacent streets, highways, and alleys. Show access easements to a connection with a public road, together with deed or map reference documenting such access. Also, note all existing encroachments to the public road on adjacent parcels. If a new access is proposed through adjacent parcels, provide letter of authorization and a description of the access easement.

REQUIRED INFORMATION ON TENTATIVE MAP

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

REQUIRED INFORMATION ON TENTATIVE MAP

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

Zoning Administrator: _____

Approval/Denial Date: _____

Board of Supervisors: _____

Approval/Denial Date: _____

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

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

RECORDING REQUESTED BY:
Gabriel C. Bercea & Gianina Bercea

MAIL TAX STATEMENTS AND
WHEN RECORDED MAIL TO:
Gabriel C. Bercea and
Gianina Bercea
190 Muse Drive
El Dorado Hills, CA 95762

El Dorado, County Recorder
William Schultz Co Recorder Office
DOC- 2017-0025932-00
Monday, JUN 26, 2017 12:49:06
Ttl Pd $18.00 Rcpt # 0001861522
MMP/C17

RECEIVED
JUN 10 2024
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

APN: 317-250-17-100 SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S): DOCUMENTARY TRANSFER TAX IS $0.00 - R&T Code 11911 - between spouses
____ Computed on full value of property conveyed, or
____ Computed on full value less liens and encumbrances remaining at time of sale.

For valuable consideration, receipt of which is hereby acknowledged,

Gabriel C. Bercea, a married man, as his sole and separate property

PCOS
FILED

hereby GRANT(S) to

Gabriel C. Bercea and Gianina Bercea, husband and wife, as Joint Tenants

the real property situated in the unincorporated area, County of El Dorado, State of California, more particularly described as follows:

Parcel 2, as shown on that certain Parcel Map filed in the Office of the County Recorder for the County of El Dorado, State of California, on April 28, 1976, in Book 10 of Parcel Maps at page 111.

Dated: June 26, 2017

Gabriel C. Bercea

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) SS.
COUNTY OF El Dorado)

On 06/26/2017 before me, K. Penick, Notary Public, personally appeared **Gabriel C. Bercea**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

K. PENICK
Comm. #2059968
Notary Public - California
El Dorado County
Comm. Expires Mar 3, 2018

MAIL TAX STATEMENTS AS DIRECTED ABOVE

06/26/2017,20170025932

California Historical Resources Information System

NORTH CENTRAL INFORMATION CENTER

AMADOR
EL DORADO
NEVADA
PLACER
SACRAMENTO
YUBA

California State University, Sacramento
6000 J Street, Folsom Hall, Suite 2042
Sacramento, California 95819-6100
phone: (916) 278-6217
fax: (916) 278-5162
email: ncic@csus.edu

3/11/2024

NCIC File No.: ELD-24-27

Ron Personius
Lebeck Engineering, Inc.
3430 Robin Lane, Bldg #2
Cameron Park, CA 95682

Records Search Results for
3401 Greenwood Lane, Placerville, CA 95667 (APN 317-250-017)

Ron Personius:

Per your request received by our office on 3/11/2024, a complete records search was conducted by searching California Historic Resources Information System (CHRIS) maps for cultural resource site records and survey reports in El Dorado County within a 1/4-mile radius of the proposed project area.

Review of this information indicates that the proposed project area contains **0** recorded indigenous-period/ethnographic-period cultural resource(s) and **0** recorded historic-period cultural resource(s). Additionally, **0** cultural resources study report(s) on file at this office cover(s) a portion of the proposed project area.

Outside the proposed project area, but within the 1/4-mile radius, the broader search area contains **0** recorded indigenous-period/ethnographic-period cultural resource(s) and **2** recorded historic-period cultural resource(s): historic-period buildings, structures, objects, and landscaping features on the Akin/Mortara Ranch and Farmer's Free Ditch. Additionally, **5** cultural resources study report(s) on file at this office cover(s) a portion of the broader search area.

In this part of El Dorado County, archaeologists locate indigenous-period/ethnographic-period habitation sites "along streams or on ridges or knolls, especially those with southern exposure" (Moratto *1984*: 290). This region is known as the ethnographic-period territory of the Nisenan, also called the Southern Maidu. The Nisenan maintained permanent settlements along major rivers in the Sacramento Valley and foothills; they also periodically traveled to higher elevations (Wilson and Towne *1978*: 387-389). The proposed project search area is situated in the Sierra Nevada foothills about 150 feet north of Mound Springs Creek. Given the extent of known cultural resources and the environmental setting, there is **moderate potential** for locating indigenous-period/ethnographic-period cultural resources within the proposed project area.

The 1870 GLO plat of T10N, R10E shows nineteenth-century "old mines" and a road in close proximity to the subject property. The 1949 Placerville 7.5' USGS topographical map shows Greenwood Lane and Green Valley Road bounding the subject property. Given the extent of known cultural resources and

patterns of local history, there is **moderate potential** for locating historic-period cultural resources within the proposed project area.

LITERATURE REFERENCED DURING SEARCH:
In addition to the official records and maps for sites and studies in El Dorado County, the following inventories and references were also reviewed: National Register of Historic Places and California Register of Historical Resources - Listed properties; California Inventory of Historic Resources (*1976*); California State Historical Landmarks; California Points of Historical Interest; Office of Historic Preservation Built Environment Resources Directory; Office of Historic Preservation Archaeological Resources Directory; Caltrans State and Local Bridge Surveys; Gold Districts of California (Clark *1970*); California Gold Camps (Gudde *1975*); California Place Names (Gudde *1969*); Historic Spots in California (Hoover et al. *1966* [1990]); Trail of the First Wagons Over the Sierra Nevada (Graydon *1986*); California Archaeology (Moratto *1984*); Smithsonian Institution's Handbook of North American Indians, Volume 8, California (Wilson and Towne *1978*); United States Geological Survey Topographical Maps; Bureau of Land Management Plat Maps; and Nationwide Environmental Title Research Historic Aerial Imagery.

SENSITIVITY STATEMENT:

1) With respect to cultural resources, it appears that the proposed project area **is potentially sensitive**.

2) Should the lead agency/authority require a cultural resources survey, a list of qualified local cultural resources consultants can be found at http://chrisinfo.org. Please forward copies of any resulting reports and resource records from this project to the North Central Information Center (NCIC) as soon as possible. The lead agency/authority and cultural resources consultant should coordinate sending documentation to NCIC. Digital materials are preferred and can be sent to our office via our file transfer system. Please contact NCIC for instructions.

3) If cultural resources are encountered during the project, avoid altering the materials and their context until a qualified cultural resources professional has evaluated the project area. Project personnel should not collect cultural resources. Indigenous-period/ethnographic-period resources include: chert or obsidian flakes, projectile points, and other flaked-stone artifacts; mortars, grinding slicks, pestles, and other groundstone tools; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include: stone or adobe foundations or walls; structures and remains with square nails; mine shafts, tailings, or ditches/flumes; and refuse deposits or bottle dumps, often located in old wells or privies.

4) Identified cultural resources should be recorded on DPR 523 (A-L) historic resource recordation forms, available at https://ohp.parks.ca.gov/?page_id=28351.

5) Review for possible historic-period cultural resources has included only those sources listed in the referenced literature and should not be considered comprehensive. The Office of Historic Preservation has determined that buildings, structures, and objects 45 years or older may be of historical value. If the area of potential effect contains such properties not noted in our research, they should be assessed by an architectural historian before commencement of project activities.

   Due to processing delays and other factors, it is possible that not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California

Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact North Central Information Center at ncic@csus.edu or (916) 278-6217 if you have any questions about this records search.

Sincerely,

Paul Rendes, Coordinator
North Central Information Center

LEBECK
ENGINEERING, INC.

March 11, 2024

Project Description
Bercea Tentative Parcel Map

The **Bercea Tentative Parcel Map** project site is located at 3401 Greenwood Lane on the north side of Green Valley Road in Placerville, CA, (APN: 317-250-017). The 14.85-acre property is currently partially developed with an existing mobile home and ancillary structures located on the southern portion of the property (proposed Parcel 3). The property is currently zoned RE-5 and shall remain so.

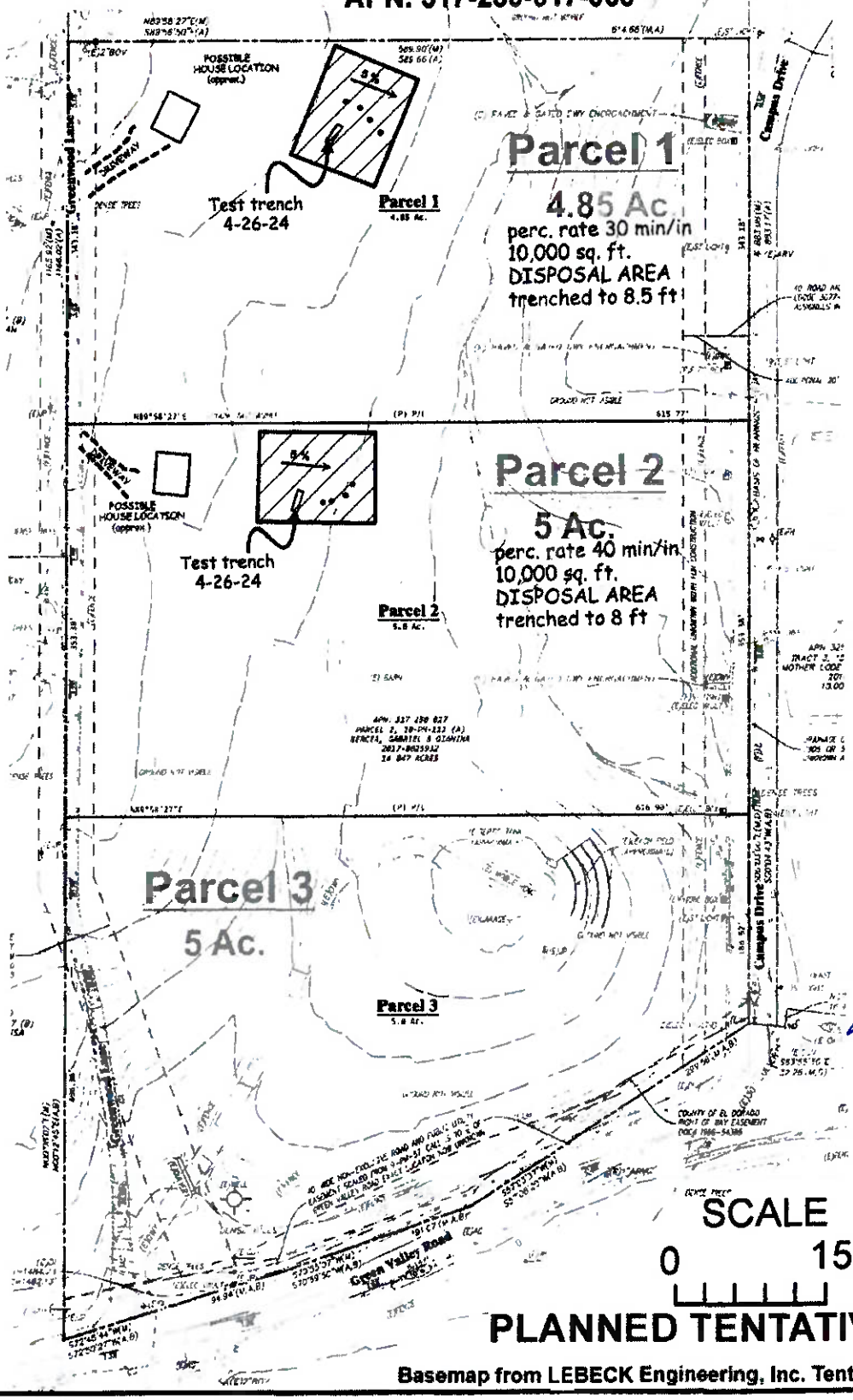
This project proposes the division of the existing 14.85-acre parcel into 3 parcels (Parcel 1 - 4.85-acres, and Parcels 2 and 3 - 5.0-acres each. The proposed parcels are situated between Greenwood Lane to the west and Campus Drive to the east. All three proposed parcels are accessible from both Greenwood Lane and Campus Drive. Campus Drive has a vertical curb with curb cuts existing for Parcels 1 and 2 as this split was anticipated decades ago.

Water service for proposed Parcel 1 will be provided by a new EID service. Water service for proposed Parcel 2 will be provided by a new on-site well and water service for proposed Parcel 3 will be provided by an existing on-site well. Sewer service for all three parcels will be provided by individual private septic systems. Parcel 3 has an existing septic system. The septic systems for Parcels 1 and 2 are proposed.

No other improvements, grading or tree removal are currently proposed.

3430 Robin Lane Bldg. #2 • Cameron Park, CA 95682 • (530) 677-4080 • www.lebeckeng.com

SKETCH MAP OF
PERCOLATON TEST & SOIL TEST TRENCH LOCATIONS
APN: 317-250-017-000



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MAY 13 2024
LEBECK ENGINEERING, INC.

RECEIVED
JUN 10 2024
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

PROFESSIONAL GEOLOGIST
William T. Mitchell II
No. 5445
STATE OF CALIFORNIA

PLANNED TENTATIVE MAP

Basemap from LEBECK Engineering, Inc. Tentative Parcel Map

WHEELDON GEOLOGY
Consulting Geologists
7700 BAYNE ROAD PLACERVILLE CALIFORNIA 95667
530-621-4482 • wheeldongeology@gmail.com

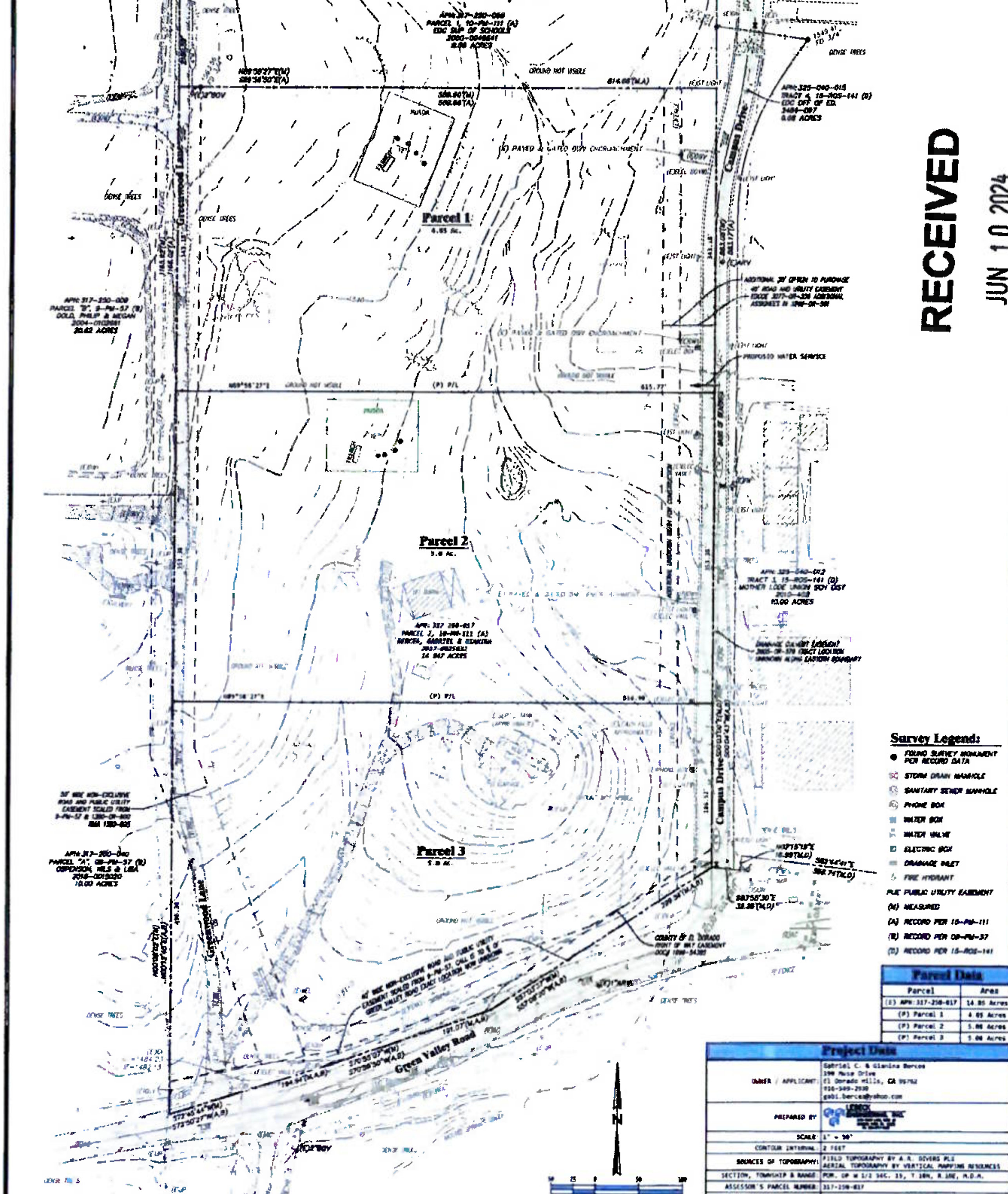
BERCEA TENTATIVE MAP
GREENWOOD LANE
P24-0008

APN 317-250-017-000
SCALE 1"~150' JOB NO. 24-20
DRAWN BY WTM II DATE 5-4-24
REVISED BY DATE

Bercea

Tentative Parcel Map

3401 Greenwood Lane, Placerville, CA 95667
Parcel 2, 10-PM-11 - APN: 317-250-017
May 2024



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JUN 10 2024
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

P24-0008

Survey Legend:

- FOUND SURVEY MONUMENT PER RECORD DATA
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- PHONE BOX
- WATER BOX
- WATER VALVE
- ELECTRIC BOX
- DRAINAGE INLET
- FIRE HYDRANT
- PUE PUBLIC UTILITY EASEMENT
- (M) MEASURED
- (A) RECORD PER 10-PM-111
- (R) RECORD PER 09-PM-57
- (D) RECORD PER 15-ROS-141

Parcel Data

Parcel	Area
(E) APN: 317-250-017	14.85 Acres
(P) Parcel 1	4.85 Acres
(P) Parcel 2	5.00 Acres
(P) Parcel 3	5.00 Acres

SCALE 1" = 50'

Vicinity Map

Abbreviations

AC	ASPHALTIC CONCRETE
AB	AGGREGATE BASE
DI	DRAIN INLET
DWY	DRIVEWAY
(E)	EXISTING
EL	ELEVATION
EP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
FL	FLOWLINE
JP	JOINT UTILITY POLE
(M)	MEASURED
MH	MANHOLE
(P)	PROPOSED
R	RADIUS
SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER

Sewage Disposal Note:

1.) REFER TO ON-SITE SEWAGE DISPOSAL EVALUATION, TEST TRENCH INSPECTIONS & REPORT OF PERCOLATION TESTS PREPARED BY WHEELDON GEOLOGY, DATED: 5/3/2024. TEST TRENCH & PERC TEST LOCATIONS SHOWN HEREON IN GREEN.

Survey Notes:

1.) BASIS OF BEARINGS IS RECORD MAP FOR MAPPING PURPOSES. THE CALCULATED BOUNDARY IS SHOWN AS THE LIMIT OF THE TOPOGRAPHIC SURVEY. THE BOUNDARY LOCATIONS HEREON ARE BEST FIT TO ANY FOUND MONUMENTS AND CALCULATION OFF OF RECORD MAP. PRIOR TO ANY CONSTRUCTION BOUNDARY LINES AND CORNERS SHOULD BE VERIFIED AND DOCUMENTED. THE PURPOSE OF THIS DRAWING IS TOPOGRAPHIC FOR DESIGN ONLY. MANY POINTS ARE LOCATED BY RTK-GPS AND MAY REFLECT THE INHERENT ERROR OF THE SYSTEM. NO VERTICAL OR HORIZONTAL VALUE SHOULD BE CONSIDERED EXACT.

2.) ELEVATIONS ARE N.G.V.D. 1929 TRANSFERRED BY GPS OBSERVATION. SITE BENCHMARK IS AS SHOWN.

3.) NON-VISIBLE UNDERGROUND UTILITIES WERE NOT LOCATED. NO UNDERGROUND MAPPING WAS PROVIDED.

4.) SUBJECT TO ALL EASEMENTS, RECORDED OR NOT. THIS SURVEY IS NOT A BOUNDARY SURVEY AND DOES NOT REFLECT THOSE ITEMS THAT MAY BE LISTED IN A PRELIMINARY TITLE REPORT, INCLUDING COVENANTS AND RESTRICTIONS.

5.) SETBACKS WERE NOT PROVIDED TO THIS SURVEYOR OR VERIFIED. THIS SURVEYOR SUGGESTS DESIGN IMPROVEMENTS SHOULD NOT DIRECTLY ABUT THE SETBACK LINES AND BE REASONABLY OFFSET TO ALLOW FOR CONSTRUCTION FIT AND GPS ACCURACY. (SEE NOTE 1 ABOUT INHERENT ERROR.)

6.) THIS SURVEY CONTAINS NO ENVIRONMENTAL DATA AS TO DETERMINATION OF HAZARDOUS MATERIAL, WETLANDS OR PLANTS. CLIENT SHOULD CONSULT THE APPROPRIATE PROFESSIONAL TO DETERMINE SUCH ITEMS OR LOCATIONS, IF ANY.

Project Data

OWNER / APPLICANT:	Gabriel C. & Gianina Bercea 390 Muse Drive El Dorado Hills, CA 95762 916-549-2930 gabi.bercea@yahoo.com
PREPARED BY	
SCALE:	1" = 50'
CONTOUR INTERVAL:	2 FEET
SOURCES OF TOPOGRAPHY:	FIELD TOPOGRAPHY BY A.R. DIVERS PLS AERIAL TOPOGRAPHY BY VERTICAL MAPPING RESOURCES
SECTION, TOWNSHIP & RANGE:	POR. OF W 1/2 SEC. 15, T 10N, R 10E, M.D.M.
ASSESSOR'S PARCEL NUMBER:	317-250-017
PRESENT ZONING:	RE-5
TOTAL AREA:	14.847 ACRES
TOTAL NUMBER OF PARCELS:	3 PROPOSED
MINIMUM PARCEL AREA:	4.85 ACRES
WATER SUPPLY:	PARCEL 1 - PROPOSED EID PARCEL 2 - PROPOSED WELL PARCEL 3 - EXISTING WELL
SEWAGE DISPOSAL:	PARCEL 1 & 2 - PROPOSED PRIVATE SEPTIC PARCEL 3 - EXISTING PRIVATE SEPTIC
FIRE PROTECTION:	DIAMOND SPRINGS/EL DORADO COUNTY FPD
DATE OF PREPARATION:	MAY 2024
PROJECT#:	24-102

Approvals

ZONING ADMINISTRATOR: ____________________

APPROVAL/DENIAL DATE: ____________________

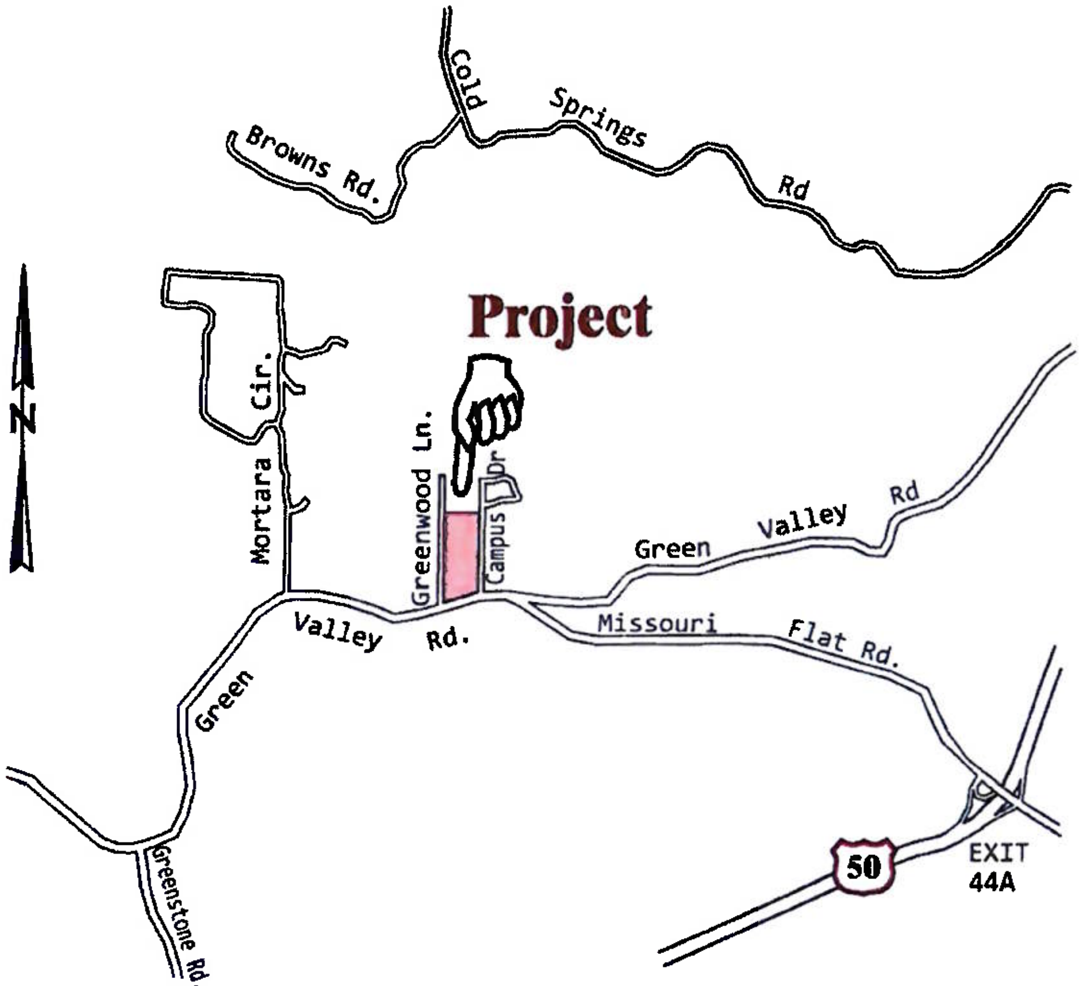
BOARD OF SUPERVISORS: ____________________

APPROVAL/DENIAL DATE: ____________________

Bercea
Tentative Parcel Map
TM

Vicinity Map

3401 Greenwood Lane, Placerville, CA 95667
APN: 317-250-017 - El Dorado County, CA



NOT TO SCALE

OWNER / APPLICANT:
Gabriel C. & Gianina Bercea
190 Muse Drive
El Dorado Hills, CA 95762
916-5479-2930
gabi.bercea@yahoo.com

RECEIVED
JUN 10 2024
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

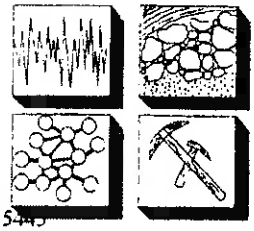
LEBECK
ENGINEERING, INC.
3430 ROBIN LANE, BLDG. #2
CAMERON PARK, CA 95682
Ph. (530) 677-4080

WHEELDON GEOLOGY

Consulting Geologists

7700 BAYNE ROAD • PLACERVILLE • CALIFORNIA • 95667
530-621-4482 • FAX 530-621-4481

William T. Mitchell II
Professional Geologist No. 5445



BERCEA

TENTATIVE PARCEL MAP
ONSITE SEWAGE DISPOSAL EVALUATION

RECEIVED

JUN 10 2024

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

NAME: Gabrial Bercea
APN: 317-250-017-000
LOCATION: 3401 Greenwood Lane

ONSITE SEWAGE DISPOSAL

This 14.85 acre parcel is proposed to be split into three parcels. One parcel has an existing home with an existing disposal system the remaining two parcels were evaluated. The tree parcels are planned to be approximately five acres. On 26 April 2024 a soil test trench evaluation was performed on two lots. All trenches were excavated to a depth of at least eight feet below ground surface, no groundwater was observed in any trench. These soil test trenches show that each parcel is capable of disposing of sewage using a conventional septic system at this time. El Dorado County Environmental Management personnel examined each soil test trench.

SOIL TEST TRENCH INSPECTIONS

SOIL TEST TRENCH INSPECTION, Lot 1

0 - 3.5 FT ORANGE BROWN SILTY SANDY LOAM
3.5 - 5.0 FT ORANGE BROWN SILTY SANDY SOIL
5.0 - 8.5 FT LIGHT ORANGE BROWN SANDY D. G. SOIL
ON STRONGLY OXIDIZED, STRONGLY WEATHERED DECOMPOSED GRANODIORITE
ROOTS OBSERVED TO 8 FT

SOIL TEST TRENCH INSPECTION, Lot 2

0 - 2.5 FT RED BROWN SILTY SANDY LOAM
2.5 - 4.5 FT RED SANDY SILTY SOIL
4.5 - 8.0 FT YELLOW RED SANDY D. G. SOIL
ON STRONGLY OXIDIZED. STRONGLY WEATHERED DECOMPOSED GRANODIORITE
ROOTS OBSERVED TO 8 FT

PARCEL WITH EXISTING HOME SITE, Lot 3

EXISTING HOME WITH EXISTING DISPOSAL SYSTEM

Table 1: SOIL TEST TRENCH LOCATIONS (see sketch map)

Parcel No.	Date / Time	Coordinates (degrees)		Elevation
		West	North	
1	4/26/2024 11:07:19 AM	38.88999	120.82882	1473 ft
2	4/26/2024 11:17:58 AM	38.89013	120.82762	1470 ft
3	Existing onsite waste disposal system			
	Datum: NAD83			

Job No.: 24-20

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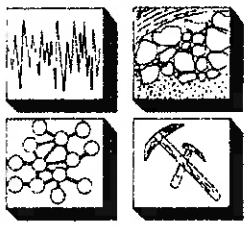
530-621-4482 • FAX 530-621-4481



William T. Mitchell II
Professional Geologist #5445

REPORT OF PERCOLATION TEST

for

GABRIAL BERCEA

APN: 317-250-017-000

BERCEA - TENTATIVE PARCEL MAP Lot 1/3

DIRECTIONS TO PROPERTY

RAY LAWYWR DR CONTINUE ONTO GREEN VALLEY RD
RIGHT ON GREENWOOD LN TO SITE

TEST DATE 5/3/2024 WEATHER CLEAR WARM

NUMBER OF HOLES TESTED 4

Test Holes shown on Location Map

Test Hole	Depth (ft.)	Stabilized Percolation Rate
1	2.0	37
2	2.5	13
3	2.0	33
4	1.5	37

Soil Profile from Backhoe Trench: 04/26/24

0 - 3.5 FT ORANGE BROWN SILTY SANDY LOAM
3.5 - 5.0 FT ORANGE BROWN SILTY SANDY SOIL
5.0 - 8.5 FT LIGHT ORANGE BROWN SANDY D.G. SOIL
ON STRONG OXIDIZED, STRONGLY WEATHERED DECOMPOSED GRANODIORITE
ROOTS OBSERVED TO 8 FT

REQUIRED BACKHOE TEST TRENCH ALSO INSPECTED BY COUNTY - YES

Average Percolation Rate 30 **Minutes per Inch**

TEST MADE BY WHEELDON GEOLOGY

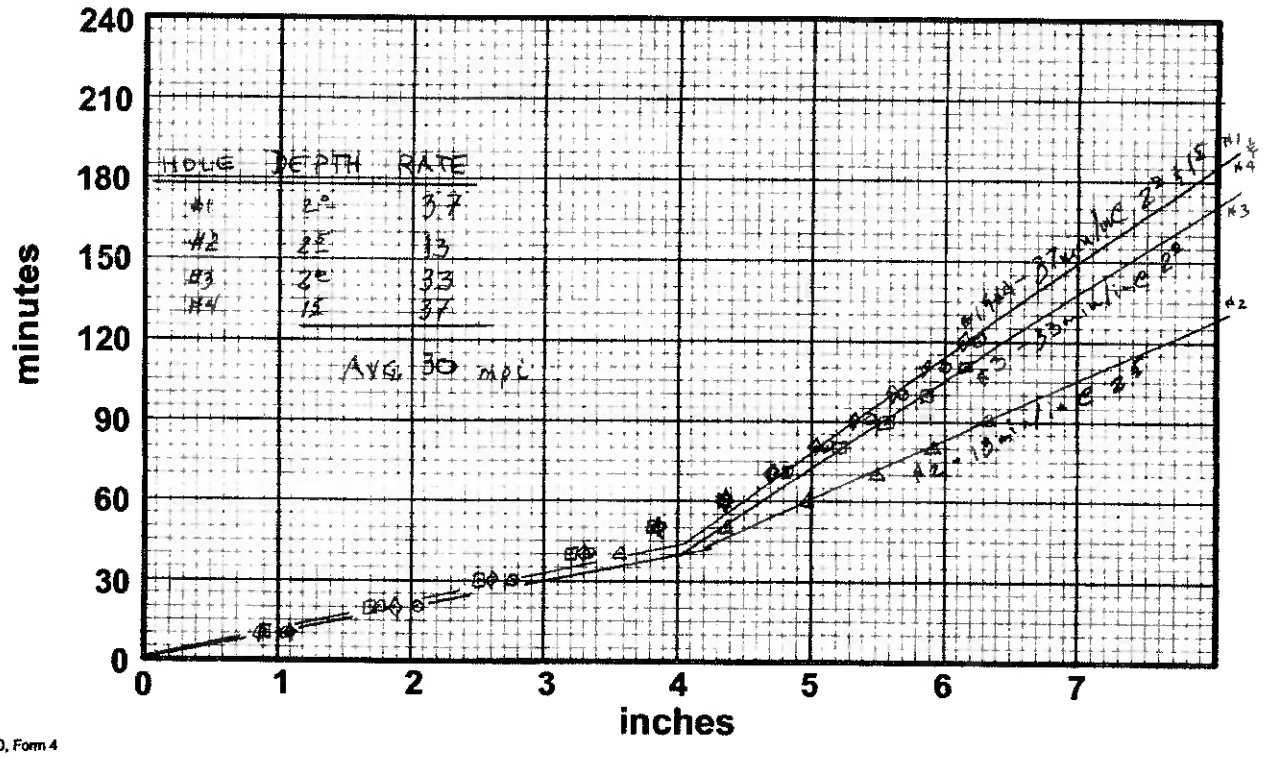
JOB NUMBER - 24-20-1

WHEELDON GEOLOGY
Consulting Geologists
7700 BAYNE ROAD • PLACERVILLE • CALIFORNIA • 95667
530-621-4482 • wheeldongeology.com

JOB BERCEA T.M. JOB NO 24-20-1
APN 317-250-017-000
CALCULATED BY WTM DATE 5-4-24
CHECKED BY _____ DATE _____

AVERAGE PERCOLATION RATE 30 **minutes / inch**

PERCOLATION TEST DATA PLOT



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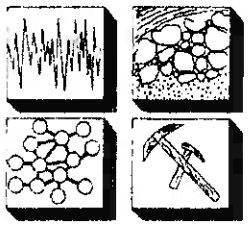


William T. Mitchell II
Professional Geologist #5445

REPORT OF PERCOLATION TEST

for

GABRIAL BERCEA

APN: 317-250-017-000

BERCEA - TENTATIVE PARCEL MAP Lot 2/3

DIRECTIONS TO PROPERTY

RAY LAWYWR DR CONTINUE ONTO GREEN VALLEY RD
RIGHT ON GREENWOOD LN TO SITE

TEST DATE 5/3/2024 WEATHER CLEAR WARM

NUMBER OF HOLES TESTED 4

Test Holes shown on Location Map

Test Hole	Depth (ft.)	Stabilized Percolation Rate
1	2.0	42
2	2.5	42
3	1.5	44
4	2.0	30

Soil Profile from Backhoe Trench: 04/26/24

0 - 2.5 FT RED BROWN SILTY SANDY LOAM
2.5 - 4.5 FT RED SANDY SILTY SOIL
4.5 - 8.0 FT YELLOW RED SANDY D.G. SOIL
ON STRONG OXIDIZED, STRONGLY WEATHERED DECOMPOSED GRANODIORITE
ROOTS OBSERVED TO 8 FT

REQUIRED BACKHOE TEST TRENCH ALSO INSPECTED BY COUNTY - YES

Average Percolation Rate 40 **Minutes per Inch**

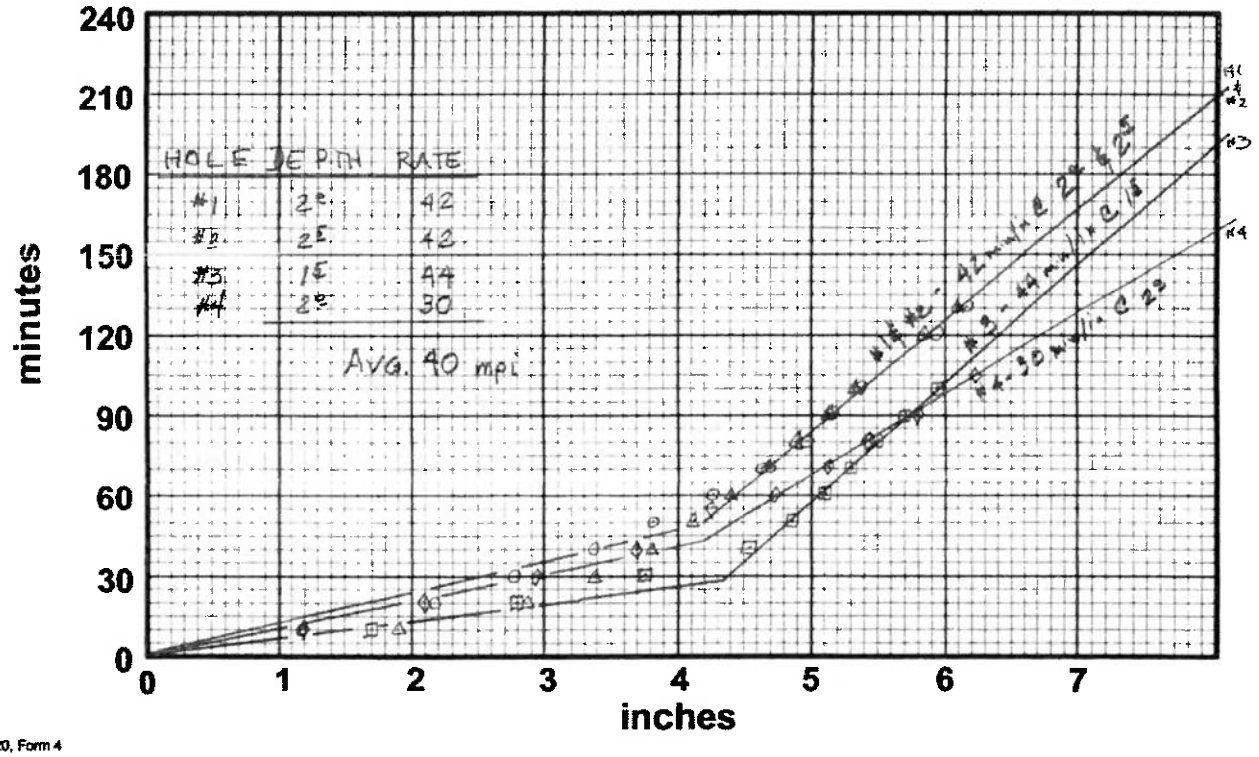
TEST MADE BY WHEELDON GEOLOGY JOB NUMBER - 24-20-2

WHEELDON GEOLOGY
Consulting Geologists
7700 BAYNE ROAD • PLACERVILLE • CALIFORNIA • 95667
530-621-4482 • wheeldongeology.com

JOB BERCEA T.M. JOB NO 24-20-2
APN 317-250-017-000
CALCULATED BY WTM DATE 5-4-24
CHECKED BY _____ DATE _____

AVERAGE PERCOLATION RATE 40 minutes / inch

PERCOLATION TEST DATA PLOT



rev: 3/20, Form 4

Biological Resources Evaluation
for the
Bercea Tentative Parcel Map (TPM) Project

El Dorado County, CA

Prepared for:

Gabriel Bercea
190 Muse Drive
El Dorado Hills, CA 95672

Prepared by:

Kingfisher Bio, Inc.
Sacramento, CA

May 2024

Biological Resources Evaluation
for the
BerceaTPM Project

El Dorado County, CA

Table of Contents

Figures

Tables

Appendices

I. SUMMARY OF FINDINGS AND CONCLUSIONS

This Biological Resources Evaluation (BRE) was prepared for the Bercea Tentative Parcel Project in El Dorado County, CA. The Biological Study Area (BSA) is approximately 14.85 acres. The BSA is a partially developed parcel surrounded by rural residential and a school facility to the east.

The BSA and surrounding area provides potential nesting habitat for some birds listed under the Federal Migratory Bird Treaty Act and State Fish and Game Code.

The BSA includes an ephemeral stream, seasonal wetlands, seep wetlands and an excavated seep. Ephemeral streams and isolated wetlands do not meet current federal criteria to be considered waters of the U.S. Under California state law all aquatic features within the BSA would be considered waters of the State and regulated by the State Water Resources Control Board. These aquatic resources may also be regulated by California Fish and Game Code Section 1600-1616. Current design plans fully avoid all aquatic resources within the BSA.

The Blue Oak Woodland community within the BSA is subject to the El Dorado County Oak Resources Management Plan (ORMP).

II. INTRODUCTION

A. Purpose of Report

The purpose of this report is to document baseline biological conditions and any special-status biological resources. This report is intended to be used in support of the California Environmental Quality Act (CEQA) review process.

B. Project Location

The biological study area (BSA) is located at 3401 Greenwood Lane on the north side of Green Valley Road just east of Placerville, CA, (APN: 317-250-017). The BSA is on the Placerville USGS topographic quad. Figure 1 shows the project location.

The BSA is located in El Dorado County Rare Plant Mitigation Area 2. The BSA is outside the U.S. Fish and Wildlife Service (USFWS) recovery boundary for the Pine Hill plants (USFWS August 2002). The BSA is outside the Ecological Preserve (EP) areas and the Priority Conservation Areas (El Dorado County 2004).

County parcel data indicated that the BSA is located within the El Dorado County Important Biological Corridor (IBC). However, a review of the IBS in the County GOTNET GIS software shows that APN 317-250-017 is outside of the IBS (El Dorado County 2004). The El Dorado county IBS and PCA Layers map dated 7/20/2017 also shows that APN 317-250-017 is outside of the IBS.

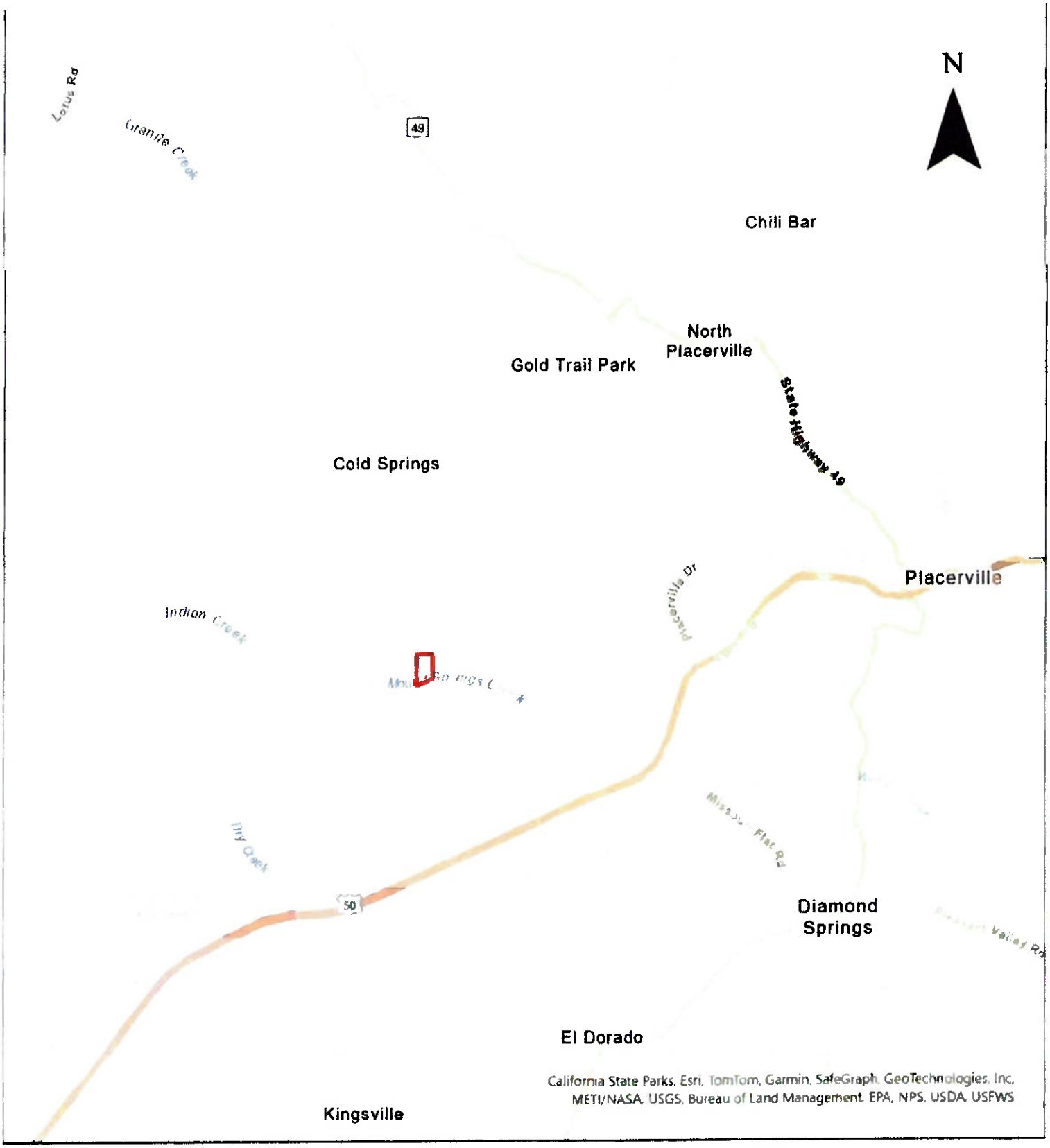
C. Project Description

This project proposes the division of the existing 14.85-acre parcel into 3 parcels (Parcel 1 - 4.85-acres, and Parcels 2 and 3 - 5.0-acres each. The proposed parcels are situated between Greenwood Lane to the west and Campus Drive to the east. All three proposed parcels are accessible from both Greenwood Lane and Campus Drive. Campus Drive has a vertical curb with curb cuts existing for Parcels 1 and 2 as this split was anticipated decades ago. The property is currently zoned RE-5 and shall remain so.

Water service for proposed Parcel 1 will be provided by a new EID service. Water service for proposed Parcel 2 will be provided by a new on-site well and water service for proposed Parcel 3 will be provided by an existing on-site well. Sewer service for all three parcels will be provided by individual private septic systems. Parcel 3 has an existing septic system. The septic systems for Parcels 1 and 2 are proposed. No other improvements, grading or tree removal are currently proposed.

D. Site History

The 14.85-acre property is currently partially developed with an existing mobile home, a barn, a few sheds, and a driveway. A review of past aerial photos shows the parcel has remained unchanged since at least 1993 (Google Earth 2024). The areas surrounding include a school campus and rural residential lots. The surrounding areas have also remained unchanged since at least 1993.



Legend

Bercea TPM Project

0 0.75 1.5 3 Miles

Figure 1. Project Location Map
Bercea Tentative Parcel Map Project
Kingfisher Bio, Inc.

III. STUDY METHODS

A. Studies Conducted

An evaluation of biological resources was conducted to determine whether any special-status plant or wildlife species, their habitat, or other sensitive habitats occur in the BSA. Data on special-status species and habitats known in the area were obtained from state and federal agencies. Maps and aerial photographs of the BSA and surrounding areas were reviewed. Field surveys were conducted to determine the habitats present. The field survey, map review, and a review of the biology of evaluated species and habitats were used to determine the special-status species and sensitive habitats that could occur in the BSA.

Special-status species in this report are those listed (or candidate or proposed) under the federal or state endangered species acts, under the California Native Plant Protection Act, as a California species of special concern or fully protected by the California Department of Fish and Wildlife (CDFW 2024), or that are Rank 1 or 2 in the California Native Plant Society's Inventory of Rare and Endangered Plants of California (CNPS 2024). Special-status natural communities are waters, wetlands, riparian communities, and any natural community ranked S1, S2, or S3 by CDFW (2023).

An official letter and list were obtained from the U.S. Fish and Wildlife Service (USFWS), Sacramento Field Office (Appendix A). The list identifies federal-listed, candidate, or proposed species that potentially occur in or could be affected by projects within the BSA.

The California Natural Diversity Database (CNDDB) was queried for known occurrences of special-status species near the BSA (Placerville Quad and the eight surrounding quads; Appendix B). The California Native Plant Society (CNPS) online inventory of rare and endangered plants was queried for known occurrences of special-status plants in or near the BSA (Placerville Quad and the eight surrounding quads; Appendix B).

B. Survey Dates and Personnel

Juan Mejia, B.S. and Suzanne Thomas, B.S. conducted a biological survey of the Bercea Tentative Parcel Map Project on 19 May 2024.

C. Problems Encountered and Limitations That May Influence Results

No problems or limitations were encountered that may influence the results.

D. Field Survey Methods

Biological surveys consisted of walking through the BSA to assess potential habitat for special-status species and sensitive communities. Plant and animal species and biological communities were identified and recorded. A list of plant and wildlife species observed is in Appendix D. Photographs are in Appendix E. The boundaries of the biological resources were delineated using a sub-meter accurate Trimble DA2 Catalyst GPS unit. Aerial photos of the BSA were captured using a DJI Mavic 3 drone.

A floristic botanical survey was conducted in accordance with CDFW (2018) protocol. Approximately 16 person-hours were spent on-site during the survey. The botanical surveys consisted of walking through the BSA systematically to look for all vascular plants present. Approximately 2 person-hour was spent keying specimens that were collected in the field, to verify or determine the identification. All plants observed are listed in Appendix D.

E. Mapping

Parcel boundary shapefiles were obtained from the Placer County GIS website. Acreages were calculated using AcrGIS Pro functions.

IV. ENVIRONMENTAL SETTING

The approximately 14.85 acre BSA is located in the upper Sierra Nevada foothills just before the Sierra Nevada Mountains. The elevation ranges from approximately 1490 to 1587 feet. The majority of the BSA is blue oak woodland and annual grassland. There is an ephemeral stream and associated wetlands that convey water from north to southeast through the BSA. Water exits the BSA through an underground concrete box culvert passing flows south to Mound Springs Creek.

A. Soils

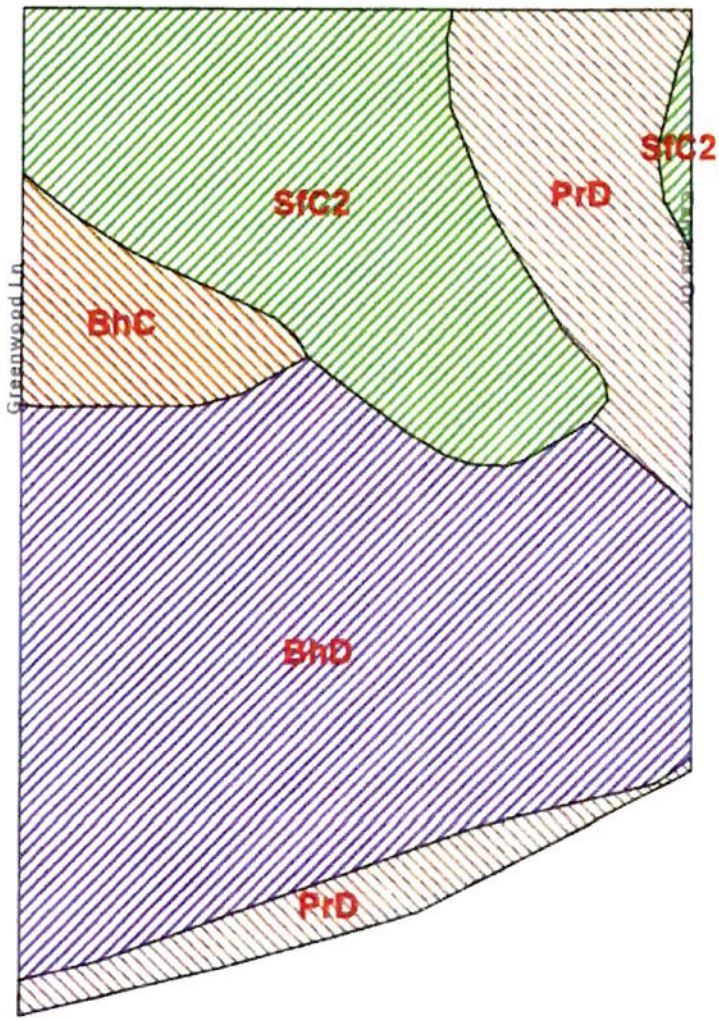
Soil mapping units in the BSA are Boomer gravelly loam (BhC/BhD), 3 to 35% slopes and Sierra sandy loam (SfC2), 9 to 15% slopes and Placer diggings (PrD), 2 to 75% slope. The Placer Diggings, Boomer, and Sierra series are summarized below (NRCS 1974, USDA-NRCS 2022). Figure 2 is a soil map. The Boomer and Placer Diggings are not considered hydric. The Sierran Sandy Loam is considered hydric in alluvial fan remnants within El Dorado County.

Placer diggings consists of areas of stony, cobbly, and gravelly material derived from a mixture of rocks and is commonly stratified or poorly sorted. Depth of soil material is variable, ranging from 6 to 60 inches, and natural drainage varies from place to place.

The Boomer series consists of deep, well-drained soils formed in material weathered from metavolcanic and basic igneous rocks at a depth of 47 to 74 inches. A typical

profile of Boomer gravelly loam, 3 to 35% slopes has brown (7.5YR 5/4) gravelly loam from 2 to 5 inches, brown (7.5YR 5/4) gravelly sandy clay loam from 5 to 13 inches, yellowish red (5YR 5/6) gravelly clay loam from 13 to 25 inches, reddish yellow (5YR 6/6) clay loam from 25 to 35 inches, reddish yellow (7.5YR 6/6) silty clay loam from 35 to 47 inches, and weathered greenstone below 47 inches. Boomer gravelly loam is well drained with slow to very rapid runoff. Permeability is moderately slow.

The Sierra series consists of deep, well-drained soils that formed in material weathered from intrusive igneous rocks at a depth of 68 to 78 inches. A typical profile of Sierra sandy loam, 9 to 15% slopes has brown (7.5YR 5/4) coarse sandy loam from 0 to 8 inches, reddish brown (5YR 5/4) loam from 8 to 18 inches, yellowish red (5YR 5/6) heavy loam from 18 to 27 inches, red (2.5YR 5/6) clay loam from 27 to 48 inches, yellowish red (5YR 5/8) loam from 48 to 68 inches, and weathered granite below 68 inches. Sierra sandy loam is well drained and the saturated hydraulic conductivity of the soil profile is moderately low to moderately high.



Map Unit Symbol	Map Unit Name	Acres in BSA
BhC	Boomer gravelly loam, 3 to 15 percent slopes	0.75
BhD	Boomer gravelly loam, 8 to 35 percent slopes, dry	7.0
PrD	Placer diggings	2.6
SfC2	Sierra sandy loam, 9 to 15 percent slopes, eroded	4.5
	Total	14.85

0 187.5 375 750
Feet

Figure 2. Soil Map
Bercea Tentative Parcel Map Project
Kingfisher Bio, Inc.
May 2024

B. Biological Communities

Biological communities are defined by species composition and relative abundance. A biological resource map of the BSA is in Figure 3. Photographs of the BSA are in Appendix E. These communities correlate where applicable with the list of California terrestrial natural communities recognized by CDFW (2023). Descriptions of biological communities present in the BSA are included below. Table 1 includes the acreage of the various communities in the BSA.

Table 1. Biological Communities in the BSA.

Biological Community	Common Name *CDFW Alliance/Association* [CDFW Code][1]	Acreage (Square Feet)
Blue oak woodland	Blue oak woodland and forest *Quercus douglasii – Quercus wislizeni* [71.020.06]	12.742
Annual Grassland	Wild oats and annual brome grasslands *Avena* spp. – *Bromus* spp. [42.027.00]	1.080
Developed	--	0.741
Seasonal Wetland	--	0.025
Seep Wetland	--	0.013
Ephemeral Stream	--	0.241
Excavated Seep	--	0.006
	Totals:	**14.85**

[1] Sawyer et al. 2009, CDFW 2023

The blue oak woodland community occurs throughout the BSA. The canopy is dominated consists of blue oak (*Quercus douglasii*), but also contains black oak (*Quercus kelloggii*), interior live oak (*Quercus wislizeni*), foothill pine (*Pinus sabiana*) and ponderosa pine (*Pinus ponderosa*). The understory shrub layer is dominated by poison oak (*Toxicodendron diversilobum*), Himalayan blackberry (*Rubus armeniacus*), plum trees (*Prunus* sp.) and several horticultural plantings surrounding the mobile home and auxiliary structures. The herb layer consists of non-native grass and forbs such as Bristly dogtail grass (*Cynosurus echinatus*), Orchard grass (*Dactylis glomerata*), subterranean clover (*Trifolium subterraneum*), vetch (*Vicia sativa*) and wall bedstraw (*Galium parisiense*). Native grasses and forbs occurred throughout the herb layer but less frequently including California brome (*Bromus sitchensis* var. *carinatus*), California fescue (*Festuca californica*), Twining brodiaea, snake lily (*Dichelostemma volubile*),

soaproot (*Chlorogalum pomeridianum*) and California man-root (*Marah fabacea*). The mobile home and auxiliary structures are included in the blue oak woodland community due to the dense canopy surrounding them.

The Annual grassland community occurs between the ruderal/ disturbed community and the foothill riparian forest community. This community is dominated by non-native weeds and grasses such as oat (*Avena* sp.), Mediterranean barley (*Hordeum marinum ssp. gussoneanum*), ripgut grass (Bromus diandrus) tall sock destroyer (*Torilis arvensis*) and Prickly lettuce (*Lactuca serriola*). Native deervetch (*Acmispon americanus var. americanus*) was sparsely distributed within this community.

Developed areas of the BSA include portions of Greenwood Lane, Green Valley Road, Campus Drive and their associated infrastructure.

The ephemeral stream enters the BSA from the parcel to the north. The ephemeral stream passes through two culverts within the BSA before exiting the BSA through a box culvert under Campus Drive. The ephemeral stream is impounded near the center of the BSA by a berm that allows vehicles to cross. North of the impoundment the ephemeral stream ranged from 2 to 6 feet wide and 6 to 18 inch depth. South of the impoundment flows decreased, and the ephemeral stream is overgrown with Himalayan blackberry. Willows (*Salix* sp.) occurred in the northern portions of the ephemeral stream.

Seasonal wetlands, a seep wetland and an excavated seep occur adjacent to the ephemeral stream. Seasonal wetlands were 6 to 12 inches in depth and surrounded by Himalayan blackberry. Within the seasonal wetland several hydrophytes occur including spreading rush (*Juncus patens*), nutsedge (*Cyperus eragrostis*), and penny royal (*Mentha pulegium*). Plants within the seep wetland were similar to the seasonal wetland but also include blue wild-rye (*Elymus glaucus*), dense sedge (*Carex densa*), and curly dock (*Rumex crispus*). The excavated seep was filled approximately 24 inches with water during the April survey. It was predominately surrounded by non-native grasses and forbs including pricklefruit buttercup (*Ranunculus muricatus*), bull thistle (*Cirsium vulgare*) and ripgut grass. All of three of these wetlands flow into the ephemeral stream when full.

Biological Resource	Acreage
Blue Oak Woodland	12.742
Annual Grassland	1.080
Developed	0.741
Seasonal Wetland	0.025
Seep Wetland	0.013
Ephemeral Stream	0.241
Excavated Seep	0.006
Total	14.85

Figure 3. Biological Resource Map
Bercea Tentative Parcel Map Project
Kingfisher Bio, Inc. May 2024

V. BIOLOGICAL RESOURCES

A. Special Status Species and Natural Communities

Data acquired from USFWS, CNDDB, and CNPS and the February 2022 surveys were used to determine the special-status species that could occur in the BSA. Potential to occur is ranked as follows:

- **Present:** Species, subspecies or natural community was observed within the BSA during surveys or has been recently documented at the BSA within the last 5 years.
- **High Potential**: The species has been recorded by CNDDB or other sources within 2 miles of the BSA within the last 15 years and suitable breeding and/or foraging habitat is present.
- **Moderate Potential**: The species has been documented by CNDDB or other sources as occurring within 5 miles of the BSA within the last 25 years and suitable habitat for the species is present.
- **Low Potential**: The species has historically occurred on or within 5 miles of the BSA but no occurrences have been documented within the last 25 years and/or marginal habitat is present for the species.
- **No Potential**: The species would not occur within the BSA due to lack of suitable habitat conditions, and/or the lack of known occurrences within the last 35 years and/or agency protocol-level surveys were conducted, and the species was not found.

CDFW maintains a list of natural communities which are considered sensitive (2023). Impacts to these communities are generally considered significant pursuant to CEQA. State rankings range from 1 (very rare and threatened) to 5 (demonstrably secure). Natural communities with state rankings of S1, S2 or S3 are considered sensitive.

Special-status species and natural communities for which potential to occur in the BSA is Low to none are evaluated in Appendix C and are not discussed further. All special status species or natural communities with at least low potential to occur are also listed in Table 2 below. Special-status species with Moderate to High potential to occur, or that are present in the BSA, are discussed in detail below.

Table 2. Special-Status Species with the Potential to Occur.

Special-Status Species	Common Name	Federal Status [a]	State Status [a,b,c,d]	Potential to Occur
Reptiles				
Emys marmorata	Western pond turtle	PT	SSC	Low
Phrynosoma blainvillii	Coast horned lizard	--	SSC	Low
Birds				
Nesting Birds (MBTA or CDFW regulated)		--	--	Present
Mammals				
Antrozous pallidus	Pallid bat	--	SSC	Low
Plants				
Viburnum elliptical	Oval-leaved viburnum	--	--/ 1B.2	Low
Natural Communities				
Ephemeral Stream		--	--	Present
Seasonal Wetland		--	--	Present
Seep Wetland		--	--	Present
Excavated Seep		--	--	Present

[a] **Listing Status:** **E** = Endangered; **T** = Threatened; **P** = Proposed; **C** = Candidate; **R** = California Rare.

[b] **Other Codes:** **SSC** = CDFW Species of Special Concern; **FP** = CDFW Fully Protected; **CH** = Critical habitat designated.

[c] **CNPS Rare Plant Rank**: 1A = Presumed Extinct in CA; 1B = Rare or Endangered in CA and elsewhere; 2 = R/E in CA and more common elsewhere; 3 = More information is needed about this plant species (review list); 4 = Limited distribution (watch list).

CNPS Decimal Extensions: .1 = Seriously endangered in California (over 80% of occurrences threatened / high degree and immediacy of threat); .2 = Fairly endangered in California (20-80% occurrences threatened); .3 = Not very endangered in California (<20% of occurrences threatened, or no current threats known).

[d] **CDFW Natural Community Rarity Rank**: S1 (very rare and threatened) to S5 (demonstrably secure).

B. Evaluation of Special Status Wildlife

1. Nesting Birds Listed Under the MBTA or Regulated by CA Fish and Game Code

CA Fish and Game Code §3503 protects most birds and their nests. CA Fish and Game Code §3503.5 further protects all birds in the orders Falconiformes and Strigiformes (collectively known as birds of prey). Birds of prey include raptors, falcons, and owls. The federal Migratory Bird Treaty Act (MBTA) of 1918 (16 U.S.C. 703-711) also protects most birds and their nests, including most non-migratory birds in California. The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any bird listed in 50 CFR Part 10 including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations. Any disturbance that causes direct injury, death, nest abandonment, or forced fledging of migratory birds, is restricted under the MBTA. Any removal of active nests during the breeding season or any disturbance that results in the abandonment of nestlings is considered a 'take' of the species under federal law.

DISCUSSION:

The BSA and nearby areas provide potential nesting sites for birds listed under the MBTA and regulated by CA Fish and Game Code. Depending on the species, birds may nest on trees, shrubs, in or on the ground, and on artificial structures such as buildings, poles, and signs.

PROPOSED MITIGATION MEASURES:

Under the MBTA, nests that contain eggs or unfledged young are not to be disturbed during the breeding season. Nesting or attempted nesting by migratory birds and birds-of-prey is anticipated from 15 February to 1 September. The following avoidance and minimization measures will be implemented:

- If construction begins outside the 15 February to 1 September breeding season, there will be no need to conduct a preconstruction survey for active nests.
- If applicable, trees scheduled for removal should be removed during the non-breeding season from 1 September to 14 February.
- If construction is scheduled to begin between 15 February and 1 September, a biologist shall conduct a survey for active bird of prey nests within 250 ft and active MTBA bird nests within 100 ft of the Project area from publicly accessible areas within one week prior to construction. The measures listed below shall be implemented based on the survey results.

No Active Nests Found:

- If no active nest of a bird of prey, MBTA bird, or other CDFW protected bird is found, then no further avoidance and minimization measures are necessary.

Active Nests Found:

- If an active nest of a bird of prey, MBTA bird, or other CDFW protected bird is discovered that may be adversely affected by construction activities or an injured or killed bird is found, immediately:
    1. Stop all work within a 100-ft radius of the discovery
    2. Notify the Construction Manager
    3. Do not resume work within the specified radius of the discovery until authorized.
- The biologist shall establish a minimum 250-ft Environmentally Sensitive Area (ESA) around the nest if the nest is of a bird of prey, and a minimum 100-ft ESA around the nest if the nest is of an MBTA bird other than a bird of prey.
- The size of the ESA can be reduced by the biologist based on monitoring during construction and coordination with CDFW, if it is determined that the nest is unaffected by construction.

C. Evaluation of Sensitive Natural Communities

Plant communities were determined using Sawyer (2009) Manual of California Vegetation and CNPS (2024) Manual of California Vegetation online. The Blue Oak Woodland community is not considered sensitive by CDFW (2023) but is regulated by the El Dorado County Oak Resources Management Plan (ORMP).

1. Ephemeral Stream/ Wetlands/ Seeps

DISCUSSION:

On September 8, 2023, the U.S. Environmental Protection Agency (EPA) and the U.S. Department of the Army announced a final rule amending the 2023 definition of waters of the U.S. to conform with the recent Supreme Court decision in *Sackett v. EPA*. In Sackett, the Supreme Court concluded the term waters of the U.S. encompasses only *relatively permanent waters*, and not waters that are dry most of the time (i.e., ephemeral waters). The Court also concluded that wetlands are considered waters of the U.S. only when they have a *continuous surface connection* to other waters of the U.S. The new rule is put on hold in 27 states, not including California. Under these new regulations ephemeral streams and isolated wetlands are not considered waters of the U.S.

In 2019 the State Water Resources Control Board (State Water Board) adopted a State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State. 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 Water Quality Certifications and Waste Discharge Requirements for dredge or fill activities.

The State Water Board adopted the Procedures to address several important issues. First, there was a need to strengthen protection of waters of the state that were no longer protected under the Clean Water Act (CWA) due to U.S. Supreme Court decisions, since the Water Boards historically relied on CWA protections in dredged or fill discharge permitting practices. Second, there was inconsistency across the Water Boards in requirements for discharges of dredged or fill material into waters of the state, including wetlands. Third, there was no single accepted definition of wetlands at the state level, and the Water Boards historically had different requirements and levels of analysis regarding issuance of water quality certifications.

The ephemeral stream, seasonal wetlands, seep wetlands and an excavated seep are all considered waters of the State. Current design plans fully avoid the ephemeral stream, seasonal wetlands, seep wetlands and an excavated seep. The County may require a 25 ft setback from ephemeral stream for all impervious surfaces and structures.

PROPOSED MITIGATION MEASURES:

If the project proposes impacts to the ephemeral stream, seasonal wetlands, seep wetlands or excavated seep, State Water Board Procedures for Discharges of Dredged or Fill Material to Waters of the State and a CDFW Streambed Alteration Agreement must be obtained prior to work.

2. Blue Oak Woodland

DISCUSSION:

The Blue Oak Woodland community would be subject to the County Oak Resources Management Plan (ORMP). The ORMP mitigation requirements are more stringent than state law which only requires mitigation of impacts to oak woodlands. The County's ORMP also requires mitigation of individual native oak trees and greater mitigation (3-to-1 ratio) for Heritage Trees which are 36 inches diameter or greater, measured four feet six inches from ground level. It also provides greater protection to individual valley oak trees and valley oak woodlands, which is the only oak woodland type in El Dorado County designated by the California Department of Fish and Wildlife as a special.

PROPOSED MITIGATION MEASURES:

If the project proposes impacts to the Blue Oak Woodland community, the project must comply with the County ORMP.

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VII. PREPARERS

Juan Mejia, President. Mr. Mejia is a 2011 graduate from the University of California Davis with a B.S. in Environmental Science and Management (emphasis Ecology, Conservation and Biodiversity). He is a field botanist with over 12 years' experience in California. He is familiar with the flora and fauna of the Sacramento and San Joaquin valleys, the Sierra Nevada foothills, the northern and southern coast range, and the San Francisco Bay estuary. He conducts biological studies for use in CEQA, USFWS endangered species consultations, CDFW LSA agreements and 2081 take permits, NEPA and other regulations. He performs wetland delineations pursuant to Clean Water Act 404 and 401 requirements and guides clients through permit acquisition. He holds a FAA remote pilot certificate, a U.S. Forest Service wilderness ethics certificate, and is CRAM certified by the San Francisco Estuary Institute.

Responsibilities: Project management, fieldwork, and report preparation.

APPENDIX A.

USFWS List

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Sacramento Fish And Wildlife Office
Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846
Phone: (916) 414-6600 Fax: (916) 414-6713

In Reply Refer To:
Project Code: 2024-0089973
Project Name: Bercea Tentative Parcel Map

05/14/2024 03:10:27 UTC

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)

(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see https://www.fws.gov/program/migratory-bird-permit/what-we-do.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see https://www.fws.gov/library/collections/threats-birds.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/partner/council-conservation-migratory-birds.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Sacramento Fish And Wildlife Office
Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846
(916) 414-6600

PROJECT SUMMARY

Project Code: 2024-0089973
Project Name: Bercea Tentative Parcel Map
Project Type: Residential Construction
Project Description: The Bercea Tentative Parcel Map project site is located at 3401 Greenwood Lane on the north side of Green Valley Road in Placerville, CA, (APN: 317-250-017). The 14.85-acre property is currently partially developed with an existing mobile home and ancillary structures located on the southern portion of the property (proposed Parcel 3). The property is currently zoned RE-5 and shall remain so.

This project proposes the division of the existing 14.85-acre parcel into 3 parcels (Parcel 1 - 4.85-acres, and Parcels 2 and 3 - 5.0-acres each. The proposed parcels are situated between Greenwood Lane to the west and Campus Drive to the east. All three proposed parcels are accessible from both Greenwood Lane and Campus Drive. Campus Drive has a vertical curb with curb cuts existing for Parcels 1 and 2 as this split was anticipated decades ago.

Water service for proposed Parcel 1 will be provided by a new EID service. Water service for proposed Parcel 2 will be provided by a new on-site well and water service for proposed Parcel 3 will be provided by an existing on-site well. Sewer service for all three parcels will be provided by individual private septic systems. Parcel 3 has an existing septic system. The septic systems for Parcels 1 and 2 are proposed.

Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@38.72168645,-120.87024192313231,14z

Counties: El Dorado County, California

ENDANGERED SPECIES ACT SPECIES

There is a total of 6 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

REPTILES

NAME — STATUS

Northwestern Pond Turtle *Actinemys marmorata* — Proposed Threatened
No critical habitat has been designated for this species.
Species profile: https://ecos.fws.gov/ecp/species/1111

AMPHIBIANS

NAME — STATUS

California Red-legged Frog *Rana draytonii* — Threatened
There is **final** critical habitat for this species. Your location does not overlap the critical habitat.
Species profile: https://ecos.fws.gov/ecp/species/2891

Foothill Yellow-legged Frog *Rana boylii* — Endangered
Population: South Sierra Distinct Population Segment (South Sierra DPS)
No critical habitat has been designated for this species.
Species profile: https://ecos.fws.gov/ecp/species/5133

INSECTS

NAME — STATUS

Monarch Butterfly *Danaus plexippus* — Candidate
No critical habitat has been designated for this species.
Species profile: https://ecos.fws.gov/ecp/species/9743

FLOWERING PLANTS

NAME — STATUS

Lassics Lupine *Lupinus constancei* — Endangered
Population:
There is **final** critical habitat for this species. Your location does not overlap the critical habitat.
Species profile: https://ecos.fws.gov/ecp/species/7976

Layne's Butterweed *Senecio layneae* — Threatened
No critical habitat has been designated for this species.
Species profile: https://ecos.fws.gov/ecp/species/4062

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Juan Mejia
Address: 2290 Forrest Street
City: Sacramento
State: CA
Zip: 95815
Email mejiajl82@gmail.com
Phone: 9163358549

APPENDIX B.

CNDDB and CNPS Query Results

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad IS (Placerville (3812067) OR Camino (3812066) OR Aukum (3812056) OR Fiddletown (3812057) OR Latrobe (3812058) OR Shingle Springs (3812068) OR Coloma (3812078) OR Garden Valley (3812077) OR Slate Mtn. (3812076))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Accipiter atricapillus American goshawk	ABNKC12061	None	None	G5	S3	SSC
Agelaius tricolor tricolored blackbird	ABPBXB0020	None	Threatened	G1G2	S2	SSC
Allium jepsonii Jepson's onion	PMLIL022V0	None	None	G2	S2	1B.2
Antrozous pallidus pallid bat	AMACC10010	None	None	G4	S3	SSC
Arctostaphylos nissenana Nissenan manzanita	PDERI040V0	None	None	G1	S1	1B.2
Ardea alba great egret	ABNGA04040	None	None	G5	S4	
Ardea herodias great blue heron	ABNGA04010	None	None	G5	S4	
Atractelmis wawona Wawona riffle beetle	IICOL58010	None	None	G3	S1S2	
Bombus occidentalis western bumble bee	IIHYM24252	None	Candidate Endangered	G3	S1	
Bombus pensylvanicus American bumble bee	IIHYM24260	None	None	G3G4	S2	
Calochortus clavatus var. avius Pleasant Valley mariposa-lily	PMLIL0D095	None	None	G4T2	S2	1B.2
Calystegia stebbinsii Stebbins' morning-glory	PDCON040H0	Endangered	Endangered	G1	S1	1B.1
Calystegia vanzuukiae Van Zuuk's morning-glory	PDCON040Q0	None	None	G2Q	S2	1B.3
Camissonia lacustris grassland suncup	PDONA030W0	None	None	G2	S2	1B.2
Carex cyrtostachya Sierra arching sedge	PMCYP03M00	None	None	G2	S2	1B.2
Carex xerophila chaparral sedge	PMCYP03M60	None	None	G2	S2	1B.2
Ceanothus roderickii Pine Hill ceanothus	PDRHA04190	Endangered	Rare	G1	S1	1B.1
Central Valley Drainage Hardhead/Squawfish Stream Central Valley Drainage Hardhead/Squawfish Stream	CARA2443CA	None	None	GNR	SNR	

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Central Valley Drainage Resident Rainbow Trout Stream Central Valley Drainage Resident Rainbow Trout Stream	CARA2421CA	None	None	GNR	SNR	
Chlorogalum grandiflorum Red Hills soaproot	PMLIL0G020	None	None	G3	S3	1B.2
Clarkia biloba ssp. brandegeeae Brandegee's clarkia	PDONA05053	None	None	G4G5T4	S4	4.2
Cosumnoperla hypocrena Cosumnes stripetail	IIPLE23020	None	None	G2	S2	
Crocanthemum suffrutescens Bisbee Peak rush-rose	PDCIS020F0	None	None	G2?Q	S2?	3.2
Emys marmorata western pond turtle	ARAAD02030	Proposed Threatened	None	G3G4	S3	SSC
Erethizon dorsatum North American porcupine	AMAFJ01010	None	None	G5	S3	
Fremontodendron decumbens Pine Hill flannelbush	PDSTE03030	Endangered	Rare	G1	S1	1B.2
Galium californicum ssp. sierrae El Dorado bedstraw	PDRUB0N0E7	Endangered	Rare	G5T1	S1	1B.2
Horkelia parryi Parry's horkelia	PDROS0W0C0	None	None	G2	S2	1B.2
Lasionycteris noctivagans silver-haired bat	AMACC02010	None	None	G3G4	S3S4	
Myotis yumanensis Yuma myotis	AMACC01020	None	None	G5	S4	
Packera layneae Layne's ragwort	PDAST8H1V0	Threatened	Rare	G2	S2	1B.2
Pekania pennanti Fisher	AMAJF01020	None	None	G5	S2S3	SSC
Phrynosoma blainvillii coast horned lizard	ARACF12100	None	None	G4	S4	SSC
Rana boylii pop. 5 foothill yellow-legged frog - south Sierra DPS	AAABH01055	Endangered	Endangered	G3T2	S2	
Rana draytonii California red-legged frog	AAABH01022	Threatened	None	G2G3	S2S3	SSC
Riparia riparia bank swallow	ABPAU08010	None	Threatened	G5	S3	
Sacramento-San Joaquin Foothill/Valley Ephemeral Stream Sacramento-San Joaquin Foothill/Valley Ephemeral Stream	CARA2130CA	None	None	GNR	SNR	
Strix nebulosa great gray owl	ABNSB12040	None	Endangered	G5	S1	

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Viburnum ellipticum oval-leaved viburnum	PDCPR07080	None	None	G4G5	S3	2B.3
Wyethia reticulata El Dorado County mule ears	PDAST9X0D0	None	None	G2	S2	1B.2

Record Count: 40

CALIFORNIA NATIVE PLANT SOCIETY

CNPS Rare Plant Inventory

Search Results

35 matches found. Click on scientific name for details

Search Criteria: CRPR is one of [1B:2B:4] , 9-Quad include [3812076:3812056:3812066:3812058:3812057:3812068:3812077:3812078:3812067]

▲ SCIENTIFIC NAME	COMMON NAME	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	CA RARE PLANT RANK	MICROHABITATS	LOWEST ELEVATION (FT)	HIGHEST ELEVATION (FT)
Allium jepsonii	Jepson's onion	perennial bulbiferous herb	Apr-Aug	None	None	1B.2	Serpentine, Volcanic	985	4330
Allium sanbornii var. congdonii	Congdon's onion	perennial bulbiferous herb	Apr-Jul	None	None	4.3	Serpentine, Volcanic	985	4575
Arctostaphylos mewukka ssp. truei	True's manzanita	perennial evergreen shrub	Feb-Jul	None	None	4.2	Roadsides (sometimes)	1395	4560
Arctostaphylos nissenana	Nissenan manzanita	perennial evergreen shrub	Feb-Mar	None	None	1B.2	Rocky	1475	3610
Bolandra californica	Sierra bolandra	perennial herb	Jun-Jul	None	None	4.3	Mesic, Rocky	3200	8040
Calandrinia breweri	Brewer's calandrinia	annual herb	(Jan)Mar-Jun	None	None	4.2	Burned areas, Disturbed areas, Loam (sometimes), Sandy (sometimes)	35	4005
Calochortus clavatus var. avius	Pleasant Valley mariposa-lily	perennial bulbiferous herb	May-Jul	None	None	1B.2		1000	5905
Calystegia stebbinsii	Stebbins' morning-glory	perennial rhizomatous herb	Apr-Jul	FE	CE	1B.1	Gabbroic (sometimes), Seeps (sometimes)	605	3575
Calystegia vanzuukiae	Van Zuuk's morning-glory	perennial rhizomatous herb	May-Aug	None	None	1B.3	Gabbroic, Serpentine	1640	3870
Camissonia lacustris	grassland suncup	annual herb	Mar-Jun	None	None	1B.2	Granitic, Gravelly, Serpentine	590	4005
Carex cyrtostachya	Sierra arching sedge	perennial herb	May-Aug	None	None	1B.2		2000	4460
Carex xerophila	chaparral sedge	perennial herb	Mar-Jun	None	None	1B.2	Gabbroic, Serpentine	1445	2525
Ceanothus fresnensis	Fresno ceanothus	perennial evergreen shrub	(Apr)May-Jul	None	None	4.3		2955	7250

Ceanothus roderickii	Pine Hill ceanothus	perennial evergreen shrub	Apr-Jun	FE	CR	1B.1	Gabbroic (sometimes), Serpentine (sometimes)	805	3575
Chlorogalum grandiflorum	Red Hills soaproot	perennial bulbiferous herb	(Apr)May-Jun	None	None	1B.2	Gabbroic, Serpentine	805	5545
Clarkia biloba ssp. brandegeeae	Brandegee's clarkia	annual herb	(Mar)May-Jul	None	None	4.2	Roadsides (often)	245	3000
Clarkia virgata	Sierra clarkia	annual herb	May-Aug	None	None	4.3		1310	5510
Claytonia parviflora ssp. grandiflora	streambank spring beauty	annual herb	Feb-May	None	None	4.2	Rocky	820	3935
Delphinium hansenii ssp. ewanianum	Ewan's larkspur	perennial herb	Mar-May	None	None	4.2	Rocky	195	1970
Eriogonum tripodum	tripod buckwheat	perennial deciduous shrub	May-Jul	None	None	4.2	Serpentine (often)	655	5250
Fremontodendron decumbens	Pine Hill flannelbush	perennial evergreen shrub	Apr-Jul	FE	CR	1B.2	Gabbroic (sometimes), Rocky, Serpentine (sometimes)	1395	2495
Galium californicum ssp. sierrae	El Dorado bedstraw	perennial herb	May-Jun	FE	CR	1B.2	Gabbroic	330	1920
Githopsis pulchella ssp. serpentinicola	serpentine bluecup	annual herb	May-Jun	None	None	4.3		1050	2000
Hesperocyparis bakeri	Baker cypress	perennial evergreen tree		None	None	4.2	Serpentine (sometimes), Volcanic (sometimes)	2690	6545
Horkelia parryi	Parry's horkelia	perennial herb	Apr-Sep	None	None	1B.2		260	3510
Jepsonia heterandra	foothill jepsonia	perennial herb	Aug-Dec	None	None	4.3	Metamorphic, Rocky	165	1640
Lilium humboldtii ssp. humboldtii	Humboldt lily	perennial bulbiferous herb	May-Jul(Aug)	None	None	4.2	Openings	295	4200
Monardella candicans	Sierra monardella	annual herb	Apr-Jul	None	None	4.3	Gravelly, Sandy	490	2625
Navarretia heterandra	Tehama navarretia	annual herb	Apr-Jun	None	None	4.3		100	3315
Navarretia prolifera ssp. lutea	yellow bur navarretia	annual herb	May-Jul	None	None	4.3		2800	4600
Packera layneae	Layne's ragwort	perennial herb	Apr-Aug	FT	CR	1B.2	Gabbroic (sometimes), Rocky, Serpentine (sometimes)	655	3560
Phacelia stebbinsii	Stebbins' phacelia	annual herb	May-Jul	None	None	1B.2		2000	6595
Trichostema rubisepalum	Hernandez bluecurls	annual herb	Jun-Aug	None	None	4.3	Gravelly, Serpentine (sometimes), Volcanic (sometimes)	985	4710
Viburnum ellipticum	oval-leaved viburnum	perennial deciduous shrub	May-Jun	None	None	2B.3		705	4595

Wyethia reticulata	El Dorado County mule ears	perennial herb	Apr-Aug	None	None	1B.2	Clay (sometimes), Gabbroic (sometimes)	605	2065

Showing 1 to 35 of 35 entries

Suggested Citation:

California Native Plant Society, Rare Plant Program. 2024. Rare Plant Inventory (online edition, v9.5). Website https://www.rareplants.cnps.org [accessed 14 May 2024].

APPENDIX C.
Species Evaluated Table

Special-Status Species from USFWS Letter, CNDDB Data, CNPS Data

Special-Status Species/Common Name	Federal Status [a.]	State Status [a,b]	Habitat Requirements	Potential to Occur in the BSA
Invertebrates				
Bombus occidentalis *western bumble bee*	–	CE	Bombus occidentalis occurs along the Pacific coast and western interior of North America, from Arizona, New Mexico and California, north through the Pacific Northwest and into Alaska. Eastward, the distribution stretches to the northwestern Great Plains and southern Saskatchewan. (Xerces Society 2024). Nests occur primarily in underground cavities such as old animal nests and in open west-southwest slopes bordered by trees, although a few nests have been reported from above-ground locations such as in logs among railroad ties. Requires plants that bloom and provide adequate nectar and pollen throughout the colony's life cycle, which is from early February to late November for B. occidentalis (although the actual dates likely vary by elevation). Very little is known about the hibernacula, or overwintering sites (Jepsen et al. 2014).	The current accepted range of this species is more than 28 miles east of the BSA. No potential.
Danaus plexippus Monarch butterfly	C	–	Leaves overwintering sites between February and March and arrives in their northern range limit by mid-June. Eggs are only laid on milkweed plants (*Asclepias* spp.) and occasionally other closely related plant species (*Gomphocarpus* and *Calotropis* spp.). Adults live 2 – 5 weeks and multiple generations are bred during the spring and summer breeding period. The final generation will overwinter between 6 – 9 months in southern Mexico and the California coast into Mexico (The Xerces Society 2024).	No milkweeds or other host plants occur within the BSA. The BSA is out of range for overwintering sites. No potential.
Amphibians				
Rana boylii Foothill yellow-legged frog	E	E	Found in or near rocky streams in a variety of habitats, including valley-foothills hardwood, valley-foothill hardwood-conifer, valley-foothill riparian, ponderosa pine, mixed conifer, coastal scrub, mixed chaparral, and wet meadow types. Egg clusters are attached to gravel or rocks in moving water near stream margins. This species is rarely encountered (even on rainy nights) far from permanent water. Its elevation range extends from near sea level to 6,370 ft in the Sierra (CWHR 2024).	There is no suitable aquatic habitat within the BSA. All records within 5 miles of the BSA are presumed extirpated. No potential.

Special-Status Species/Common Name	Federal Status a,	State Status a,b	Habitat Requirements	Potential to Occur in the BSA
Rana draytonii California red-legged frog	T, CH	SSC	Inhabits quiet pools of streams, marshes, and occasionally ponds with dense, shrubby, or emergent vegetation. Requires permanent or nearly permanent pools for larval development (CWHR 2018; USFWS 2010). The range of CA red-legged frog extends from near sea level to approximately 5,200 ft, though nearly all sightings have occurred below 3,500 ft. California red-legged frog was probably extirpated from the floor of the Central Valley before 1960 (USFWS 2002). The BSA is not in critical habitat (USFWS 2010).	There is no breeding habitat in the BSA and no known populations within dispersal distance. The wetlandsin the BSA is too small and does not stay inundated long enough. No potential.
Reptiles				
Emys marmorata *(Actinemys marmorata)* Western pond turtle	PT	SSC	Prefers aquatic habitats with abundant vegetative cover and exposed basking sites such as logs. Associated with permanent or nearly permanent water in a wide variety of habitat types, normally in ponds, lakes, streams, irrigation ditches, or permanent pools along intermittent streams (CWHR 2024).	The ephemeral stream in the BSA is small and does not stay inundated long enough to have resident pond turtles. The ephemeral stream does provide dispersal habitat. Records occur within 5 miles of the BSA the latest being from 2005. Low potential.
Phrynosoma blainvillii coast horned lizard	--	SSC	Occurs in valley and foothill hardwood, conifer, and riparian habitats, as well as in pine-cypress, juniper and annual grasslands up to 4,000 ft in the Sierra Nevada and 6,000 ft in southern California Basks in the early morning. Often associated with sandy or loose soil areas (CWHR 2024). Feeds mostly on native ants. Tends not to persist where the argentine ant invades (Suarez et al. 2000, Suarez and Case 2002).	There are no records within 5 miles of the BSA. No sandy or loose soils were observed in the BSA. Low potential.
Birds				
Accipiter atricapillus American goshawk *(Accipiter gentilis)* northern goshawk)	--	SSC	Within, and in vicinity of, coniferous forest. Uses old nests and maintains alternate sites. Usually nests on north slopes, near water. Red fir, lodgepole pine, Jeffrey pine, and aspens are typical nest trees (CWHR 2024)..	The BSA is outside of the range of American goshawk. There are no records within 5 miles of the BSA. No potential.

Special-Status Species/Common Name	Federal Status [a]	State Status [a,b]	Habitat Requirements	Potential to Occur in the BSA
Agelaius tricolor Tricolored blackbird	--	T, SSC	Highly colonial species, most numerous in Central Valley and vicinity. Largely endemic to California. Requires open water, protected nesting substrate, and foraging area with insect prey within a few km of the colony (CWHR 2024).	The BSA is within the very easting edge of the range of tricolored blackbird. There is 1 record with 5 miles of the BSA from 2011. No suitable habitat occurs in the BSA. No potential.
Riparia riparia Bank swallow	--	T	Found primarily west of CA deserts in riparian and other lowland habitats during the spring-fall period. In summer, restricted to riparian, lacustrine, and coastal areas with vertical banks, bluffs, and cliffs with fine textured sandy soils, into which it digs nesting holes. About 75% of the breeding population in CA occurs along banks of the Sacramento and Feather Rivers in the northern Central Valley. Other colonies are known from the central coast from Monterey to San Mateo cos., and in northeastern California in Shasta, Siskiyou, Lassen, Plumas, and Modoc cos. Breeding colonies can have between 10 and 1,500, but typically between 100 and 200, nesting pairs (CWHR 2024).	Suitable habitat does not occur in the BSA. There is 1 record that occurs within 5 miles of the BSA date from 1873. No potential.
Strix nebulosa great gray owl	--	E	Occurs between 4500 – 7500 ft in the Sierra Nevada. Most records Merced and Tuolumne River drainages. Uses trees in dense forest stands for roosting and small trees and snags near meadows for hunting. Nests in large, broken-topped snags between 25 – 72 ft in height (CWHR 2024).	The BSA is outside the range of great grey owl. There are no records within 5 miles of the BSA. No potential.
Mammals				
Antrozous pallidus Pallid bat	--	SSC	Occupies many habitats including desert, grasslands, shrublands, woodlands, rocky canyons, oak savannah, redwood, open farmland and mixed conifer forest from sea level up to 3,000 ft (Bolster 1998, CWHR 2024). Prefers open, dry habitats with rocky areas for roosting, and rock outcrops, cliffs, and crevices with access to open habitats for foraging. Day roosts in caves, crevices, mines, and occasionally buildings and hollow trees. Night roosts may be more open, such as porches and open buildings. Social, often roosting in groups of 20 or more. Absent in the northwest from Del Norte and western Siskiyou cos. south to northern Mendocino Co. (CWHR 2024). May be more dependent on tree roosts than was previously realized. They have been located in tree cavities in oak, ponderosa pine, coast redwood and giant sequoia (Bolster 1998).	Habitat within the BSA is marginal for pallid bat. Old structures and tree snags provide roosting habitat. No records occur within 5 miles of the BSA. Low potential.

Special-Status Species/Common Name	Federal Status [a]	State Status [a,2]	Habitat Requirements	Potential to Occur in the BSA
Pekania pennanti Fisher	--	SSC	Permanent resident of the Sierra Nevada, Cascades, Klamath Mountains, and the North Coast Range. Occurs above 3,200 ft in the Sierra Nevada and Cascades (Jameson and Peeters 2004). Occurs in coniferous or deciduous riparian habitats with intermediate to large treesand closed canopies. Dens in protected cavities, brush piles, logs, or under an upturned tree. Hollow logs, trees, and snags are especiallyimportant. Mostly nocturnal and crepuscular (CWHR 2024).	The BSA is outside the range of fisher. There are no records within 5 miles. No potential.
Plants				
Allium jepsonii Jepson's onion	--	--/1B.2	Perennial bulbiferous herb found in serpentine or volcanic soils in chaparral, cismontane woodland, and lower montane coniferous forest from 985 to 4,330 ft. Known from Butte, El Dorado, Placer, and Tuolumne cos. Blooms April through August (CNPS 2024).	No serpentine or volcanic soils occur in the BSA. Two records occur within 5 miles of the BSA on the Shingle Springs quad. No potential.
Arctostaphylos nissenana Nissenan manzanita	--	--/1B.2	Perennial evergreen shrub found in rocky soil in chaparral and closed-cone coniferous forest from 1,475 to 3,610 ft. Known from El Dorado and Tuolumne cos. Blooms February through March (CNPS 2024).	No Nissenan manzanita was observed during spring surveys. No potential.
Calochortus calvatus var. avius Pleasant Vally mariposa-lily	--	--/1B.2	Perennial bulbiferous herb found in lower montane coniferous forest, sometimes on Josephine silt loam or volcanic soils, from 1,000-5,905 ft. Known from Amador, Calaveras, El Dorado, Mariposa, and Placer cos. Blooms May through July (CNPS 2024).	No Josephine silt loam or volcanic soils occur in the BSA. No coniferous forest occurs in the BSA. No records occur within 5 miles of the BSA. No potential.
Calystegia stebbinsii Stebbins' morning-glory	E	E/ 1B.1	Perennial rhizomatous herb found in seeps or gabbroic soils in openings in chaparral and cismontane woodland from 605 to 3,575 ft. Known from El Dorado and Nevada cos. Blooms April through July (CNPS 2024).	There are no suitable soils in the BSA. The BSA is outside the range. This species is known from the gabbro soils of Pine Hill. No potential.
Calystegia vanzuukiae Van Zuuk's morning-glory	--	--/1B.3	Perennial rhizomatous herb found in gabbroic and serpentine soil in chaparral and cismontane woodland from 1,640 through 3,870 ft. Known from El Dorado and Placer cos. Blooms May through August (CNPS 2024)	There are no suitable soils in the BSA. The BSA is outside the range. This species is known from the gabbro soils of Pine Hill. No potential.

Special-Status Species/Common Name	Federal Status a,	State Status a,b	Habitat Requirements	Potential to Occur in the BSA
Camissonia lacustris Grassland suncup	--	--/1B.2	Annual herb found in granitic, serpentine, or gravelly soils in chaparral, cismontane woodland, lower montane coniferous forest, and valley and foothill grassland from 590 to 4,005 ft. Known from El Dorado, Fresno, Lake, Mariposa, and Tuolumne cos. Blooms March through June (CNPS 2024).	No granitic, serpentine or gravelly soils occur in the BSA. No records occur within 5 miles of the BSA. No potential.
Carex cyrtostachya Sierra arching sedge	--	--/1B.2	Perennial herb known from mesic areas in lower montane coniferous forest, meadows and seeps, marshes and swamps, and margins in riparian forest from 2,000 to 4,460 ft. Known from Butte, El Dorado, and Yuba cos. Blooms May through August (CNPS 2023).	Suitable habitat for Sierra arching sedge does not occur in the BSA. There are no records within 5 miles of the BSA. No. Potential.
Carex xerophila chaparral sedge	--	--/1B.2	Perennial cespitose herb known from serpentine or gabbro soils (Zika et al. 2014). Occurs in uplands in full sun to partial shade, in open forest or chaparral, from 1,445 to 2,525 ft. Known from Butte, El Dorado, Nevada, and Yuba cos. Blooms from March to June (CNPS 2023).	There are no suitable soils in the BSA. The BSA is outside the range. This species is known from the gabbro soils of Pine Hill. No potential.
Ceanothus roderickii Pine Hill ceanothus	E	R/ 1B.1	Perennial evergreen shrub found sometimes in serpentine or gabbroic soils in chaparral and cismontane woodland from 805 to 3,575 ft. Known from less than 10 occurrences in El Dorado Co. Blooms April through June (Baldwin et al. 2012, CNPS 2021).	There are no suitable soils in the BSA. The BSA is outside the range. This species is known from the gabbro soils of Pine Hill No potential.
Chlorogalum grandiflorum Red Hills soaproot	--	--/ 1B.2	Perennial bulbiferous herb found in serpentine, gabbroic, and other soils in chaparral, cismontane woodland, and lower montane coniferous forest from 805 to 5,5545 ft. Known from Amador, Butte, Calaveras, El Dorado, Placer, and Tuolumne cos. Blooms May (Sometimes April) through June (Baldwin et al. 2012, CNPS 2024).	There are no suitable soils in the BSA. This species is known from the gabbro soils of Pine Hill formation. No potential.
Crocanthemum suffrutescens Bisbee Peak rush-rose	--	--/ 3.2	Perennial evergreen shrub found often in gabbroic or lone soils, burned or disturbed areas, and chaparral from 246 to 2198 ft. Known from Amador, Calaveras, and El Dorado cos. Blooms April through August (Baldwin et al. 2012, CNPS 2024).	There are no suitable soils, or chaparral in the BSA. This species is known from the gabbro soils of Pine Hill. No potential.

Special-Status Species/Common Name	Federal Status [a]	State Status [a,b]	Habitat Requirements	Potential to Occur in the BSA
Fremontodendron decumbens Pine Hill flannelbush	E	R/ 1B.2	Perennial evergreen shrub found on rocky, (sometimes) gabbroic, and (sometimes) serpentine soil in chaparral and cismontane woodland from 1,395 to 2,495 ft. Known from 10 occurrences in El Dorado, Nevada, and Yuba cos. Uncertain about distribution or identity in Nevada and Yuba cos. Blooms April through July (Baldwin et al. 2012, CNPS 2024).	There are no suitable soils in the BSA. This species is known from the gabbro soils of Pine Hill. No potential.
Galium californicum ssp. *sierrae* El Dorado bedstraw	E	R/ 1B.2	Perennial herb found in gabbroic soils in chaparral, cismontane woodland, and lower montane coniferous forest from 330 to 1,920 ft. Known from El Dorado co. Blooms March through July (Baldwin et al. 2012, CNPS 2024).	There are no suitable soils in the BSA. This species is known from the gabbro soils of Pine Hill. No potential.
Horkelia parryi Parry's horkelia	--	--/1B.2	Perennial herb found in lone formation and other soils in chaparral and cismontane woodland from 260-3,510 ft. Known from Amador, Calaveras, El Dorado, Mariposa, and Tuolumne cos. Blooms April through September (CNPS 2024).	There are no lone soils in the BSA. There is one record within 5 miles of the BSA dated from 1923. Low potential.
Lupinus constancei Lassics Lupine	E	--	Perennial herb found in the vicinity of serpentine soils in the Lassics Mountains, mainly on barren slopes with very shallow soil and low organic matter, or less commonly, near edges of Jeffrey pine (Pinus jeffreyi) forests from 5,600 to 5,800 ft. Known from Humboldt, Trinity cos. Blooms as early as May through July (CNPS 2024, USFWS 2023).	The BSA is outside the range of Lassics lupine. There are no records within 5 miles of the BSA . No potential.
Packera (=Senecio) layneae Layne's ragwort	T	R/ 1B.2	Perennial herb found in rocky, (sometimes) serpentine or gabbroic soils in chaparral and cismontane woodland from 650 to 3,560 ft. Known from Butte, El Dorado, Placer, Tuolumne, and Yuba cos. Blooms April through August (Baldwin et al. 2012, CNPS 2024).	There are no suitable soils in the BSA. This species is known from the gabbro soils of Pine Hill. No potential.
Phacelia stebbinsii Stebbin's phacelia	--	--/1B.2	Annual herb found in cismontane woodland, lower montane coniferous forest, and meadows and seeps from 2,000 to 6,595 ft. Known from El Dorado, Nevada, and Placer cos. Blooms May through July (CNPS 2024).	There is no suitable habitat for Stebbin's phacelia in the BSA. There are no records within 5 miles of the BSA. No potential.

Special-Status Species/Common Name	Federal Status [a]	State Status [a,b]	Habitat Requirements	Potential to Occur in the BSA
Viburnum ellipticum Oval-leaved viburnum	--	--/2B.3	Perennial deciduous shrub found in chaparral, cismontane woodland, and lower montane coniferous forest from 705 to 4,595 ft. Known from Alameda, Contra Costa, El Dorado, Fresno, Glenn, Humboldt, Lake, Mendocino, Napa, Placer, Shasta, Solano, Sonoma, and Tehama cos. Blooms May through June (CNPS 2024).	Habitat for oval-leaved viburnum is marginal. There is one record within 5 miles of the BSA dated from 1901. Low potential.
Wyethia reticulata El Dorado County mule ears	--	--/ 1B.2	Perennial rhizomatous herb found (sometimes) on clay or gabbroic soils in chaparral, cismontane woodland, and lower montane coniferous forest from 600 to 2,100 ft. Known from El Dorado and Yuba cos. Blooms April through August (Baldwin et al. 2012, CNPS 2024).	There are no suitable soils in the BSA. This species is known from the gabbro soils of Pine Hill. No Potential.

[a] **Listing Status** E = Endangered; T = Threatened; P = Proposed; C = Candidate; R = California Rare; D = Delisted; * = Possibly extinct.

[b] **Other Codes** SSC = CA Species of Special Concern; FP = CA Fully Protected; Prot = CA Protected; CH = Critical habitat designated.

CNPS Rank (plants only): 1A = Presumed Extinct in CA; 1B = Rare or Endangered (R/E) in CA and elsewhere; 2 = R/E in CA and more common elsewhere; 3 = Need more information; 4 = Plants of limited distribution

CNPS List Decimal Extensions: .1 = Seriously endangered in California (over 80% of occurrences threatened / high degree and immediacy of threat); .2 = Fairly endangered in CA (20-80% of occurrences threatened); .3 = Not very endangered in CA (< 20% of occurrences threatened or no current threats known).

APPENDIX D.

Plant and Wildlife Species Observed

Family	Scientific Name	Common Name	Native/ Introduced	Cal-IPC
		FERNS		
Equisetaceae	*Equisetum arvense*	Common horsetail	N	
Polypodiaceae	*Polypodium* sp.		N	
Pteridaceae	*Pentagramma triangularis*	Goldback fern	N	
		GYMNOSPERMS		
Pinaceae	*Pinus ponderosa*	Ponderosa pine, western yellow pine	N	
	Pinus sabiniana	Foothill pine	N	
		EUDICOTS		
Anacardiaceae	*Toxicodendron diversiloburn*	Western poison oak	N	
Apiaceae	*Anthriscus caucalis*	Bur-Chervil	I	
	Sanicula crassicaulis		N	
	Scandix pecten-veneris	Venus' Needle	I	
	Torilis arvensis	Tall sock-destroyer	I	Moderate
Apocynaceae	*Vinica major*	periwinkle	I	Moderate
Asparagaceae	*Dipterostemon capitatus*	Blue dick	N	
Asteraceae	*Achillea millefolium*		N	
	Baccharis pilularis	Coyote brush	N	
	Baccharis salicifolia ssp. *salicifolia*	Mule fat	N	
	Carduus pycnocephalus ssp. *pycnocephalus*	Italian thistle	I	Moderate
	Centaurea solstitialis	Yellow star-thistle	I	High
	Cichorium intybus		I	
	Cirsium vulgare	Bull thistle	I	Moderate
	Hypochaeris radicata	Rough cat's-ear	I	
	Lactuca serriola	Prickly lettuce	I	
	Matricaria discoidea	Pineappleweed	I	
	Sonchus asper ssp. *Asper*	Prickly sow thistle	I	
	Wyethia angustifolia	Mules Ear	N	
Betulaceae	*Alnus rhombifolia*	White alder	N	

Boraginaceae	*Myosotis discolor*	Changing forget-me-not	I	
	Plagiobothrys sp.	popcorn flower		
	Nemophia heterophylla			
Brassicaceae	*Lepidium campestre*		I	
	Thysanocarpus curvipes	Lacepod	N	
Caprifoliaceae	*Lonicera hispidula*		N	
Caryophyllaceae	*Cerastium glomeratum*	Sticky mouse-ear chickweed	I	
Convolvulaceae	*Convolvulus arvensis*	Bindweed, orchard morning-glory	I	
	Cuscuta sp.	dodder	-	
Cucurbitaceae	*Marah fabacea*	California man-root	N	
Ericaceae	*Arbutus menziesii*	Pacific madrone	N	
	Arctostaphylos canescens ssp. *canescens*	Hoary manzanita	N	
	Arctostaphylos manzanita ssp. *manzanita*		N	
Euphorbiaceae	*Croton setigerus*	Turkey-mullein	N	
	Euphorbia oblongata	Spurge		
Fabaceae	*Acmispon americanus* var. *americanus*	Deervetch	N	
	Lathyrus sp.		-	
	Lupinus bicolor		N	
	Trifolium pratense	Red Clover	I	
	Trifolium dubium	Little hop clover	I	
	Trifolium subterraneum	Subterranean clover	I	
	Trifolium variegatum var. *major*	Large variegated clover	N	
	Vicia sativa			
	Vicia villosa		I	
Fagaceae	*Quercus douglasii*	Blue Oak		
	Quercus kelloggii	California black oak	N	
	Quercus wislizeni	Interior live oak	N	
Gentianaceae	*Zeltnera muehlenbergii*	Monterey centaury	N	
	Zeltnera venusta	California centaury, charming centaury	N	
Geraniaceae	*Erodium botrys*	Filaree	I	
	Geranium molle		I	
Hypericaceae	*Hypericum perforatum* ssp. *perforatum*	Klamathweed	I	Moderate

Lamiaceae	*Mentha pulegium*	Pennyroyal	I	Moderate
	Prunella vulgaris var. *lanceolata*		N	
Linaceae	*Linum bienne*		I	
Lythraceae	*Lythrum hyssopifolia*		I	Limited
Montiaceae	*Claytonia perfoliata*	Miners Lettuce	N	
Papaveraceae	*Eschscholzia californica*	California poppy	N	
Phrymaceae	*Erythranthe guttatus*	Monkeyflower	N	
Plantaginaceae			N	
	Plantago lanceolata	English plantain	I	
	Veronica sp.		-	
Polygonaceae	*Eriogonum luteolum*		N	
	Rumex acetosella	Sheep sorrel	I	Moderate
	Rumex conglomeratus	Dock	I	
	Rumex crispus	Curly dock	I	Limited
Ranunculaceae	*Ranunculus muricatus*	Pricklefruit buttercup		
Rhamnaceae	*Ceanothus cuneatus*		N	
Rosaceae	*Heteromeles arbutifolia*	Toyon	N	
	Fragaria vesca	Wood strawberry	N	
	Rubus armeniacus	Himalayan blackberry	I	High
Rubiaceae	*Galium aparine*	Goose grass	N	
	Galium parisiense	Wall bedstraw	I	
Salicaceae	*Salix laevigata*	Red willow	N	
	Salix lasiolepis	Arroyo willow	N	
Saxifragaceae	*Lithophragma parviflorm*	Fringed Woodland Star	N	
Scrophulariaceae	*Verbascum thapsus*	Wolly Mullien	I	
Violaceae	*Viola* sp.		-	
MONOCOTS				
Amaryllidaceae	Narcissus psudeonarcissus	Daffodil	I	
Agavaceae	*Chlorogalum pomeridianum*	Soaproot	N	
Alliaceae	*Allium* sp.		N	
Cyperaceae	*Carex densa*	Dense sedge	N	
	Carex unilateralis	One-sided sedge	N	
	Cyperus eragrostis	Nutsedge	N	
Iridaceae	*Iris* sp.		-	
	Sisyrinchium bellum	Western blue-eyed-grass	N	
Juncaceae	*Juncus bolanderi*	Bolander's rush	N	
	Juncus effusus	Soft or lamp rush	N	

	Juncus occidentalis	Western rush	N	
	Juncus patens	Spreading rush	N	
	Juncus tenuis	Poverty or slender rush	N	
	Luzula comosa var. comosa	Hairy wood rush	N	
Poaceae				
	Aira caryophyllea	Silver hair grass	I	
	Aira elegans	Elegant hair grass	I	
	Avena barbata	Slender wild oat	I	Moderate
	Avena fatua	Wild oat	I	Moderate
	Briza minor	Annual quaking grass, small quaking grass	I	
	Bromus commutatus	Hairy chess, meadow brome	I	
	Bromus diandrus	Ripgut grass	I	Moderate
	Bromus hordeaceus	Soft chess	I	Moderate
	Bromus laevipes	Chinook brome, woodland brome	N	
	Bromus madritensis ssp. *rubens*	Red brome	I	High
	Bromus racemosus	Smooth brome	I	
	Bromus sitchensis var. carinatus	California brome	N	
	Bromus sterilis	Poverty brome	I	
	Cynosurus echinatus	Bristly dogtail grass	I	Moderate
	Dactylis glomerata	Orchard grass	I	Limited
	Danthonia californica	California oat grass	N	
	Deschampsia danthonioides	Annual hair grass	N	
	Deschampsia elongata	Slender hair grass	N	
	Elymus caput-medusae	Medusa head	I	High
	Elymus glaucus	Blue or western wild-rye	N	
	Elymus multisetus	Big squirreltail	N	
	Festuca arundinacea	Tall fescue	I	Moderate
	Festuca californica	California fescue	N	
	Festuca myuros	Rattail sixweeks grass	I	Moderate
	Festuca perennis	Rye grass	I	Moderate
	Holcus lanatus	Common velvet grass	I	Moderate
	Hordeum marinum ssp. *gussoneanum*	Mediterranean barley	I	Moderate
	Hordeum murinum	Wall barley	I	Moderate

	Poa annua	Annual blue grass	I	
	Poa bulbosa		I	
	Polypogon monspeliensis	Annual beard grass, rabbitfoot grass	I	Limited
Themidaceae	*Dichelostemma volubile*	Twining brodiaea, snake lily	N	
	Triteleia laxa	Ithuriel's spear, common triteleia	N	

[1] N = Native to CA; I = Introduced.
[2] Negative ecological impact according to the California Invasive Plant Council (Cal-IPC 2024).

Wildlife Species Observed

COMMON NAME	SCIENTIFIC NAME
BIRDS	
Acorn Woodpecker	*Melanerpes formicivorus**
American robin	*Turdus migratorius*
Anna's hummingbird	*Claypte anna*
California Quail	*Callipepla californica**
Common raven	*Corvus corax*
House Wren	*Troglodytes aedon*
Red-shouldered Hawk	*Buteo lineatus*
Song Sparrow	*Melospiza melodia*
Spotted Towhee	*Pipilo maculatus*
Western Scrub Jay	*Aphelocoma californica*
White-crowned Sparrow	*Zonotrichia leucophrys**
MAMMALS	
House Cat	*Felis catus*
White-tailed Deer	*Odocoileus virginianus*
REPTILES	
Western fence lizard	*Sceloporus occidentalis*

APPENDIX E.

Photographs

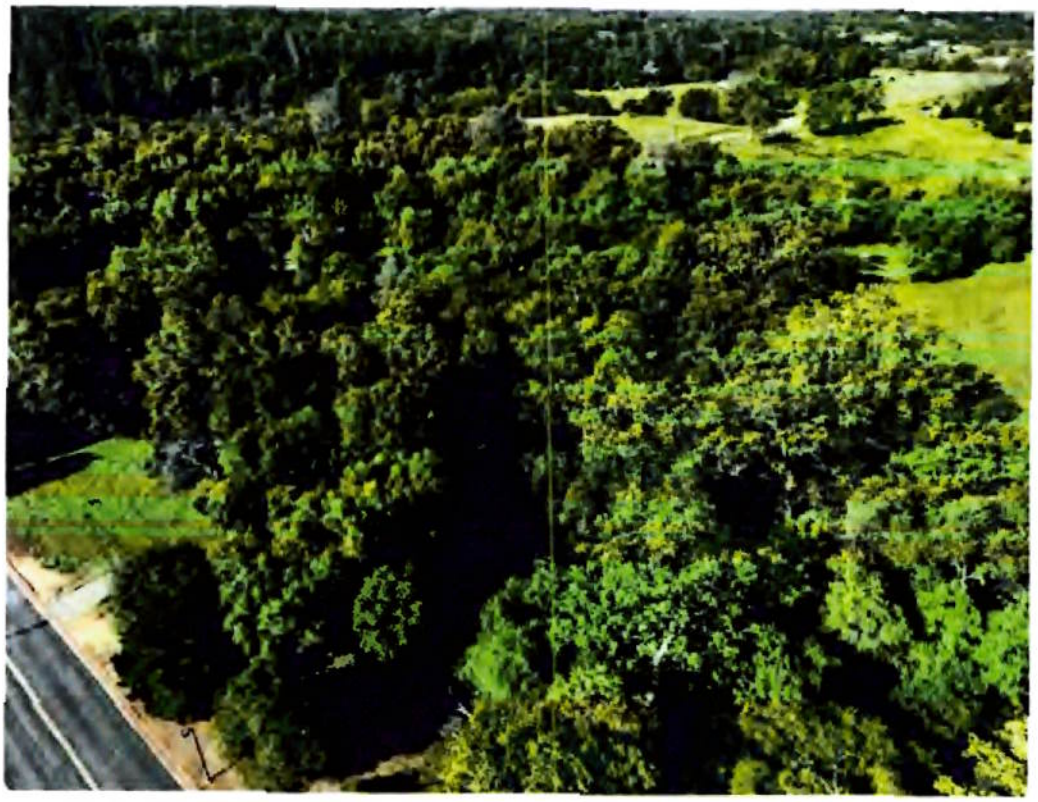


Photo 1. View looking southwest across the BSA from the northeast corner at approximately 100 ft above ground level.

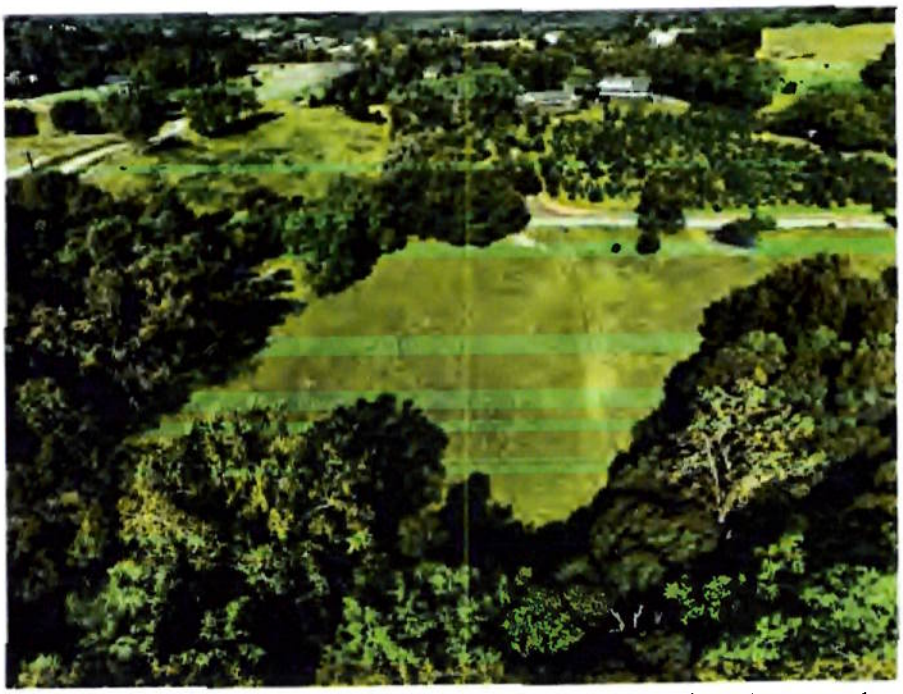


Photo 2. View looking west across the BSA from the northeast corner at approximately 100 ft above ground level. The annual grassland community in the center of the photo.

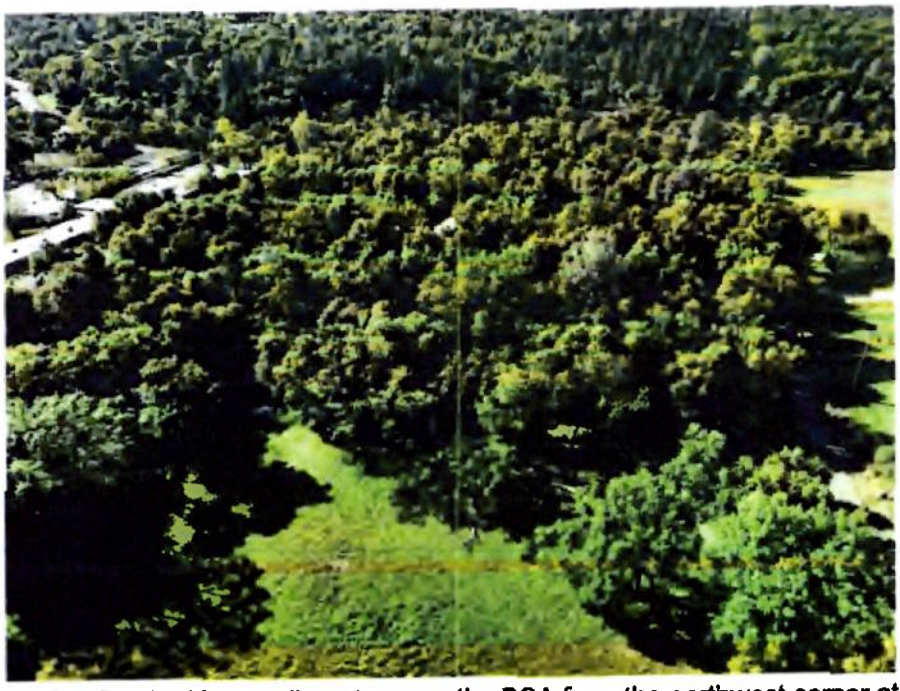


Photo 3. View looking southeast across the BSA from the northwest corner at approximately 100 ft above ground level.

Photo 4. View looking east across the BSA from the southwest corner at approximately 100 ft above ground level. Existing structures can be seen within the Blue Oak Woodland community.

Photo 5. View looking north at the point of entry of the Ephemeral Stream into the BSA.

Photo 6. View looking south towards a typical portion of the Ephemeral Stream.

Photo 7. View looking northeast towards the Seep Wetland.

Photo 8. View looking west towards the Excavated Seep.

Photo 9. View looking west towards the impounded section of the Ephemeral Stream.

Photo 10. View looking southeast towards the Ephemeral Stream downstream of the impoundment.

Photo 11. View looking northwest towards the Annual Grassland community.

California Historical Resources Information System

NORTH CENTRAL INFORMATION CENTER

AMADOR
EL DORADO
NEVADA
PLACER
SACRAMENTO
YUBA

California State University, Sacramento
6000 J Street, Folsom Hall, Suite 2042
Sacramento, California 95819-6100
phone: (916) 278-6217
fax: (916) 278-5162
email: ncic@csus.edu

3/11/2024

NCIC File No.: ELD-24-27

Ron Personius
Lebeck Engineering, Inc.
3430 Robin Lane, Bldg #2
Cameron Park, CA 95682

Records Search Results for
3401 Greenwood Lane, Placerville, CA 95667 (APN 317-250-017)

Ron Personius:

Per your request received by our office on 3/11/2024, a complete records search was conducted by searching California Historic Resources Information System (CHRIS) maps for cultural resource site records and survey reports in El Dorado County within a 1/4-mile radius of the proposed project area.

Review of this information indicates that the proposed project area contains 0 recorded indigenous-period/ethnographic-period cultural resource(s) and 0 recorded historic-period cultural resource(s). Additionally, 0 cultural resources study report(s) on file at this office cover(s) a portion of the proposed project area.

Outside the proposed project area, but within the 1/4-mile radius, the broader search area contains 0 recorded indigenous-period/ethnographic-period cultural resource(s) and 2 recorded historic-period cultural resource(s): historic-period buildings, structures, objects, and landscaping features on the Akin/Mortara Ranch and Farmer's Free Ditch. Additionally, 5 cultural resources study report(s) on file at this office cover(s) a portion of the broader search area.

In this part of El Dorado County, archaeologists locate indigenous-period/ethnographic-period habitation sites "along streams or on ridges or knolls, especially those with southern exposure" (Moratto *1984*: 290). This region is known as the ethnographic-period territory of the Nisenan, also called the Southern Maidu. The Nisenan maintained permanent settlements along major rivers in the Sacramento Valley and foothills; they also periodically traveled to higher elevations (Wilson and Towne *1978*: 387-389). The proposed project search area is situated in the Sierra Nevada foothills about 150 feet north of Mound Springs Creek. Given the extent of known cultural resources and the environmental setting, there is **moderate potential** for locating indigenous-period/ethnographic-period cultural resources within the proposed project area.

The 1870 GLO plat of T10N, R10E shows nineteenth-century "old mines" and a road in close proximity to the subject property. The 1949 Placerville 7.5' USGS topographical map shows Greenwood Lane and Green Valley Road bounding the subject property. Given the extent of known cultural resources and

patterns of local history, there is **moderate potential** for locating historic-period cultural resources within the proposed project area.

LITERATURE REFERENCED DURING SEARCH:
In addition to the official records and maps for sites and studies in El Dorado County, the following inventories and references were also reviewed: National Register of Historic Places and California Register of Historical Resources - Listed properties; California Inventory of Historic Resources (*1976*); California State Historical Landmarks; California Points of Historical Interest; Office of Historic Preservation Built Environment Resources Directory; Office of Historic Preservation Archaeological Resources Directory; Caltrans State and Local Bridge Surveys; Gold Districts of California (Clark *1970*); California Gold Camps (Gudde *1975*); California Place Names (Gudde *1969*); Historic Spots in California (Hoover et al. *1966* [1990]); Trail of the First Wagons Over the Sierra Nevada (Graydon *1986*); California Archaeology (Moratto *1984*); Smithsonian Institution's Handbook of North American Indians, Volume 8, California (Wilson and Towne *1978*); United States Geological Survey Topographical Maps; Bureau of Land Management Plat Maps; and Nationwide Environmental Title Research Historic Aerial Imagery.

SENSITIVITY STATEMENT:

1) With respect to cultural resources, it appears that the proposed project area **is potentially sensitive**.

2) Should the lead agency/authority require a cultural resources survey, a list of qualified local cultural resources consultants can be found at http://chrisinfo.org. Please forward copies of any resulting reports and resource records from this project to the North Central Information Center (NCIC) as soon as possible. The lead agency/authority and cultural resources consultant should coordinate sending documentation to NCIC. Digital materials are preferred and can be sent to our office via our file transfer system. Please contact NCIC for instructions.

3) If cultural resources are encountered during the project, avoid altering the materials and their context until a qualified cultural resources professional has evaluated the project area. Project personnel should not collect cultural resources. Indigenous-period/ethnographic-period resources include: chert or obsidian flakes, projectile points, and other flaked-stone artifacts; mortars, grinding slicks, pestles, and other groundstone tools; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include: stone or adobe foundations or walls; structures and remains with square nails; mine shafts, tailings, or ditches/flumes; and refuse deposits or bottle dumps, often located in old wells or privies.

4) Identified cultural resources should be recorded on DPR 523 (A-L) historic resource recordation forms, available at https://ohp.parks.ca.gov/?page_id=28351.

5) Review for possible historic-period cultural resources has included only those sources listed in the referenced literature and should not be considered comprehensive. The Office of Historic Preservation has determined that buildings, structures, and objects 45 years or older may be of historical value. If the area of potential effect contains such properties not noted in our research, they should be assessed by an architectural historian before commencement of project activities.

   Due to processing delays and other factors, it is possible that not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California

Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact North Central Information Center at ncic@csus.edu or (916) 278-6217 if you have any questions about this records search.

Sincerely,

Paul Rendes, Coordinator
North Central Information Center

COMMUNITY DEVELOPMENT SERVICES
LONG RANGE PLANNING

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

Transportation Impact Study (TIS) – Initial Determination

The information provided with this form will be used by County staff to determine if the proposed project will be required to complete a Transportation Impact Study (TIS) or an On-Site Transportation Review (OSTR). If one or both are required, County staff will contact the applicant with more information about the required studies. Both studies are described in the TIS Guidelines, which can be found on the County's website. ***An OSTR is typically required for all projects.***

Complete and submit this form along with a detailed project description and a site plan by mail, fax or email.

Mail: CDS, Long Range Planning
Attn: Natalie Porter
2850 Fairlane Court
Placerville, CA 95667

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

RECEIVED
JUN 10 2024
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Applicant Information:

Name: Lebeck Engineering
Phone #: 530-677-4080
Address: 3430 Robin Ln, Bld #2, Cameron Park, CA
Email: ron@lebeckeng.com

Project Information:

Name of Project: Bercea Parcel Split
Planning Number: P24-0008
Project Location: 3401 Greenwood Ln. Placerville, CA
Bldg Size:
APN(s): 317-250-017
Project Planner:
Number of units:

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

Split an existing 14.85 acre, RE-5 zoned, parcel into 2-5.0 acre & 1-4.85 acre parcel. No new structures are proposed at this time.

Please attach a project site plan

If an OSTR is required, the following information shall be evaluated and the findings signed and stamped by a registered Traffic Engineer or Civil Engineer, and shall be included with the project submittal:

1. Existence of any current traffic problems in the local area such as a high-accident location, non-standard intersection or roadway, or an intersection in need of a traffic signal
2. Proximity of proposed site driveway(s) to other driveways or intersections
3. Adequacy of vehicle parking relative to both the anticipated demand and zoning code requirements
4. Adequacy of the project site design to fully satisfy truck circulation and loading demand on-site, when the anticipated number of deliveries and service calls may exceed 10 per day
5. Adequacy of the project site design to provide at least a 25 foot minimum required throat depth (MRTD) at project driveways, include calculation of the MRTD
6. Adequacy of the project site design to convey all vehicle types
7. Adequacy of sight distance on-site
8. Queuing analysis of "drive-through" facilities

COMMUNITY DEVELOPMENT SERVICES
LONG RANGE PLANNING

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

Transportation Impact Study (TIS) – Initial Determination (Page 2)

TO BE COMPLETED BY COUNTY STAFF:

The following project uses are typically exempt from the preparation of a TIS:

- ☐ 4 or less single family homes
- ☐ 4 or less multi-family units
- ☐ 2,300 square feet or less for shopping center
- ☐ 8,600 square feet or less for general office
- ☐ 10,000 square feet or less for industrial
- ☐ 28,000 square feet or less for warehouse
- ☐ 38,000 square feet or less for mini-storage
- ☐ 20,000 square feet or less for churches
- ☐ 20 or less sites for campgrounds
- ☐ 20 or less rooms for hotel/motel/B&B

☐ **None apply – a TIS is required with applicable fee.**

County Staff Determination:

The TIS or OSTR may be waived if no additional vehicle trips will be generated by the proposed change, no up-zoning is requested, or no intensification of use is requested. Long Range Planning staff may waive the TIS requirement. The Transportation Director or his/her designee may waive the OSTR requirement.

- ☒ TIS and OSTR are both waived. No further transportation studies are required.
- ☐ On-Site Transportation Review is required. A TIS is not required. The OSTR shall address all items listed, unless otherwise noted.
- ☐ The TIS and OSTR are required. An initial deposit for TIS scoping and review is required by CDS Long Range Planning staff. See Attached TIS Initial Fund Request letter.

TIS waiver approved by:

CDS Long Range Planning Signature — 3/11/24 Date — ADH TS

OSTR waiver approved by:

Department of Transportation Director or Designee — 3-11-24 Date

PRINT

Rev 8/20/18

COMMUNITY DEVELOPMENT SERVICES
PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

EL DORADO COUNTY PLANNING SERVICES
ENVIRONMENTAL QUESTIONNAIRE

RECEIVED
JUN 10 2024
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

File Number P24-0008
Date Filed 6/10/2024

Project Title: Bercea Tentative Parcel Map — Lead Agency:
Name of Owner: Bercea, Gabriel & Gianina — Telephone: 916-549-2930
Address: 140 Muse Drive, El Dorado Hills, CA 95762
Name of Applicant: Gabriel Bercea — Telephone: 916-549-2930
Address: 140 Muse Drive, El Dorado Hills, CA 95762
Project Location: 3401 Greenwood Lane, Placerville, CA 95667

Assessor's Parcel Number(s): 317-250-017 Acreage: 14.85 Zoning: RE-5

Please answer all of the following questions as completely as possible. Subdivisions and other major projects will require a Technical Supplement to be filed together with this form.

1. Type of project and description:
   A Parcel Map to divide an existing RE-5 zoned, 7.70 acre, parcel into three (3) residential parcels, one (1) at 4.85 acres and two (2) at 5.0 acres.

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

GEOLOGY AND SOILS

3. Identify the percentage of land in the following slope categories:

   [35%] 0 to 10% [26%] 11 to 15% [18%] 16 to 20% [15%] 21 to 29% [6%] over 30%

4. Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area? No

5. Could the project affect any existing agriculture uses or result in the loss of agricultural land? No

DRAINAGE AND HYDROLOGY

6. Is the project located within the flood plain of any stream or river? No
   If so, which one?

7. What is the distance to the nearest body of water, river, stream or year-round drainage channel? 2,600 ft NW Name of the water body? Un-named pond

8. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amount into any lakes, rivers or streams? No

9. Will the project result in the physical alteration of a natural body of water or drainage way? If so, in what way? No

10. Does the project area contain any wet meadows, marshes or other perennially wet areas? No

VEGETATION AND WILDLIFE

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each:
    Trees=72%, Grasses=20%, Brush=8%

12. How many trees of 6-inch diameter will be removed when this project is implemented?
    ZERO

FIRE PROTECTION

13. In what structural fire protection district (if any) is the project located? DS/EDCFPD

14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)? Existing fire hydrant near midpoint of eastern property line.

15. What is the distance to the nearest fire station? 1.5 miles to EDC Fire Station 48

16. Will the project create any dead-end roads greater than 500 feet in length? No

17. Will the project involve the burning of any material including brush, trees and construction materials? No

NOISE QUALITY

18. Is the project near an industrial area, freeway, major highway or airport? No
    If so, how far?

19. What types of noise would be created by the establishment of this land use, both during and after construction? No construction currently proposed

AIR QUALITY

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

WATER QUALITY

21. Is the proposed water source ■ public or ■ private, ☐ treated or ☐ untreated?

22. What is the water use (residential, agricultural, industrial or commercial)? Residential

AESTHETICS

23. Will the project obstruct scenic views from existing residential areas, public lands, and/or public bodies of water or roads? No

ARCHAEOLOGY/HISTORY

24. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (e.g., Indian burial grounds, gold mines, etc.) No

SEWAGE

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

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

TRANSPORTATION

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

28. Will the project reduce or restrict access to public lands, parks or any public facilities?
No

GROWTH-INDUCING IMPACTS

29. Will the project result in the introduction of activities not currently found within the community?
No

30. Would the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?
No

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

GENERAL

32. Does the project involve lands currently protected under the Williamson Act or an Open Space Agreement? No

33. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material?
No

34. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)?
No

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

36. Will the project displace any community residents? No

DISCUSS ANY YES ANSWERS TO THE PREVIOUS QUESTIONS (attached additional sheets if necessary)

MITIGATION MEASURES (attached additional sheets if necessary)
Proposed mitigation measures for any of the above questions where there will be an adverse impact:

Form Completed by: Ron Personius Date: 4/1/2024

Revised 11/2017

LEBECK
ENGINEERING, INC.

WELL PRODUCTION REPORT

March 19, 2024

Subject: Bercea Tentative Parcel Map - Well Production Report

The Bercea Tentative Parcel Map proposes the creation of two 5.0-acre parcels and one 4.85-acre parcel from the existing 14.85-acre parcel (APN: 317-250-017). Water service for the proposed 5.0-acre parcels will be provided by one existing and one proposed on-site well. The purpose of this report is to determine the likelihood of the future well producing an acceptable volume of water to provide for domestic & fire protection use. There is an existing well on the property which will remain to serve proposed Parcel 3.

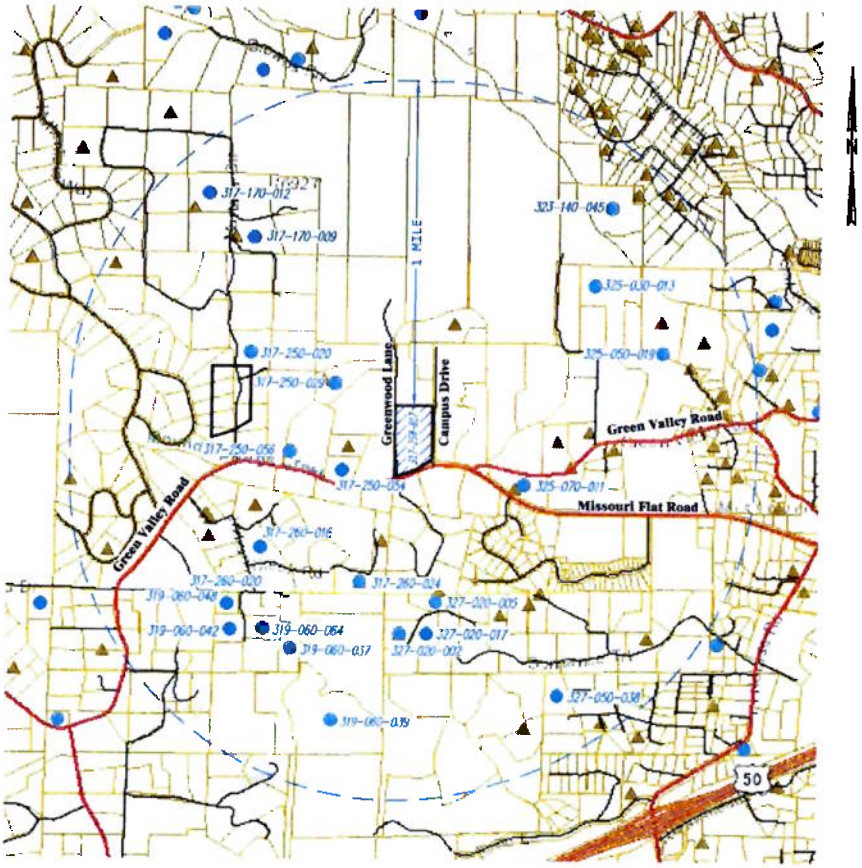
This report is based on available well depth and production data for water wells within a 1-mile radius of the subject property. Well depth and production data was sourced from The El Dorado County Environmental Management Department through the use of El Dorado County's GOTNET parcel inquiry application.

Of the parcels within the 1-mile radius well data was available for 23 parcels with wells for a total of 23 wells sampled (see Exhibit A). The average depth of the wells within 1-mile of the site is 391 feet with an average pump rate of 22 gpm (see Exhibit A).

Based on the above averages it could be assumed that future wells drilled on the property could provide the required production from a well approximately 391 feet deep.

Regards,

Ron Personius
Lebeck Engineering, Inc.
3430 Robin Lane #2
Cameron Park, CA 95682
530-677-4080
Ron@LebeckEng.com



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JUN 10 2024

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

LEBECK ENGINEERING, INC.
3430 ROBIN LANE, BLDG. #2
CAMERON PARK, CA 95682
Ph. 530-677-4060

TABLE 'A'

Number	APN	Well Depth (ft)	Pump Rate (gpm)
1	317-170-012	420	60
2	317-170-009	200	30
3	323-140-045	260	45
4	325-030-013	300	40
5	317-250-020	1100	20
6	317-250-029	600	23
7	325-050-017	420	20
9	317-250-056	575	0.5
10	317-250-054	400	10
11	325-070-011	275	7
12	317-260-016	225	5
13	317-260-020	680	1.5
14	317-260-024	400	1.5
15	319-060-048	300	12
16	319-060-042	750	3
17	327-020-005	150	25
18	319-060-064	600	2.5
19	327-020-017	300	60
20	327-020-002	220	50
21	319-060-037	300	17
22	327-050-038	120	25
23	319-060-039	0	15
		Well Depth (ft)	Pump Rate (gpm)
	AVERAGE	391	22

WELL DATA COMPILED FROM EL DORADO COUNTY EMD RECORDS

1500 750 0 1500 3000

SCALE: 1" = 1500'

P24-0008

Bercea Tentative Parcel Map
Record Well Data

EX-A

Plat Date: Mar 19, 2024

Letter No.: DS0524-089

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JUN 10 2024
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

May 6, 2024

VIA EMAIL

Gabriel Bercea
190 Muse Drive
El Dorado Hills, CA 95762
Email: gabi.bercea@yahoo.com

Subject: Facility Improvement Letter (FIL), Bercea Tentative Parcel Map – 4158FIL
Assessor's Parcel No. 317-250-017 (Placerville)

Dear Mr. Bercea:

This letter is in response to your request dated March 27, 2024 and is valid for a period of three years.

This proposed project is a 3-lot residential subdivision on 14.85 acres. Water service for one of the parcels to be created and verification of available fire flow is requested at this time. The property is within the District boundary.

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

Water Supply

As of January 1, 2022, there were 11,414 equivalent dwelling units (EDUs) of water supply available in the Western/Eastern Water Supply Region. Your project as proposed on this date would require 1 EDU of water supply.

Water Facilities

A 6-inch water line exists in Campus Drive (see enclosed System Map). The Diamond Springs/El Dorado Fire Protection District has determined that the minimum fire flow for this project is 1,000 GPM for a 2-hour duration while maintaining a 20-psi residual pressure. According to the District's hydraulic model, the existing system can deliver the required fire flow. A new water service will need to be installed off of the 6-inch water line in Campus Drive to serve the parcel requesting water service. The hydraulic grade line for the existing water distribution facilities is 1,890 feet above mean sea level at static conditions and 1,830 feet above mean sea level during fire flow and maximum day demands.

P24-0008

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

Easement Requirements

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

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

Summary

Service to this proposed development is contingent upon the following:

- The availability of uncommitted water supplies at the time service is requested;
- Executed grant documents for all required easements;
- Payment of all District connection costs:
- Execution of a high-pressure water service agreement.

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

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

Sincerely,

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

MB/MM:LV

Enclosures: System Map
Fire Flow Letter

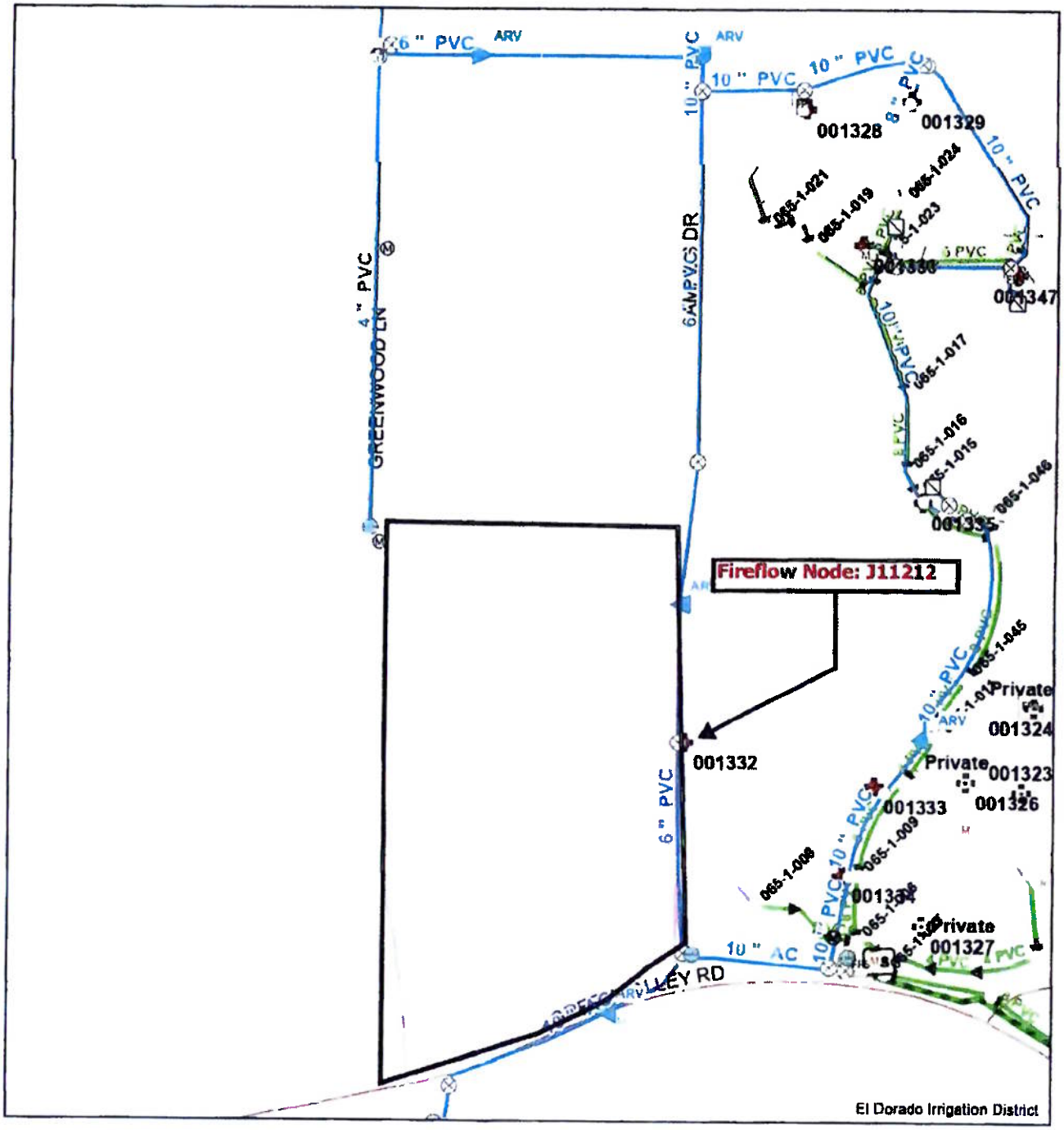
cc w/ Enclosures:

El Dorado County Planning and Building Department
Via email – planning@edcgov.us

Braden Stirling – Fire Marshal
El Dorado County Fire District
Via email - stirlingb@eldofire.com

Ron Personius
Lebeck Engineering Inc.
Via email- ron@lebeckeng.com

Bercea Tentative Parcel Map



Scale: NTS

Date: *June 15, 2021*

Project: *Bercea Tentative Parcel Map*

APN: 317-250-017

Author: Web AppBuilder for ArcGIS
Print date: May 3, 2024

WARNING: No accuracy of map implied until field checked by EID. Exact pipe locations must be field verified.

Diamond Springs / El Dorado Fire Protection District
Fire Prevention Division
501 Pleasant Valley Rd Diamond Springs, CA 95619 ~ (530) 626-3190 Fax (530) 626-3188
www.diamondfire.org

March 20, 2024

El Dorado Irrigation District
2890 Mosquito Rd.
Placerville, CA 95667

Re: **Fire Flow Letter for APN 317-250-017/ 3401 Greenwood Ln**

To Whom It May Concern:

The potable water system with the purpose of fire protection for this residential project shall provide a minimum fire flow of 1,000 gallons per minute at 20 psi residual with duration of one (1) hour. This requirement is based on a residential structure, 0 - 3,600 square feet and above 3,600 square feet the duration is increased to (2) hours, Type V-B construction with a reduction with the installation of a NFPA 13D sprinkler system. The structure shall have fire sprinklers installed in accordance with NFPA 13 and the Fire District requirements. This fire flow rate shall be in excess of the maximum daily consumption rate for this project. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire District for review and approval.

A fire hydrant will be required to be within 500 feet. The existing fire hydrant on Campus Dr meets distance requirements for the proposed parcel split. No additional fire hydrant is required.

If you have any additional questions regarding these comments, please do not hesitate to contact me at (530) 644-9630.

Sincerely,

El Dorado County Fire District

Braden Stirling
Fire Marshal

El Dorado County
Air Quality Management District

330 Fair Lane, Placerville Ca 95667
Tel. 530.621.7501 Fax 530.295.2774
www.edcgov.us/airqualitymanagement

Dave Johnston
Air Pollution Control Officer

March 11, 2024

Ron Personius
Lebeck Engineering, Inc.
3430 Robin Lane, Bld # 2
Cameron Park, CA 95682

RE: Request for Waiver of Air Quality Impact Analysis for Parcel Map application APN: 317-250-017

Dear Mr. Personius:

Thank you for your email on 03/05/2024, concerning your pending parcel map application for identified by Assessor's Parcel Numbers (APNs):317-250-017. We understand that this application proposes dividing this 14.85 care one parcel into three residential Parcels. The purpose of your email was to request a waiver from El Dorado County Air Quality Management District (EDCAQMD) of the application requirement for an Air Quality Impact (AQI) Analysis. EDCAQMD has determined that an AQI Analysis is not required for the subject application. This determination is based solely on the information provided above. If, during the course of the Initial Study (IS) preparation for California Environmental Quality Act (CEQA) purposes, a more detailed review of the project's potential impacts indicates further information is required, you may be required to provide this information at your expense. Furthermore, the flowing standard conditions can apply to your project:

- Fugitive Dust: A Fugitive Dust Mitigation Plan (FDP) Application with appropriate fees shall be submitted to and approved by the EDCAQMD prior to start of project construction if during the course of the project a Grading Permit is required from the Building Department, Dust control measures shall comply with the requirements of AQMD Rule 223, Fugitive Dust – General Requirements and Rule 223.1 – Construction, Bulk Material Handling, Blasting, Other Earthmoving Activities and Trackout Prevention.

- Paving: Road construction shall adhere to AQMD Rule 224, Cutback and Emulsified Asphalt Paving Materials.

- Open Burning: Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only dry vegetation originating from the property may be disposed of using an open outdoor fire and burning shall adhere to AQMD Rule 300, Open Burning.

- Portable Equipment: All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with CARB. A copy of the current portable equipment registration shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, and daily hours of operations of each piece of equipment.

Thank you for working with us to improve air quality!

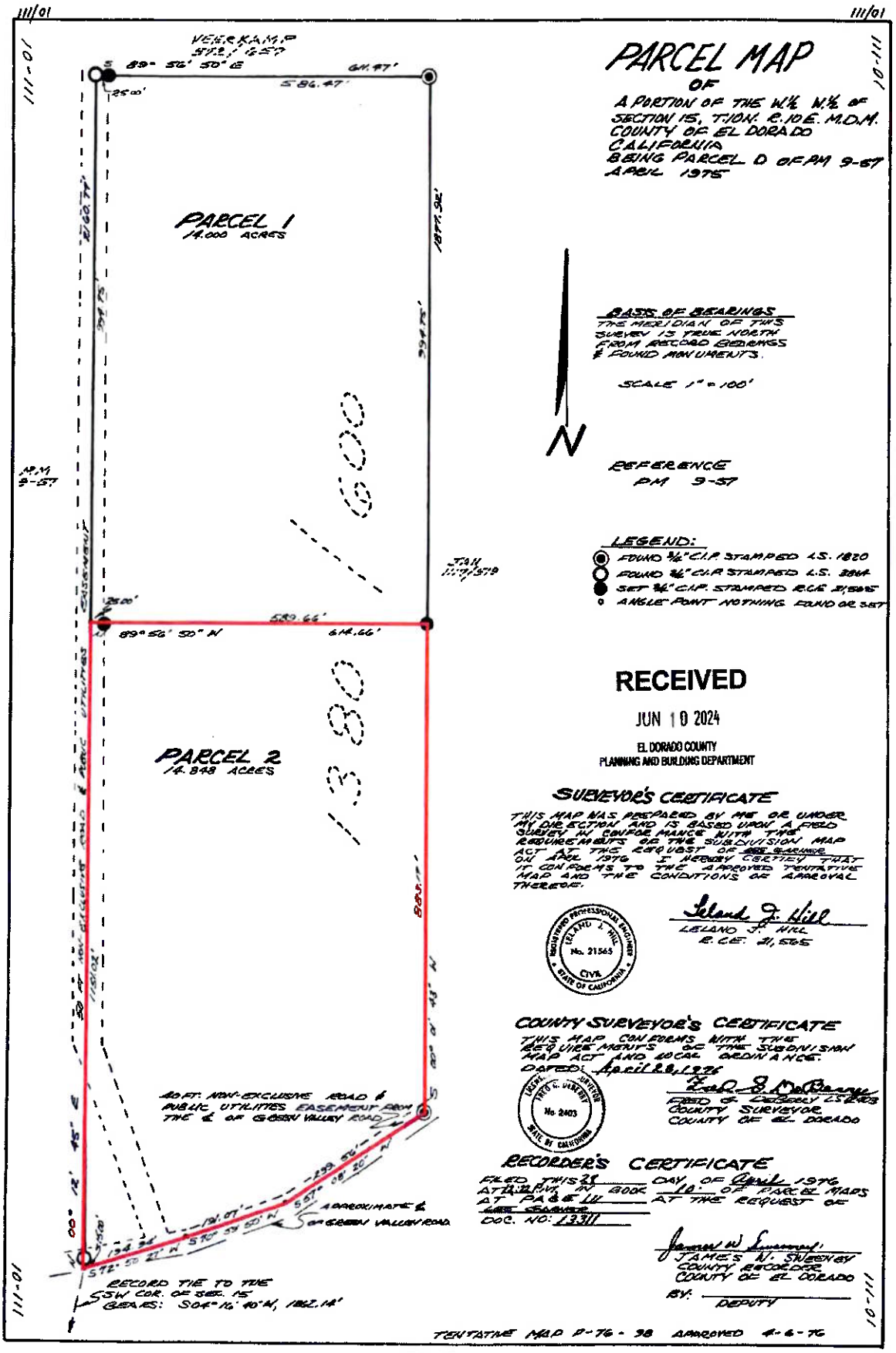
If you have any questions, please do not hesitate to contact me at (530) 621-7509. The complete list of District Rules can be viewed at: https://ww2.arb.ca.gov/current-air-district-rules.

Respectfully,

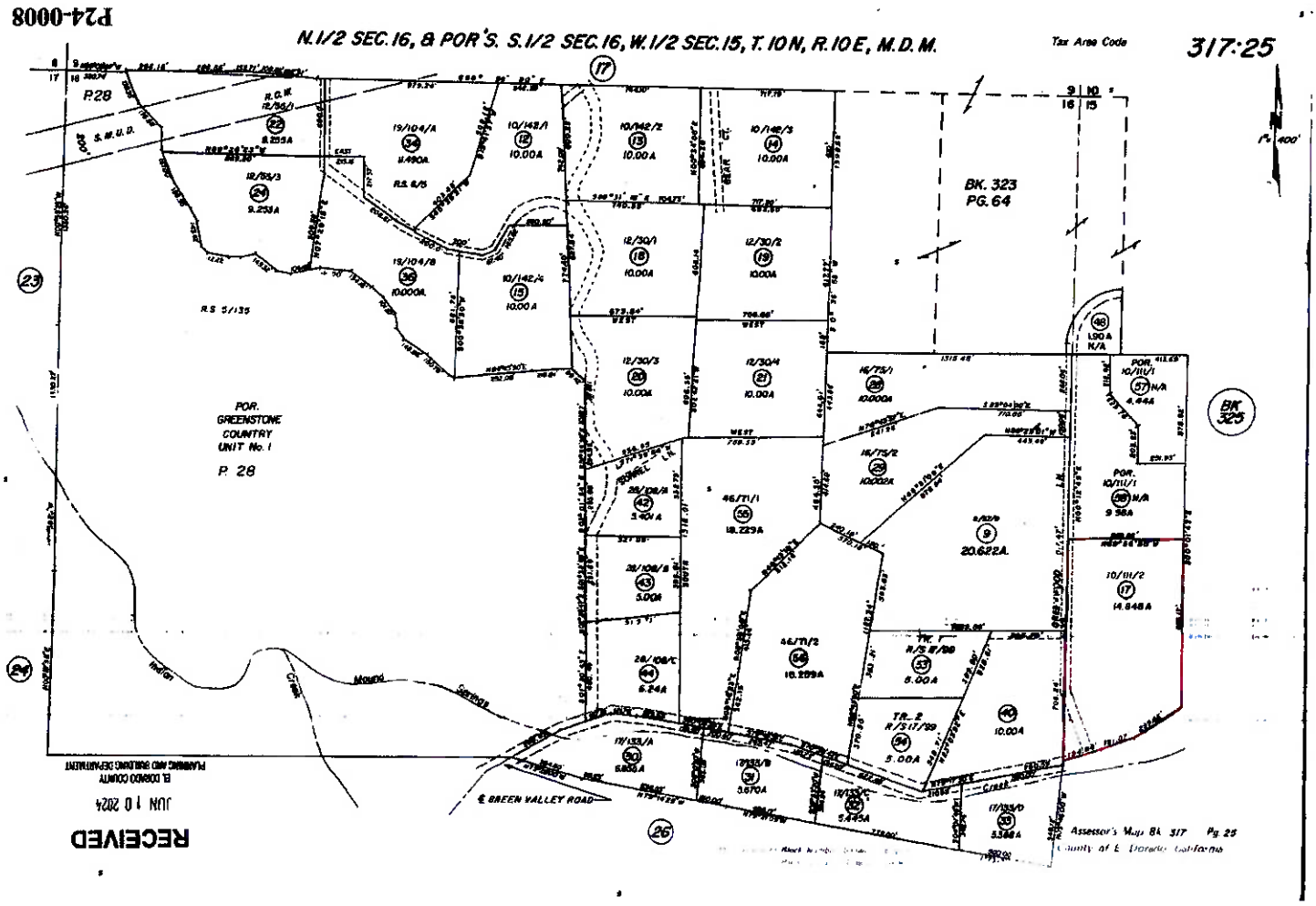
Rania Serich
Sr. Air Quality Engineer

\\AQData\AQ-Shared\CEQA or AQMD COMMENTS\AQMD Comments\2024\ APN 118-100-036 Parcel Split

Thank you for working with us to improve air quality!


PARCEL MAP
OF
A PORTION OF THE W½ NW¼ OF SECTION 15, T.10N. R.10E. M.D.M. COUNTY OF EL DORADO CALIFORNIA
BEING PARCEL D OF PM 9-57
APRIL 1975
PARCEL 1
14.000 ACRES
PARCEL 2
14.848 ACRES
S 89° 56' 50" E
S 89° 56' 50" W
BASIS OF BEARINGS
THE MERIDIAN OF THIS SURVEY IS TRUE NORTH FROM RECORD BEARINGS & FOUND MONUMENTS.
SCALE 1" = 100'
REFERENCE
PM 9-57
LEGEND:
FOUND ½" C.I.P. STAMPED L.S. 1820
FOUND ½" C.I.P. STAMPED L.S. 3864
SET ½" C.I.P. STAMPED R.C.E. 21,565
ANGLE POINT NOTHING FOUND OR SET
RECEIVED
JUN 10 2024
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT
SURVEYOR'S CERTIFICATE
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AT THE REQUEST OF ARE SEAMAN ON APRIL 1976. I HEREBY CERTIFY THAT IT CONFORMS TO THE APPROVED TENTATIVE MAP AND THE CONDITIONS OF APPROVAL THEREOF.
LELAND J. HILL
R.C.E. 21,565
COUNTY SURVEYOR'S CERTIFICATE
THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND ORDINANCE.
DATED: April 28, 1976
COUNTY SURVEYOR
COUNTY OF EL DORADO
RECORDER'S CERTIFICATE
FILED THIS 28 DAY OF April 1976
AT 2:32 P.M. IN BOOK 10 OF PARCEL MAPS
AT PAGE 111 AT THE REQUEST OF
ARE SEAMAN
DOC. NO: 17311
JAMES N. SWEENEY
COUNTY RECORDER
COUNTY OF EL DORADO
BY: DEPUTY
40 FT. NON-EXCLUSIVE ROAD & PUBLIC UTILITIES EASEMENT FROM THE C/L OF GREEN VALLEY ROAD
APPROXIMATE C/L GREEN VALLEY ROAD
RECORD TIE TO THE SSW COR. OF SEC. 15 BEARS: S04°16'40"W, 1852.14'
TENTATIVE MAP P-76-98 APPROVED 4-6-76

P24-0008



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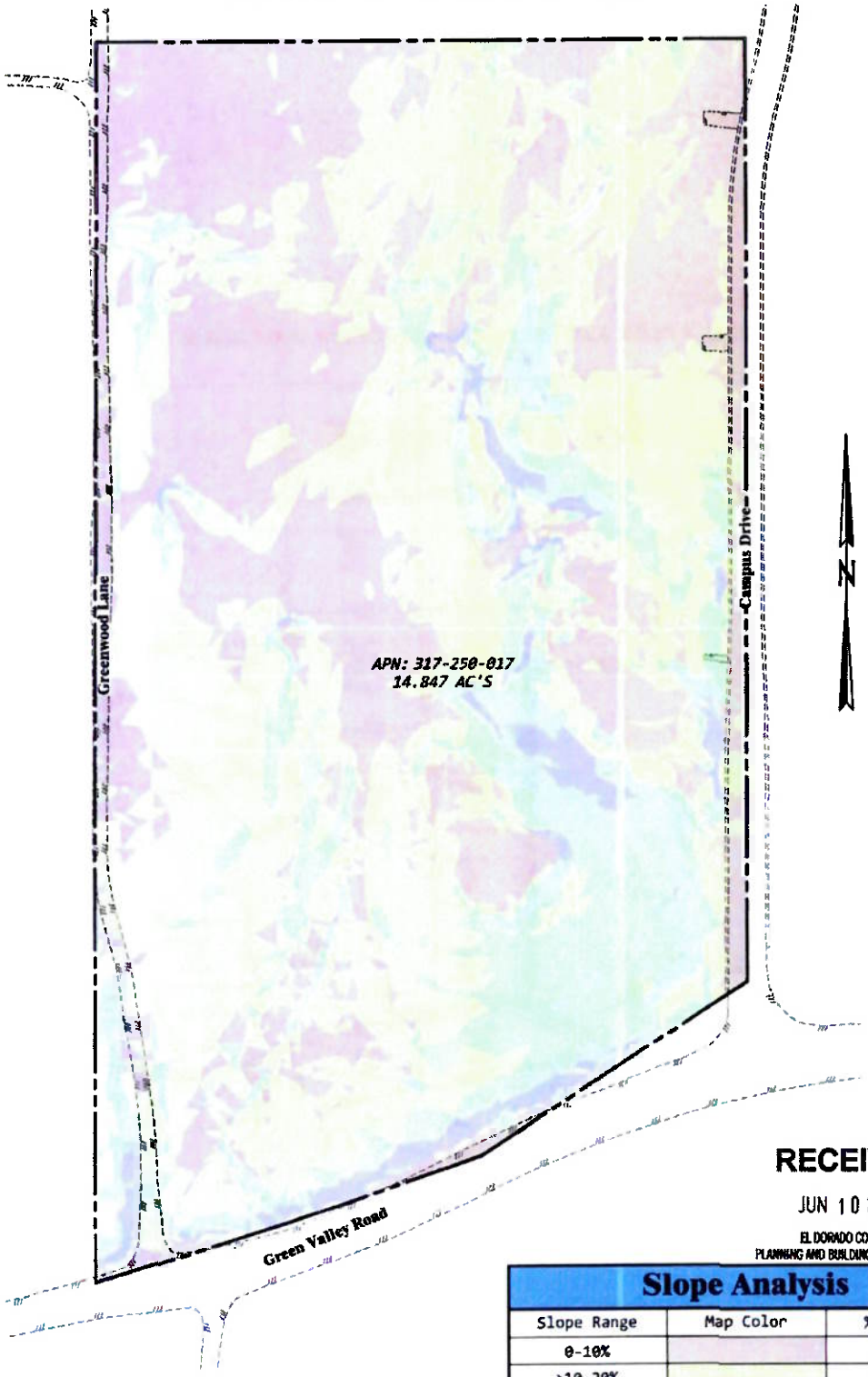
JUN 10 2024
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Slope Analysis

3401 Greenwood Lane, Placerville, CA 95667
APN: 317-250-017 - El Dorado County, CA



RECEIVED
JUN 10 2024
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Slope Analysis

Slope Range	Map Color	% of Site
0-10%		35.44%
>10-20%		41.52%
>20-30%		15.01%
>30-40%		4.60%
>40%		3.43%

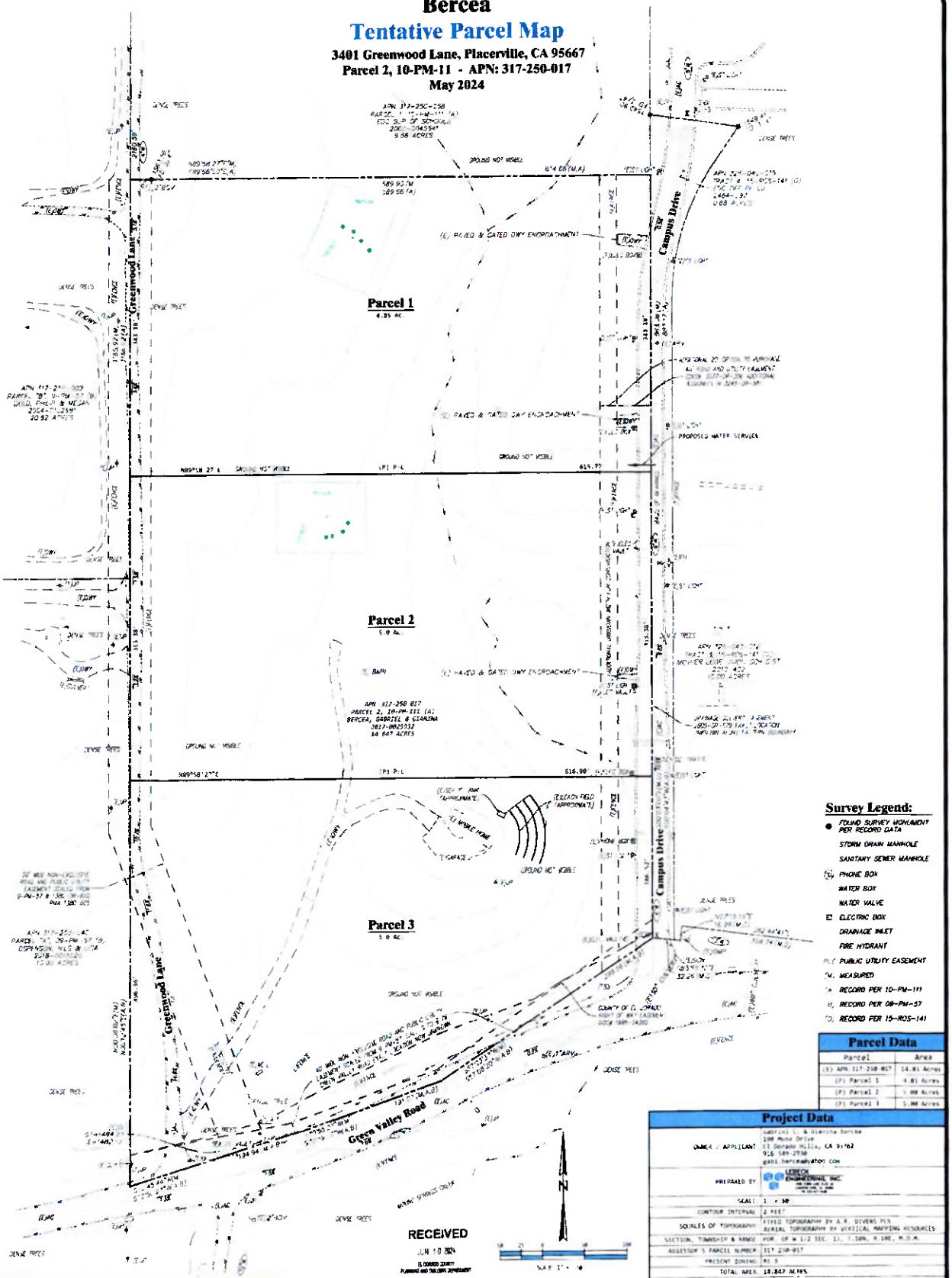
Bercea
Tentative Parcel Map
Slope Analysis

LEBECK ENGINEERING, INC.
3430 ROBIN LANE, BLDG. #2
CAMERON PARK, CA 95682
Ph. 530-677-4080

Bercea

Tentative Parcel Map

3401 Greenwood Lane, Placerville, CA 95667
Parcel 2, 10-PM-11 - APN: 317-250-017
May 2024



Survey Legend:

- FOUND SURVEY MONUMENT PER RECORD DATA
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- PHONE BOX
- WATER BOX
- WATER VALVE
- ELECTRIC BOX
- DRAINAGE INLET
- FIRE HYDRANT
- PUE PUBLIC UTILITY EASEMENT
- (M) MEASURED
- (A) RECORD PER 10-PM-111
- (B) RECORD PER 08-PM-57
- (C) RECORD PER 15-ROS-141

Parcel Data

Parcel	Area
(E) APN 317-250-017	14.81 Acres
(P) Parcel 1	4.81 Acres
(P) Parcel 2	5.00 Acres
(P) Parcel 3	5.00 Acres

Project Data

OWNER / APPLICANT	Gabriel C. & Gianina Bercea 198 Mona Drive El Dorado Hills, CA 95762 916.589.2798 gabi.bercea@yahoo.com
PREPARED BY	LEBECK ENGINEERING, INC.
SCALE	1" = 50'
CONTOUR INTERVAL	2 FEET
SOURCES OF TOPOGRAPHY	FIELD TOPOGRAPHY BY A.R. DIVERS PLS AERIAL TOPOGRAPHY BY VERTICAL MAPPING RESOURCES
SECTION, TOWNSHIP & RANGE	PORT. OF W 1/2 SEC. 11, T.10N, R.10E, M.D.M.
ASSESSOR'S PARCEL NUMBER	317-250-017
PRESENT ZONING	RE 5
TOTAL AREA	14.867 ACRES
TOTAL NUMBER OF PARCELS	4 PROPOSED
MINIMUM PARCEL AREA	4.89 ACRES
WATER SUPPLY	PARCEL 1 - PROPOSED EID PARCEL 2 - PROPOSED WELL PARCEL 3 - EXISTING WELL
SEWAGE DISPOSAL	PARCEL 1 & 2 - PROPOSED PRIVATE SEPTIC PARCEL 3 - EXISTING PRIVATE SEPTIC
FIRE PROTECTION	DIAMOND SPRINGS-EL DORADO COUNTY FPD
DATE OF PREPARATION	MAY 2024
PROJECT #	24-102

Approvals

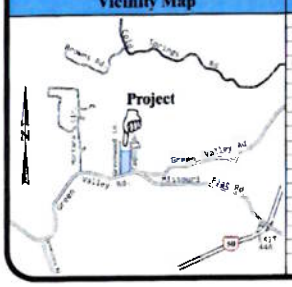
ZONING ADMINISTRATOR: _____

APPROVAL/DENIAL DATE _____

BOARD OF SUPERVISORS: _____

APPROVAL/DENIAL DATE _____

Vicinity Map



Abbreviations

AC	ASPHALTIC CONCRETE
AB	AGGREGATE BASE
DI	DRAIN INLET
DWY	DRIVEWAY
(E)	EXISTING
EL	ELEVATION
EP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
FL	FLOWLINE
PP	POINT (UTILITY) POLE
(M)	MEASURED
MH	MANHOLE
(P)	PROPOSED
R	RADIUS
SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER

Sewage Disposal Note:

1.) REFER TO ON-SITE SEWAGE DISPOSAL EVALUATION, TEST TRENCH INSPECTIONS & REPORT OF PERCOLATION TESTS PREPARED BY WHITESON GEOLOGY, DATED 6/3/2024. TEST TRENCH & PERC TEST LOCATIONS SHOWN HEREON IN GREEN.

Survey Notes:

1.) BASIS OF BEARINGS IS RECORD MAP FOR MAPPING PURPOSES. THE CALCULATED BOUNDARY IS SHOWN AS THE LIMIT OF THE TOPOGRAPHIC SURVEY. THE BOUNDARY LOCATIONS HEREON ARE BEST FIT TO ANY FOUND MONUMENTS AND CALCULATION OFF OF RECORD MAP. PRIOR TO ANY CONSTRUCTION BOUNDARY LINES AND CORNERS SHOULD BE VERIFIED AND DOCUMENTED. THE PURPOSE OF THIS DRAWING IS TOPOGRAPHIC FOR DESIGN ONLY. MANY POINTS ARE LOCATED BY RTK-GPS AND MAY REFLECT THE INHERENT ERROR OF THE SYSTEM. NO VERTICAL OR HORIZONTAL VALUE SHOULD BE CONSIDERED EXACT.

2.) ELEVATIONS ARE N.G.V.D. 1929 TRANSFERRED BY GPS OBSERVATION. SITE BENCHMARK IS AS SHOWN.

3.) NON-VISIBLE UNDERGROUND UTILITIES WERE NOT LOCATED. NO UNDERGROUND MAPPING WAS PROVIDED.

4.) SUBJECT TO ALL EASEMENTS, RECORDED OR NOT. THIS SURVEY IS NOT A BOUNDARY SURVEY AND DOES NOT REFLECT THOSE ITEMS THAT MAY BE LISTED IN A PRELIMINARY TITLE REPORT, INCLUDING COVENANTS AND RESTRICTIONS.

5.) SETBACKS WERE NOT PROVIDED TO THIS SURVEYOR OR VERIFIED. THIS SURVEYOR SUGGESTS DESIGN IMPROVEMENTS SHOULD NOT DIRECTLY ABUT THE SETBACK LINES AND BE REASONABLY OFFSET TO ALLOW FOR CONSTRUCTION FIT AND GPS ACCURACY. (SEE NOTE 1 ABOUT INHERENT ERROR.)

6.) THIS SURVEY CONTAINS NO ENVIRONMENTAL DATA AS TO DETERMINATION OF HAZARDOUS MATERIAL, WETLANDS OR PLANTS. CLIENT SHOULD CONSULT THE APPROPRIATE PROFESSIONAL TO DETERMINE SUCH ITEMS OR LOCATIONS, IF ANY.